

Standing Committee on Community Services

MUNICIPAL AFFAIRS AND HOUSING

JANUARY 7, 2020

DRAFT

Current State



12.8% of Nova Scotians in Core Housing Need; 66% are renters.



Low private rental market vacancy rates- 2% provincial average and 1.6% in HRM



85% of private rental market is in HRM



Rising rental rates- increase of 9% between 2015-2018



111 Urban Native Housing program units operated by Tawaak Housing



68.7% of households in NS own their homes and 30.7% are renters



17.2% of NS population identified as low income



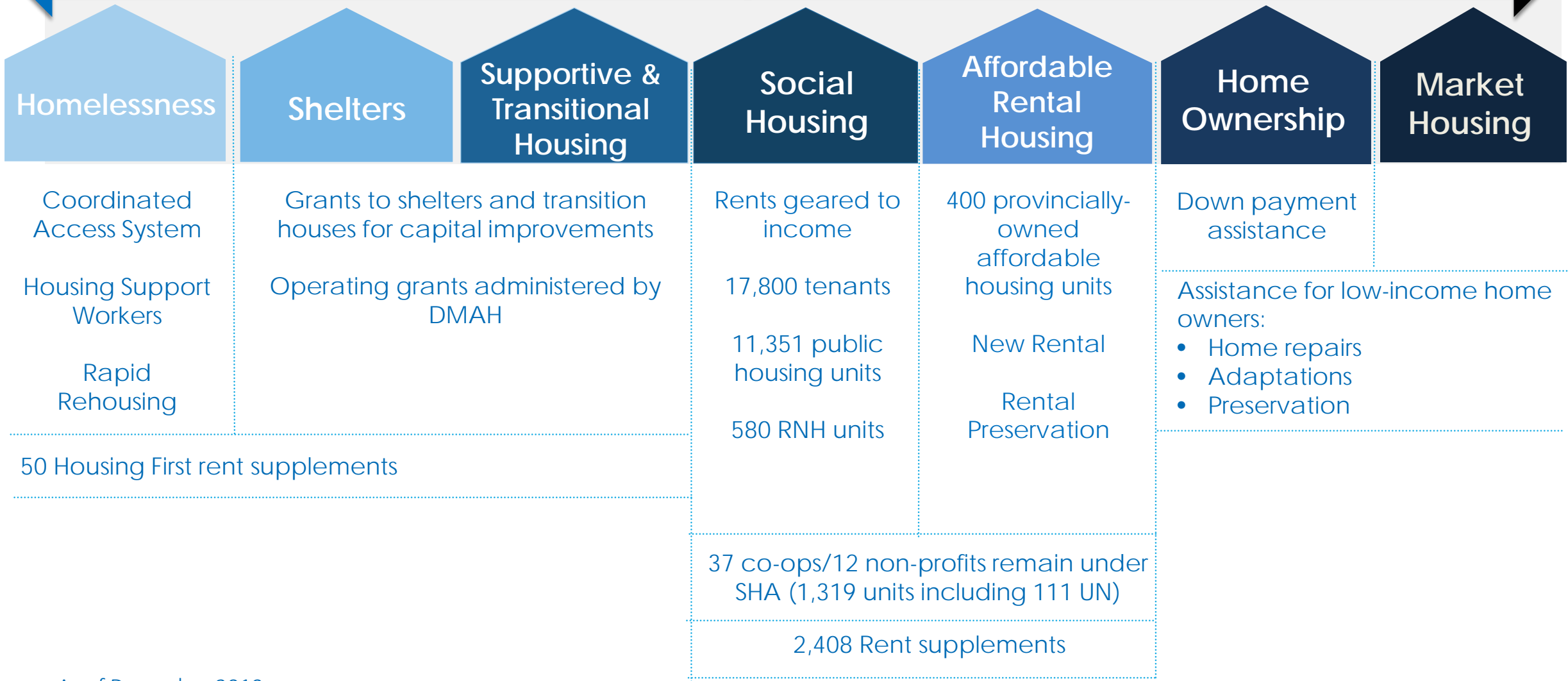
11,300 Public Housing Units and 580 RNH units

Long-range Provincial Housing Outcomes

- ▶ Reduce the public housing waitlist
- ▶ Advance Government's strategic direction—*Safe Connected Communities*
- ▶ Ensure long-term sustainability of housing
- ▶ Ensure the most vulnerable clients are served
- ▶ Increase supply of affordable housing
- ▶ Leverage federal funding
- ▶ Achieve operational efficiency and effectiveness

Housing Programs

Housing Spectrum



As of December 2019

Programs to Reduce Homelessness

- ▶ Housing First Program in Halifax - 50 rent supplement units with support
- ▶ Funding for 8 Housing Support Workers and 300 rent supplements for individuals moving from emergency shelters to more stable and permanent housing
- ▶ Annual funding to Shelter Enhancement program to upgrade existing shelters and second-stage housing for victims of family violence
- ▶ Support of government-partnered poverty reduction initiatives including:
 - ▶ Funding for a new 24/7, 16 bed co-ed shelter in Cape Breton
 - ▶ Diverting Families with Adsum for Women and Children - housed 78 families /160 children
 - ▶ Youth Host Homes - supported 15 youth facing homelessness in Kentville
 - ▶ Intensive Case Manager with Phoenix - supported 11 youth to be independently housed
- ▶ Support for Salvation Army's Rapid Rehousing Program which has housed 106 men exiting homelessness from August 2018 to Dec 2019, with a 93% success rate

Social Housing

- ▶ Public Housing
 - 11,351 units for families & seniors owned by the Province and operated by Housing Authorities
- ▶ Rural and Native Housing
 - 580 units owned by the Province and operated by Housing Authorities
 - Located in rural areas with populations less than 2,500
- ▶ Rent Supplements
 - 2,408 units located in private sector and co-op/non-profit housing
 - Monthly subsidies paid by Housing Authorities to landlords
- ▶ Co-operative and Non-profit Housing
 - 1,319 units owned and operated by 49 organizations funded through the Social Housing Agreement as at March 31, 2019
- ▶ Urban Native Housing
 - 154 units; of these, 111 receive funding through the Social Housing Agreement
 - Owned and managed by Tawaak Housing

Affordable Rental Housing

- ▶ New Rental and Rental Preservation Programs
 - ▶ HNS partners with providers in non-profit and private sectors to support increased supply of affordable housing
 - ▶ New Rental Program aims to create new supply in areas of where population is growing or there is a shortage of housing through capital contributions for new construction of affordable rental housing up to \$50,000 per unit
 - ▶ Preservation Program provides funding for existing rental housing at risk of being lost to the rental market or the conversion of non-residential buildings into affordable housing. Contribution is up to \$24,000 per unit.

Programs for Homeowners

- ▶ Down Payment Assistance Program (DPAP) provides support for low-to-moderate first-time homebuyers:
 - Introduced in 2017
 - Nearly 500 home buyers assisted over first three years
 - Provides up to 5% of the purchase price to a maximum \$14,000 in HRM and \$7,500 for all other areas of the province

- ▶ Home Repair and Adaptation Programs:
 - Between 2,000 and 2,200 homeowners assisted annually through repair and adaptation programs
 - Eligible repairs are emergency and health and safety related and include:
 - Structural
 - Heating
 - Electrical
 - Plumbing
 - Fire Safety
 - Overcrowding

NS Bilateral Housing Agreement

NHS Funding Category	Eligible Use of Funding	NS Allocation
P/T Priorities	Support for regional needs and priorities	\$48.1 M
Canada Community Housing Initiative	Protect, restore and expand social and community housing	\$148.9 M

Community Housing is a term in the Agreement that means community-based housing owned and operated by non-profit housing corporations and housing co-operatives or is owned directly by the Province; it also includes Social Housing.

Social Housing is a term in the Agreement that means public housing and community housing units funded through the Social Housing Agreement as of April 1, 2019.

Bilateral Housing Agreement

- Preserve existing social housing and expand by 15%
- Repair 20% of social housing units
- Invest in and repair Urban Native Housing
- Ensure long-term sustainability of housing programs
- Support growth in community housing sector
- Direct funding to vulnerable groups

NS 3-year Action Plan (2019-2021) - Highlights

Existing Programming

- ▶ Maintain 11,615 rent-assisted social housing units
- ▶ \$4.5M to make more affordable rental units available through Rental Residential Rehabilitation Assistance Program (Rental RRAP)
 - 120 rental units
- ▶ \$21.4M to continue home repair/adaptation program
 - Over 1,300 low-income homeowners
- ▶ \$3.2M to continue expiring rent supplements
 - 200 units

NS 3-year Action Plan- Highlights

New Programming

- ▶ Urban Native Housing program repair
 - ▶ \$7M to repair 71 units owned and operated by Tawaak Housing
- ▶ Improve accessibility in existing public housing units
 - ▶ \$4M to improve accessibility in 100 units; of those 30 to fully barrier-free
- ▶ Co-Investment Fund Contribution
 - ▶ \$2M to support eligible projects to construct new units under National Co-Investment Fund
- ▶ Community housing sector
 - ▶ \$3.7M to support improved capacity for future sustainability and transformation
 - ▶ \$10.2M to support projects for long-term transformation and sustainability
- ▶ Transformation program
 - ▶ \$5.6M to improve sustainability of public housing portfolio.

NS Action Plan - Highlights

Expand Social Housing

▶ New construction:

- 87 new units through Affordable Housing Program
- 40 new units through the new Transformation Fund
- 4 new units targeted to Indigenous populations

▶ New rent supplements:

- 100 new rent supplements in private sector to create mixed-income, mixed-use communities
- 130 new rent supplements targeted for community housing sector

What's Next?

- ▶ Ongoing discussions with CMHC on the Canada Housing Benefit (CHB)
- ▶ New programs – launch in Winter 2020
 - Engage stakeholders
- ▶ Existing programs continue (e.g. home repair/adaptation)
- ▶ Next Action Plan (2022-2025)

Thank you

Affordable Housing in Nova Scotia in Light of the National Housing Strategy: Assessment



Presentation to the Nova Scotia Standing Committee on Community Services,
January 7, 2020

Jim Graham - Executive Director

Claudia Jahn - Director Community Housing Development



What we do

- Community Entity for the Reaching Home Strategy
- Provincial Homeless Data Coordinator and Trainer (HIFIS System)
- Member of the Halifax Housing & Homelessness Partnership (HHP)
- Research: Health and Homelessness, Point in Time Counts, Neighborhood Studies.
- RentersED Program
- Resource Team for Non-profit Housing Providers
- Non-Profit Housing Provider



State of Affordable Housing



HRM Community Housing Inventory

182

Emergency
Housing
Units

54

Transition
Housing Units

42

Recovery
Housing
Units

425

Non Profit
Housing
Units

Managed by

16

organizations

4122

Public Housing Units

1004

Co-op Housing
Units

Managed by

44

Co-Op's



Barriers to Accessing the National Housing Strategy



Lack of Capital for purchase of land, pre-development cost, and equity



No mandate and/ or expertise to develop and manage a mixed portfolio.



Small scale development and renovations projects ineliable



Inability to compete with private real estate sector



Opportunity for Transformation

- Non-Profit entity mandated to acquire existing stock, build new housing units - grow a sustainable, affordable housing portfolio
- Housing Investment Trust Fund to provide funding to non profit housing developers
- Community Housing Resource Centre (CHRC) that would stimulate community housing growth province-wide.



Nova Scotia's Housing Context

- 32,500 renter households paying more than 30% of income for shelter
- Halifax vacancy rate approaching 1%
- Migration reducing our population outside of Halifax
- Immense pressure on household income to pay the rent



Housing Nova Scotia's Action Plan

- The social housing re-investment cycle repeats
- \$62 million for 2440 units
- With an average rent of \$400 a month this model is unsustainable
- 714 new units by 2028?



Housing Nova Scotia's Action Plan

- Don't Repeat history by investing in an unsustainable model
- Transformation requires bold steps, drastic changes, no band aides
- Proper property asset management





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AFFORDABLE HOUSING
ASSOCIATION OF NOVA SCOTIA