

Affordable Housing Development Program FAQs

What is the Affordable Housing Development Program?

The Affordable Housing Development Program supports the creation of new affordable housing in partnership with private and community housing developers. Through capital contributions that help fund the construction of new multi-unit housing projects or conversion of non-residential buildings, the aim is to increase the supply of affordable, accessible, and energy efficient homes for low-to moderate-income Nova Scotians. Funding under this program can be used in combination with CMHC programs (e.g. National Housing Co-Investment Fund).

How does this program differ from previous affordable housing programs offered by the province?

The Affordable Housing Development Program replaces the previous Affordable Housing Program, the Affordable Housing Contribution Fund, and the Affordable Housing Demonstration Project Initiative. The newly improved program loosens some administrative restrictions, streamlines the application process, and provides an Affordable Housing Specialist to assist you throughout the different stages of proposal preparation and submission.

What is an affordable rent?

Affordable rent is below the average market rent (AMR) for the project area. For this program, affordable is at least 80% of AMR. Projects that offer a deeper level of affordability will be prioritized for funding if the proposal meets other program criteria.

80% or even 60% of market value is still not affordable to many people. What are you doing to ensure rents are accessible?

Along with the Department of Community Services, we provide a broad range of solutions to address a diverse range of needs across the housing spectrum. Our affordable housing development program aims to increase overall housing supply, which will help decrease market pressures and provide more affordable options. For those who require a deeper subsidy, we can offer public housing or rent supplements, which helps to reduce the gap between what they can afford and average market rental prices.

How much funding is available for projects?

There is no minimum or maximum per door investment in the program. Funding amounts are determined during the proposal review process, based on the project's alignment with the

program criteria and on provincial priorities. The total budget approved for AHDP in 2022/23 is just over \$14.5 million.

How much equity do developers have to contribute to the project?

Private sector developers must bring 20% of costs in the form of cash or unencumbered land. Community housing developers must bring 5% of costs in the form of cash, grants, municipal reductions, or unencumbered land.

How will this program support the need for affordable housing in rural communities?

The Affordable Housing Development Program takes a flexible and partner-focused approach to the development of new affordable housing projects. The program will evaluate a broader range of project considerations such as local needs, development costs, project scale, unit size, depth of affordability, and others, that may differ by target region, better serving the needs of urban, suburban, and rural communities.

My organization is in the early planning stages on a housing development. Are we eligible for this program?

Projects that are further along in planning and closer to construction are prioritized under the Affordable Housing Development Program. For earlier stage projects that may require funding for pre-development costs, please see [CMHC's Seed Funding](#) program or, for community housing developers, please see the [Community Housing Growth Fund](#). It is advisable to speak with Affordable Housing Development Program staff to discuss your eligibility for the program.

Is there a deadline to apply for the Affordable Housing Development Program?

Proposals are accepted throughout the year, however, the number of proposals approved are subject to available budget allocations. Private and community housing developers are encouraged to connect with program staff at their earliest convenience to discuss their project fit with the Affordable Housing Development Program and timing for proposal submissions.