Canada – Nova Scotia Housing Agreement
3-Year Action Plan

DEPARTMENT OF MUNICIPAL AFFAIRS AND HOUSING
SEPTEMBER 18, 2019
Bilateral Housing Agreement

- 10-year funding agreement between CMHC and Housing Nova Scotia
- Announced August 20, 2019
- Advances National Housing Strategy objectives and the Province’s housing priorities
- Cost-shared funding
- Focuses on vulnerable populations such as seniors, women and children fleeing domestic violence, Indigenous populations, those at risk of homelessness, persons with disabilities, and others
- Supports for existing social housing + new rent-assisted units
# Bilateral Housing Agreement

<table>
<thead>
<tr>
<th>NHS Funding Category</th>
<th>Eligible Use of Funding</th>
<th>NS Allocation (2019-20 – 2027-28)</th>
</tr>
</thead>
<tbody>
<tr>
<td>P/T Priorities</td>
<td>Support for regional needs and priorities</td>
<td>$48.1 M</td>
</tr>
<tr>
<td>Canada Community Housing Initiative</td>
<td>Protect, restore and expand social and community housing</td>
<td>$148.9 M</td>
</tr>
</tbody>
</table>

**Community Housing** is a defined term under 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 defined 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

<table>
<thead>
<tr>
<th>YEAR</th>
<th>NS Priorities</th>
<th>Canada Community Housing Initiative</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019/20</td>
<td>10,746,800</td>
<td>3,210,800</td>
<td>13,957,600</td>
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<tr>
<td>2020/21</td>
<td>6,890,400</td>
<td>7,889,000</td>
<td>14,779,400</td>
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<tr>
<td>2021/22</td>
<td>5,828,700</td>
<td>9,492,300</td>
<td>15,321,000</td>
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<tr>
<td>2022/23</td>
<td>5,798,900</td>
<td>12,785,600</td>
<td>18,584,500</td>
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<tr>
<td>2023/24</td>
<td>5,798,100</td>
<td>14,364,100</td>
<td>20,162,200</td>
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<td>2024/25</td>
<td>5,361,000</td>
<td>18,453,100</td>
<td>23,814,100</td>
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<td>2025/26</td>
<td>4,939,000</td>
<td>23,074,700</td>
<td>28,013,700</td>
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<td>2026/27</td>
<td>2,800,400</td>
<td>28,348,500</td>
<td>31,148,900</td>
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<tr>
<td>2027/28</td>
<td>-</td>
<td>31,299,200</td>
<td>31,299,200</td>
</tr>
<tr>
<td>Total</td>
<td>48,163,300</td>
<td>148,917,300</td>
<td>197,080,600</td>
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</table>
Bilateral Housing Agreement

- Preserve existing social housing and expand - national target 15%
- Repair 20% of social housing units
- Maintain Urban Native Housing program units in Good condition
- Prepare for long-term sustainability
- Support growth in community housing sector
- Direct funding to most vulnerable groups
Availability of affordable rental housing across Nova Scotia is constrained and concentrated in HRM.

Very low rental vacancy rate: 2% provincial average and 1.6% in HRM.

Rising rental rates.

Community housing sector is small and primarily in HRM.

1,319 units owned and operated by 49 co-operative/non-profit organizations and funded through the Social Housing Agreement.
Provincial Outcomes and Priorities

**Long-Range Housing Outcomes:**

- Advance government strategic goal: *Safe Connected Communities – Affordable Housing*
- Reduce the public housing waiting list
- Ensure long-term sustainability of community housing (government, co-op, and not-for-profit)
- Ensure the most vulnerable populations are served
- Increase supply of affordable housing
- Leverage external (federal) funding
- Achieve operational efficiency and effectiveness
Provincial Outcomes and Priorities

Priorities:

- Increase access to affordable housing
- Preserve and sustain existing social and community housing stock
- Maintain and expand strategic partnerships
- Ensure Housing Nova Scotia is well positioned to meet emerging challenges

$88M in federal + provincial funding to advance National Housing Strategy objectives and provincial housing priorities.

Range of programs across the housing spectrum.

Includes new investment to continue existing programs and new programs to advance priorities and long-range outcomes.

Investments in first 3 years will be directed to preserving existing affordable housing and stabilizing the community housing sector.

- This will create conditions for longer-term transformation.

Reflects input from ongoing engagement with businesses, not-for-profit organizations, and municipalities.
Action Plan - Highlights

Preserve and Stabilize

- Maintain baseline of 11,615 rent-assisted social housing units
- Invest $14M to repair and renew existing public housing stock
  - 450 units repaired
- $7.2M to repair Urban Native Housing program units
  - 71 units owned and operated by Tawaak Housing repaired
- $4.3M to improve accessibility in existing public housing units
  - 100 units improved; of those 30 to fully barrier-free
Action Plan - Highlights

Preserve and Stabilize (continued)

- $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 in affordability assistance to continue expiring rent supplements
  - 200 units
Action Plan - Highlights

Expand

- New construction $6.8M:
  - 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 $2.6M:
  - 100 new rent supplements in private sector to create mixed-income, mixed-use communities
  - 130 new rent supplements targeted for community housing sector
Action Plan - Highlights

Transform

New programs targeted to community housing sector:

- Capacity building program $3.7M
- Transformation program $15.9M
  - 300 units repaired or redeveloped
  - 65 new rental units

**Housing Spectrum**

1. **Homelessness**
   - Shelter Enhancement
   - Housing Support Workers
   - Housing First rent supplements

2. **Community Housing Sector**
   - Continue administration of co-op/ non-profit projects funded through SHA
   - Community Housing Capacity Building
   - New community housing rent supplements
   - Urban Native Housing program units repaired
   - New affordable units through transformation/Co-Investment Fund

3. **Social Housing**
   - Maintain Social Housing units
   - Public Housing repair & renewal program
   - Accessibility Improvements to public housing units
   - New rent supplements in private sector

4. **Affordable Rental Housing**
   - Affordable Housing program
   - Rental RRAP

5. **Affordable Home Ownership**
   - Down Payment Assistance Program

6. **Market Housing**
   - Home repair/ adaptation programs

Maintained Programming
New Programming
Canada Housing Benefit

- The National Housing Strategy includes plans for a direct-to-household benefit to be delivered by provinces called the Canada Housing Benefit (CHB)
- The CHB is not part of the current Agreement
- Details of this funding are being negotiated and will be added to the Agreement once Government has provided direction and approval
- Once these details have been added into the Agreement, the Action Plan will be revised to include details about the program
- The program will be launched in 2020/21
Next Steps

- Existing programs continue under 2019/20 budget allocation
- Design new programming and IT solutions (ongoing)
- Launch new programming (late Fall 2019/early 2020)
Questions?