

# Accountability Report 2018-2019

Housing Nova Scotia

# ACCOUNTABILITY REPORT

2018-2019

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Accountability Report  
Housing Nova Scotia  
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# Accountability Statement

The Accountability Report of Housing Nova Scotia for the year ended March 31, 2019 is prepared pursuant to the *Finance Act* and government policies and guidelines. These authorities require the reporting of outcomes against the Housing Nova Scotia Business Plan for the fiscal year just ended. The reporting of Housing Nova Scotia outcomes necessarily includes estimates, judgments, and opinions by the Housing Nova Scotia management team.

We acknowledge that this Accountability Report is the responsibility of Housing Nova Scotia management. The report is, to the extent possible, a complete and accurate representation of outcomes relative to the goals and priorities set out in the Housing Nova Scotia 2018-2019 Business Plan.

## Message from Minister and Chief Executive Officer

We are pleased to present the Accountability Report for Housing Nova Scotia (HNS), which highlights our results and achievements during the 2018-2019 fiscal year.

Housing Nova Scotia is committed to helping Nova Scotians find affordable, stable and livable communities to call home. We help build safe and connected communities through:

- increasing access to affordable housing
- preserving and sustaining the existing public housing stock
- maintaining and expanding strategic partnerships, and
- ensuring that we are well-positioned to meet current and emerging challenges.

When Nova Scotians' housing needs are met, they are healthier, happier and more productive. This benefits not only the individual, but the province as a whole. To this end, we make investments in housing programs and services for vulnerable Nova Scotians and to meet the needs of our tenants – which include 17,800 Nova Scotians who live in provincially-owned and managed public housing and over 2,000 tenants in a rent supplement unit. Together, with our partners, we are supporting thousands of Nova Scotians each year.

In 2018/19, our achievements included:

- Expanding the rent supplement program as part of Government's commitment to further reduce the public housing waitlist by 30% over three years starting in 2018-2019. We also spearheaded an innovative new portable rent supplement pilot, to be implemented in 2019-2020.
- Negotiations with the Government of Canada on a new nine-year bi-lateral funding agreement for housing. This new agreement will help ensure the housing needs of vulnerable Nova Scotians are met by advancing provincial housing priorities and National Housing Strategy objectives.
- Continued work on strategic initiatives such as year 2 of the Down Payment Assistance Pilot, where we supported more low-to-modest income first-time homebuyers. We also continued to focus on vulnerable groups through funding for 60 new rent supplements for households at-risk of homelessness through the Housing First initiative.

- Partnerships with community organizations such as Bryony House, the Mi'kmaw Native Friendship Centre, Chrysalis House, and Autumn House to support victims of domestic violence through the construction of shelters and transition houses.
- Collaboration with departments across government to better align our programs to provide improved service to clients, and to advance integrated service delivery which reflects the importance of housing to the creation of healthy, sustainable, and inclusive communities.
- Began work on a long-term renewal plan and invested in urgent repair and renewal work to help ensure the quality and sustainability of Nova Scotia's public housing stock. We also continued research on energy efficient affordable housing projects related to the Net-Zero Energy Standard, Passive House Standard, and Deep Energy Retrofit.

This report is an overview of our work over the past fiscal year to help connect more Nova Scotians to appropriate housing that meets their needs. We are pleased with the progress we have made, and look forward to expanding partnerships and exploring new opportunities in fiscal year 2019-20.

In closing, we want to extend our personal thanks to our partners and the entire Housing Nova Scotia team for the critical role they play in helping to provide affordable housing options for low-income families across the province.

*The Honourable Chuck Porter*  
*Minister of Municipal Affairs and Housing*

*Nancy MacLellan*  
*President & CEO, Housing Nova Scotia*

# Introduction

The annual Accountability Report for Housing Nova Scotia (HNS) reports on the progress achieved by the organization towards the outcomes and financial targets established in the 2018-2019 Business Plan. It also describes key activities underway in 2018-19, where appropriate, which advance key strategic activities. The 2018-2019 Business Plan is available on the HNS website at: <https://housing.novascotia.ca/Publications>.

# Financial Results

## Housing Nova Scotia

### Estimated & Actual Expenditure for the Year Ending March 31, 2019

PROGRAM & SERVICE AREA	2018-2019 Estimate (\$thousands)	2018-2019 Actuals (\$thousands)	2018-2019 Variance (\$thousands)
<b>FUNDING SOURCE:</b>			
Revenue from government sources	137,141	129,245	(7,896)
Revenue from rents	59,230	59,917	687
Interest, revenue from land sales and other revenue	34,198	34,272	74
<b>Total: Funding Source</b>	<b>230,569</b>	<b>223,434</b>	<b>(7,135)</b>
<b>EXPENDITURE SOURCE:</b>			
Interest on long-term debt	34,078	33,924	154
Property management and operation	64,515	69,577	(5,062)
Maintenance and capital improvements	40,979	41,259	(280)
Housing renovation and affordable housing	22,810	22,430	380
Social Infrastructure Fund programs	17,855	11,780	6,075
Social housing subsidies	16,967	13,607	3,360
Depreciation of investment in social housing	22,604	22,960	(356)
Housing Strategy	1,140	900	240
<b>Total: Expenditure Source</b>	<b>220,948</b>	<b>216,437</b>	<b>4,511</b>
<b>ANNUAL SURPLUS</b>	<b>9,621</b>	<b>6,997</b>	<b>(2,624)</b>
<b>LESS: INVESTMENT IN CAPITAL ASSETS</b>	<b>9,621</b>	<b>10,424</b>	<b>(803)</b>
<b>ANNUAL OPERATING SURPLUS/(DEFICIT)</b>	<b>0</b>	<b>(3,427)</b>	<b>(3,427)</b>
<b>PROVINCIAL FUNDED STAFF (FTES)</b>	<b>87.3</b>	<b>80.4</b>	<b>6.9</b>

#### Expenditure Variance Explanation:

The annual surplus relates to capital asset additions, which were capitalized.

#### Funding Variance Explanation:

Housing Nova Scotia revenues from CMHC were less than estimated, primarily due to the timing of revenues under the Social Infrastructure Fund programs.



# Measuring Our Performance

## 1.

### ACCOMPLISHMENTS ON KEY ACTIONS

This section highlights key accomplishments against the actions included in the 2018-2019 Business Plan as well as progress towards Ministerial mandate items, government commitments and government strategic directions. In 2018-2019, HNS aligned its activities to advance four priority areas:

1. Increase access to affordable housing
2. Preserve and sustain existing public housing stock
3. Maintain and expand strategic partnerships
4. Ensure that Housing Nova Scotia is well-positioned to meet current and emerging challenges

The organization's key activities were selected for their contribution towards these priority areas. Accomplishments and progress towards these priority areas, as well as those that advanced government commitments and Ministerial mandate items, are described in the sections which follow.

#### **PRIORITY AREA 1:**

#### **Increase Access to Affordable Housing**

#### **Help low-income first-time home buyers through the continuation of the Down Payment Assistance Program (Ministerial Mandate)**

HNS successfully launched the Down Payment Assistance Pilot on May 1, 2017. In 2018-2019, based on positive results from year one, the pilot was extended for a second year. The program provides interest-free loans to low- and modest-income Nova Scotians who pre-qualify for an insured mortgage to purchase their first home. Over two years of the pilot, nearly 325 low to modest-income first-time home buyers have been assisted to purchase their first home. Of those, 170 were assisted in 2018-2019.

## Further reduce the current waitlist for affordable housing by 30% over three-years, beginning in 2018 (Ministerial Mandate/Speech from the Throne Commitment)

Following a 25 per cent reduction between Spring 2015 and Spring 2018, Government committed to reducing the housing waitlist by an additional 30 per cent over three years, beginning in 2018. New provincial funding will enable up to 1,500 new rent supplements to be allocated across the province between 2018-19 and 2020-21.

Under the current rent supplement program, applicants are placed from the housing waitlist and provided a rental unit in buildings owned by private sector and not-for-profit property owners. Housing Authorities secure units through agreements with landlords, and tenants enter into a standard lease with their landlord. Tenants pay rent equal to no more than 30 per cent of their total income.

This commitment is on track. In 2018-2019, 441 new rent supplements were allocated to eligible households. Of these, 60 were provided to households experiencing homelessness. This is in addition to 1,632 rent supplements that were already in place and funded through other sources.

## Continue to partner with groups like Bryony House, the Mi'kmaw Native Friendship Centre, Chrysalis House and Autumn House on new facilities (Ministerial Mandate)

HNS has undertaken several projects that support shelters for victims of domestic violence through the Social Infrastructure Fund (SIF), a multi-year federal funding commitment that was made in 2016. \$5.2M of federal funds were approved for Victims of Family Violence in 2016-2017 and 2017-2018. The four projects approved were: replacements for Bryony House and Chrysalis House shelters and new transition houses for Autumn House and the Mi'kmaw Native Friendship Society.

This commitment is on track. In 2018-2019, HNS spent \$1.4M in SIF funding to support these projects. The Autumn House project was completed, and the Mi'kmaq Native Friendship Society transition house was nearly completed. Construction for the Bryony House and Chrysalis House will continue in 2019-2020.

## Invest Federal Social Infrastructure Funds (SIF) for Housing (Speech from the Throne Commitment)

SIF funding was fully committed in 2018-2019; however, some projects have not yet been completed. Projects completed or underway with SIF funding in the last two years include new rent supplements to public housing waitlist applicants, home repairs and home adaptations for low-income homeowners, public housing repair and renewal, and several projects that support shelters for victims of domestic violence.

## Continue to partner with the private and not-for-profit sectors to build new affordable and accessible housing

This commitment is on track. In 2018-2019, six projects comprising 31 newly built affordable rental units were funded through the HNS Affordable Housing Program.

In addition, 96 affordable rental units were made available through the Landlord Rental Rehabilitation Assistance and the Rental Preservation programs. Through these programs HNS provides capital contributions to developers to convert non-residential buildings into affordable rental housing, and rejuvenate existing rental stock considered to be uninhabitable, in exchange for ensuring that the units are provided at low-end-of-market rental rates for an agreed-upon period of time.

An increase in the maximum capital contribution per unit in 2016, coupled with additional SIF funding, has resulted in renewed interest in the Affordable Housing Program from developers.

## Government Strategic Direction: Safe and Connected Communities

In 2018-2019, HNS launched new initiatives and continued work on several others to contribute to this government strategic direction. These include provision of supports to low-income homeowners through homeowner grant and loan programs and supports for households experiencing homelessness.

Through its repair and adaptation programs, HNS assisted 2,100 low-income homeowners. Of these, 970 were low-income seniors at least 65 years of age and 197 were persons with disabilities.

HNS also contributed to this strategic direction by assisting households that experience chronic or episodic homelessness. In 2018-2019, HNS funded nine Housing Support Workers who provide wrap-around supports to vulnerable clients through allocation of suitable affordable housing units and provision of ongoing support to ensure successful tenancies. In addition, a total of 41 rent supplements were accessed by local agencies dedicated to aiding households experiencing homelessness.

In 2018-2019, through the Poverty Reduction Blueprint, HNS funded year two of a pilot designed to support housing for youth in Sydney. The pilot includes funding for one Housing Support Worker, a half-time trusteeship coordinator in the Cape Breton Community Housing Association, and 10 rent supplements dedicated to youth up to age 24 who experience homelessness.

## **PRIORITY AREA 2:**

### **Preserve and Sustain Existing Public Housing Stock**

#### **Undertake needed repair and renewal projects identified through the Capital Asset Management Program**

This commitment is on track. Capital renewal funding is dedicated each year to repair and renew major building systems and components to maintain building condition levels. In 2018-2019, \$22.8M was invested for capital repairs and renewal of building systems and major components.

#### **Develop a plan to assess long-term options for renewal of the public housing portfolio**

This commitment was achieved. HNS developed a ten-year forecast of the funding required to maintain the current condition of its 650 largest public housing buildings. This analysis was based on the condition assessment of individual buildings over the previous 18 months and the projected annual cost to renew major building components at their expected end of life. The strategic planning process will continue to further develop specific requirements for the sustainability of the public housing stock.

#### **Support innovative approaches to sustainability by monitoring levels of energy reduction in the Passive House Pilot Projects Completed in 2016-2017, as well as explore opportunities to improve technologies and building systems to reduce energy consumption and increase sustainability of buildings in the long-term**

This commitment is on track. In 2016-2017, HNS completed three affordable housing projects that were built to passive house standards. The passive house building concept adapts conventional construction materials and techniques to reduce energy needs. Homes built to a passive house standard can save up to 85% in heating costs over conventional building standards. The three projects were located in Truro (2-unit, single-family duplex), Hebron (9-unit residential building), and Amherst (2-unit, single family duplex). These homes helped Housing Authorities save on energy costs and reduce their carbon footprint. The project in Truro received two awards, including the Efficiency Nova Scotia Innovation Award.

In 2018-2019, HNS received funding from the Canada Mortgage and Housing Corporation (CMHC) to conduct home energy monitoring research, collect and analyze data on energy efficient affordable housing projects, and develop a business case for future projects in two research areas: energy efficiency of passive house residential buildings; and energy efficiency of building envelope enhancements in affordable housing projects.

In October 2018, HNS engaged a consultant to conduct energy modeling and business case analyses for eight eligible properties to ensure compliance with the Net-Zero Energy Standard, Passive House Standard, and Deep Energy Retrofit. These projects are part of the larger Federal Greening Infrastructure program, which includes energy upgrades, such as solar power installations, envelope upgrades, and installation of heat pumps.

In addition, with funding from Efficiency Nova Scotia, HNS employed a qualified, on-site Energy Manager (OEM) to implement energy reduction measures for HNS properties across Nova Scotia. The OEM identified energy efficiency projects through a technical assessment of energy management measures and prepared a business case and costing. The OEM and HNS also developed a draft Energy Management Strategy that will serve as a policy document that guides efforts towards the greening of HNS properties in the future.

### **PRIORITY AREA 3:**

#### **Maintain and Expand Strategic Partnerships**

##### **Continue to collaborate with co-operative housing organizations and the Co-operative Housing Federation of Canada (CHF) to support sustainability and growth of social housing projects**

This commitment was achieved. In 2018-2019, HNS advanced and reinforced several partnerships with not-for-profit organizations across Nova Scotia, including Co-operative Housing Federation of Canada (CHF). Outcomes of this collaboration include:

- Per the 3-year MOU between HNS and CHF Canada (ended March 2019), CHF Canada provided Nova Scotia cooperative housing organizations with education, governance, advocacy, and technical services;
- HNS funded 10 building condition assessments, 11 asset management plans, and one engineering study to provide housing cooperatives with valuable unit condition information and capital repair planning;
- HNS provided bursaries totaling \$20,800 to NS cooperatives to advance professional development and skills training in the not-for-profit sector, enabling them to attend CHF Canada's local and national education events;
- HNS sponsored the CHF Canada's Atlantic Summit, which brings cooperative members from the Atlantic provinces together for a day of learning and sharing; and
- Through a \$25,000 grant, HNS assisted Compass Nova Scotia Non-Profit Co-operative Homes Inc. to investigate coop development.

## Facilitate strategic partnerships with social housing providers and shelter operators to increase housing options for the most vulnerable Nova Scotians and continue to work with partners at the Halifax Housing and Homelessness Partnership

This commitment is on track. In 2018-2019, Housing Nova Scotia continued to support the Housing First Initiative. Sponsored by the Halifax Housing and Homeless Partnership, the project aims to house Halifax's chronically homeless individuals. The North End Community Health Centre was selected to provide services to program participants through the Mobile Outreach Street Health (MOSH) team. HNS supports the initiative through provision of rent supplements. This year, there were 60 participants in the program.

In April 2018, Government announced that 1,500 new rent supplements would be implemented over the next three years, 300 of which will be dedicated to reducing homelessness. Through its work with community providers to encourage allocation, HNS made 60 rent supplements available to local agencies in 2018-2019. It is anticipated that 120 more will be allocated in 2019-2020 and another 120 in 2020-2021.

In 2018-2019, through additional HNS poverty reduction funding, Adsum for Women and Children added a housing support worker for the Diverting Families program. Adsum successfully housed 27 families and offered 2 families eviction prevention support, supporting 67 youth and 33 adults in total through the program.

In response to concerns raised by not-for-profit housing agencies about high caseloads of housing support workers, HNS designed and implemented the Supporting Housing Independence Program in March 2019. This program allows clients, support workers, and housing authority staff to ensure that clients can maintain a rental subsidy while they transition from the support of a Housing Support Worker into more independent affordable housing. This will enable housing support workers to accept clients who have greater barriers to housing through the new coordinated access process in Halifax Regional Municipality. This process, which was supported through "Reaching Home: Canada's Homelessness Strategy", identified individuals experiencing homelessness and connected them to appropriate housing supports based on individual needs. Cape Breton Regional Municipality is developing a coordinated access program and is expecting to launch it within the next three-years.

In 2018-2019, the HNS funding for Housing Support Workers provided 124 interventions such as direct advocacy to landlords and services related to securing housing and financing. Through these interventions, HNS delivered rent supplements for 36 clients through the Cape Breton Island Housing Authority.

## Collaborate with the Nova Scotia Federation of Municipalities to identify partnership opportunities to address homelessness and increase the supply of affordable housing

This commitment is on track. In 2018-2019, HNS spearheaded the creation of a provincial-municipal committee on affordable housing and homelessness. The initial meeting took place in December 2018. The committee comprises municipal elected officials, senior municipal leaders, as well as representatives from the Department of Seniors, Municipal Affairs, the Canada Mortgage and Housing Corporation, and HNS. The committee's mandate is to identify areas of concerns for municipalities and opportunities to create more affordable housing options for Nova Scotians. In 2018-2019, HNS was involved in various Nova Scotia Federation of Municipalities events and met with several municipal councils to provide information about existing housing programs. HNS also administered a survey on current state, challenges, opportunities, and priorities for affordable housing in each municipality.

## Enhance cross-government collaboration to promote a coordinated approach to meeting the housing needs of Nova Scotians

This commitment was achieved. In 2018-2019, HNS advanced its priorities by working in collaboration with other government departments and agencies. Examples include:

- Engagement with the Accessibility Directorate to advance Government's Accessibility Act and participation on the provincial Built Environment Accessibility Standard Development Committee;
- Support for housing-related projects funded under the Province's Poverty Reduction Grants;
- Collaboration with the Department of Energy on funding for projects that support energy efficiencies;
- Working with the Department of Seniors to advance SHIFT – *Nova Scotia's Action Plan for an Aging Population*;
- Initiating a program review of the Enriched Housing program with engagement from the Department of Health and Wellness; and
- Engaging with the Disability Support Program at the Department of Community Services to identify opportunities to meet the housing needs of shared clients.

## **PRIORITY AREA 4:**

### **Ensure that HNS is Well-Positioned to Meet Current and Emerging Challenges**

#### **Advance an information technology and information management strategy**

This commitment is on track. In 2018-2019, HNS began implementation of recommendations of a recently completed Information Technology/Information Management (IT/IM) current state assessment. This work included establishing an IT/IM Governance Committee to prioritize, oversee, and coordinate all IT/IM projects for the organization. Projects are underway to deliver management reporting dashboards, improve access to property and loan management data for IT applications, and complete system enhancements in preparation for National Housing Strategy data reporting.

These multi-year initiatives will enhance reporting related to HNS's corporate business functions, including program evaluation, capital asset planning, policy development, and management reporting.

#### **Complete a Governance and Organizational Structure Review**

This commitment is on track. In 2018-2019, HNS prepared a detailed statement of work for the governance and organizational structure review project. Five consulting firms were invited to prepare proposals for an options-based analysis focused on the organization's corporate governance structure. HNS is currently evaluating these proposals and will award the contract and launch work in 2019-2020.

#### **Develop a Client Service Framework for Public Housing**

This commitment is in progress. In 2018-2019 Housing Authorities across Nova Scotia advanced implementation of client service initiatives developed the previous year, including new response standards for maintenance requests and a tenant engagement initiative to increase face-to-face interactions between client service staff and tenants.

#### **Complete a Review of Home Repair and Adaptation Programs**

This commitment is on track. In 2018-2019, HNS completed an analysis of its home repair/adaptation program portfolio. The objective of this work is to streamline programs and processes to enable the organization to better serve its clients. Through this process, the organization identified emerging policy issues, procedural efficiencies, and best practices. Based on this analysis, recommendations will be made, and work undertaken to make operational changes for implementation in 2019-2020.

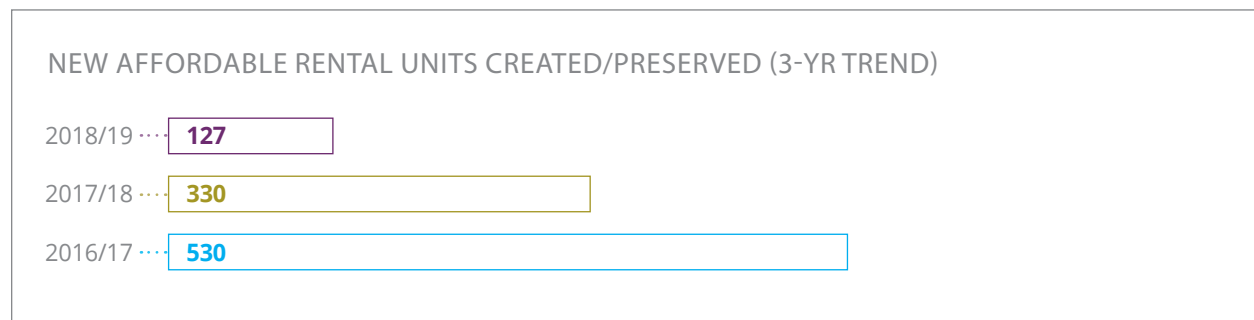


## 2.

**PERFORMANCE MEASURES, OUTCOMES AND INDICATORS****MEASURE:****Number of new affordable rental housing units.**

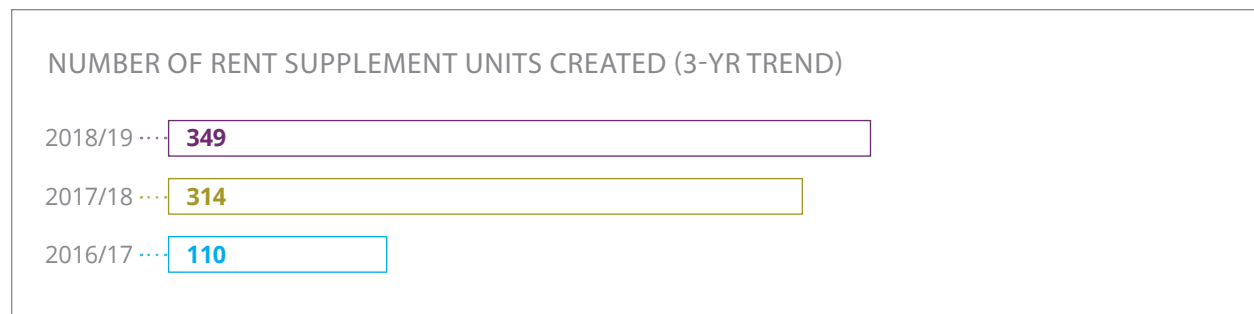
This measure includes new affordable rental units made available through two HNS programs, the Landlord Rental Rehabilitation Assistance Program and the New Rental/Rental Preservation Program. Through these programs the organization provides capital contributions to developers to build new affordable rental housing, convert non-residential buildings into affordable rental housing, and rejuvenate existing rental stock considered to be uninhabitable.

In 2018-2019, 127 new affordable rental units were made available through these programs. This is lower than the number of units built in the previous years, due to changes to program budgets, including for example, funding through the Social Infrastructure Fund which ended in 2017-2018.

**MEASURE:****Number of new rent supplement units targeted to reducing the public housing waitlist**

Rent supplements are used to house eligible applicants from the housing waitlist in a rental unit in buildings owned by private sector and not-for-profit landlords. They are an effective tool to house Nova Scotians in housing need when public housing units are not available or suitable to applicant needs. This measure describes the number of rent supplement units made available each year to house eligible housing applicants.

In 2018-2019, 349 new rent supplements were provided to eligible applicants on the public housing waitlist. This figure includes new rent supplements created to advance Government's platform commitment, which are offset by expiry of rent supplements that are funded through other sources (for example, federal funding agreements such as the Investment in Affordable Housing). In addition to the net new 349 units, there were 111 rent supplements committed to tenants who had not yet been housed at fiscal year-end.



## **MEASURE:**

### **Number of homes preserved through major health- and safety-related repairs and/or home adaptations**

Nova Scotia has a high percentage of home ownership. 30.5% of private dwellings were built prior to 1961 and 9.3% of households report that their home requires major repair. Homeowners comprise 34% of households in core housing need in Nova Scotia. The availability of affordable rental housing and social housing is constrained in some of the province's smaller, rural communities. Low-income homeowners, especially in rural Nova Scotia, may not have access to affordable rental housing - in either the private sector or social housing - in their local area.

For this reason, programs targeted to supporting low-income homeowners are vital to addressing housing need in Nova Scotia. HNS offers programs targeted to low-income seniors and families to provide grants and/or loans for home adaptations as well as home repair.

This measure indicates the number of homeowners living on lower incomes who received assistance for necessary health and safety-related home repairs. It excludes assistance provided through targeted programs for home adaptations for seniors or individuals with a disability.

In 2018-2019, HNS assisted 933 households by completing critical health- and safety-related repairs to preserve their homes. The number of cases in this category decreased in 2018-2019 compared to the previous year (1,511) due to the expiry of funding under the Social Infrastructure Fund (SIF), which ended March 31, 2018.



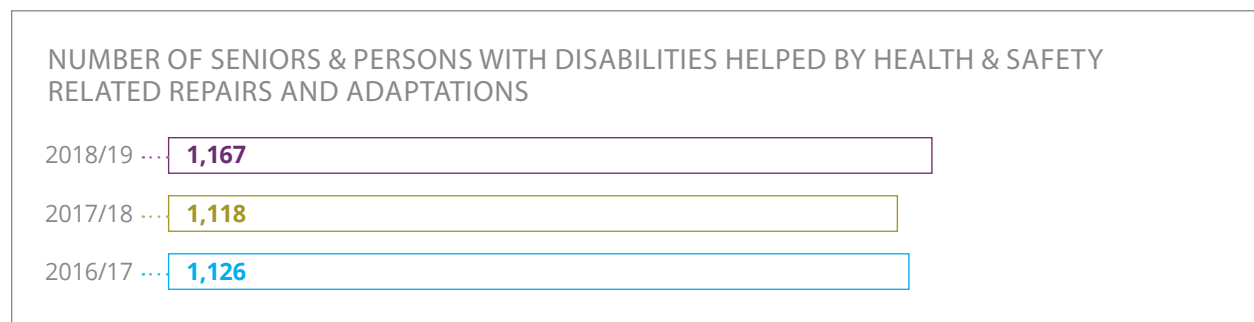
**MEASURE:**

**Number of seniors and persons with disabilities helped by health and safety related repairs and/or home adaptations**

This measure describes the number of low-income households headed by persons over 65 years of age and/or with a disability who were assisted through home repairs or adaptations needed for health and safety reasons.

Eligible adaptations include minor renovations to help with age-related challenges, such as installation of handrails in hallways and stairways, walk-in showers, and grab bars. HNS also offers grants for low-to moderate-income households to adapt homes for wheelchair accessibility.

In 2018-2019, HNS assisted 1,167 seniors and persons with disabilities to complete health- and safety-related repairs and/or home adaptations. This is an increase over the previous year, assisting more seniors and persons with disabilities to remain in their homes and live safely in their communities.



**MEASURE:**

**Percentage of existing co-operative housing organization that are “healthy” in terms of their financial, democratic and physical conditions**

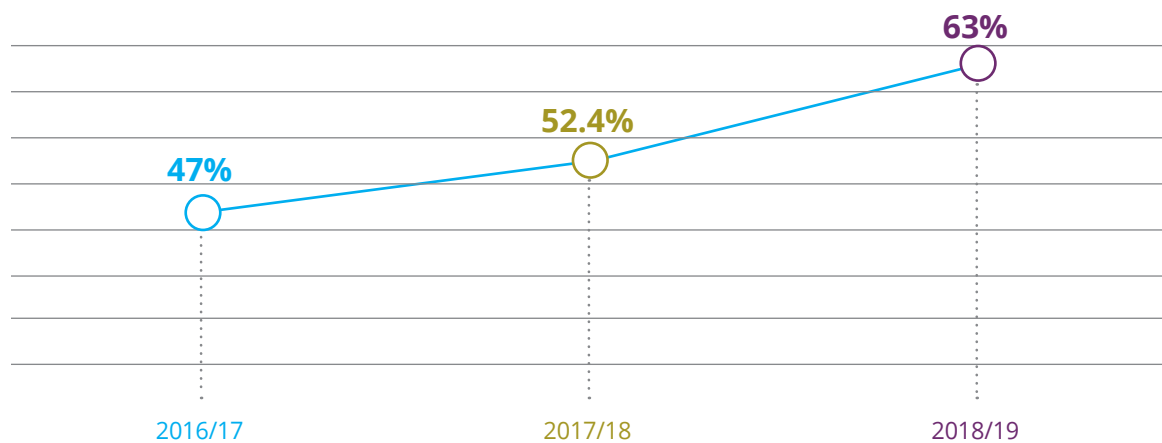
HNS evaluates the viability and sustainability of co-operative housing organizations that are funded through the Social Housing Agreement using a model it developed to rank cooperatives based on an annual assessment of financial, democratic, and physical conditions.

This measure is based on a review and analysis of each organization’s financial statements, building and property reports, and governance documents. The organizations are ranked using a four-point model. Level 1 is the highest ranking; co-operatives receiving this ranking are considered to be viable organizations. Those given a Project in Difficulty (PID) ranking, the lowest ranking, have business practice deficiencies that must be improved. HNS may intervene in the operations of organizations in difficulty to support development of a plan to address concerns.

In 2018-2019, 63 per cent of the organizations assessed achieved a Level I or High Level II ranking. This is an improvement compared to the previous year where only 52% of assessed organizations achieved the same ranking level.

HNS continues to work with co-operative housing organizations and the Co-operative Housing Federation (CHF Canada) to improve long-term economic and physical viability of co-operative housing organizations in the province.

PERCENTAGE OF HEALTHY HOUSING COOPERATIVES (3-YR TREND)



**MEASURE:****Number of the Department of Community Services' Disabilities Support Program's (DSP) Clients Assisted in finding safe and stable housing adapted to their needs**

In 2018-2019, HNS continued its collaboration with the Department of Community Services to provide housing to Disabilities Support Program (DSP) clients capable of living independently and eligible for social housing. DSP clients receive services from a variety of community-based, residential, and vocational/day programs. Some of these clients may be best served through combining these support services with suitable social housing or a rent supplement.

In 2017-2018, 29 DSP clients who were on the public housing waitlist were placed in a public housing or rent supplement unit. In 2018-19, an additional 64 DSP clients were placed.

# APPENDIX A:

## Supplementary information about Housing Nova Scotia

HNS is the primary housing delivery agency in Nova Scotia. It is responsible for ensuring access to safe, suitable, and affordable housing for all Nova Scotians. HNS delivers a range of housing solutions, including: provincially-owned rental units managed by five regional housing authorities (“public housing”), grant and loan programs designed for low income homeowners to support home repairs and adaptations, and assistance to landlords who rent to low-income households for repairs and/or adaptations. HNS also provides capital contributions to developers for creating new affordable rental housing.

Programs delivered by HNS are primarily funded through federal-provincial funding agreements. Two agreements, the Investment in Affordable Housing Agreement (IAH) and the Social Infrastructure Fund (SIF), have concluded. A third federal-provincial Agreement, the Social Housing Agreement (SHA), will continue until 2034. New funding under the National Housing Strategy bi-lateral funding agreement is currently being negotiated between HNS and the Canada Mortgage and Housing Corporation (CMHC).

### Key Facts

#### Housing Landscape<sup>1</sup>

- NS Households in Core Housing Need: 49,450
- The predominant reason for housing need is affordability (over 70 per cent)
- Single renter households are most likely to be in core housing need

#### Scope of the Social Housing Portfolio

- Average age of housing stock: 40 years
- # of public housing units: 11,300
- # of Rural and Native Housing units: 580
- # of rent supplement units: 2,073
- # of co-operative/non-profit units: 1,671
- # of Urban Native Units: 111 remaining under the Social Housing Agreement

#### Demographic Profile

- Median Income NS: \$60,764 (3rd lowest in the country)
- 19.9 per cent of the population in Nova Scotia is at least 65 years of age, second highest rate in the country
- 17.6 per cent of Nova Scotians are identified as low-income
- Percentage of the Nova Scotia population with a disability: 30.4 per cent

<sup>1</sup>Statistics Canada and CMHC. 2017. “Core housing need for Canada, the provinces and territories, 2006, 2011 and 2016”. 2016 Census. Statistics Canada Catalogue no. 98-509-X2016001. Ottawa. Released November 15, 2017. <http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/chn-biml/index-eng.cfm>

<sup>2</sup>Statistics Canada. 2017. Nova Scotia [Province] and Canada [Country] (table). Census Profile. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017. <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E> (accessed June 14, 2019).





[housing.novascotia.ca](http://housing.novascotia.ca)