

**Housing Nova Scotia Business Plan
2019-2020**

Message from The Minister and CEO of Housing Nova Scotia

It is our privilege to provide this overview of Housing Nova Scotia's anticipated areas of focus for the 2019-2020 fiscal year. This year starts a new chapter for the Province, as we work with the Government of Canada through the National Housing Strategy to advance long-range housing outcomes for Nova Scotia.

The National Housing Strategy, announced in November 2017, sets the stage for a new partnership between the Government of Canada and Provinces and Territories, with the shared goal of better serving households in housing need across the housing spectrum. Negotiations are underway for a new nine-year Housing Agreement with the Government of Canada that will advance the National Housing Strategy.

Once the new Agreement is concluded, Housing Nova Scotia will release a three-year Action Plan that demonstrates our long-term commitment to serve the most vulnerable Nova Scotians and to build safe and connected communities. While there are many details to be worked out, our plan will advance Housing Nova Scotia's long-range strategic focus to *preserve, expand, and transform* the province's affordable housing system over the next decade. A key focus will be to set the stage for long-term growth of the community housing portfolio along with transforming the province's social housing portfolio to best meet client needs now and into the future.

We will also continue to ensure that the most vulnerable Nova Scotians receive access to affordable housing through strategic investments in the Province's public housing stock. These required repairs and investments will ensure that over 17,000 public housing tenants can continue to live safely and at affordable rental rates.

We are in year two of our three-year commitment to implement up to 1,500 new rent supplements. This will advance our commitment to further reduce the waitlist by thirty per cent over three years.

Supporting low-income seniors and persons with disabilities remains a critical element of our priorities for the upcoming year. Programs targeted to these vulnerable groups, such as our home repair/adaptation programs, will continue to be an important part of serving clients across the housing spectrum. Similarly, we will advance opportunities to increase supports for Nova Scotians who experience homelessness.

We look forward to working with our partners during this exciting time, as we continue to provide housing solutions for Nova Scotians in housing need and to advance innovative solutions that serve Nova Scotians across the housing spectrum.

Original signed by

The Honourable Kelly Regan
Minister responsible for Housing Nova Scotia

Original signed by

Nancy MacLellan
President and Chief Executive Officer, Housing Nova Scotia

Mandate

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. The organization's Ministerial Mandate includes the following items: 1) Further reduce the waitlist for affordable housing by 30 per cent over three years, beginning in 2018; 2) Help first-time home buyers by creating a down payment assistance program.

Core Business Functions

Housing Nova Scotia's core functions, as set in the *Housing Nova Scotia Act* are:

- Establish housing projects and construct housing accommodations.
- Plan, design, build, own, maintain, manage, and operate housing projects.
- Construct, acquire, renovate, and maintain housing of all types and sell, lease, or otherwise dispose of such housing.
- Promote, construct, and provide more adequate and improved housing for low-income households.
- Improve the quality of housing and the quality of amenities related to housing.

Context – National Housing Strategy

The National Housing Strategy was released by the Canada Mortgage and Housing Corporation in November 2017. It sets out a renewed role for the Government of Canada to engage with provinces and territories as they deliver affordable housing solutions across the housing spectrum. Nova Scotia endorsed a multilateral Housing Partnership Framework in April 2018 that sets parameters for bilateral funding agreements.

Housing Nova Scotia is currently negotiating a new nine-year Housing Agreement with the Canada Mortgage and Housing Corporation that will advance the National Housing Strategy. The new Agreement will include funding commitments from both the Government of Canada and Nova Scotia that will be directed to both provincial and national housing objectives. Once the new Agreement is finalized, Housing Nova Scotia will release its first three-year Action Plan that describes how Nova Scotia will use National Housing Strategy funding to advance provincial long-range housing outcomes, as well as meet national targets.

In the interim, as the Agreement is being finalized, the section that follows describes the anticipated areas of focus for Housing Nova Scotia over the next year.

Anticipated Areas of Focus for 2019-2020

In 2019-2020, Housing Nova Scotia anticipates advancing the following outcomes through planned actions that align with provincial priorities and National Housing Strategy Goals:

1. Advance Government Strategic Goal – *Safe Connected Communities – Affordable Housing*
2. Reduce the public housing waiting list
3. Ensure long-term sustainability of community housing (government, coop, and not-for-profit)
4. Ensure the most vulnerable populations are served
5. Increase supply of affordable housing
6. Leverage external (federal) funding
7. Achieve operational efficiency and effectiveness

Financial Summary

The figures for 2019-20 provided below reflect the estimate for Housing Nova Scotia based on known budget allocations and programs at this point in time, and do not include the outcome of negotiations under the National Housing Strategy. A three-year Action Plan will be released later in the 2019-2020 fiscal year once federal funding and planned actions are finalized through concluding the bilateral agreement.

Budget Context

Housing Nova Scotia - Comparative Statement of Operations (in '000)

	2017-18	2018-19	2018-19	2019-20	Variance
	Actuals	Estimate	Forecast (February)	Estimate	19/20 Estimate vs. 18/19 Estimate
Revenue from Government Sources	\$ 128,689	\$ 137,671	\$ 134,339	\$ 130,338	\$ (7,333)
Revenue from Rents	58,853	59,230	60,067	60,682	1,452
Interest, Revenue from Land Sales and Other Revenue	33,815	33,667	33,726	32,349	(1,318)
TOTAL FUNDING	\$ 221,357	\$ 230,568	\$ 228,132	\$ 223,369	\$ (7,199)
Interest on Long Term Debt	41,074	38,744	38,839	35,368	3,376
Property Management and Operation	66,546	66,153	67,878	70,337	(4,184)
Repair and Maintenance Programs	70,146	73,690	81,172	80,418	(6,728)
Depreciation of Investment in Social Housing	23,293	22,604	21,764	21,819	785
Provision for Doubtful Accounts	634	761	723	725	36
Social Infrastructure Fund (SIF)	16,628	17,855	10,737	9,588	8,267
Housing Initiatives	758	1,140	1,140	950	190
TOTAL EXPENDITURES	\$ 219,079	\$ 220,947	\$ 222,253	\$ 219,205	\$ 1,742
ANNUAL SURPLUS	\$ 2,278	\$ 9,621	\$ 5,879	\$ 4,164	\$ (5,457)
INVESTMENT IN CAPITAL ASSETS	\$ 2,278	\$ 9,621	\$ 9,979	\$ 5,700	\$ (3,921)