

CMHC / NOVA SCOTIA
Agreement for Investment in Affordable Housing
2014-2019 Extension
and Social Infrastructure Fund

2018-19 REPORTING





The provincial and federal governments recognize they must be accountable to the public for the use of public funds. This is done by using an open and transparent process that identifies expected outcomes, measures performance, and provides for follow-up. In this context, each government is responsible to publicly report annually on the achievement of outcomes under the Investment in Affordable Housing Agreement (IAH Agreement) and its subsequent extension agreements.

This is Housing Nova Scotia's IAH Accountability Report for 2018-19. It sets out how Nova Scotia invested Agreement funds to improve access to affordable housing that is sound, suitable, safe and sustainable.

Background & Context

Investment in Affordable Housing (IAH)

In October 2011 Housing Nova Scotia (HNS) entered into a three-year agreement—the Investment in Affordable Housing (IAH) 2011-2014 Agreement—with the Canada Mortgage and Housing Corporation (CMHC).

In 2014, this Agreement was extended for five years and its name changed to the IAH Extension Agreement. Under the extended Agreement, federal contributions and HNS cost-matching are each \$10.2M annually, for a total annual investment of \$20.4M. The total cost-shared funds under the Agreement are \$102M over five years.

Social Infrastructure Fund (SIF)

In February 2016, the Government of Canada announced a two-year Social Infrastructure Fund (SIF) for affordable housing for Nova Scotia, which consists of approximately \$74.8 M of both federal and provincial funding. In August 2016, the Province amended the IAH Extension Agreement noted above to flow SIF funding through the IAH Agreement. There are two components to the SIF:

SIF PART A: Provides \$43M in cost-shared funding.

SIF PART B: Provides \$32M in federal funds that do not require provincial cost-sharing. These funds must be targeted to specific areas:

- Affordable housing for seniors (\$8.6M)
- Shelters for victims of domestic violence (\$5.2M)
- Retrofit and renovation of social housing (\$18.2M)

2018-19 Investments

IAH Agreement

In 2018-19, Nova Scotia invested \$20.4M in federal and provincial funding under the IAH Extension Agreement, which assisted over 2,400 low-income households by: providing rent supplements and affordable rental housing units; assisting landlords to upgrade the condition of units and preserve affordability for low-income tenants; assisting low-income homeowners with home repairs and/or adaptations; and providing repairs and improvements to shelters and second-stage housing for victims of domestic violence.

SIF Funding

The two-year SIF Agreement concluded in 2017-18.

In 2018-19, renovation work was completed to social housing units through a commitment of \$18.2M via SIF-B funds in 2016-17.

A previously approved project for seniors' units was cancelled and was replaced with new projects funded via SIF-B, resulting in 12 incremental units of seniors housing.

Outcomes and Results Overview

Overall Results

When combined, the IAH Extension Agreement and SIF funding has helped HNS to assist 18,000 households. These results are described below, with additional detail provided in the Results Tables that follow.

IAH Extension Agreement

Over the five-year IAH Extension Agreement, HNS has assisted over 12,500 households through federal and provincial funds committed under this Agreement. Of these, over 2,400 households were assisted in 2018-19.

SIF Funding

The two-year SIF funding, including both federal and provincial contributions, has helped HNS to assist nearly 6,500 households in housing need. Of these, over 2,300 were assisted through cost-matched federal and provincial funds, and nearly 4,200 were assisted through federal non-cost-matched funds.

Outcomes and Results

The Outcomes and Results tables that follow describe the results achieved to date through federal and provincial investments in affordable housing under the IAH and SIF Agreements.

The figures included align with Housing Nova Scotia's annual claims reporting commitment to CMHC.

Results are reported using the outcomes and indicators required under the IAH and SIF Agreements. Results are separated into those achieved through IAH funds, and those through SIF-A and SIF-B funding.

Table 1 IAH & SIF-A

Table 1 describes the number of households assisted through IAH and SIF Part-A (cost-matched) funds over the last five years. Results are grouped under six outcomes as required in the IAH Agreement.

The number of households assisted year-over-year fluctuated depending on the nature of repairs and adaptations requested, which impacted the number of units that could be funded. In addition, the SIF Agreement required that the bulk of commitments be made in 2016.

Table 2 SIF-B

Table 2 describes the number of households assisted through non-cost matched federal funds under SIF. Results are shown against the three SIF outcomes as required in the Agreement. Over the term of the agreement, funds assisted nearly 4,200 households in need under the three SIF outcomes:

- **Program H-1: Seniors New Construction and Renovations**
- **Program H-2: Victims of Family Violence New Construction and Renovation**
- **Program H-3: Renovation and Retrofit of Social Housing**

Most of the SIF-B funding was committed to Program H-3, which was renovation and retrofit of social housing. The results for Program H-3 are reported across three years, while indicators for other outcomes are reported for two years. All funds for retrofit and renovation of social housing were committed in 2016-17. Adjustments to approved projects in both 2017-18 and 2018-19 resulted in an incremental number of units assisted. As such, the results for this indicator in Table 2 are reported as a single number, over three years.

**Table 1 – CMHC - Nova Scotia Investment in Affordable Housing 2014-19 + Social Infrastructure Funding (Part A - Cost-Matched Funding)
Outcomes & Results – 2018-19**

Outcomes and Indicators	Results							
	2014-15 IAH	2015-16 IAH	2016-17		2017-18		2018-19	
			IAH	SIF-A	IAH	SIF-A	IAH	SIF-A*
Overall Outcome - Reduce the number of households in need by improving access to Affordable Housing that is sound, safe, suitable and sustainable.								
Overall Indicator: Total number of low- to modest-income households no longer in need due to Investment in Affordable Housing ¹	2,426	2,466	2,300	1,342	2,365	981	2,454	3
Outcome 1 – Increase/preserve the supply of affordable housing that is sound, safe, suitable and sustainable								
Indicator 1: Homes preserved through major health- and safety-related repairs (# units or # households helped) ²	1,072	1,087	845	630	1,177	310	932	1
Indicator 2: Number affordable rental units created through new construction	59 (7 projects)	56 (5 projects)	28	13	18	10	15	0
Indicator 3: Number affordable rental units preserved through rehabilitation and repair	52 (9 projects)	44 (14 projects)	112	307	87	164	100	0
Indicator 4: Number low-income households helped through new rent supplement units to reduce public housing wait lists ³	N/A	N/A	93	222	12	218	250	0
Outcome 2 - Increase resources available to address housing needs of households in need by encouraging contributions by other sectors, including private and not-for-profit sectors								
Indicator: Additional funds leveraged from partners to reduce development costs (\$ leveraged)	\$1.2M	\$1.9M	\$2.41M	\$0.5M	\$0.5M	\$4.4M	\$1.2M	
Outcome 3 - Foster a more holistic approach to addressing poverty by supporting a broad range of programs								
Indicator 1: Homeless individuals or individuals at-risk of homelessness transition to more stable housing because of funded rent supplement units (# households helped) ⁴	94	144	173	22	194	39	158	39
Indicator 2: Households with modest incomes assisted in purchasing their first homes through Down Payment Assistance ⁵	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Outcome 4 - Reduce demand for services and institutional living by increasing and extending independent living for seniors in need and persons with disabilities								
Indicator: Seniors and persons with disabilities helped by health- and safety-related repairs or home adaptations that will enable them to continue to live independently in their own homes (# households helped)	1,041	986	998	88	1,019	124	1,004	2
Outcome 5 - Improved accommodations for victims of family violence by providing access for safe, sound, suitable secure and accessible housing								
Indicator: Shelters for victims of family violence upgraded through needed capital improvements (# units) ⁶	202 (13 projects)	293 (16 projects)	224 (14 projects)	82 (8 projects)	52 (10 projects)	0 (0)	153 (9 projects)	0 (0)
Outcome 6 - Foster training of skilled labour by supporting apprenticeship in the residential housing sector								
Indicator: New rental and rental preservation projects that will be hiring apprentices (# projects) ⁷	N/A	N/A	5 projects	1 project	5 projects	7 projects	7 projects	0

* The SIF Agreement required that the bulk of commitments be made in 2016. Only a small number of uncommitted funds were allocated in 2018-19 as the majority of funding under the SIF Agreement was committed in 2016/17 and 2017/18.

Specific Notes:

- 1 – The Overall Indicator figures have been adjusted in this year's report to correct for a methodological change compared to prior reports. The adjustment is to remove households reported in Outcome 3, Indicator 1 from the Overall Indicator, because these households are also included in Outcome 4. Figures for Overall Indicator in each year have been adjusted to reflect this methodological change.
- 2 – The figures under this indicator do not include repair/adaptation program specifically targeted to seniors (65+) and disabled persons.
- 3 – This indicator was added in 2016-17 to capture IAH and SIF-A funds invested in creating new rent supplement units for low income families and seniors on public housing wait lists. HNS committed \$7.8M of SIF-A in year 1 to create approximately 222 units, including 10 units for new rental projects and \$10.3M in year 2 for 205 rent supplements involving deeper subsidies and 13 rent supplement units for new rental projects. There are 440 commitments cumulatively for SIF (222 in 2016-17 and 218 in 2017-18). In 2018-19, 250 rent supplements were committed for a 1-year period only. In previous years, rent supplements were committed for up to 10 years. The number of rent supplement units under IAH in 2016-17 was increased (from 49 reported in the prior year report) to include an additional 44 homelessness rent supplements that had been only captured under Outcome 3 Indicator 1. This adjustment aligns with the methodological change described in Note 1.
- 4 – The figures under Outcome 4 reflect the number of individuals housed in rent supplement units funded by HNS for emergency shelter providers in the Halifax Regional Municipality and for the Halifax Housing First Project. The figures reported under this indicator represent the number of clients assisted in each year. Some rent supplements included in the IAH figures for this indicator include rent supplements that were previously funded through the 2011-14 Investment in Affordable Housing Agreement. Some of the rent supplements in this indicator are also reported under Outcome 3, Indicator 1.
- 5 – DPAP was not funded by IAH/SIF in 2018-19 – the program was instead funded completely by the province.
- 6 – This indicator involves beds as well as self-contained units. Individual shelters may receive assistance for more than one improvement project over the course of the fiscal year.
- 7 - Tracking on this indicator did not begin until April 1, 2016. In addition to the data reported for this indicator, PART B SIF housing projects targeted to seniors indicated that they will be hiring apprentices. In 2017-18, the numbers of projects that foster training of skilled labour by supporting apprenticeship in the residential housing sector were: 5 projects (IAH), 1 project (SIF Rental Preservation), and 6 projects (SIF Senior New Construction).

**Table 2 – 2016-18 Special Social Infrastructure Funding (PART B – Non-Cost-Matched Funding)
Outcomes and Indicators – 2018-19**

Outcomes and Indicators	2016-19 Results		
	2016-17	2017-18	2018-19
Overall Outcome Reduce the number of households in housing need by improving access to Affordable Housing that is sound, suitable and sustainable for households in need			
Overall Indicator: Total number of households no longer in housing need as a result of the investment 2016-18 Special SIF Funding (non-cost-matched funding).	4,182		
Outcome 1 – Program H-1: Seniors New Construction and Renovations Reduce the number of households in need by improving access to Affordable Housing that is sound, suitable and sustainable for households in need			
Indicator: # of households no longer in housing need as a result of Program H-1: Seniors New Construction and Renovation	74	103	12 ¹
Outcome 2 - Program H-2: Victims of Family Violence New Construction and Renovation Reduce the number of households in need by improving access to Affordable Housing that is sound, suitable, and sustainable for households in need			
Indicator: # of households no longer in housing need as a result of Program H-2: Victims of Family Violence New Construction and Renovation ²	35	10	
Outcome 3 - Program H-3: Renovation and Retrofit of Social Housing Reduce the number of households in need by improving access to affordable Housing that is sound, suitable, and sustainable for households in need			
Indicator: # of households no longer in housing need as a result of Program H-3: Renovation and Retrofit of Social Housing	3,948 ³		

Notes:

1 – This represents one cancelled project where HNS was going to build/own new units, that was replaced by three new projects to construct new units. Net change of 12 units.

2 – The figures under this indicator relate to the amount claimed by HNS for units assisted through SIF Part B funding for shelters for victims of family violence.

3 – This is the cumulative total for units assisted. In 2018-19, some funding was reprofiled to other projects, and an additional 599 units were assisted.