

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

2017-18 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 2017-18. 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 this, 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 for social housing (\$18.2M)

2017-18 Investments

IAH Agreement

In 2017-18, Nova Scotia invested \$20.4M in federal and provincial funding under the IAH Extension Agreement, which assisted over 2,300 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

In 2017-18, \$6M of non-cost-matched federal funds (SIF Part B) were committed:

- \$4.3M for construction of new rental units for seniors in Wolfville, Porter's Lake, Bedford, Bridgewater, Greenwood, Amherst, Truro and Yarmouth.
- \$1.7M to continue to build and renovate shelters for victims of domestic violence.

Work also continued to complete renovations to social housing units through a commitment of \$18.2M via SIF- B funds in 2016-17. While all funds have been committed, some projects will not be completed until 2018-19.

In addition, \$17.6M of federal and provincial funds (SIF- A) were invested in 2017-18 for improvements to living conditions for low-income households:

- \$10.3M to allocate 218 new rent supplements to public housing waitlist applicants
- \$2.7M to create 64 affordable rental units, and \$2.1M to renovate and preserve 110 affordable rental units, in partnership with the private sector
- \$1.0M to assist 124 persons with disabilities with home repairs and home adaptations so they can continue to live independently
- \$3.4M to assist 310 low-income households through home repair programs
- \$0.2M through the Down Payment Assistance Program, helping 155 modest income households to purchase their first home

Outcomes and Results Overview

Overall Results

When combined, the IAH Extension Agreement and SIF funding has helped HNS to assist over 15,000 households between 2014-15 to 2017-18. These results are described below, with additional detail provided in the Results Tables that follow.

IAH Extension Agreement

Over the first four years of the IAH Extension Agreement, HNS has assisted over 9,600 households through federal and provincial funds committed under this Agreement. Of these, 2,365 households were assisted in 2017-18.

SIF Funding

The two-year SIF funding, including both federal and provincial contributions, has helped HNS to assist over 5,700 households in housing need. Of those, over 2,100 were assisted through cost-matched federal and provincial funds, and almost 3,600 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. Due to year-end reconciliation, figures for some indicators included in the 2016-17 annual report have been adjusted.

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 four years. Results are grouped under six outcomes as required in the IAH Agreement.

The number of households assisted through SIF-A varies from 2016-17 to 2017-18 due to differences in program activity. The number of units repaired or preserved 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. Between 2016-17 and 2017-18, these funds assisted over 3,600 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 two years, while indicators for other outcomes are reported for both years. This is because investments for repair to public housing stock using SIF funds were committed in 2016-17 for a two-year period.

**Table 1 – CMHC - Nova Scotia Investment in Affordable Housing 2014-19 + Social Infrastructure Funding (Part A - Cost-Matched Funding)
Outcomes & Results – 2017-18**

Outcomes and Indicators	Results					
	2014-15 IAH	2015-16 IAH	2016-17		2017-18	
			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	2,520	2,655	2,451*	1,342*	2,598	981
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) ¹	1,072	1,087	845*	630	1,177	310
Indicator 2: Number affordable rental units created through new construction	59 (7 projects)	56 (5 projects)	28	13* ²	18	10
Indicator 3: Number affordable rental units preserved through rehabilitation and repair	52 (9 projects)	44 (14 projects)	112	307	87	164
Indicator 4: Number low-income households helped through new rent supplement units to reduce public housing wait lists ³	N/A	N/A	49	222	12	218
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
Outcome 3 - Foster a more holistic approach to addressing poverty by supporting a broad range of programs						
Indicator: Homeless individuals or individuals at-risk of homelessness transition to more stable housing because of funded rent supplement units (# households helped) ⁴	94	144	195	N/A	233	N/A
Indicator: Households with modest incomes assisted in purchasing their first homes through Down Payment Assistance	N/A	N/A	N/A	N/A	N/A	155
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 of 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
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) ⁵	202 (13 projects)	293 (16 projects)	224 (14 projects)	82 (8 projects)	52 (10 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) ⁶	N/A	N/A	5 projects	1 project	5 projects	7 projects

General Note:

*These figures differ from what was reported in the 2016-17 annual report. The changes to the revised values are minor and are a result of timing differences in the compilation of data and generation of reports from year to year.

Specific Notes:

1 – The figures under this indicator do not include repair/adaptation program specifically targeted to seniors (65+) and disabled persons.

2 – This figure includes 9 passive housing units that were not claimed in 2016-17.

3 – This indicator (#4 in Outcome 1) 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 year2 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).

4 – The figures under this indicator reflect reporting on the number of rent supplement units funded by HNS for emergency shelter providers in the Halifax Regional Municipality and for the Halifax Housing First Project. In 2017-18, 233 individuals were housed through rent supplement units (39 units for Housing First and 194 to the wider shelter provider community).

5 – 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.

6 - 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 – 2016-17

Outcomes and Indicators	2016-18 Results	
	2016-17	2017-18
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).	3,571	
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
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 ¹	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	3,349 ²	

Notes:

1- 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.

2 - Amended 2016-17 figure is included in this total. The total claim for 2016-17 was 3,328. In 2017-18 some of the projects originally planned in 2016-17 were cancelled and replaced with new projects that had lower unit counts. In 2016-17 there were also some buildings with multiple projects per building where the units were double counted – this was corrected on the 2017-18 claim. Both items result in a net reduction of 314 units compared to previous figures for 2016-17 that were reported.