

HALIFAX

Affordable Housing Initiatives in HRM

HRM Women's Advisory Committee
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What is “Affordable” Housing?

Core Housing Need is housing that meets any one of the following criteria:

1. Housing that costs more than 30 per cent of low to moderate income households’ gross income. “Housing costs” include the cost of mortgage/rent, monthly heat (includes gas, oil and electricity), water, and utilities;
2. Housing that does not meet minimum occupancy standards; or
3. Housing that does not meet the needs of the occupant (e.g. a family of four should not live in a one-bedroom apartment).



What is “Affordable” Housing?

2021 Census data showed that 12% of all households in the Halifax Census Metropolitan Area were in core housing need.

Households in Core Housing Need in Halifax are:

- More likely to be renters
- More likely to be woman-led
- More likely to be lone-parent households



Vacancy Rate

PURPOSE BUILT RENTAL MARKET

Vacancy Rate

1%

Average Two-Bedroom Rent

\$1,449

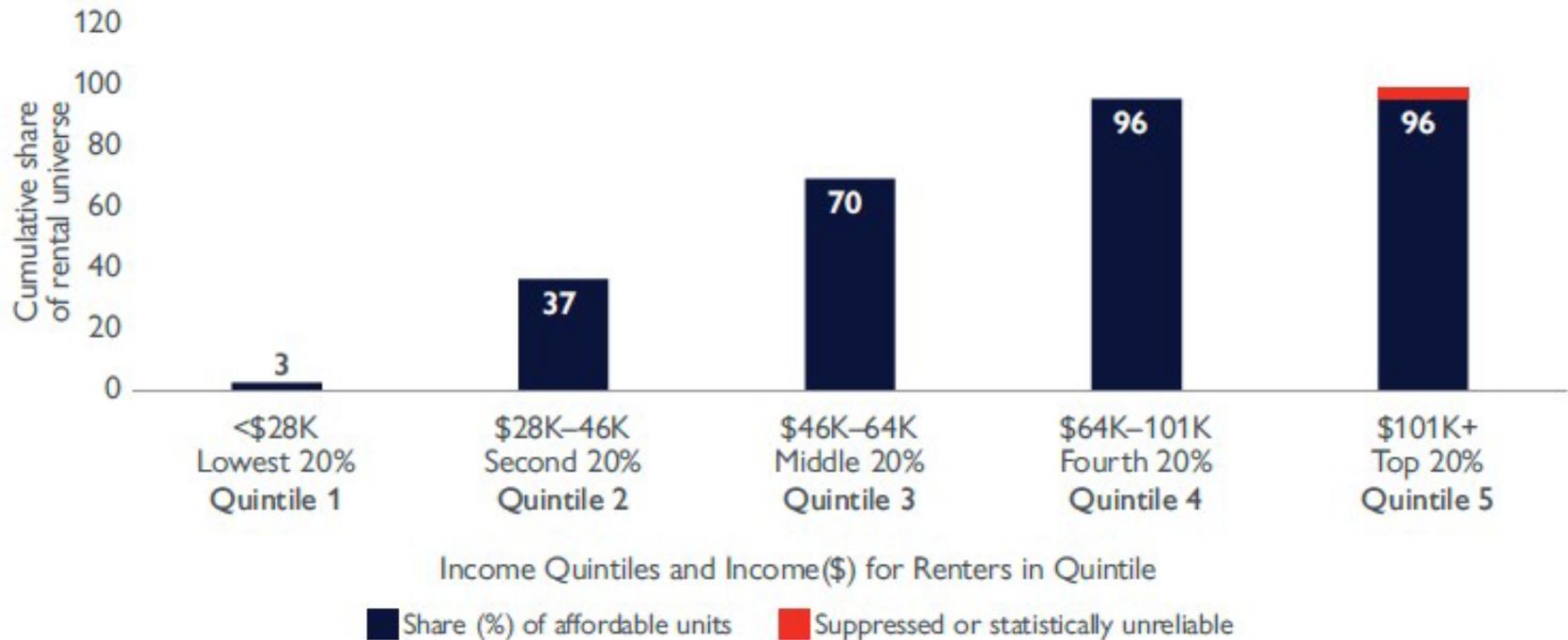
UP by 9.3%

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Vacancy Rate

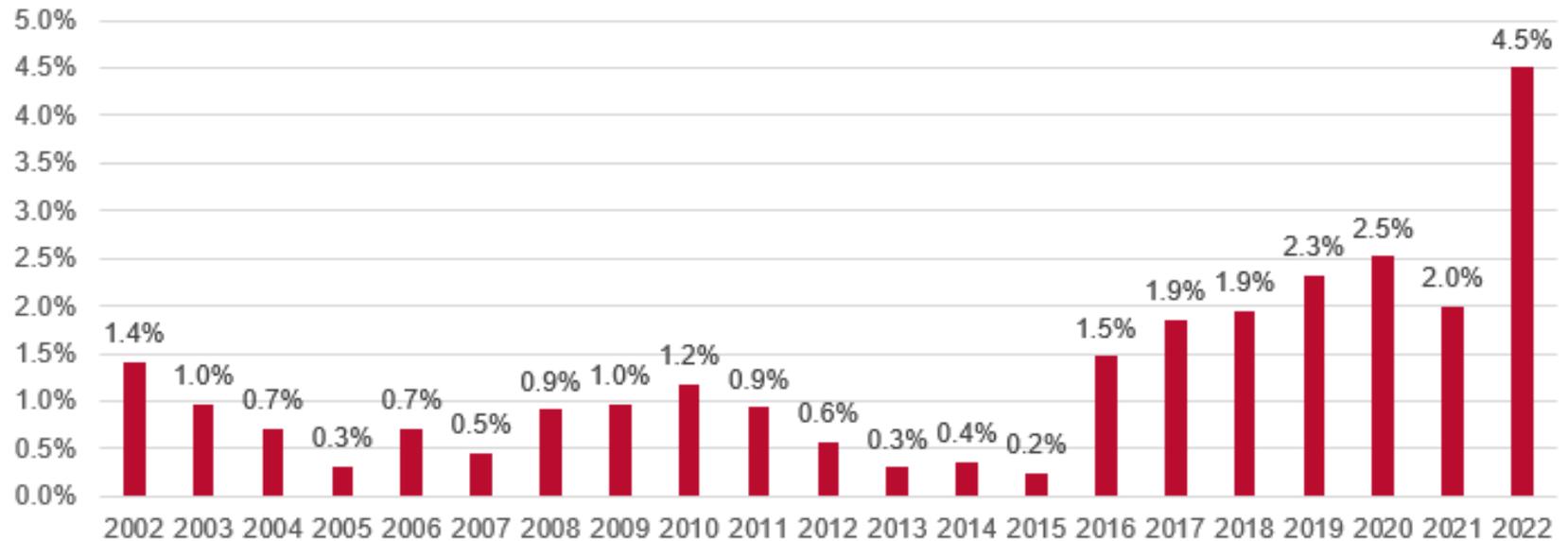
2022 CMHC Rental Market Report

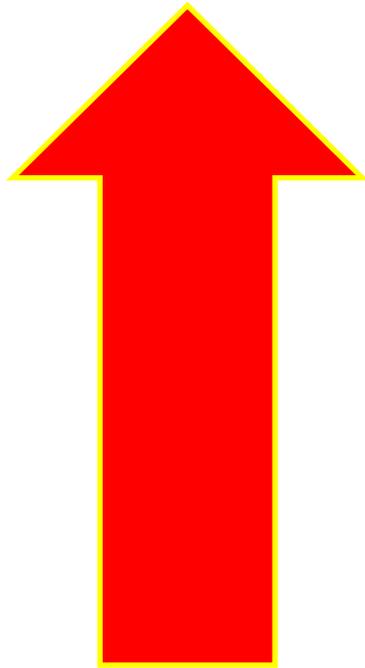
Figure 2 Percent of rental units in Halifax affordable for each income quintile, 2022



Source: CMHC, Statistics Canada

Annual Population Growth Rate, Halifax, Statistics Canada





Housing \$\$\$\$

Nova Scotia

Homeless population in Halifax region more than doubles in four years, survey finds



586 people have no permanent home, according to count



Danielle Edwards · CBC News · Posted: May 31, 2022 3:56 PM AT | Last Updated: May 31



Housing Continuum



Municipality

Land Use Regulations

Incentive or Bonus Zoning

Non-Profit Financial Support

Surplus Land

Research and Policy Development

Province

Public/Social Housing

Financial Support – Operating Costs

Powers Granted to the Municipality

Financial Support – Capital Projects

Surplus Land

Federal Gov't / CMHC

National Housing Strategy

Incentives for First Time Home Owners

Financial Support – Seed Funding

Financial Support – Capital Projects

Advocacy/Support



HOMELESS

EMERGENCY SHELTERS

TRANSITIONAL HOUSING

SOCIAL HOUSING

AFFORDABLE RENTAL HOUSING

AFFORDABLE HOME OWNERSHIP

MARKET RENTAL HOUSING

MARKET HOME OWNERSHIP

HALIFAX



housing and
homelessness
partnership



Municipal Role in Housing

Land Use Regulations

→ Centre Plan and Land Use By-law Simplification

→ Removing Barriers to Housing Forms

- Secondary and Backyard Suites – approved Sept 2020
- Shared Housing – approved August 2022
- Tiny Homes – October 2022
- Shipping Container conversions – October 2022



Municipal Role in Housing

Land Use Regulations

→ Residential Rental Registration

- First Reading January 2023

→ Regulating Short Term Rentals

- First reading January 2023
- Public hearing February 21st, 2023



Municipal Role in Housing

Requiring affordable units in new developments

→ Incentive or Bonus Zoning

- Requires cash-in-lieu for affordable housing

→ Inclusionary Zoning



Municipal Role in Housing (cont'd)

Financial Support

→ Affordable Housing Grant Program

- Funded through cash collected through Incentive or Bonus Zoning Program and an allocation from Council

→ Waiver of municipal related construction fees

→ Property tax relief for non-profit housing providers



Municipal Role in Housing

Surplus Land

→ Surplus Land Category for Affordable Housing

→ 6 properties suitable for affordable housing declared surplus



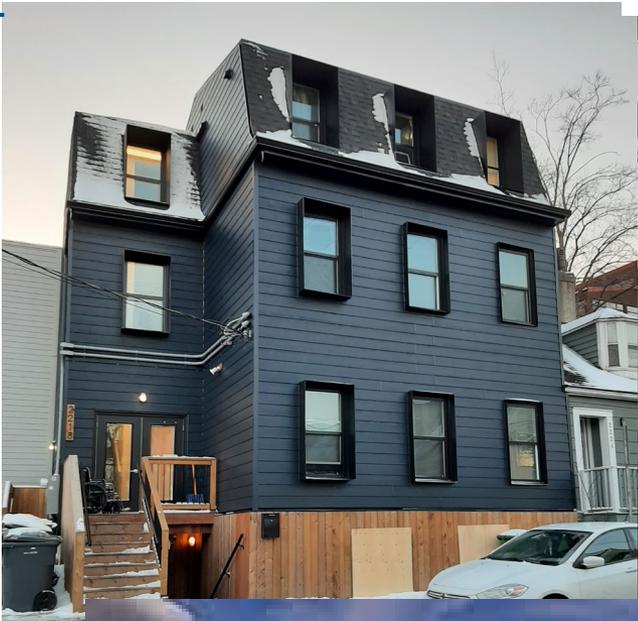
Municipal Role in Housing

Community Land Trusts



Rapid Housing Initiative – Round 1

North End Health
Community Association-
Maitland St Halifax



Mi'kmaq Native Friendship
Centre - College St Halifax



Adsum for Women and Children – The Sunflower
Greenhead Road, Lakeside

Rapid Housing Initiative – Round 2



Souls Harbour – West Chezzetcook

Akoma – Main Street, Westphal



AHANS – True North Crescent, Dartmouth



AHANS – The Overlook, Dartmouth

Rapid Housing Initiative – Round 3

Coming soon!!!

- Announced November 10, 2022
- \$1.5 billion for up to 4,500 new permanent, affordable housing units across Canada
- HRM again participating in the Cities Stream
 - Applications are currently being considered and successful projects will be announced in the spring



Upcoming Work

- Provincial Housing Needs Assessment
- Municipal Housing Strategy
- No Net Loss Policy



Thank You!

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