

December 5<sup>th</sup>, 2024

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# **Affordable Housing through GBA+ Lens**

**Housing Accelerator Fund Team**

# Agenda

**The presentation will discuss the following:**

- Rapid Housing Initiative
- Affordable Housing Grant
- Future Work

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# HRM's Role in Funding Affordable Housing

- Provision of affordable housing is a Provincial responsibility
- HRM plays a role in affordable housing development through grants, initiatives, waiving of fees, and streamlining land use planning to increase housing supply.
- HRM has provided two different funding streams for affordable housing:
  - Rapid Housing Initiative
  - Affordable Housing Grant Program
    - Started in 2020 with the Centre Plan

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# Rapid Housing Initiative

# Overview of Rapid Housing Initiative (RHI)

Rapid Housing Initiative (RHI) is a federal program that provides funding for the rapid development of deeply affordable housing.

Housing must be targeted to vulnerable populations who are homeless or at severe risk of experiencing homelessness.

CMHC requires that 25% of the new housing be targeted to women and women with children, and 15% be targeted to Urban Indigenous households and Black Canadians.

## RHI Data

**3** Rounds of RHI funding streams

**32.6** Million dollars awarded from 2020-2024

**7** Projects allocated funding

**177** Affordable housing units created

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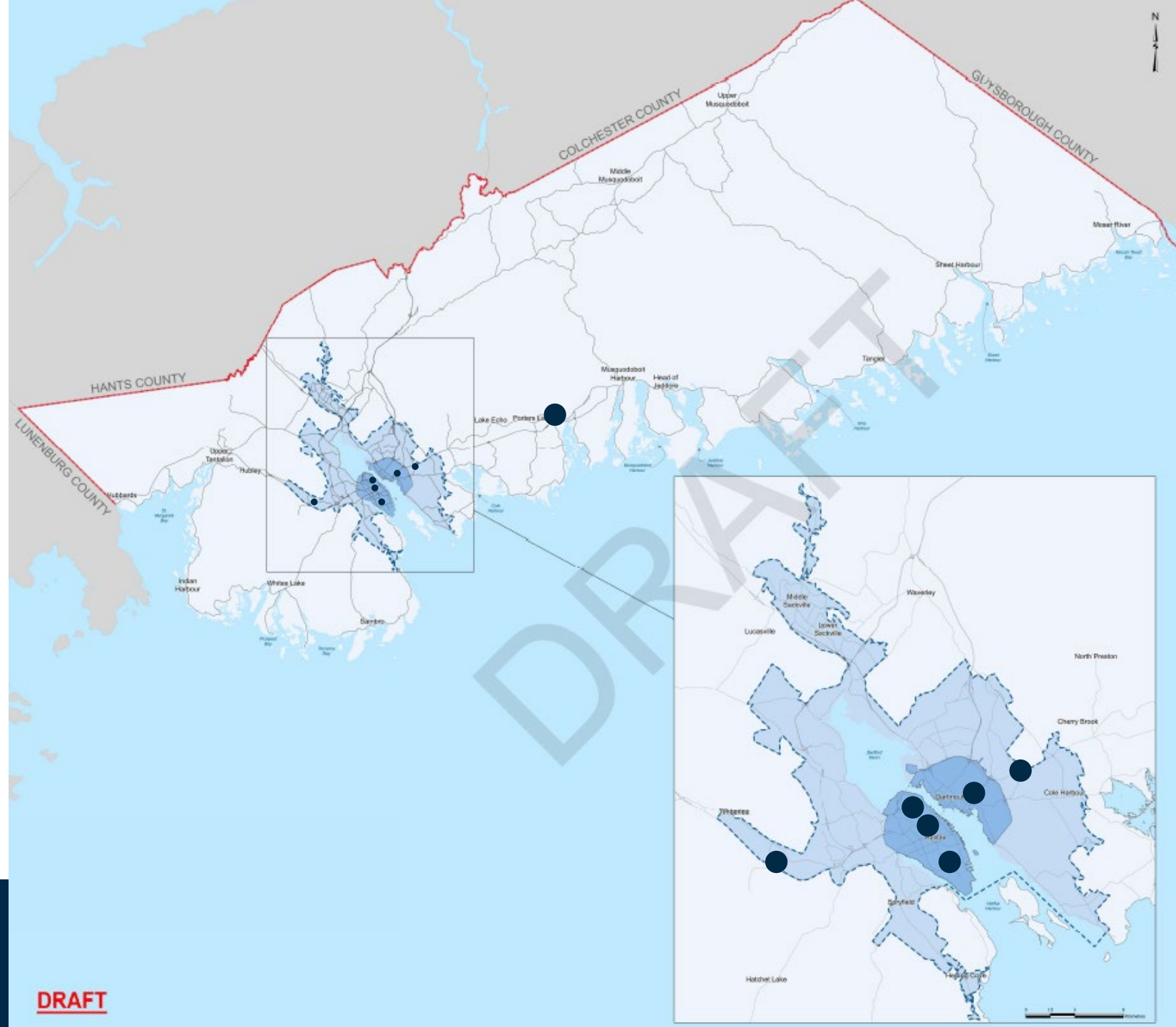
# RHI Project Selection Process

- Staff evaluate all submissions and provide a recommendation to Regional Council on which projects to fund. CMHC reviews the Council endorsed projects and advise HRM if the projects satisfy their requirements.
- Projects that target RHI priority groups are prioritized
  - [6 out of 7](#) of the projects supported targeted these priority groups



# Rapid Housing Initiative Project Locations

- Adsum for Women and Children
- Mi'kmaw Native Friendship Centre
- North End Community Health Association
- Affordable Housing Association of Nova Scotia
- Akoma
- Souls Harbour
- Society of St. Vincent de Paul



# Project Profile – Adsum’s The Sunflower

- One of the first recipients of RHI funding in 2020.
- Project: New Construction of 25-units.
- Low-income housing designed for women, gender diverse people, mothers and their children.
- Opened September 2022.





## Project Profile – Souls Harbour West Chezzetcook

- One of three second round recipient of RHI funding in 2021.
- Project: New Construction of 12-units.
- Low-income housing designed for women and children at risk of becoming homeless.
- Opened May 2023.



# Project Profile – Ozanam Place



- Round 3 recipient of RHI funding
- Project: 38 units of RGI housing
- Tenants will be from the By-Name list
- 25% of units reserved for women; priority given to African Nova Scotians, Urban Indigenous, and those with health issues
- Currently under construction

# **Affordable Housing Grant Program**

# Affordable Housing in HRM and the National Housing Strategy

- 10-year, \$115 billion plan launched in 2017
- Range of complementary programs and initiatives, including HAF
- 25% of funding is dedicated to meeting the housing needs of women and their children
- Survivors of gender-based violence and 2SLGBTQIA+ communities are priority groups under the NHS

# Overview of Affordable Housing Grant Program (AHGP)

The AHGP was approved by Regional Council September 30<sup>th</sup>, 2020. The AHGP is open to all registered non-profit or charitable organizations.

Applications that target a population that is at higher risk of being in Core Housing Need is one of the prioritization criteria in the project evaluation.

\$8.7 million has been allocated to 18 affordable housing projects from 2021-2024. A total of 515 affordable housing units have been funded.

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## Funding Streams



Construction of new affordable housing



Rehabilitation or repair of existing affordable housing



Acquire existing affordable housing



Support for building condition assessments or pre-development studies

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# Core Housing Need

“Core housing need” refers to households that have housing that is either unaffordable, unsuitable or inadequate.

Groups vulnerable to core housing need are:

- Women and children fleeing domestic violence
- Seniors
- Young adults
- Indigenous peoples
- People with disabilities
- People dealing with mental health and addiction issues
- Veterans
- 2SLGBTQIA+
- Racialized groups
- Recent immigrants, especially refugees
- People experiencing homelessness

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## Core Housing Need in HRM

6%

Households living in inadequate conditions

4%

Households living in unsuitable conditions

20%

Households living in unaffordable conditions

25%

Of Lone Parent Households live in Core Housing Need

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# Affordable Housing Grant Projects Funded

## 2021-2022 Recipients

- Affirmative Ventures new development of a 45-unit residential dwelling
- Welcome Housing and YWCA renovation of a 4-unit building
- Compass Nova Scotia new development of a 56-unit affordable housing co-op development.

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# Affordable Housing Grant Projects Funded

## 2022-2023 Recipients

- North End Community Health Association repairs to 12-room shared housing use
- Elizabeth Fry Society repairs and upgrades to a common bathroom in a shared housing use
- Longhouse Housing Co-Operative Limited roof repairs or replacement at 3 properties
- Longhouse Housing Co-Operative Limited heating equipment upgrades at 7 properties
- AHANS repairs to 18-room shared housing use, 6-unit apartment building and 12-unit apartment building
- Nova Scotia Housing Trust repairs to the roof and cladding 63-unit apartment building
- Roman Catholic Episcopal Corporation of Halifax pre-development studies for a proposed affordable housing development
- Dartmouth Housing construction of 18-unit apartment building with 9 affordable apartments.



# Affordable Housing Grant Projects Funded

## 2023-2024 Recipients

- YMCA Security enhancements to an affordable 13-unit apartment building
- AHANS repair and accessibility improvements to a 63-room shared housing use
- AHANS repairs to a 12-room shared housing use
- Northwood repairs to an affordable 66-unit apartment building
- Mi'kmaw Native Friendship Centre construction of 67 affordable apartment units
- YWCA Home for Good construction of 67 affordable apartment units
- YWCA Mount Hope construction of 13 affordable townhouses
- Dartmouth Non-Profit Housing Society purchase of an existing 6-unit apartment building
- YMCA Supportive Housing for Young Mothers repairs to 6 affordable apartment units
- Chisholm Services for Children construction of two 4-room shared housing buildings

# Project Profile – AHANS

- AHGP recipients from the 2022-2023 applicants.
- 3 Projects: One project was renovations to an 18-room shared housing use.
- Operated by Coverdale Courtwork Society housing women and gender diverse persons navigating the criminal justice system.



## Projects Profile – YWCA

- AHGP recipients from the 2023-2024 applicants.
- 4 Projects on security enhancements, repairs and two new constructions.
- Providing supportive housing to women and gender diverse people at risk of being homeless.



**SHYM**  
supportive housing  
for young mothers

# Future Work

# Housing Needs Assessment

- To be updated in 2025.
- Will provide some information on priority groups housing need in HRM.

## Nationally:

- Women are more likely to be in core housing need than men
- Female lone parents are more likely to be in core housing need than male lone parents
- Women who are Indigenous, part of a visible minority, recent immigrants, or seniors are all more likely to be in core housing need than men in those groups
- LGBTQ2S+ people are more than twice as likely to experience homelessness or housing insecurity

# Affordable Housing Strategy

- Required to be created under the Housing Accelerator Fund.
- Will support housing need policies in the updated Regional Plan.
- The research and scope of the strategy is currently underway. Further engagement on this is expected in 2026.
- Greater visibility for HRM's affordable housing programs
  - Currently advertised through website, NSNPFA, word-of-mouth

