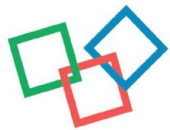


Dartmouth / Harbour East Non-Market Housing Inventory

December 11th, 2024

Presented by:



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What is a Non-Market Housing Inventory?

1. 10 housing studies, currently with Turner Drake in Fredericton
2. To meet my annual CIP certification requirements and inform HRM's housing strategy
3. A framework to identify and assess non-market housing needs
4. And a starting point for:
 1. Understanding challenges, gaps and possible solutions
 2. Networking, housing forums and promoting partnerships
 3. Monitoring progress and updating strategies.

Market vs. Non-Market Housing

Kelowna's Wheelhouse Model



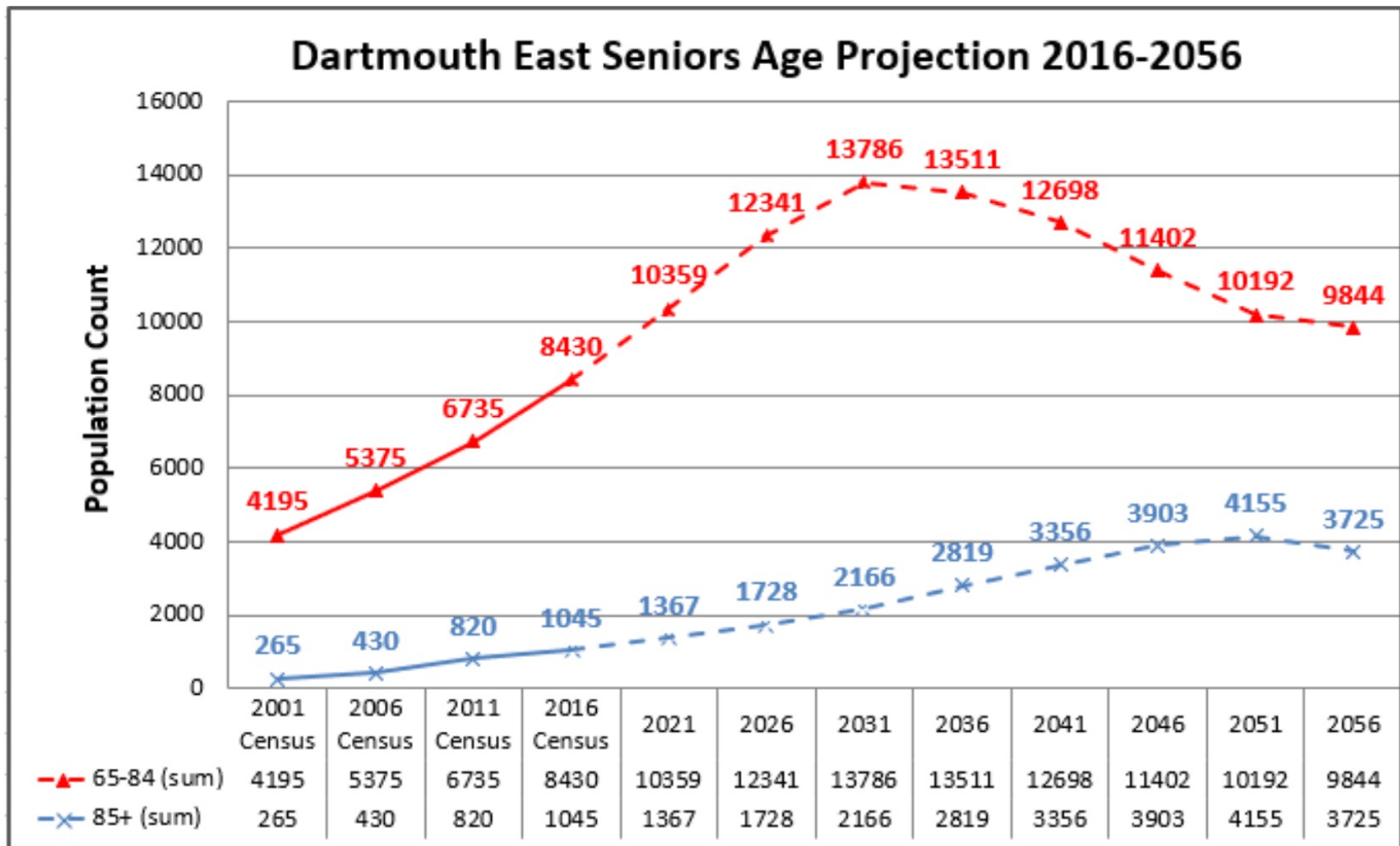
Categories and Data Confidence

| | | |
|---|-------------------------------------|---|
| 1 | Emergency Shelters | |
| 2 | Indigenous Housing | ✓ |
| 3 | African NS Housing | ✓ |
| 4 | Transitional and Supportive Housing | |
| 5 | Affordable and Mixed Income Housing | |
| 6 | Cooperatives | ✓ |
| 7 | Student Housing (NSCC) | ✓ |
| 8 | Veterans and Military Housing | ✓ |
| 9 | Seniors Housing | |
| | Housing Support Groups | |

Seniors Housing

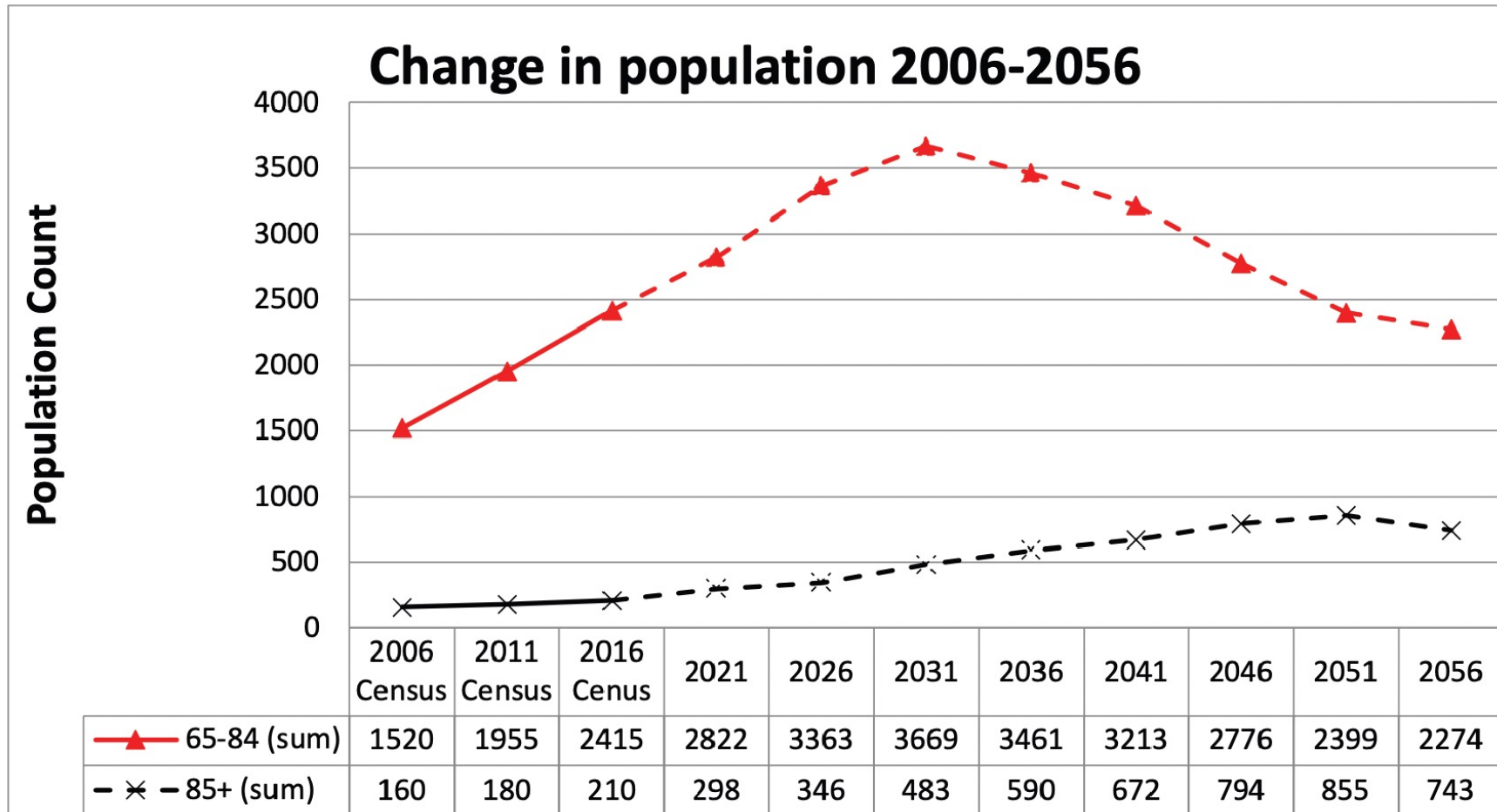
- Includes independent living, assisted living, long term care
- Provided by public, non-profit and private sectors
- LTC, RCF and Respite Care are licensed by the Province
- Assisted living and independent living are not licensed
- For independent living, tenancy can be restricted by age through an exemption in the NS Human Rights Act, if the housing project has:
 - *Universal design, indoor/outdoor amenity spaces, access to care*
- In the 5 Districts:
 - 543 LTC units
 - 37 RCF units
 - 1 Respite Care unit

Dartmouth East Seniors Population Projection



Akoma Seniors Population Projection

For Akoma Holdings (Census tracks, Districts 4 & 2)



Seniors Housing Needs

- More independent and affordable assisted living options needed:
 - Reduce demand for long term care
 - Reduce impacts on healthcare costs
 - Growing # of older adults are homeless
 - The dislocation of older adults from their communities due to a lack of housing options can lead to isolation, mental health issues.
- Can be helped by "Aging Well In Place" partnerships:
 - Northwood / GFC Management (Fall River)
 - Northwood / Main Street Centre (home support program)
 - Northwood / Akoma
 - The Birches / Musquodoboit Harbour

Draft Data Summary (Dec 9th 2024)

| <i>Categories</i> | <i>Groups</i> | <i>Projects</i> | <i>Units / Beds</i> | <i>Planned Units</i> |
|-----------------------------|---------------|-----------------|---------------------|----------------------|
| Emergency Shelters | 6 | 6 | 413 | |
| Indigenous Housing | 3 | 4 | 154 | 27 |
| African NS Housing | 5 | 6 | 81 | 272 |
| Transitional / Supportive | 13 | 16 | 354 | 8 |
| Affordable / Mixed Income | 11* | 20 | 313 | 926 |
| Cooperatives | 11 | 11 | 269 | 1 coop |
| Student Housing (NSCC) | 1 | 2 | 98 | 200 |
| Veterans & Military Housing | 1 | 1 | 304 | 10 |
| Seniors Housing | 14* | 32* | 996 | 142 |
| TOTALS | 65 | 99 | 2,982 | 1,633 |
| Housing Support Groups | 12 | | | |

** Includes Province*

Non-Market Housing Groups By District

| District | Non-Market Housing Groups |
|-----------------|----------------------------------|
| 2 | 7 |
| 3 | 9 |
| 4 | 13 |
| 5 | 24 |
| 6 | 12 |

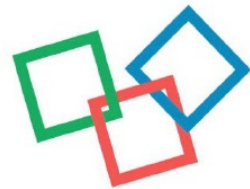
Overview:

- Rural housing = District 2 & parts of Districts 3 & 4
- Non-profit LTCs: Districts 2 & 3 (District 4 in 2027)
- Half of the housing cooperatives & most ANS housing (District 4)
- Housing support groups, shelters, seniors housing (Districts 5 & 6)

What Now?

- Database in liaison with NSNPHA, Planning Department, Councillors
- HRM's housing strategy:
 - Learn from others (St. John's, Moncton, Fredericton, Miramichi)
 - Balance needed between regional approach and local response
 - *Categories are regional; many housing groups are local*
 - Role of community councils (monitor local housing needs)
 - Community housing plans (Musquodoboit Harbour)
 - Population projections, especially ANS, Indigenous, seniors
 - Affordable housing is an investment in economic development:
 - *Involve BIDs & local business associations*

Thank You... Comments?



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