

March 24<sup>th</sup>, 2025

Item 13.1.1  
**HALIFAX**

# **2024/25 Affordable Housing Grant Program (AHGP) Funding**

Audit & Finance Standing Committee

# AHGP Background

The AHGP was created in 2021 to support the non-profit housing sector by disbursing funds collected through the density bonus program to support affordable housing.

The AHGP is open to non-profit housing providers and charitable organizations for the purpose of:

- New construction of affordable housing;
- Rehabilitation or repair;
- Acquisition; and
- Pre-development studies.

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# Projects Funded (2021/22, 2022/23, 2023/24)

## 20 projects funded:

- 7 new construction
- 1 pre-development
- 1 acquisition
- 11 rehabilitation and repair

## Total affordable units:

- New construction: 205 units
- Acquisition: 6 units
- Rehabilitation and repair: 304 units



*Past award details: [halifax.ca/affordable-housing](https://halifax.ca/affordable-housing)*

# Funding History

Funding Source	Grant Year			
	2021/22	2022/23	2023/24	2024/25 <i>recommended</i>
Regional Centre Density Bonus	\$615,245	\$1,229,833	-	\$4,652,318
P&D Operating	\$200,000	\$200,000	\$200,000	-
HAF	-	-	\$6,329,005	\$623,400
<b>Total</b>	<b>\$815,245</b>	<b>\$1,429,833</b>	<b>\$6,529,005</b>	<b>\$5,275,718</b>

# AHGP Process

<b>Sept. to Dec.</b>	Application intake and pre-app meetings
<b>Dec. to Feb.</b>	Evaluation of applications, with feedback from Housing and Homelessness Partnership members and other funders
<b>March</b>	Committee and Regional Council (funding recommendation)
<b>Mar. to Apr.</b>	Staff finalize awards under authority of CAO (Contribution agreements to follow)

# Prioritization Criteria

The Affordable Housing Administrative Order prioritizes:

- access to additional funding;
- the experience and capacity of applicants;
- depth of affordability, and projects for populations at higher risk of core housing need;
- enhancing accessibility; and
- improving energy efficiency.

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## 2024/25 Intake and Awards

# 2024/25 Applications Summary

- 29 eligible applications received in Fall 2024
- Total funding request: \$38,515,118
  - \$24,391,343 inside Regional Centre; and
  - \$14,123,775 outside Regional Centre.



# 2024/25 Awards Summary

Project Type	Region	Projects	Units	Recommended Funding
New Construction	Outside Regional Centre	2	38	\$623,400
	Regional Centre	4	149	\$4,270,000
Repair	Regional Centre	4	29	\$382,318
<b>TOTAL</b>		<b>10</b>	<b>206</b>	<b>\$5,275,718</b>

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## Affirmative Ventures – Karen Drive, Westphal, Outside the Regional Centre

2024/25 Awards  
Summary

- Award is the requested amount of \$353,400 to support construction of 30 units of affordable housing
- Housing and support services for low-income individuals living with mental health challenges
- Affordability:
  - 50% to 63% Average Market Rent (AMR).

# Akoma Holdings

## New Construction, Lake Loon

### 2024/25 Awards Summary

- Award of \$270,000 to support construction of 8 new affordable 3 & 4 bedroom townhouses
- Housing for African Nova Scotian families
- Affordability:
  - 67% to 99% AMR

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# YWCA Mount Hope Phases 2, 3a and 3b New Construction, Regional Centre

## 2024/25 Awards Summary

- Award of \$2,270,000 to support construction of 59 new affordable 2 & 3 bedroom units (development also includes 27 market-rate units)
- Housing for women and children facing housing insecurity
- Affordability:
  - 78% to 94% AMR
- Phase 1 received award under the AHGP 2023/24
- Phases 4a and 4b anticipated to provide additional affordable housing in 2027

# Shelter Nova Scotia – Nora Bernard New Construction, Regional Centre

- Award of \$1,100,000 to support construction of a 22-unit building, as a multi-service and drop-in centre (The Hub) to support adults experiencing homelessness
- Affordability:
  - Furnished bachelor units, based on income assistance levels for single individuals with a disability (\$535/month inclusive of utilities)

# Mi'kmaw Native Friendship Centre – Wyse Road New Construction, Regional Centre

## 2024/25 Awards Summary

- Award of \$400,000 to support construction of an 8-unit building with 1 & 2 bedroom units
- Housing for Indigenous Youth exiting foster care and Indigenous elders
- Affordability:
  - Rent-geared-to-income at 30%

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# Mi'kmaw Native Friendship Centre – Marine House New Construction, Regional Centre

2024/25 Awards  
Summary

- Award of \$500,000 to support a 60-unit office to residential conversion (building transferred through the Federal Lands Initiative)
- Housing for Indigenous community members, including elders, families, singles, and members of the 2SLGBTQIA+ community
- Affordability:
  - Rent-geared-to-income at 30%

14

# Adsum House Rehabilitation, Regional Centre

2024/25 Awards  
Summary

- Award of \$268,673 to support the rehabilitation of 4 2-bedroom units
- Units are currently uninhabitable
- Housing for lone parent mother-led families experiencing homelessness or housing insecurity
- Affordability:
  - Rent-geared-to-income at 30%

15



# Repair Projects – Regional Centre

**2024/25 Awards  
Summary**

Organization	Award	Project Description
Kabuki Housing Co-operative	\$70,012	Siding replacement and mold remediation of 8-unit co-op building in Halifax
Longhouse Housing Co-operative	\$23,400	Conversion to heat pumps at 10 locations in Halifax
Vihara Housing Co-operative	\$20,233	Electrical upgrades supporting 4 units in Halifax

## Financial Implications and Recommendation

# Financial Implications

## Density Bonus Reserve:

- Available Funds in Density Bonus Reserve: **\$6,754,603**
- Recommended allocation (\$4,652,318) leaves **\$2,102,285** unallocated for future funding
- Average annual remittance into the Density Bonus Reserve is **\$1,950,000**

HAF funds remaining are sufficient to continue work on HRM's HAF Action Plan and associated capital projects

# Recommendation

It is recommended that the Audit & Finance Standing Committee forward this report to Halifax Regional Council and recommend that Halifax Regional Council:

1. Direct the Chief Administrative Officer to allocate \$4,652,318 from the Density Bonus Reserve Q640 to fund the Affordable Housing Grant Program; and
2. Direct the Chief Administrative Officer to allocate \$623,400 from the Housing Accelerator Fund (HAF) to fund awards under the Affordable Housing Grant Program.

March 24<sup>th</sup>, 2025

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# Thank You!

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