

HALIFAX

Affordable Housing Initiatives in HRM

HRM Women's Advisory Committee
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Core Housing Need

- no more than 30% of income is spent on housing.
- housing meets minimum occupancy standards
- housing meets the needs of the household

- Approximately 25% of households in Halifax spend more than 30% of income on housing
 - Increases to 43.3% renters



Vacancy Rate

THE OVERALL VACANCY RATE

Increased to

1.9%

The average rent is

\$1,170

UP by 4.1%

PRIMARY RENTAL MARKET (by bedroom type)

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
1.8% Vacancy Rate	1.9% Vacancy Rate	1.9% Vacancy Rate	1.8% Vacancy Rate
\$865 Avg. Rent	\$1,016 Avg. Rent	\$1,255 Avg. Rent	\$1,455 Avg. Rent

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Housing Continuum



Municipal Role in Housing???



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
 - Tiny Homes – clustered tiny homes developments



Municipal Role in Housing

Land Use Regulations

- Residential Rental Registration
 - Expand application M-200 By-law
- Short Term Rentals



Municipal Role in Housing

Incentive or Bonus Zoning

- Centre Plan Package A requires a minimum of 60% of public benefit to be provided as cash-in-lieu for affordable housing
- Cash-in-lieu for affordable housing will be allocated through a new affordable housing grant program.



Municipal Role in Housing

Financial Support

- Affordable Housing Grant Program
- Waiver of Municipal Related Construction Fees
- Tax Relief for Non-Profits
- Report exploring further initiatives to support affordable housing is forthcoming.



Municipal Role in Housing

Surplus Land

- Surplus Land Category for Affordable Housing
- Report exploring approaches to municipal surplus land forth coming.



Municipality

Land Use Regulations

Incentive or Bonus Zoning

Non-Profit Financial Support

Surplus Land

Province

Public/Social Housing

Financial Support – Operating Costs

Powers Granted to the Municipality

Financial Support – Capital Projects

Federal Gov't / CMHC

National Housing Strategy

Incentives for First Time Home Owners

Financial Support – Seed Funding

Financial Support – Capital Projects

Research and Policy Development

Surplus Land

Advocacy/Support



HOMELESS

EMERGENCY SHELTERS

TRANSITIONAL HOUSING

SOCIAL HOUSING

AFFORDABLE RENTAL HOUSING

AFFORDABLE HOME OWNERSHIP

MARKET RENTAL HOUSING

MARKET HOME OWNERSHIP

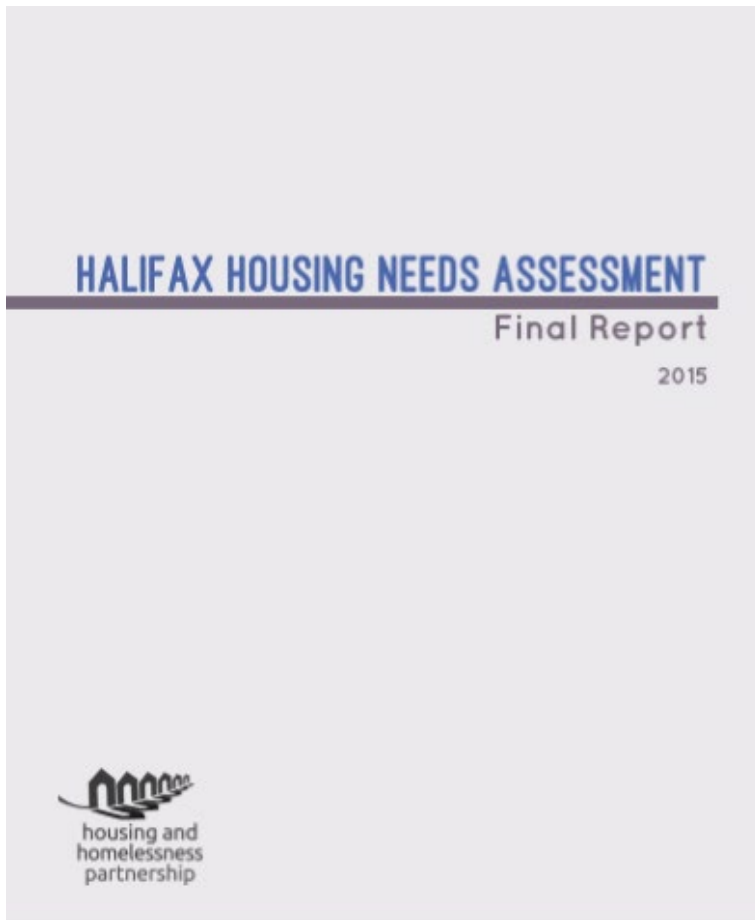
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housing and
homelessness
partnership



<https://housingandhomelessness.ca/>



Rapid Housing Initiative

Mi'kmaq Native Friendship Centre - 5853 College St Halifax



North End Health Community Association- 2218 Maitland St Halifax



Adsum for Women and Children – 158 Greenhead Road, Lakeside

Support for National Housing Strategy Projects



Housing Task Forces/Identify Gaps

NOVA SCOTIA AFFORDABLE HOUSING COMMISSION

Nova Scotia creates protections for renters, more beds for homeless amid COVID-19

The protections for renters will be in place until Feb. 1, 2022, or until the state of emergency is lifted, whichever is sooner.

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Thank You

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