

Accountability Report 2017-2018

Housing Nova Scotia

ACCOUNTABILITY REPORT

2017-2018

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Accountability Report
Housing Nova Scotia
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Accountability Statement

The Accountability Report of Housing Nova Scotia for the year ended March 31, 2018 is prepared pursuant to the *Finance Act* and government policies and guidelines. These authorities require the reporting of outcomes against the Housing Nova Scotia Business Plan for the fiscal year just ended. The reporting of Housing Nova Scotia outcomes necessarily includes estimates, judgments and opinions by the management team.

We acknowledge that this Accountability Report is the responsibility of Housing Nova Scotia management. The report is, to the extent possible, a complete and accurate representation of outcomes relative to the goals and priorities set out in the Housing Nova Scotia 2017-2018 Business Plan.

Message from Minister and Chief Executive Officer

We are pleased to present the 2017-18 Accountability Report for Housing Nova Scotia. Our organization is committed to building safe and connected communities by continuing to foster strong partnerships; helping more first-time homebuyers realize their dream of owning their own home; and reducing the waitlist for Nova Scotians seeking a safe and affordable place to live.

The demand for public and affordable housing programs is growing and the context in which we operate is growing more complex. The cost of living is increasing, the social housing stock is aging, and people are staying in public housing units longer. Housing Nova Scotia has made progress over the last several years to help more low-income Nova Scotians access safe and affordable housing, but we know that we need to continue to work toward ensuring that affordable housing opportunities are available for those who need it most.

Housing Nova Scotia's priorities are designed to advance government's commitments to reducing poverty, creating an accessible province by 2030, and valuing, promoting and supporting older adults. We continue to collaborate with departments across government to increase alignment of programs that serve our clients, as part of advancing integrated service delivery and recognition that housing is a fundamental pillar for creating healthy, sustainable and inclusive communities.

Housing Nova Scotia is committed to reducing the public housing waitlist by 30 per cent over the next three years, with an emphasis on making more rent supplements available to housing applicants. This will build on the 25 per cent reduction achieved between Spring 2015 and Fall 2017. In addition to the new rent supplements, we will continue several key strategic initiatives that we began last year, including our program to help first time homebuyers, a review of our homeowner programs, and long-range planning to maximize the sustainability and efficiency of the public housing portfolio.

In November, the Government of Canada released its 10-year National Housing Strategy. It will have significant implications for the affordable housing landscape and our work going forward. Housing Nova Scotia, along with other agencies across the country, worked with the Canada Mortgage and Housing Corporation to finalize a multilateral housing framework, announced in Spring 2018. This agreement signals our commitment to further advance the National Housing Strategy to ensure a range of affordable housing options for those who need it most.

Housing Nova Scotia will continue to work with our federal, provincial, municipal, and community partners to identify opportunities to benefit Nova Scotians who are homeless or at risk of becoming homeless.

This report presents our key accomplishments under objectives identified in the 2017-18 Business Plan. We know there are many Nova Scotians who want a safe and affordable home. By working with our partners, we will continue to help lower-income families living with lower incomes, seniors and persons with disabilities to find a safe and affordable home that meets their needs.

The Honourable Kelly Regan
Minister responsible for Housing Nova Scotia

Dan McDougall
President and Chief Executive Officer

Introduction

The annual Accountability Report for Housing Nova Scotia reports on the progress achieved by the organization towards the outcomes and financial targets established in the 2017-18 Business Plan. It also describes key activities that are underway in 2018-19, where appropriate, which advance key strategic activities. Business Plans are available on the Housing Nova Scotia website at: <https://housing.novascotia.ca/Publications>.

Financial Results

Housing Nova Scotia (HNS) Estimated & Actual Expenditures For the Year Ending March 31, 2018

PROGRAM AREA	2017-2018 Estimate (\$thousands)	2017-2018 Actuals (\$thousands)	2017-2018 Variance (\$thousands)
FUNDING SOURCE:			
Revenue from government sources	133,469	128,689	(4,780)
Revenue from rents	58,100	58,853	753
Interest, revenue from land sales and other revenue	33,510	33,815	305
Total: Funding Source	225,079	221,357	(3,722)
EXPENDITURE SOURCE:			
Interest on long-term debt	35,911	35,890	(21)
Property management and operation	63,208	67,181	3,973
Maintenance and capital improvements	34,860	33,403	(1,457)
Housing renovation and affordable housing	22,810	22,094	(716)
Social Infrastructure Fund programs	18,280	16,628	(1,652)
Social housing subsidies	20,275	19,832	(443)
Depreciation of investment in social housing	23,100	23,293	193
Housing Strategy	750	758	8
Total: Expenditure Source	219,194	219,079	(115)
ANNUAL SURPLUS	5,885	2,278	(3,607)

FUNDING AND EXPENDITURE VARIANCE EXPLANATION:

Housing Nova Scotia revenues from CMHC were less than estimated primarily due to timing of revenues under the Social Infrastructure Fund programs. The annual surplus relates to capital asset additions, which were lower than estimated.

Measuring Our Performance

1.

ACCOMPLISHMENTS ON KEY ACTIONS

This section highlights key accomplishments against the actions included in the 2017-18 Business Plan as well as progress towards multi-year Ministerial mandate items, government commitments, and government strategic directions. In 2017-18, Housing Nova Scotia aligned its activities to advance four priority areas:

1. Reduce our public housing wait lists;
2. Preserve/sustain our public housing stock;
3. Help vulnerable Nova Scotians who have a housing need; and
4. Partner with the private and not-for-profit sector to provide affordable housing solutions

The organization's key activities last year were selected for their contribution towards these priority areas. Accomplishments and progress towards these priority areas are described in the section which follows. In addition, multi-year items that advanced government commitments or Ministerial mandate items are also included.

Ministerial Mandate Items

Implement a Down Payment Assistance Program.

Housing Nova Scotia (HNS) successfully launched the Down Payment Assistance Pilot Program on May 1, 2017. In 2017-18, HNS supported 155 modest-income households in the purchase of their first home. These homebuyers received interest-free repayable loans that collectively totalled \$955,015. There was significant demand for the program, especially in Halifax, and it was well received throughout the province by clients and the real estate and financial sectors. An evaluation of the program's first year identified positive social and economic outcomes. The second year of the pilot program was announced in May 2018.

Continue to reduce the public housing waitlist.

Government has committed to reducing the housing waitlist by 30 per cent over three years beginning in 2018. This builds on the 25 per cent reduction achieved between Spring 2015 and Fall 2017. New provincial funding will enable up to 1,500 new rent supplements to be allocated across the province, over the next three years. The new funding is as follows: \$3M (2018/19); \$6M (2019/20); \$9M (2020/21 onwards).

In 2017-18, HNS developed an implementation plan to allocate new rent supplements to eligible waitlist applicants beginning in 2018-19. Rent supplement tenants are placed from the housing waitlist and provided a rental unit in buildings owned by private sector and not-for-profit property owners. Housing Authorities secure units through agreements with landlords, and tenants enter into a standard lease with their landlord. Tenants pay rent equal to no more than 30 per cent percent of their total income. By the end of 2017-18, there were 1,724 rent supplement units administered by Housing Authorities. The new funding will add up to 1,500 new rent supplements by 2021.

Partner with groups like Bryony House, the Mi'kmaw Native Friendship Centre, Chrysalis House, and Autumn House on new facilities.

HNS has undertaken several projects that support shelters for victims of domestic violence through the Social Infrastructure Fund (SIF), a multi-year federal funding commitment that was made in 2016. SIF funding that was committed in 2017-18 for these projects is described below.

- HNS began work with Bryony House and Chrysalis House to replace their shelter facilities. This included a commitment of \$1M for Bryony's 24-bed transition housing facility in Halifax and \$332,592 to replace Chrysalis House in Kentville.
- The Mi'kmaw Native Friendship Centre purchased a property and began renovations for conversion to transitional housing. HNS committed \$312,000 in SIF funding for this project.
- Autumn House opened its new second stage housing unit in the Town of Amherst, in April 2018. HNS provided support and technical advice to Autumn House throughout the construction project. Tenants will be able to stay in the new duplex for a period of one year, and will have access to programs and services to help them transition to independent living. The provincial government committed \$292,100 of SIF funding for this project.

Government Strategic Direction: Safe and Connected Communities

In 2017-18, several HNS initiatives contributed to this government strategic direction, including supports to low-income homeowners through homeowner grant and loan programs and supports for households that experience homelessness.

Providing support to households living on low-incomes is a vital component of affordable housing programs in Nova Scotia. Often these homes are in smaller, rural communities that have limited rental markets. HNS assisted 2,699 low-income homeowners through its grant and loan programs in 2017-18. Of these, 873 were targeted to low-income seniors at least 65 years of age and 315 to persons with disabilities.

HNS contributes to this strategic direction by supporting households that experience chronic or episodic homelessness. In 2017-18, HNS provided funding for Housing Support Workers. Housing Support Workers provide wrap-around supports to vulnerable clients, including suitable affordable housing units and ongoing support to ensure successful tenancies. In addition, a total of 224 rent supplements were accessed in 2017-18 by local agencies, which provide supports to households who experience homelessness.

In 2017-18, HNS also funded a pilot project through the Poverty Reduction Blueprint to support housing for youth in Sydney. The funding supports one Housing Support Worker, a half-time trusteeship coordinator in the Cape Breton Community Housing Association, and 10 rent supplements dedicated to youth up to age 24 who experience homelessness.

Tufts Cove Demonstration Project

The Tufts Cove Neighbourhood Improvement Project received a Minister's IDEAL award for staff dedication. This project collaboratively assisted clients in improving the condition, safety, and appearance of homes in the diverse community of Tufts Cove in Dartmouth. Housing Nova Scotia launched this project in April 2017 as a demonstration project, providing grants to support community revitalization. The project was targeted to owners of single unit dwellings, mobile homes, multi-unit apartments, and households with low-to-moderate income and with a property at least 30 years old. Unique to the project were information sessions designed to inform and encourage applications, as well as collaboration from Efficiency Nova Scotia, which offered additional home products and services to the community. Landlords were valuable contributors to the total community impact, participating with 50 per cent cost-matching on projects for each approved property. Over 100 properties received grants for exterior improvements through this project, thereby helping to help build the foundation for a healthy and vibrant community.

Priority Action Items from 2017-18 Business Plan

Invest federal Social Infrastructure Funds (SIF) for housing

The two-year federal-provincial SIF agreement, launched in 2016-17, involves \$75M from both federal and provincial sources. A significant portion of the federal funding (\$32M) is targeted toward: affordable housing for seniors; new construction as well as renovation funds for organizations that assist victims of domestic violence; and retrofit and renovation for social housing. \$6M of non-cost-matched funds were committed in 2017-18 as follows:

- \$4.3M was committed for construction of 92 new rental units for seniors in Wolfville, Porter's Lake, Bedford, Bridgewater, Greenwood, Amherst, and Yarmouth.
- \$1.7M to continue to build and renovate shelters for victims of domestic violence and to build 86 new units of seniors' rental housing in areas with demonstrated need.

Work also continued in 2017-18 to complete renovations to social housing units through a commitment of \$18.2M in SIF funding allocated in 2016-17. While all funds have been committed, some projects will not be completed until 2018-19.

In addition to the investments described above, in 2017-18 HNS leveraged cost-shared funds under the SIF Agreement to improve the living conditions for low-income households, including:

- \$10.3M to allocate 218 new rent supplements to public housing waitlist applicants.
- \$2.7M to create 64 affordable rental units, and \$2.1M to renovate and preserve 110 affordable rental units, in partnership with the private sector.
- \$1.0M to assist 124 persons with disabilities with home repairs and home adaptations so they can continue to live independently.
- \$3.4M to assist 310 low-income households through home repair programs.
- \$0.2M for the Down Payment Assistance Program, helping 155 modest income households purchase their first home.

Continue to invest available funds, approximately \$20.4M per year, under the Agreement for Investment in Affordable Housing 2014-2019 (IAH).

The 2014-2019 federal provincial Investment in Affordable Housing (IAH) agreement involves \$102M in cost-shared funds. Federal and provincial contributions are each \$10.2M annually, for a combined annual investment of \$20.4M.

In the first three years of the Agreement, HNS improved access to safe and affordable housing for over 7,400 low-income households. In 2017-18, year four of the agreement, over 2,200 low-income households were assisted, including low-income seniors.

Funds were allocated in several ways:

- \$0.4M to allocate 12 new rent supplements.
- \$1.5M to add 59 affordable rental housing units. This included construction of new units or conversion of existing units, as well as assistance to rental property owners to preserve existing affordable rental housing which might otherwise be lost to the rental market.

- \$0.7M provided to landlords to assist in upgrading the condition of 46 existing units and to preserve affordability for low-income tenants.
- \$16.7M to assist 2,195 low-income households with home repairs and/or adaptations. Of these, 873 were specifically targeted to support senior households, and 145 were targeted to home adaptations to increase accessibility.
- \$0.27M for repairs and improvements to existing shelters and second-stage housing for victims of domestic violence. Eleven projects were completed with this funding.

Continue to invest the Deferred Federal Contribution (DFC) funds under the Social Housing Agreement (SHA) as announced in 2014-2015.

The Social Housing Agreement (SHA) allows provinces to defer committing some federal funds earmarked for social housing. The unspent funds are held for future social housing expenditures, which must be used for housing initiatives and for social housing programs. In 2014-15, Housing Nova Scotia announced that it would use \$41M of the Deferred Federal Contribution (DFC) funds to make repairs and upgrades to seniors’ housing and the overall public housing portfolio, and to support community housing providers through upgrades to preserve affordable units. All funds were committed as of March 31, 2018:

DFC Funds Committed (2014-15 Spend Plan)

PROGRAM AREA	DETAILS	AMOUNT COMMITTED
Housing Co-operatives	Provide up to \$24,000 per unit for structural, electrical, plumbing, heating, and modifications for accessibility.	\$8.0M
Affordable Housing	Create 300 rent supplements for a 10-year period.	\$9.4M
Public Housing	Upgrade and repair public housing units.	\$18.35M
Public Housing – Seniors’ units	Repair, upgrade and revitalize seniors’ public housing.	\$5.0M
Total		\$40.75M

Continue to work with Canada Mortgage and Housing Corporation (CMHC) and other provincial and territorial agencies responsible for housing in developing a multi-lateral housing framework for the new National Housing Strategy (NHS).

The Canada Mortgage and Housing Corporation (CMHC) announced the National Housing Strategy (NHS) in November 2017. The purpose of the Strategy is to build, renew, and repair Canada's stock of affordable housing.

Nova Scotia endorsed the multilateral Housing Partnership Framework in April 2018. The Framework is an agreement between the federal government and the provinces and territories, other than Quebec, that sets out a common vision and principles for the achievement of the NHS and parameters and key elements for later bilateral funding agreements. The Framework will lead to a Canada-Nova Scotia bilateral agreement which will be developed in 2018-19. Funding details will be determined through bilateral negotiations.

Nova Scotia's bilateral funding agreement will replace the federal-provincial Agreement for Investment in Affordable Housing (IAH) which expires on March 31, 2019. The Social Housing Agreement (SHA), a separate agreement which outlines the terms of funding for the mortgages and operating costs for Nova Scotia's social housing, will remain in effect until it expires in 2034.

Continue to develop strong partnerships with communities including the not-for-profit sector and municipalities.

In 2017-18, HNS advanced and reinforced several partnerships with not-for-profit organizations and municipalities across Nova Scotia through various channels including consultations, conferences, and forums, providing supports to address homelessness and working in partnership with not-for-profits to identify and address their needs. Key accomplishments in 2017-18 included:

- Consultation with private landlords across the province on the rent supplement program and growing opportunities for partnership.
- Hosting a roundtable with community organizations to better understand homelessness issues and identify ways to better meet the needs of vulnerable populations.
- Continuing to strengthen partnerships with homeless shelter providers, community housing partners, and the private sector. The organization is also strengthening partnerships with municipalities. Examples of this in 2017-18 included continued participation on the Halifax Housing and Homelessness Partnership, engaging with regional housing committees and working groups, and, working with Community Advisory Boards in HRM, Cape Breton and rural communities across the province for disbursement of Homelessness Partnering Strategy funding.

- Collaboration with the Department of Energy and Efficiency Nova Scotia on energy management initiatives, including preparation for an On-site Energy Manager to support HNS' energy management initiatives.
- Exploration of options and opportunities for sustainable development and growth in partnership with Ta'waak Housing, the Affordable Housing Association of Nova Scotia (AHANS), and CMHC. Ta'waak Housing is an Indigenous owned and operated non-profit organization serving urban Indigenous peoples.

Continued planning for the expiry of subsidies under the SHA and investments to address the sustainability of the public housing stock.

There are 2,152 public housing buildings in Nova Scotia, comprising 11,560 units. The average building age is 40 years old. Buildings will require major repair and renewal over the next decade as major components and systems reach the end of their useful life. HNS has begun formal condition assessments of the buildings as part of a Capital Asset Management Program to compile reliable data on building conditions, identify required renewal projects, and target funding to where it is most effective. This has enabled HNS, in 2017-18, to:

- Strategically target over \$8M in capital repairs and renewal of building systems and major components;
- Begin development of a long-range renewal plan for the public housing portfolio; and,
- Support increased energy management of the affordable housing portfolio.

Examples of major capital renewal work completed in 2017-18 include replacement of three boilers in Mulgrave Park and new siding, windows, and insulation at three seniors' complexes in Western and Eastern Mainland Housing Authorities. This work contributed to the reliability and energy efficiency of these properties and to the overall condition of the Public Housing portfolio.

HNS will develop a long-range strategic plan for the public housing portfolio in the coming year. This will build on work started in 2017-18 to complete condition assessments of all buildings, and analysis to assess long-term options for renewal of the portfolio. HNS will also continue to support increased energy management through innovative approaches to sustainability by monitoring levels of energy reduction in Passive House pilot projects and exploring opportunities to improve technologies and building systems to increase the long-term sustainability of buildings.

2.

OPERATIONAL EFFECTIVENESS AND IMPROVEMENT ACTION ITEMS

In its 2017-18 Business Plan, HNS committed to undertaking four strategic operational improvements and to measure progress in implementing these improvements. This section describes progress on these commitments.

A. Review Housing Nova Scotia's home repair/adaptation programs

In 2017-18, Housing Nova Scotia undertook an analysis of its home repair/adaptation program portfolio. The objective of this work is to streamline programs and processes to enable the organization to better serve its clients. Through this process, the organization identified emerging policy issues, procedural efficiencies, and best practices. Based on this analysis, recommendations will be prepared and work will be undertaken to make operational changes for implementation in 2019.

B. Review of Housing Nova Scotia's governance and organizational structure

HNS has completed background research and initial development of a governance review. The objective of the review is to identify governance requirements for HNS and evaluate options that enable HNS to be flexible, responsive, and efficient in its various roles across the housing continuum. This will ensure that HNS is positioned to meet emerging issues, maximizes its resources, and is able to leverage opportunities with partners.

C. Develop a Client Service Strategy

Work completed on this initiative in 2017-18 included development of response standards for maintenance requests and preliminary work on a tenant engagement initiative. New response standards became effective in June 2018. Plans for 2018-19 include:

- Measurement of performance on new maintenance response standards.

- Implementation of a tenant engagement initiative which emphasizes increased face-to-face interactions between client service staff and tenants. The first phase of the tenant engagement implementation plan was launched in May 2018, with scheduled interactions underway at seniors' buildings across the province.

These activities are anticipated to result in an immediate improvement in services to tenants. Measurement and analysis will identify areas to improve consistency in client service across all housing authorities, strengthen accountability, and provide a basis to better allocate resources.

D. Begin a review of the social housing portfolio as required by the Social Housing Agreement.

In compliance with the 1997 Canada-Nova Scotia Social Housing Agreement, HNS completed review of the social housing portfolio funded under the Social Housing Agreement (SHA). The review indicated that the objectives of the programs funded through the agreement remain aligned with Nova Scotia government priorities and continue to address social housing needs of low-and moderate-income households in Nova Scotia.

Other Items

In addition to the items noted above, in 2017-18 HNS initiated work on two strategic projects that are designed to advance efficiencies and operational effectiveness across the organization. The projects were:

- Development of a standard rent supplement agreement to streamline administration of the rent supplement program.
- Completion of an IT/IM needs assessment. The needs assessment was the first step in developing options to meet the organization's information management needs to support strategic, evidence-based decision making.

3.

PERFORMANCE MEASURES, OUTCOMES AND INDICATORS

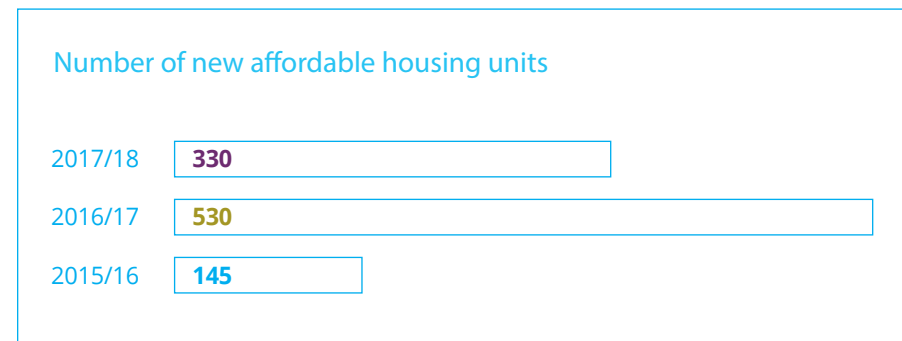
MEASURE:

Number of new affordable rental housing units.

This measure includes new affordable rental units made available through working with developers to build new affordable rental housing, convert non-residential buildings such as former schools into affordable rental housing, or rejuvenate existing rental stock considered to be uninhabitable.

In 2017-18 a total of 330 new affordable rental units were made available. Of these, 180 were newly developed rental units and 150 were made available through rental preservation.

There has been an increase in new affordable rental housing from 145 new units in 2015-16 to 330 new units in 2017-18. The total number of new units peaked in 2016/17 with short-term federal funding that was made available through the Social Infrastructure Fund.



The figure for 2016-17 for this measure differs from the 2016-17 Accountability Report due to additional data received. The figure has been adjusted to reflect one additional multi-unit project completed in 2016-17 that added over 100 new units.

MEASURE:

Number of new rent supplement units created targeted to reducing the public housing waitlist.

Rent supplements are used to house eligible applicants from the housing waitlist in a rental unit in buildings owned by private sector and not-for-profit landlords. They are an effective tool to house Nova Scotians in housing need when public housing units are not available or suitable to applicant needs. This measure describes the number of rent supplement units made available each year to house eligible housing applicants.

In March 2018, there were 1,724 rent supplements allocated to house eligible public housing applicants across the province. This was an increase in rent supplements from the previous year (1,410). Social Infrastructure Fund (SIF) investments were leveraged to create 200 of the new rent supplements in 2017-18.

The increase in number of rent supplements has helped to advance efforts to reduce the public housing waitlist; the number of families and seniors on the public housing waitlist decreased from 4,600 in March 2015 to 3,519 in March 2018.

MEASURE:

Number of homes preserved through major health and safety related repairs.

This measure indicates the number of homeowners living on lower incomes who received assistance for necessary health and safety related home repairs. Necessary home improvements include, for example, upgrading electrical, plumbing, and septic sewer systems. This measure excludes assistance provided through targeted programs for home adaptations for seniors or individuals with a disability.

The Province is committed to preserving and creating affordable housing options for low-income households. With some of the oldest housing stock in Canada, HNS continues to offer programs to improve the health and safety of homes. Helping low-income homeowners undertake necessary home repairs improves the condition and sustainability of the existing supply of housing, and means that more households have access to safe affordable housing.

Funding for Housing Nova Scotia's home repair programs primarily comes from the Investment in Affordable Housing (IAH) Agreement and the two-year federal-provincial Social Infrastructure Fund (SIF). In 2017-18 HNS assisted 1,511 households with major health- and safety-related repairs to preserve their homes. This is similar to the previous year (1,530).

MEASURE:

Number of seniors and persons with disabilities helped by health- and safety-related repairs and/or home adaptations.

This measure describes the number of low-income households headed by persons over 65 years of age and/or with a disability who were assisted through home repairs or adaptations needed for health and safety reasons.

In 2017-18, HNS assisted 1,188 seniors and persons with disabilities to complete health- and safety-related repairs and/or home adaptations. This is an increase over the previous year, assisting more seniors and persons with disabilities to remain in their homes and live safely in connection to their communities.

Number of Seniors & Persons with Disabilities helped by Health & Safety related Repairs and Adaptations

2017/18	1,188
2016/17	1,126
2015/16	1,122

MEASURE:

Per cent of co-operatives under the Social Housing Agreement (SHA) that achieve a ranking of Level I or a high Level II based on an annual assessment of their financial and physical condition.

Housing Nova Scotia evaluates the viability and sustainability of the province's co-operative housing organizations using a model it developed to rank cooperatives based on an annual assessment of financial, democratic, and physical conditions. This measure is based on a review and analysis of each organization's financial statements, building and property reports, and governance documents. The organizations are ranked using a four-point model. Level I is the highest ranking and co-operatives receiving this ranking are considered to be viable organizations. Those given a Project in Difficulty (PID) ranking, the lowest ranking, have business practice deficiencies that must be improved. Housing Nova Scotia may intervene in the operations of organizations in difficulty to support development of a plan to address concerns.

In 2017-18, 52.4 per cent of the organizations achieved a Level I or High Level II ranking. This is consistent with the previous two years.

HNS continues to work with co-operative housing organizations and the Co-operative Housing Federation (CHF Canada) to improve long-term economic and physical viability of co-operative housing organizations in the province.

MEASURE:**Number of the Department of Community Services' Disabilities Support Program's (DSP) clients assisted in finding safe and stable housing adapted to their needs.**

Housing Nova Scotia continues to collaborate with the Department of Community Services to provide housing to Disabilities Support Program (DSP) clients who are capable of living independently and eligible for social housing. DSP clients receive services from a variety of community-based, residential, and vocational/day programs. Some of these clients may be best served through combining these support services with suitable social housing or a rent supplement.

Twenty-nine (29) DSP clients were housed through a Housing Nova Scotia program in 2017-18, including public housing, rent supplement, and co-operative/non-profit units. These clients also received DSP services through the Department of Community Services to support independent living.

In 2017-18, HNS initiated preliminary work on an action plan to best address the needs of these shared clients. HNS is committed to working with the Department of Community Services to support eligible DSP clients to live safely and independently in their communities.

Appendix A

Supplementary Information About Housing Nova Scotia

Housing Nova Scotia (HNS) is the primary housing delivery agency in Nova Scotia. It is responsible for ensuring the availability of safe, suitable, and affordable housing for Nova Scotians. HNS delivers a range of housing solutions, including: provincially-owned rental units managed by five regional housing authorities (“public housing”), grant and loan programs for low income homeowners for home repairs and adaptations, and assistance to landlords who rent to low-income households for repairs and/or adaptations. HNS also provides capital contributions to developers for creating new affordable rental housing.

HNS receives most of its funding through various federal - provincial agreements. There are currently two main funding agreements with the federal government: Social Housing Agreement (SHA) and the Agreement for Investment in Affordable Housing (IAH). These agreements have specific funding terms, compliance and reporting requirements and parameters related to how the funding can be used and cost-matching requirements.

Key Facts

Housing Landscape¹

- NS Households in Core Housing Need: 49,450
- The predominant reason for housing need is affordability (over 70 per cent)
- Single renter households are most likely to be in core housing need.

Scope of the social housing portfolio

- Average age of housing stock: 40 years
- # of public housing units: 11,560
- # of rent supplement units: 1,724
- #of co-operative/non-profit units: 1,745

Demographic Profile²

- Median Income NS: \$60,764 (3rd lowest in the country)
- 17 per cent of Nova Scotians are identified as low-income; the highest incidence of persons living with lower incomes in the country (along with Prince Edward Island and New Brunswick)
- 19.9 per cent of the population in NS is at least 65 years of age, a figure that is the second highest rate in the country and growing (16 per cent in 2016)
- 20 per cent of the NS population with a disability: 20 per cent (national average is 14 per cent)

¹Statistics Canada and CMHC. 2017. “Core housing need for Canada, the provinces and territories, 2006, 2011 and 2016”. 2016 Census. Statistics Canada Catalogue no. 98-509-X2016001. Ottawa. Released November 15, 2017

²Statistics Canada. 2017. Nova Scotia [Province] and Canada [Country] (table). Census Profile. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017.
<https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E> (accessed June 22, 2018).

