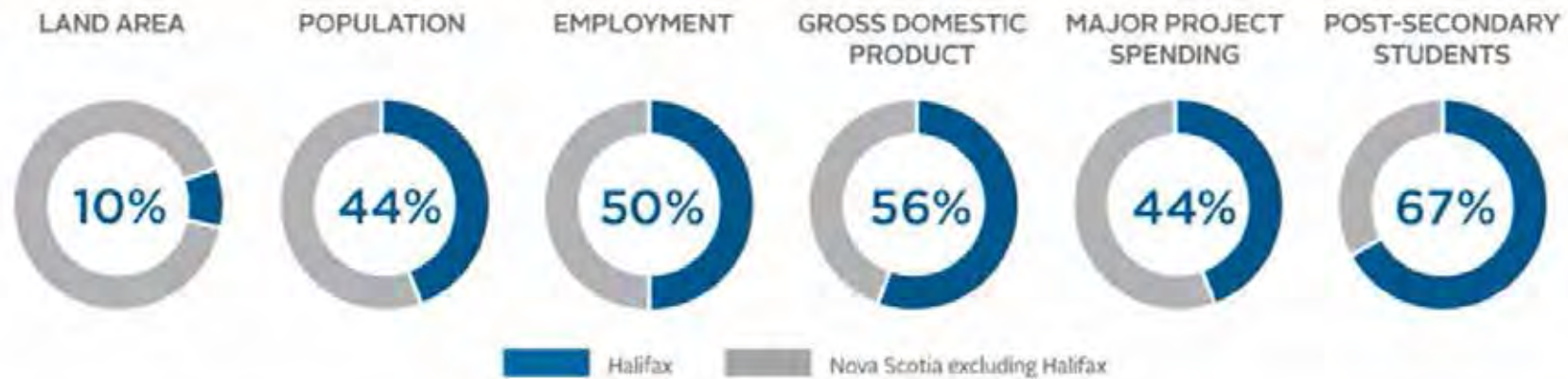




# Working to end housing poverty & homelessness in Halifax

Kasia Tota  
Community Developer  
Halifax Planning & Development

May 19, 2016

**HALIFAX AS A SHARE OF NOVA SCOTIA, SELECT INDICATORS, 2014**

Source: Statistics Canada, The Conference Board of Canada, Atlantic Provinces Economic Council, Maritime Provinces Higher Education Commission

**HALIFAX**



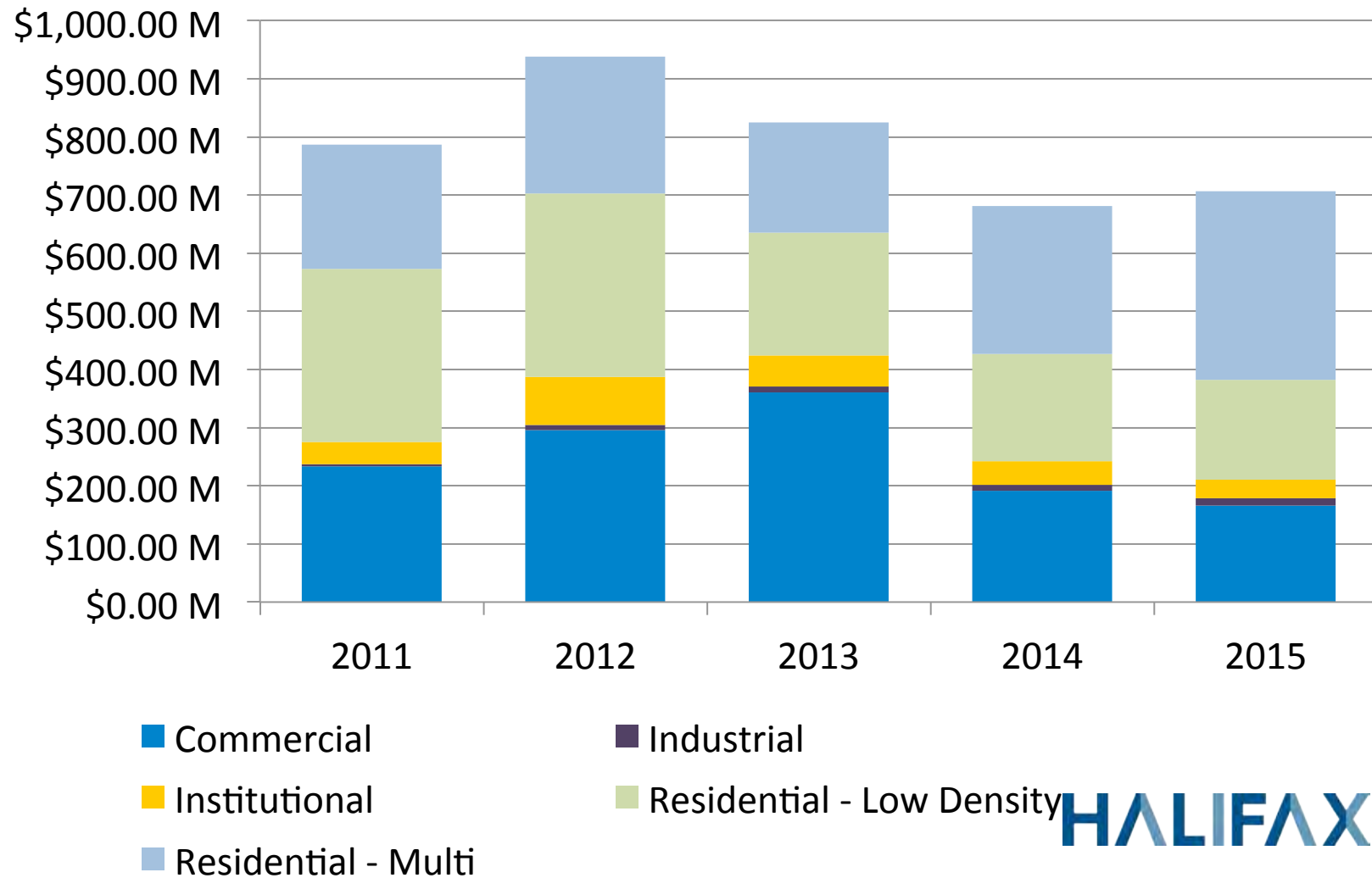




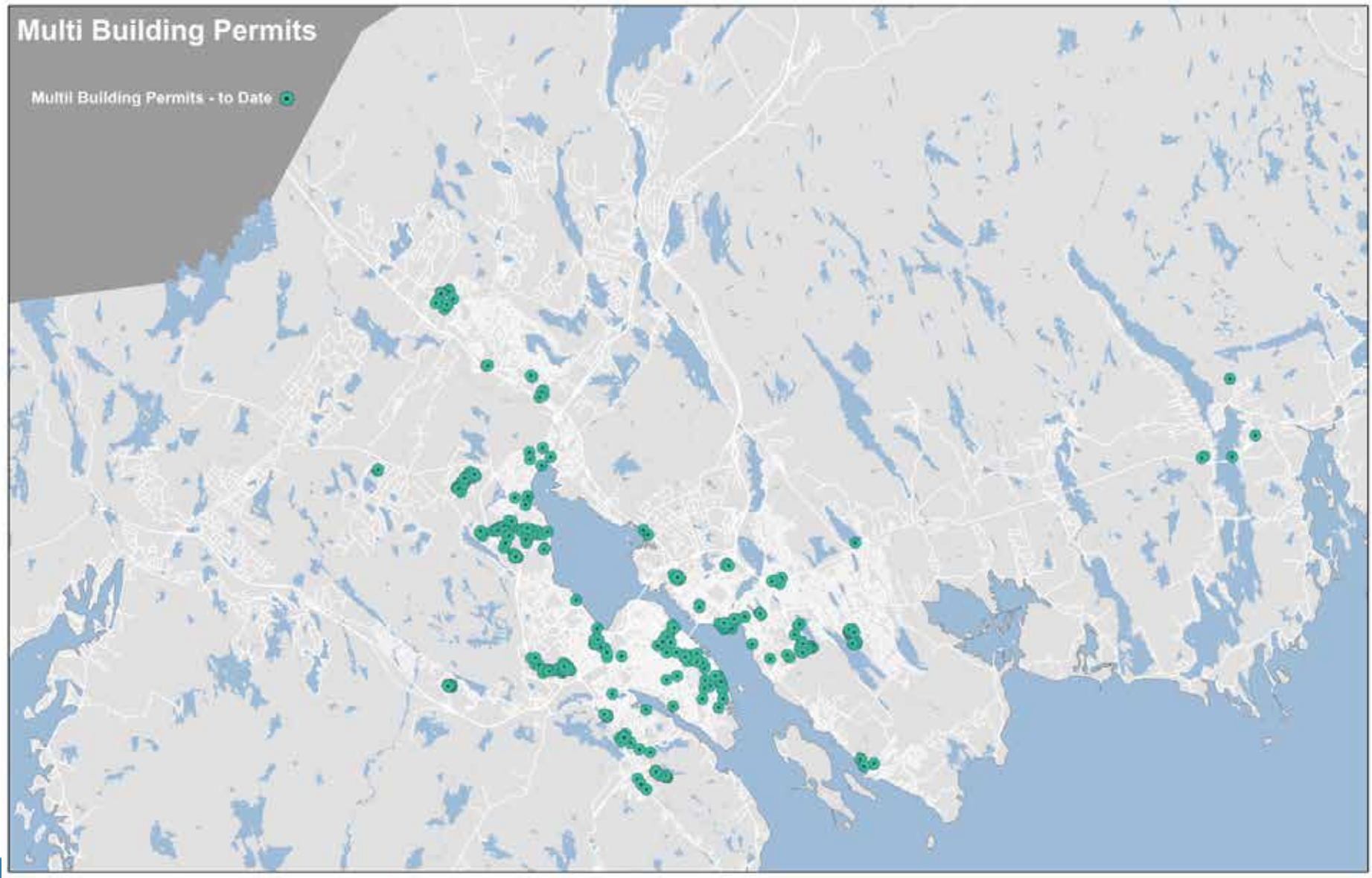


# Planning & Development

## *Construction Value by Type (2011 to 2015)*

**HALIFAX**

# Multi-Unit Permits 2006-2016



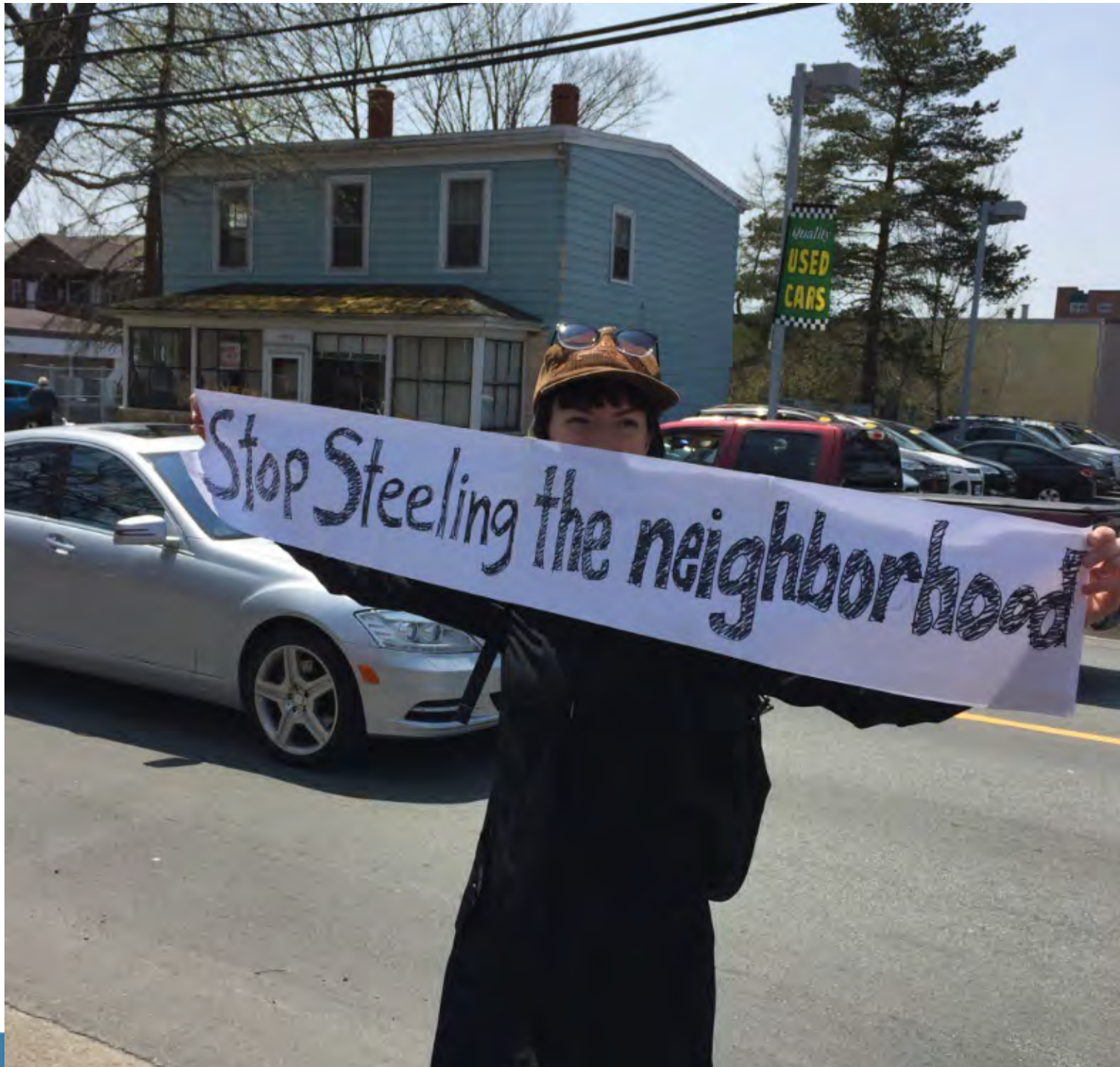












# Homeless issue hard to crack

BY JOHN MCPHEE STAFF REPORTER

Published November 23, 2012 - 5:10am

Last Updated November 23, 2012 - 8:51am



## Problem likely more serious than report suggests, panel hears

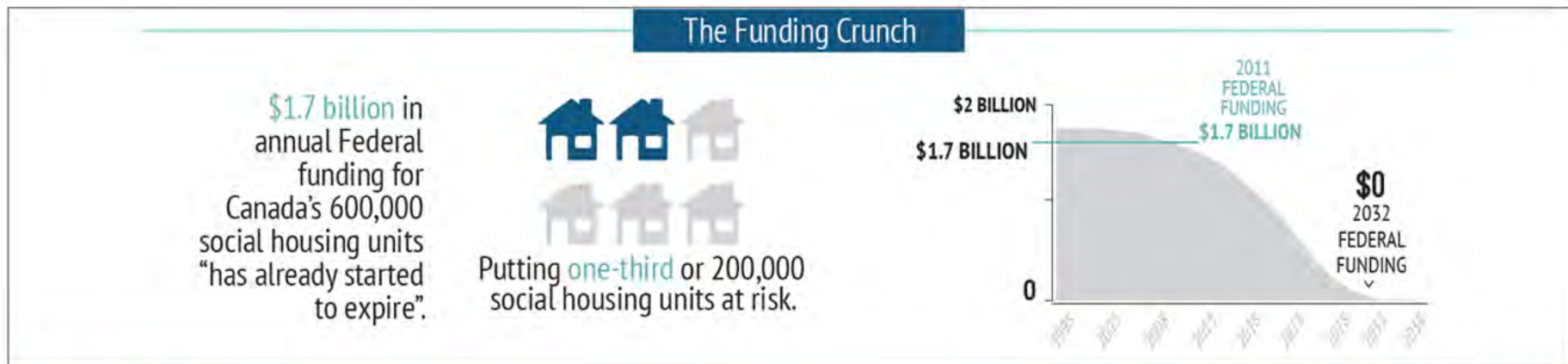


Patrick Pierro looks for change from passersby on Barrington Street in Halifax on Thursday. Pierro recently obtained housing after saying he slept outdoors in Halifax for the last two years. A panel took part in a discussion on the latest report on homelessness in Halifax on Thursday. (TIM KROCHAK / Staff)



# Federation of Canadian Municipalities - “Built to Last”

1. Stimulate market and affordable rental construction
2. Preserve and renew federal investments in social housing to rebalance the fiscal burden between the federal government and provincial/territorial governments
3. Develop a supporting framework for homeless strategies



FEDERATION  
OF CANADIAN  
MUNICIPALITIES

FÉDÉRATION  
CANADIENNE DES  
MUNICIPALITÉS



#HOUSINGCRUNCH

# ***An end to Homelessness and Housing Poverty***

## ***Our Partners***

- Affordable Housing Association Nova Scotia
- Canada Mortgage & Housing Corporation
- Halifax Regional Municipality
- Housing Nova Scotia
- Investment Property Owners Association of Nova Scotia
- IWK Health Centre
- Nova Scotia Department of Community Services
- Nova Scotia Health Authority
- United Way Halifax

The Housing and Homelessness Partnership is a unique collaboration of eight partners from three levels of government, the private sector, and non-profit community all with a common goal – ending homelessness and housing poverty in Halifax.

***About our Partnership***



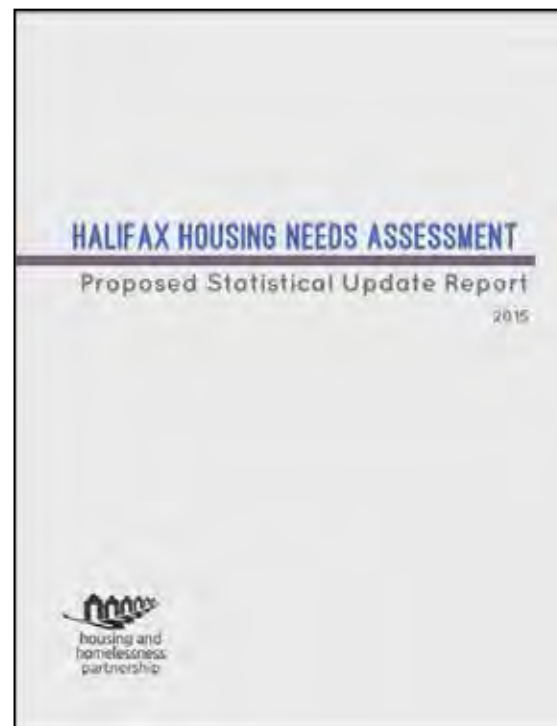


# *Homelessness and Housing Poverty affects us all*

<b>1508</b>	<b>1 in 4</b>	<b>\$1220</b>
people stayed at a Halifax shelter in 2015	Halifax households spend 30% or more of their total income on housing	the average rent for a 3 bedroom accommodation in Halifax

**HALIFAX**

# Housing Needs Assessment



## HALIFAX



# Research Questions

**What is the nature  
of housing demand  
and need in the  
Municipality?**

**What is the nature  
of the housing  
supply in the  
Municipality?**

**What is the current  
housing gap in the  
Municipality and  
where is it located?**

**What will the  
housing market  
look like in the next  
5-10 years?**

Housing Demand  
Analysis

Housing Supply  
Analysis

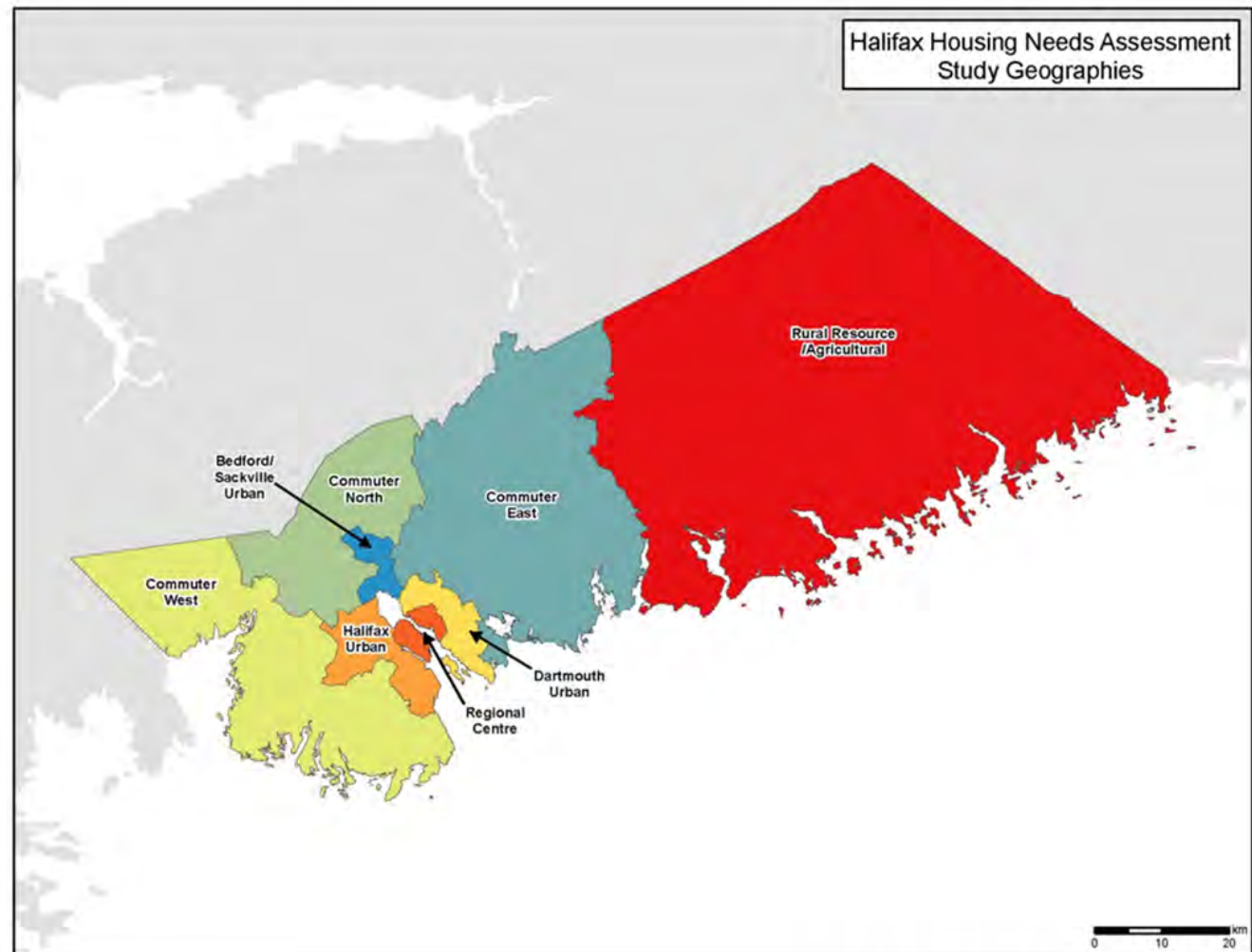
Housing Affordability  
Analysis

Housing Gaps  
Analysis and Future  
Needs

**HALIFAX**

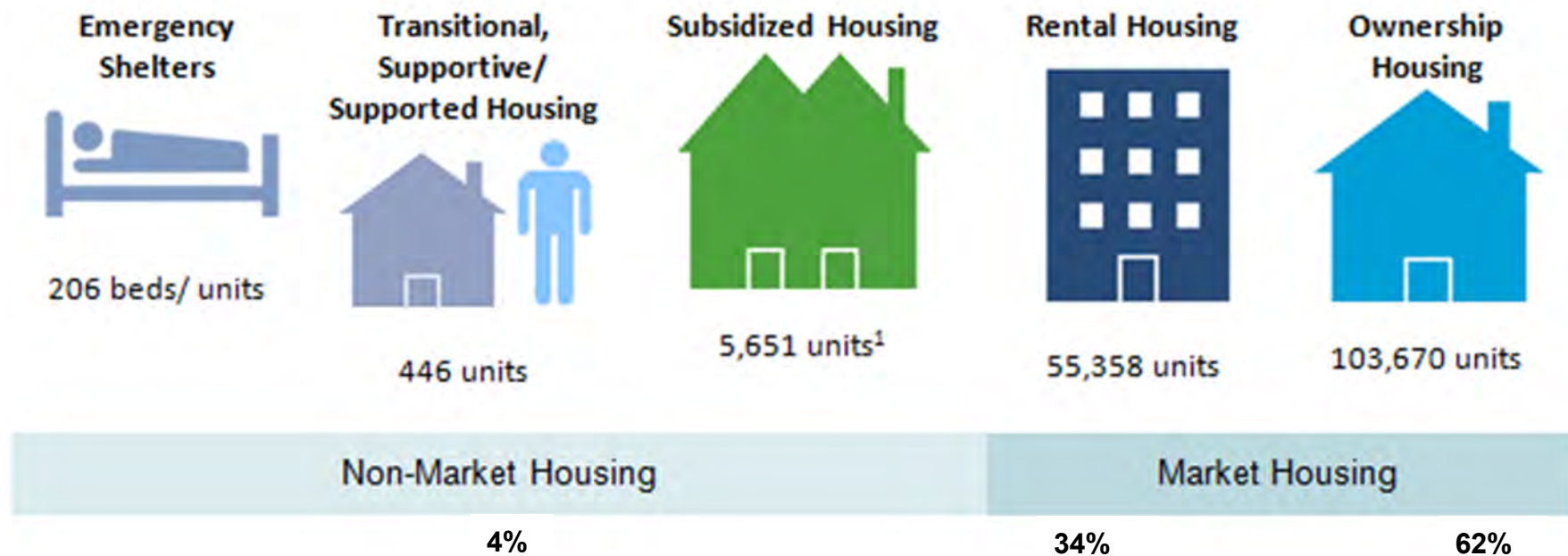
# What is the state of housing in Halifax now & in the next 10 years?

- Regional Centre
- Halifax Urban
- Dartmouth Urban
- Bedford/Sackville Urban
- Commuter West
- Commuter North
- Commuter East
- Rural Res./Agricultural





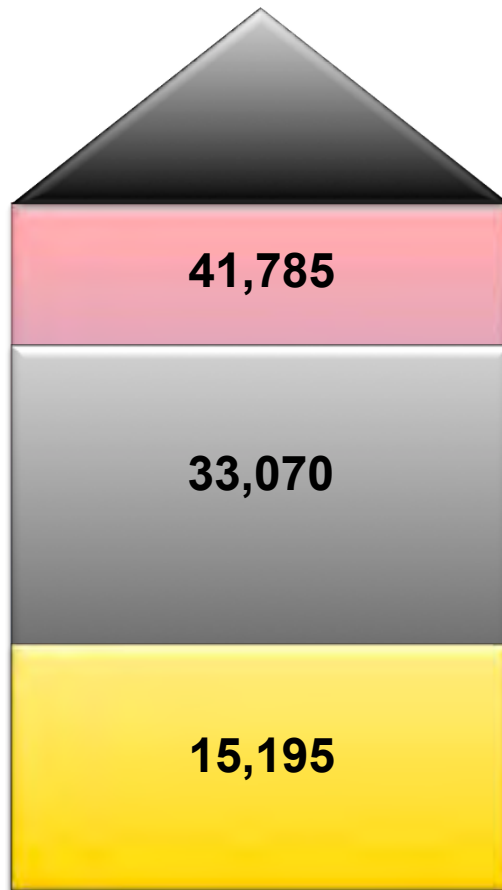
# Housing Continuum



1 This number includes co-ops, public housing and rent supplement units

**HALIFAX**

# Affordability Analysis (2011)



- Households that spent 30% or more of income on housing cost (26,215 were renters)
- Households that spent 30% or more and had an income of \$29,566 or less & not able to afford market rents
- Households with income of \$17,065 or less per year not able to afford market rents

**HALIFAX**



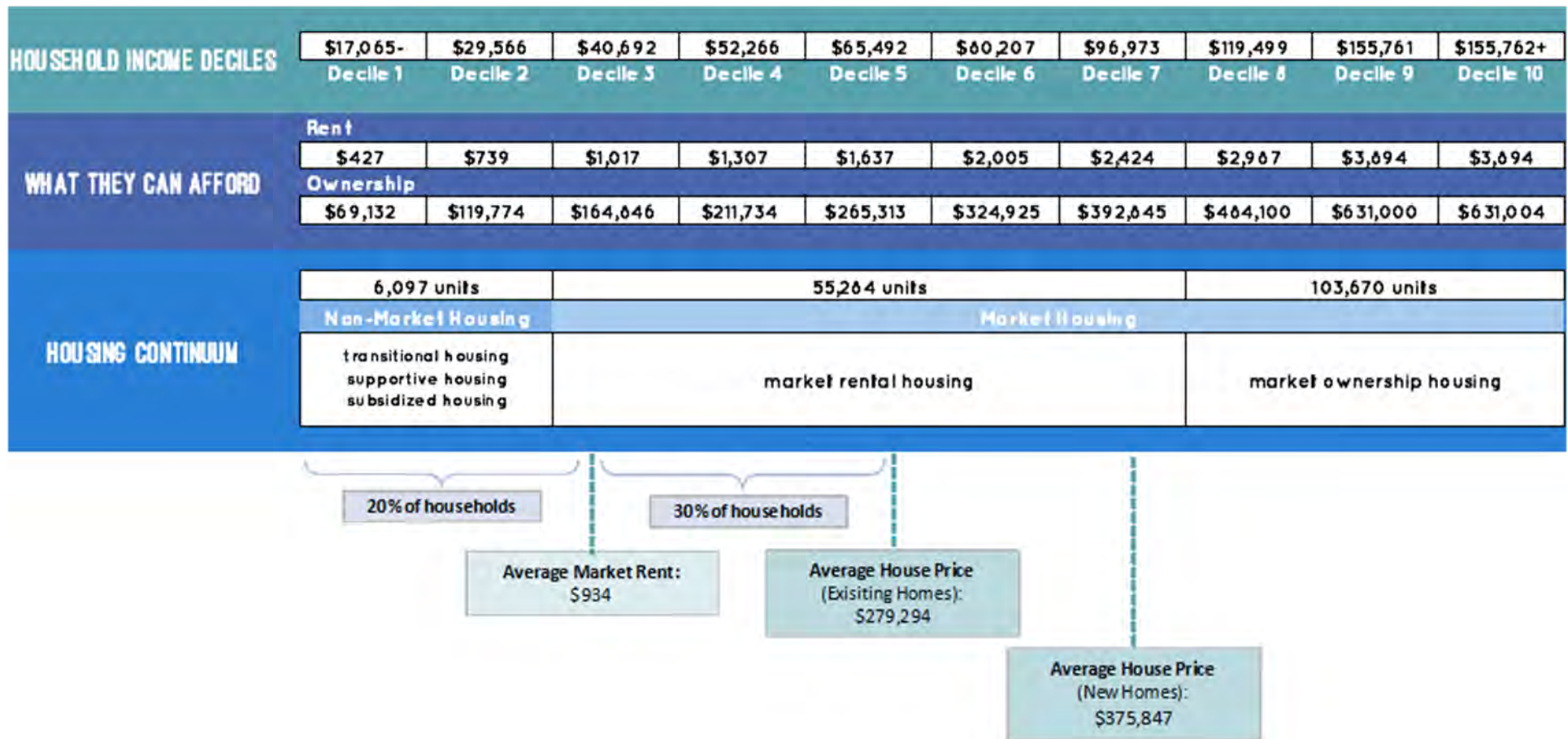
# How does Halifax compare?

	Paying >30%	Core Housing Need
<b>Canada</b>	25.2%	12.5%
<b>Nova Scotia</b>	22.0%	12.5%
<b>Halifax - CMA</b>	25.4%	13%
<b>St. John's - CMA</b>	21.6%	11.9%
<b>Moncton - CMA</b>	21.9%	9.5%
<b>Québec - CMA</b>	20.1%	8.6%
<b>London - CMA</b>	26.4%	12.9%
<b>Regina - CMA</b>	22.1%	12.0%
<b>Edmonton - CMA</b>	23.7%	11.3%
<b>Victoria - CMA</b>	31.1%	14.7%

Source: SHS, 2015 and 2011 Census

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# Halifax Housing Continuum



## HALIFAX



# AHWG Strategic 5 Year Plan

1. Increase the supply of affordable housing options that meet peoples' needs

2. Reduce the number of residents living in core housing need

3. Foster a Strong Housing Sector

# What's happening?

- Housing targets approved (5,000 over 5 years)
- Housing First (33 individuals in homes since Oct. representing 154 years of homelessness)
- Housing Emergency project
- Rent supplements increased (140 in HRM)
- Dartmouth North “Between the Bridges” Initiative
- Density Bonusing Implementation
- Discussion on federal/provincial investments in HRM
- Charter Amendments
- Centre Plan...

**HALIFAX**



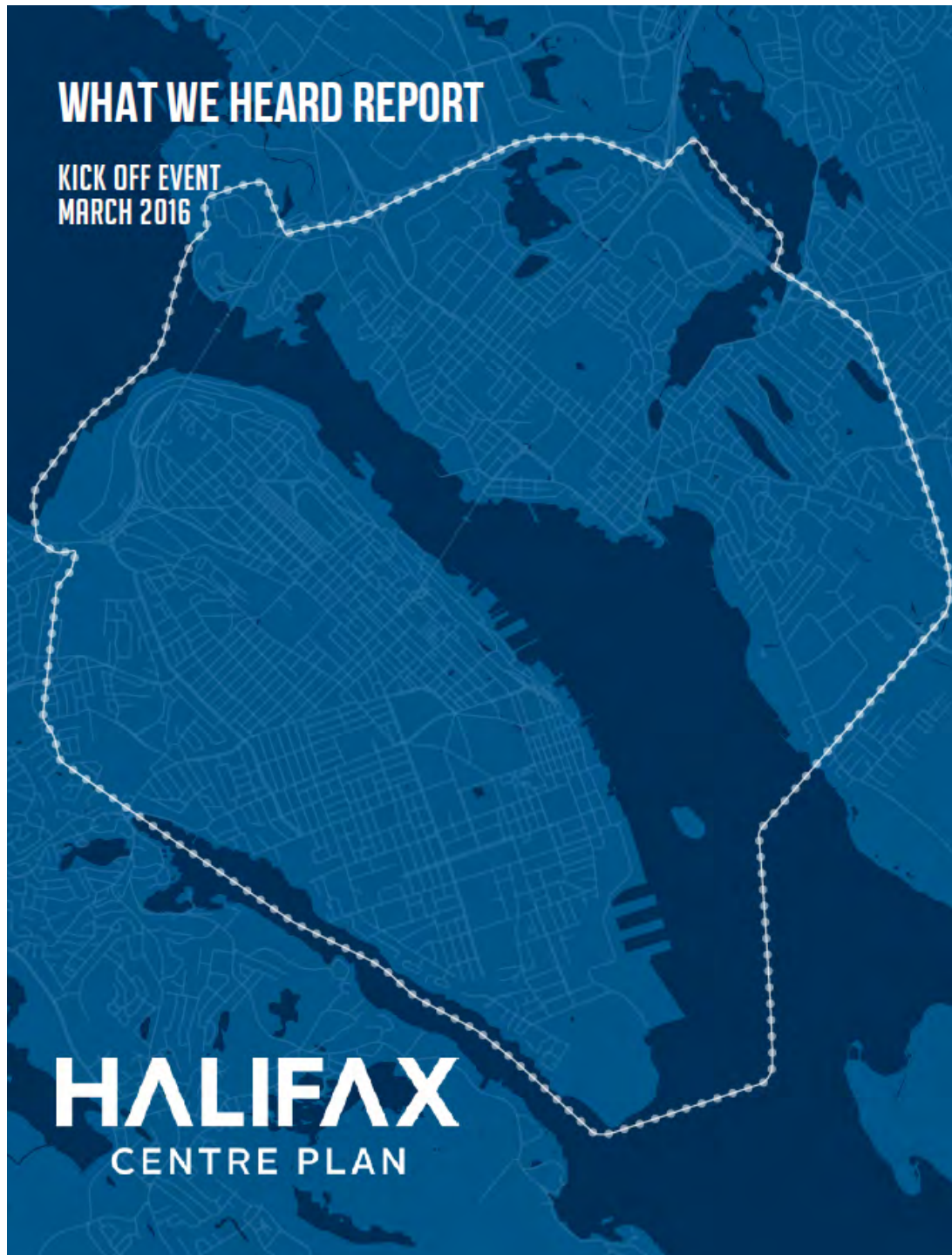


Photo credit: UPLAND Studio



Photo credit: O2 Planning + Design



49<sup>th</sup> National Congress on  
**HOUSING AND HOMELESSNESS**  
49<sup>e</sup> Congrès national sur  
**LE LOGEMENT ET L'ITINÉRANCE**

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# Thank you

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<http://housingandhomelessness.ca/>

**HALIFAX**