A Look Ahead - Phase II
Canada-Nova Scotia Affordable Housing Agreement

Over the next year, we will continue our efforts to create affordable homes for Nova Scotians. Phase II of the Canada-Nova Scotia Affordable Housing Agreement will focus on providing affordable homes for low-income Nova Scotians and other special needs groups and communities in need of affordable housing.

By March 31, 2009, a total of $18.92 million will be committed through Phase II of the Affordable Housing Agreement. Based on the successful completion of Phase I, the second phase of the Agreement will be delivered through four program areas: New Rental Housing Initiative, Rental Housing Preservation Program, New Home Purchase Program, and Home Ownership Preservation Program. Rent supplement assistance will also be offered as part of the menu of affordable housing options available to low-income Nova Scotians.

The Affordable Housing Program demonstrates our commitment to addressing the need for affordable housing in Nova Scotia. It takes the combined efforts of all levels of government, community and individuals to ensure that all Nova Scotians have access to homes that are safe, affordable, and sustainable. We look forward to the year ahead as we work with our partners to deliver on our commitment to create affordable housing for low-income Nova Scotians in need.

New Rental Housing Initiative
As part of the Northwood complex, Almon Place provides 66-units of affordable rental housing in Halifax, NS.

Contact Information

For more information on the Canada-Nova Scotia Affordable Housing Agreement, contact one of the following Housing Offices or visit www.gov.ns.ca/coms

Eastern Region
Sydney: 563-2120
Toll-free: 1-800-567-2135

Northern Region
Amherst: 667-1161
New Glasgow: 755-5065
Truro: 893-5999
Toll-free: 1-866-525-5454

Central Region
Halifax: 424-5110
Toll-free: 1-800-774-5130

Western Region
Bridgewater: 543-7336
Middleton: 825-3481
Toll-free: 1-800-278-2144
Introduction

Homes that are safe, appropriate and sustainable are important to the health and well-being of Nova Scotians. Access to affordable housing creates strong, healthy and diverse communities. To address the need for affordable housing for Nova Scotians, the Canada-Nova Scotia Affordable Housing Agreement was signed by the Ministers responsible for the Canada Mortgage Housing Corporation and the Nova Scotia Department of Community Services in September 2002.

Under the Agreement, the Government of Canada and the Province of Nova Scotia and its partners will commit $56.18 million by 2009 for the creation or renovation of affordable homes for Nova Scotians. As of March 31, 2006, approximately $37.26 million has been committed for affordable housing. Funding is cost shared equally by the federal government, the province and its partners. Funding was delivered through four program areas: New Rental Housing Initiative, Rental Housing Preservation Program, New Home Purchase Program, and Home Ownership Preservation Program.

This made in Nova Scotia program was designed to address the unique housing needs of the province. As of March 31, 2006, the federal and provincial governments and partners committed a total of $37.26 million for the renovation or creation of more than 900 affordable homes for Nova Scotians. To date, 143 homes that are safe, affordable, and sustainable have been completed and 405 homes are under development.

We are pleased to summarize our accomplishments to date, and provide an overview of our plans to deliver meaningful programs through the Canada-Nova Scotia Affordable Housing Agreement.
Canada-Nova Scotia Affordable Housing Agreement Phase I

Created 553 affordable homes under the New Rental Housing Initiative for Nova Scotia families, individuals, seniors, and persons with disabilities.

Invested $6.3 million to preserve 176 homes through the Home Ownership Preservation Program. Home preservation addresses health and safety standards in the home. Nova Scotia has some of the highest rates of home ownership, but some of the oldest homes.

Through the New Home Purchase Program, helped six families purchase new homes in designated Urban Areas of Revitalization.

Created 70 rent supplement units within new affordable housing developments, existing buildings and through the Affordable Student Housing Pilot Program.

Launched an Affordable Student Housing Pilot Program, creating rent supplement units for single parent students attending university full time.

New Rental Housing Initiative > Volunteers of all ages lend a hand in creating affordable rental housing for seniors in St. Andrews (Antigonish County), Nova Scotia.

Program Summary

Good quality homes contribute to the health and well-being of individuals, families and communities. Affordable housing is an essential building block for the health and economic viability of communities throughout Nova Scotia. Through the Canada-Nova Scotia Affordable Housing Agreement we have committed $37.26 million for the construction and renovation of more than 900 units to date. By 2009, the federal and provincial governments and their partners will provide $56.18 million as part of our commitment to create affordable housing for low-income Nova Scotians in need.
“Converting vacant space into homes in the downtown core allowed us to create more traffic, excitement, and new facade along Main Street (Liverpool). Local contractors were happy to have work during slower months and businesses in the downtown core will enjoy economic benefits from more people living close by.”

“Working with government can and did work. Thanks to the Canada-Nova Scotia Affordable Housing Agreement, we were able to create six new apartments for the community. We were able to do this, thanks to government support.”

– K.B. Anthony, Anthony Properties, Barrington Passage, N.S.

“Shared Experiences

There is a need for affordable seniors’ housing in rural Nova Scotia. Our development will provide additional infrastructure to ensure the community remains viable.”

“This is truly a community-based development. As a non-profit development, we rely on physical labour and support from the community. We were very pleased that 35 people came to volunteer their time to help us shingle the roof.”

– Leroy MacEachern, Vice President, St. Andrews Senior Housing Association

“The Affordable Housing Program offers the Truro community an opportunity of a lifetime – a chance to live in a positive environment and a good quality home that is affordable.”

“As a developer, the Affordable Housing Program provides the financial support necessary to encourage the private sector to get involved in the creation of affordable housing in Nova Scotia.”

– Ron Wallace, Ron Wallace Realty Ltd., Truro, N.S.

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