



Shelburne County Housing Coalition

*Advocating for affordable, inclusive and
supportive housing options.*

Shelburne County Housing Coalition

- Who we are:
 - A diverse group of stakeholders, partners, and community members including representatives from:
 - Town of Shelburne, Municipality of the district of Shelburne, Our House/SHYFT, Tri County Women's Centre, Continuing Care, Seniors Safety, MLA Chris D'Entremont, Shelburne Area Supporting Inclusion, Harbourside Landing, Mental Health, Public Health, Western Regional Housing Authority, Silver Economy Engagement Network (SEEN), and new members always welcome.
- Our purpose and mission:
 - To advocate for affordable, inclusive, and supportive housing options
 - Further advocacy/collective voice on housing issues
 - Information sharing and capacity building
 - Collaborate, partner, network
 - Understand the issues
 - Engage the community
 - Our report: In search of Safe and Affordable housing: Shelburne County Housing Statistics (Winter 2015)

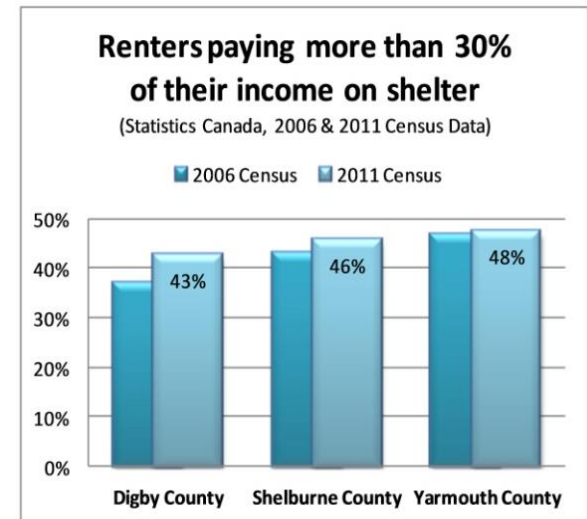
IN SEARCH OF SAFE AND AFFORDABLE HOUSING: SHELBURNE COUNTY STATISTICS 2015



The need

*“Housing is one of the most fundamental needs for Nova Scotians and their families. And its impact goes well beyond our basic requirement for shelter. **Our homes – and the communities they are part of – shape nearly every aspect of our lives: health, educational achievement, success in the workplace, even the security of our retirement and our dignity in old age.**”* (A Housing Strategy for NS, Spring 2013)

Average household rents in South West Nova range from \$556-\$579, and almost half of renters are paying more than 30% of their income on housing, placing them in core housing need.



A household is in **CORE HOUSING NEED** if its housing does not meet one or more of the adequacy, suitability or affordability standards and it would have to spend 30 per cent or more of its before-tax income for alternative local housing.

Housing and homelessness in rural areas

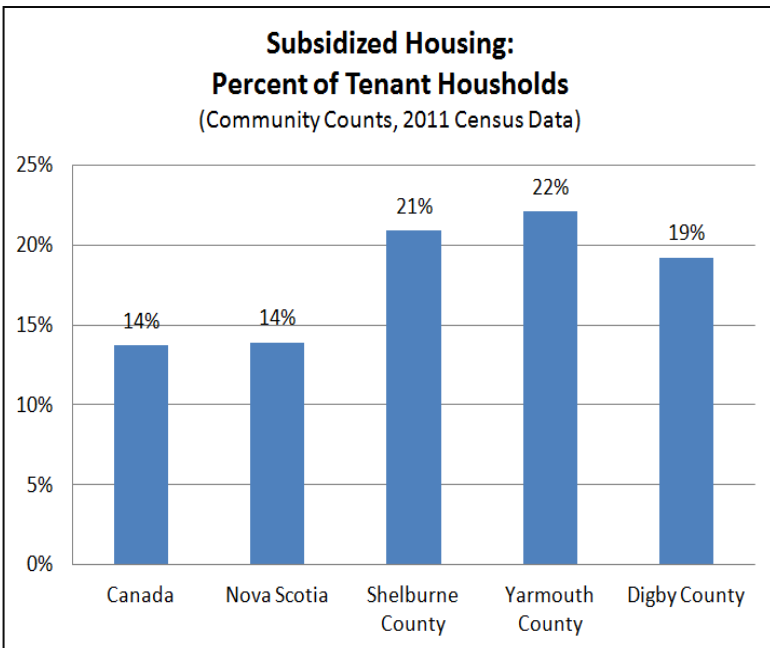
“Until recently, the thought that a person living in a rural environment in Canada could be homeless was not considered as a possibility for any significant number of people”

(Housing First in Rural Canada; Rural Homelessness and Housing First Feasibility across 22 Canadian Communities. 2014)

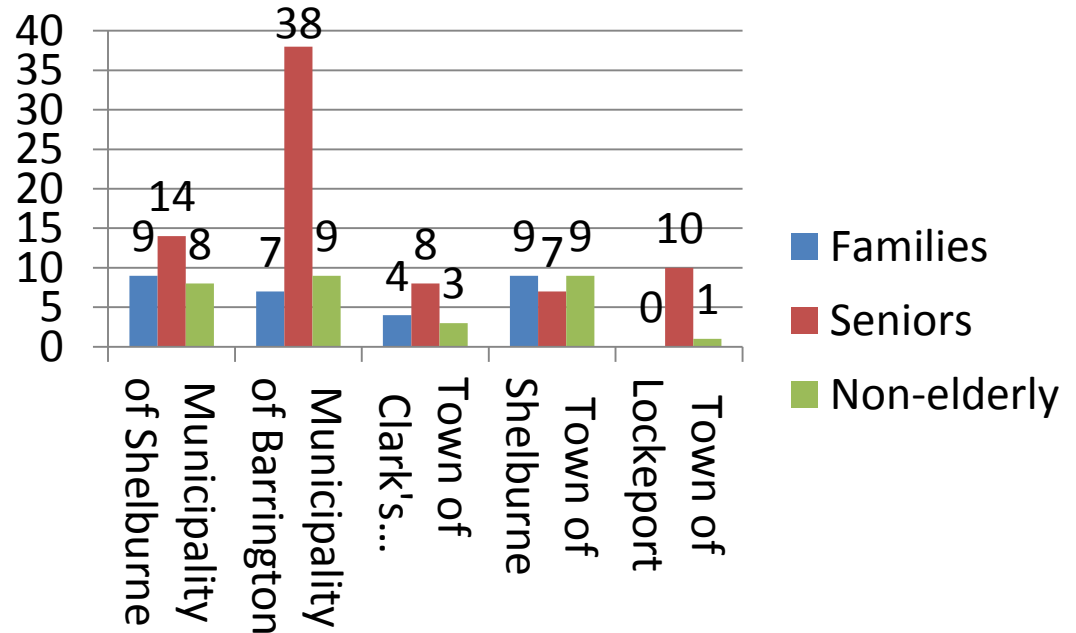
- Rural homelessness tends to be hidden or invisible
- Rural housing tends to be single family dwellings
- Added demands of living in a rural community
- Different definitions of homelessness including: unsheltered, emergency sheltered, provisionally accommodated, insecurely housed, precariously housed.

Subsidized and social housing

**Subsidized Housing:
Percent of Tenant Housholds**
(Community Counts, 2011 Census Data)

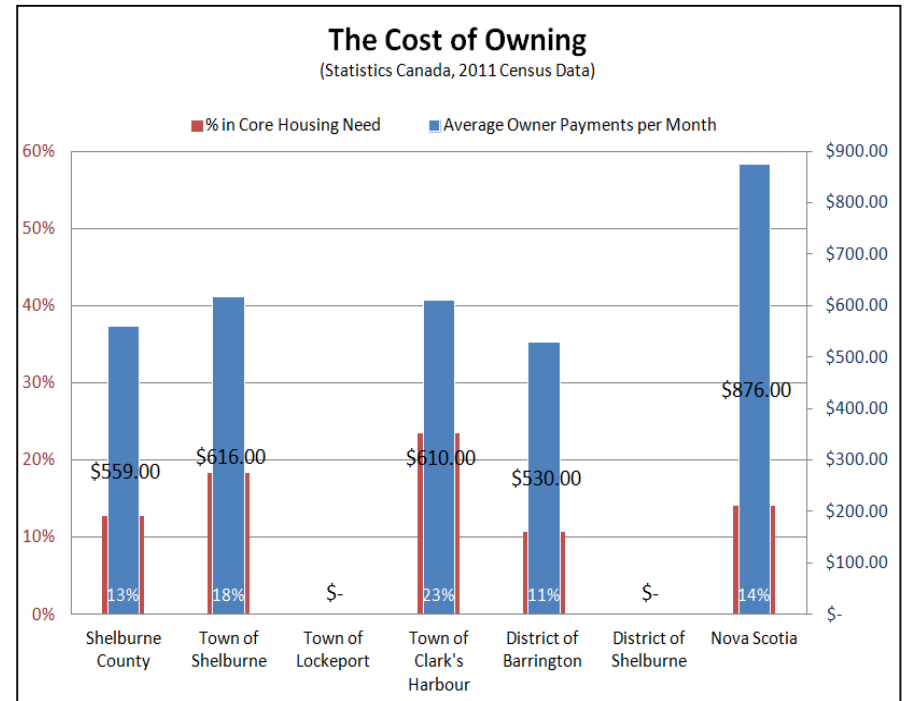
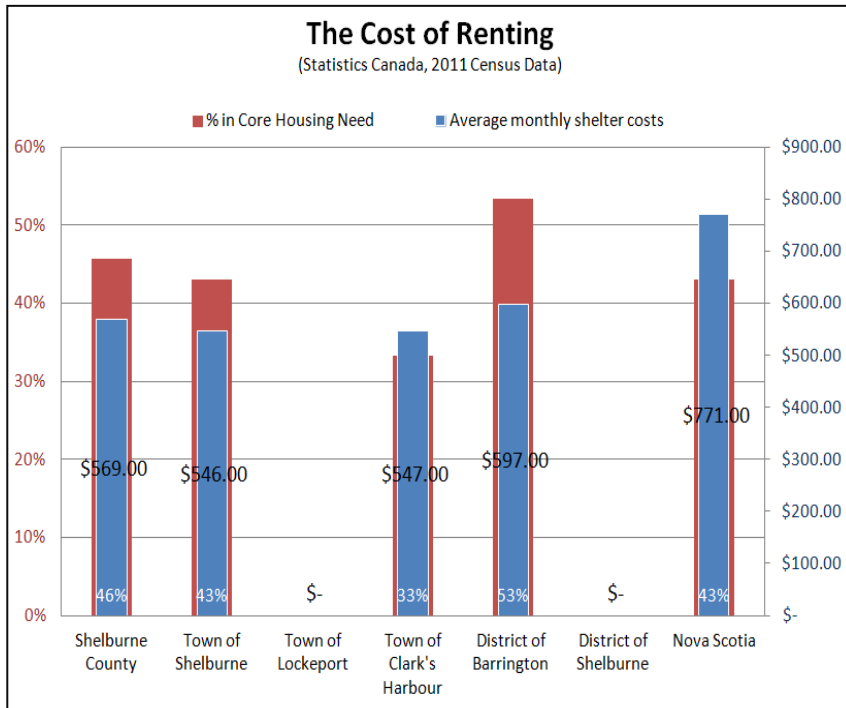


WRHA Waitlist – March 2015



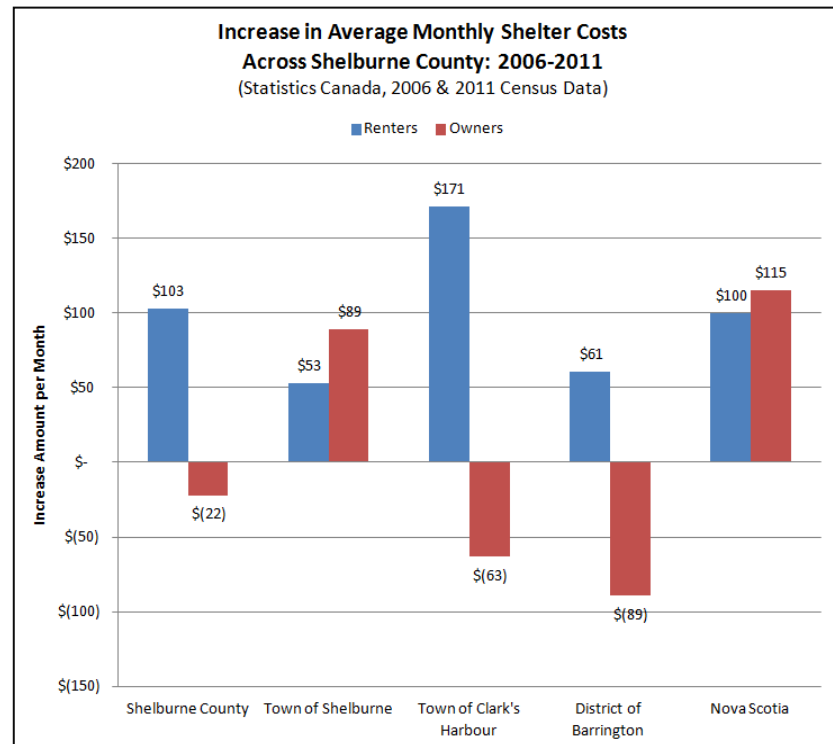
Based on the 2011 Census data, approximately 21% of tenant households across Shelburne County are in subsidized housing compared to 14% of tenant households in Nova Scotia.¹⁷ The Town of Shelburne has the greatest percentage of subsidized housing at 37%, followed by the District of Barrington with 19% and the District of Shelburne with 7%. Census Data does not report any subsidized housing in the Town of Lockeport and the Town of Clark's Harbour.

The costs

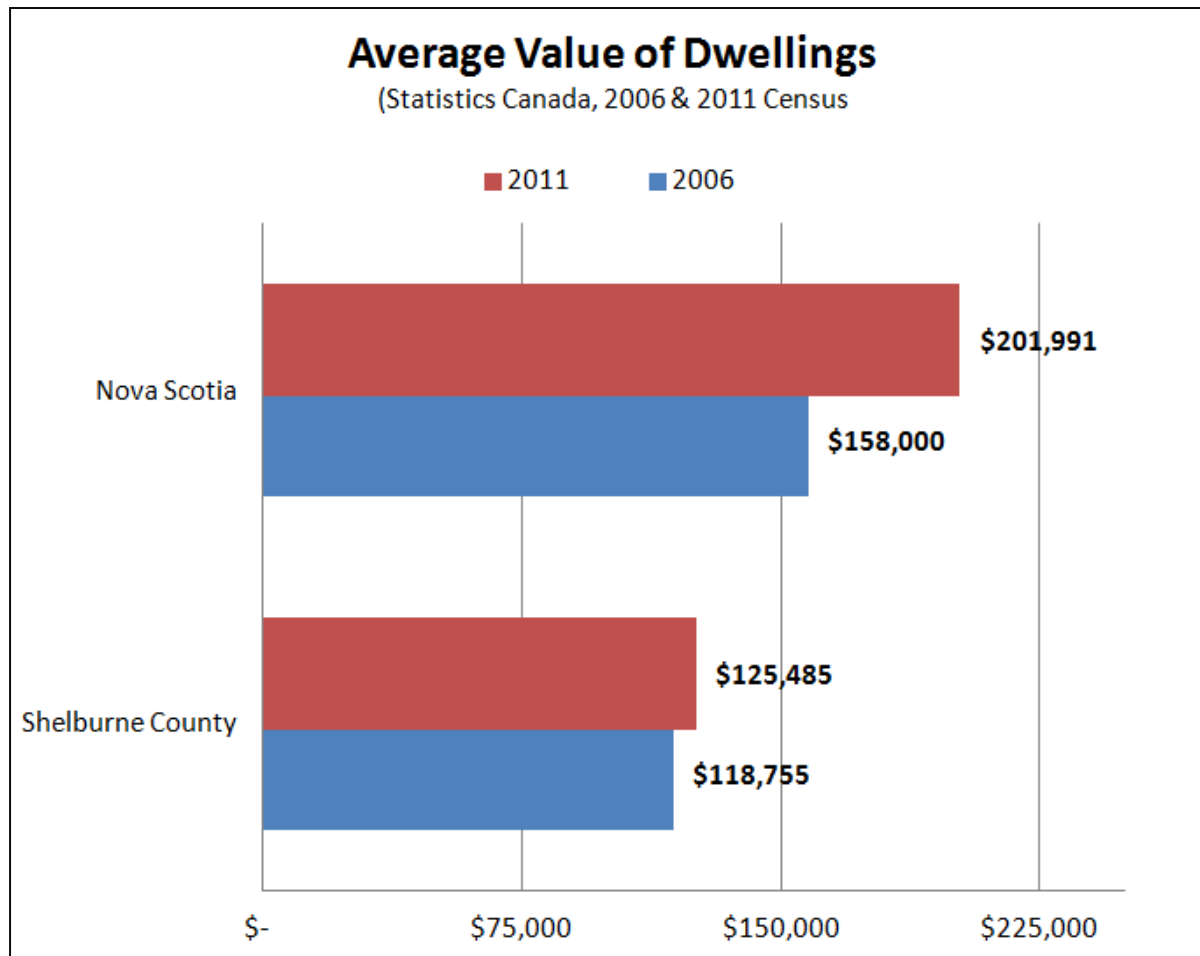


The costs...continued

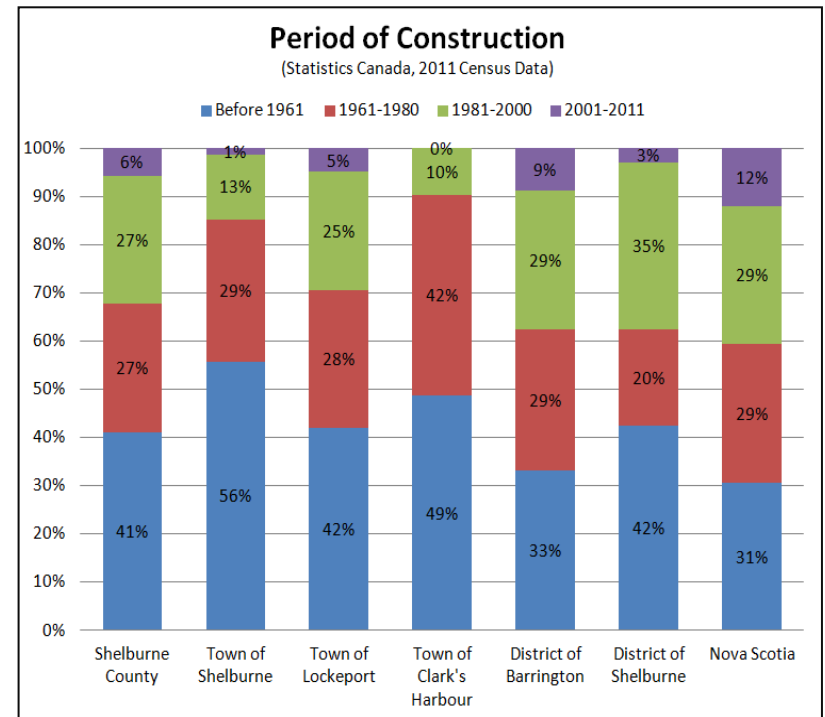
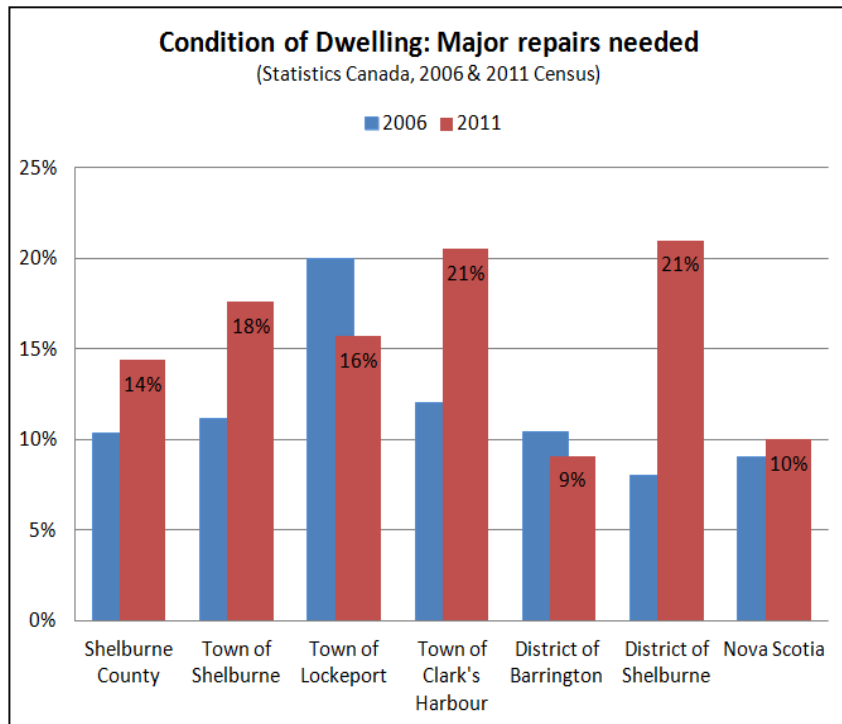
- For tenant-occupied dwellings across Shelburne Co. the costs have increased by about \$100 a month.
- For owner-occupied dwellings across Shelburne County the average shelter costs per month have decreased, with the exception of owner-occupied dwellings in the Town of Shelburne where shelter costs increased.
- On average, 38% of owned households in Shelburne County have a mortgage, compared to 54% across Nova Scotia and 46% in Yarmouth County.



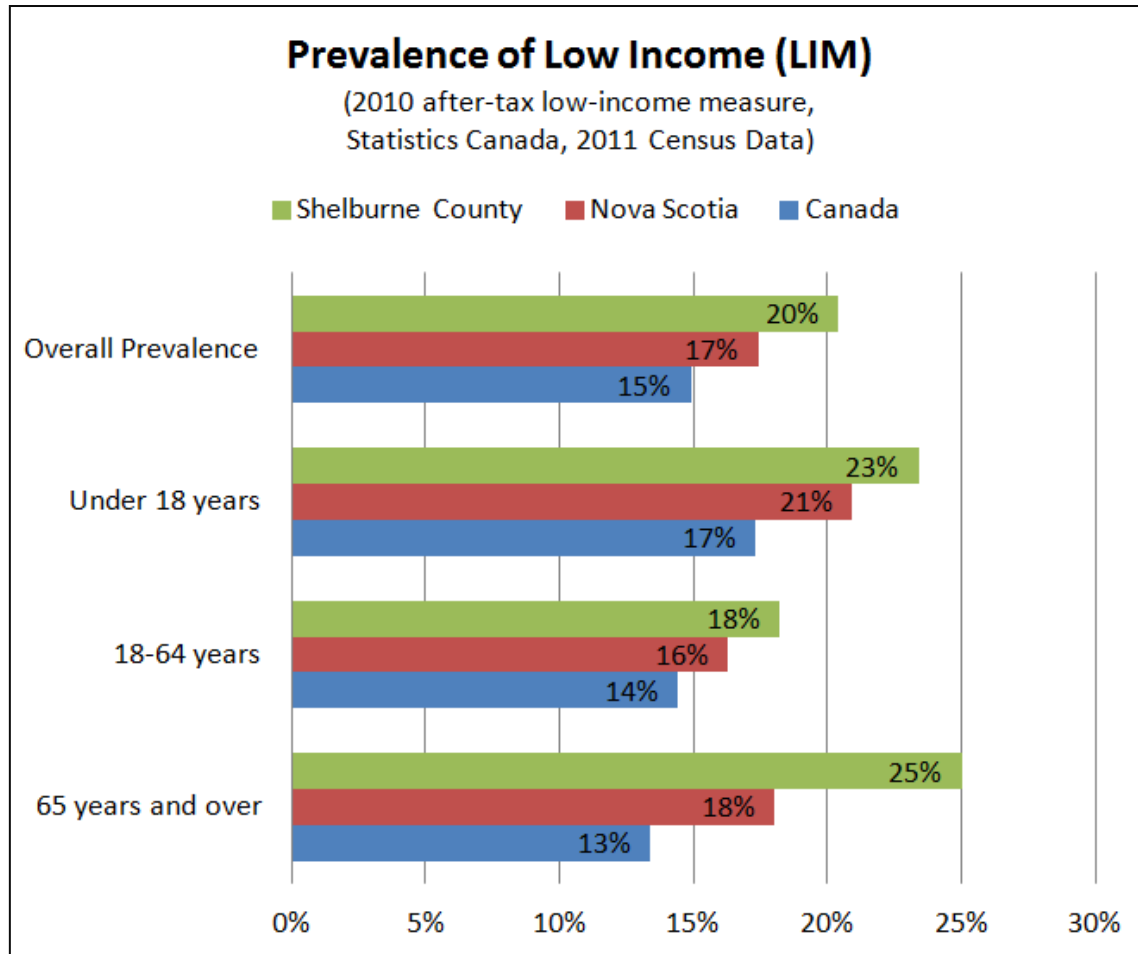
Value of Dwellings



Dwelling construction and repair



Prevalence of low-income



Conclusion and recommendations

- **Community partnerships are formed to explore safe and affordable housing opportunities across Shelburne County.**
- **Housing options should address the needs of identified groups most at risk of experiencing low-income in ways that foster healthy, vibrant and diverse communities.**
- **Initiatives must also include addressing the lack of affordable housing in our communities, particularly as funding for social housing continues to decrease.**
- **Explore what conditions may have contributed to a decrease in shelter costs for home owners across Shelburne County to determine if it is a onetime anomaly or a trend.**
- **Advocate for housing and tax policies that support affordable housing and help individuals and families to obtain and pay for housing, as well as, maintain the housing they have.**

Our ask

- For staff or council to have representation on Shelburne County Housing Coalition.
- To attend and support the Shelburne County Housing forum in the fall.

Tuesday - OCTOBER 27, 2015

8:30 AM – 3:30 PM

Location to be determined

Thank you and Questions?



- For further questions, an electronic copy of our report, or further information please contact us at:
- Shelburne County Housing Coalition
- shelburnecohousing@gmail.com
- (902)875-2623