
HOUSING IN OUR COMMUNITIES:

A QUICK LOOK AT THE NUMBERS



Digby and Area Affordable and Supportive Housing Group (DAASH)

Additional background information and statistical data related to the core housing need in Digby County is available in the document **“In Search of Affordable and Safe Housing: Digby County Statistics, Fall 2013”** available by contacting Public Health.

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DIGBY COUNTY

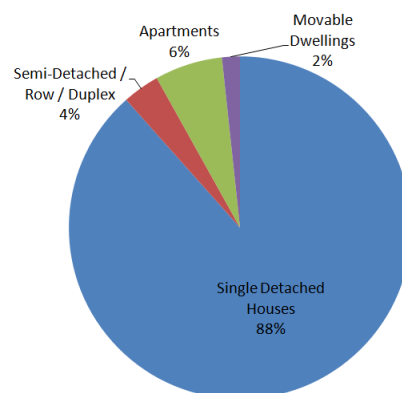
Statistics Canada, 2011 Census Data

POPULATION CHARACTERISTICS

Population	18,040
Percentage of Seniors	22%
Percentage of Lone Parents	16%
Unemployment	14.6%
Percentage of Low Income (LIM)	24%
Median Income (All economic families)	\$50,590
Median Income (Lone Parent Families)	\$30,692
Median Income (Persons not in economic families)	\$19,748
Percentage of the population (15 years and over) with no certificate, diploma or degree	36%



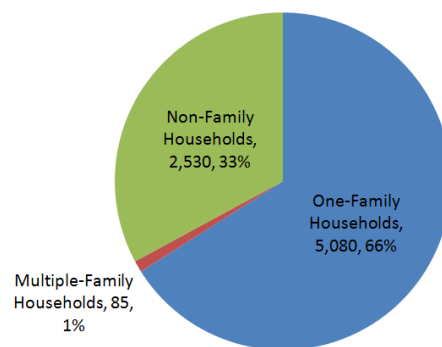
Types of Dwellings - Digby County
(NS Community Counts, 2011 Census Data)



HOUSING CHARACTERISTICS

Percentage of Dwellings Owned	82%
Average Value of Dwellings	\$135,400
Average Monthly Cost	\$600.00
Increase in cost since 2006	\$83
Percentage of Households in Core Housing Need	14%
Percentage of Dwellings Rented	18%
Average Monthly Cost	\$556.00
Increase since 2006	\$59
Percentage of Renters in Core Housing Need	43%
Percentage of 1 or 2 Person Homes	71%
Percentage of 1 Family Households	66%
Core Housing Need	20%
Percentage of Dwellings in Need of MAJOR Repair	17%
Percentage of Dwellings Over 50 years old	46%

Type of Households - Digby County
(NS Community Counts, 2011 Census Data)



CORE HOUSING NEED

20%

(1,585 Households)

TOWN OF DIGBY

Statistics Canada, 2011 Census Data



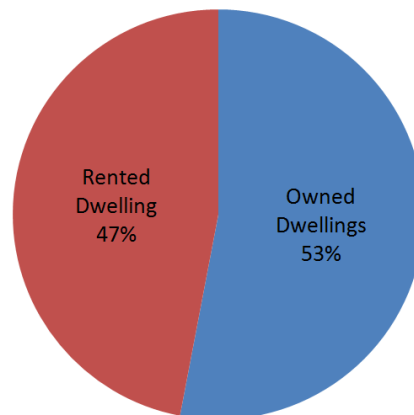
POPULATION CHARACTERISTICS

Population	2,189
Percentage of Seniors	25%
Percentage of Lone Parents	25%
Unemployment	15.3%
Percentage of Low Income (LIM)	36%
Median Income (All economic families)	\$47,327
Median Income (Lone Parent Families)	\$16,886
Median Income (Persons not in economic families)	\$17,613
Percentage of the population (15 years and over) with no certificate, diploma or degree	37%

HOUSING CHARACTERISTICS

Percentage of Dwellings Owned	53%
Average Value of Dwellings	\$130,400
Average Monthly Cost	\$770.00
Increase in cost since 2006	\$157
Percentage of Households in Core Housing Need	18%
Percentage of Dwellings Rented	47%
Average Monthly Cost	\$598.00
Increase since 2006	\$105
Percentage of Renters in Core Housing Need	42%
Core Housing Need	30%
Percentage of Dwellings in Need of MAJOR Repair	8%
Percentage of Dwellings Over 50 years old	56%

Town of Digby
Type of Housing Occupancy
(Statistics Canada, 2011 Census Data)



CORE HOUSING NEED

30%

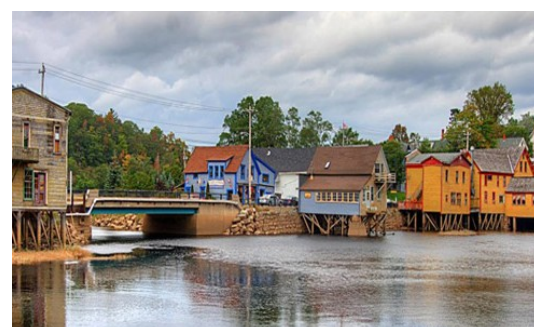
(302 Households)

LOW INCOME MEASURE

36%

DISTRICT OF DIGBY

Statistics Canada, 2011 Census Data



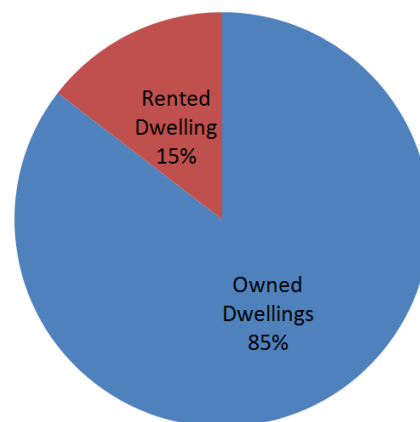
POPULATION CHARACTERISTICS

Population	7,534
Percentage of Seniors	20%
Percentage of Lone Parents	15%
Unemployment	17.3%
Percentage of Low Income (LIM)	28%
Median Income (All economic families)	\$47,202
Median Income (Lone Parent Families)	\$25,601
Median Income (Persons not in economic families)	\$19,814
Percentage of the population (15 years and over) with no certificate, diploma or degree	37%

HOUSING CHARACTERISTICS

Percentage of Dwellings Owned	85%
Average Value of Dwellings	\$136,900
Average Monthly Cost	\$613.00
Increase in cost since 2006	\$86
Percentage of Households in Core Housing Need	17%
Percentage of Dwellings Rented	15%
Average Monthly Cost	\$544.00
Increase since 2006	\$40
Percentage of Renters in Core Housing Need	46%
Core Housing Need	21%
Percentage of Dwellings in Need of MAJOR Repair	26%
Percentage of Dwellings Over 50 years old	55%

District of Digby
Type of Housing Occupancy
(Statistics Canada, 2011 Census Data)



CORE HOUSING NEED

21%

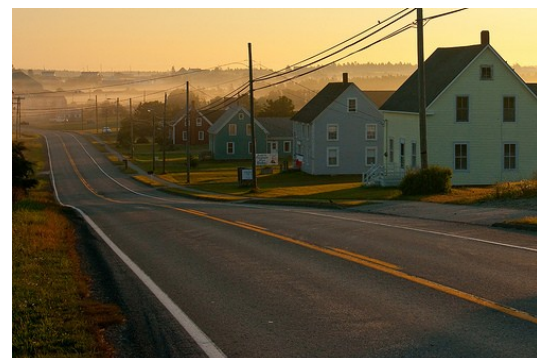
(680 Households)

LOW INCOME MEASURE

28%

DISTRICT OF CLARE

Statistics Canada, 2011 Census Data



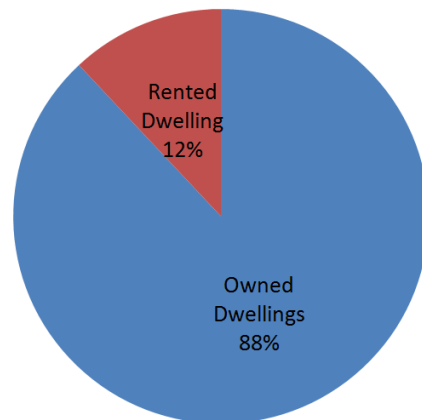
POPULATION CHARACTERISTICS

Population	8,292
Percentage of Seniors	23%
Percentage of Lone Parents	15%
Unemployment	12.1%
Percentage of Low Income (LIM)	17%
Median Income (All economic families)	\$57,558
Median Income (Lone Parent Families)	\$41,883
Median Income (Persons not in economic families)	\$23,623
Percentage of the population (15 years and over) with no certificate, diploma or degree	34%

HOUSING CHARACTERISTICS

Percentage of Dwellings Owned	88%
Average Value of Dwellings	\$135,000
Average Monthly Cost	\$560.00
Increase in cost since 2006	\$66
Percentage of Households in Core Housing Need	12%
Percentage of Dwellings Rented	12%
Average Monthly Cost	\$524.00
Increase since 2006	\$30
Percentage of Renters in Core Housing Need	40%
Core Housing Need	17%
Percentage of Dwellings in Need of MAJOR Repair	11%
Percentage of Dwellings Over 50 years old	42%

District of Clare
Type of Housing Occupancy
 (Statistics Canada, 2011 Census Data)



CORE HOUSING NEED

17%

(605 Households)

LOW INCOME MEASURE

17%

SOCIAL HOUSING



Western Regional Housing Authority manages approximately 285 social housing units across Digby County. Approximately 19% of tenant households in Digby County are in subsidized housing.

Eligibility for programs are based on max household income levels (approximately \$29 000 for one person) and residency.

- *Public Housing:* These units are for seniors and families and are fully subsidized based on income. Senior units are calculated at 30% and family units are calculated at 25% of income levels. Heat and lights are included. Units are maintained by the housing authority.
- *Native and Rural Housing:* Units are owned and maintained by the housing authority and tenant rent is calculated at 25% of their monthly income. Heat and lights are not included.
- *Rent Supplements:* Units are owned by private landlords but must be inspected by the housing authority to be approved under this program. Tenants pay 25% of their monthly income and the remaining fair market rental value is subsidized by the housing authority. Tenants receive additional funds if they are required to pay their own heat (\$57 a month in 2013).
- *Affordable Housing:* Units are owned by private landlords in partnership with the housing authority. Tenants pay 30% of their monthly income and the remaining fair market rental value is subsidized. Heat and lights are extra.

Conway Workshop Association provides three small options housing, special care units (4-bed group home) and apartments for independent living, for persons with disabilities, within the Town of Digby.

Canadian Association for Community Living, Clare Branch – La Maison Jérômes is located in Church Point and provides a family residence for nine adults, who participate in the workplace activities at l'Atelier de Clare. Priority is given to French speaking applicants from the Municipality of Clare who are 21 years of age and over.

The Birches Housing Co-operative Limited - 16 units

HOUSING AUTHORITY WAIT LISTS

(As of July 2013)

68 Units

Total Units Across Digby County:

- Senior Public Housing – 195 units
- Family Public Housing – 50 units
- Rent Supplement Program – 8 units
- Affordable Housing Program – 1 unit
- Rural & Native Housing Program – 34 units

Breakdown of Waitlist

Family Applications / Senior Applications (over 58 yrs) / Non-Elderly (40 – 57 yrs)

Town of Digby :
13 Families 14 Seniors 9 Non-Elderly

Municipality of Digby:
11 Families 3 Seniors 0 Non-Elderly

Municipality of Clare:
12 Families 3 Seniors 0 Non-Elderly

TENANT HOUSEHOLDS IN SUBSIDIZED HOUSING

19%