**APPENDIX 3: STAKEHOLDER HOUSING SURVEY (private sector/property owner/developer)**

1. Are you a (check all that apply)
* Property Owner / Landlord
* Developer
* Real Estate Agent
* Consultant to the Property Industry
* Contractor / Construction
* Property Manager
* Other (please describe \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ )
1. In which communities are your business interests located? (Check all that apply)?
* Shelburne County
	+ Municipality of Shelburne
	+ Town of Shelburne
	+ Town of Lockeport
	+ Municipality of Barrington
	+ Town of Clark’s Harbour
* Yarmouth County
	+ Municipality of Argyle
	+ Municipality of Yarmouth
	+ Town of Yarmouth
* Digby County
	+ Municipality of Digby
	+ Town of Digby
	+ Municipality of Clare
* Annapolis County
	+ Town of Annapolis
	+ Town of Middleton
	+ Municipality of Annapolis
* Kings County
	+ Municipality of Kings
	+ Town of Wolfville
	+ Town of Berwick
	+ Town of Kentville
	+ Municipality of West Hants
	+ Town of Windsor

West Hants

* Municipality of West Hants
* Town of Windsor
1. What do you see as the housing challenges in the community where your business interests are located? Check all that apply
* There are no housing challenges
* Weak new housing construction demand
* Lack of rental properties
* Weak local economies / unemployment
* Housing needs are becoming more specialized (seniors, vacation properties, other)
* Needs are changing (denser housing, smaller lots) but planning / regulatory approaches are not keeping pace
* Planning approvals / permits difficult to obtain
* Development costs / cost of construction too high
* Financing barriers (please describe) \_\_\_\_\_\_\_\_\_
* Property taxes / assessment are too high
* Grant applications for builders are too complex and time consuming
* Lack of suitable lands for building
* Existing housing stock requires extensive costly repairs
* Other (please describe) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
1. Housing affordability in the community where you work is a problem. To what extent do you agree or disagree with this statement.

Strongly Agree / Agree / Neutral / Disagree / Strongly Disagree – I don’t know

1. How do you define affordable housing within the context of the market you are working in?
2. Have you or would you consider investing in the affordable housing market?
* Yes, I already own affordable housing units
* Yes, I have considered it however it is not financially viable (what I can charge in rent is not enough to cover expenses)
* No, I have not considered it and I am not interested
* No, I have not considered it but I would be interested in learning more

Please tell us why: (Add your comments) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. What would help you to consider investing in affordable housing? (check all that apply)
* Supports for tenants to stay housed
* Rebates on water / sewer
* Reduced or capped property taxes
* Free or low cost lands
* Grants to build or renovate affordable units
* Energy efficiency rebates
* Accessibility grants
* Help filling out grant applications or knowing about existing programs
* An easier process for accessing grants
* Help with business plans
* Tax incentives for affordable units
* Accelerated / easier municipal approval process
* Other:
1. Have you ever used any of the Housing Nova Scotia’s (HNS) affordable housing programs? (e.g., New Rental Housing, Rental Residential Rehabilitation Assistance Program, Housing Adaptations Programs, Landlord Rent Supplement Program, etc)
* Yes, I have received HNS funding
* No, but I AM aware of HNS programs
* No, I am NOT aware of HNS programs
* Not applicable
1. Have you ever used any of the Canada Mortgage and Housing Corporation’s (CMHC) programs? (e.g. Seed Funding, Mortgage Loan Insurance Flexibilities for Affordable Housing, etc)
* Yes, I have accessed CMHC programs
* No, but I AM aware of CMHC programs
* No, I am NOT aware of CMHC programs
* Not applicable
1. Are there changes in municipal plans or bylaws that could help stimulate the creation of affordable rental or housing ownership in your area?
* Yes
* No
* Don’t know

If yes, please specify:

1. If you have rental housing, what type of housing is it? (Check all that apply)

NUMBER of UNITS CURRENT VACANCY

* Single-family detached house
* Semi-detached duplex
* Row house/ townhouse
* Suite or room within a house
* Apartment building or multi-unit complex
* Mobile/manufactured home
1. If you have ever had to turn away or evict a tenant, please tell us if any of the following **supports may have helped the tenant** stay successfully housed in one of your units? (check all that apply)
* I have not had to turn away or evict a tenant
* Having someone to check in on the tenant once in a while
* Having someone to help the tenant with daily living (shopping, cleaning, cooking, bathing, laundry)
* Having someone help the tenant to ensure their rent is paid on time
* Having someone to help the tenant to get along with neighbors
* Having someone to help tenants fill out forms or apply for grants (income tax, income assistance, medical, pension, etc)
* Access to a rent supplement
* Someone to help the tenant connect with supports they might need / referrals (Mental Health, Addiction Services, VON, Senior Safety, Outreach, Continuing Care)
* Other Supports (please list): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
1. If you have ever had to turn away or evict a tenant, please tell us what **may have helped you** as a property owner to keep them successfully housed in one of your units?
2. Do you have anything more you’d like to share about affordable or supportive housing in your area?