

DIGBY COUNTY

A QUICK LOOK AT THE NUMBERS CENSUS 2016



HOUSING: Now and Into the Future

DIGBY COUNTY

HOUSING IN OUR COMMUNITIES: A Quick Look at the Numbers



CORE HOUSING NEED

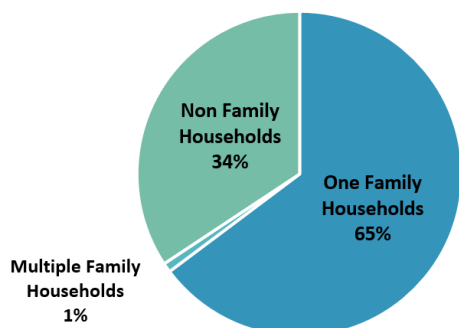
(Owner and Tenant Households)

1,250 Households

16%

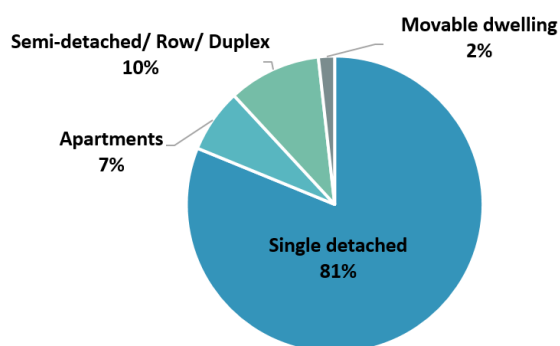
Household Type

(2016 Census Data, Digby. Co.; Total Private Households - 8,040)



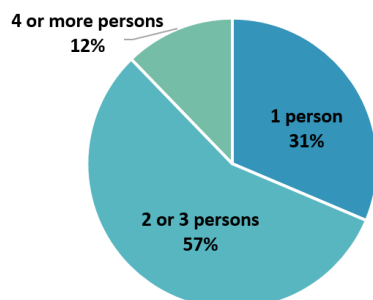
Types of Dwellings

(2016 Census Data, Digby. Co.; Total Private Households - 8,040)



Household Size

(2016 Census Data, Digby. Co.; Total Private Households - 8,040)



POPULATION CHARACTERISTICS

Population	17,323
Percentage of Seniors	26%
Percentage of Youth (15-25)	9%
Percentage of Lone Parent Families	15%
Percentage of Low Income (LIM-AT)	23%
Median Household Income	\$47,922
All economic families	\$61,577
.	\$40,608
Lone parent households	\$23,781
.	\$62,072

HOUSING CHARACTERISTICS

Dwellings Owned (6,435)	80%
Average Value	\$145,495
.	\$657
Average Cost	11%
Dwellings Rented (1,560)	19%
Average Cost	\$608
.	18%
Percentage Subsidized	37%
Average Household Size	2.1
Dwellings in need of MAJOR repair (1,165)	12%
Dwellings built before 1960 (4,255)	42%

TOWN OF DIGBY

HOUSING IN OUR COMMUNITIES: A Quick Look at the Numbers

POPULATION CHARACTERISTICS

Population	2,060
Percentage of Seniors	31%
Percentage of Youth (15-25)	9%
Percentage of Lone Parent Families	20%
Percentage of Low Income (LIM-AT)	33%
Median Household Income	\$36,352
All economic families	\$51,184
Lone parent households	\$34,048
One-person households	\$20,368
Two or more person households . .	\$52,608

HOUSING CHARACTERISTICS

Dwellings Owned (520)	51%
Average Value	\$152,190
Average Cost	\$864
Core Housing Needs	14%
Dwellings Rented (510)	49%
Average Cost	\$698
Percentage Subsidized	19%
Core Housing Need	48%
Average Household Size	1.9
Dwellings in need of MAJOR repair (310)	12%
Dwellings built before 1960 (1,560)	51%



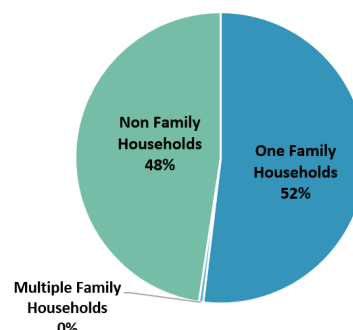
CORE HOUSING NEED

(Owner and Tenant Households)
320 Households

31%

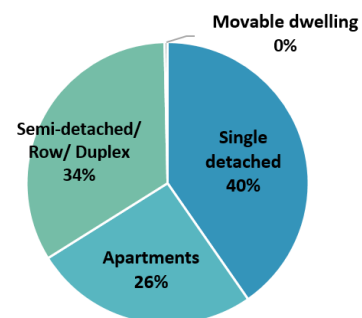
Household Type

(2016 Census Data, Town of Digby; Total Private Households - 1,035)



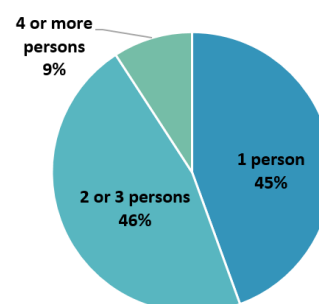
Types of Dwellings

(2016 Census Data, Town of Digby; Total Private Households - 1,035)



Household Size

(2016 Census Data, Town of Digby; Total Private Households - 1,035)



MUNICIPALITY OF DIGBY

HOUSING IN OUR COMMUNITIES: A Quick Look at the Numbers



CORE HOUSING NEED

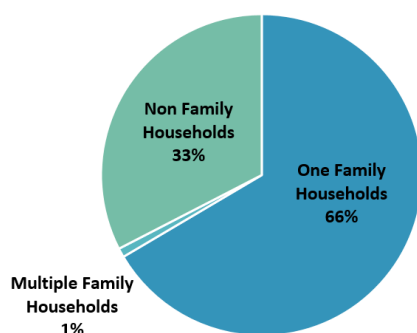
(Owner and Tenant Households)

515 Households

16%

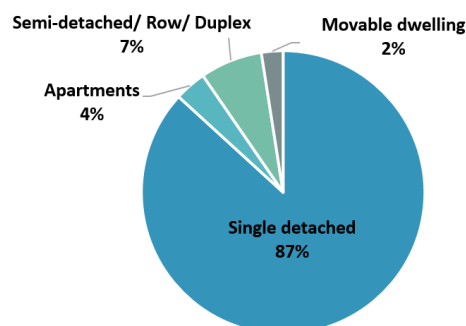
Household Type

(2016 Census Data, Mun. of Digby; Total Private Households - 3,265)



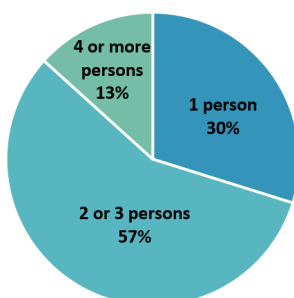
Types of Dwellings

(2016 Census Data, Mun. of Digby; Total Private Households - 3,265)



Household Size

(2016 Census Data, Mun. of Digby; Total Private Households - 3,265)



POPULATION CHARACTERISTICS

Population	7,107
Percentage of Seniors	24%
Percentage of Youth (15-25)	10%
Percentage of Lone Parent Families	14%
Percentage of Low Income (LIM-AT)	24%
Median Household Income	\$47,202
All economic families	\$59,424
Lone parent households	\$40,512
One-person households	\$23,584
Two or more person households	\$60,309

HOUSING CHARACTERISTICS

Dwellings Owned (2,700)	83%
Average Value	\$142,462
Average Cost	\$654
Core Housing Needs	12%
Dwellings Rented (565)	17%
Average Cost	\$612
Percentage Subsidized	12%
Core Housing Need	35%
Average Household Size	2.2
Dwellings in need of MAJOR repair (445)	14%
Dwellings built before 1960 (1,460)	45%

MUNICIPALITY OF CLARE

HOUSING IN OUR COMMUNITIES: A Quick Look at the Numbers



CORE HOUSING NEED

(Owner and Tenant Households)

405 Households

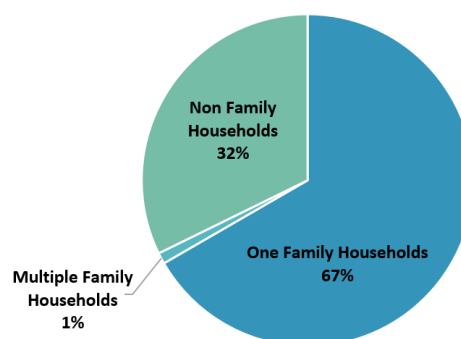
11%

POPULATION CHARACTERISTICS

Population	8,018
Percentage of Seniors	27%
Percentage of Youth (15-25)	9%
Percentage of Lone Parent Families	14%
Percentage of Low Income (LIM-AT)	19%
Median Household Income	\$53,133
All economic families	\$67,177
Lone parent households	\$44,224
One-person households	\$26,224
Two or more person households	\$67,258

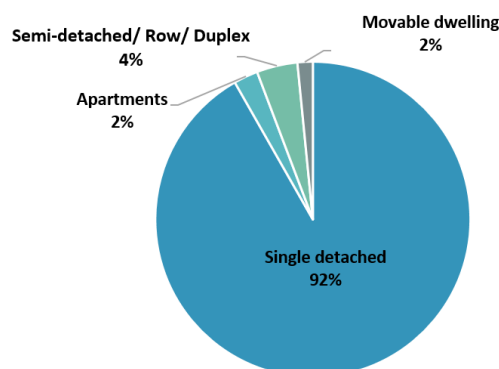
Household Type

(2016 Census Data, Clare; Total Private Households - 3,690)



Types of Dwellings

(2016 Census Data, Clare; Total Private Households - 3,690)

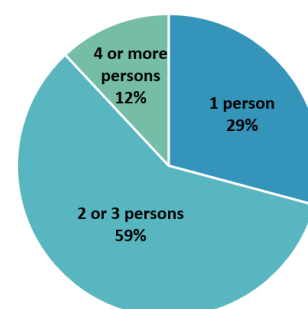


HOUSING CHARACTERISTICS

Dwellings Owned (3,210)	87%
Average Value	\$146,953
Average Cost	\$626
Core Housing Needs	8%
Dwellings Rented (480)	13%
Average Cost	\$509
Percentage Subsidized	22%
Core Housing Need	26%
Average Household Size	2.1
Dwellings in need of MAJOR repair (375)	10%
Dwellings built before 1960 (1,410)	38%

Household Size

(2016 Census Data, Clare; Total Private Households - 3,690)



HOUSING CONTINUUM

A Quick Look at the Numbers



ABOUT AFFORDABLE HOUSING

An efficient and well-functioning housing sector enables the marketplace to be the primary vehicle to meet the shelter needs of Canadians. However, not all members of society have the financial means to compete effectively in the housing market, nor is the marketplace necessarily able to meet distinct housing needs of some groups, such as persons with disabilities.

For those households whose needs cannot be met by the marketplace, governments, community organizations, non-profit cooperative groups and the private sector often work together to provide affordable housing solutions.

In Canada, housing is considered affordable if shelter costs account for less than 30 per cent of before-tax household income. The term "affordable housing" is often used interchangeably with "social housing"; however, social housing is just one category of affordable housing and usually refers to rental housing subsidized by the government.

Affordable housing is a much broader term and includes housing provided by the private, public and not-for-profit sectors as well as all forms of housing tenure (ie. rental, ownership and cooperative ownership). It also includes temporary as well as permanent housing. In other words, the term "affordable housing" can refer to any part of the housing continuum from temporary emergency shelters through transition housing, supportive housing, subsidized housing, market rental housing or market homeownership.

Canadian Mortgage and Housing Corporation (CMHC)

WHY IS THIS IMPORTANT?

Housing is a key element to the social and economic sustainability of all communities. To maintain healthy, livable and sustainable communities residents must have a selection of attainable housing options. A diverse housing supply can cater to different types of residents and offers a broad array of choices.

Providing accessible, affordable and appropriate housing is essential to community viability. This also includes finding opportunities to increase the number of affordable units across our communities.

SOCIAL HOUSING IN DIGBY COUNTY

Western Regional Housing Authority manages **278** social housing units across Yarmouth County. Eligibility for programs are based on max household income levels (about \$33,500 for a one-bedroom). Social housing programs include:

- **Public Housing:** These units are for seniors (**193 units**) and families (**50 units**) and are subsidized at 25%-30% of income with family composition considerations. Heat and lights are included. Units are maintained by the housing authority.
- **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. (**0 units**)
- **Rent Supplement:** Units are owned by private landlords and must be inspected by the housing authority. Tenants pay 25% of their monthly income and the remaining fair market rental value is subsidized. Tenants may received additional deductions if they are required to pay their own heat and lights. (**1 units**)
- **Native and Rural Housing:** Units are maintained by the housing authority and tenant rent is calculated at 25% of monthly income. Heat and lights are not included. (**34 Units**)

SOCIAL HOUSING WAITLISTS

78 units as of January 2018

(25 Families - 30 Seniors - 23 Non-Elderly)

Town of Digby:	10 Families - 16 Seniors - 16 Non-Elderly
Municipality of Digby:	11 Families - 7 Seniors - 5 Non-Elderly
Municipality of Clare:	4 Families - 7 Seniors - 2 Non-Elderly

16% of tenant households

receive subsidized housing across Digby County.

EMERGENCY HOUSING

There are no general homeless shelters available in Digby County. Like many rural communities, homelessness goes relatively unseen as those in need rely on informal networks to couch surf, double up, sleep rough in unsafe dwellings, seasonal cottages or trailers during all seasons.

Supportive Housing Youth Focus Team (SHYFT)

SHYFT is located in the Town of Yarmouth and can provide temporary housing for up to seven youth (ages 16 - 24). In addition to residential services, SHYFT offers programs, workshops and outreach across Yarmouth, Digby and Shelburne Counties. Youth can also access washroom, laundry, and kitchen facilities. Meals at SHYFT are prepared and shared by youth and staff.

Juniper House

Juniper House is located in the Town of Yarmouth and provides a safe refuge for women and children experiencing abuse. They maintain a 15-bed shelter, 24 hour crisis line; provide supportive counselling, programs, advocacy, referrals and Outreach Services to women in Yarmouth, Digby and Shelburne Counties.

SUPPORTIVE HOUSING

Conway Workshop Association

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.

CO-OPERATIVE HOUSING

The Birches Housing Co-operative Limited - 16 Units (8 subsidized units)

AVERAGE MONTHLY COST OF HOUSING SOMEONE WHILE HOMELESS



“The inability of many individuals and families in Canada to obtain and pay for housing, and to maintain the housing they have, underlies much of the homelessness problem in Canada.”

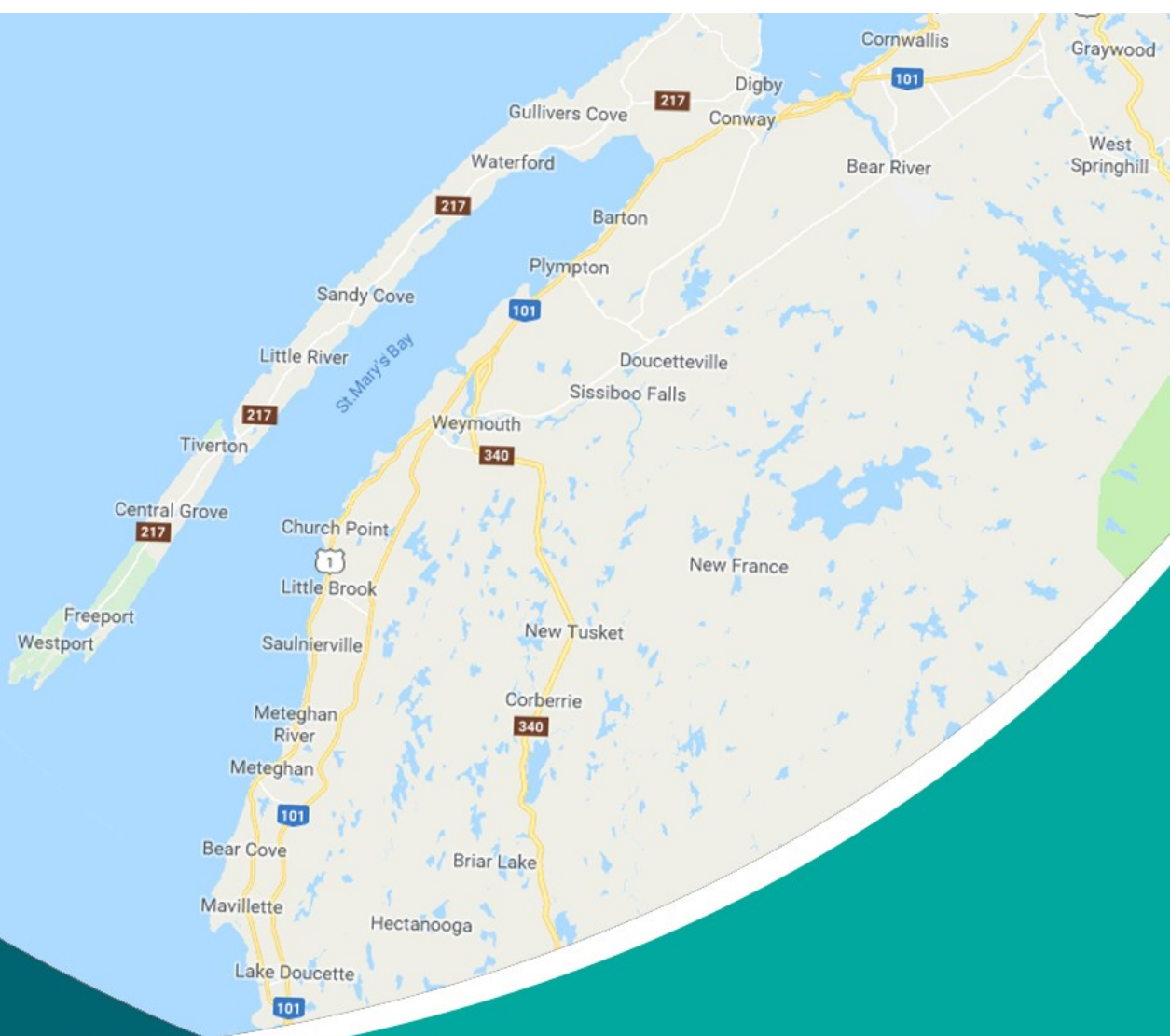
The State of Homeless in Canada (2014)

“This cost analysis doesn’t look at the social and human costs. Not only is putting someone in housing cheaper, it is also much more humane. The longer someone remains homeless the greater likelihood that their physical and mental health will deteriorate and there is an increased chance of an early death.”

The Homeless Hub
<http://homelesshub.ca/costofhomelessness>

BY RECOGNIZING THAT EVERYONE HAS THE RIGHT TO SAFE AND SUITABLE HOUSING AND THAT ALL LEVELS OF GOVERNMENT AND MOST DEPARTMENTS HAVE A ROLE TO PLAY IN SECURING THESE RIGHTS, WE ARE WELL-POSITIONED TO PREVENT AND END HOMELESSNESS IN CANADA.

A New Direction: A Framework for Homelessness Prevention (2017)
www.homelesshub.ca/ANewDirection



DAASH

Digby and Area Affordable & Supportive Housing Group



Additional background information and statistical data related to the core housing need across Digby County communities is available by contacting DAASH or at the following web address: <http://www.daashgroup.com>.



Find us on Facebook at **Safe & Affordable Housing in the Tri-Counties**.



For more information please contact:
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