
HOUSING IN OUR COMMUNITIES:

A QUICK LOOK AT THE NUMBERS



Community Housing Options Initiative through Collaboration and Engagement (CHOICE)

CHOICE is a Yarmouth County affordable housing stakeholder committee.

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

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YARMOUTH COUNTY

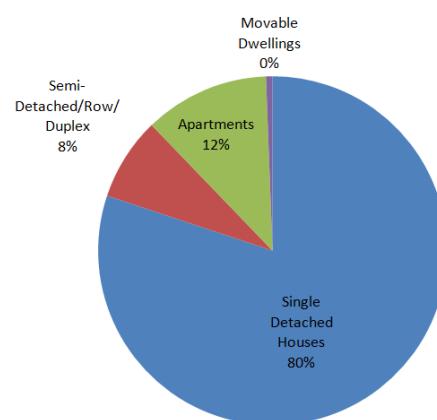
Statistics Canada, 2011 Census Data

POPULATION CHARACTERISTICS

Population	25,275
Percentage of Seniors	19%
Percentage of Lone Parents	17%
Unemployment	10.7%
Percentage of Low Income (LIM)	22%
Median Income (All economic families)	\$59,601
Median Income (Lone Parent Families)	\$39,260
Median Income (Persons not in economic families)	\$20,108
Percentage of the population (15 years and over) with no certificate, diploma or degree	32%



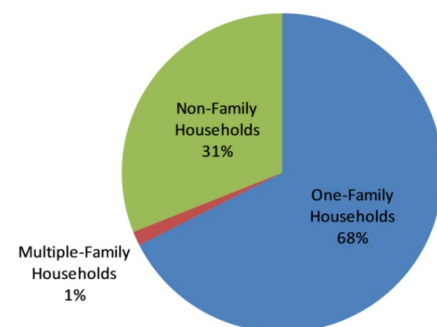
Types of Dwellings - Yarmouth County
(NS Community Counts, 2011 Census Data)



HOUSING CHARACTERISTICS

Percentage of Dwellings Owned	76%
Average Value of Dwellings	\$156,759
Average Monthly Cost	\$710.00
Increase in cost since 2006	\$102
Percentage of Owners in Core Housing Need	13%
Percentage of Dwellings Rented	24%
Average Monthly Cost	\$579.00
Increase since 2006	\$37
Percentage of Renters in Core Housing Need	48%
Percentage of 1 or 2 Person Homes	67%
Percentage of 1 Family Households	68%
Core Housing Need	21%
Percentage of Dwellings in Need of MAJOR Repair	8%
Percentage of Dwellings Over 50 Years Old	43%

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



CORE HOUSING NEED

21%

(2,280 Households)

TOWN OF YARMOUTH

Statistics Canada, 2011 Census Data



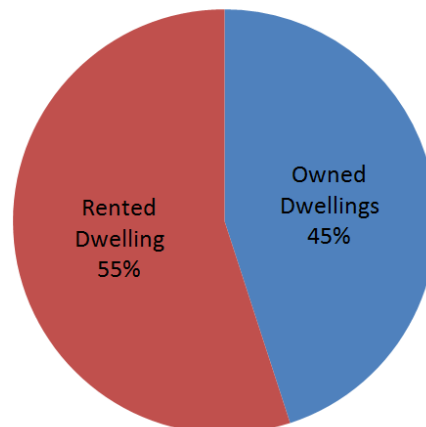
POPULATION CHARACTERISTICS

Population	6,761
Percentage of Seniors	22%
Percentage of Lone Parents	29%
Unemployment	11.2
Percentage of Low Income (LIM)	37%
Median Income (All economic families)	\$54,798
Median Income (Lone Parent Families)	\$35,559
Median Income (Persons not in economic families)	\$17,988
Percentage of the population (15 years and over) with no certificate, diploma or degree	35%

HOUSING CHARACTERISTICS

Percentage of Dwellings Owned	45%
Average Value of Dwellings	\$149,720
Average Monthly Cost	\$839.00
Increase in cost since 2006	\$112
Percentage of Owners in Core Housing Need	16%
Percentage of Dwellings Rented	55%
Average Monthly Cost	\$609.00
Increase since 2006	\$62
Percentage of Renters in Core Housing Need	55%
Core Housing Need	37%
Percentage of Dwellings in Need of MAJOR Repair	8%
Percentage of Dwellings Over 50 Years Old	57%

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



CORE HOUSING NEED

37%

(1,165 Households)

LOW INCOME MEASURE

37%

DISTRICT OF YARMOUTH

Statistics Canada, 2011 Census Data

POPULATION CHARACTERISTICS

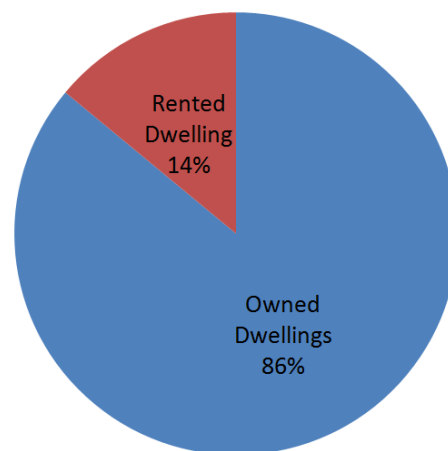
Population	10,105
Percentage of Seniors	18%
Percentage of Lone Parents	15%
Unemployment	9.7%
Percentage of Low Income (LIM)	19%
Median Income (All economic families)	\$60,302
Median Income (Lone Parent Families)	\$43,717
Median Income (Persons not in economic families)	\$21,421
Percentage of the population (15 years and over) with no certificate, diploma or degree	28%

HOUSING CHARACTERISTICS

Percentage of Dwellings Owned	86%
Average Value of Dwellings	\$167,332
Average Monthly Cost	\$772.00
Increase in cost since 2006	\$147
Percentage of Owners in Core Housing Need	16%
Percentage of Dwellings Rented	14%
Average Monthly Cost	\$522.00
Increase since 2006	\$38
Percentage of Renters in Core Housing Need	37%
Core Housing Need	19%
Percentage of Dwellings in Need of MAJOR Repair	10%
Percentage of Dwellings Over 50 years old	36%



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



CORE HOUSING NEED

19%

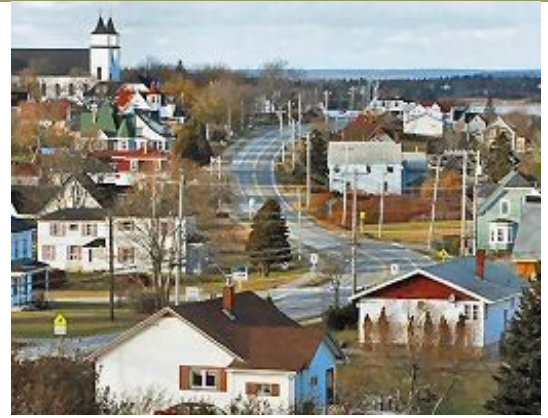
(795 Households)

LOW INCOME MEASURE

19%

DISTRICT OF ARGYLE

Statistics Canada, 2011 Census Data



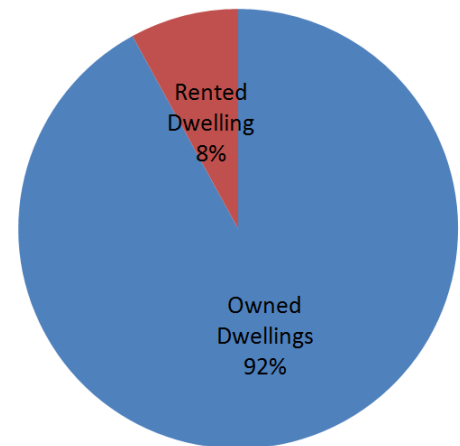
POPULATION CHARACTERISTICS

Population	8,252
Percentage of Seniors	19%
Percentage of Lone Parents	12%
Unemployment	11.6%
Percentage of Low Income (LIM)	15%
Median Income (All economic families)	\$62,672
Median Income (Lone Parent Families)	\$39,920
Median Income (Persons not in economic families)	\$23,870
Percentage of the population (15 years and over) with no certificate, diploma or degree	36%

HOUSING CHARACTERISTICS

Percentage of Dwellings Owned	92%
Average Value of Dwellings	\$147,574
Average Monthly Cost	\$578.00
Increase in cost since 2006	\$40
Percentage of Households in Core Housing Need	8%
Percentage of Dwellings Rented	8%
Average Monthly Cost	\$516.00
Increase since 2006	\$49
Percentage of Renters in Core Housing Need	25%
Core Housing Need	9%
Percentage of Dwellings in Need of MAJOR Repair	6%
Percentage of Dwellings Over 50 years old	38%

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



CORE HOUSING NEED

9%

(309 Households)

LOW INCOME MEASURE

15%

SOCIAL HOUSING



Western Regional Housing Authority manages approximately 578 social housing units across Yarmouth County. Approximately 22% of tenant households in Yarmouth 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.

Yarmouth Association for community Residential Options (YACRO) provides small options housing, specialized options and apartments for independent living, for persons with disabilities, across Yarmouth county. They operate 10 homes and provide support for individuals living in 23 apartments.

Four Corners Housing Co-operative is a not-for-profit, board run, housing co-operative with units throughout the Town of Yarmouth. There are 122 rental units, 40 are subsidized.

HOUSING AUTHORITY WAIT LISTS

(As of July 2013)

166 Units

Total Units Across Yarmouth County:

- Senior Public Housing – 306 units
- Family Public Housing – 168 units
- Rent Supplement Program – 53 units
- Affordable Housing Program – 13 unit
- Rural & Native Housing Program – 36 units

Breakdown of Waitlist

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

Town of Yarmouth :
33 Families 60 Seniors 29 Non-Elderly

Municipality of Yarmouth:
21 Families 11 Seniors 3 Non-Elderly

Municipality of Argyle:
5 Families 4 Seniors 0 Non-Elderly

TENANT HOUSEHOLDS IN SUBSIDIZED HOUSING

22%