



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, 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)

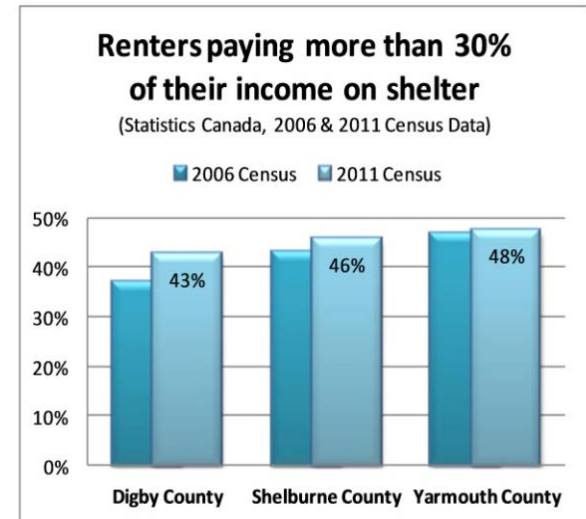
IN SEARCH OF SAFE AND AFFORDABLE HOUSING: SHELBURNE COUNTY STATISTICS – WINTER 2015



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 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

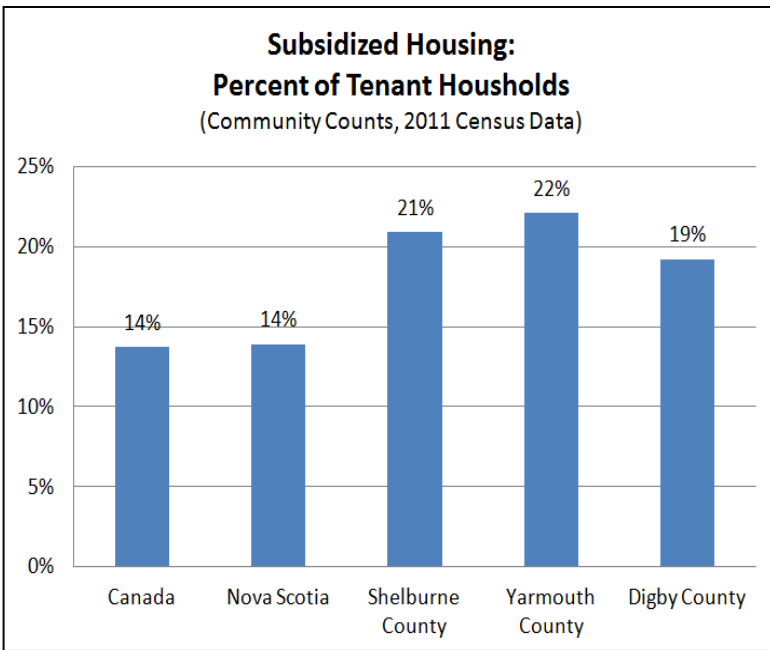
“Until recently, the thought that a person living in a rural environment in Canada could be homeless was not considered as a possibility for any significant number of people”

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

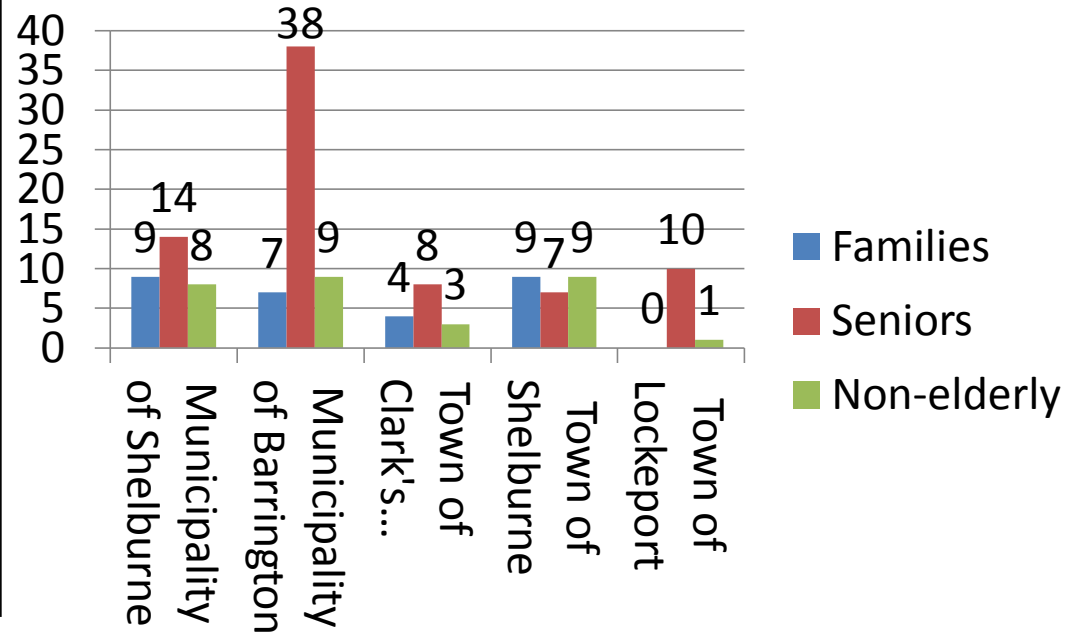
- Rural homelessness tends to be hidden or invisible
- Rural housing tends to be single family dwellings
- Added demands of living in a rural community
- Different definitions of homelessness including: unsheltered, emergency sheltered, provisionally accommodated, insecurely housed, precariously housed.

Subsidized and social housing

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

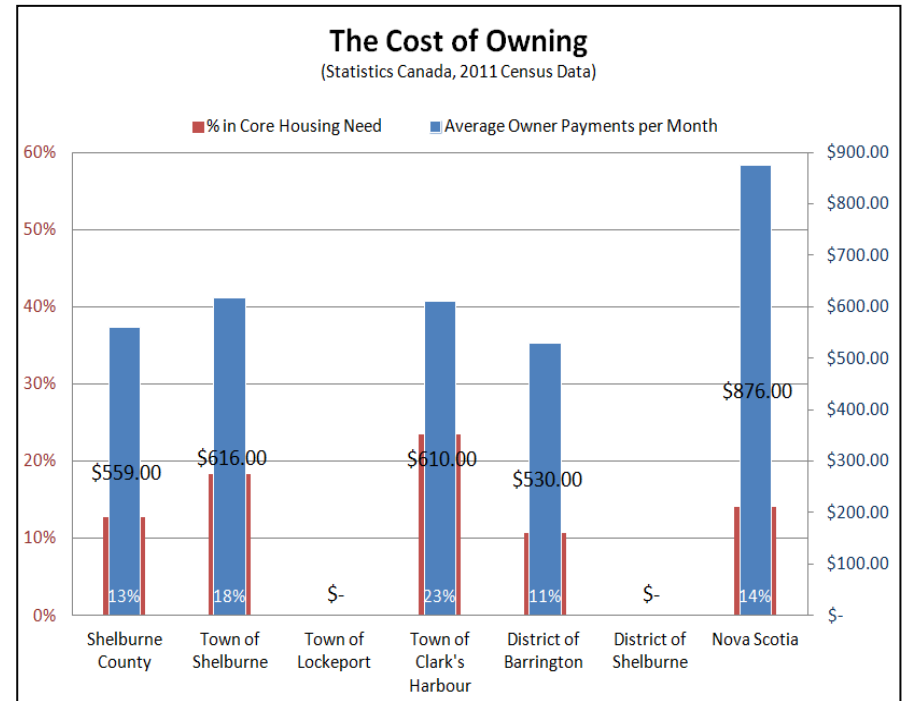
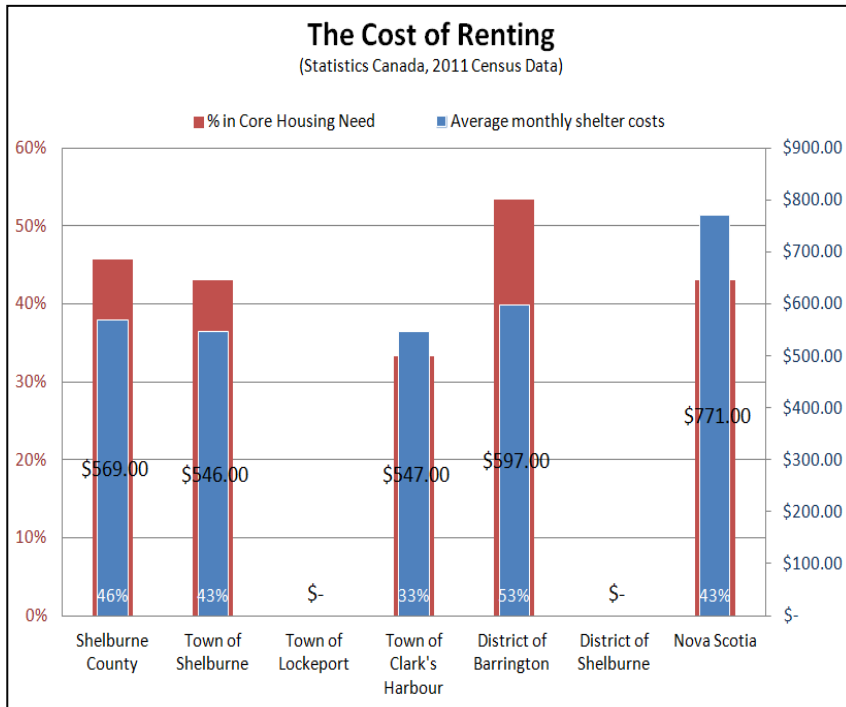


WRHA Waitlist – March 2015



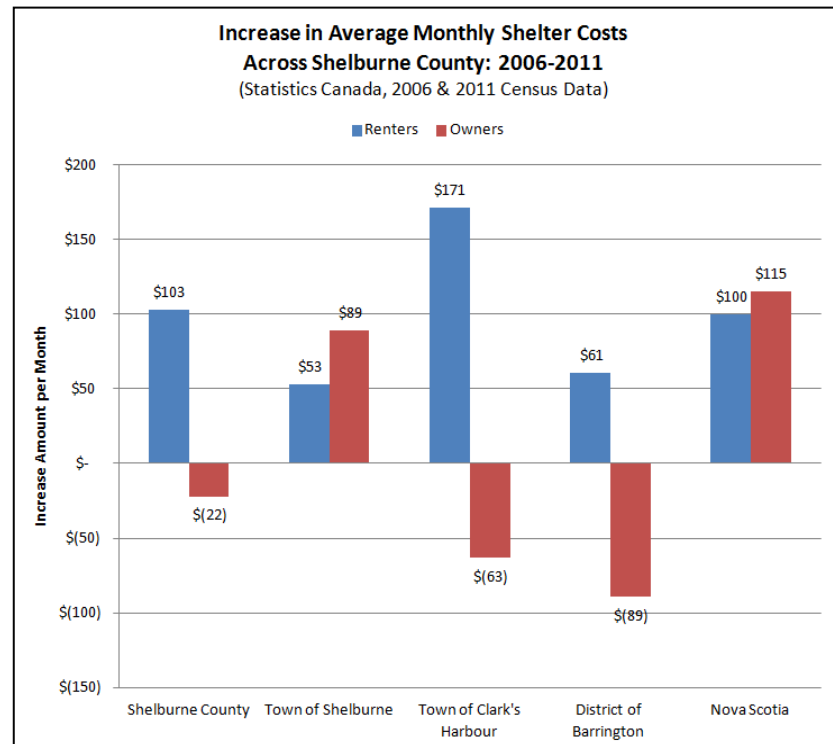
Based on the 2011 Census data, approximately 21% of tenant households across Shelburne County are in subsidized housing compared to 14% of tenant households in Nova Scotia.¹⁷ The Town of Shelburne has the greatest percentage of subsidized housing at 37%, followed by the District of Barrington with 19% 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

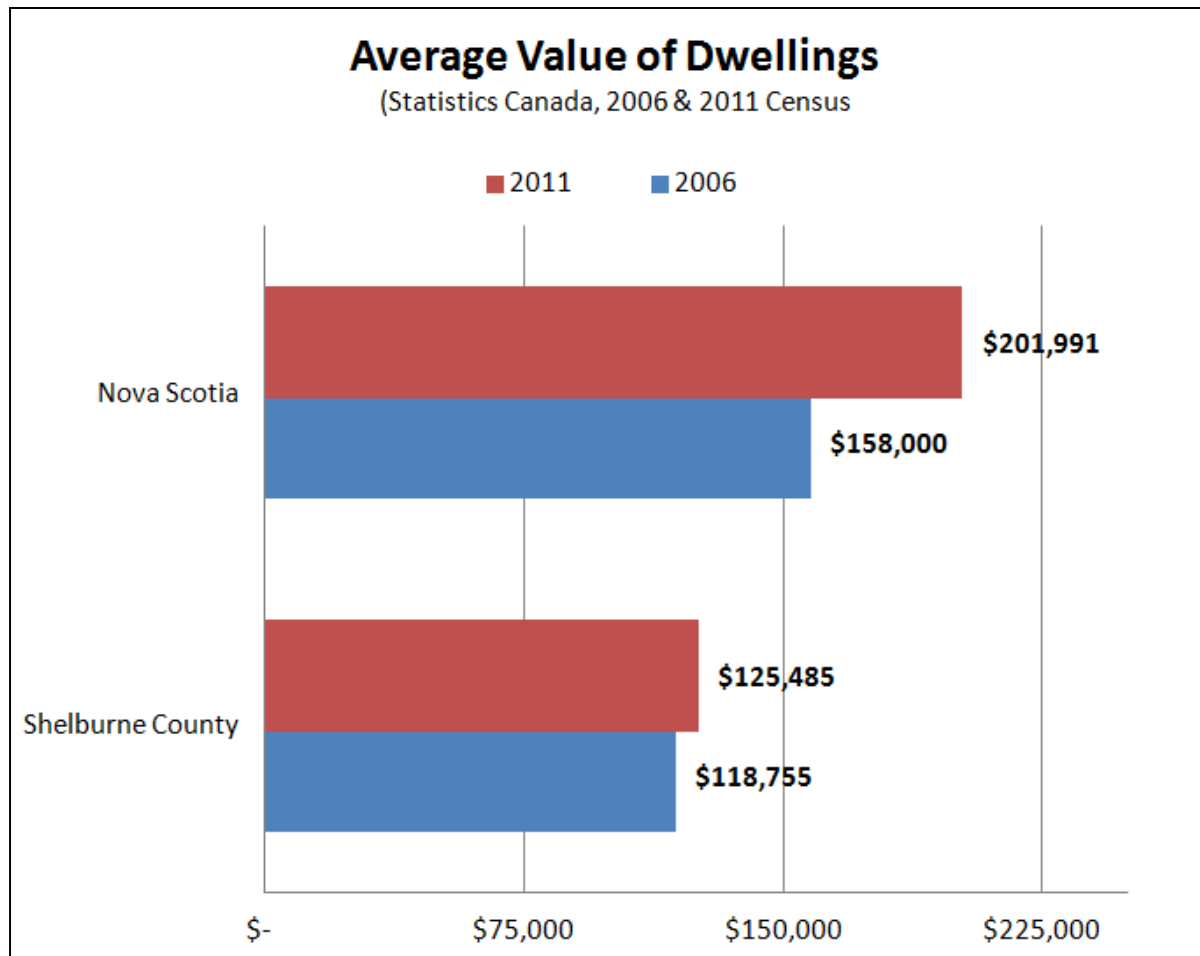


The costs...continued

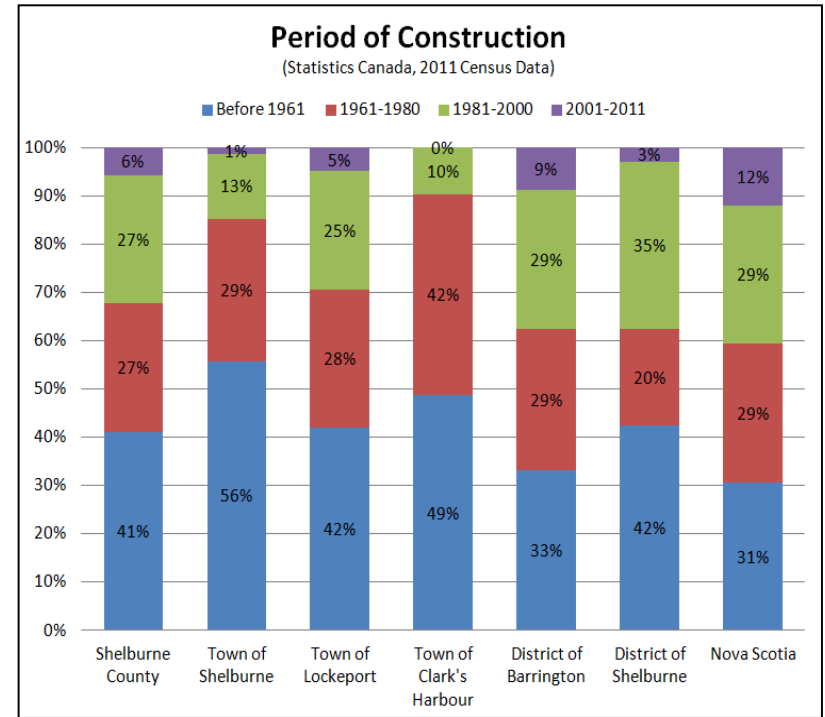
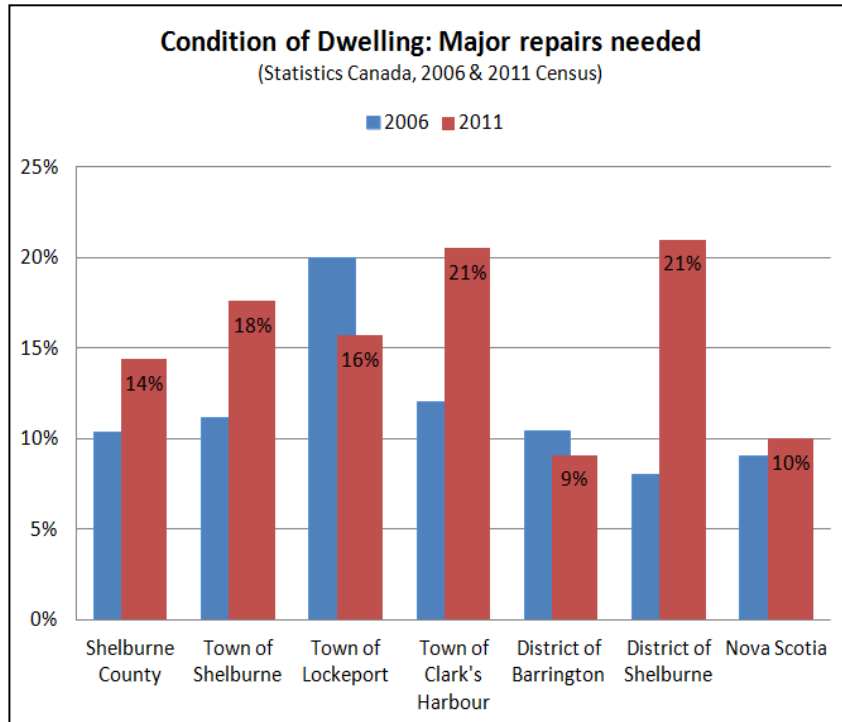
- For tenant-occupied dwellings across Shelburne Co. the costs have increased by about \$100 a month.
- For owner-occupied dwellings across Shelburne County the average shelter costs per month have decreased, with the exception of owner-occupied dwellings in the Town of Shelburne where shelter costs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



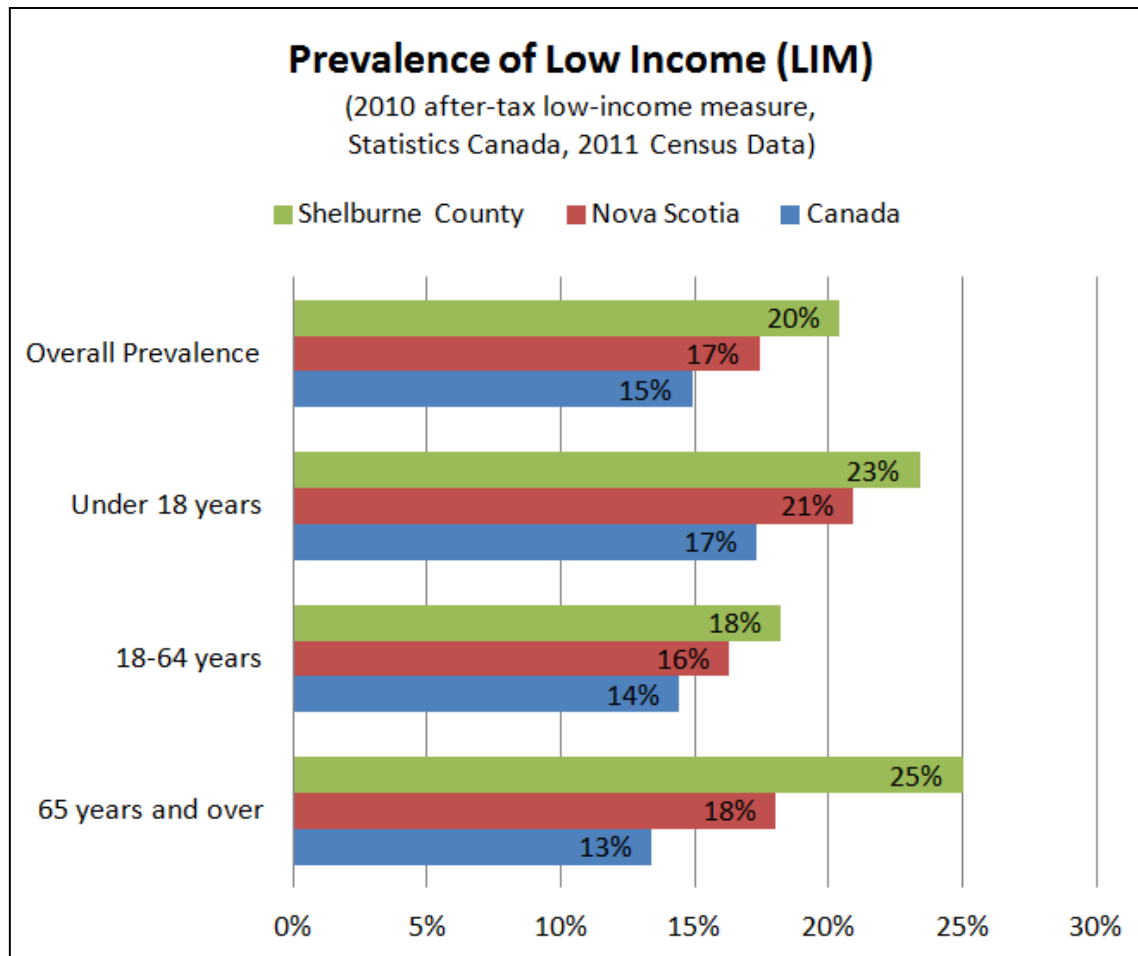
Value of Dwellings



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 and Thank you!



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