

# Nova Scotia Affordable Housing Commission Progress Report

AUGUST 2022

One year has passed since the release of our report [Charting a New Course for Affordable Housing in Nova Scotia](#). Based on a thorough review of the data, insights of housing experts and input from over 2,000 Nova Scotians, we made 17 recommendations to government along with 60 key actions to improve supply of and increase access to affordable housing. In our first progress report released in January, we noted progress on the recommendations, including the fulfillment of all Quick Starts recommendations, substantial investments to boost supply and improve affordability, new rent supplements, increased funding to direct new supply initiatives, and preservation of affordable housing. This is our second and final report on the Government's progress toward implementing our recommendations.

Since we released our report, the housing market in Nova Scotia has continued to experience structural challenges. These challenges are further amplified by a volatile, economic environment, which adds further financial barriers for those seeking affordable housing as well as strains the financial capacity of those providing housing options such as small private landlords. A recently released [CMHC report on Canada's housing supply shortage](#) estimates that Nova Scotia will require 50,000 new housing units by 2030. A broad range of solutions is needed to increase the overall housing supply, reduce market pressures and help those in need of more affordable options. We are encouraged that government is continuing to take action to make rental housing more affordable for Nova Scotians and to increase the supply of affordable rental housing across the province. Several important actions have been completed since our last progress report and work has been initiated on most recommendations and key actions. We will continue to keep a close watch on progress on these recommendations and key actions, as it is important to acknowledge that work will never truly be complete and will need to continue into the future to address the current crisis and address complex and systemic housing challenges.

We are pleased to see the Government fulfil its commitment to invest \$2.5M to launch the Community Housing Growth Fund in partnership with the Community Housing Transformation Centre. This fund will help organizations across the province plan for growth, build capacity and supply, research, and come up with innovative new ideas. Funds will also support the creation of a new provincial non-profit housing association, which will champion change and transformation of the community housing sector in the long term.

Another important accomplishment is the province-wide housing needs assessment launched in April. This represents the province's first major study to assess housing needs at the municipal level in urban and rural areas and is expected to provide municipalities, the province and housing stakeholders with evidence-based analysis and estimates of current housing need and demand, which can be used to project future need and inform policy development and investments. At the same time, government is supporting a needs assessment for African Nova Scotian communities and the development of a strategy to better understand the systemic barriers some Nova Scotian communities face to find housing and identify actionable solutions.

Both of these projects will inform government’s long-term housing strategy. The strategy is being developed building on engagement with key community partners and stakeholders and will continue the conversation started under the Nova Scotia Affordable Housing Commission. We expect that the government’s housing strategy will set clear targets and outcomes and will report progress on solutions that are inclusive and lead to positive social and economic outcomes for individuals and families in communities across the province.

We also recognize that government has begun the long-term transformational work to recognize housing as fundamental to economic growth, well-being, and social equity and to align and integrate housing policies, planning and investments with other sectors in job creation, skills training, transit, early learning, healthcare, and cultural and recreational infrastructure. As the government moves forward in its commitment to implement each recommendation, we are encouraged that this work will provide Nova Scotians with more options for a safe, affordable place to call home.









An update on each Commission recommendation, Quick Start Investment, and associated action is provided below.

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**Dr. Ren Thomas and Dr. Paul LaFleche**  
**Commission Co-Chairs, August 2022**









### **Recommendations**









1. Establish an arm’s length independent provincial housing entity
2. Recognize housing as a right and a key strategic sector for economic development, health, and social equity
3. Modernize provincial legislation and regulations
4. Develop a long-term provincial housing strategy
5. Empower municipalities to become key partners in affordable housing
6. Support the creation of more affordable housing, prioritizing a mixed-income, multi-partner approach
7. Reduce costs for new affordable housing
8. Reduce regulatory and non-cost barriers of new development
9. Prevent the loss of affordable homes
10. Build community housing capacity
11. Transform our public housing model
12. Expand housing options that meet the needs of seniors and vulnerable Nova Scotians
13. Provide targeted resources and supports to vulnerable and underrepresented communities
14. Enhance renter protections, equitable access, and better-functioning conditions for rental housing
15. Address the specific needs of rural and non-urban communities
16. Improve access to rental housing data
17. Support innovation and promote cross-sectoral partnerships

Recommendation/Action	Timeframe	Status as of January	Status as of August	Progress Update
<p><b>Quick Start Investments</b> The Commission recommended the Province make a one-time commitment of \$25M to initiate four Quick Start Investments within 100 days of submission of its report</p>				
<p>Invest immediately in multi-partner, mixed-use, mixed-income demonstration projects that feature innovative construction techniques; target funding to support proponents that can leverage federal funding under the Rapid Housing Initiative; increase the number of rent supplements to support affordable housing projects that receive a government capital contribution, to achieve a deeper level of affordability for people living on very low income; and double current investments in the provincial Affordable Housing Program.</p>	<p><b>Quick Start</b> initiate within 100 days</p>			<p>\$35M investment announced by government in October 2021, to create 714 new affordable housing units across the province which included supporting a new construction project targeted to the ANS community through AKOMA; and make 425 new rent supplements available immediately.</p>
<p>Support municipalities to complete a housing needs assessment to establish a baseline from which they must plan for sufficient amount and diversity of housing supply to meet projected needs.</p>	<p><b>Quick Start</b> initiate within 100 days</p>			<p>Government commitment of \$500K in July 2021.</p> <p>Provincial study launched April 8 to determine the extent of the need for affordable housing in 49 municipalities across Nova Scotia.</p>
<p>Create a Community Housing Growth Fund (CHGF) co-created with sector organizations.</p>	<p><b>Quick Start</b> initiate within 100 days</p>			<p>Government commitment of \$2.5M in July 2021. \$2.5M Community Housing Growth Fund was announced in April 2022 and will be delivered through the Community Housing Transformation Center.</p> <p>It is expected that this funding will complement a federal budget commitment to reallocate up to \$500M from the Co-Investment Fund to develop a new Co-operative Housing Development Program, co-designed with CHF Canada.</p>
<p>Invest \$2M to modernize provincially-owned stock, including improvements to overall condition levels, energy efficiency projects to reduce operating costs, decrease greenhouse gases, and create jobs across the province.</p>	<p><b>Quick Start</b> initiate within 100 days</p>			<p>Government commitment of \$2M in additional public housing repair and renewal in July 2021.</p>















 Committed/Complete
  Initiated/Underway
  To Be Initiated
  Alternative Action Taken

## Progress Made by Government Implementing 17 Recommendations and Key Actions

Recommendation/Action	Timeframe	Status as of January	Status as of August	Progress Update
<b>1 Establish an arm's length independent provincial housing entity</b>				
Establish a new independent provincial housing entity.	<b>Short-term</b> 2021/22			<p>Implementation plan and legislative framework are being developed for new governance model.</p> <p>An interim CEO has been appointed. A consulting firm has been engaged. Work is expected to be completed in stages over the coming years.</p>
Keep the current Commission as an advisory committee to support the implementation of recommendations, until the new entity is established and a board is appointed.	<b>Short-term</b> 2021/22			Government has worked with the Commission to monitor progress on recommendations.
<b>2 Recognize housing as a right and a key strategic sector for economic development, health, and social equity</b>				
Consult with stakeholders to better understand how government can design and implement effective human rights-based housing strategies.	<b>Short-term</b> 2021/22			Ongoing engagement with stakeholders to inform the development of a long-term strategy initiated spring 2022.
Recognize housing is a right, a driver of inclusive economic growth, and a core component of health, well-being, and social equity.	<b>Short-term</b> 2021/22			<p>Government has recognized housing as a key strategic sector. Housing policies, planning and investments are being aligned with other sectors in job creation, skills training, transit, early learning, healthcare, and cultural and recreational infrastructure.</p> <p>The National Housing Strategy takes a human-rights based approach to housing, recognizing housing as a right in international law. Under the National Housing Strategy Bilateral Agreement, the Nova Scotia Government has committed to advancing principles of participation, inclusion, equity, non-discrimination, and accountability through housing programs and initiatives.</p>

Recommendation/Action	Timeframe	Status as of January	Status as of August	Progress Update
<b>3 Modernize provincial legislation and regulations</b>				
Review and amend relevant provincial legislation and regulations necessary to implement Commission recommendations.	<b>Short-term</b> 2021/22			<p>Amendments were made to the Municipal Government Act (MGA) and HRM Charter in November 2021 to allow municipalities to use inclusionary zoning and provide incentives for private sector developers to increase affordable housing supply.</p> <p>Government amended the Residential Tenancies Act to enhance renter protections against evictions due to renovations.</p> <p>Additional items will be identified via consultation and MGA review.</p>
<b>4 Develop a long-term provincial housing strategy</b>				
Mandate the new housing entity to develop a long-term provincial housing strategy for affordable housing.	<b>Mid-term</b> 2022/23 to 2023/24			A Long-Term Strategy is being developed in 2022/23. The Strategy will set targets, outcomes and reporting progress. The Strategy will reflect the new governance model as well as information gathered from housing needs assessments.
Engage the private sector, community housing partners, and key stakeholders in strategy development, and identification of targets and outcomes.	<b>Mid-term</b> 2022/23 to 2023/24			Ongoing engagement is underway to inform strategy development.
Recognize specific housing needs and address historic and systemic barriers faced by people of African descent and Indigenous communities to accessing affordable housing.	<b>Mid-term</b> 2022/23 to 2023/24			<p>Government is supporting a needs assessment for African Nova Scotian communities and the development of a strategy to better understand the systemic barriers some Nova Scotian communities face to find housing and identify actionable solutions.</p> <p>Government continues to support Tawaak Housing Association and will support the Federal Government and Indigenous communities in the co-development of a National Urban, Rural and Northern Indigenous Housing Strategy.</p>









 Committed/Complete  Initiated/Underway  To Be Initiated  Alternative Action Taken

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<b>5 Empower municipalities to become key partners in affordable housing</b>				
Recognize municipalities as key partners in affordable housing.	<b>Short-term</b> 2021/22			Discussions have been initiated with representatives from Nova Scotia Federation of Municipalities and Association of Municipal Administrators. This group will act as a conduit for ongoing collaboration with municipalities on housing-related issues.
Allow municipalities to use inclusionary zoning in private development in lieu of bonus zoning charges, with appropriate incentives to avoid additional development costs.	<b>Short-term</b> 2021/22			Inclusionary Zoning was enabled via amendments to Municipal Government Act and HRM Charter in November 2021.
Ensure municipalities have adequate support and resources to complete housing needs assessments.	<b>Short-term</b> 2021/22			Government launched first provincial housing needs assessment in April 2022 to determine the extent of the need for affordable housing in 49 municipalities across Nova Scotia. Final report is expected in one year, with results shared throughout the study.
<b>6 Support the creation of more affordable housing, prioritizing a mixed-income, multi-partner approach</b>				
Immediate investment in multi-partner, mixed-income demonstration projects featuring innovative construction techniques.	<b>Short-term</b> 2021/22			Affordable Housing Demonstration Projects Initiative (AHDP) was launched in Aug 2021 with a one-time Quick Start commitment of \$25.5M. Proponents have been identified.
Work with non-profit and private sectors on affordable housing 'pipeline' projects that can be initiated within 12 months.	<b>Short-term</b> 2021/22			Proponents have been identified and some projects have been announced.
Enhance provincial incentives to increase supply of new affordable rental housing through new construction or conversion of non-residential buildings.	<b>Short-term</b> 2021/22			Changes to the Affordable Housing Development Program have been introduced to strengthen ability to promote more affordable housing projects.
Targeted funding to support proponents under Rapid Housing Initiative (RHI).	<b>Short-term</b> 2021/22			Government has committed more than \$16M toward RHI projects in 2021/22, including funding for Adsum for Women & Children, the Mi'kmaw Native Friendship Centre, the North End Community Health Centre, AHANS, Soul's Harbour, and Coady's Place.



Recommendation/Action	Timeframe	Status as of January	Status as of August	Progress Update
Double current investments in provincial Affordable Housing Program (AHP).	<b>Short-term</b> 2021/22	●	●	Government increased funding available under the Affordable Housing Program (AHP), and committed \$4.6M to create 96 units in 2021/22.
Create new elements to support affordable housing projects receiving government capital contributions, for a deeper level of affordability for people living on very low income.	<b>Short-term</b> 2021/22	●	●	425 additional rent supplements were announced in Oct 2021 and have been issued in communities across the province.  The Province has also invested an additional \$3.9 M for 550 new rent supplements in 2022-23.
Leverage public assets through divestiture to community housing providers or Community Land Trusts (CLTs).	<b>Short-term</b> 2021/22	●	●	Government has established an inventory of provincially owned land and is working to identify sites that are suitable for residential development and make them available for development proposals, including those from Community Housing organizations.

## 7 Reduce costs for new affordable housing





Create a program to identify and incentivize development of vacant/ under-used public land suitable for residential use, or buildings for affordable housing.	<b>Mid-term</b> 2022/23 to 2023/24	●	●	Government has established an inventory of provincially owned land and is working to identify sites that are suitable for residential development and make them available for development proposals. The first bundle of eligible properties have been made available for proposals with more properties to follow in coming months.
Explore benefits of transferring public lands to support creation of Community Land Trusts (CLTs).	<b>Mid-term</b> 2022/23 to 2023/24	●	●	Government is working with its partners in the community housing sector to explore creation of CLTs. Funding to create new CLTs in two historic African Nova Scotian communities in Hammonds Plains and Truro were announced in March 2022.
Permit municipalities to waive, reduce, or defer payment of certain construction related fees on new construction or preservation of market and non-market rental housing.	<b>Mid-term</b> 2022/23 to 2023/24	●	●	Government amended the Municipal Government Act (MGA) and HRM Charter to enable municipalities to: <ul style="list-style-type: none"> <li>• provide financial assistance to a business if the financial assistance is for the purpose of increasing the availability of affordable housing,</li> <li>• allow municipalities to require and regulate affordable housing within developments through land-use bylaws, and</li> <li>• permit municipal councils to accept money in lieu of affordable housing provision.</li> </ul>

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Offer provincial HST rebate on affordable housing new construction.	<b>Mid-term</b> 2022/23 to 2023/24			The Department of Municipal Affairs and Housing is collaborating with Finance and Treasury Board to determine the right mix of tools and incentives to best support the future development of affordable housing.
Develop an affordable rental housing construction tax credit in exchange for minimum number of affordable units for a specific period.	<b>Mid-term</b> 2022/23 to 2023/24			
Provide incentives for allocation of additional density to create more affordable housing in urban areas with high growth and demand.	<b>Mid-term</b> 2022/23 to 2023/24			Inclusionary Zoning was enabled via amendments to Municipal Government Act and HRM Charter in November 2021.
Work with Property Valuation Services Corporation to create a new assessment classification for affordable housing.	<b>Mid-term</b> 2022/23 to 2023/24			Preliminary work is underway in collaboration with PVSC to identify public housing, not for profit housing and cooperative housing through the assessment process. This will allow municipalities to exempt or modify tax rates for these properties.





## 8 Reduce regulatory and non-cost barriers of new development

Initiate review of impact of existing regulations on the development process and identify innovative ideas/solutions for regulatory and service reforms.	<b>Mid-term</b> 2022/23 to 2023/24			<p>The Province has amended the Halifax Charter to enable improvements to the housing development environment. The amendments will improve the governance to:</p> <ul style="list-style-type: none"> <li>• allowing faster decisions,</li> <li>• free up staff time, and</li> <li>• improve development agreements by increasing clarity on authority and process to increase flexibility and efficiency.</li> </ul> <p>Deloitte has been contracted to identify barriers to efficient and effective housing development in the HRM.</p> <p>In addition, the HRM Housing Task Force, as part of their work, will share identified opportunities to streamline, improve, and modernize aspects of residential housing which will help accelerate housing development for all municipalities.</p>
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Recommendation/Action	Timeframe	Status as of January	Status as of August	Progress Update
Work with the NS Apprenticeship Agency and Department of Labour, Skills and Immigration to address the shortage in skilled trades required for residential construction.	<b>Mid-term</b> 2022/23 to 2023/24			<p>In October 2021, government announced that it will work to recruit and retain more apprentices.</p> <p>The 2022 provincial budget introduced a tax refund for individuals under the age of 30 who are employed and registered in selected skilled trades and occupations.</p> <p>Government has updated the apprentice training ratio to create more opportunities and ease skilled labour shortages.</p>
Attract, hire, and train more women, Indigenous people, people of African descent, and individuals from other marginalized groups into trades with a supply shortage.	<b>Mid-term</b> 2022/23 to 2023/24			<p>In October 2021, Nova Scotia Apprenticeship Agency renewed their Diversity and Inclusion Framework (Building More Equitable Pathways II).</p> <p>As a result of the work of the Agency to create an apprenticeship system that is equitable, diverse, accessible and inclusive, the percentage of equity-seeking apprentices has increased from 9.5% in 2014-2015 to 17.7% in 2022 – there was an increase of 1.1 percent in the last year. The percentage of women apprentices has also increased from 5.4% in 2014-2015 to 8.4% as of March 2022.</p>





## 9 Prevent the loss of affordable homes

Increase provincial funding for repair and renewal of existing affordable market and non-market rental housing.	<b>Mid-term</b> 2022/23 to 2023/24			Government increased funding for the Rental Residential Rehabilitation Assistance Program by \$4.8M in 2022/23 to address program waitlists.
Work with municipalities to create incentives for developers to retrofit existing units and make them affordable.	<b>Mid-term</b> 2022/23 to 2023/24			<p>In November 2021, government made amendments to the MGA and HRM Charter enabling municipalities to provide financial assistance to a business (e.g., private sector developers) for the purpose of increasing affordable housing.</p> <p>In April 2022, government made various amendments to the HRM Charter to streamline, improve and shorten the approval process for developments. The changes will modernize aspects of the development process, clarify approval processes, remove duplication of public engagement, adjust the timing of some development costs to align with the completion of development, and improve develop agreement authorities.</p>





 Committed/Complete  Initiated/Underway  To Be Initiated  Alternative Action Taken

Recommendation/Action	Timeframe	Status as of January	Status as of August	Progress Update
				//update continued As part of Department of Municipal Affairs and Housing's MGA and HRM Charter Review, potential amendments to preserve affordable housing supply are being considered.
Create a provincial loan program to help nonprofit housing providers finance acquisition of low-end of market rental properties at-risk of being converted to high-end development.	<b>Mid-term</b> 2022/23 to 2023/24			In July 2022, government announced a new lending program to help non-profit organizations keep and increase affordable housing units. Through the Community Housing Acquisition Program (CHAP), community housing providers can access up to \$10 million in repayable loans to support the purchase of existing rental units.
Collaborate with municipalities to ensure units at or below average market rent in buildings being redeveloped are preserved in the new development along with new density.	<b>Mid-term</b> 2022/23 to 2023/24			Government is working with municipalities to identify areas for collaboration. Municipal Housing Needs Assessments and the ANS Housing Needs Assessment will inform this work.













## 10 Build community housing capacity





Work with the community housing sector to develop a comprehensive baseline, identify gaps, and gather data to support planning and long-term strategies for sector stabilization, transformation, and growth.	<b>Mid-term</b> 2022/23 to 2024/25			Government continues to support the work of Build Together project, which identified key challenges and potential solutions to strengthen and grow the community housing sector. Through the Community Housing Infrastructure and Repair Program (CHIRP), the Province will help community housing organizations complete needed repairs to preserve existing affordable units or transform their operations to ensure long-term sustainability.
Create a Community Housing Growth Fund co-created with sector organizations	<b>Mid-term</b> 2022/23 to 2024/25			Government invested \$2.5 M to create Community Housing Growth Fund (CHGF), launched in April 2022.



## 11 Transform our public housing model

Review the public housing operating model.	<b>Mid-term</b> 2022/23 to 2024/25			Governance changes as a result of Recommendation 1 are expected to create efficiencies for public housing.
Continue work underway to develop an asset management plan and identify opportunities for redevelopment in partnership with the community housing sector.	<b>Mid-term</b> 2022/23 to 2024/25			Government continues to explore opportunities to advance public housing transformation activities, including asset transfer processes.











 Committed/Complete  Initiated/Underway  To Be Initiated  Alternative Action Taken











Recommendation/Action	Timeframe	Status as of January	Status as of August	Progress Update
<b>12 Expand housing options that meet the needs of seniors and vulnerable Nova Scotians</b>				
<p>Increase rent supplements to help low-income households access market rental units in high cost areas.</p>	<p><b>Mid-term</b> 2022/23 to 2024/25</p>			<p>425 new quick start rent supplements were introduced in 2021-22 and continue to be funded in 2022-23. Government invested \$3.9M in 2022-23 to create an additional 550 new rent supplements.</p> <p>On going program review and the ANS Housing Needs Assessment will identify opportunities to target and better serve the most vulnerable, and underrepresented communities .</p>
<p>Create a dedicated budget for construction of new rooming houses, and for repair of existing ones.</p>	<p><b>Mid-term</b> 2022/23 to 2024/25</p>			<p>Options are under development.</p>
<p>Incentivize creation of secondary suites that ensure long-term rent affordability through a new Secondary Suite Program.</p>	<p><b>Mid-term</b> 2022/23 to 2024/25</p>			<p>Design of incentives focused on removing barriers for the development of secondary suites is underway with consideration given to a number of solutions including legislative and by-law changes.</p> <p>An online planning tool for secondary suites is in development through a CMHC funded project.</p>
<p>Incentivize companion housing arrangements between seniors and younger people, particularly in rural areas</p>	<p><b>Mid-term</b> 2022/23 to 2024/25</p>			<p>Research on companion housing has been initiated.</p>
<p>Work with stakeholders to support development of a voluntary online rental housing registry operated by landlords, to attract and connect prospective tenants seeking affordable housing.</p>	<p><b>Mid-term</b> 2022/23 to 2024/25</p>			<p>Analysis will begin in 2022/23.</p>
<p>Adopt a multi-disciplinary supportive housing approach to help keep people housed long-term and participate in the community in a meaningful way, both socially and economically.</p>	<p><b>Mid-term</b> 2022/23 to 2024/25</p>			<p>In October 2021, government announced \$10.1M investment over two years to provide wraparound supports, shelter and culturally relevant housing across Nova Scotia.</p> <p>Collaboration is ongoing between DMAH and DCS to create more options for support services for households in housing need.</p>











Recommendation/Action	Timeframe	Status as of January	Status as of August	Progress Update
<b>13 Provide targeted resources and supports to vulnerable and underrepresented communities</b>				
<p>Target investments through dedicated program streams to preserve and expand affordable, energy-efficient, and accessible housing options for underrepresented communities.</p>	<p><b>Mid-term</b> 2022/23 to 2024/25</p>			<p>In January 2022, government announced \$4M for affordable housing retrofits to upgrade public housing units in Cape Breton. In 2021/22, Government committed over \$16M to support proponents under the RHI to create affordable units specifically targeted to vulnerable and underrepresented communities.</p> <p>Government is funding new supportive housing units targeting African Nova Scotian and Indigenous people who are experiencing homelessness or who are at risk of homelessness in HRM, including 11 units on Maitland Street and 7 units on Compton Avenue (North End Community Health Centre), 8 units in Cole Harbour (Akoma), and 32 emergency beds and 21 additional units on College Street (Mi'kmaw Native Friendship Centre).</p> <p>Ongoing program reviews and the ANS Housing Needs Assessment will identify opportunities to target and better serve the most vulnerable, and under-represented communities. This includes greening incentives that will benefit renters by improving comfort and reducing energy costs.</p>
<p>Fund culturally responsive initiatives to build capacity within communities to leverage available funding to preserve and build more affordable housing that meets their needs.</p>	<p><b>Mid-term</b> 2022/23 to 2024/25</p>			<p>Government continues to engage with African Nova Scotian and off reserve Indigenous communities to better meet their housing needs and to support specific initiatives.</p> <p>Provincial funding was announced in July 2022 for the Black Communities Housing Technical Resources Centre, a new national organization based in Nova Scotia. The Centre will be created, managed and staffed by Black Canadians and will help Black communities and Black-led organizations across Canada improve housing outcomes for Black and racialized communities.</p>

Recommendation/Action	Timeframe	Status as of January	Status as of August	Progress Update
Partner with underrepresented communities to set targets and outcomes (Recommendation 4) for removal of systemic barriers to affordable rental housing and homeownership.	<b>Mid-term</b> 2022/23 to 2024/25			ANS Housing Needs Assessment is in progress and will inform development of housing strategy.  Government will undertake further engagement as part of the long-term strategy development.

## 14 Enhance renter protections, equitable access, and better-functioning conditions for rental housing

Maintain current temporary measures under <i>Emergency Management Act</i> until February 1, 2022, or until Provincial State of Emergency is lifted, whichever comes first.	<b>Mid-term</b> 2022/23 to 2024/25			Rent cap legislation will be maintained until December 2023.
Discontinue these measures once time limit is reached.	<b>Mid-term</b> 2022/23 to 2024/25			
Review <i>Residential Tenancies Act</i> for opportunities to improve renter protections and strengthen landlord-tenant relations. Look for options to minimize impact of tenant evictions due to renovation and improve overall efficiency of the application process and program administration.	<b>Mid-term</b> 2022/23 to 2024/25			In March 2022, amendments to the Residential Tenancies Act were enacted to help protect tenants against evictions due to renovations.  Under these changes, a landlord cannot terminate a lease for the purpose of demolition or renovations except by mutual agreement between landlord and tenant or by an order of the Director of Residential Tenancies. If a lease is terminated for renovation, landlords must pay tenants compensation of 1-3 months' rent, depending on building size. If a landlord fails to comply with these requirements, they may be ordered to pay additional compensation to the tenant, for example moving costs.
Collaborate with municipalities, tenants, landlords, and other stakeholders, explore opportunities for eviction prevention, provide temporary assistance to low-income households facing evictions due to planned renovations, improve access to legal aid services, and develop retention plans to prevent loss of long-term renters at risk of being priced out of their neighbourhood.	<b>Mid-term</b> 2022/23 to 2024/25			
Work with other government bodies, such as the Human Rights Commission, to address discrimination related concerns, especially during renter application processes.	<b>Mid-term</b> 2022/23 to 2024/25			Discussions are beginning across departments and with affected stakeholders to identify and address discrimination related concerns and develop strategies to improve equity.

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<b>15</b>	<b>Address the specific needs of rural and non-urban communities</b>			
Work with stakeholders to address concerns about conversion of rental stock into short-term rentals.	<b>Long-term</b> 2024/25 to 2025/26			Amendment to the Tourist Accommodations Registration Act to remove exemptions of a person's primary residence from registration as a short-term rental and allow regulations requiring compliance with land-use-by-laws as a condition of registration.
Provide financial incentives to non-urban and rural municipalities to develop regional housing strategies. Create Regional Housing Networks to lead and implement housing plans.	<b>Long-term</b> 2024/25 to 2025/26			Government has announced financial support to establish a provincial non-profit housing association, through a new Community Housing Growth Fund. This new entity will promote and support regional housing networks.  Municipal Housing Needs Assessments and ANS Housing Needs Assessment are underway and will inform regional housing plans and targeted programs or incentives.
Work with industry, the community housing sector, and municipalities to modernize provincial programs and ensure funding/requirements are responsive to the dynamics of the rural housing market.	<b>Long-term</b> 2024/25 to 2025/26			A program review has been completed and changes to the Affordable Housing Development Program have been introduced. The new program will better respond to the needs of rural communities, and will make the application process much easier for partners, especially non-profit organizations.
Target funding for new development and preservation of affordable rental units to non-urban and rural areas with demonstrated housing need.	<b>Long-term</b> 2024/25 to 2025/26			Municipal Housing Needs Assessments and ANS Housing Needs Assessment are underway. New or enhanced programs will be informed by this process.
Create education and awareness campaigns to reduce opposition to affordable housing.	<b>Long-term</b> 2024/25 to 2025/26			Government is working with municipalities to increase public awareness and help developers and municipal councils overcome and address negative perceptions about affordable housing developments. This work will be ongoing.

Recommendation/Action	Timeframe	Status as of January	Status as of August	Progress Update
<b>16 Improve access to rental housing data</b>				
Create an online provincial housing data portal.	<b>Mid-term</b> 2022/23 to 2024/25			Public housing data is available via the government's Open Data Portal.  Municipal Housing Needs Assessments and ANS Housing Needs Assessments are underway and will inform further data availability.
Develop a rental housing database.	<b>Mid-term</b> 2022/23 to 2024/25			Private sector initiatives are under development to create a rental housing database.
Develop a geospatial platform to visualize housing data.	<b>Mid-term</b> 2022/23 to 2024/25			Municipal Housing Needs Assessments and the ANS Housing Needs Assessment will provide data required for this action.
Work with other levels of government, the private sector, and non-profits to develop shared understanding, methodologies, and data on dimensions of housing need.	<b>Mid-term</b> 2022/23 to 2024/25			Government acknowledges the importance of housing data and is developing options for data collection and information sharing.  Municipal Housing Needs Assessments and the ANS Housing Needs Assessment will inform data availability.
<b>17 Support innovation and promote cross-sectoral partnerships</b>				
Establish a provincial or regional Housing Research Network in collaboration with other Atlantic provinces and post-secondary institutions, to undertake targeted and larger-scale research, share information, and transfer knowledge from research findings to housing providers, stakeholders, and policy practitioners.	<b>Long-term</b> 2024/25 to 2025/26			Atlantic provinces have begun discussions on options for collaboration. Provincial research institutions and key partners will be consulted on an ongoing basis to identify new and innovative approaches to increasing supply of and access to affordable housing.