

# Provincial Housing Programs

DEPARTMENT OF MUNICIPAL AFFAIRS AND HOUSING

SEPTEMBER 17, 2024

A person wearing a light blue t-shirt and safety glasses is using a yellow DeWalt miter saw to cut a piece of wood. The person's hands are on the wood, and the saw is positioned to the right. The background is a workshop with various tools and equipment. A blue semi-transparent overlay covers the top half of the image, and the text "Home Repair Program" is written in white on this overlay.

# Home Repair **Program**

# Program Aim

## Funding designed to

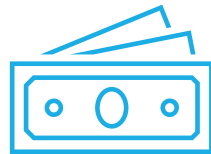
- ▶ Help homeowners undertake emergency repairs necessary to remain safely in their home
  - Available to homeowners who:
    - Require emergency repairs to electrical, heating, or plumbing systems and/or needed structural repairs to remain safely in their home



# Program Overview



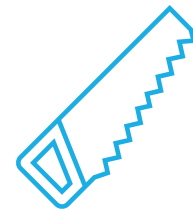
Provides up to \$18,000 for eligible repairs (grant or loan)



Material, labour, and tax are eligible costs



Homeowner must obtain contractor quotes, lowest quote eligible



Construction completed prior to approval not eligible

# Program Eligibility



Must own and live in  
their home



Canadian citizen or  
Permanent Resident



Household income is  
under the Household  
Income Limits for the  
area and household  
size



Landlords may also  
apply

# Program Process

Client submits application

Reviewed by regional caseworkers to determine eligibility

Housing Services Inspectors visits home to confirm repairs and prepare a specification document

Homeowner obtains quotes

Quotes reviewed and, if approved, a Letter of Approval Issued

Homeowner hires contractor and contractor completes the work

Homeowner provides invoices and confirms work completion

DMAH pays contractor directly

# More Information

**Toll-free:** 1-844-424-5110

**Website:** <https://beta.novascotia.ca/government/municipal-affairs-and-housing/programs-and-services>



# Home Accessibility **Program**

# Program Aim

## Funding designed to

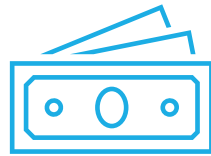
- ▶ Help homeowners undertake adaptations that improve home accessibility
  - Available to homeowners who:
    - Are living with a permanent disability
    - Have experienced diminished abilities due to age



# Program Overview



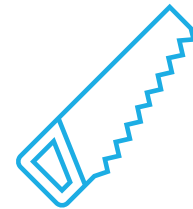
Provides up to \$16,000 for eligible accessibility adaptations that are permanently installed (grant or loan)



Material, labour, and tax are eligible costs



Homeowner must obtain contractor quotes, lowest quote eligible



Construction completed prior to approval not eligible

# Program Eligibility



Must own and live in  
their home



Canadian citizen or  
Permanent Resident



Household income is  
under the Household  
Income Limits for the  
area and household  
size



Landlords may also  
apply

# Program Process

Client submits application

Reviewed by regional caseworkers to determine eligibility

Housing Services Inspectors visits home to confirm adaptations and prepare a specification document

Homeowner obtains quotes

Quotes reviewed and, if approved, Letter of Approval issued

Homeowner hires contractor and contractor completes the work

Homeowner provides invoices and confirms work completion

DMAH pays contractor directly

# More Information

**Toll-free:** 1-844-424-5110

**Website:** <https://beta.novascotia.ca/government/municipal-affairs-and-housing/programs-and-services>



Canada-Nova Scotia  
**Targeted Housing Benefit  
(Rent Supplement)**

# Program Aim

## A rent benefit designed to

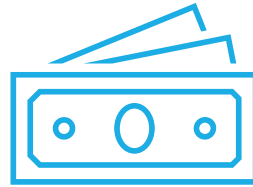
- ▶ Provide renters with a monthly supplement to help pay their rent
  - Available to those who:
    - Pay more than 40% of their pre-tax (gross) household income on the average market rent in their area (not the rent that they pay)
    - Applicants/clients may remain on the Public Housing waitlist while collecting a rent supplement



# Program Overview



Benefit based on income, household composition, actual rent paid (up to a maximum of the average market rent for the location of your rental unit)



Not all income sources are counted – important to connect with program staff



Applications accepted throughout the year, subject to budget availability

# Program Eligibility



Resident of NS, living in the province



Canadian citizen or Permanent Resident



Renting a housing unit



Household income is under the Household Income Limits for the area and household size

# Benefit Calculation Example

A single, elderly client located in Yarmouth has the following:

- A monthly income of \$1,600 (annual: \$19,200)
- Rent of \$1,000 for a 1 bedroom
  - Paying more than 40% of income on rent: 62.5% of monthly income
- Average Market Rent (AMR) of \$772 for Yarmouth area

The client contributes 30% of their income toward their rent:

$$\$1,600 \times .30 = \$480$$

The benefit is calculated using the AMR:

$$\$772 - \$480 = \mathbf{\$292}$$

# Program Process

Client submits application

Reviewed by regional caseworkers to determine eligibility

Benefit deposited into bank account or paid to landlord, on request

Client required to confirm information annually for ongoing eligibility

# More Information

Email: [housingsupplements@novascotia.ca](mailto:housingsupplements@novascotia.ca)

Website: <https://beta.novascotia.ca/apply-rent-supplement-canada-nova-scotia-targeted-housing-benefit>

A photograph of a woman with long dark hair hugging a young child from behind in a kitchen. The woman is wearing a light-colored top, and the child is wearing a grey top. The background shows kitchen cabinets and a countertop. A semi-transparent blue rectangle is overlaid on the left side of the image, containing white text.

# Survivors of Gender-Based **Violence Benefit**

# Program Aim

## A rent benefit designed to

- ▶ Support survivors of gender-based violence who have or are planning to leave their home due to violence
  - Available to:
    - Women
    - Members of the LGBT+ community
    - Transgender and gender diverse people



# Program Overview



Connected to transition house services



Available for a 2-year period  
(then CNSTHB if eligible)



Benefit amount varies by year

# Program Eligibility



Resident of NS, living in  
the province



Canadian citizen or  
Permanent Resident



Renting a housing unit



Year 2: income, % of  
income paid on rent,  
under HILs

# Benefit Rates: Year 1 and Year 2

YEAR 1	YEAR 2*
Flat rate based on # of bedrooms:	Income tested, based on:
1 bedroom: \$900/month	# of bedrooms
2 bedrooms: \$1,100/month	Actual rent up to AMR + 10%
3 + bedrooms: \$1,400/month	Less 30% of client income

\*must be paying 30% of their income the average market rent and be under the Household Income Limits for the area where they live to continue to be eligible

# Program Process

Client submits application (includes transition house attestation)

Reviewed by dedicated caseworker

Benefit deposited into bank account

Client receives a 2-month notice prior to start of year 2

Client submits new information (income, rent, household size, # of bedrooms)

Continues to receive benefit, if eligible

# More Information

**Email:** [gbvprogram@novascotia.ca](mailto:gbvprogram@novascotia.ca)

**Website:** <https://beta.novascotia.ca/apply-survivors-gender-based-violence-housing-benefit>

Thank you!