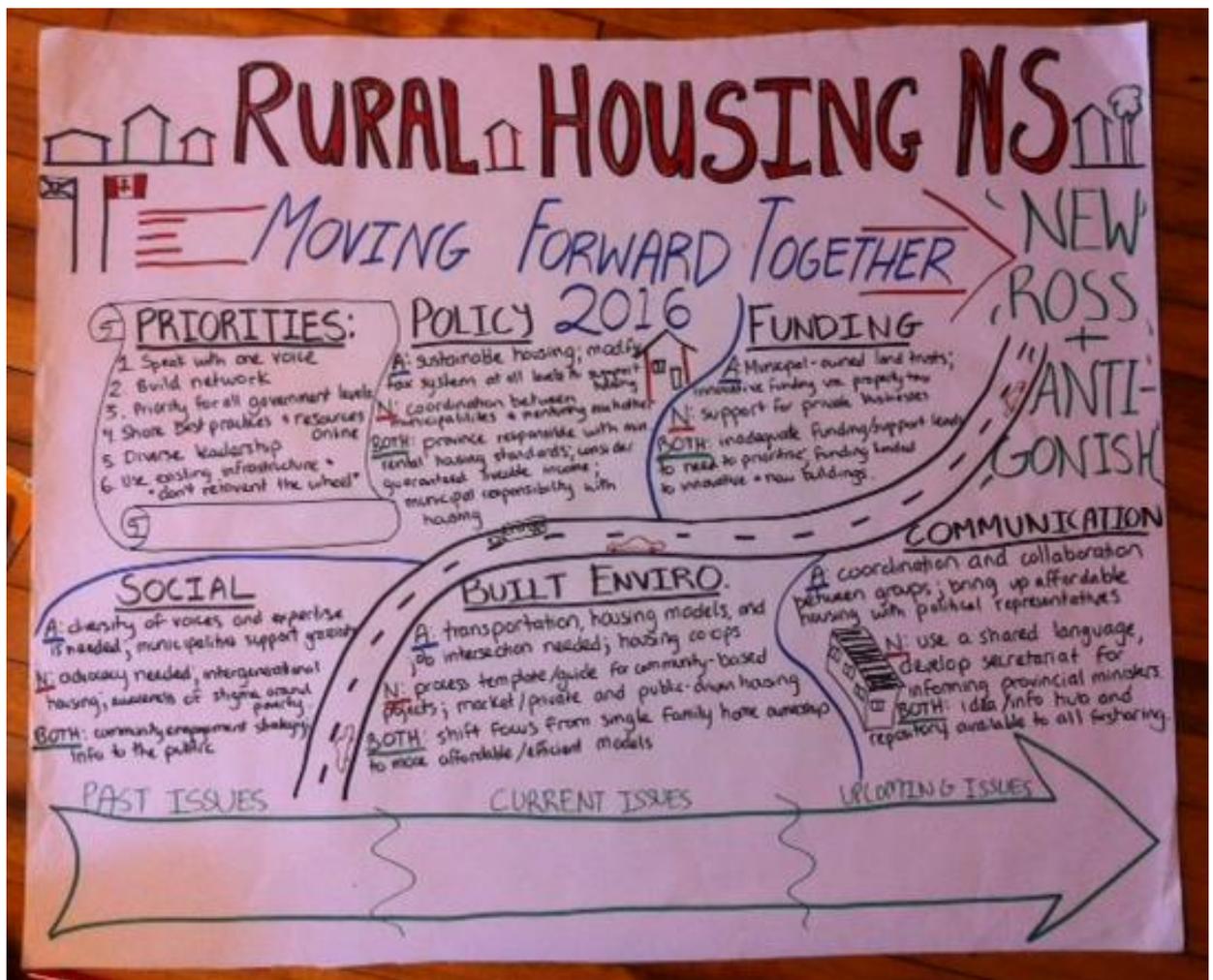


MOVING FORWARD TOGETHER



11/18/2016

Rural Housing Nova Scotia

Pre- and post-event support and facilitation provided by: Amy-Buckland Nicks and Kelly Schnare

BRIEF SUMMARY OF MOVING FORWARD TOGETHER

Case studies were explored at each site in world cafe style discussion, and open space enabled people to initiate discussions on action areas.

Key points from open space and world cafe discussions were organized into 5 themes in order to help compare the sites: communication, policy, built environment, funding, and social. For both sites, there was a greater focus on policy and social issues rather than funding and built environment.

Shared priority areas for both New Ross and Antigonish included:

1. Collective action and unified voice around affordable housing, which needs creation of a shared language
2. Build on existing diversity of experience and expertise, use existing assets, and don't reinvent the wheel (both for renovating buildings as well as information sharing).
3. Grassroots support for municipal capacity building and importance of municipal responsibility with affordable housing.

Antigonish discussions included need for an online hub for sharing information and facilitating mentorship for municipalities and new community-based projects.

New Ross discusses included innovative models for using existing housing, e.g., Homeshare, housing co-ops and there was much interest in education and awareness around intergenerational housing and stigma associated with poverty.

OVERHEARD AT MOVING FORWARD TOGETHER...

Antigonish

"Coordinate consistent approach by working in public sector aligning with civil society in a coordinated & One Voice approach"

"The need to identify the savings and many other cost areas example Health Justice and Education that could result from investing properly in housing low-income people"

"Let's define the word affordable housing is together: What is affordable housing?"

New Ross

"Affordable housing on outskirts is not accessible: transportation, isolation, sociability"

"What would housing in NS look like if we had Guaranteed Annual Income?"

"Policy- has to be made a priority with specific strategy, targets, and definitions."

"Don't reinvent the wheel: adapt/adopt. Someone somewhere is doing it." (advocacy for rent subsidies)

"Develop communication system between all the organizations (electronic/website) to pool information"

Moving Forward Together

INTRODUCTION

Recognizing the growing concern across rural Nova Scotia about the housing needs and challenges in our communities, we asked the question, “How can we work together to have a greater impact?”

In early 2016 planning began to bring together community stakeholders working on issues related to housing. With support from the Rural Communities Foundation of Nova Scotia, Aspotogan Heritage Trust, Housing Nova Scotia, Canada Mortgage and Housing Corporation (CMHC) and Nova Scotia Health Authority, Moving Forward Together was made possible.

On November 18th, 2016, nearly 100 community stakeholders from across Nova Scotia gathered in Antigonish and New Ross, to start a conversation about rural housing experiences, challenges and opportunities.

Moving Forward Together offered the opportunity for community stakeholders to:

1. Learn from each other through case studies about what’s working well and what barriers are getting in the way of action in our communities.
2. Discuss how we can work together to learn and take action on the barriers and opportunities for improving access to healthy, safe and affordable housing in our communities.
3. Identify priorities for moving forward together as a network for rural housing in Nova Scotia.

This report provides an overview of the conversations and opportunities for action as identified by participants throughout the day.



MOVING FORWARD TOGETHER – EVENT DETAILS



■ Pre-event sharing of Case studies and questions for reflections

A call for case studies went out in October, for sharing at Moving Forward Together on November 18th. A total of 9 Case Studies were submitted. The case studies can be found at: <https://docs.google.com/viewer?a=v&pid=sites&srcid=ZGVmYXVsdGRvbWVpbnxydXJhbGhvdXNpbmduc3xneDo3MThiNmZhNzg0MTJkNjA1>

■ Introduction and Welcome

Moving Forward Together started with introductions and a welcome to the event from New Ross and was streamed to Antigonish. During the welcome, clips from two videos, which explored rural housing challenges in Nova Scotia were shared.

Affordable Antigonish: <https://www.youtube.com/watch?v=MVF2DVI7d6g>

Housing First Kings: <https://www.youtube.com/watch?v=6xT8sWN-hjE&t=290s>

■ Case Study Sharing

Case studies were shared in both Antigonish and New Ross, with each site focusing on those case studies from their region.

SHARED AT BOTH SITES:

SOUTH SHORE HOUSING ACTION COALITION (SSHAC) HOUSING NEEDS ASSESSMENT: Using Housing Needs Data to Help Build Community Capacity

South Shore example from SSHAC Needs Assessment, capacity building, housing profiles, pilot program, data management and planning

ANTIGONISH

- **2000-2004 Antigonish Effort to Create Affordable Rental Complex Abandoned**
Affordable Antigonish shares long history of establishing a voice for the collective needs and challenges
- **St. Andrews Senior Housing Authority Organized Seniors Association in St. Andrews speaks to integrated funding model of success**
- **Not Enough Common Sense**
Rental subsidy challenges from Arichat for developers, landlords and tenants, incorporating access to services and economic structures
- **Municipality of the County of Inverness: Housing Strategy**
Housing strategy for Inverness, municipal concerns, community engagement, pilot programming

NEW ROSS

- **HomeShare**
Model for homesharing: HomeSHARE society for greater Grand Prairie, AB
- **A Rural Model of Innovative Housing**
Model of innovative housing in New Ross for aging in place.
- **Minimum Rental Housing Standards for Nova Scotia**
SSHAC presented minimum rental housing standards for Nova Scotia to UNSM
- **Challenges to Developing Affordable Housing: An Example from Liverpool**
Challenges with rezoning for affordable housing in Liverpool



Case Study Presentations in New Ross

■ World Café Conversations: Lessons, Challenges, Opportunities

Participants discussed ideas, opportunities and challenges to taking action on housing challenges, informed by case studies.

■ Sharing with other site

Throughout the event, participants in both Antigonish and New Ross were connected via video conferencing, providing an opportunity to hear about the conversations happening at the other site.

■ Open Space Conversations

Participants generated their own conversations in the afternoon.

■ Next Steps: Next 100 days

Based on the day's conversations, priority actions for the next 100 days were identified. These actions will guide next steps for Rural Housing Nova Scotia, a network to support future work on housing.

WORLD CAFÉ: CASE STUDIES DISCUSSION

World Café discussion centered around the case studies, and asked participants to discuss:

1. What is working well?
2. What is creating barriers or challenges to action on healthy, safe and affordable housing?
3. What learnings do I have from these case studies? What is applicable to my work/community?

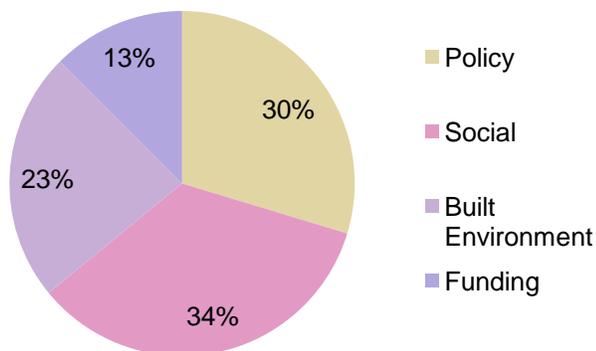


World Café Themes from Antigonish

Key points from the World Café conversations were organized by theme: Policy, Social, Built Environment, Funding and Communication.

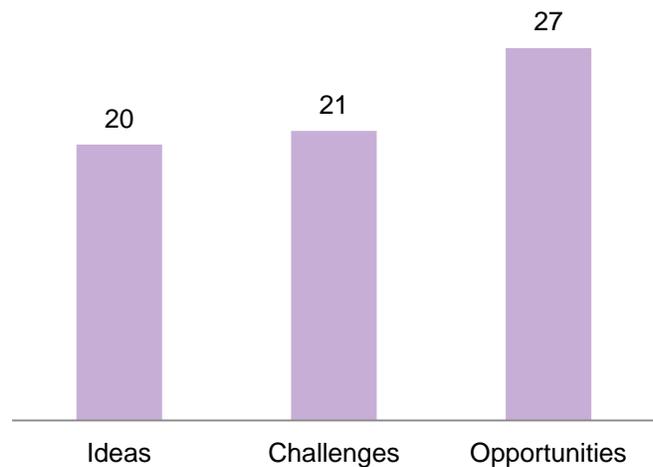
World Cafe Themes: Antigonish

Percentage of stickies for each theme



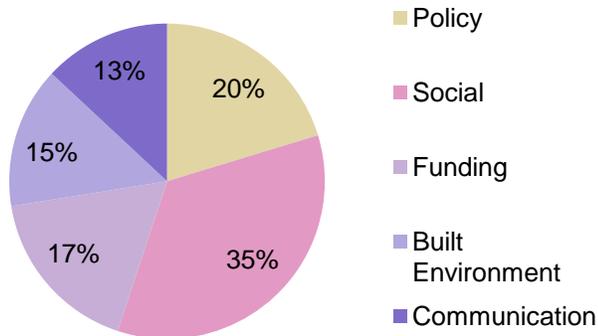
World Cafe Discussion Focus: Antigonish

Number of stickies by focus



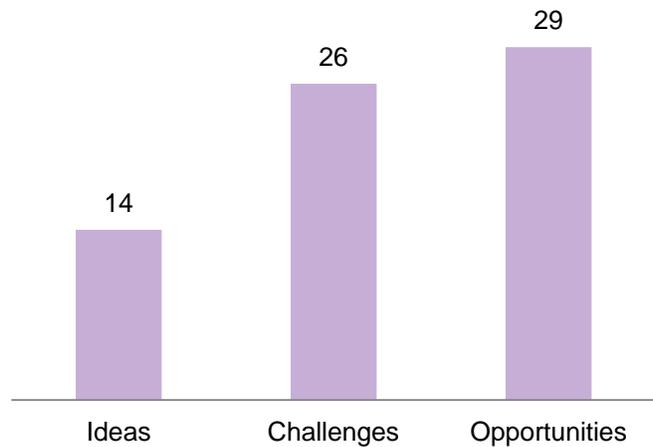
World Cafe Themes: New Ross

Percentage of stickies for each theme



World Cafe Discussion Focus: New Ross

Number of stickies by focus



The key points from these conversations are presented below, organized by theme.

Theme: Built Environment		
	Antigonish	New Ross
Lessons and Ideas	Consider the needs of existing and planned infrastructure Speak as a collective Allowing people opportunity to participate Intersection of transportation needs within housing models is essential Staying positive in one's attitude Patience by in a few members of the council to talk for you	A process/template for rural, community based projects is needed market/profit driven versus public health/social renewal driven housing
	Open Space Points	
	Not every building is worth saving Housing co-ops for Building Trades	Municipalities/Towns provide land to private developers or non-profits who will agree to develop affordable housing. (i.e. possible use existing cooperatives all throughout western region - outside board members ok - CHF Canada has develop[ment] officer. (Municipal/Town Partnerships)

Challenges	The focus on single-family home ownership needs to shift to more inexpensive and efficient forms	Affordable housing on outskirts is not accessible: transportation, isolation, sociability Where is it? affordable on outskirts Min. standards: upgrade and then increased housing cost (landlord does) Expense of keeping up older properties for landlords (they need to make a profit) Small municipalities may contract out building contractors and thereby not as much control
	Creating structure! Infrastructures!	Home share: lower cost and lower infrastructure. (Portable?) rent subsidies: increase, need to lobby. Emergency responders are at risk with substandard housing and therefore should be partners/housing advocates
Opportunities	Open Space Points	
	Succession and seniors from their homes to other housing options Improve public space to stimulate private investment see Halliburton Case Study How to bridge term (example old homes failing in disrepair current housing needs) challenges and long-term goals guaranteed liveable income Affordable housing close to jobs	Create housing navigator/hub with info on different types of housing available and their locations Develop a 'how to' manual to create affordable housing
Theme: Social		
	Antigonish	New Ross
Lessons and Ideas	Pilot rapid testing to demonstrate partnership between municipalities Local expertise leveraging with capacity Diverse and unique backgrounds are valuable plus need to be assessed Engagement by various individuals Developers Financial interests often get heard more loudly than other voices of Interest Needs passion Lessons number one is info to the public	Community engagement strategy would be helpful CMHA Kings with Health to create Homeshare Kings Unique community profiles Community to provide intergenerational experience Need community support/backing for the project from the public Servicing system in small communities' homes. Bring to (community?) is "Bring the Mountain to Mohammed"
	Open Space Points	
	Be seen as an ally to Municipal leaders versus a demand on resources Benefits of having employees earning a livable wage needs to be clearly expressed	Sales pitch: keep our communities 1) vibrant, secure 2) engage youth and all ages. What: 1) age in place 2) social movement 3) ongoing social media. Why: 1) advocacy 2) natural/organic. [Make pitch to community, friends have

		<p>community that supports each other: bring people into community, reach out to grassroots first THEN government.] (Amy wrote) Public education/awareness raising: throw a party, put on a play, hub meetings, public info sessions, multiple committees, contact people on kijiji, make a case Community/hub to identify and distribute (to support cooperation, support, etc) Need to share the same message/story (Advocacy for rent subsidies) Co-op model possibility as a start Flip from a negative look for the "landlord" to the landlord doing good for the community</p>
Challenges	<p>Planning strategies different in teens Programs need to all populations [NIMBY?] not in my backyard Attitude of Municipal council members lack of Engagement from community</p>	<p>Must be intergenerational support. Other vulnerable populations: adults with disabilities. Cost effective Need skills group to lobby governments as group more effective than small unit Youth- is a homeshare owner willing to be a supervisor? Possibilities and challenges. STIGMA (homeshare) Working poor: on the edge; housing could put them over. No resources for them.</p>
	Open Space Points	
		<p>Who is affected: poverty, youth, single moms/men, seniors, and possibly the homeshare owners.</p>

Opportunities	<p>This is the best example of creating housing that aligns to the Antigonish movement Grassroots equals more success I also like to see more inclusion for the recipients of housing projects to empower them Engage students for research and assessment Tenants rights workshops Engage and Empower recipients of housing because grassroots equals greater success Build on strength 2 year planning process is a process that can be used again Community engagement as well as support Rule of <i>Eastern Planning Commission</i> as the level of bureaucracy to work from Issues of affordable housing more than seniors</p>	<p>Home share: can free up other housing for i.e. young families. Already happening informally. (homeshare) Challenging the notion of individualism, [it is] community collectivism. (homeshare) Offers supportive network. (homeshare) Homeshare increases security for both parties. e.g. screening. Recognise positive impact on community economy of keeping seniors in place Local coalitions and advocacy groups- work [with] municipalities Internal champions (i.e. councillors, community members) Small groups may be better heard Communities unite to work together Community led action Collaborative approach Beacon Hill Villages: 50 + people learning (living?) services to small communities</p>
	Open Space Points	
	<p>Coordinate consistent approach People working in public sector aligning with civil society in a coordinated One Voice approach Build or become advisory groups to counsel Engage The Recipients</p>	<p>Models: collaborate/learn from existing homeshare elsewhere, international student programs, woofers, database in Vermont (Candy) Identifying partners/ creating coalitions: Including but NOT limited to: Health Authorities, Mental Health/Addictions, Municipalities, Women's Centres, Public Health, Housing Authorities, etc. Needs DCS cooperation! Reduce stigma= contact based education. 1st Voice sharing ideas and stories</p>
Theme: Policy		
	Antigonish	New Ross
Lessons and Ideas	<p>Housing is not the only issue affecting affordable housing Provincial government responsibilities with mandate standards Creating structure for sustainable longevity housing that is affordable</p>	<p>A min. rental housing standards would assist Municipalities in doing the work and ensure standardization. UNSM? Already passed but now need (loan?) What would housing in NS look like if we had Guaranteed Annual Income? Affordable housing policy has to be SPECIFIC- can't apply generalities</p>
	Open Space Points	

	<p>Reward businesses for implementing housing policies Model after foreign temporary workers Every person in group contacting with political representatives, by asking: what's your perspective on housing, when's the last time you spoke about housing?</p>	<p>Guaranteed Income would help to focus on issues Councils have the flexibility to define priorities in planning strategy- guides direction to planners, dev[elopment] officers to make affordable housing a high priority. Intermunicipal planning strategy shared planning document with several municipalities</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Challenges</p>	<p>Consistency with provincial need Community counts Details of success level information more detail is needed to create successful models of success Pallets projects require more details to share Timing of proposals Land use bylaws Affordability of housing includes more than a house its energy food exedra [There has been] no research or the wrong results</p>	<p>Leadership and responsibility, jurisdictional challenges Systems thinking- short term government Bureaucracy- barriers Municipal structure- based on growth environment but in rural areas we aren't growing. Towns unable to act because eventually may own assets but at the expense of evicting someone Need to understand policies, legislation Policy- has to be made a priority with specific strategy, targets, and definitions.</p>
	<p>Open Space Points</p>	
	<p>Bureaucracy needs to make it easier to renovate an adaptation than to build new houses How will guaranteed livable income change the conversation? Adequate money and funding could break the cycle of poverty</p>	<p>More active participation by Municipal planners- more education and training? Need to link the distribution of sub[sidies] to comprehensive support Caution around targets (20% affordable) can be negotiated i.e. active transport especially rural areas and market interest</p>

Opportunities	<p>Resources versus data conversation 211 versus Community counts Community Council should be reinstated Land trusts should be from the municipality Municipality creating capacity within the community to deal with the whole array of housing issues Making housing a part of municipality responsibility Use Lessons Learned in other municipalities Andrews people pick it up after church funding Award-winning first started with the need that was forced to be proven to Union of municipalities Municipal policy change municipal government Act Town got involved A change in the perception of responsibilities of counsel towards housing</p>	<p>What are the building regulations for multi people in one home? Small wins: policies within org i.e. new housing developments have to have raised gardens. Get rid of covenants about clotheslines. Policy has to be made a priority with specific strategy targets and definitions Education for municipal officials and the general public</p>
	Open Space Points	
	<p>Changing tax systems at all levels of government to better facilitate housing new and renovated Define the word affordable housing is together? What is affordable housing? Being part of agenda and strategic plan National Housing strategy and guaranteed liveable income should be linked policies</p>	<p>Need a way (toolbox/resources/ navigator) (person) to inform/provide expertise to councils. i.e. 6 municipal units partner- cost share/collaborate. Similar to SSHAC. Develop agreements- density bonus agreements, parking requirements, refer to toolkit. Services: water/sewer, recreation, transport (for rural)- municipal cooperation, re Town (guidelines? or Town name?), playground, low income areas. Town upgraded now great spot-- CAA painted. Homes installed baby barns. Change perception. Collaborate with DCS in adapting policy. Right now wouldn't allow for this model. (Home share)</p>

Theme: Funding		
	Antigonish	New Ross
Lessons and Ideas	<p>Agreement with push back against throwing out needs statistics, important to Target limited resources</p> <p>The municipality becomes the Bank Land Trust</p> <p>Not enough money for developers to have incentive</p>	None
Challenges	<p>High rent, government capacities</p> <p>Innovative funding models examples of down payment wrapped into property tax</p> <p>Funding for research assessment the business case for affordable housing</p> <p>Funding and capacity</p> <p>Finance for new construction High</p> <p>Lack of capital investment</p> <p>Money for staff</p> <p>Rent subsidies</p>	<p>Funding available to innovative projects [and OPPORTUNITY?]</p> <p>Paid position (e.g. social worker) does cost a salary (home share)</p> <p>(Lech?) of capacity in planning and development staff with small municipalities</p> <p>All planning/development staff is paid and is costly</p> <p>Lack of provincial funding/support commitment</p> <p>Landlord - concerned about residential RAP= what happens if they find other things wrong and its above what RAP will fund and they have to come up with R \$\$\$ [money].</p>
	Open Space Points	
	<p>Volunteers cannot make up for the inadequate money from government</p>	<p>Economic reality- need to prioritize (single low income individuals)</p>
Theme: Communication		
*Communication theme was drawn out post-event from other themes pre-established by group		
Lessons and Ideas	<p>Speak as a collective</p>	<p>Education/communication about PROCESS is key [policy]</p> <p>Let's not reinvent the wheel: pool knowledge and resources</p> <p>Idea bank: possible ways forward</p>

	Open Space Points	
	<p>Coordinate consistent approach People working in public sector aligning with civil society in a coordinated One Voice approach</p>	<p>Modeling acceptance, starts with one home. Communication strategy. social media, news paper, word of mouth. (Home share) Selling? social movement, band wagon, joyful engagement, what are we selling? Who are we selling it to? Growing diversity. Need to know what we are asking for (know stats, info models, etc.) (advocacy for rent subsidies) Don't reinvent the wheel: adapt/adopt. Someone somewhere is doing it. (advocacy for rent subsidies) Have two way communication between grassroots people and top level government staff</p>
Challenges	<p>Attitude of Municipal council members Lack of engagement from community</p>	<p>Sources of support or where to go/who to contact for each issue is not well known same old approach- need a new way forward</p>
Opportunities	<p>Every person in group contacting with political representatives, what's your perspective on housing, when's the last time you spoke about housing? Idea repository is available to all (funding)</p>	<p>New Ross process can be a guide for others Positive example Used a shared language and saw who has hands on the information Have an ability to connect the dots/ Information between the groups and organisations (vit al)</p>
	Open Space Points	
		<p>Research: existing models, including Home Care Canada, Reading, Find out what supports Home Care Canada has in place (home share) Have some form of website where ongoing info can be shared between those present in New Ross and Antigonish Develop body like secretariat within the province who keep ministers and deputies informed of progress and plans of different departments relating to housing</p>

OPEN SPACE

Open space provided an opportunity for participants to determine the conversations in the afternoon. A number of questions/conversations were identified. A summary of these conversations is provided here.

OPEN SPACE CONVERSATIONS:

Antigonish

- How can we strategically work with Municipal leaders?
- How can we better utilize Municipal infrastructure?
- Why is money for housing low-income people so constrained?
- How can we impact the National Housing strategy?
- How can we be less reliant on traditional funding?

New Ross

- Communicating with each other: ideas and sharing.
- How can Towns/municipalities partner/leverage resources toward more affordable housing?
- Blueprint for manual to assist other communities to develop affordable and appropriate housing CMHC (**session was not initiated, but it was raised as topic.
- The sales pitch.
- Planning together to put affordable housing on municipal planning strategies.
- Homeshare.
- Stigma reduction for those living in poverty.
- Advocacy for increased funding for rent subsidies.



Antigonish Open Space Conversations

ANTIGONISH OPEN SPACE CONVERSATIONS

How can we impact the National Housing Strategy?

Combined with caller topic “Provincial leadership not at the table, is this the right time to have this conversation?”

Callers: Mitch (1st) and Julie (2nd)

Summary

Need to identify the savings and many other cost areas example: Health Justice and Education, that could result from investing properly in housing low-income people
 Every person in group contacting with political representatives, [to ask unified questions like] what's your perspective on housing, and when's the last time you spoke about housing?
 Changing tax systems at all levels of government [can] better facilitate housing new and renovat[ing]
 National Housing Strategy and Guaranteed Liveable Income should be linked policies
 Coordinate consistent approach

How can we be less reliant on traditional funding structures?

Caller: Christine

Summary

Housing Co-ops for and Building Trades
 Affordable housing close to jobs [removes transportation issues]
 Benefits of having employees earning a liveable wage needs to be clearly expressed
 Model after foreign temporary workers
 Reward businesses for implementing housing policies

Why is money for housing low-income people so constrained?

Combined with caller topic: “How can we overcome stigma, changing the conversation to housing that is affordable”

Callers: Katherine (1st) and Celeste (2nd)

Summary

Adequate money and funding could break the cycle of poverty
 The focus of single-family home ownership needs to shift to more inexpensive and efficient forms
 Volunteers cannot make up for the inadequate money from government
 Need to speak with one voice and demand adequate money and leadership from federal government for housing
 Need to identify the savings in many other cost areas (that could result from investing properly in low-income people)

How can we strategically work with Municipal leaders?

Caller: Jim

Summary

Succession and seniors from their homes to other housing options
 Be seen as an ally to Municipal Leaders versus a demand on resources
 Build or become advisory groups to council Engage The Recipients
 [We need to] define what the word Affordable Housing is together. What is affordable housing?
 Being part of agenda and strategic plan

How can we better utilize Municipal infrastructure?

Caller: Brynn

Summary

Not every building is worth saving!
 Improve public space to stimulate private investment (see Halliburton Case Study)
 How [do we] bridge term (example old homes failing in disrepair as current housing needs) challenges and long-term goals [such as] guaranteed liveable income?
 Bureaucracy needs to make it easier [for] renovat[ion] and adaptation than to [only] build new houses
 How will guaranteed liveable income change the conversation?

What is the next step after needs are established?

Caller: Annette

Summary

Not discussed

NEW ROSS OPEN SPACE CONVERSATIONS

Communicating with each other: ideas and sharing

Caller: Satya

Summary	<p>Have some form of website where ongoing info can be shared between those present in New Ross and Antigonish.</p> <p>Have two way communication between grassroots people and top level government staff.</p> <p>Create housing navigator/hub with info on different types of housing available and their locations.</p> <p>Develop a 'how to' manual to create affordable housing.</p> <p>Develop body like secretariat within the province who keep ministers and deputies informed of progress and plans of different departments relating to housing.</p>
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How can Towns/municipalities partner/leverage resources toward more affordable housing?

Caller: Earl

Summary	<p>More active participation by Municipal planners- more education and training?</p> <p>Municipalities/Towns provide land to private developers or non-profits who will agree to develop affordable housing. (i.e. possible use existing cooperatives all throughout western region - outside board members ok - CHF Canada has develop[ment] officer.</p> <p>Need a way (toolbox/resources/ navigator) (person) to inform/provide expertise to councils. i.e. 6 municipal units partner- cost share/collaborate. Similar to SSHAC.</p> <p>Develop agreements- density bonus agreements, parking requirements, refer to toolkit.</p> <p>Services: water/sewer, recreation, transport (for rural)- municipal cooperation, re Town (guidelines? or Town name?), playground, low income areas. Town upgraded now great spot-- CAA painted. Homes installed baby barns. Change perception.</p>
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Planning together to put affordable housing on municipal planning strategies

Caller: Dayle

Summary	<p>Councils have the flexibility to define priorities in planning strategy- guides direction to planners, dev[elopment] officers to make affordable housing a high priority.</p> <p>Intermunicipal planning strategy shared planning document with several municipalities,</p> <p>Caution around targets (20% affordable) can be negotiated i.e. active transport especially rural areas and market interest</p> <p>Approach (write? unite? with?) PACs and councils to promote tools and new options</p>
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Stigma reduction for those living in poverty

Caller: Candy

Summary	<p>Co-op model possibility as a start</p> <p>Reduce stigma= contact based education. Panels with 1st Voice sharing ideas and stories</p> <p>Who is affected: poverty, youth, single moms/men, seniors, and possibly the homeshare owners.</p> <p>Flip from a negative look for the "landlord" to the landlord doing good for the community.</p>
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The sales pitch

Caller: Barb

Summary

Factors: our migration of Seniors, especially from rural communities
 Need to have a place for everyone
 Communicating a complex idea
 Movement towards social integration, social renewal
 Aim to foster healthy communities
 Need to sell the idea of a social movement
 Seeking capacity building vs. warehousing
 What do we mean by our “dream community”?
 Needs to be intergenerational, focus on capacity building and caring for each other
 If seniors leave their home community – there goes the history, local traditions, stories
 Need to create “pocket communities”; to build on the carried capacities of different groups (e.g. Seniors, couples, frail elderly, mentally challenged, youth, families)
 Keep people integrated, challenged, secure, stimulated, respectful, nurturing
 Create balance, jobs; is vibrant, affordable, welcoming, inclusive; allows capacity
 Buildings are safe, vibrant, accessible, include open and private spaces and outdoor access
 How to promote? Keep people integrated, intergenerational, interactive, respectful
 How to promote? It takes a whole village to support a community – open conversation, use of blogs, news stories, active support groups; community get together; have visiting medical professionals, social workers, artists; value community members, youth, parents; foster leadership, mentorship, caring for each other; engage everyone at the community level integrating their skills, energy, knowledge, stories, gifts
 What are we selling? A social movement, band wagon, joyful engagement, what are we selling? Who are we selling it to? Growing diversity.
 Sales pitch: keep our communities 1) vibrant, secure 2) engage youth and all ages. What: 1) age in place 2) social movement 3) ongoing social media. Why: 1) advocacy 2) natural/organic.
 [Make pitch to community, friends have community that supports each other: bring people into community, reach out to grassroots first THEN government.] (Amy wrote)

Homeshare

Caller: Tara

Summary

Modeling acceptance, starts with one home. Communication strategy. Social media, news paper, word of mouth.
 Research: existing models, including Home Care Canada, Reading, Find out what supports Home Care Canada has in place
 Models: collaborate/learn from existing models: homeshare elsewhere, international student programs, woofers, database in Vermont (Candy)
 Identifying partners/ creating coalitions: Including but NOT limited to: Health Authorities, Mental Health/Addictions, Municipalities, Women’s Centres, Public Health, Housing Authorities, etc. Needs DCS cooperation!
 Public education/awareness raising: throw a party, put on a play, hub meetings, public info sessions, multiple committees, contact people on kijiji, make a case.
 Collaborate with DCS in adapting policy. Right now wouldn't allow for this model.

Advocacy for increased funding for rent subsidies	
Caller: Lisa	
Summary	<p>Don't reinvent the wheel: adapt/adopt. Someone somewhere is doing it.</p> <p>Need to know what we are asking for (know stats, info models, etc.)</p> <p>Community/hub to identify and distribute (to support cooperation, support, etc)</p> <p>Need to share the same message/story</p> <p>Guaranteed Income would help to focus on issues</p> <p>Economic reality- need to prioritize (single low income individuals)</p> <p>Need to link the distribution of sub[sidies] to comprehensive support</p>
Blueprint for manual to assist other communities to develop affordable and appropriate housing	
CMHC (**session was not initiated, but it was raised as topic)	
Summary	(not discussed)

Action Areas/Contribution Statements: Antigonish	
Theme	Contribution Statement
Built Environment	<p>Asset inventory of vacant land and underutilized buildings Stakeholders: Internal: Planning Staff, Municipal Governments, External: People with lived experience, development community</p> <p>Week 1 Milestone: Meet with Directors of Planning</p>
Funding	<p>Need to speak with one voice and demand adequate money from leadership from the federal government for housing</p> <p>Stakeholders: External, MP, MLA, Councillors, Anti-poverty groups. Internal: All attendees</p> <p>Milestones: Week 1 build a rural housing network in NS, use email list from conference</p> <p>Week 2 work on position statement for funding needs in NS affordable housing</p> <p>Week 3 finalize position statement</p> <p>Week 4 start presenting on decision makers at vision levels of government</p> <p>Learning objectives: What would be the best request of funds:</p> <ul style="list-style-type: none"> • Housing • Guaranteed income • Increase in minimum wage • Decrease cost of living
Social	<p>Build network by framing the issues engaging and illuminating diverse voices and identifying and connecting our assets</p>
Policy	<p>I will include housing as priority for the Municipality of the County of Inverness for the next four years. I will accept the invitation to present housing needs through Town Council and will ask [for it] to be a part of permanent agenda.</p> <p>I will have commitment to come from the community level to have housing on Municipal strategic planning and public health, then will bring an update back to PHS Healthy Communities Team to help reform policy [and] increase channels of communication for more work to be done!</p> <p>I will address the housing needs of our population and attempt to bring CAH conference in 2018 to Halifax.</p> <p>I [have] got ideas about issues discussed including setting National Housing strategy to be linked with guaranteed liveable income</p>

Action Areas/Contribution Statements: New Ross	
Theme	Contribution Statement
Communication	<p>Develop Rural Housing NS website for sharing information and stories between multi-stakeholders.</p> <ul style="list-style-type: none"> • Organised by subject (e.g. funding, policy, etc); don't reinvent the wheel. • Share Rural Housing NS/participants contact information • Tailor to municipalities for sharing stories of success, key messages, roles, lessons learned, etc. • Share projects of each group/organization <p>Sales pitch for affordable, inclusive housing in rural areas: keep our communities 1) vibrant, secure 2) engage youth and all ages. Includes grassroots social movement, social media, advocacy.</p> <ul style="list-style-type: none"> • Create a shared vision
Social	<p>Homeshare working group for creating a service that matches homeowners that need roommates with people who need a room to stay in.</p> <ul style="list-style-type: none"> • Create an online network that is province-wide
Policy	<p>Making policy a priority (with specific strategy, targets, and definitions)</p> <ul style="list-style-type: none"> • Engage in a broad-based discussion, including experts and multi-levels of government, for understanding policy affecting affordable housing and identifying policy changes that are needed • Develop a strategy for moving forward collaboratively on priority policy changes <p>Build capacity of Municipalities to support/enable affordable housing.</p> <ul style="list-style-type: none"> • What influence and roles do Municipalities have with affordable housing? (Discussion needed) • Encourage mentorship to other municipalities • Share municipal stories of success online (see website above) <p>AHANS and SSHAC- dialogue is needed about advocacy strategy- share this discussion with others.</p>

Other actions suggested:

Other Action Opportunities

- Regional groups like SSHAC
- secretariat to inform provincial govt ministers/departments on housing issues
- Minimum rental housing standards- move forward
- Create a process template/guide for rural community-based projects
- Guaranteed Annual Income
- Residential RAP program via NS Housing needs increase in funding for landlords to enhance units
- Education for municipal officials and the general public on rural/affordable housing
- throw a party, put on a play, hub meetings, public info sessions, multiple committees, contact people on kijiji, make a case. (Homeshare)
- Intermunicipal planning strategy shared planning document with several municipalities,
- Approach (write? unite? with?) PACs and councils to promote tools and new options
- Co-op model possible for addressing stigma within affordable housing
- Reduce stigma= contact based education. Panels with 1st Voice sharing ideas and stories.
- Advocacy for increased funding for rent subsidies: getting stats/models/info etc, looking to other examples of people doing it elsewhere, and community/hub to identify and distribute support.

APPENDIX A: RAW TABLE NOTES

Antigonish Raw Table Notes

National Housing strategy

Municipal assessment breaks or no Tax Center

Put feet and Into the Fire

Two-way street for information

Everyone is at the table

Consistent message regarding poverty

Think think-tank

National Action Plan

Develop our own media center

CRHA CAEH GLI

2 pillars of ending poverty in Canada are basic income International housing strategy linked but separate coordinated approach that's consistent

Carbon footprint

Green Energy Center capitalistic and true free economy versus guaranteed level income

what about zoning

empty nesters enter there's enough infrastructure its remodeling reframing the argument

High hanging fruit and her done or restore enter pilot project walking streets Park here and walk

Halliburton case study parking streetscaping and turn privately owned buildings what's in it for the owners to provide the housing needs and Collective action and government guaranteed income zoning bylaws two units house restrictions on zoning bylaws two units house restrictions on bedrooms and privately owned and they're

building new is easier

TABLE NOTES Affordability

Community driven

Being on income assistance does not equal bad tenants Center

Canadiens Value homeownership Center business case for affordable housing speak their language and her make the argument giving a voice getting in front of the right people enter data enter messaging enter funding and her resources and tear one-off versus sustainability

Band-Aid?

Volunteers burnout Arrow incentive

Find ways to say yes enter break the cycle how poverty housing food and security employment Transportation Center

TABLE NOTES: Infrastructure

Can we make housing a priority for municipalities and her can we be seen as an ally partner and not just a demand on resources and her

Where are the developers all the players are on the table to get the think-tank

Define what is affordable housing

Open invitation to meet with Council

Being the agenda item

Get into strategic plan

Straight Richmond scenario enter

Colchester art poverty Network

More engagement

Be in Advisory Group to counsel enter first voice perspective

This is most likely gyms open This is most likely gyms open space
 Property Management Services from downsizers who can't cell enter
 How to compete with seasonal Market
 Incentivize businesses to provide housing center
 Down payment Municipal trust for private developers with commitment to provide affordable housing
 P3 model like that with Chantix for LTC

New Ross Raw Table Notes:

helping people is rewarding
 respect and compassion (clients and staff)
 even if bad news be encouraging partnering: seniors, safety, health (mental health is big), DCS (IA), people work (baby barns).
 COMMUNICATION
 jurisdictional challenges: not health services support services, homelessness, not municipal issue
 not reinvent the wheel when it comes to the study, pilot projects, unique community profiles, needed for sustainability, idea bank, for collaborative nature of the assessment.
 needing to understand what will make it successful (language, process, approach)
 barriers: 1. funding (not tied to outcomes, what capacity there is to take action) 2. the need is well understood
 3. silos- need to move away
 Opportunities: 1. less individual projects (systems change response) 2. need to look beyond individual units
 How do we start?: spirit of collective movement, spirit of community, shift in ideas of success and family, TRIBE (THINK DIFFERENTLY). [Examples:] hub meetings, public info sessions, to create a working group, volunteers, community health boards, kijiji ad, mental health first aid training, home sharing co-op.
 Roommate agreements: get your own standards and rules, visits from housing support workers.
 Utilizing current housing stock, empty nesters, seniors living independently
 Affordable, safe, warm, friendly, share, living together, sharing the space and cost. Ease loneliness and reduce isolation. Help one another.
 Rooms for rent: safe, affordable, comfortable.
 Incentives for landlords: help with maintenance, company, reduce cost of maintaining home, sense of community.
 Woofers (organic farming)
 NS Health, CMHA, Housing Authority (Earl), advisory board
 Champion at local level
 Part of a tribe
 Throw a party, put on a play, hub meetings, public info sessions, contact people on kijiji (public education and awareness raising)
 The champion for placing people
 models: home share elsewhere, international students, woofers, Vermont.
 Homeowners: less work, more safety, more income.
 Research, reading, home care Canada contact.
 Players: health authorities, mental health and addictions, women centers, public health
 partnerships with organisations
 independent community
 strength, community

APPENDIX B: SOCIAL MEDIA SNAPSHOT



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Jamy-Ellen Klenavic @JamyEllenK 18 Nov 2016

Critical to address need for affordable housing in rural NS [#ruralhousingns](#) [@sshousingaction](#)
[@ruralhousingns](#)



Terry Hearn @HearnTerry 18 Nov 2016

Moving forward in Antigonish [#ruralhousingns](#) pic.twitter.com/k3HzFnBo1g



Jeremie LeBlanc @jerleblanc 18 Nov 2016

Working through some case studies on [#ruralhousingNS](#) workshop in New Ross. [#letstalkhousing](#)
[@CMHC_ca](#) [@HousingNS](#) [@ruralhousingns](#) – at Village of New Ross



Jamy-Ellen Klenavic @JamyEllenK 18 Nov 2016

You know people are engaged when they don't want to stop talking to eat lunch! [#ruralhousingns](#)
[@ruralhousingnspic.twitter.com/pMXXvNW0DU](#)



Donette @getson16 18 Nov 2016

rural housing Open space conversations [#ruralhousingNS](#) [pic.twitter.com/W27qp6vOUU](#)



Rural Housing NS @ruralhousingns 23 Nov 2016

We are curious, what is affordable housing? [#letstalkhousing](#) [#ruralhousingns](#)



Rural Housing NS @ruralhousingns 21 Nov 2016

Rural Housing NS Retweeted SSHAC

[#ruralhousingns](#) <https://twitter.com/sshousingaction/status/800728788032221184> ...



SSHAC @sshousingaction

Non profit housing providers in Halifax have access to tax relief program. Do other NS municipalities provide tax relief? [#letstalkhousing](#)



Rural Housing NS @ruralhousingns 18 Nov 2016

Next 100 days: understanding and sharing info about [@HousingNS](#) programming and services
[#ruralhousingns](#)

1. **Rural Housing NS** [@ruralhousingns](#) 18 Nov 2016



Next 100 days: press release and article: awareness building about today's, and the work moving forward
[#ruralhousingns](#)

2. **Rural Housing NS** [@ruralhousingns](#) 18 Nov 2016



Next 100: what is happening in communities across rural ns? Let's share what we are working on
[#ruralhousingns](#)

3. **Rural Housing NS** [@ruralhousingns](#) 18 Nov 2016



Next 100: building a united front - advocacy network [#ruralhousingns](#)

4. **Rural Housing NS** [@ruralhousingns](#) 18 Nov 2016



Next 100 days: what's the role of municipalities? How can we connect them to their role? Key messages to develop

5. **Rural Housing NS** [@ruralhousingns](#) 18 Nov 2016



Next 100 days: website, follow up from today, create working groups, sharing contacts, rural housing network
[#ruralhousingns](#)



Next 100 days: develop our sales pitch, create a vision [#ruralhousingns](#)



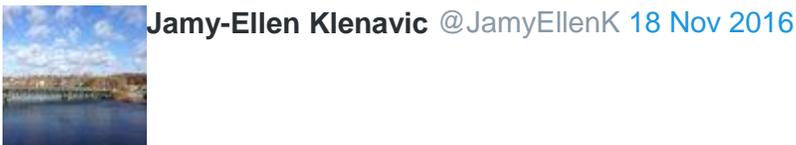
Next 100 days: develop advocacy strategy based on convos today [#ruralhousingns](#)



We are starting to identify how we move forward together: community leads, together; government may support [#ruralhousingns](#)



Learning about [#ruralhousingns](#) @rural housingnspic.twitter.com/vI4U04GkHu



[@greennancyI](#) emphasizing the importance of a shared language so planners, nurses, social workers can talk to each other! [#ruralhousingns](#)



[#ruralhousingns](#) really exciting workshop in New Ross. Rural housing issues and models.



Interesting model for affordable housing: home sharing at [#ruralhousingns](#)



Town of Shelburne @TownShelburneNS 18 Nov 2016

Looking forward to sharing & learning as a part of the [@ruralhousingns](#) Moving Forward Together conference today in New Ross. [#ruralhousingns](#)



SSHAC @sshousingaction 18 Nov 2016

Sharing sshac needs assessment at [#ruralhousingns](#) pic.twitter.com/OB5mPkI5PV



Amy Buckland-Nicks @Amy_BN1 17 Nov 2016

Looking forward to facilitating a day of learning and action on [#ruralhousingNS](#) tmrw! [@ruralhousingns](#) [@wbetalking](#)



Rural Housing NS @ruralhousingns 16 Nov 2016

We are excited to ask: What Resources will help answer your questions? [#ruralhousingns](#) Moving Forward Together 16 <https://sshac.wordpress.com/resources/>



Rural Housing NS @ruralhousingns 16 Nov 2016

API Planning Excellence Awards <http://atlanticplanners.org/awards/api-planning-excellence-awards/> ... [#ruralhousingns](#) We will be celebrating together at Moving Forward Together