

WELCOME!

Presented by
a collective of community partners





nscc

Land Acknowledgement

We live, work, and play in Mi'kma'ki, the unceded and traditional territory of the Mi'kmaq Nation.

Our relationship is based on a series of sacred Peace and Friendship treaties between the Mi'kmaq Nation and the Crown.

We are all treaty people and have a responsibility as such. We encourage attendees to learn about the Treaties and your responsibilities as Treaty People.

For more information on Indigenous history, communities, and culture in Canada and NS visit the Native-Land.ca Webpage, and the [National Centre for Truth and Reconciliation](http://NationalCentreforTruthandReconciliation.ca)

Image from [nscc](https://www.instagram.com/nscc/) from Instagram

Community Acknowledgement

Nova Scotia has been home to people of African descent for over 400 years, with more than 50 historic African Nova Scotian Communities, they are part of the shared Nova Scotian story.

African Nova Scotians have contributed to the infrastructure and economic wealth of the towns and cities which they helped to build but from which they could not benefit. We encourage folk to learn about how our communities were shaped by the historical contributions of African Nova Scotians to Mi'kma'ki.



Image from [StFX Human Rights Equity and Inclusion](#)

For more information on African/Black Canadian & Nova Scotian history, communities, & culture, and more visit the [Black Cultural Centre of Nova Scotia](#), and the [Black Loyalist Centre of Nova Scotia](#)

Welcome & Overview



- Welcome
- Overview of Housing and Affordable Housing Situation in Lunenburg County
- Overview of Housing Developments
- Housing programs for Home Owners
- Testimonials
- Insights and Resources for Consideration
- Networking Time
- Closing and Thanks



Overview of Housing and Affordable Housing Situation in Lunenburg County

Nancy Green, [South Shore Housing Action Coalition](#)



South Shore Housing
Action Coalition



Housing for All: It Takes a Community!

Growing Housing Options to Meet Needs

South Shore Housing Action Coalition

Housing Pressures in our Communities

Housing

Market Driven
Availability
Accessibility
Affordability
Suitability

Population

Growth
Demographic Changes
Diversity

Economic

Cost of living

The Housing Spectrum



About Households in Lunenburg County

Number of Households is growing

Up 4.3% in past 5 years

Size of Households is decreasing

31% are one person households (up from 25% in 2006)

More Households Rent

19% of all households (up 22% from 2006)

Housing Need

Affordability: 30% of Income or Less

- **Spending More than 30% of Income on Shelter Costs**
 - Renters: 37%; Homeowners 10%

Availability

- **Vacancy:** Is very low; lack of housing availability
- **Discrimination**
- **Security of Tenure:** Fixed term leases, seasonal evictions, renovictions
- **Options**
 - Housing Gap: 1,315 (end of 2022); 2,435 (end of 2027)
 - Few alternatives available; long Public Housing waitlist

Adequacy/Suitability

- **Overcrowding**
- **Safety and Health (including Accessibility)**
- **Location**

A Quick Look at Affordability

Affordability by Household Income

\$720/mo

Single, Minimum Wage Earner

\$1,320/mo

Living Wage Earner \$25.05/hr
Source CCPA 2022

\$810/mo

One Person Household (Median Income)

\$1,450/mo

Lone Parent Household (Median Income)

\$1637/mo

Overall Median Household Income

Average Shelter Costs by Area

Lunenburg County

\$917

District of Chester

\$848

Mahone Bay

\$1,100

Lunenburg

\$992

Bridgewater

\$966

District of Lunenburg

\$838

Queens County

\$772

The Housing Spectrum



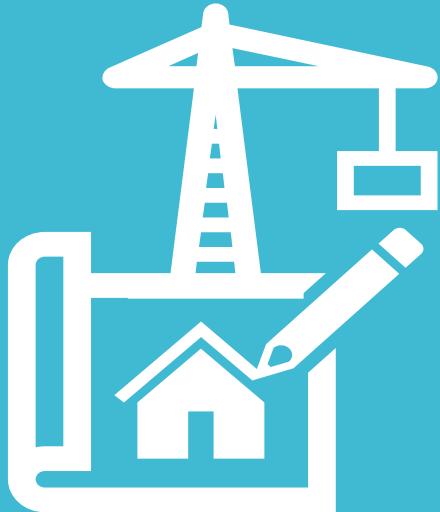
Have Questions?
Want to Learn More:

<http://sshac.ca>

sshousingaction@gmail.com

South Shore Housing Action Coalition





Overview of Housing Developments Underway and Upcoming

Donna Hatt, [Town of Bridgewater](#)

David Waters, [Municipality of the District of Lunenburg](#)



Larger developments in the Town of Bridgewater and District of Lunenburg



Stonemont 1 and 2



Plus 55 Housing – 145 units

- Apartment complex – 95 Units



FH Development 1



Apartment complex 1 – 51 units - Apartment complex 2 and 3 – 67 units each



Completed Developments



11 Maple Street – 25 units



144 Victoria Rd (Gables) – 30 units



19/25 Queen Street – 18 units



Under Construction



210 Jubilee Rd (Hemlock Phase II) –
73 units



29 Heckman Avenue (Olde Town
Hills) – 34 units



Oakland Townhouses – 14
units



Contacts

Donna Hatt
Economic Development Officer
Town of Bridgewater
Donna.Hatt@bridgewater.ca
902-530-4099



Dave Waters
Director of Economic Development
District of Lunenburg
Dave.waters@modl.ca
902-521-5945





Housing Programs for Home Owners

Keith Black, [Happipad](#)

Murielle Toole, [DMAH Secondary & Backyard Housing Program](#)

Craig Collins & Chauncey Kennedy, [Nova Scotia Community College](#)

Rosalind Miller, [Atlantic Language Academy Homestay Program](#)

happipad

NOVA SCOTIA

nscc


ATLANTIC CANADA
Language Academy

happipad

Housing for social good.

 happipad.com





Meet Dianne

- Retired teacher
- Widow
- Living alone, 4 bedroom home
- Looking for income and purpose

happipad



Connection

Share her home with newcomers and young adults, creating a mutually beneficial relationship.

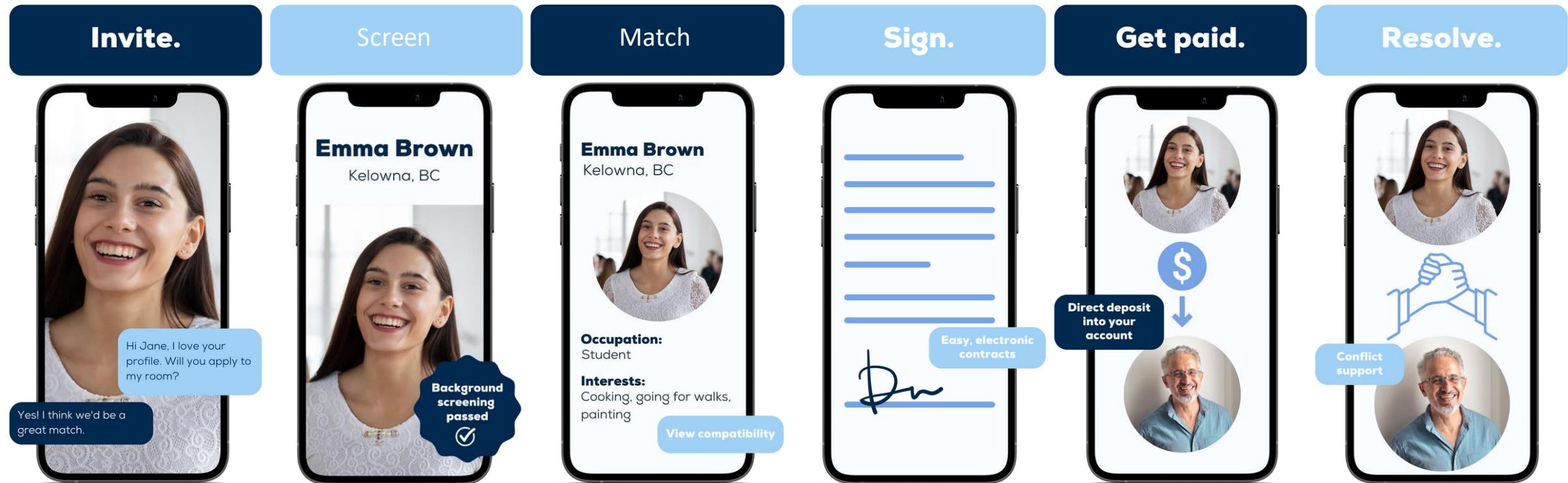
happipad



Homesharing
made safe,
secure, and
accessible for all!

happipad

Support the entire journey

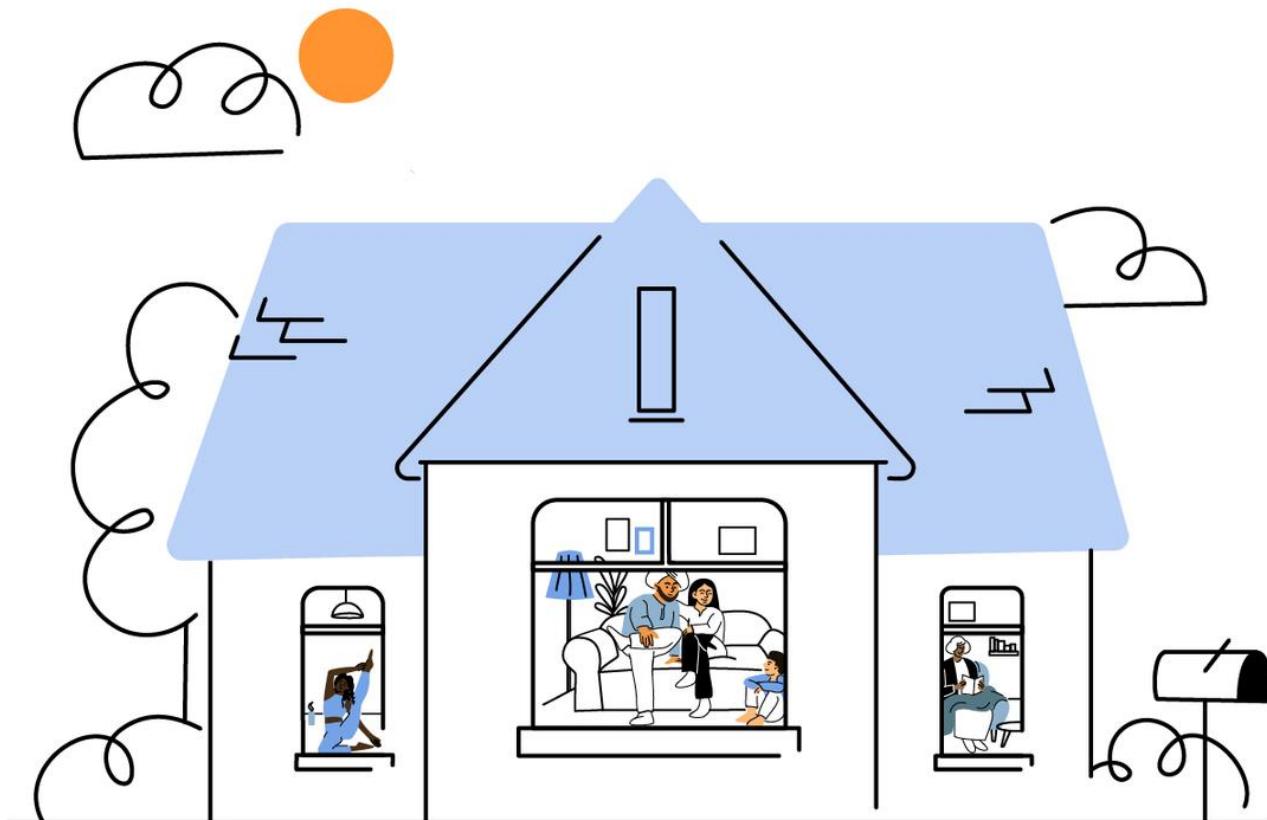


happipad

Opportunity

Over 130,000 bedrooms sit empty each night in Nova Scotia.

Transform empty space into a meaningful place.



happipad

Landscape

Rent from a few months to a few years.



No fees in for Hosts in Nova Scotia!



Thanks to our partnership and funding from the Government of Nova Scotia, we're able to provide our service to Hosts in Nova Scotia with no fees!

Hosts don't pay any fees when signing up, they don't pay for their background check AND they make 100% of their renters payment each month.

happipad

Background Checks

We run background checks on all Hosts & Renters for the safety and security of BOTH parties.

happipad



Benefits of Homesharing



As seen on



Shaw)

Global

happipad



Together, let's build better communities.

Customer Care

customercare@happipad.com

(902) 700-5007



happipad.com

Keith Black

keith.b@happipad.com



Secondary & Backyard Housing Program

Murielle Toole, [Department of Municipal Affairs and Housing](#)



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Student Housing

Chauncey Kennedy, [NSCC Housing & Student Life](#)
Craig Collins, Principal NSCC Lunenburg Campus

Lunenburg Campus

A long history in the community, opening in 1970

Located in Bridgewater, on High Street

Primary catchment area of Lunenburg & Queens County

We have a housing challenge

Fall 2023 by the numbers

- Campus Population of **348**
- **18** Total Programs



NSCC Programs: The Highlights



- Programs start in September and January
 - Fall and Winter Term



- NSCC Classes are like a full-time job
 - Class time is often from 8AM – 4PM,
 - Students also have assignments, course projects, and test studying to schedule into their calendar outside course time



NSCC Students: By The Numbers



63% of NSCC students had previous post-secondary experience



The average age of NSCC students is 26 years old.



More international students are choosing NSCC than ever before.
Nearly **90%** are actively planning to apply for a post-graduate work permit.

NSCC Housing & Student Life

Lunenburg Campus Housing Announced!

- The announcement was made on November 21 by Advanced Education Minister Brian Wong
- Campus Housing will be located on-campus

Off-Campus Housing

- Our Coordinator Housing & Transition Supports prepared various off-campus housing resources for students such as:
 - Webinars, Resource Guide, Virtual Meetings for Resource Navigation and more
- Connect with Off-Campus housing at housing@nscc.ca

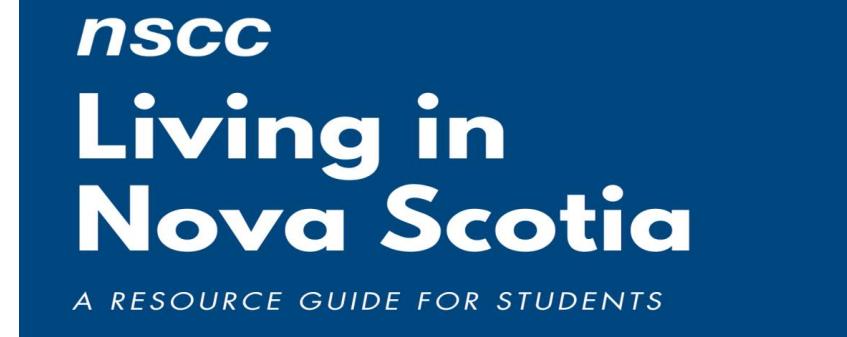


NSCC Living in Nova Scotia Guide

This is a 7-Module Guide covering topics of:

- Introduction to Nova Scotia,
- Cost of Living,
- Protecting House & Home,
- Searching For Accommodations
- Securing Your Accommodations,
- Community Responsibilities,
- Understanding your Community

Property owners can ask NSCC Students for a Statement of Completion. This is helpful if students do not have a reference!



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Where to list for students?



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www.places4students.com



happipad

"Sharing homes to help solve our housing crisis. Join the network of verified renters and homeowners in Nova Scotia!"

Happipad home share program is provided free of charge thanks to support from the Province of Nova Scotia."

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ATLANTIC CANADA
Language Academy

Homestay Program

Rosalind Miller, [Atlantic Language Academy Homestay Program](#)



**ATLANTIC
CANADA**
Language Academy

Homestay Program





Become a Homestay Host!

- Mature international students
- Students from around the world including Asia, Europe, Central and South America
- Host for 2 weeks or more
- Tax-free income up to \$275 a week

Make memories that last a lifetime!



Join us for our Open House!



**Wednesday,
April 17, 2024**

**SAVE!
THE DATE!**

**Drop by between
5:00 - 7:30 pm**

**Lunenburg Library
Room 101 and 105**

902 - 634 - 6111

Connect@StudyAtlantic.com

www.StudyAtlantic.com





ATLANTIC CANADA
Language Academy

Home Share & Rental Testimonials

Amrita Hazra

Chris Andrews

Fay Patey



United Way
Lunenburg County
Improving Lives Locally

Home Sharing Overview

2024 03 21



- Home sharing experience:
- 59 years in 12 locations.
- We have provided home sharing for:
 - 69 people, 54% M 49% F
 - 8 couples, and
 - 3 dogs
- We have home shared locally with 10 people.
- Our longest home share was 7 years.

Tenants' occupations included:

Bank Worker

Bookkeeper

Brick Layer

Call Center Administrator

Call Centre Employee

Carpenter

College Student

Community Developer

Construction Worker

Disability Education Assistant

Electrician

Engineer

Environmentalist

Fast Food Worker

Financial Product

Furniture Leasing

Hotel Management

Lawyer

Military Officer

Office Clerk

PhD Scientist

Production Supervisor

Retail Worker

Sheriff

Retired Traveler

Social Assistance

Social Worker

Truck Driver

Writer

University Student



From our Personal Experience:

1. Best to home share with strangers rather than friends or family.
2. Don't advertise.
Find tenants on rental sites like Facebook.
3. Screen tenants by messenger, text, or email and then phone.
4. Honestly explain what you are potentially offering.
5. Respectfully ask the prospect what they are looking for and what they need. Explain your expectations.

Our Personal Experience Notes (continued)

6. Take your time. Only proceed if you are confident & comfortable.
7. Without promising, arrange an onsite interview, with another capable person present.
8. If you want them, ask for references, a resume or driver's license.
9. If you have concerns, stop. This is your home, where you live.
10. Do not decide to rent until both sides have time to step back, think and fully agree. Make this process clear before the viewing.

Our Personal Experience After renting:

11. Keep records. Use e-transfers for monthly rent paid in advance.
12. Declare all income. Learn to claim allowable business expenses.
13. RESPECT the privacy and confidentiality of the tenant. Don't ask personal questions eg."Where are you going?"
14. Mind your business. Maintain Boundaries and never overshare. Stick to your agreement. Don't expect deals or skill exchanges.
15. Be professional. The renter is a customer who trusts you to deliver a good service.

Summary of Home Sharing:

Our approach to home sharing is simple, ancient, and win/win/win.

It brings a small amount of income to us, while
-providing affordable housing to people needing a boost
-giving everyone a chance to participate in a social
context.

We have been successful with our approach and we
continue to enjoy a very rich experience.



Insights and Resources

Municipal Planners (Zoning/Permits etc)

Municipal Affairs & Housing Grants & Programs

Energize Bridgewater & Clean Foundation

Income Tax / Accounting

Contractors & Tradespeople

Residential Tenancies Program

Municipal Planners

Connor MacQuarrie, [TOB Planner/Development Officer](#)

Ried Sheppard, [MODL Manager of Planning](#)



Municipal Affairs & Housing Home Grants & Program

Jennifer MacIntyre, [Department of Municipal Affairs and Housing](#)



Energize Bridgewater & Clean Foundation

Meghan Doucette, [TOB Planner | Energize Bridgewater](#)
Matthew Harvey, [Clean Foundation](#)



Income Tax & Accounting

Jane Zwaagstra, [Books 'N More Business Services](#)

Contractors & Tradespeople

Jayme Rhyno, [Rhyno's](#)

Rae Bonneville, [Bridgewater & Area Chamber of Commerce](#)



Residential Tenancies Program

Genna Squires, Service Nova Scotia
Jade Stuckey, Service Nova Scotia



Insurance

Please check with your personal, home insurance provider



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Networking (and refreshments)
in the Lobby now until 7:30/8pm

Closing & Thanks