



Town of Amherst
Committee of the Whole

Date: **Monday, June 29, 2020**
Time: **3:30 pm**
Location: **Zoom Virtual Meeting**

	Pages
1. Call to Order	
2. REQUESTS FOR DECISION	
2.1 Tax Financing Policy - Rector	1 - 7
2.2 DMAH Municipal Consultation - Herrett	8 - 31
3. In Camera	
3.1 MGA 22(2)(a) - acquisition, sale, lease and security of municipal property	
3.2 MGA 22(2)(c) - personnel matters	
3.3 MGA 22(2)(h) - public security	
4. Adjournment	



COMMITTEE OF THE WHOLE

CDR# 2020060

Date: June 29, 2020

TO: Mayor Kogon and Members of Council

SUBMITTED BY: Shelley Rector, CPA, CMA – Chief Financial Officer

DATE: June 29, 2020

SUBJECT: COVID 19 Property Tax Financing Program Policy

ORIGIN: Staff based on calls to taxpayers.

LEGISLATIVE AUTHORITY: Municipal Government Act Sections 111, 122 and 113

RECOMMENDATION: That Council approve the proposed change to the due date of applications for the COVID 19 Property Tax Financing Program Policy from June 30, 2020 to July 31, 2020.

BACKGROUND: The Town of Amherst, like every other municipality, faces significant uncertainty as a result of the COVID-19 pandemic. The Town and Council are grateful to the residential and commercial taxpayers of the Town who were able to pay and did.

Although the Town's outstanding accounts receivable is not as high as anticipated, there are those who still face the challenge of how to pay their account for this year. Based on staff communication with some of the taxpayers of Amherst, it appears there are some who were not aware of the program.

Although interim tax bills were due May 30, 2020, there is an awareness that interest will not be charged on accounts unless they have an outstanding balance as of June 30, 2020. So, from a collection perspective, it is difficult to know who may need the assistance of the program until after June 30 which is the date the applications for the program must be received.

In addition, section 4.2.2 was written to include the commercial property of those whose businesses are tourism operations. The intent was to provide relief to those who are in the tourism industry for any related properties they own. To ensure that the policy is as inclusive as it can be staff are proposing to adjust the wording to include resource properties that are associated with tourism operations. The attached draft policy reflects this recommendation

DISCUSSION: Staff are recommending that the due date for applications be adjusted to July 31 and that section 4.2.2 and 4.2.2.1 be adjusted to allow for resource property owned by tourism operators to qualify.



This will provide some relief to our tourism operators, allow staff to send an insert in the July statements and have the program available to qualified taxpayers as staff make collection calls during the month of July.

As a reminder, the proposed policy allows qualifying taxpayers the opportunity to pay their 2020/21 taxes over 24 months at an interest rate of 1.35%.

Residential taxpayers will be required to establish that they have been impacted by providing documentation establishing that they have either been laid off due to COVID-19 or are in receipt of the Canada Emergency Response Benefit (CERB).

Commercial taxpayers, who are assessed at \$2 million and under, or are operating a tourism operation will be required to establish financial hardship due to COVID-19 by submitting relevant sales data.

FINANCIAL IMPLICATIONS: This is a program whereby the Town sets up a loan for the taxpayer and funds it by borrowing from the Nova Scotia Municipal Finance Corporation at a low interest rate.

COMMUNITY ENGAGEMENT: An insert will be sent with the July statements letting taxpayers know about the program. This targets those who still have their interim bills outstanding. Staff will also make taxpayers aware of the program when making collection calls.

ENVIRONMENTAL IMPLICATIONS: None identified at this time. Inserts will be mailed with the July monthly statement.

SOCIAL JUSTICE IMPLICATIONS: The implementation of this policy may allow individuals and families significantly impacted in an economic sense by COVID 19 and opportunity to remain in their homes in a time when they might otherwise be in jeopardy of losing it to tax sale.

ALTERNATIVES:

1. Do not extend the deadline and only process the applications received to date.

ATTACHMENTS:

Proposed policy

Report prepared by: Shelley Rector, CPA, CMA – Chief Financial Officer
Report and Financial approved by: GD Herrett, CPA,CA - CAO

DEPARTMENT: CORPORATE SERVICES

TITLE: **COVID-19 Property Tax Financing Program Policy**

Minutes reference date: May 25, 2020

1. This Policy is entitled the “COVID-19 Property Tax Financing Program Policy.”

2. **Objective:**

The Town of Amherst is concerned about the health and safety of residents. The Town of Amherst recognizes that facilitating the payment of property taxes in installments will better allow citizens of Amherst to follow the public health directives endorsed by the Government of Nova Scotia. This Policy responds to that need by establishing a one-time property tax installment payment program (the “Program”) for owners of residential and commercial properties negatively affected by the COVID-19 global pandemic.

3. **Authority:**

Sections 111 and 112 of the *Municipal Government Act* give Council the authority to provide for the payment of taxes by installments.

Section 113 of the *Municipal Government Act* allows Council to charge interest for non-payment of taxes when due, at a rate determined by policy.

4. **Scope:**

4.1 Residential - The following owners of residential property are eligible to participate in the Program:

4.1.1 An owner of a residential property that is the owner’s primary residence, where the owner has experienced financial hardship through a significant reduction in income due to the State of Emergency declared by the Government of Nova Scotia in response to COVID-19, demonstrated through receipt of Provincial or Federal program assistance, or a Record of Employment (ROE) demonstrating layoff from employment after March 1, 2020;

4.1.2 An owner of a residential property where the owner was a registered Tourism Operator with Tourism Nova Scotia for the 2019 tourist season (excluding AirBNBs);

4.2 Commercial - The following owners of commercial property are eligible to participate in the Program:

4.2.1 An owner of a taxable commercial property where the property has a total taxable 2020 property assessment value equal to or less than \$2,000,000 and where the owner's business or building located on the property has experienced financial hardship through loss of sales related to the State of Emergency, demonstrated through the following:

4.2.1.1 For a business that was in operation before March 1, 2019 - that the sum of total sales for March, April and May of 2020 is less than 70% of the sum of total sales for March, April and May of 2019. The owner will be required to provide and certify a schedule of sales by month to support the application.

4.2.1.2 For a business that was established on or after March 1, 2019 – an analysis of all monthly sales from the inception of the business to May 31, 2020 clearly establishing loss of expected sales of 30% or more due to the State of Emergency for the period from March 1, 2020 to May 31, 2020. The analysis may be required to be supported by further documentation such as, but not limited to, cash flow projections prepared the purpose of obtaining financing at the time of establishing the business

4.2.2 An owner of a taxable commercial or resource property who has experienced financial hardship through loss of revenue related to the State of Emergency, regardless of the assessed value, where:

4.2.2.1 The owner of the property is a tourism operator registered under the *Tourist Accommodations Registration Act*;

4.3 Exclusions: Regardless of sections 4.1 and 4.2 of this policy, the following are not eligible to participate in the Program:

4.3.1 Property owners who have not experienced financial hardship through loss of revenue related to the State of Emergency;

4.3.2 Property owners who have received compensation from Business Interruption Insurance as a result of the State of Emergency;

4.3.3 Properties occupied by daycare centres in receipt of federal or provincial funding, or those in receipt of other emergency funding;

4.3.4 Properties used for landfill, pipeline, managed forest, parking, and commercial vacant land;

4.3.5 Properties for which there is an active tax agreement with the Town through legislation or bylaw;

4.3.6 Properties owned by non-profit organizations that are funded by the Town or that are partially exempted from property tax;

4.3.7 All properties managed under payment-in lieu-programs.

4.4 General Requirements

4.4.1 Installments shall be payable by the person, company or other entity assessed for the property for the current fiscal year.

4.4.2 In order for taxes for a property to qualify for the Program, the taxes for the property must not be in arrears at the time of application. For greater clarity, an account is not in arrears if it has a balance of \$0 or less in respect of prior years, or if the property owner has a signed payment arrangement and has fulfilled all obligations under the arrangement to the date of application.

4.5 Application

4.5.1 Property owners wishing to apply to participate in the Program for a property must complete and submit to the Town an application in the form as determined by the Town from time to time.

4.4.3 The application deadline to participate in the Program is July31, 2020.

5. **Administration**

5.1 Tax Installments

5.1.1 For applications meeting the Program criteria set out above, property tax payments normally due between April 1st, 2020 and September 30th, 2020 for approved properties may be paid in installments as follows.

5.1.2 For each property, Program participants will pay tax installments as follows:

5.1.2.1 Payments of \$25 per month for six months, payable on or before the last day of each month, commencing in the month the property tax payment is normally due.

5.1.2.2 Following these six months at \$25 per month, 24 equal monthly payments to amortize the balance of the amount eligible for the Program including interest as set out below. These monthly payments are payable on or before the last day of each month and continue for 24 months.

5.1.4 The rate of interest for the Program will be 1.35% per year.

5.1.5 Interest on amounts owing under the Program will be calculated commencing on the date the property tax payment is normally due and continuing until all installments have been paid.

5.2 Terms of the Program

5.2.1 The Treasurer, or his or her delegate, shall approve qualifying applicants.

5.2.2 Payments under the Program must remain in good standing with the Town throughout the duration of the Program.

5.2.3 Default in payment of an installment when due will result in the following:

5.2.3.1 The balance of outstanding taxes on the applicable property and interest will become immediately due and payable; and

5.2.3.2 The outstanding taxes and interest then owing will become subject to the Town's regular rate of interest for overdue taxes of 12% per annum.

5.2.4 All amounts owing and payable on the property tax account that are not included in the Program, including existing signed payment arrangements, are due on their normal dates and any amounts not paid when due will be subject to the Town's regular rate of interest for overdue taxes of 12% per annum.

5.2.5 Payments received by the Town from a property owner will first be applied to any installments due under the Program, in priority to any other taxes or other amounts owing by the owner to the Town.

6. Responsibilities

6.1 Council will:

7.1.1 Monitor the implementation and administration of this policy and make any amendments required for the effective and efficient operation of the Program.

7.2 The Chief Administrative Officer will:

7.2.1 Be responsible for the administration and implementation of this policy and the Program; and

7.2.2 Identify necessary amendments to this policy in consultation with Council and managerial staff and make recommendations accordingly to Council.

7. General Provisions

Payments received by mail are deemed to be paid on the date received by the Town.

NS Municipal Consultation Workbook

JUNE 2020



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June 17, 2020
Version 1.4

Introduction

The Department of Municipal Affairs and Housing (DMAH) is consulting with Nova Scotia municipalities to support the development of new policies, plans, or legislation related to matters affecting local government. The issues currently under review are:

- Code of Conduct
- Local Elected Officials Running for Other Levels of Government
- Accessibility
- Affordable Housing

The purpose of this workbook is to spur reflection and foster discussions on the four (4) main themes identified above. It contains background information required to help support feedback and poses questions that will inform policy decisions. You are encouraged to bring your ideas, knowledge and advice to this process. Our aim is to ensure these consultations are transparent, accountable, and well-documented.

In order to assist the Department in reviewing submissions, please use this workbook to provide responses to the questions, as well as any additional comments you may wish to share.

How to participate:

There are two ways you can provide your views:

1. Provide your feedback in writing by answering the questions contained in this workbook. Please submit your completed workbook on or before **June 30, 2020**.
2. Participate in an online interactive session during which you will be able to comment and engage with a presenter and facilitator. This workbook will be used as a guide during the session and you will be asked to answer the same questions.

Please save a copy of your completed Workbook and send it via e-mail at andrea.bezanson@novascotia.ca.

Thank you for your participation. We value your input and greatly appreciate your time and attention.

Section I: Participant Information:

All materials or comments received may be used and disclosed by the Department of Municipal Affairs and Housing to assist in evaluating and revising the proposed options described in this workbook. This may involve disclosing materials, comments or summaries of them, to other interested parties or the public during and after the engagement period.

Where possible we ask that you submit comments that are generally shared views for your municipality.

Name: _____

Municipality: _____

E-mail: _____

Section II: Online Consultation Sessions

DMAH will host a total of five (5) online sessions to allow for meaningful conversations on all topics described in this workbook. Municipalities will be grouped regionally, and invitations will be sent out to attend on a specific day. Each session will begin at 9am and end at 4pm, with an hour-long break at noon. We hope by sending the agenda in advance you can choose to participate in the sessions most relevant to you and your municipality.

Please check the email invitation you have received for further details on how to join the session. If you have any technical difficulty the morning of your scheduled session, please contact Andrea Jeffs at (902) 943-5384.

AGENDA

9:00-9:15	Introduction and Opening Remarks
9:15-10:45	Theme 1: Code of Conduct <ul style="list-style-type: none"> <i>DMAH seeks input on how to strengthen the code of conduct framework for elected municipal officials. Participants will be asked to provide their opinion on a variety of topics, such as the development of a standardized code of conduct for all municipalities.</i>
10:45-11:00	BREAK
11:00-12:00	Theme 2: Local Elected Officials Running for Other Elected Offices <ul style="list-style-type: none"> <i>Participants will be asked to provide insights on the rules and conditions related to the decision by a local elected official to run for office at another level of government.</i>
12:00-1:00	LUNCH BREAK
1:00-2:00	Theme 3: Accessibility <ul style="list-style-type: none"> <i>DMAH wishes to better understand what barriers may prevent municipalities from meeting their requirements under the Accessibility Act, and supporting overall accessibility in their communities</i>
2:00-2:15	BREAK
2:15-4:00	Theme 4: Affordable Housing <ul style="list-style-type: none"> <i>Participants will be asked to provide their thoughts and insights on the proposed four options for increasing the supply of affordable housing. These options are inclusionary zoning, modular housing, secondary suites, and shared housing.</i>

Section III: Main Themes

This section lists the four (4) themes where municipal input is requested. Participants can use the workbook to answer the questions at the end of each section and provide additional feedback. Your responses will be used to inform policy decisions.

A. Code of Conduct

Background:

The Government of Nova Scotia believes that citizens and businesses are entitled to responsible, fair, and honest government that has earned the public's full confidence for integrity. The proper operation of democratic government requires that decision-makers be independent, impartial, and accountable to those they serve. Through a Code of Conduct, it is possible to set the standards that govern elected officials' actions and outline what are acceptable and unacceptable behaviours.

In Nova Scotia, municipal councils and villages can adopt a Code of Conduct to set standards of behaviours for elected officials. Many municipalities have adopted codes of conduct and follow a self-governing model, in which council receives and considers complaints, whether to proceed with an investigation, and to take any corrective actions.

The NSFM and DMAH have had several discussions on this priority item in the past, and we are looking for some additional information to further refine what we have heard in the past around the existing issues with the Code of Conduct for local officials. In the past, we have received feedback from NSFM and municipalities that there is a need for consistency in the codes across the province, stronger enforcement mechanisms to give municipal codes 'teeth', and that independent investigations are important to ensure the process is impartial. Given the feedback, we are hoping the consultations will provide further clarity on these important items.

Proposed Approach:

The Municipal Government Act contains some provisions regarding the duties of local elected officials but does not prescribe how they should conduct themselves under

various circumstances. Based on feedback from NSFM, DMAH is looking at how best to strengthen the municipal Code of Conduct framework for elected officials to support a more meaningful and effective framework for codes of conduct. This may include enforcement and ways to discourage inappropriate behaviours and keep local elected officials accountable that would apply to all municipalities.

What we are consulting on:

We are seeking feedback on the development of a standardized Code of Conduct for all municipalities, the potential range of penalties that could be imposed on members who are found to have breached the code, and an alternative to self-governing model that would require an independent review and investigation of breaches under the code.

Questions

1. Please comment on your level of support for the following options. Which option do you most support?
 - a. A provincially defined standard Code of Conduct that all municipal governments must adopt.
 - b. Municipal governments define their own Code of Conduct based on provincial requirements (e.g., all codes must contain...)
 - c. Current framework that allows a municipal government to define their own Code of Conduct with no provincially defined standards.

2. What topics should be included in a Code of Conduct (e.g., conduct on social media, improper use of influence or municipal assets, impartiality, prohibition on gifts/benefits)?

3. Would you support a model that required an independent body or person (e.g., investigator, committee) to receive and investigate complaints?

4. Who should render the decision as to whether a member has breached the code?

5. What information should be available to the public on these matters related to a breach of a code?

6. What sanctions should be available to make for effective enforcement of a Code of Conduct?

7. Should code of conduct/ethics training be mandatory for local elected officials?

8. Is there anything else you would like to share with us around Code of Conduct?

B. Local Elected Officials Running for Other Levels of Government

Background:

Under municipal legislation, there are few provisions to address potential conflicts of interest that may arise from a sitting local elected official running for another elected office of government. The recent federal elections and subsequent provincial by-elections, in which local elected officials ran for another office, demonstrated the need to address the issue and potential overlap between their public duty and personal interests of seeking another office.

On October 10, 2019, legislative amendments were introduced by the Government of Nova Scotia to help address the issue of a local elected official running for another office. Upon introduction of this bill, the Minister of Municipal Affairs and Housing committed to consulting with municipalities to consider how consistency across municipal governments could be achieved on this issue.

Proposed Approach:

To achieve consistency, we are looking at the option of requiring a leave for local elected officials when running for an election in another level of government. This measure could reduce the potential for conflicts and allow for an elected official to return to their position if unsuccessful in the election.

What we are consulting on:

We seek feedback on the above noted approach and what conditions for such a leave may be preferred (i.e., paid/unpaid, extent of duties, length).

Questions

1. What do you think of a recommendation to require leave for local elected officials when running in a provincial or federal election?

C. Accessibility

Background:

In 2017, Government passed the *Accessibility Act*, which aims to make Nova Scotia inclusive and barrier-free by 2030. On April 1, 2020 municipalities, villages, universities, the Nova Scotia Community College and provincial libraries were designated as public sector bodies under the Act and are responsible for establishing an accessibility advisory committee and preparing and making publicly available an accessibility plan by April 2021. The purpose of these accessibility plans is to make public spaces accessible under provincial standards.

An accessibility plan must include the following:

- Achievements to date in identifying, removing, and preventing barriers in policies, programs, practices, and services
- Plans for identifying, removing, and preventing barriers in policies, programs, practices, and services
- Processes for assessing the effectiveness and impact of your policies, programs, practices, and services on accessibility

The Act states that accessibility plans must be updated every three years. As accessibility standards are implemented, those standards should be integrated into your plan.

Proposed Approach:

DMAH is interested in hearing from municipalities about any barriers that may prevent them from supporting accessibility initiatives in their communities. We will take note of these barriers and consider how to assist municipalities requiring assistance with the implementation of their accessibility plans or support for accessibility initiatives in their communities.

What we are consulting on:

DMAH wishes to better understand what barriers may prevent municipalities from meeting their requirements under the Accessibility Act, and supporting overall accessibility in their communities

Questions

1. HRM identified the prohibition on granting direct financial support to a business as a barrier to supporting accessibility in their community. Would you support amendments that would allow municipal units to provide such supports for accessible initiatives?
2. Are there challenges or barriers that may impact your ability to meet the requirements set out in the *Accessibility Act*?
3. Are there any accessible initiatives you would like to explore, or support within your municipal unit but are unable to?
4. Is there anything else about accessibility you would like to discuss?

D. Affordable Housing

Background:

Municipalities across Canada are actively engaging in the promotion and provision of affordable housing. These activities are driven by varying needs, legislative and funding frameworks, and capacities at the municipal level. In nearly all cases, the development of affordable housing is done jointly between all levels of government.

Data indicates that 49,450 households (12.8 per cent) in Nova Scotia are in core housing need¹. Of the households in core housing need in Nova Scotia, 34 per cent are homeowners and 66 per cent are renters. As part of the Nova Scotia Housing Action Plan 2019-2022 under the National Housing Strategy, DMAH wants to work with partners to develop housing supply options aimed at improving opportunities for the 66 per cent in the rental market, which is why we want to consult with municipalities. It is worth noting that municipalities and the Province already contribute financially to the provision of social housing for more than 16,000 low-income households.

Proposed Approach:

In consultation with housing experts and service providers, DMAH has identified four more immediate options aimed at increasing the supply of affordable housing across the province. Options include secondary suites, modular housing, inclusionary zoning, and shared housing. Allowing for increased diversity of housing will require municipalities to consider how to integrate affordable housing development in their planning strategies to help promote healthy and inclusive communities.

We recognize that municipalities may have other ideas to achieve our shared goal. DMAH is committed to pursuing further conversations about affordable housing and identify partnership opportunities. This consultation should be viewed as the start of an ongoing engagement process with municipalities about affordable housing.

¹ a household is considered to be in core housing need if its housing falls below at least one of the adequacy (requires major repairs), affordability or suitability (not an appropriate size) standards and it would have to spend 30% or more of its total before-tax income to pay rent to live in alternative local housing that is acceptable (meets all three housing standards).

What we are consulting on:

Participants are asked to provide input on the four proposed options for increasing the supply of affordable housing in municipalities. Further information on each option is provided below.

D1 – Inclusionary Zoning

Background

Municipalities across Nova Scotia are exploring options to increase the supply of affordable housing to meet the needs of current and future residents; one option is inclusionary zoning or inclusionary housing. Provinces such as Quebec, BC, Ontario and Alberta have implemented, are implementing, or are reviewing the use of inclusionary zoning tools.

Inclusionary zoning can be a single or a suite of mechanisms whereby units, land, or cash contributions are received for the purposes of providing affordable housing. These contributions are collected where new development or subdivision approval occurs. In most jurisdictions, inclusionary zoning is paired with municipal level incentives such as, grants, property tax reductions, fee waivers, land donations, or expedited development approvals and inspections.

Inclusionary zoning can also refer to a range of land use measures, such as secondary suites, infill development, and zoning that generally allows for a diversity of housing forms that can then be paired with incentives, grants, or other programs. It is a reasonably simple exercise to look at general zoning requirements to understand whether a land use by-law is driving unaffordability. A municipality that does not allow for a range of housing types cannot effectively utilize inclusionary zoning.

Municipalities may also use bonus zoning, sometimes called density bonusing, which can be considered as a form of voluntary inclusionary zoning. With this option, in exchange for additional development rights (units, storeys, etc.), a developer provides public benefits. These can take a range of forms, from heritage conservation to affordable housing units. It is up to the municipality to decide how and when these arrangements are established. Only the Halifax Regional Municipality is required to ensure that bonus zoning includes some contribution to affordable housing.

D2 - Secondary and Backyard Suites

Background:

Secondary suites are additional units, usually located in single, two-unit, or townhouse dwellings, that are considered accessory to the main dwelling. They are sometimes constructed as apartments for aging parents or adult children, or for rental to the general public. There are various terms that can be used to describe a secondary suite, such as “auxiliary dwelling unit”, “in-law suite” or “granny suite”.

Ownership of secondary suites is required by the main property owner and the title cannot be severed. According to the 2016 Census, there were a total of 263,470 occupied single-detached houses in Nova Scotia. If 0.5% of all those dwellings were able to accommodate a secondary or backyard unit, this could create 1,317 units with no significant change to the road, sewer, or character of neighbourhoods. These types of units are quick and relatively cheap to construct and build on existing infrastructure at no additional cost or liability to the municipality, while simultaneously increasing the assessment value of properties.

Secondary and backyard suites are a market-based solution to housing supply shortages that are fast and efficient to implement with the correct regulatory environment. This usually entails flexible as-of-right zoning and knowledgeable building services staff. In many cases, the largest barrier to allowing these forms of housing is zoning. Across Canada, successful secondary and backyard suite programs often include incentives to encourage the creation of units, such as grants, property tax reductions, or fee waivers. These incentives carry requirements to offer the unit at below market rents. While often not necessary, the use of incentives can ensure these units have below market rents.

Proposed Approach:

DMAH is considering encouraging the creation of secondary or backyard suites through incentive tools. These may include, but are not limited to:

- Grants or loans to support the creation of units.
- Supporting documents on design and building guidelines.

What we are consulting on:

DMAH is interested in your opinion on whether secondary and backyard suites should be advanced as a form of affordable housing in your municipality. We would like to know what types of supports or incentives you would like to see from the Province to encourage the creation of secondary or backyard suites in your community.

Questions

1. Do you feel that secondary and backyard suites are an appropriate form of housing in your municipality?
2. Does your municipality already have policy or regulation to support the creation of secondary or backyard suites?
3. What can your municipality do to support this form of housing?
4. Are there regulatory tools that either the municipality or the Province could put in place to facilitate the implementation of secondary suites in your community?

modular housing as a form of housing construction. However, limitations on density, height, lot coverage, parking minimums, and amenity space can preclude their development. These are not specific to modular housing, but to multi-unit development generally.

In general, exclusionary zoning practices, such as limiting areas to single unit dwellings, are the primary issue with increasing overall housing supply in municipalities and creating markets for affordable housing. The flexibility of modular housing provides some advantages in meeting height, density, and other built form restrictions.



Figure 1: Examples of multi-unit modular housing in British Columbia.

Proposed Approach:

DMAH is considering piloting the use of modular housing as a form of affordable housing.

What we are consulting on:

We seek your opinion on whether modular multi-unit housing should be a form of affordable housing in your municipality and how it may be promoted.

Questions

1. Does your municipality already have policy or regulation to support the creation of modular housing?
2. Do you feel that modular housing is an appropriate form of housing in your municipality?
3. What do you think the Province can do to encourage this form of affordable housing?
4. What can municipalities do to encourage this form of affordable housing?
5. Is there anything else you would like to share with us regarding the use of modular housing to increase the supply of affordable housing in your community?

D4 – Shared Housing

Background:

Shared housing describes a multi-residential building in which a group of individuals share amenities and, sometimes, receive support services, such as medical care, supervisory or personal care, and counselling. Examples include rooming houses

3. In some jurisdictions, shared housing is used to provide accommodation for seasonal workers or temporary foreign workers. Is there such a need in your community and do you support this approach.

4. What do you think would be the best strategy to garner public support for the development of new single room occupancies (SRO) in your community?

5. What role can the Province play in supporting the preservation and expansion of shared housing?

6. Do you have any specific concerns we should be aware of?

7. Is there anything else you would like to share with us concerning the use of shared housing as a tool to increase affordable housing in your community?

Any additional Comments?

Thank you for completing the workbook and sharing your opinion with us. Please provide any additional comments you think may be helpful to our team as we continue to develop plans and recommendations.

Question:

Is there anything else you want to share with us that we did not cover?

Thank you!

We appreciate you taking the time to give provide your input on these four major themes and contribute your ideas to the province-wide discussion.

Please submit your completed workbook before the end of day on **June 30th, 2020**, by saving this document and sending it to us via email at andrea.bezanson@novascotia.ca.