

Comparison of Direct Municipal Contributions to Affordable Housing

This table shows estimated contributions per capita being made in 2021 by selected municipal governments in Atlantic Canada for the express purpose of supporting the development of affordable housing in their communities.

The estimates are based on best available information as of February 2021 including the contribution amounts, number of fiscal years the funding is being made available and most recent population statistics.

The value of donated land has not been included, but where known, donated land has been noted. Most municipal governments listed below will waive building permit fees or provide offset grants for new affordable housing – these amounts have not been included. The value of any property taxes being waived for new affordable housing has not been included. Matching or flow-through funding from other levels of government have not been included.

On a per capita basis, the Town of Yarmouth leads seven municipal governments examined for their direct financial contributions being made to affordable housing.

The cities of St. John’s and Dieppe are making some unique contributions to affordable housing and these are described separately.

<i>Municipal Government</i>	<i>Estimated Per Capita Financial Contribution</i>	<i>Notes</i>
Town of Yarmouth	\$47.81 per year for two years*	<p><i>* The timing of the Town’s contribution of \$650,000 is not known. The estimate is for 2 fiscal years. If the Town’s contribution will be made in 1 fiscal year then the per capita contribution is \$95.62. If the Town’s contribution will be made over 3 years, then the per capita amount would be \$31.88 per year.</i></p> <p>The Town’s contribution is for the construction of 27 affordable units as part of a 54-unit mixed income housing project.</p>
City of Moncton	\$25.77 per year for three years	Moncton will make a contribution of \$6M to help support the development of 125 units of affordable housing.

City of Miramichi	\$20.81	In addition to a budget allocation to support recommendations contained in its housing needs study, Miramichi will facilitate a mixed income housing project on land that it owns, and will make a \$10K per unit grant available to support the construction of new affordable housing.
Municipality of the District of Chester	\$9.71	The District of Chester has agreed to provide funding to help a non-profit housing group develop affordable housing.
Town of Antigonish	\$4.58 per year for 5 years	\$100K will be provided over a 5-year period to the Antigonish Affordable Housing Society to develop 12-units of affordable housing on land donated by Antigonish County. The Town has previously donated land for an AAHS project.
Municipality of the County of Antigonish	\$1.37 per year for 5 years	\$100K over 5 years in cooperation with the Town of Antigonish - both governments are helping to cost share a 12-unit affordable housing project on land being donated by the County of Antigonish.
Halifax Regional Municipality	\$0.34	Based on an estimate of \$150K from community and district grants for affordable housing in 2020-21. A reserve fund is being set up for the regional centre which houses more than 25% of HRM's population and this fund could be used to support affordable housing. Land has been recently donated for an affordable housing project in Dartmouth.

Others

The City of St. John's makes a significant contribution to affordable housing every year. Similarly, the City of Dieppe has made a substantial commitment by land banking property in its downtown to support mixed income housing developments.

City of St. John's	St. John's has its own housing division and a staff of 6 that (a) manages 479 units of city-owned affordable housing (b) implements the city's affordable housing strategy, and (c) facilitates local housing partnerships.
City of Dieppe	Dieppe purchased 13 acres of downtown property and has adopted a mixed income housing strategy as the foundation of its Downtown Development Plan. Dieppe makes an \$11K per underground parking space incentive available for mixed income housing projects.