



COUNTY of ANNAPOLIS
NATURALLY ROOTED

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November 17, 2021

Hon. John Lohr, Minister
Department of Municipal Affairs and Housing
14th Floor North, Maritime Centre
1505 Barrington Street
P.O. Box 216
Halifax, NS B3J 2M4

dmamin@novascotia.ca

Dear Minister Lohr,

Re: Housing Crisis in the County of Annapolis

The housing crisis is not happening only in Halifax Regional Municipality, although that is the area most often in the news. In the County of Annapolis, there are many residents living in camper trailers year round, some living in tents, others couch surfing and living out of their cars, some must even resort to renting cottages until a long term rental can be found. We have a shortage of rental units - especially affordable housing.

The hot housing market has made it an easy decision for landlords to sell their properties and tenants are being evicted. Single family rentals and multi-unit properties are being sold and converted to single family homes. Airbnb's are very popular and long term rentals are being converted to short term rentals.

The Provincial cap of 2% rental increase per year has also discouraged landlords and they are selling their rental properties because of this. Some rents include heat, lights, water, snow removal and lawn care and the 2% cap is not keeping up with their increased costs. Taxes and insurance are also increasing. Many landlords agree with a cap that would be reasonable to cover their costs; however, the high costs of building supplies along with the cap will not allow landlords to do major repairs that should be completed. This is concerning, when the cap is lifted the landlords will have no choice but to do a large increase to cover their expenses. Smaller allowable increases each year would be less of a rate shock.

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Since COVID, more people are moving back to Nova Scotia which is increasing the population. Tenants are afraid that their buildings will be sold and they will be evicted with no place to go. There are a few new rental properties being built but not enough to replace what is being sold. New units being built using provincial programs will be capped, however other new builds will not.

We would like to work with the province to achieve a solution that will improve the housing crisis – here and across the province. We will be forwarding this letter to all Nova Scotia municipalities, encouraging them to be aware of the housing crisis likely happening in their own areas.

Yours truly,



Alan Parish,
Warden

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