

# Nova Scotia Co-operative Council

## *Affordable Housing Initiatives*

# It is about the mission, not the Return on Investment

Every individual deserves to have  
their head on a pillow in a  
safe, affordable environment.

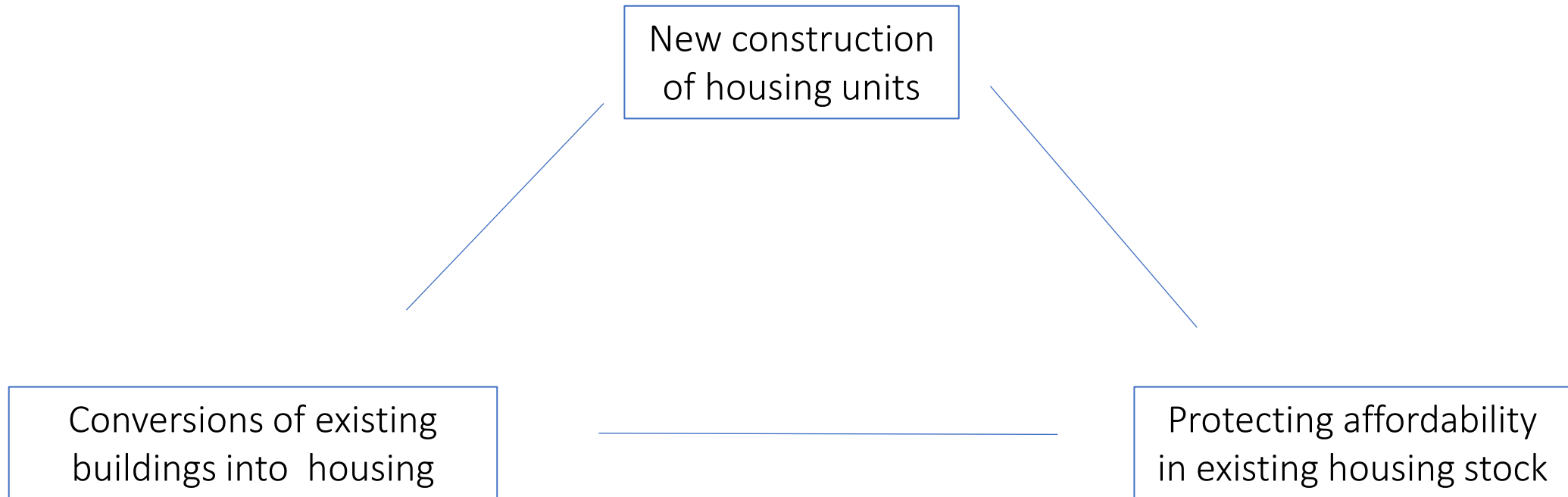
# *Partners:*



- Non-profit or community organizations
- Canadian Mortgage and Housing Corporation (CMHC)
- Department of Municipal Affairs and Housing
- Efficiency Nova Scotia
- Municipalities
- Department of Community Service



# The Council's strategy for affordable housing



# Our Current Projects





# Coady's Place

## A Co-operative Caring Community

Located in New Glasgow, Coady's place is an affordable, not for profit housing complex that provides safe, comfortable accommodations to those in need.





The NSCC acquired a 33-unit motel off East river Road and undertook an ambitious renovation project to convert it into 36 units of affordable housing.

Project was completed ahead of schedule and below budget with heads on pillows in July 2022.





Units include:

- Kitchenette
- Queen or Double bed
- Power, heating and water
- Basic Internet Access included
- Free Parking
- Extra storage in secured space
- Free laundry access



Some interesting numbers

- 36 Units, full occupancy.
- 175 people on our waiting list.
- Average Rent \$480 per month
- 40% of our tenants are seniors.
- 39% of our tenants are the working poor.
- The eldest tenant is 95 years old.
- The youngest tenant is 6 months.



# Coady's Phase II

After completion of Coady's Place, given the great demand for affordable housing, the NSCC decided to expand the project with 20 new affordable units.

Located behind Coady's Place, it has the advantage of shared services and supports – such as laundry facilities.





Project completed; occupancy granted mid August 2024. 124 total applicants.

The project consists of 7 prefabricated modules of containing a combination of apartment configurations. 2, 3, and up to 4 apartments in each module for a total of 20 units.









# 100 Victoria Street

Located in the heart of downtown Truro, this existing apartment complex of 15 units was acquired with the aim of maintaining affordable housing stock and protecting existing tenants from eviction.

### Interesting facts

- 80% of the units are below market rates
- 100% if compared to new rental listings
- Planned rental increases by previous owners cancelled.
- Power and heat now included in rental.







## 161 Queen Street Collieston House

Also located in the town of Truro, this 18-unit property was gifted to the NSCC by a local non-profit. It forms part of the Council's commitment to protect the affordable housing stock in the community.

Existing tenants are mostly seniors, many with mobility limitations. They take pride in their units and are relieved to know there will be no "renovictions".



100% of the units are under market rent according to CMHC Housing standards.



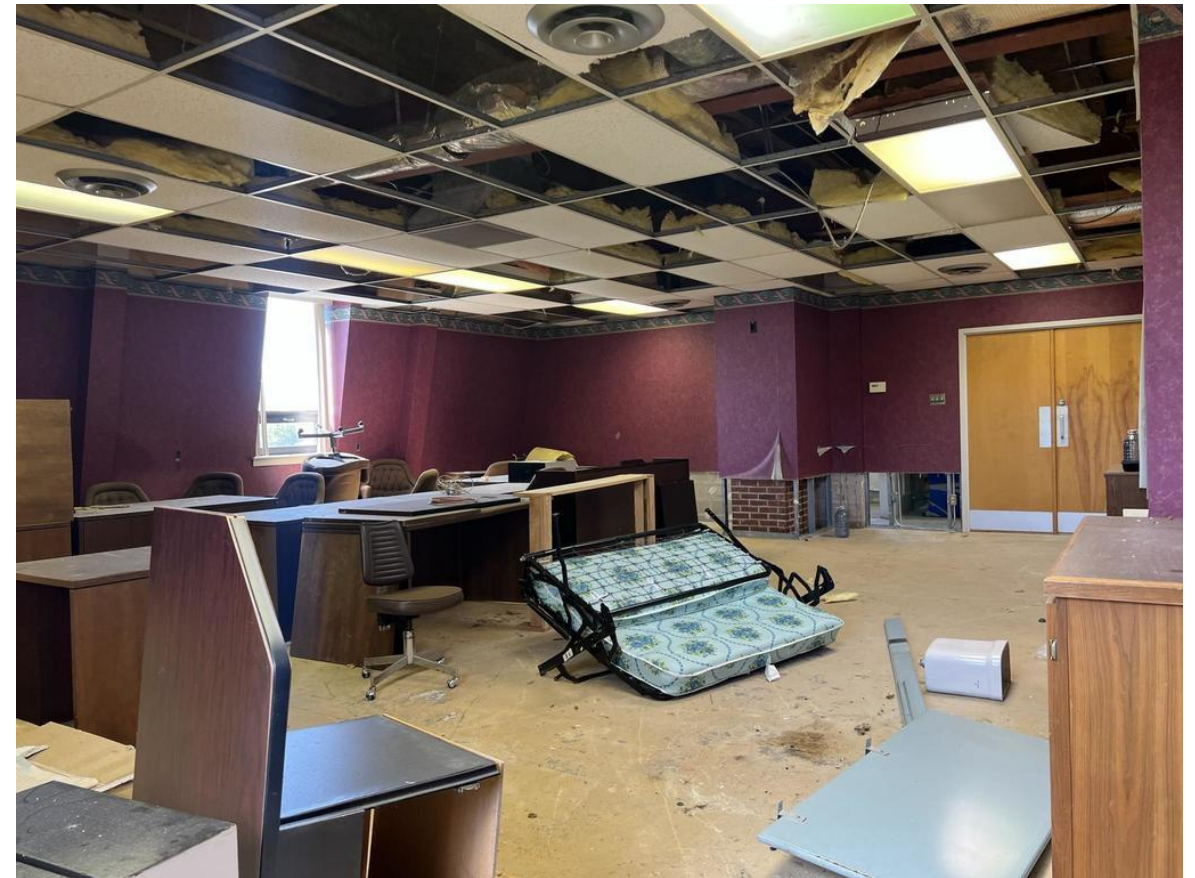
# THE STONEHOUSE MANOR

This Beautiful Historic property located in the Town of Pictou, was acquired by the NSCC and was converted into 14 beautiful new units of affordable housing.





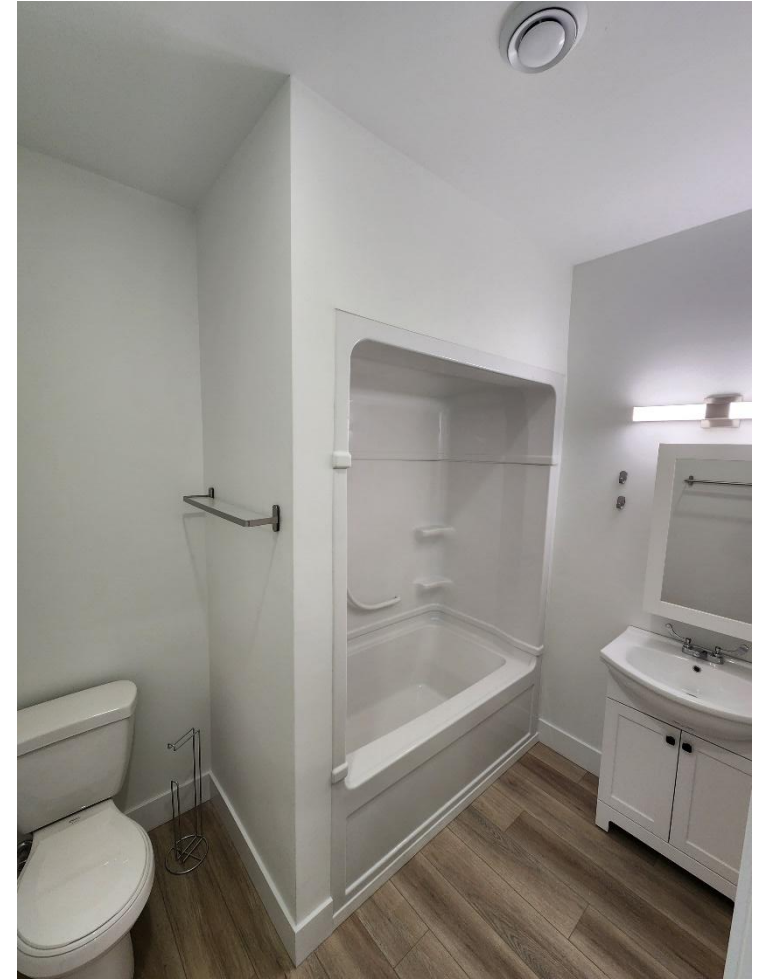
The interior when we bought it.....











The units today! 4 units are fully accessible. The building provides free in-house laundry facilities for tenants. All utilities are included in the rent.



Appliances are included in all apartments.  
Extra storage units available



# Westville Highland Consolidated

Upcoming project...

The Cooperative Council will renovate the building to provide approximately 64 apartments, an onsite daycare and several social enterprises including a rideshare initiative and a solar farm.









Highland Consolidated School - Reimagined





Front Entry





Front





Daycare Centre

# Community Room: The Pidgeon's Nest



# Helpful Support from Municipalities

- Gifting of land and/or buildings
- Rezoning
- Snow removal
- Garbage collection
- Tax Relief
- Seed Funding (upfront development costs – ESA, BCA, civil work etc)