

Five-year Targets

Since implementing the Action For Housing Plan in 2023, we have made **significant** progress towards our five-year targets.



We have completed or substantially completed 31% of our initiatives

We have made progress on the remainder of our initiatives

167%

We have created the conditions to pave the way for **68,841 new household units***. Our 5-year goal was **41,200 new units**.

We are helping to make life more affordable for **19,923 households***. Our 5-year goal was to help **17,250 households** over 5 years.

115%

88%

We have improved housing conditions for **41,989 households***. Our 5-year goal is to help more than **47,900 households** over 5 years.

*From April 1, 2023 to July 31, 2025

Progress Highlights

6,020 homeowners can remain in their homes through access to home repair and adaptation programs.

We are on track to add up to **5,000 new apprentices** by 2026 with **3,318 registered** between October 2023 and March 2025.



266 affordable modular units have been enabled through government support. Our goal was **250 units**.

4,909 affordable and supportive housing units have been enabled through government support – **98%** of our 5-year goal.



976 first-time homebuyers have purchased a home with the support of the Down Payment Assistance Program. That's **78%** of our 5-year goal.



The Executive Panel on Housing in the HRM has actively supported the work within Special Planning Areas to enable **63,307 future housing units**.


38,485 low-income seniors received assistance with the cost of household services through the Seniors Care Grant in 2024/25.

Progress Made by Government Implementing 12 Key Actions as of July 31, 2025

Solution 1: Increase the Housing Supply

1

Use Provincial Land and Infrastructure to Create Housing

Action Status	Highlights
<p>5 sub-actions:</p> <p> 5 initiated/underway</p>	<ul style="list-style-type: none"> Since 2023, the Province has committed to building 515 new rent-geared-to-income (RGI) public housing units across Nova Scotia to provide homes for more than 1,300 low-income seniors, families and individuals. Progress to-date on the 515 units announced: <ul style="list-style-type: none"> 25 units are built and occupied, 26 units will be ready in fall 2025, 53 units are scheduled for completion by end of March 2026. To support persons living with disabilities live as independently as possible in community, several modular housing sites have been developed. Participants in Middleton and Sydney have moved in, the Chester homes are reviewing participants, and the Antigonish site expects to have participants moved in at the end of August 2025. The Province provided \$3M to support the development of 24 new housing units at Beinn Mhàbu, the satellite campus of Nova Scotia's Gaelic College, Colaisde na Gàidhlig, to increase housing supply in western Cape Breton. The Land for Housing program has issued 14 conditional approvals since April 1/23 accounting for a potential 1,215 new units on land donated by the Province including 547 affordable units. In 2024/25, the Growth and Renewal for Infrastructure Development (GRID) Program supported 35 municipal projects with a total investment of \$26.8M. These investments focused on infrastructure improvements needed to support housing, strengthen community resilience and provide the capacity to enable the development of approximately 4,641 housing units.

2

Increase Skilled Workers to Build Homes

Action Status	Highlights
<p>8 sub-actions:</p> <p> 4 completed</p> <p> 4 initiated/underway</p>	<ul style="list-style-type: none"> In April 2025, launched the \$10M investment in Supports for the Construction Industry which is overseen by an industry-led steering committee. This includes creating a second Trades Exhibition Centre, which will be located in Cape Breton, offering new and expanded Enhanced Direct Entry programs and increased supports for equity-deserving, newcomers and veterans to access the skilled trades. In 2023, the Department of Labour, Skills and Immigration launched the Critical Construction Worker Pilot (CCWP) stream of Nova

Scotia's Provincial Nominee Program (NSNP), which included 22 highly in-demand occupations in the construction sector. The CCWP was launched to support labour shortages in construction and skilled trades. This program is the first of its kind in the country.

- As of July 31, 2025, Nova Scotia has approved 448 applications through CCWP since its launch.
- Nova Scotia has approved 132 construction applications in 2025 so far (as of July 31, 2025) through NSNP and the Atlantic Immigration Program.
- We are on track to add up to 5,000 new apprentices by 2026 —with 3,318 already registered between October 2023 and March 2025.

3

Reduce Red Tape, Update Housing Laws

Action Status

4 sub-actions:

- 3 completed
- 1 initiated/underway

Highlights

- The Minister has designated 16 special planning areas in HRM with more than 60,000 proposed housing units, saving between 3 and 24 months in development time. To date, 15 development agreements have been reached in 8 of the SPA's representing 10,205 units and a 48-bed long term care facility.
- Recent legislative amendments to give planning staff more authority has resulted in improved timelines for approvals of minor planning applications in HRM.
- The Short-Term Rental Registration Act and Regulations came into effect in September 2024 requiring short-term rental accommodations to register with the Province to list their unit. As of July 31, 2025, 4,229 short-term rentals have registered.

4

Invest More to Build More for People

Action Status

6 sub-actions:



- 1 completed
- 5 initiated/underway

Highlights

- The Housing Trust of Nova Scotia has recently completed the development of new housing units in Guysborough and Lunenburg. Construction is on-going in Canso and Bridgewater, with further sites in New Glasgow and Liverpool currently in the planning phase. Several new land parcels are under review for potential acquisition.
- We will partner with Indigenous organizations to invest in housing for those living off-reserve. In 2025/26, we are investing an additional \$3.5M to help Indigenous homeowners living off-reserve make repairs or adaptations to their homes and support the development of new culturally appropriate housing for Indigenous people. And we will support more accessible housing options, and more community-owned housing, for African Nova Scotian communities.

5


Pilot New Approaches to Help Individuals and Families

Action Status	Highlights
5 sub-actions:  1 completed  4 initiated/underway	<ul style="list-style-type: none"> Happipad was launched in Nova Scotia as a 2-year pilot in August 2023. Happipad is an online platform that connects homeowners with spare bedrooms to renters. Fees to use the platform were waived for Nova Scotian homeowners and renters as a result of a partnership between the Province and Happipad. 60 rental contracts were signed between hosts and renters. While this fell short of the 500 rental agreement target, the concept of home sharing was introduced across Nova Scotia through Happipad promotion. Initial work was completed to advance an Adoption Plan for AI/Robotics in residential construction in collaboration with housing eco-system partners. It is anticipated that the Plan will be complete later this year. Work was completed to design a new program to support first-time homebuyers through a provincial loan deficiency guarantee in collaboration with credit unions across the province. Work will continue to finalize the program design for launch later this year.

Solution 2: Grow and Sustain Affordable Housing



6

Grow the Community Housing Sector

Action Status	Highlights
4 sub-actions:  4 initiated/underway	<ul style="list-style-type: none"> In March 2025, an additional \$8M was invested in the Community Housing Capital Fund that helps pre-qualified community housing groups acquire and preserve existing affordable housing units. The fund provides up to 20% of the equity necessary to acquire the property. To date \$10.26M has been committed through the fund to help acquire 385 units. In the first 6 months of 2025, \$20.9M was invested in 6 new community housing projects that will create 178 new units, 155 of which will be affordable. Construction recently started on land donated by the Province for a 30-unit project in Cole Harbour that will house low-income people suffering with mental health challenges.




7


Repair and Upgrade Affordable Housing to Help People Remain in Homes

Action Status	Highlights
5 sub-actions:  1 substantially completed  4 initiated/underway	<ul style="list-style-type: none"> Under Phase 2 of the federal government's Investing in Canada Infrastructure Program (ICIP), a total of \$8M in joint federal-provincial funding was allocated to enhance energy efficiency in Nova Scotia's public housing stock. These upgrades provide tenants with modern, energy-efficient and comfortable homes while reducing the Nova Scotia Provincial Housing Agency's (NSPHA) carbon footprint and operating costs. DGD continues to assist low-income homeowners with home repair and adaptations. From April 1 to July 31 2025, the Department has invested \$8.8M assisting nearly 700 homeowners. Following the completion of a previous agreement, the Province, through the Department of Growth and Development, entered into a new 3-year funding arrangement with the Native Council of Nova Scotia, in March 2025. The Province will provide \$965,000 annually for home repair programs for Indigenous peoples living off-reserve. Between 2023-24 and 2025-26, the Province will invest over \$19M towards the new Affordable Housing Construction Program (AHCP) and the Affordable Multifamily Housing Program (AMHP) both delivered by Efficiency NS. The AHCP provides fully subsidized energy modelling services and up to \$16,000 per affordable unit to implement energy-efficient design features for new affordable housing projects. The AMHP provides non-profit housing providers may receive up to 80% in rebates for energy efficient upgrades to multi-unit properties.



8




Make Publicly Owned Housing More Accessible for People and Climate Friendly

Action Status	Highlights
6 sub-actions:  1 completed  4 initiated/underway  1 alternate action taken	<ul style="list-style-type: none"> To increase consistency across the province, NSPHA has implemented a standard rent geared-to-income model, ensuring all households do not pay more than 30% of total household income in rent. A standardized lease agreement has also been introduced to ensure the same rules and conditions apply to all tenants of public housing. As of April 1, 2025, NSPHA became a prescribed public sector body under Nova Scotia's Accessibility Act. In accordance with the Act, NSPHA will develop and publicly release its first Accessibility Plan by April 1, 2026, outlining actions to further improve accessibility across the Agency.

Action Status	Highlights
5 sub-actions:  5 initiated/underway	<ul style="list-style-type: none"> As of April 1, 2025 with the adoption of the 2020 National Building Codes, residential mass timber buildings can be constructed up to 12 storeys tall, up from 6 storeys. Discussions are underway with the Government of Canada to leverage the forthcoming Build Canda Homes initiative, which includes a focus on Modern Methods of Construction, to support advancing and scaling the use of innovative construction techniques within existing residential manufacturing processes across the province. Work is underway to renew NSPHA's Tenant Engagement Strategy. The updated strategy aims to strengthen communication, build trust and ensure tenants are meaningfully informed and involved in matters that affect their housing. For many seniors, tenant engagement activities also provide opportunities to build social connections, reduce isolation and foster a stronger sense of community within their housing environment.

Solution 3: Deliver the Programs People Need

Action Status	Highlights
5 sub-actions:  2 completed  3 initiated/underway	<ul style="list-style-type: none"> We are currently developing a new online application for the Rent Supplement program. This new application will allow Nova Scotians to apply anytime from anywhere, speed up processing, and give all clients, including seniors and vulnerable households, a clear and accessible path for support. In May 2025, the Department streamlined 10 home repair and adaptation programs into 2 program streams. Program criteria were reviewed including income thresholds, maximum house values, and eligible repair items. The grant amounts for both home repair and adaptation programs have increased to \$10,000.

Action Status	Highlights
11 sub-actions:  1 completed  4 substantially complete  6 initiated/underway	<ul style="list-style-type: none"> The Department of Opportunities and Social Development has established supportive housing units with culturally appropriate supports to support Urban Indigenous, African Nova Scotian populations, individuals exiting corrections, 2SLGBTQIA+ individuals and those with complex barriers. There are 249 supportive housing units specifically for families and youth in Nova Scotia. Of these 8 units are designated for African Nova Scotian families, 49 units are specifically for women and

children with 10 of those units designated for Indigenous women and children, and 106 units are for youth.

- The construction of a new eight-unit affordable housing complex in Dartmouth to house Indigenous youth exiting foster care is nearing completion and tenants will move in later this year. The Province invested \$2.3M into this project.
- In March 2025 Akoma Holdings received a grant of \$1.2M to fund the Organizational Structure and Capacity Building and Development Planning and Partnerships Plan to support their residential development in Westphal.

11

Help Move People Experiencing Homelessness to Housing

Action Status

7 sub-actions:

- 3 completed
- 4 initiated/underway

Highlights

- Six shelter villages are operational across the province, providing support for up to 200 people. The shelter villages are climate-controlled environments that offer transitional sheltering with wraparound services (Kentville: 20 units' Sydney: 35 units; HRM: 145 units across four sites). The shelter units include bed frames, mattresses, desks, and support operations.
- Since the launch of the Community Housing Acquisition Program 727 units have been acquired or are waiting to close. 194 of these units are supportive housing. Over \$57M in financing has been provided to non-profit groups.
- The Bridge began operating in May 2023, providing 179 residents with health services and clinical support. The site continues to operate with an annual budget of \$21.7M.
 - Between September 1, 2023 (opening of the health clinic), and July 31, 2025, the Bridge has supported 7,436 health clinic visits.
 - Between May 1, 2023, and July 1, 2025, 109 people have been supported to move to permanent housing.
- The Department of Opportunities and Social Development is co-leading the pan-governmental Homelessness Action Team that has five areas of focus including Homelessness Prevention.

12

Simplify and Promote Programs

Action Status

4 sub-actions:

- 2 completed
- 2 initiated/underway

Highlights

- Several virtual and in-person presentations were conducted to post-secondary educational institutions, social housing advocates, and tenant's groups in this past year. The Residential Tenancies Program will continue to meet with its partner groups and provide presentations to both landlord and tenant organizations.
- The Residential Tenancies program is exploring other models that could offer deterrence for both parties in violating the Act, thereby improving compliance.