

Nova Scotia ACORN



HRM Municipal Candidate Housing Survey

Learn more about what your
candidates have to say about
affordable housing, tenants
rights, and more

Election Date
October 19th, 2024

Nova Scotia ACORN HRM Municipal Candidate Housing Survey

Strongly Support - 5
Slightly Support - 4
Neutral - 3
Scarcely Support - 2
Do Not Support - 1



MAYOR

Affordable housing
Landlord registry
Annual apartment inspections
Vacancy tax
Max heat bylaw

Andy Fillmore 5 4 3 3 2

Waye Mason 5 5 4 5 5

David Hendsbee 3 5 4 4 4

DISTRICT 3

Keith Morrison 5 5 3 4 4

DISTRICT 4

Joe Colley 5 5 2 3 3

DISTRICT 5

Mike McCluskey 5 5 5 5 5

DISTRICT 7

Cathy Cervin 5 5 5 5 5

Aodhan Murphy 5 5 4 5 3

Laura White 4 4 4 5 5

Peter Sonnichsen 5 3 3 4 3

William Breckenridge 5 4 3 5 4

Andrea Hilchie-Pye 5 4 3 5 5

DISTRICT 8

Affordable housing
Landlord registry
Annual apartment inspections
Vacancy tax
Max heat bylaw

Evyeneia Dexter 5 3 4 5 2

Virginia Hinch 5 4 3 4 4

Stephen MacKay 5 5 4 5 5

Jon Frost 5 5 4 4 5

Anika Riopel 5 5 5 5 5

DISTRICT 9

Shawn Cleary 5 5 5 4 4

Carlos Pessoa 5 4 5 5 4

DISTRICT 13

John Profit 4 5 5 1 3

Robert Holden 1 1 5 1 1

DISTRICT 16

Prathibha Narasimhan 5 5 5 5 5

Aaron Rice 5 4 5 4 4

Anita Kirkbride 4 5 4 3 5

Scott Maskell 5 5 3 5 5

Jean St-Amand 5 5 4 5 4

What is your plan on addressing and/or creating an objective for:

MAYOR

Andy Fillmore

Reliable and deeply affordable housing?

Homelessness and the growing number of encampments in the HRM?

We will freeze the approval of any new encampment sites including not opening the nine new sites approved by HRM Council which includes the Commons and Point Pleasant Park. We will create a Central Intake System and a rapid response team of professionals all coordinating together on-the-ground to get people the help they need.

We will update planning rules to allow for the approval of thousands of new homes to be built at a price that is lower than what is available on the market today. Builders will also be required to work with non-profit housing providers to create non-market, deeply affordable housing units. We will expect the private sector to work in good faith with our community housing sector.

Support for Seniors?

- Supporting organizations that offer volunteer or social programs targeted at engaging seniors in community life.
- Establishing a Municipal Senior Advisory Council made up of community representatives to advocate for senior issues, ensuring that the voices of seniors are heard in policy-making.

MAYOR

Waye Mason

Reliable and deeply affordable housing?

We can boost the supply of affordable housing by taking over more control for housing within HRM. I want to do that by establishing Housing Halifax, an arm's-length agency to partner with not-for-profit, co-op, and private-sector developers, as well as private homeowners, to build and operate housing projects. The province collects \$190 million in property tax from the HRM each year. I want to take this money and reinvest it in managing affordable housing. We should also ensure that affordable housing is available across the region and we can do this by implementing a policy of inclusionary zoning.

Homelessness and the growing number of encampments in the HRM?

No one should live in a park. But without more housing, tenting in parks is going to happen. Any candidate that pretends otherwise — or who wants to eliminate encampments to magically end homelessness — isn't living in reality. Our diverse communities share a responsibility to tackle the biggest issues of our time

— and one of the biggest is this national housing crisis. I believe we need to take a human rights-based approach to helping residents who are living in tents in our parks. We know that managed, designated encampments are a better solution for providing support to residents experiencing homelessness, and for keeping our communities safe. As Mayor, I propose that Halifax establish a civilian-led response-team model to respond to issues resulting from those experiencing homelessness, mental health, addiction support and other crises, taking police out of this type of work and helping to stop treating people experiencing homelessness as criminals.

Support for Seniors?

I live in a duplex in Halifax where the residents of the ground-floor unit are my

parents. I believe that we need to ensure that as people age they are able to continue to stay in their community and continue to participate as active citizens. A big part of making this happen is in providing enough and enough affordable housing, which my plan for housing addresses. Even aside from housing, aging in place can be difficult on a fixed income as the cost of living increases and life becomes less affordable. One of the ways I'm looking to save seniors money is by establishing a free seniors' off-peak bus pass, which we will phase in by adding an additional day per week annually.

District 2

David Hendsbee

Homelessness and the growing number of encampments in the HRM?

Still need to control and direct which parks can be used temporarily as encampments sites.

Reliable and deeply affordable housing?

Need to utilize unused parkland lots that were given to be potential playground sites. We have a surplus of these lots.

Support for Seniors?

Continue property tax relief programs and rebates.

District 3

Keith Morrison

Reliable and deeply affordable housing?

HRM has to work with the other two levels of government, cooperatives and non for profits to get as many affordable housing options available as possible. I define affordable as a sliding scale based on 25 - 30 percent of household income. Simultaneously, our priority should be ensuring our infrastructure- namely roads and transit - are in place and adequate to support new areas of development. I support the complete communities initiative and believe new development should adhere to these principles to ensure opportunities for employment, accessibility and greenspace.

Homelessness and the growing number of encampments in the HRM?

This is less a plan than a commitment to working with experts in the field, all levels of government and related not for profits to ensure those on the

with dignity and compassion, essential services are in place, responsible and ethical development is supported and all municipally supported initiatives are periodically assessed to ensure the highest standards and best practices are implemented

Today's senior is far more active and publicly engaged than those of yesterday.

Support for Seniors?

From a community perspective, most seniors know exactly what they want in terms of services and opportunities. Government must be willing to proactively reach out to our senior population, listen and collaborate. Regarding housing, seniors are among the most vulnerable. I support quotas of our new development to be allotted for seniors and/or non-market seniors neighborhoods. Many of these initiatives are very much under the control of the province, however, the municipality can assist greatly with ensuring accessibility measures are upheld, infrastructure is in place and barriers to access and support are limited.

District 4

Joe Colley

Reliable and deeply affordable housing?

If I'm elected to council, I would love to put a plan in place to occupy all the vacant buildings in the HRM which has been sitting idle for years and develop these properties ASAP to get people off the streets. It's time to do something.

Homelessness and the growing number of encampments in the HRM?

See my answer above. The above action plan would work as long it's supported by all the districts.

When it comes to Senior living in their own homes, there need to be a bigger tax break to take off

pressure due to them being on a fixed income. Have a plan where they can stay in their homes.

Support for Seniors?

District 5

Mike McCluskey

Reliable and deeply affordable housing?

Homelessness and the growing number of encampments in the HRM?

Support for Seniors?

(Response to all questions) My affordable housing goals are: Work with non-profit housing groups in District 5 and help address their needs. Collaborate effectively with the Provincial Government on housing. Address issues in municipal jurisdiction which impact the effectiveness of housing programs to better fulfill these needs. The federal Housing Accelerator Fund is helping HRM address its market housing needs, but HRM's efforts on non-market housing have been lacklustre at best over the past four years. I think there's

been too much squabbling between Regional Council and the Province. As your Councillor, I will change that dynamic. If we want more affordable housing, we need to have a stronger non-profit housing sector, and that will help us do a better job at addressing homelessness. I want to encourage a grassroots, bottom-up approach that focuses attention on the true experts, our non-profit sector. I'll work closely with the estimated 20 non-profit housing groups in District 5 and learn about the barriers they face. I will take guidance from the organizations that are already doing the hard work delivering permanent, quality, affordable housing for their clients and tenants. To assist in bringing the focus back to helping residents in District 5, I will host a housing forum with our non-profit housing community. The forum will help promote partnerships, find innovative ways to create more community-based housing, and build our community's capacity. I also want to make residents and businesses more aware of existing programs that can help them reduce their housing costs. HRM's web site says that housing is a shared responsibility between 3 levels of government. I agree with that, but there are areas of municipal jurisdiction that need to be improved. On housing, I want to present a united front in District 5. If we work together, I am confident we can make progress on addressing our most pressing housing challenges

District 7

Cathy Cervin

Reliable and deeply affordable housing?

Recognize housing as a human right. Redefine Affordable Housing as housing that is in good repair, large enough for its occupants and costs less than 30% of the household's pretax income. Require 30% of all new developments with 6 units or more to be set aside as affordable rental housing Require all new

developments of 30 units or more to designate 25% of units as accessible (for people with mobility challenges) Require environmentally sustainable green building practices. - Dedicate surplus municipal land to non-profit partners and work with them to develop and run affordable, supportive housing (such as Overlook, The Bridge, YWCA) - Work with the Province to o Create and support a rent bank o Take back the municipal role and funding for social housing o Implement a vacant lot tax. o Prevent demolition of existing housing until the developer is ready to build. o Lobby the Province and work to end fixed term leases. - Support landlords to improve energy efficiency in rental buildings without passing on costs to tenants.

Homelessness and the growing number of encampments in the HRM?

BUILD AFFORDABLE HOUSING. Support and incentivize coordination among the 19+ organizations supporting unhoused people. Resource

and staff encampments so they are safe and clean for tenters and other neighbours. - Civilian led Response Teams where mental health professionals respond to crises, have worked well in other cities. - Review and enact the 37 recommendations from the recent report on the clearing of the tents from the Memorial Library site.

Support for Seniors?

I don't have a specific plan for seniors but they would be supported by the other aspects of my plan for affordable housing

Aodhan Murphy

Much like the homelessness crisis, the Province has neglected for years to keep up affordable housing units. In response, I believe the City should create a single specialized agency to centralize the management and development of affordable housing units, within City responsibility. This requires the City to step up and lobby the Province for the City to assume responsibility on all existing affordable housing units within the HRM, and to delegate to this Agency the coordination of further efforts (with co-operatives, non-profits, and the private sector) to boost the supply of affordable units. As a result, the City will have created a specialized body with the housing expertise that Council does not have, in order for Council to regularly receive recommendations to consider from the Agency on how to further reduce the red tape in building affordable units.

Homelessness and the growing number of encampments in the HRM?

After several years in this homelessness crisis, the City's temporary measure of designating encampments looks like a Band-Aid on a broken back. To address the crisis, the

City cannot wait on the Province to deliver transitional housing units and needs to lobby the provincial government for a Halifax-run procurement effort. We need to diversify our supply, reduce the cost, drive up deliveries, install units in less dense areas, centralize resources, reduce the encampments, in order to give people a real chance and clean up the peninsula. Without these efforts, the city is doing a disservice to both the unsheltered and neighbourhoods alike.

Support for Seniors?

Many seniors find themselves in homes with rising property rates, and property taxes they can no longer afford. With a crisis in housing affordability and rent affordability - as one of the highest taxed provinces in Canada - I am in favour of a property tax rate reduction.

District 7

Aodhan Murphy

Reliable and deeply affordable housing?

(keeping in mind that housing remains the jurisdiction of the province): -densify our developed areas with existing utilities and transit, rather than create further sprawl outwards. -encourage more on campus student housing -advocate for more public, nonprofit and affordable housing to meet the needs of all residents -support policies that include long term affordable units in market housing developments -promote partnerships with all orders of government to provide land or buildings to nonprofits for affordable housing.

Homelessness and the growing number of encampments in the HRM?

(keeping in mind that housing remains the jurisdiction of the province): -maintain and build new relationships with people at all levels of government so we can collaborate to make sure

everyone has a place to live -encourage a collaborative housing first model with wrap around supports to get people inside no matter what they are struggling with -explore options like vacant lots or parking lots or campgrounds for temporary encampments (in a dignified way) -address each person/family's unique needs

Support for Seniors?

Create a list of community members willing to volunteer for specific tasks as needed (task bank?). For example, a senior needs help assembling a piece of furniture. They call the task bank to let them know what help they need, and the task bank matches up a volunteer with the senior in need.

District 7

Peter Sonnichsen

Reliable and deeply affordable housing?

Inclusionary Zoning: Implement strong inclusionary zoning policies that require new developments to allocate a percentage of units as deeply affordable. This ensures that new housing developments contribute directly to affordability.

Public-Private Partnerships: Form partnerships with private developers and non-profits to build mixed-income housing projects, where affordable units are subsidized by the profits from market-rate units.

Municipal Land for Affordable Housing: Utilize municipal land for the development of affordable housing, prioritizing vacant or underused land for projects led by non-profits and housing co-operatives.

Support for Non-Profit Developers: Provide financial incentives and streamlined approval processes for non-profit housing developers to increase the number of affordable housing units more quickly.

Funding Sources: Leverage provincial and federal programs like the Housing Accelerator Fund to secure additional funding for deeply affordable housing projects.

Homelessness and the growing number of encampments in the HRM?

Expand Supportive Housing: Develop more supportive housing units, where individuals have access to on-site services like mental health care,

addiction treatment, and job training. This model provides stability while addressing the root causes of homelessness.

Temporary Modular Housing: Implement temporary modular housing as a transitional solution for those currently living in encampments, offering safer alternatives while longer-term housing is developed. **Collaborative Approach:** Partner with non-profits, outreach services, and provincial programs to ensure a coordinated response to homelessness, addressing both immediate needs and long-term solutions. **Preventative Measures:** Invest in rent banks and eviction prevention programs to stop people from falling into homelessness in the first place.

Affordable Senior Housing: Advocate for the development of more affordable housing for

seniors, including options like age-in-place communities where seniors can remain independent but have access to care and assistance as needed. **Healthcare Access:** Collaborate with provincial healthcare services to ensure seniors have access to in-home care services and healthcare clinics within their communities. I would advocate for the expansion of community health centers tailored to the aging population. **Property Tax Relief:** Support policies that provide property tax relief for low-income seniors, ensuring they are not forced out of their homes due to rising costs. **Community Programs and Social Support:** Expand

Support for Seniors?

community programs that provide social interaction, recreational activities, and volunteer support for seniors, helping combat loneliness and isolation. This could involve partnerships with local community centers, libraries, and non-profits.

District 7

William Breckenridge

Reliable and deeply affordable housing?

Work with all levels of government to provide real affordable housing, focusing on the conservation and improvement of the current housing stock. Collaborate with non-profits and grassroots organizations to address housing needs comprehensively.

Homelessness and the growing number of encampments in the HRM?

ensure the availability of mental health and social services implement zoning policies that provide access to and support for affordable housing units

Support for Seniors?

ensuring zoning and planning policy incorporates seniors needs and be accessible ensure accessible greenspace and facilities for seniors

District 7

Reliable and deeply affordable housing?

Andrea Hilchie-Pye

I fully support reliable and deeply affordable housing. I would look to community partners and housing experts for guidance for developing affordable housing plans. Specifically, a plan should be developed based on known success models and community and partner consultation and active engagement.

Homelessness and the growing number of encampments in the HRM?

My plan is a starting point based on discussions from individuals with expertise in the area of those experiencing homelessness and housing insecurity. The issue is

complex but encampments are not the answer. Acknowledging the complexity of the problem, I have broken the population into those with complex and non-complex needs. Different approaches would be applied based on the needs of the group.

Four steps outlined include: 1. collaborate, 2. identify and house, 3. support and 4. enforce, communicate educate and consult. Please see my plan a Path to Dignity

Accessing affordable and appropriate housing is an issue for many seniors. Currently 2/3

of residents in public housing are seniors. We need to do more to support our seniors. Approaches to support our seniors include – aging in place programs such as the successful model Oasis Aging in Place, having places for seniors to stop and rest

Support for Seniors?

as they walk and run errands, ensuring any new infrastructure consider senior mobility challenges, ensuring there is adequate safety and security in place, and providing programs and services in community and public housing. In developing a plan based, I would look at known success models and community and partner consultation and active engagement.

District 8

Reliable and deeply affordable housing?

Evyeneia Dexter

The housing crisis wasn't created overnight and is a symptom of a complex range of social and economic factors. It's a problem beyond the scope of any single council, government or community organization. I am committed to working with council to expand longer term solutions to ensure more non-market housing becomes available quickly - Halifax has recently changed the bylaws to relax zoning restrictions and shorten development timelines, but the impact is super limited - without powers or funding. There has been talk from current council and candidate that suggests taking responsibility for public housing back under municipal jurisdiction, might be the way to do best move to solutions. This could potentially stop the finger pointing and leverage the power of the city to contribute to its own solutions for housing. As counsellor for District 8, I would like to look at the model for accelerated housing being implemented by organizations like the YMCA, to mobilize and have housing available quickly. By working with partner organizations, can we cut red tape and accelerate housing options that the province/city have yet to take advantage of.

Homelessness and the growing number of encampments in the HRM?

Again, the increase in residents of our city who are unhoused is not simple. It wasn't created overnight and is a symptom of a complex range of social and economic factors.

There is no magic wand solution, and there are many levers within government that would have to be pulled for there to be real impact. Creating affordable housing quickly is one part of the solution, expanded municipal services available to help with the vast range of social and economic factors experienced by our unhoused neighbours is also critical. The municipality has allowed encampments in a managed way, but needs to be consistent and not create undue hardship for the people who live in encampments. I would want to work with council to find real ways to move people to permanent housing with the systems set up for ongoing support so that the cycle of homelessness can end.

Support for Seniors?

With the question being vague, I would support programs for seniors, which are within municipal control including the possibility of free transit for lower income seniors everyday instead of just the one day a week that it is currently. Again depending on the mechanisms that are at our disposal municipally.

District 8

Virginia Hinch

Reliable and deeply affordable housing?

Homelessness is by and large an issue around the larger cost of living crisis we're experiencing. Increasing truly affordable housing is the most impactful measure but other costs of living that the municipality has full or at least partial control over also need to be addressed such as transit and food accessibility.

Homelessness and the growing number of encampments in the HRM?

Homelessness is by and large an issue around the larger cost of living crisis we're experiencing. Increasing truly affordable housing is the most impactful measure but other.

costs of living that the municipality has full or at least partial control over also need to be addressed such as transit and food accessibility

We've been talking specifically with seniors in Northwood, Almon Place, and elsewhere and their main concerns are routinely affordability, accessibility, and communication. Once again, prioritizing affordable and accessible housing is one of the most important things we can do to support our seniors and other people with potentially limited means. We also have to ensure that the city is actively communicating with those living in facilities to ensure that they are aware of work going on in their area, etc. as they are not necessarily monitoring social media and such.

Support for Seniors?

District 8

Stephen MacKay

Reliable and deeply affordable housing?

Homelessness and the growing number of encampments in the HRM?

To provide easily accessible funding to our community partners who have decades of providing stable, deeply affordable housing to our community members.

Provide running water to the encampments

Support for Seniors?

Better public transit. Improved bus stop amenities. While car ownership can be a means of freedom it can also be a financial burden. By making transit a better, more viable option for running daily errands we make living in the city more affordable.

District 8

Jon Frost

Reliable and deeply affordable housing?

I say unsure because it is only an idea. More research is needed. I believe HRM needs to enter the housing market with all units being affordable. Set at 30% or less. We could start by expropriating Bloomfield. There would be capital costs and we would likely have to subsidize the buildings, but as we created

more of these buildings, or house for that matter, it would put downward pressure on Private rents. Also, when 30% of a tenants salary is more than private rents, they will move to private rentals. I believe something along this model is the best way to guarantee affordable units and to protect against severe increases in private rent.

Homelessness and the growing number of encampments in the HRM?

One of the plans considered when the encampment choice was made was to use city facilities to house un-housed people. The Grey Rink in

North Dartmouth was used as an example. Room would be set up using cubicle materials for privacy and the facility would have all basic amenities. It was deemed too costly and too long to implement. This exact plan may have needed work, but I do believe a plan along these lines would be achievable.

No plan, but we need to support seniors through the affordability crisis. The

seniors in my district are looking for better transit options, and more recreation services near by.

Support for Seniors?

District 8

Anika Riopel

Non-market housing in partnerships with NGOs like Adsum, YMCA, Mi'kmaq Friendship Centre, United Way, AKOMA, VIDA and other organizations Advocate for

Municipal Community Land Trusts to build real affordable housing for families Support New Roots Community Land Trust in the Cogswell District Advocate for No Net Loss developments - if buildings are coming down for new developments the apartments lost must be replaced at the same rental rates Support green retrofits and density bonuses (adding floors, backyard suites etc.) so we can add more housing to neighbourhoods without losing character Advocate for better accessibility requirements to ensure that new developments adhere to best practices. This includes features such as push door openers, keypads instead of screens for the blind, a percentage of wheelchair-accessible units, and wheelchair-accessible common spaces. These measures not only support individuals with disabilities but also facilitate aging in place.

Homelessness and the growing number of encampments in the HRM?

More non market housing (as shared above) More multi-year funding to support orgs like MOSH, Adsum, food banks, shelters Redesignating

parade square as an encampment More funding for outreach services Non – police mental wellbeing de-escalation staff Safe injection and needle disposal sites & putting them near where people are using

As noted above - Advocate for better accessibility requirements to ensure that

new developments adhere to best practices. This includes features such as push door openers, keypads instead of screens for the blind, a percentage of wheelchair-accessible units, and

Support for Seniors?

wheelchair-accessible common spaces. These measures not only support individuals with disabilities but also facilitate aging in place. - Support programming that provides social spaces and programming for seniors to reduce isolation and loneliness

District 9

Shawn Cleary

Reliable and deeply affordable housing?

Halifax has been working with the provincial and federal government and nonprofits, which has brought many hundreds of new affordable housing units to HRM. Working with the provincial government, we can expand the number of government-owned housing units. Using our affordable housing grants, along with municipal land, even more units can be created in the coming years.

Homelessness and the growing number of encampments in the HRM?

Halifax has been working with the provincial and federal government and nonprofits, which has brought many hundreds of

new affordable housing units to HRM. Working with the provincial government, we can expand the number of government-owned housing units. Using our affordable housing grants, along with municipal land, even more units can be created in the coming years.

Support for Seniors?

Seniors, and especially low-income seniors, enjoy discounted and free transit, property tax rebates, and recreation discounts. Working with the provincial government, there has recently been a push to create more affordable and emergency housing options for seniors.

District 9

Carlos Pessoa

Reliable and deeply affordable housing?

Homelessness and the growing number of encampments in the HRM?

We need to create initiative such as non-market housing, founding in Burnaby (BC)

Change criteria to minimize conflict with residents + Bring transit to possible sites originally dropped by the city for not having a bus stop within 500m

Support for Seniors?

\$0 fee for seniors to use Halifax Metro Transit Support + staff for Seniors Only Shelters

District 13

John Profit

Reliable and deeply affordable housing?

Homelessness and the growing number of encampments in the HRM?

Support for Seniors?

(Response to all questions)
Detailed in my election
brief

District 13

Robert Holden

Reliable and deeply affordable housing?

Build public housing. The province is responsible to fund. The municipality is responsible to plan. Slow migration so there is a healthy equilibrium.

Homelessness and the growing number of encampments in the HRM?

The province is responsible for housing. The municipality is responsible to plan where public housing will go. The province and federal government are responsible for migration numbers to not stress housing infrastructure and services. All three are derelict in their duties to citizens and the people coming here. They need to get their acts together and stop creating crisis. Build public housing.

Support for Seniors?

Our zoning by laws are outdated. They do not reflect the plans three levels of government created without consultation with citizens. That needs to be stopped. Governments are creating crisis for everyone. Zoning and by laws need to reflect will will of the people in each district and the people's vision for their district in the future. Seniors residences need to be built in communities where seniors support systems are. They should be not for profit. Governments should not be handing tax over to highly profitable corporations and private business to create spaces those corporations and businesses profit greatly from without public disclosure of their books.

District 16

Prathibha Narasimhan

Reliable and deeply affordable housing?

My plan includes the call for increased investment by the municipality in affordable housing developments, using partnerships with non-profit organizations and private developers to create a diversified range of options. I will support prioritizing affordability policies, including but not limited to: Inclusionary zoning and Streamlining approvals for affordable projects.

Homelessness and the growing number of encampments in the HRM?

In order to help solve homelessness, it is necessary for it to be multi-dimensional. I would enact increased funding of supportive housing

initiatives, create additional emergency shelters, and wraparound services to provide mental health and addiction support. By doing this, I will work with community organizations to ensure that pathways are created out of homelessness into stable housing.

I will be advocating for more affordable housing specifically tailored for seniors, along with access to community services that promote their well-being, including transportation services, access to healthcare, and social programming to foster community involvement and prevent isolation.

Support for Seniors?

District 16

Aaron Rice

Reliable and deeply affordable housing?

Homelessness and the growing number of encampments in the HRM?

People need to place to live. Working with the province we need to find to build homes fast. The relaxing of zoning should help cut some of the red tape and get new builds moving forward.

I support the idea of a percentage based system whereby developers should keep an amount of units affordable.

Support for Seniors?

Keep the rate rate low for seniors and the property tax cap in place. I'd be open to any other suggestions or ideas.

District 16

Reliable and deeply affordable housing?

Anita Kirkbride

I would like to work with NPOs to manage community housing as well as make zoning and building changes to allow for a variety of homes to fill the less expensive home need. I would also support fixing the fixed-term lease loophole.

Homelessness and the growing number of encampments in the HRM?

It's a long-term plan, but all of the things I've said above to create more housing that is more affordable so people will have options other than tents on the street.

Support for Seniors?

I think the actions above will support seniors but I would be open to supporting specific programs for senior residences or prioritizing seniors being admitted to affordable housing options.

District 16

Reliable and deeply affordable housing?

Scott Maskell

Firstly, the city needs to allow more density and continue to minimize zoning restrictions. But I think the city needs to step up and form its own Public Housing Department, regardless of the province roll in the matter. They've shown they can't do the job.

Homelessness and the growing number of encampments in the HRM?

As stated above, more housing is needed, but also faster temporary solutions. The city and province need to

implement safer temporary housing while rapidly develop housing needs. On top work with organizations such as MOSH to help the people that are in these encampments.

As overall housing improves, there will be more housing for seniors as well.

The more housing built, that includes affordable housing, and purpose built public housing will improve places for seniors to live as well.

Support for Seniors?

District 16

Jean St-Amand

Reliable and deeply affordable housing?

Back to your policy document, you're right that these terms need a proper accepted redefinition of scope. I believe the goal of increasing housing supply in HRM is at the heart of how we achieve this, but housing at the "deeply affordable" end of the spectrum may be in HRM's hands directly, as private enterprise is not sufficiently incentivized to increase this particular supply on its own. It therefore falls to HRM to address this need urgently, either by actively building public housing and/or providing housing subsidies (each with assistance from other levels of government), providing tax incentives for builders to get more involved in entry-level unit builds, or, as HRM has

done recently, rezoning to permit multi-unit dwellings where solely single-family homes were previously permitted. Some of what is needed is underway, and we should soon have some data to support whether these changes are yielding the desired results, but our new council should advocate for broader approaches to making housing more affordable to achieve systemic improvements.

Homelessness and the growing number of encampments in the HRM?

This borrows a bit from what I mention in other questions - housing insecurity is high at the moment and some of the strategies discussed above

may be required in tandem with one another to achieve sustained improvement in housing costs, protections for renters, and support services. I think HRM should prioritize increasing the inventory of urgent shelters, and will have to maintain many of the designated encampments as well to ensure that the resources necessary to support the unhoused are available. Even when undertaken quickly, the other strategies to improve housing security will take time to have the desired effect (and undoubtedly course corrections along the way will be needed)

Many of the programs available to support seniors financially come from the Province

currently, while HRM provides services to support seniors, from recreation programs, to the Seniors' Home Safety Program from Halifax Fire, to limited windows of free service via Halifax Transit. There are other services, such as short-trip point to point shuttle services for seniors that I would like to explore, as well as expansion of recreation, learning and socialization opportunities for seniors that we can offer or facilitate at the city level.

Support for Seniors?

Candidates who did not respond

Mayor

- David Boyd
- Ryan Dodge
- Nolan Greenough
- Zoran Jokic
- Pam Lovelace

District 1

- Cathy Deagle Gammon

District 3

- Becky Kent

District 4

- James Aalders
- Trish Purdy

District 5

- Sam Austin

District 8

- David Fright

District 9

- Lara Cusson
- Valar Kalperumal
- Tonya Malay

District 10

- Debbie MacKinnon
- Kathryn Morse

District 11

- Patty Cuttell
- Bruce Holland

District 12

- Taqi Hashmi
- Iona Stoddard
- Richard zurawski

Any candidates not listed could not be contacted