

New Brunswick Housing Strategy 2019–2029





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A new approach to housing in New Brunswick

“A New Brunswick where people have timely access to affordable, safe and adequate housing options that meet their individual needs and promote healthy and inclusive communities”

Housing... The cornerstone to an improved quality of life, where New Brunswickers can grow and thrive!

Investments will go towards the creation of 1,262 new affordable mixed income units in partnership with the social housing sector. This expansion will be in the form of capital funding and rent subsidies which will include:

- 922 units to help individuals, families and seniors in housing need.
- 300 additional housing options for the homeless.
- 40 additional second and third stage housing units for victims of intimate partner/family violence.

In addition, investments will be made to ensure the long-term sustainability of the provincial housing stock:

- \$72.0M allocated to private and non-profit developers for the creation of affordable rental units.
- \$15.3M to renovate approximately 1,530 privately owned rental units.
- \$65.1M to repair and renovate 20% of provincially owned rental units.
- \$44.4M to renovate units within the non-profit sector.
- Extension of the non-profit and co-operative housing providers' operating agreements.
- \$2.7M to renovate emergency homeless shelters, transition houses and second stage housing buildings.
- \$12.6M to renovate provincially owned Rural and Native Housing units.
- \$60.0M to assist 13,680 private homeowners to remain in their homes.
- 25% of investments to target the unique housing needs of women and girls, as per the National Housing Strategy's promotion of "Gender-Based Analysis Plus – GBA+”.

New Brunswick's housing strategy guiding principles:

- Safe, secure, affordable and inclusive housing options.
- Housing where the primary focus is the individual/family's needs and their housing goals.
- Innovative housing solutions and initiatives that will transform the housing sector.
- Strong partnerships between all levels of government, the private and the non-profit sectors that will ensure the successful implementation of the Strategy.
- Accountability and transparency in reporting the progression of the Strategy's implementation.

VALUES... Chosen by cross governmental partners and key community stakeholders:

- Affordability
- Safety
- Sustainability
- Healthy Communities
- Empowerment

Our strategic goals, objectives and actions

1.0 Help those in greatest need

Objectives

1.1 Improve flexibility and timely access to housing options.

Timely access to subsidized housing is a key concern with the current housing situation in New Brunswick. We will strive to allocate flexible housing options in a timely manner. Flexible housing services are defined as being innovative housing solutions that will allow individuals to live independently and/or with the appropriate supports to achieve housing independence which will in turn translate to an improved quality of life.

Key Actions

- Allocate flexible housing options to eligible individuals, families, seniors and target populations in a timely manner.

1.2 Provide flexible housing options for individuals and families victim of intimate partner/family violence.

Key Actions

- Strengthen and support Regional Violence Prevention Networks in all regions.
- Identify and implement additional housing options for those affected by intimate partner/family violence, including off reserve Aboriginal individuals and families.
- Create 40 additional second and third stage housing units within the province.

1.3 End chronic homelessness and manage episodic homelessness.

Key Actions

- Create 300 additional flexible housing units for the homeless (i.e.: individuals, families and youth).
- Develop and implement new initiatives to address homelessness in rural areas.
- \$2.7M to renovate emergency homeless shelters, transition houses and second stage housing buildings.

2.0 Make housing more affordable

Objectives

2.1 Increase the number of affordable units.

Key Actions

- Expansion of the Social Housing portfolio with the creation of 1, 262 new affordable mixed income units in partnership with the private and non-profit sectors.
- \$72.0M allocated to private and non-profit developers for the creation of Affordable Rental Units.
- The creation of the new Canada Housing Benefit – a housing benefit that will enable individuals and families the freedom to choose a dwelling that will meet their needs.

2.2 Assist people in the transition from affordable housing to market rent/home ownership.

For some families/individuals achieving their long-term housing goal may be to obtain shelter, for others it may be to maintain their current living conditions and for some, it may be to transition from affordable housing to homeownership. By assisting individuals and families progress through the housing continuum, and ultimately to homeownership or market rent, we are creating capacity to assist and/or house additional vulnerable members of our community.

2.3 Assist low-income families and individuals in accessing housing programs to be able to remain housed.

Key Actions

- Develop and implement a Housing Programs awareness campaign.
- Improve the delivery of the current homeowner repair programs, which translates into \$60.0M being allocated to assist over 13,680 private homeowners to remain in their homes.

2.4. Plan for the long-term sustainability of the provincial housing stock.

Key Actions

- \$15.3M allocated to renovate approximately 1,530 privately owned rental units.
- \$65.1M allocated to repair and renovate 20% of provincially owned units.
- \$12.6M allocated to renovate provincially owned Rural and Native units.
- \$44.4M allocated to renovate units within the non-profit sector.
- Extension of the non-profit and co-operative housing providers' operating agreements.
- Initiate the transformation of current Public Housing stock into mixed income communities. This will allow low-income individuals, families and seniors to live in inclusive and diverse environments; thus, improving their quality of life.

3.0 Provide housing options centered on people

Objectives

3.1 Develop a framework to create a people-centered approach to facilitate navigation through the Housing Continuum.

Key Actions

- Develop and implement a “case management” approach specific to housing clients, involving all key community and governmental stakeholders.
- Develop and implement a comprehensive Wrap-Around Support Services model.
- Create an array of incentive programs and supports that will encourage and enable individuals and families to move along the *Housing Continuum*.

3.2 Promote the value of public housing in the community.

Key Actions

- Create mixed income communities throughout the province.
- Partner with municipalities to support the creation of inclusive mixed income developments through the municipal planning process.
- Develop and promote an educational/awareness campaign regarding all New Brunswick Housing Corporation Programs, the meaning of affordable housing and vulnerable populations.

3.3 Foster greater access to supports and services in neighbourhoods.

Key Actions

- Develop and roll out community involvement initiatives in New Brunswick.



4.0 Strengthen and develop partnerships

Objectives

4.1 Engage our partners and create mutual accountability.

Key Actions

- Create a process through formalized partnerships to enable key priority stakeholders to share relevant and valid information/data to inform program based decisions and/or improve direct service delivery to Housing clients.
- Pursue innovative service delivery models, such as a multidisciplinary team approach, with our community and private partners. This will enable us to better serve our common clients by breaking down silos and working together, focusing on the individuals/families' needs.

4.2 Jointly implement the Provincial Housing Strategy.

Key Actions

- Establish a forum with stakeholders and partners on *A Home for Everyone*.
- Pursue funding options under innovative funds, such as the National Co-Investment Fund, available to municipalities and other private/non-for-profit groups.

“Mixed Housing Communities” will help low-income families and seniors, as well as individuals living with a disability and the “working poor”:

- By creating inclusive and diverse communities that will allow individuals, families and seniors to thrive and improve their quality of life.
- By renovating and refurbishing existing Public Housing stock and by converting a percentage of units to market rent units.
- By creating new affordable units throughout the province.
- This will ensure the future of stable and sustainable affordable housing in New Brunswick.
- This will assist individuals and families achieve their short and long-term housing goals by helping them navigate through the Housing Continuum.

Changing the face of affordable housing by creating “Mixed Housing Communities”



Pushing New Brunswick forward... new and innovative concepts that will help individuals and families achieve their housing goals!

Helping New Brunswickers navigate through the "Housing Continuum" ...

The "Housing Continuum" refers to any form of affordable housing from homelessness to temporary emergency shelters through transition housing, assisted living, subsidized housing, market rental housing or market homeownership.

The traditional concept of a Housing Continuum focuses on graduating households through various housing options, ultimately leading to home ownership. For some, homeownership may be their long-term housing goal, while for others it may be finding a permanent place to live.

The objective of defining the Housing Continuum clearly identifies the steps of housing and ensures that the proper support and service options are available for individuals and/or families at each step.



The implementation of comprehensive *wrap-around* support and services... Ensuring successful tenancies!

Housing programs will be delivered with a greater focus on individual needs of families, seniors and other target populations. We will start where the individual/family is at and provide them with access to all the necessary programs and services for them to achieve their short and long-term housing goals.

The Province will work in collaboration with all cross governmental and cross sectoral partners in order to nurture existing partnerships and create new critical ones in order to ensure that all Housing tenants, clients and applicants have access to a multitude of programs and services to address their unique needs.

Housing programs delivered with a greater focus on individual needs of families, seniors and other target populations...

