

Housing

Access to housing provides stability and security. Complete communities require a range of housing that to meet everyone's needs.

The Suburban Area historically was built with a focus on single-unit dwellings. By keeping housing separate from commercial and recreation areas, residents may have to rely on personal vehicles to reach their destinations. Focusing denser housing along frequent transit routes allows for a diverse range of housing with convenient access to transit. Missing middle housing maintains the character of neighbourhoods while increasing the availability of housing in established neighbourhoods.

The Suburban Plan can:

- ▶ Enable diverse housing types, including missing middle housing
- ▶ Support non-profit housing development
- ▶ Encourage adaptive reuse of heritage, commercial, and institutional buildings
- ▶ Use density bonusing to support affordable housing

Housing supply and need

HRM is currently experiencing a range challenges related to housing, including housing supply and housing need. Housing supply is impacted by housing shortage and vacancy rates. Housing need is impacted by income in relation to rent or purchase price of housing.

Housing supply and tenure

- There are 93,527 private dwellings in the Suburban Area.
- 58.7% of households own their home, 41.3% of households rent their home.

Housing shortage across HRM:

- It is estimated that in 2022 the municipality was experiencing a housing shortage of approximately 17,500 units.

Vacancy rates:

- Using CMHC data, October 2024 vacancy rate in the Suburban Area is 2.1%. A healthy vacancy rate is generally considered to be 3-5%.

Rent

- As of October 2024, the average rent in the Suburban Area was \$1,602.

Core housing need

- In 2021, 11.9% of households in HRM were in core housing need, meaning they would have to spend 30% or more of their before-tax income to access adequate and suitable local housing.

What is missing middle housing?

Missing middle refers to housing that is intended to fill the gap between single-unit dwellings and high density multi-unit apartments or mixed-use residential buildings.

