

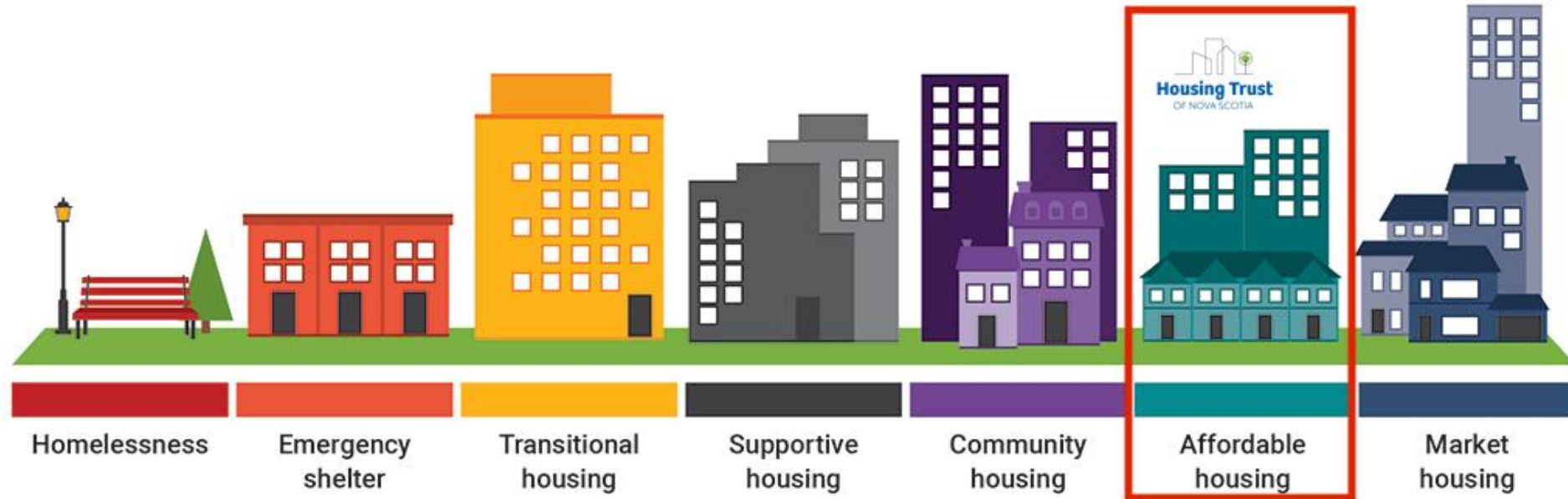


Housing Trust
OF NOVA SCOTIA

Modular Housing for Healthcare Workers

November 7, 2023

➤ Housing Trust Purpose & Mission



We will collaborate and partner to build and maintain diverse and livable communities across Nova Scotia. Our primary mission is to provide good quality affordable housing for low to moderate income working households, thus providing them with a long-term stable housing environment. We'll implement a mixed-income model (i.e., some units are market rate) to sustain each buildings financially sustainable.



\$20M Affordable Housing for Healthcare Workers

- Municipal Affairs and Housing partnered with the Housing Trust, providing a \$20M forgivable loan
- Foreign healthcare workers – No housing in rural areas
- Use pre-fabricated housing to accelerate production

HTNS - Modular Housing Program

- \$20M, 50 Units / partnered with Housing Nova Scotia
- The Wheelhouse site is the first project to break ground
- Other sites across Nova Scotia



🚧 Is Modular Housing Permanent?

YES!

The Wheelhouse site Phase 1

Proposed unit mix:

- 6 Studios
- 3 One bedrooms
- 6 Two bedrooms
- 1 Three bedroom

16 units in Total + Modular
Townhomes

All Permanent Rentals

2023-11-20



Housing Trust of Nova Scotia

Why Modular?

Off Site Fabrication – Advantages

- Time on site is decreased
- Controlled environment production enables better quality control
- Lower environmental impact on site
- No winter conditions in a factory

Modular Industry in NS & NB is a growing sector



⚡ Why Modular at the Wheelhouse Site?

Modules can be produced concurrently during the renovation of the Wheelhouse

Efficiency in design, efficiency in construction

Phase 1 – 22 units including motel renovation

Remaining lands have capacity for additional housing

HTNS is looking to create neighborhoods that will fit into the community



➤ Potential For Future Phases

Phase 1 – 22 units including
motel renovation

Remaining lands have capacity
for additional housing



Eric Stotts – Principal Designer

Review of potential design concepts of the property.

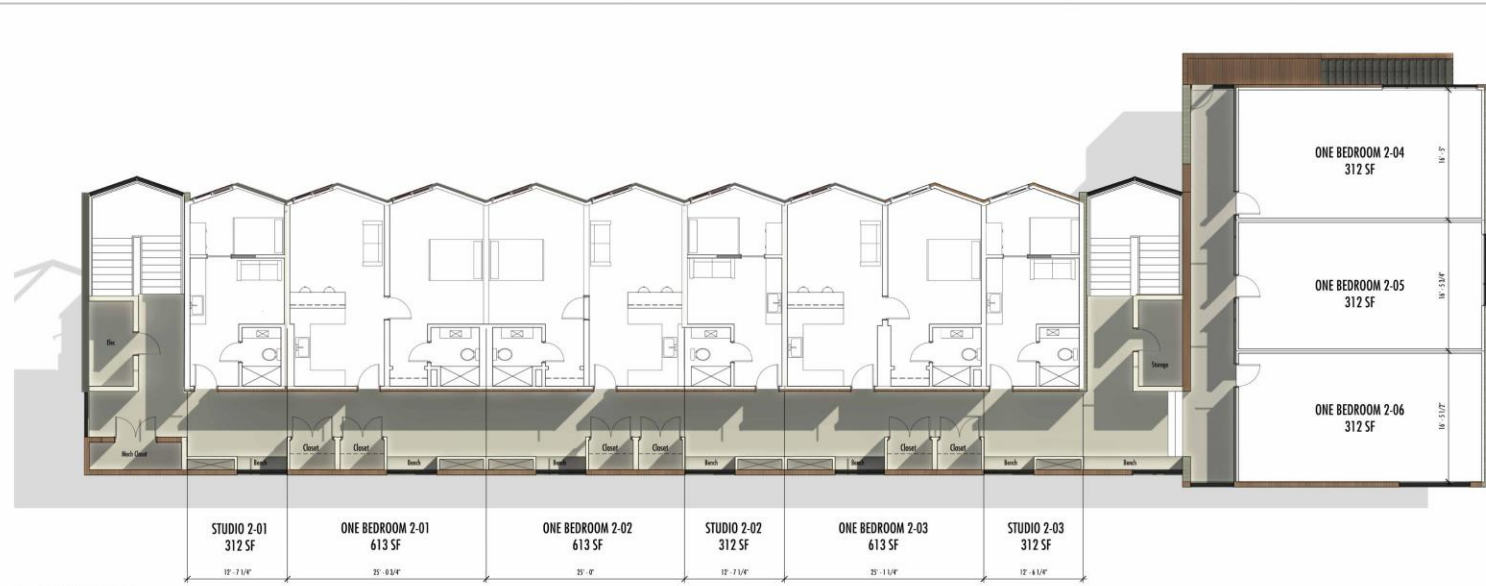



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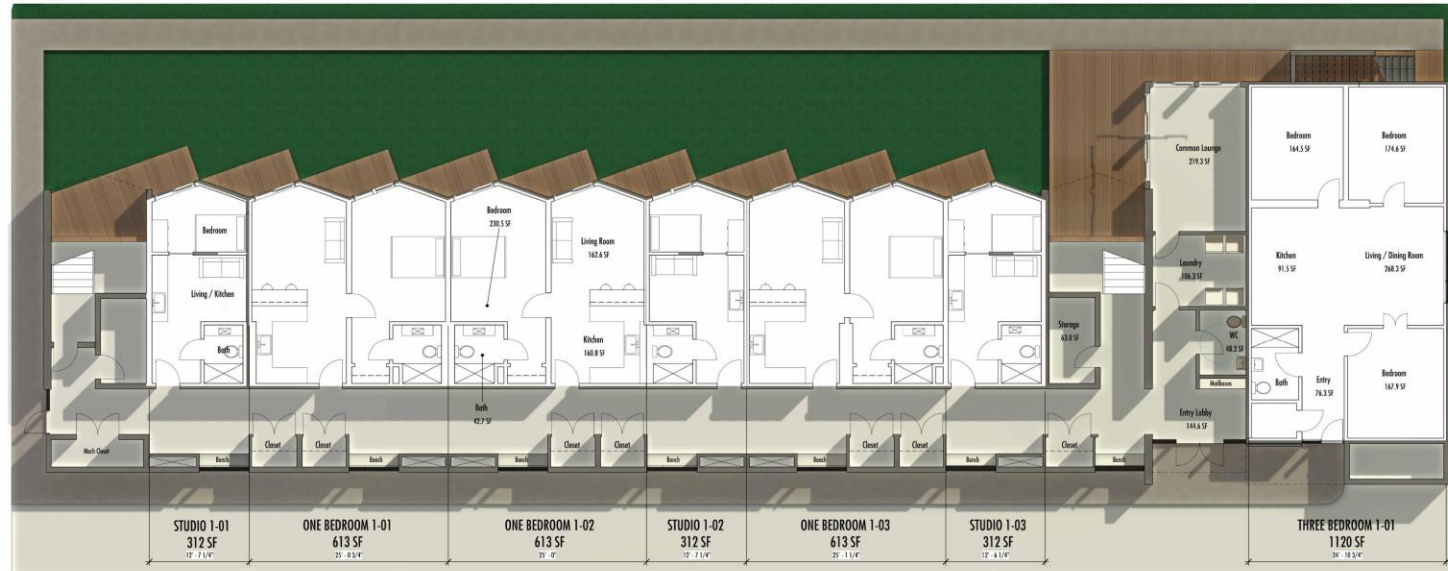

Stottis Architecture

HOUSING TRUST NOVA SCOTIA
WHEELHOUSE MOTEL CONVERSION
PHASE ONE
DATE: 2023-11-20
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

CONCEPT SITE PLAN



2 WHEELHOUSE LEVEL 02
3/16" = 1'-0"



1 WHEELHOUSE LEVEL 01
3/16" = 1'-0"



HOUSING TRUST NOVA SCOTIA
WHEELHOUSE MOTEL CONVERSION
PHASE ONE

DATE	2012
ISSUE	01
DESIGNED BY	STOTT
SCALE	3/16" = 1'-0"

NEW FIRST AND SECOND
FLOOR PLANS

A101



2 SOUTH ELEVATION - PHASE I
3/16" = 1'-0"



1 NORTH ELEVATION - PHASE I
3/16" = 1'-0"



HOUSING TRUST NOVA SCOTIA
WHEELHOUSE MOTEL CONVERSION
PHASE ONE
31 BARKER ROAD LUNenburg, NS B0C 2X0
FOR MORE INFO: 902.533.1111
DESIGNED BY: M.L.D.
DRAWN BY: A. JAMES
SCALE: 3/16" = 1'-0"

NORTH AND SOUTH ELEVATIONS
WHEELHOUSE COMMONS

A200



2 SOUTH ELEVATION - TOWNHOUSES
3/16" = 1'-0"



1 NORTH ELEVATION - TOWNHOUSES
3/16" = 1'-0"



PROJECT NO. 2021
HOUSING TRUST NOVA SCOTIA
WHEELHOUSE MOTEL CONVERSION
PHASE ONE
3 PHASES: PHASES ONE, TWO, THREE
DATE: 2021-11-17

NORTH AND SOUTH ELEVATIONS
TOWNHOUSES

A201



① WHEELHOUSE COMMONS



② WHEELHOUSE TOWNHOUSES



HOUSING TRUST NOVA SCOTIA
WHEELHOUSE MOTEL CONVERSION
PHASE ONE

17 BRIDGE ROAD	LEWISDALE, NS B1C 1S1
DATE	2023
DRAWN BY	SL
DESIGNED BY	STC
TITLE	

PERSPECTIVES

A300

PHOTO: STC ARCHITECTURE

Q & A

What we know

- Focus on retention not short-term need
- Mixed income model, targeting rents to 30% of combined household income up to market rents
 - Reliance on research to determine market rents
- Fixed-term leases
- Resident agreement and annual provision of proof of income
 - Household rent will change if income increases
- No waiting lists
- HTNS will own and operate the housing
- Housing will revert to housing for anyone if the need for healthcare workers ever changes
 - HTNS presence is permanent
- Property management (PM) will be provided by our PM firm, but we'll use local service providers and expect to have a resident manager
- Housing is not reserved to any groups except....

Q & A

What we don't know

- Whether all or some units might be designated to specific healthcare professions, e.g.: nurses versus care workers
- When HTNS will add additional housing to the site and whether that would be for healthcare workers, other skilled trades (e.g. construction workers), or the general workforce.
- If there will be time limits on residency e.g., five years versus forever versus fixed term lease
- What we'll learn from future conversations with representatives from local healthcare representatives



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Or email us at info@housingtrust.ca