

HOUSING AS A MUNICIPAL ELECTION ISSUE



*Town of Annapolis Royal
Candidate Responses*



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Town of Annapolis Royal: Candidate Responses

The Homeless No More Initiative invited candidates to respond to questions about housing. Candidates were provided the opportunity to respond to our questions via email or complete an online questionnaire. Candidates who completed the questionnaire had the opportunity to provide responses to additional questions. This report includes publicly shareable responses.

Question 1: If elected, what action(s) will you take to address housing in your community?

Adele (Addie) MacDonald, Candidate for Council

If elected to Council, I will encourage Town Council to determine exactly what our housing deficit is in the Town of Annapolis Royal.

Question 2: In your opinion, what are the housing needs of people living in your district or municipal unit?

Adele (Addie) MacDonald, Candidate for Council

I currently believe that low and middle income rental housing are the most needed in my municipality. The lack of these types of housing opportunities is impacting the available labour pool for area businesses. Some employers struggle to find employees or positions go unfilled because potential applicants have no where to live right within our community. This opinion is based on the work I do with small businesses in our region.



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Question 3: What role do you think municipal government can play in addressing those needs?

Adele (Addie) MacDonald, Candidate for Council

Municipalities set zoning policies and approval processes that can help meet the need for housing in their regions and can help facilitate the development of affordable rental housing. Local governments have considerable regulatory authority over land use and building standards.

The municipality I am running in, Annapolis Royal, owns two parcels of land that could potentially be developed into social housing units. Both properties have been listed for sale for over 200 days. I'd like to see the municipality work more proactively to find developers for those parcels - one could be suitable for a duplex, the other possibly for a fourplex. In a town of 530 people six new housing units is a progressive step. The municipality could also encourage other landowners to use currently undeveloped (or under-developed) land for similar purposes - one large parcel is owned by a private owner, and zoning has already been created to allow for smaller lot sizes if it were to be developed. Another parcel is for sale by a former non-profit that operated outside of our community who was originally gifted the land for from the federal government (former DND property). The seller has a proposed development plan for mixed-market housing. The municipality could be more proactive in encouraging that to come to fruition potentially adding 64 new housing units to the community and providing considerable growth to the tax base of our 2 square kilometre town. The majority of our community is designated a National Historic District - there could be some very creative housing solutions that still honour our historic status complement some of the heritage buildings we live with. Ultimately, I think the municipality has a role in bringing all levels of government together to meet our local housing needs.

Question 4: If elected, what are you willing to do to ensure that your council addresses the issue of housing in your community?

Heather Burlingham, Candidate for Council

I am willing to join groups, either as a private citizen or as a council member, to assist in the matter of unhoused people.



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Question 4: If elected, what are you willing to do to ensure that your council addresses the issue of housing in your community?

Adele (Addie) MacDonald, Candidate for Council

In the past, there has been some discussion of a Housing Committee for the Town of Annapolis Royal. I will reintroduce the topic in an effort to get the conversation back on the table in the hopes that our tiny municipality could make big strides toward a proactive housing strategy which in turn supports the stability of our community.

Question 5: Which of the opportunities for municipalities to address housing needs in your community would you be committed to supporting as a member of Council?

Vacant Property Registration	-
Vacant Property Taxes	-
Incentives for Renting Out	Adele (Addie) MacDonald
Registration of Tourist Accommodations	Adele (Addie) MacDonald
Elimination of Non-Owner-Occupied Tourist Accommodations	Adele (Addie) MacDonald
Landlord Licensing/Registration	Adele (Addie) MacDonald
Developing a housing plan/strategy	Adele (Addie) MacDonald
Initiatives to support energy efficiency for homeowners and renters	Adele (Addie) MacDonald



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Question 6: Which actions will you commit to doing, as a member of Council, with respect to supporting community housing needs?

Adopting a Municipal affordable housing plan that increases the supply of safe, affordable housing that meets peoples' needs Adele (Addie) MacDonald

Championing the role of Municipal Government in addressing issues related to housing Adele (Addie) MacDonald

Ensuring local policies reflect the vision of Federal and Provincial housing policies Adele (Addie) MacDonald

Engaging with local agencies, NGO's and stakeholders in creating a community driven action plan Adele (Addie) MacDonald

Ensuring local agencies are heard by funders and Government stakeholders Adele (Addie) MacDonald

Ensuring local businesses are supported in the effort to make a living wage the baseline for all employee compensation Adele (Addie) MacDonald

Question 7: If you have identified other opportunities for action on housing, please share them with us here.

Adele (Addie) MacDonald, Candidate for Council

An area of action would be to work out a formula that calculates the financial impact on a municipality when it is suffering from a lack of suitable housing. How do we calculate the loss of economic activity in a community when we have a housing deficit?



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Question 8: What are your questions or comments about housing?

Adele (Addie) MacDonald, Candidate for Council

Annapolis Royal has actually led the way in Nova Scotia on managing non-owner-occupied tourist accommodations when they updated their LUB in 2020 with the following:

SHORT TERM RENTAL means the rental of a room or rooms for overnight accommodation in an owner-occupied dwelling for a period of 30 days or less, excluding the rental of the entire dwelling. For the purposes of this part, an owner-occupied dwelling means the primary residence lived in by the owner on a regular full-time basis.

With respect to the Vacant Property Registration and Vacant Property Taxes - I would need far more information on a possible program in order to support those concepts. As describe, they have the risk of being far too punitive in a rural area that relies heavily on tourism and seasonal residents. They might be options more suited to dense urban areas.