



AGM Housing Report

2024/2025

June 27, 2025

The year 2024 has presented ongoing challenges within the housing sector, primarily due to the persistent housing crisis. Despite these obstacles, our team successfully facilitated housing placements for 42 clients. Additionally, we assisted 57 clients in obtaining subsidies to support their ability to remain housed.

Currently, there are significantly fewer vacancy units available, with increased rental rates, a rise in renovation-related evictions, and heightened competition for available listings. Landlords and property managers are implementing stricter criteria, such as credit checks, proof of employment, and income verification. The limited availability of suitable units in Pictou County for individuals meeting these landlord requirements puts many of our clients at a distinct disadvantage. A considerable portion of our clients have low incomes, rely on assistance programs, or are supported through disability support or employment insurance. Unfortunately, the financial assistance provided by these programs often does not align with current rental market rates. This mismatch results in prolonged wait times for housing and challenges in maintaining tenancy once secured.

Recently, an increase in the CNSTHB subsidy has been implemented, offering much-needed funding to those most in need. As a result, our housing team has intensified efforts to advocate on behalf of our clients. Through initiatives such as the Landlord Partnership Proposal, we have established relationships with local landlords and property managers who are receptive to working with us to expand housing opportunities. We have also developed a mediation plan to foster more supportive relationships between tenants and landlords, which benefits many of our clients.

In conclusion, despite the difficulties presented by the current housing market, we have viewed these challenges as opportunities to expand our services, identify existing gaps, establish new partnerships with service providers, and develop solutions that best serve our marginalized populations.

Respectfully,

Mallory Kirkendall, Tina Tarroza & Kenda Hayman
Housing Support Workers