

New Dawn and The Ally Centre

Partnerships for Housing in Cape Breton





Ally Centre of Cape Breton



Housing in Cape Breton

The June 2024 Service-Based Count (SBC) identified 557 individuals experiencing homelessness in Cape Breton County (about 60% provisionally housed or at risk of homelessness)

The November 2024 Point-in-Time identified 238 individuals who were unsheltered, or emergency sheltered (75% of respondents), and experiencing homelessness.

2018 SB Count: 278

2018 PIT Count: 115



Eleanor's Court

- Opened May 2025
- Two-floors, 25 units, including two accessible units
- Gathering/programming space, staff offices, nurse/social worker offices, outdoor courtyard
- \$5M RHI City Stream funding
- Rent geared to income, most rents \$217/month incl. utilities, tenants sign NS leases
- Operating funding from Opportunities and Social Development
- Harm reduction housing
- Staffed 24-7



Eleanor
Young



The Village at Pine Tree Park

- Opened October 2024
- 35-Unit Village funded by NS OSD
- Community Building (kitchen and dining room, living room-program space, staff and counselling offices, washrooms, showers, laundry)
- Has housed 91 individuals and secured permanent housing for 39
- Good Neighbours Committee:
meeting/talking with neighbours around the Village (quarterly and in response to incidents)



Cape Breton Regional Municipality

RHI (2022): failed to chose a proponent(from among six applications) for CMHC RHI City Stream allocation of \$5 million, CBRM risked having to send funds back to CMHC

Supportive Housing (2025): motion to require Council and senior staff to approve supportive housing developments over nine units (versus current approvals by planning department).



Community Resistance

Eleanor's Court: Save the Northend, Save Our Heritage, Save the Trees, Save Our Historic Park (lawn signs, letters to the editor, letters to our boards of directors, posters on trees and poles)

Village at Pine Tree: put Village in the woods, put Village next to the police station, they should have to get sober first, what about the seniors (glo-signs, stickers, leaflets, social media, posters, volatile community meeting, protestors, PPAs) , municipal councillors and prospective councillors organizing resistance.



Working Together for Change

- Begin from a place of shared values: love, dignity, harm reduction, meeting people where they are at, housing as a human right
- Mutual respect for the work of the other and desire for broad project success (for residents, for neighbours, for broader community)
- Bring complimentary skill sets to the project/development
- Meet as needed to discuss the unexpected – lots of the unexpected
- Ongoing shared effort on community education – especially important without any leadership from municipal government