



Queens Neighbourhood Co-operative Housing Ltd.
BETTER COMMUNITIES BETTER LIVING

Trestle Way Neighbourhood ELIGIBILITY

How to apply:

Queens Neighbourhood Co-operative Housing Ltd (QNCH) is excited to launch membership applications for the Trestle Way Neighbourhood Project, 30 new affordable rental units on a 2.6-acre property bounded by Lawrence Street, the Trestle Trail, Queen Street Extension, and Amherst Street. The development is designed to address the growing demand for affordable housing in the region, particularly for seniors, while also serving residents of all ages.

Construction is scheduled for completion late November 2026, and the first residents could begin moving into the new units by January 2027.

Applications and the full eligibility for housing/co-op membership for the Trestle Way Neighbourhood will be available early July 2026.

Starting July 13th, 2026, applications will be available here on the QNCH website or can be picked up at the following locations:

Senior Safety Coordinator Office, at Queens County Transit
31 Milton Rd,
Liverpool, Nova Scotia

The Region of Queens Municipality's Administrative Building
249 White Point Rd
Liverpool, Nova Scotia

Kim Masland MLA for Queens Constituency Office
271 Main Street
Liverpool, Nova Scotia

If you have questions regarding the application, please email applications@qnch.ca or call and leave a voicemail at **902-343-1012**.

Completed application can be emailed to applications@qnch.ca

Due to the limited number of units available for this first project, and the anticipated high demand, QNCH will be capping the number of applications received at 150.

Only applications that are complete with all needed documentation will be accepted for review.



Membership Eligibility Criteria

- Queens Neighbourhoods Co-operative Housing Ltd. (QNCH) was developed with a focus on seniors but embraces inclusive, multi-generational communities that embrace and foster diversity.
- Members/residents will understand the core values of self-help, self-responsibility, democracy, equality, equity, and solidarity.
- Members/residents actively contribute to the operation and life of the Co-op.
- Members/residents must be able to live independently or independently with the assistance of outside support.
- Members/residents of a household must be either a Canadian Citizen or have Permanent Resident status. All members/residents of the applicant's household who are 19 years of age or older and intend to live in the Co-op can apply for membership.
- All members/residents accepted for housing will be required to agree to and follow their rights and responsibilities as a member of the co-operative which will include the operational rules specific to their neighborhood, membership code of conduct, anti-harassment and discrimination policy, and other policies laid out in the QNCH Tenant Handbook.
- Priority will be given to applicants for membership/residency who are current residents of the Region of Queens Municipality, and they must be residents of Nova Scotia and presently living in the province.
- QNCH's first neighborhood Trestle Trail Way will prioritize 70% of the units for seniors. The remainder of the units are prioritized for current residents of the Region of Queens that meet income eligibility criteria through the Household Income Limits.

- Members/residents must agree to the QNCH's Pet Policy: :
 - Each household is allowed only one pet.
 - Cats are permitted.
 - Dogs 35 pounds and under are permitted.
 - Dogs over 35 pounds are not permitted unless they are registered service animals. Proof of registration is required.
 - All pets must be spayed or neutered.
 - All pets must be up to date on vaccinations. QNCH may request a copy of an up-to- date vaccination record at any time.
 - Member/residents must ensure their pets do not cause unreasonable disturbances to other households, such as continuous or excessive barking.
 - Member/residents are responsible for the clean-up of their pets on the grounds of QNCH and are liable for any damage caused by their pets to their unit or the grounds.

Additionally, all pets must meet Region of Queens Municipality Animal By-Law for approved household pets. Please refer to the Bylaws in your Municipality for details on licencing, prohibited animals and ownership requirements:

www.regionofqueens.com/municipal-services/bylaws/dog-bylaws

Residents are required to provide property management with confirmation of the pet residing in the household.

Household Size Occupancy Standards

- There will be no more than two persons per bedroom; parents do not share a bedroom with children; and dependents aged five or more of the opposite sex do not share a bedroom.
- There should be at least one person per bedroom. Couples are expected to share a bedroom unless there is a medical condition that requires an extra bedroom. When an extra bedroom is required, the Co-op will be required to maintain a copy of documentation from a physician confirming the requirement for an extra bedroom
- In recognition of a variety of co-parenting arrangements, a child who resides with their parent(s) a minimum of 40 per cent of the time will qualify as a permanent member of the household.
- Applicants for membership/residency must not own any residential property that could reasonably serve as suitable, safe or accessible year-round housing. QNCH may assess exemptions to these criteria based upon the following:

Applicants for membership/residency who are an older adult or senior (defined as 55 years or older) and currently own their own home may be eligible for an exemption to apply for membership/housing if they transfer ownership and/or sell their home prior to being approved for occupancy, or they have entered into an agreement of purchase and sale to sell their home within 6 months of occupancy.

Additionally, applicants for membership/residency who own their own home, who are seeking an exemption on eligibility for membership/residency based on the home ownership criteria must also be assessed and meet one or both of the following criteria:

- o Applicants for membership/residency must demonstrate that they are struggling to afford or no longer able to afford the operational and/or upkeep costs of the home they own and reside in. Operational costs are defined as all utilities, property taxes, and insurance. Upkeep costs are defined as regular maintenance costs and needed improvements or renovations related to the safety of the home.
- o Applicants for membership/residency must demonstrate that the home they own and live in no longer supports their ability to manage their daily living activities, due to accessibility or safety reasons related to declining mobility or other health conditions.

An Occupational Therapist may be required to complete a home safety assessment.

Income Eligibility

Queens Neighbourhood Co-operative Housing Ltd. (QNCH) is required by their funding to ensure that potential members/residents meet the following income requirements, of the Nova Scotia Household Income Limits, Effective as of June 2025.

Region	1 Bedroom	2 Bedroom	3+ Bedroom
Western (Annapolis, Kings, Digby, Yarmouth, Shelburne, Queens & Lunenburg Counties)	\$62,500	\$73,000	\$84,500

Household Income Limits includes the combined total gross annual income for every person aged 16 years and older living in the home. “Bedroom Count” is used by NS Department of Growth and Development to determine family composition and assign it to a Household Income Limit category.

Each of the following represents a single “bedroom count.”

- Each adult couple living in the same household.
- Each single household member 18 years of age and older
- A single parent
- One child up to age 18 in a single child’s home
- Each same-sex pair of children under age 18
- Additional boy or girl in the household under age 18.

Housing Affordability Queens Neighbourhood Co-operative Housing Ltd. Trestle Way Neighbourhood

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Rental Rate QNCH's Trestle Way Neighbourhood:

Unit Size	Rental Rate
1-bedroom	\$790 maximum rent
2-bedroom	\$1040 maximum rent
3-bedroom	\$1105 maximum rent

Please submit application or request additional information to:

P.O. Box 99 Liverpool
Nova Scotia
B0T 1K0
Email : applications@qnch.ca

*If you have any questions regarding the eligibility requirements or the application process
please contact: 902-343-1012*