

Housing Action Team Presentation

Housing Needs Assessment Study

For

**Happy Valley-Goose Bay, Sheshatshiu,
North West River, Mud Lake,**

November 24, 2022



Consulting Team

- ▶ Non-Market Housing
 - ▶ David Harrison
 - ▶ James Coons
- ▶ Market Housing (Turner Drake)
 - ▶ Neil Lovitt
 - ▶ Andrew Scanlan Dickie
 - ▶ Lauren Shaw



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Housing Needs Assessment Overview

- ▶ Non-Market Housing Report
- ▶ Market Housing Report
- ▶ Non-Market Housing Inventory
- ▶ Community Housing Survey Results



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Housing Needs Research

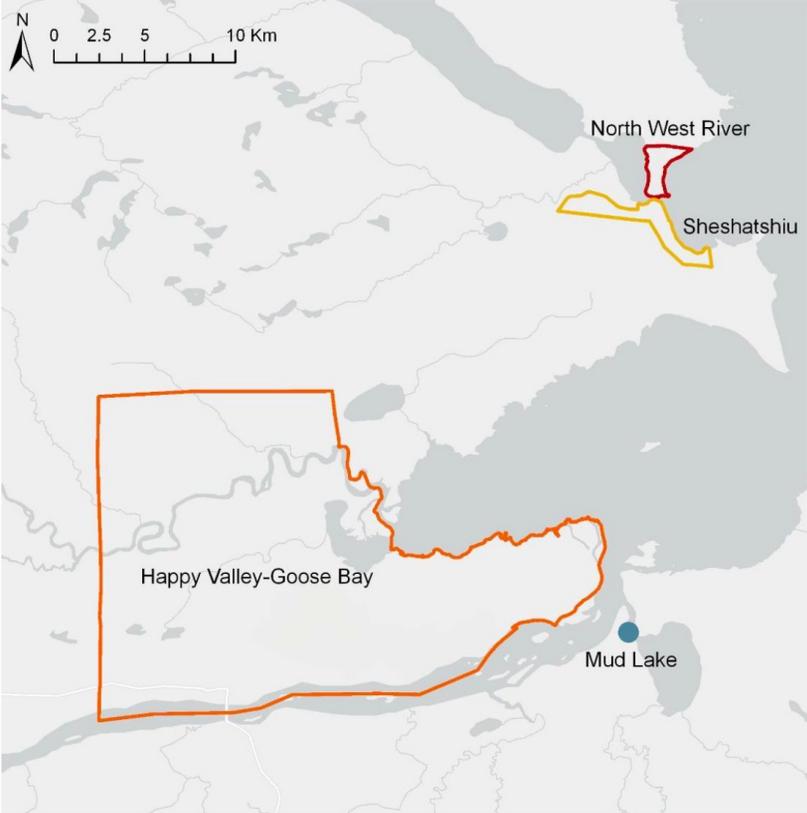
- ▶ Quantitative Research
 - ▶ Census Profiles & Census Data Tables
 - ▶ Rental Advertisements
 - ▶ Newfoundland & Labrador Realtor Association (NLAR)
 - ▶ NL Housing Corporation and other NL sources
- ▶ Qualitative Research
 - ▶ Community Survey (292 respondents)
 - ▶ Meetings with Non-Market Stakeholders (18 groups, 40+ individuals)
 - ▶ Interviews with various landlords and developers



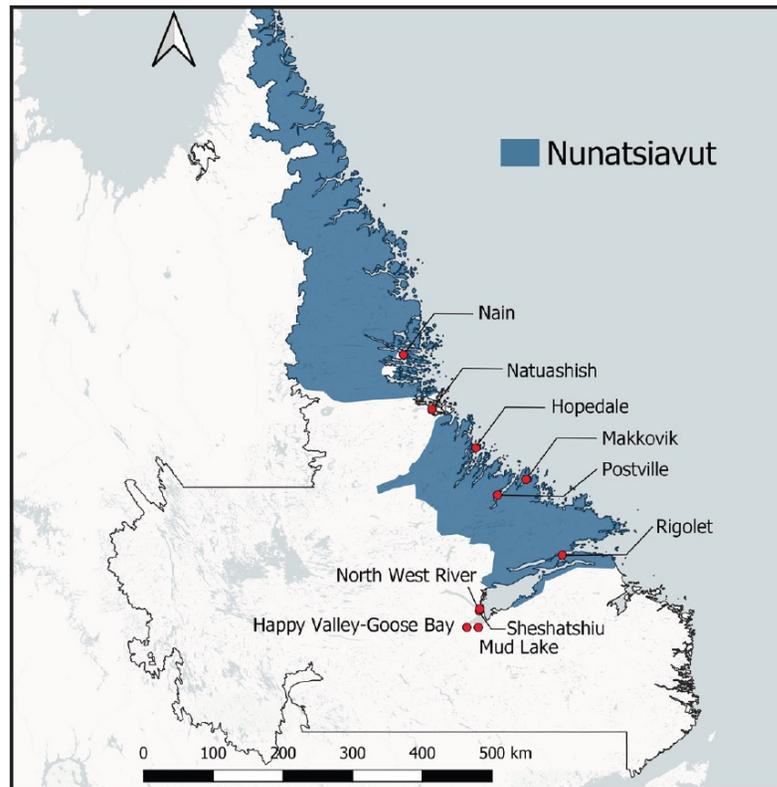
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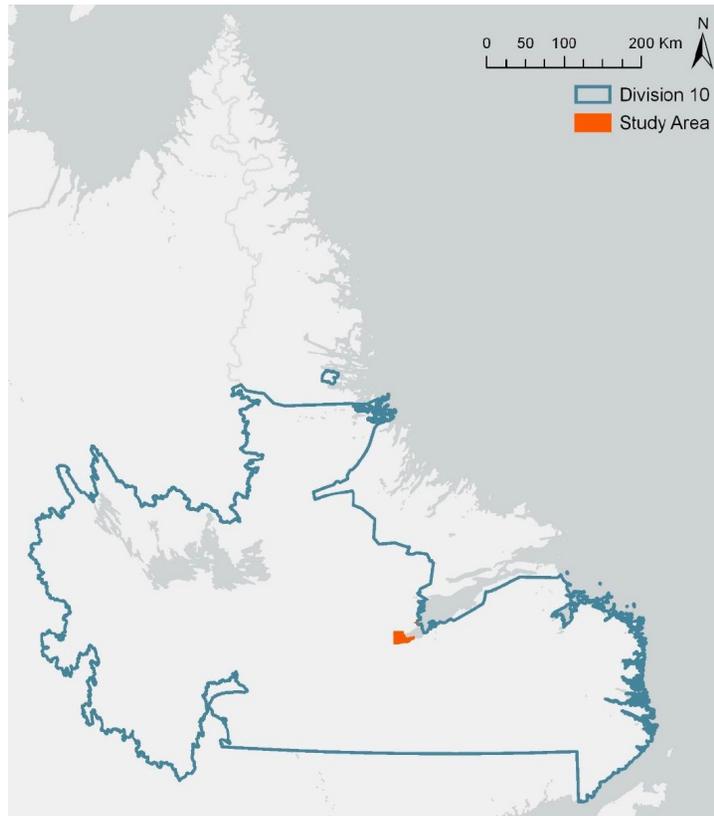
Study Area



Regional Context



Census Division 10 and Study Area



The Wheelhouse Model

The Wheelhouse Model



Some Survey Results (292 respondents)

- ▶ Qualitative, helps with analysis and recommendations
- ▶ Top 4 housing needs:
 - ▶ Affordable rental housing
 - ▶ Affordable home ownership
 - ▶ Seniors housing
 - ▶ Supportive or transitional housing
- ▶ Top 3 barriers:
 - ▶ Affordability, including cost of construction
 - ▶ No housing strategy
 - ▶ NIMBY (Not In My Backyard)



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Survey (2)

- ▶ Types of housing desired:
 - ▶ Apartments in buildings with more than 3 units
 - ▶ Single family detached housing
 - ▶ Emergency shelters
 - ▶ Semi-detached homes or duplexes.



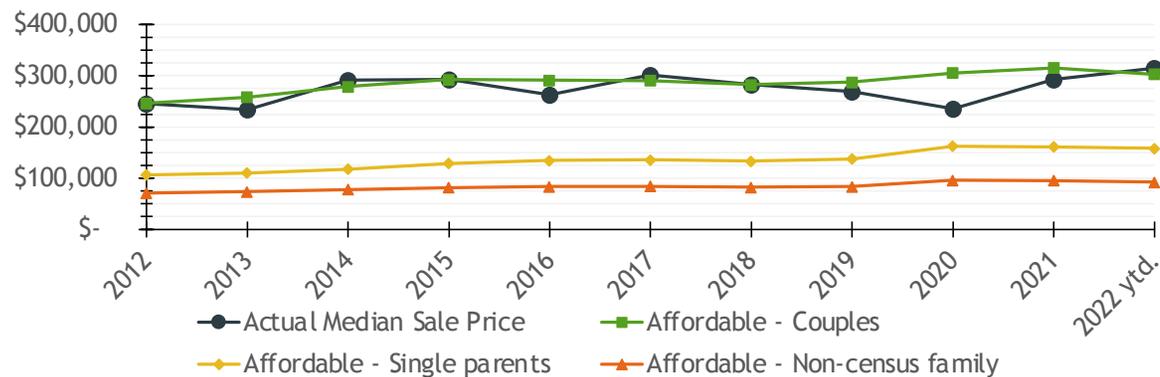
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Market Housing Overview

- ▶ The study area is primarily made up of low-density housing options (mostly single-detached dwellings)
- ▶ Households mostly own where they live - 36% of HV-GB households rented
- ▶ Although housing prices have notably increased over the last decade, the ability to afford a dwelling has not
 - ▶ First-time home buying, non-couple households remain priced out of homeownership
 - ▶ Interviews suggest the although prices might seem affordable, the quality for a given price has diminished
- ▶ With an aging population, there is an increased reliance on fixed incomes to pay shelter expenses



Market Housing Overview (2)

- ▶ Core Housing Need is defined by three main criteria: suitability, adequacy, and affordability
 - ▶ The level of need fluctuates by the community within the study area
- ▶ About 8% of HV-GB residents spent more than 30% of their income on shelter in 2021; 6% for North West River.
 - ▶ These rates likely underrepresent the actual situation due to the impact of CERB payments during the pandemic that helped individuals better afford their shelter
- ▶ About 13% and 16% of Sheshatshiu's dwelling stock was reported as unsuitable and inadequate, respectively.
- ▶ 29% of North West River's renter households were in Core Housing Need
- ▶ Continued investment in housing throughout the study area is critical, and must be done in a way that incorporates the entire housing spectrum
 - ▶ Private market housing providers indicate that the cost of construction is the largest obstacle when it comes to building new housing or maintaining existing dwellings (both owned and rented)



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Non-Market Housing Overview

- ▶ Regional inbound non-market housing investment estimated to be \$50M between 2022-24
- ▶ Non-market housing inventory estimated to be 820 units in the region
- ▶ Good balance of market & non-market housing needed to attract & keep labour
- ▶ A growing incidence of homelessness
- ▶ Causes and scope of homelessness have changed since 2007 Community Plan:
 - ▶ Hidden homelessness, capital project/economic circumstances (2007)
 - ▶ Transient homelessness, systemic barriers, affordability (2021)



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Non-Market Housing Overview (2)

- ▶ Projections confirm no/low growth and aging population
- ▶ Sheshatshiu:
 - ▶ Younger growing population
 - ▶ Overcrowding, mould and health issues
 - ▶ Operational funding needed for seniors facility
- ▶ Seniors housing issues:
 - ▶ Over-housing, lack of options, downsizing, housing type
 - ▶ 250 individuals on waitlist for Level 1 and Level 2 care/housing
- ▶ Transitional housing needed, especially for women and children



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Recommendations

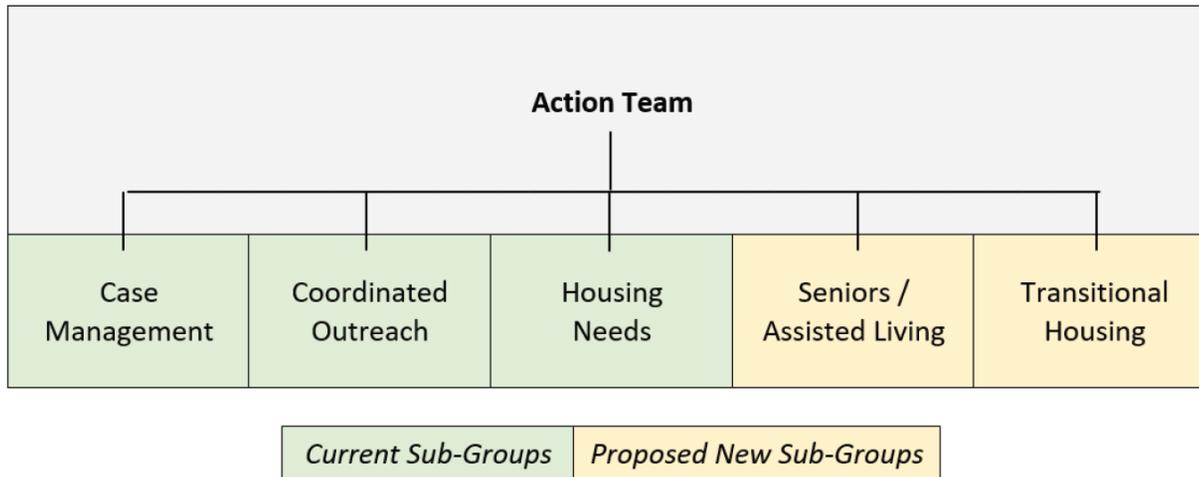
- ▶ Action Team Organization
- ▶ Partnerships and Advocacy
- ▶ Communications
- ▶ Housing Projects and Services



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Action Team Organization



Housing Needs: Data, inventory, coordinate with financing (both markets)

Seniors/Assisted Living: Promote assisted living, care & personal services

Transitional Housing: Transitional housing project for women and others



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Partnerships and Advocacy

- ▶ Work with Sheshatshiu to help address overcrowding, land development, operational funding and housing-related health issues.
- ▶ Promote the Gathering Place project as well as integrated delivery and housing supports to help address homelessness.
- ▶ Maintain and explore relationships with local, provincial, and federal governments to identify available land that can be offered to local developers in exchange for the provision of better-quality units: the idea being that reduced land costs can provide a financial buffer for the cost of materials.



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Partnerships and Advocacy (2)

- ▶ Maintain and develop partnerships between local community groups with mandates for particular forms of housing or demographics seeking housing (i.e. seniors groups, single parents, or new families).
- ▶ Advocate for an increase to the \$32,500 ceiling for income and rent supplements to offer more options to low-income households.
- ▶ Provide support to for-profit and non-profit housing developers who are producing funding applications and encourage organizations to seek funding to help reduce costs.
- ▶ Keep the non-market housing inventory updated.



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Communications

- ▶ Promote new housing programs and housing webinars to Action Team members and interested members of the community.
- ▶ Establish a website to promote the Action Team's initiatives, members, local agencies, housing programs and services related to local and broader housing initiatives across the housing continuum.
- ▶ Use the website as a possible platform to centralize apartment advertisements, using it as a way to connect landlords and renters, but also to collect data that can feed into advocacy.
- ▶ Connect with the for-profit community regularly to understand current and evolving obstacles to the provision of housing.



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Housing Projects and Services

- ▶ Establish a Seniors Housing / Assisted Living Group to address seniors housing needs and expand and coordinate the provision of assisted living services.
- ▶ Work with the Town, women's groups and other stakeholders and develop a transitional housing project for women which will include the potential to expand and address other housing needs through mixed income rental and home ownership options, as well as employment initiatives and associated partnerships.



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Discussion

Thank you!

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