

# Housing Need and Demand Study



## Consultants



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# Objective:

The objective of the study was to identify the current housing situation, forecast demand for affordable housing and supportive housing by type and user group and recommend an approach to build housing in the community.

# What is a Housing Need and Demand Study?

The purpose to establish the current and emerging housing needs of a community. It addresses need and demand through:

- Identifying the current housing status
- Identifying the current and emerging need
- Identifying the supply

# Need and Demand Study Approach



# Approach

- 1) Various Reports were read including:
  - a) Statistics Canada
  - b) Canada Mortgage and Housing Corporation
  - c) NE Local Health Integration Network
  - d) Algoma Housing and Homelessness Plan
- 2) Community Consultations
  - a) November 2016
- 3) Community Survey
  - a) January 2017
- 4) Community Key Stakeholder Interviews
  - a) January 2017

# What did we look at?

- What is Affordability?
- Existing Legislation and Policy Frame Work
- Community
  - location
  - economic scan
  - profile
- Housing Market
  - trends
  - types
  - rental market
  - home ownership market
  - affordability
  - land assessment

# What we looked at?

- Community Services
- Housing Survey, Consultations and key Stakeholder Interviews
- Population and Forecasts
- Future Housing Supply
- Housing Issues and Gaps
- Recommendations



# Housing Continuum

Emergency Shelters

Transitional Housing

Social Housing

Affordable Rental Housing

Affordable Home Ownership

Rental Housing

Home Ownership

Government Subsidized

Non-Market Housing

Market Housing

Low income

High income

# Who does what?

## Existing Legislation and Policy Framework

- Federal
  - ✓ National Housing Act
- Provincial
  - ✓ Ontario Planning Act
  - ✓ Strong Communities through Affordable Housing Act
  - ✓ Provincial Policy Statement
  - ✓ Provincial Growth Plan for Northern Ontario, 2011
  - ✓ Ontario Municipal Act 2001
  - ✓ Ontario Development Charges Act, 1997
- Municipal
  - ✓ Local Official Plans and By-laws

# What is Affordability?

- Various definitions of affordability based on government programs

The report based affordability:

In Canada, housing is considered affordable if shelter costs account for less than 30% of before-tax household income and must be adequate, affordable, and suitable.

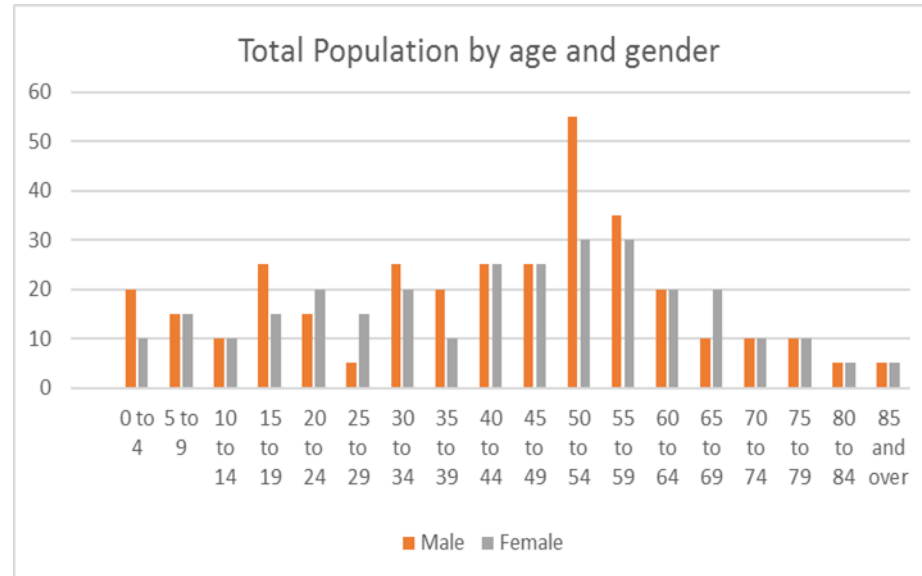
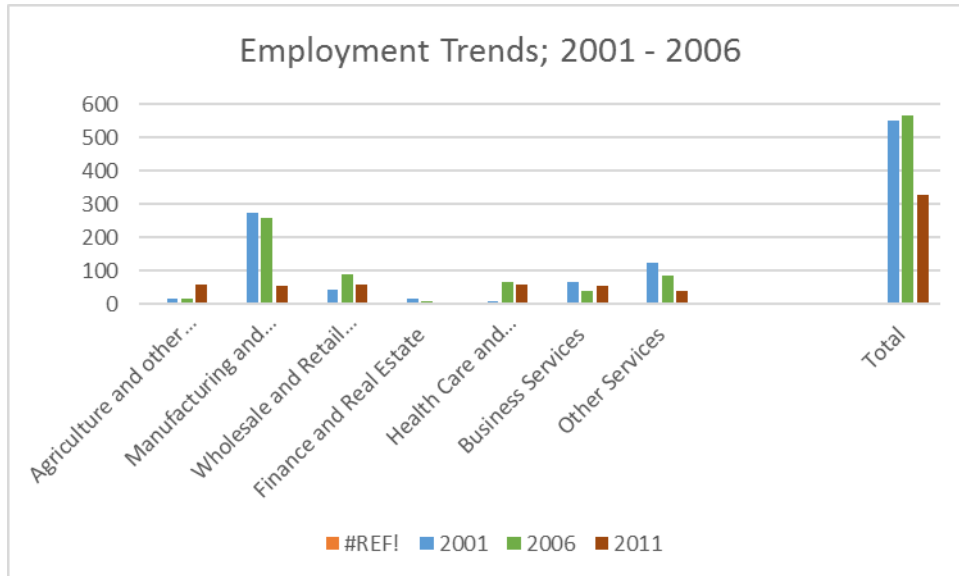
Over the years, the 30% rule has become a rule of thumb which identifies what a family can spend on housing and still have money left over for non-discretionary spending.\*

\* Source: Canada Mortgage and Housing Corporation



# What we found

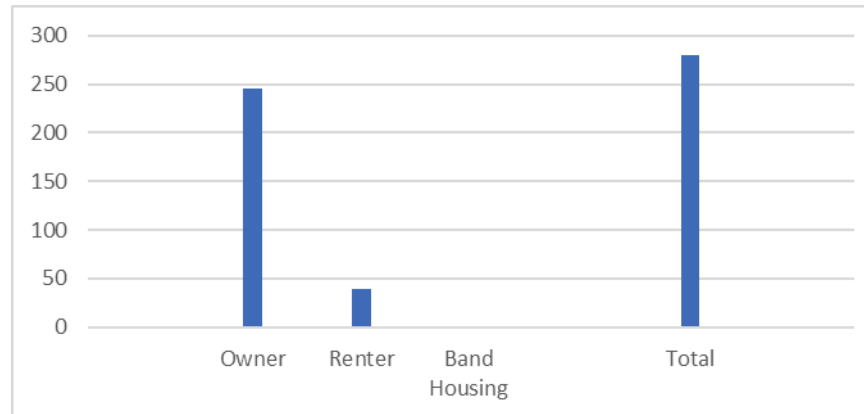
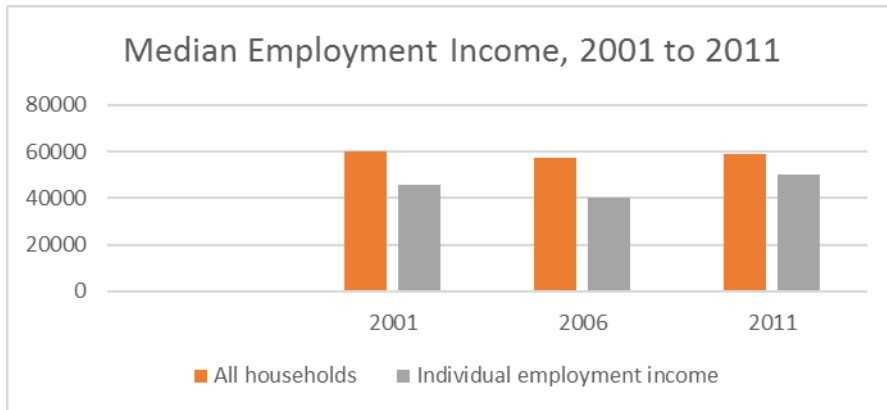
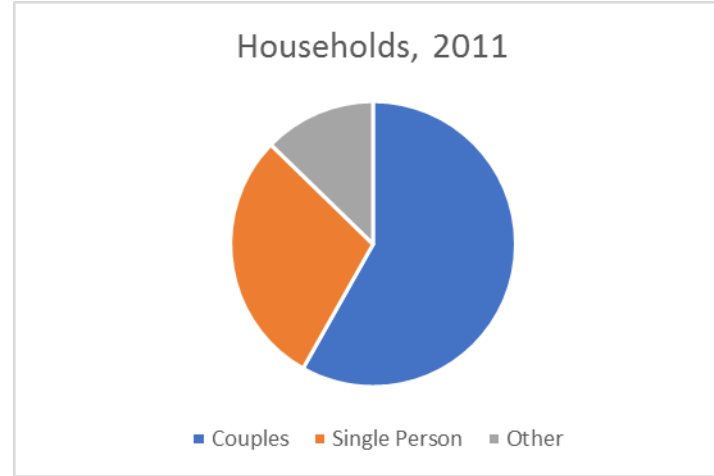
- Employment Trends increased in manufacturing and mining
- Decrease population under 49 and increase over 50
- 43.9% of population is over age of 50



Source: Statistics Canada; Census Profile 2001, 2006, 2011

# What we found

- Trends in household sizes declined
- Majority home owner, no building after 1990; 240 regular or minor repair; 30 major repairs required
- Affordability (approx. 25 paying more than 30% of gross household income)
- Land Assessment - 197 vacant lots



# What we found

## Housing Survey, Consultations, and Key Stakeholder Interviews

- ✓ Difficult for seniors to age in place
- ✓ Not enough adequate rental housing - permanent and transitional
- ✓ Few housing options
- ✓ Difficulty obtaining financing
- ✓ Current housing in poor condition
- ✓ Concern about property values
- ✓ Emerging economy

# What we found

## Issues and Gaps

- 1) Macro Issues: Remote Community  
Travel distances  
Emerging economy  
+ 6  
(Study did not address these)
- 2) Micro Issues: Official Plans,  
Zoning By-laws  
Seniors age-in-place  
Not enough adequate rental housing  
Few housing options  
Difficulty obtaining financing  
Current housing in poor condition  
Property values are too low  
Emerging economy

# Current Need

- ✓ Men's Transitional housing (2 to 3 units)
- ✓ Senior's Complex (10 units)





# Recommendations

Designed to meet current needs and build towards future requirements

The long-term goal for the municipality should include:

1. Ensuring that policies and procedures are in place to encourage and promote innovative housing development and directives which will promote housing maintenance
2. On-going incentives through policies and procedures for the development of housing
3. Advocating for more housing funds from the Provincial and Federal governments

# Recommendations

Short - term

Recommendation 1 Create an on-going volunteer housing committee or task force.

Recommendation 2: : Encourage the current non-profit organization to develop a 6 - 10 unit seniors complex on available land

Recommendation 3: Continue to phase 2 of the housing need and demand study based on the seniors complex development



# Recommendations

Long - term

Recommendation 4: Need to review Land Use and Policy Oriented Actions

Recommendation 5: Create Strategic Partnerships

Recommendation 6: Continue the Strategic Plan process

Recommendation 7: Ensure a greater diversity of housing mix

Recommendation 8: Revisit the Needs and Demand plan every 5 years

# Implementation of the Plan

- Governance for plan implementation and resources needed and available,
- Approaches to monitoring and reporting to track the progress and evaluate the effectiveness over time
- Establish initial priorities and key success factors in an effort to help ensure actions
- Community strategy to further assist in moving the plan forward



# Questions



# Thank You

