

Housing Need in Moncton

The demand for housing in Moncton is increasing and is expected to continue to increase in the next 5 and 10 years

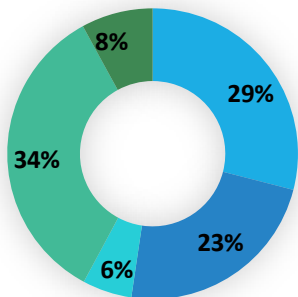


Population
2016 = 71,889
2026 = 84,835* **↑ 18.0%**



Households
2016 = 33,275* **↑ 17.2%**
2026 = 39,013*

The demand for smaller housing options is increasing



- Couples without children
- Couples with children
- Multiple and Other family households
- Non-Family (1 Person)
- Non-Families (2+ Persons)

Source: Statistics Canada Community Profile 2011

The demand for options for the population aged 55+ and 65+ is increasing



55+ years
2001 = 24.0%
2016 = 30.1%



65+ years
2001 = 14.8%
2016 = 17.3%

There is a need for a diverse range of housing options, including options for single individuals, seniors and persons with disabilities



31.2%
(9,595 households)



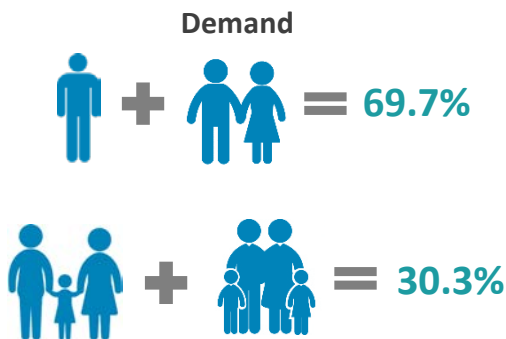
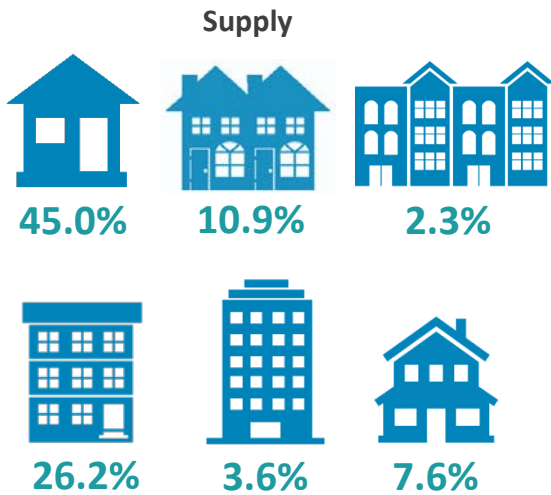
21.9%
(6,730 households)



13.6%
(4,175 households)

Housing Supply in Moncton

The current housing supply does not fully reflect the demand for options for smaller households



The majority of dwellings in Moncton are older and some require major repairs



major repairs
2011 = 7.1%

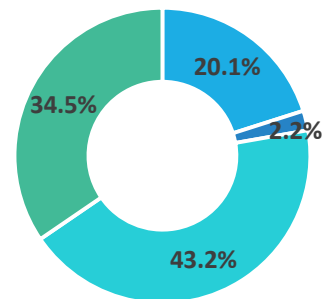
There is an imbalance in the rental housing supply in Moncton

Rental Vacancy Rates

Moncton	Canada
2014 = 9.3%	2014 = 3.0%
2015 = 8.2%	2015 = 3.5%
2016 = 6.5%	2016 = 3.7%

There is a need for affordable housing options for Moncton households with low incomes




Subsidized Housing Wait List (2017)



- Family
- Non Elderly Single
- Persons with Disabilities
- Senior

Housing Affordability in Moncton

Housing options in Moncton’s private housing market are becoming less affordable for households with low incomes

	 house price	 rent	 income of low income households**
2000	\$101,100	\$519	\$17,938
2010	\$158,723	\$658	\$23,730
2016	\$175,378	\$758	\$26,131

There are certain household types in Moncton who are more likely to be facing housing affordability issues

Households Spending **30%+** on Housing Costs


owners
16.5%


renters
40.6%

Households Spending **50%+** on Housing Costs


owners
6.9%


renters
17.8%

Average market rents and average house prices are unaffordable to households with low incomes in Moncton

\$758 average rent	\$30,320 income required
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\$175,378 average house price	\$41,750 income required
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Housing Gap in Moncton

What is the current housing gap?

- Moncton is seeing a shift to smaller households.
- Moncton has a greater share of older homes compared to the Greater Moncton Area.
- There is an imbalance in the supply and demand of purpose-built rental units.
- The current supply of subsidized units does not fully reflect the current demand.
- Housing affordability is an issue for households in the 1st and 2nd income deciles in Moncton.
- There is a need for more supportive housing options.

Housing Supply

Emergency Shelters & Transitional Units



149 beds/ units

Supportive Housing



278 beds/ units

Subsidized Housing



1,483 units

Market Rental



11,379 units

Market Ownership



20,135 units

Housing Need

Of 6,655 households* with the lowest incomes**:

80.7% are spending **30%+** on housing costs (5,367 households*)

49.8% are spending **50%+** (3,317 households*)

What they can afford:



\$653
or less



\$109,800
or less

Of 26,620 households* with incomes of **\$26,132 or more:**

12.2% are spending **30%+** on housing costs (3,256 households*)

1.4% are spending **50%+** (374 households*)

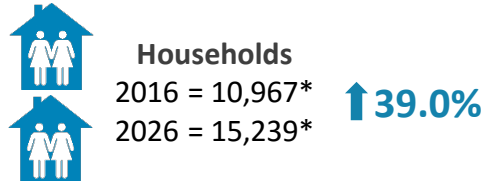
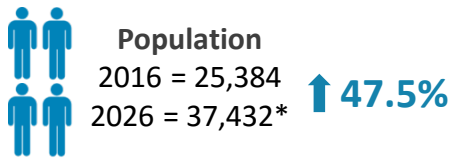
What are the emerging and future trends?

- There is an increasing need for housing options for smaller households, including subsidized housing options.
- The aging population will require appropriate housing options.
- There is an increasing need for affordable housing options, including subsidized and supportive housing options.

For further information on this study, please contact:
Kayla BreeLove-Carter at kayla.breelove-carter@moncton.ca

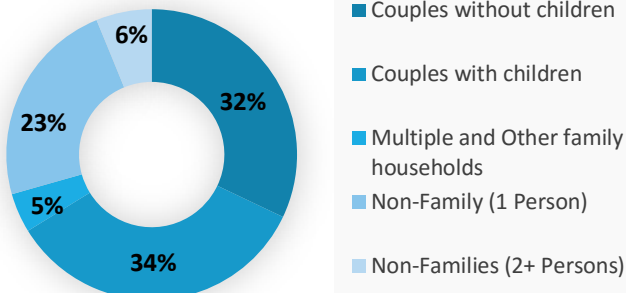
Housing Need in Dieppe

The demand for housing in Dieppe is increasing at a faster rate compared to the Province and the Greater Moncton Area and this is expected to continue in the next 5 and 10 years



While Dieppe households are getting smaller, there will still be a need for housing options for families with children

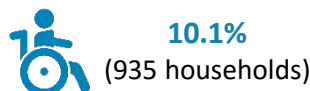
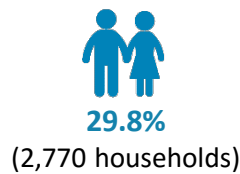
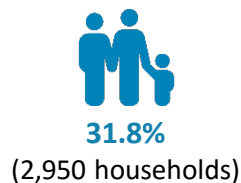
The demand for housing options for the older population is increasing



Source: Statistics Canada Community Profile 2011

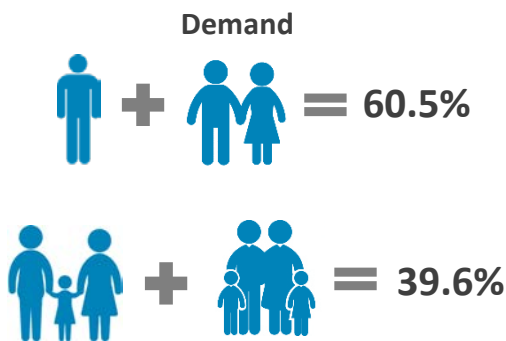
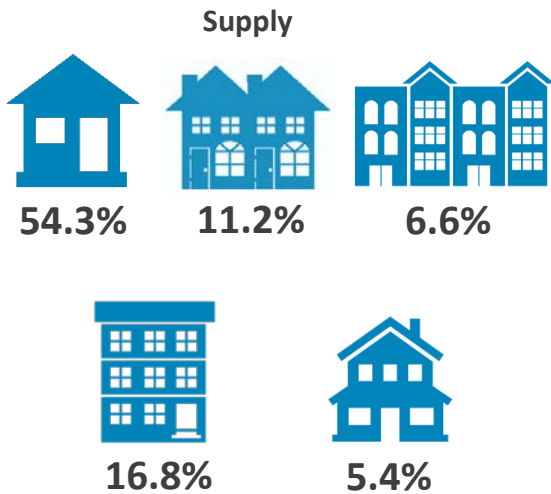


A range of housing options is required, including options for families with children, couples, seniors and persons with disabilities



Housing Supply in Dieppe

The current housing supply does not fully reflect the demand for options for smaller households



Dieppe's housing supply is relatively newer and in better condition



major repairs
2011 = 2.9%

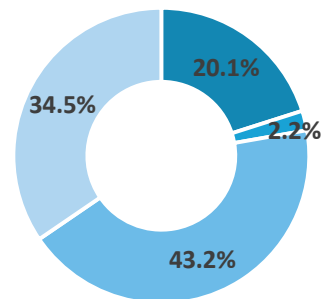
Dieppe's rental housing market has been moving toward a balance between supply and demand

Rental Vacancy Rates

Moncton	Canada
2014 = 6.4%	2014 = 3.0%
2015 = 4.9%	2015 = 3.5%
2016 = 3.6%	2016 = 3.7%

There is a need for affordable housing options in Dieppe




Subsidized Housing Wait List (2017)



- Family
- Non Elderly Single
- Persons with Disabilities
- Senior

Housing Affordability in Dieppe

Average house prices and average rents are increasing at a much faster rate compared to household incomes

	 house price	 rent	 income of low income households**
2000	\$109,524	\$564	\$26,096
2010	\$167,850	\$670	\$35,562
2016	\$183,585	\$790	\$39,161

There are certain household types in Dieppe who are more likely to be facing housing affordability issues

Households Spending **30%+** on Housing Costs



owners
11.8%



renters
37.4%

Households Spending **50%+** on Housing Costs



owners
4.4%



renters
15.7%

Housing affordability is a particular issue for households with the lowest household income in Dieppe

\$790 average rent	\$31,600 income required
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\$183,585 average house price	\$43,691 income required
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Housing Gap in Dieppe

What is the current housing gap?

- The demand for housing in Dieppe is increasing at a faster rate compared to the Greater Moncton Area and the Province.
- Dieppe is seeing a shift to smaller households.
- The housing supply is becoming more diverse.
- Housing affordability is an issue for Dieppe households with incomes in the lowest category.
- There is a need for more supportive housing options in Dieppe.

Housing Supply

Emergency Shelters & Transitional Units



0 beds/ units

Supportive Housing



0 beds/ units**

Subsidized Housing



155 units

Market Rental



2,403 units

Market Ownership



8,409 units

Housing Need

Of 1,097 households* with the lowest incomes***:

81.6% are spending **30%+** on housing costs (895 households*)

49.8% are spending **50%+** (646 households*)

What they can afford:



\$661
or less



\$111,035
or less

Of 9870 households* with incomes of **\$26,131 or less:**

10.1% are spending **30%+** on housing costs (999 households*)

1.0% are spending **50%+** (101 households*)

What are the emerging and future trends?

- There is an increasing need for housing options for single individuals, couples and families with children.
- An aging population will require appropriate housing options.
- There is an increasing need for affordable housing options, including subsidized and supportive housing options.

For further information on this study, please contact:

Denis LaPlante at denis.laplante@dieppe.ca