

# Housing Needs Assessment Update Town of Gander

Community Open House on Housing

*December 12<sup>th</sup>, 2023*



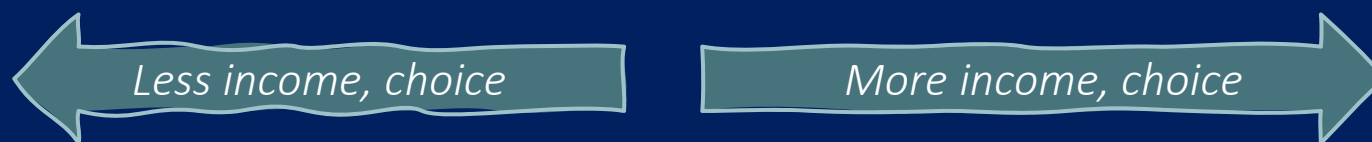
# Today's Session

1. The Housing Needs Assessment Update
2. Stakeholder Engagement
3. Preliminary Findings
4. Your Perspectives on Housing
5. Next steps

# The Housing Needs Assessment Update Process



# The Housing Continuum



Source: CMHC, National Housing Strategy

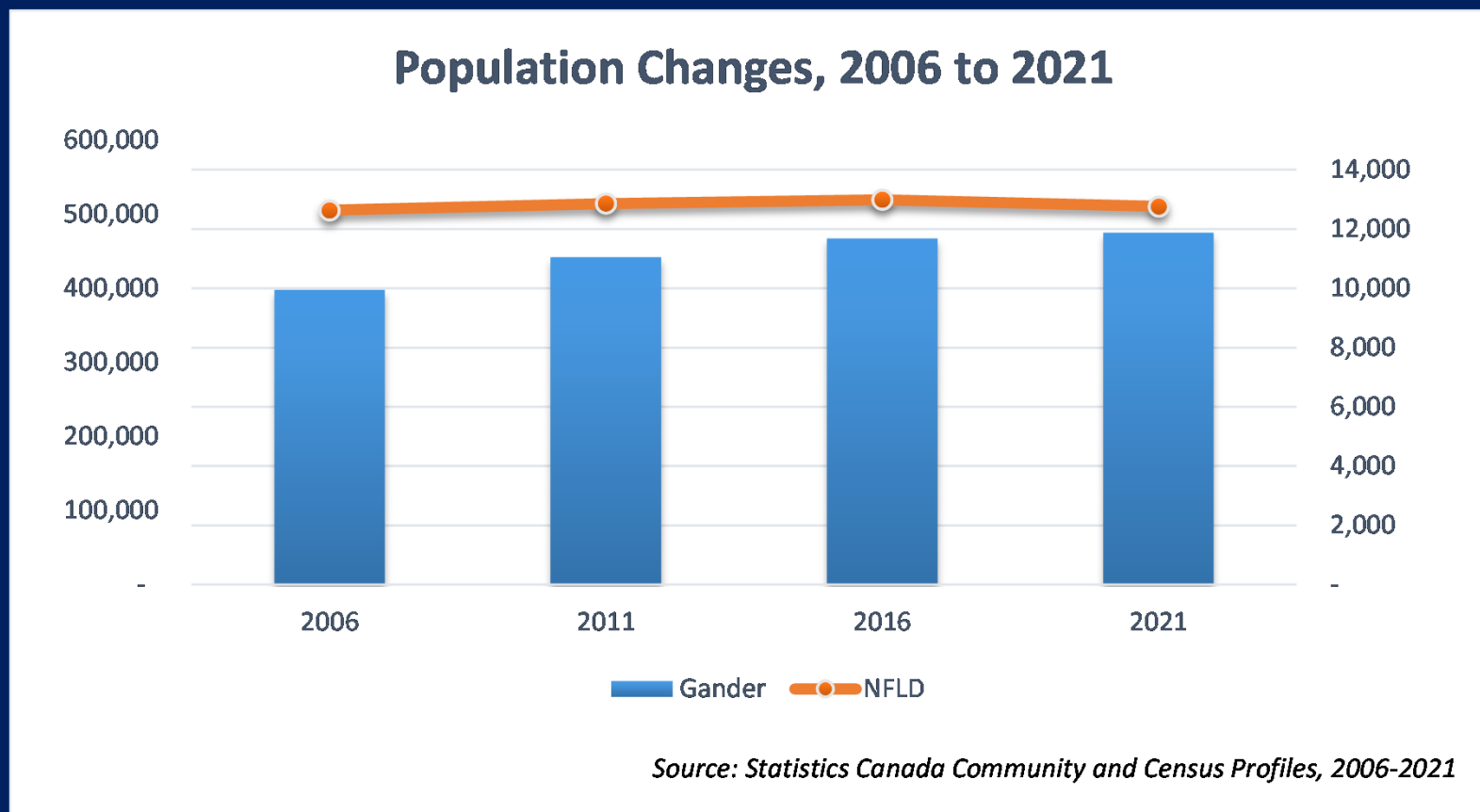
# Stakeholder engagement

- **Key Informant interviews**
  - One-on-one interviews with key stakeholders in community
- **Focus group sessions**
  - Two roundtable sessions held this week
  - Cross-sectoral representation in housing & related areas
- **Community open house**
  - Open invitation to session next week - stakeholders & residents
  - Presentation of initial findings + facilitated discussion
  - 2<sup>nd</sup> session to be held in new year to present/discuss policy options
- **Community housing survey**
  - On-line survey now in the field
  - Gathering general impressions in issues, priorities and options
- **Town web site**
  - Situated on the 'Build Up Gander' landing page
  - Provides information/updates on the project
  - Includes a project mailbox for submitting additional comments

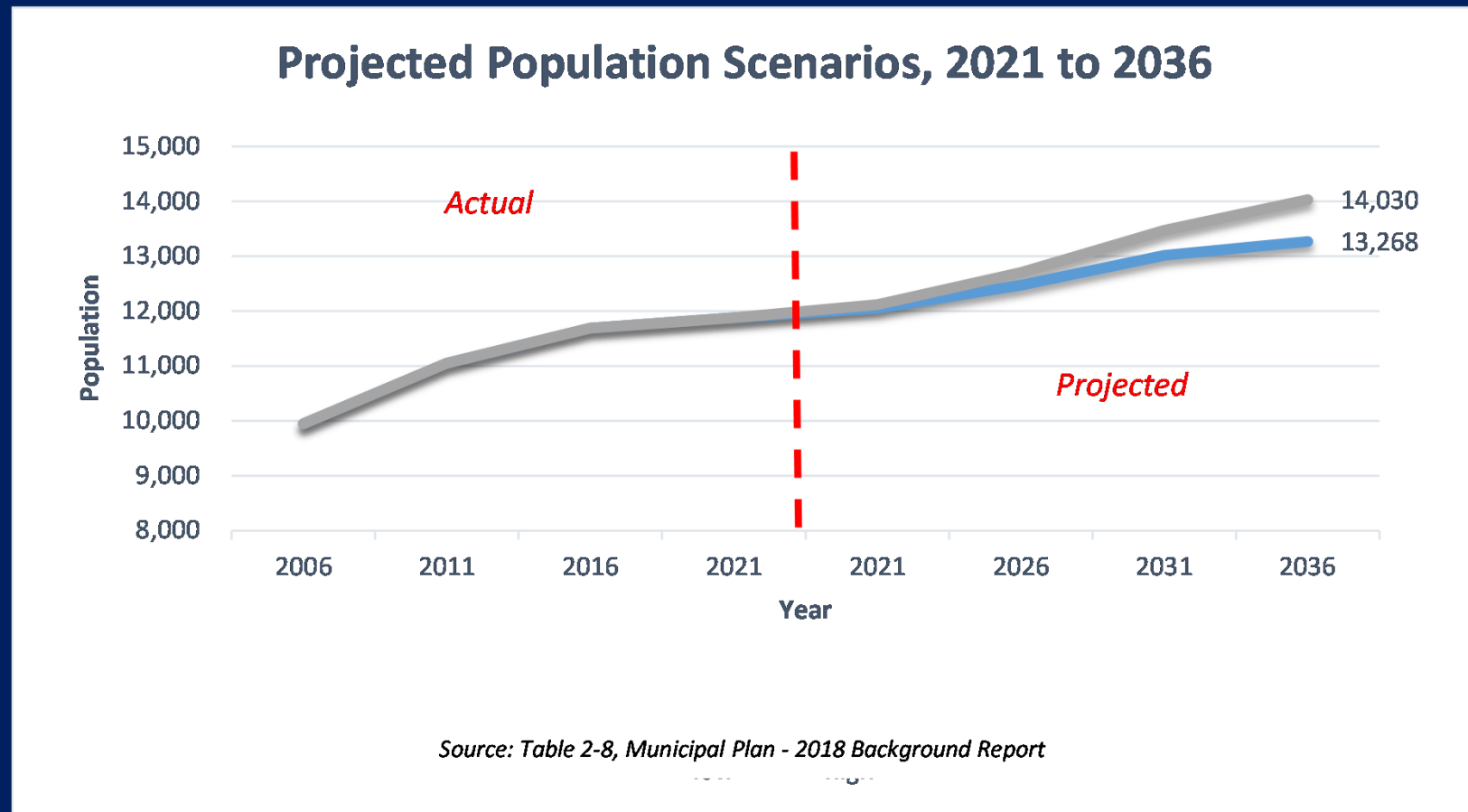
# Preliminary Findings

Data insights on demand, supply and affordability

# Population

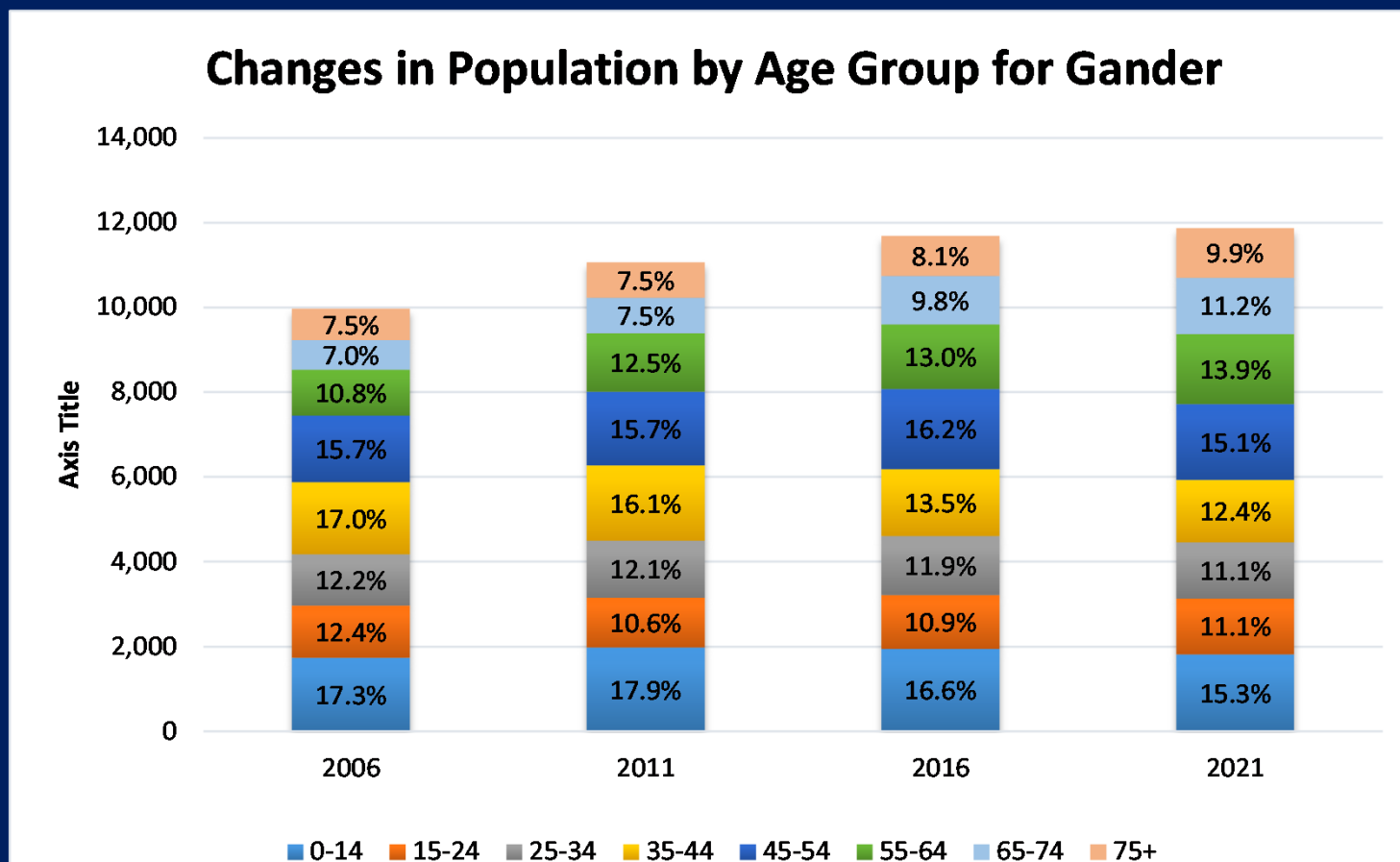


# Projected growth





# Age Profile

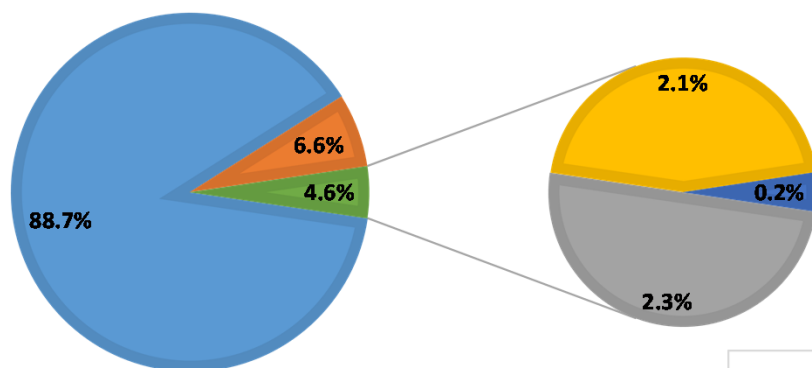


Source: Statistics Canada Community and Census Profiles, 2006-2021

# Mobility

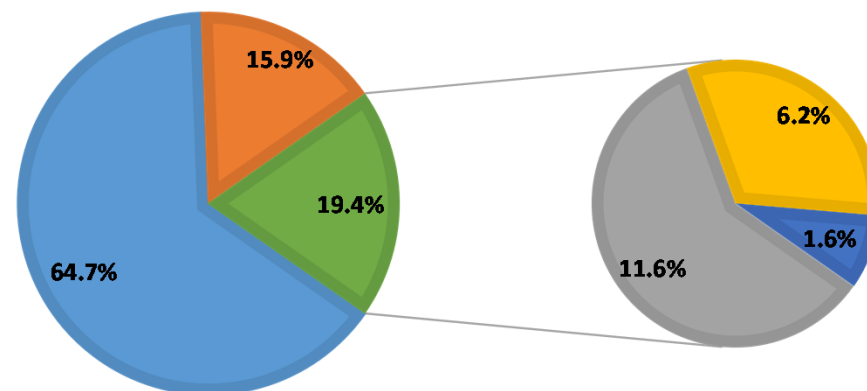
## MOBILITY STATUS 1 YEAR AGO (2021)

■ Non-movers      ■ Non-migrants      ■ Intraprovincial migrants  
■ Interprovincial migrants   ■ External migrants



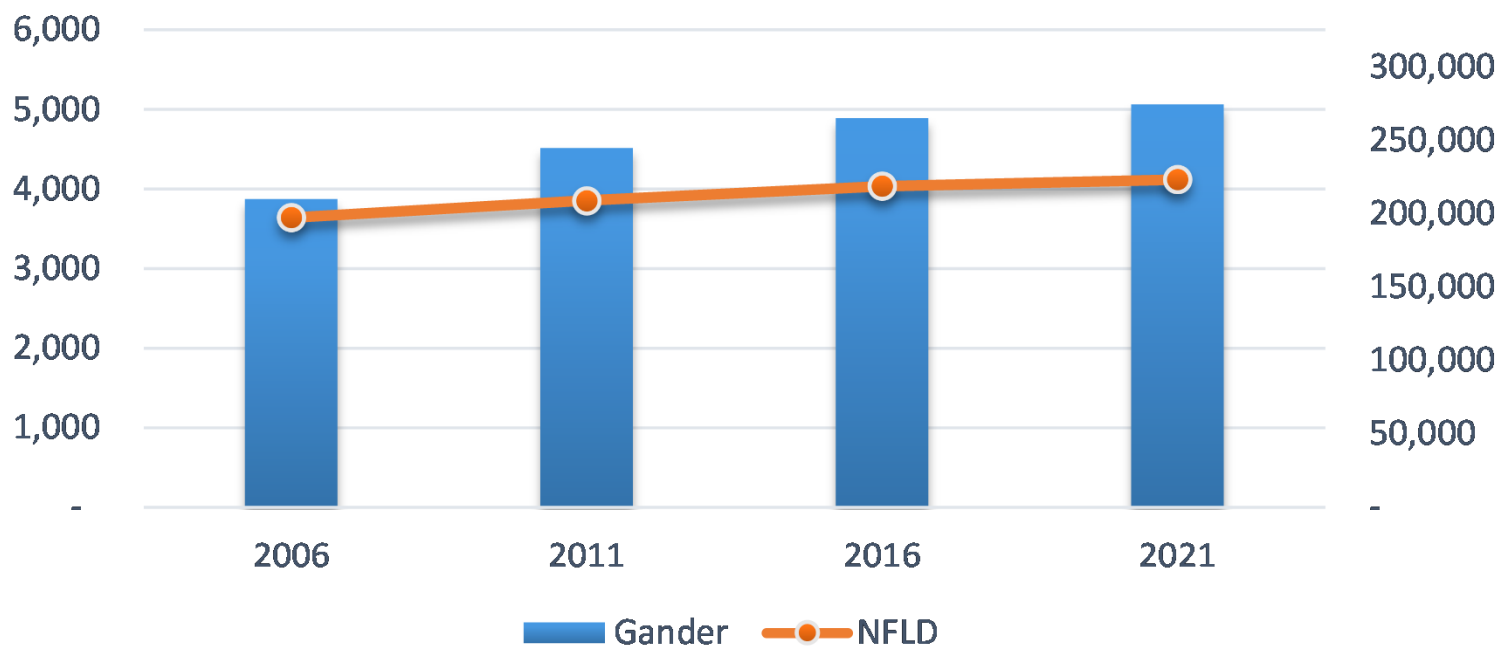
## MOBILITY STATUS 5 YEARS AGO (2021)

■ Non-movers      ■ Non-migrants      ■ Intraprovincial migrants  
■ Interprovincial migrants   ■ External migrants



# Households

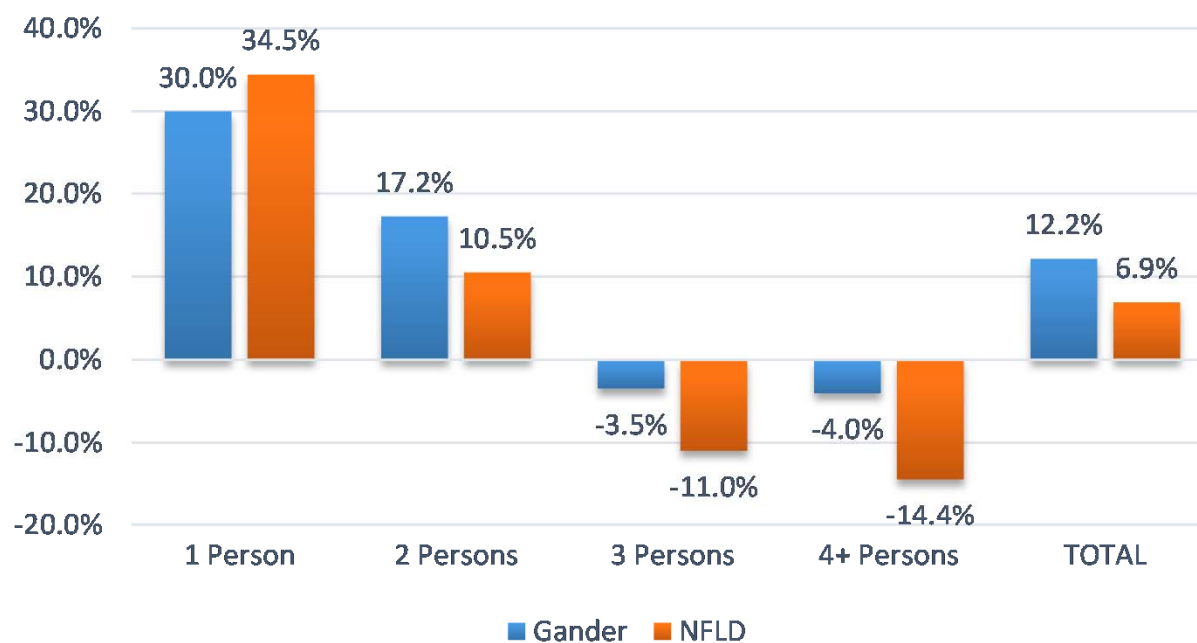
## Trends in Total Households, 2006 to 2021



Source: Statistics Canada Community and Census Profiles, 2006-2021

# Household size trending

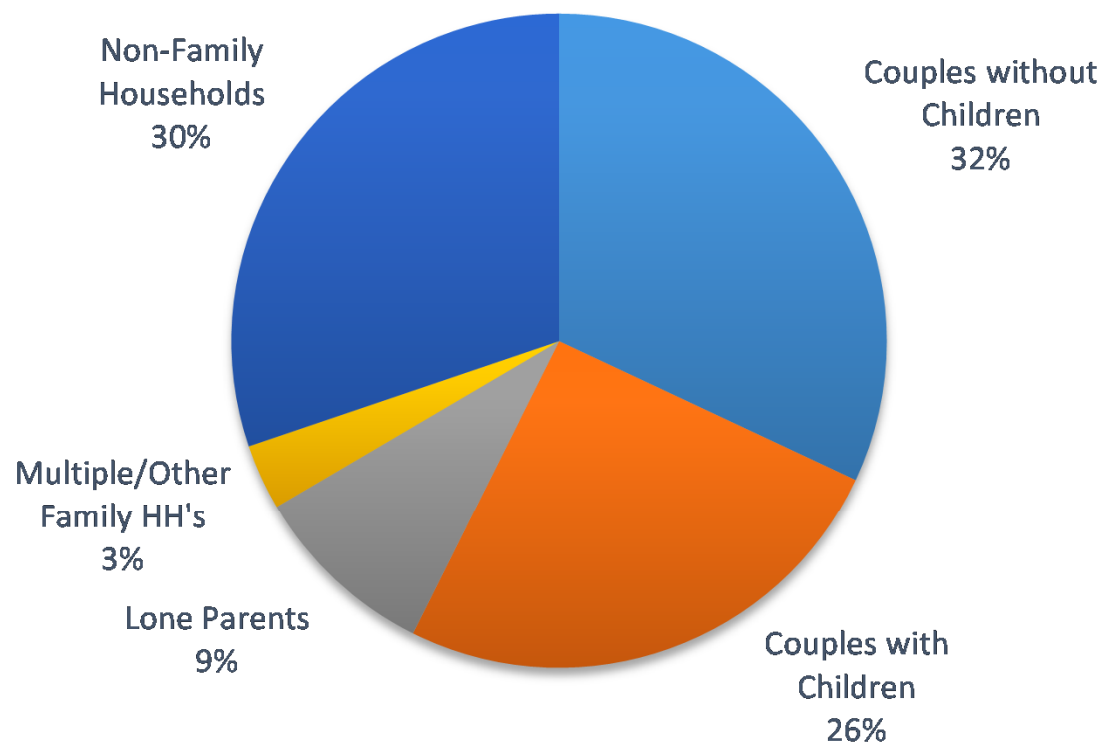
Changes in Household Size, 2011 to 2021



Source: Statistics Canada Community and Census Profiles, 2011-2021

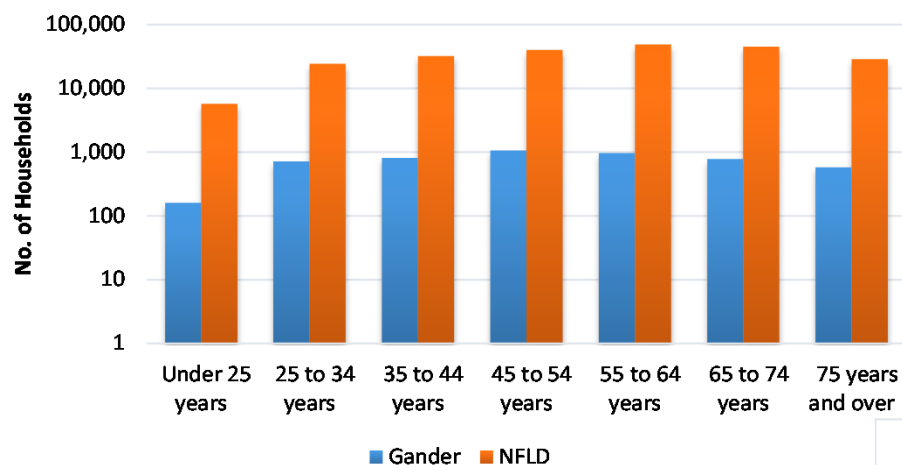
# Household types

## Household Type in Gander, 2021

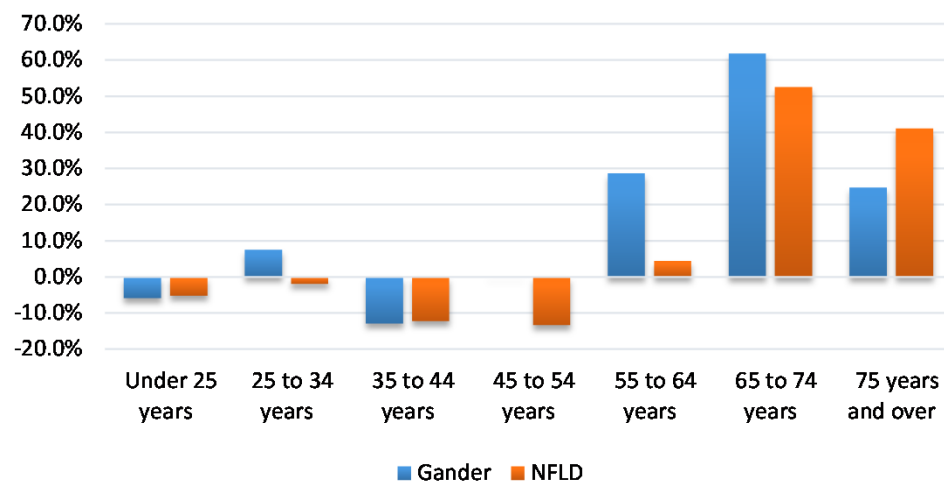


# Household maintainer

## Age of Household Maintainer, 2021

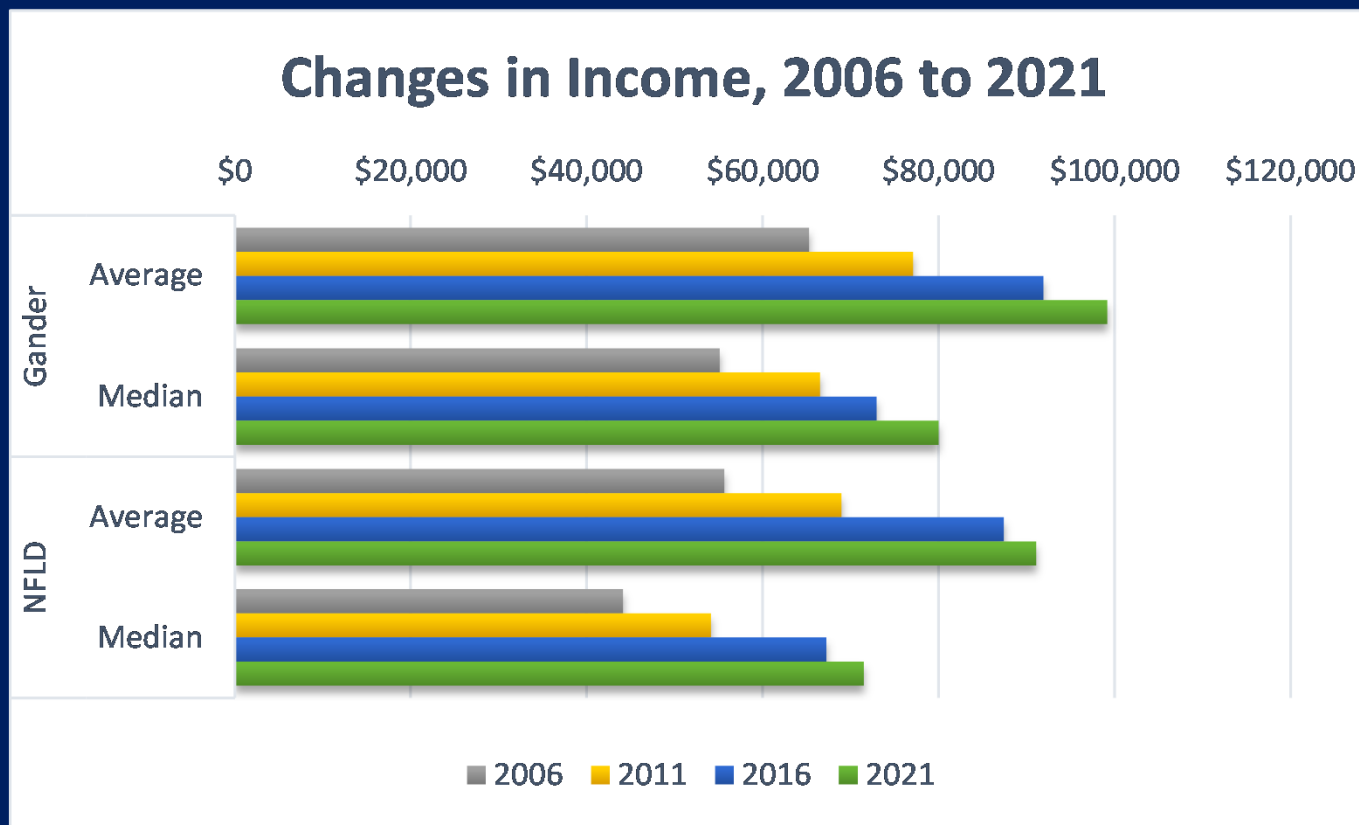


## Changes in Age of Household Maintainer 2011 to 2021



Source: Statistics Canada Community and Census Profiles, 2011-2021

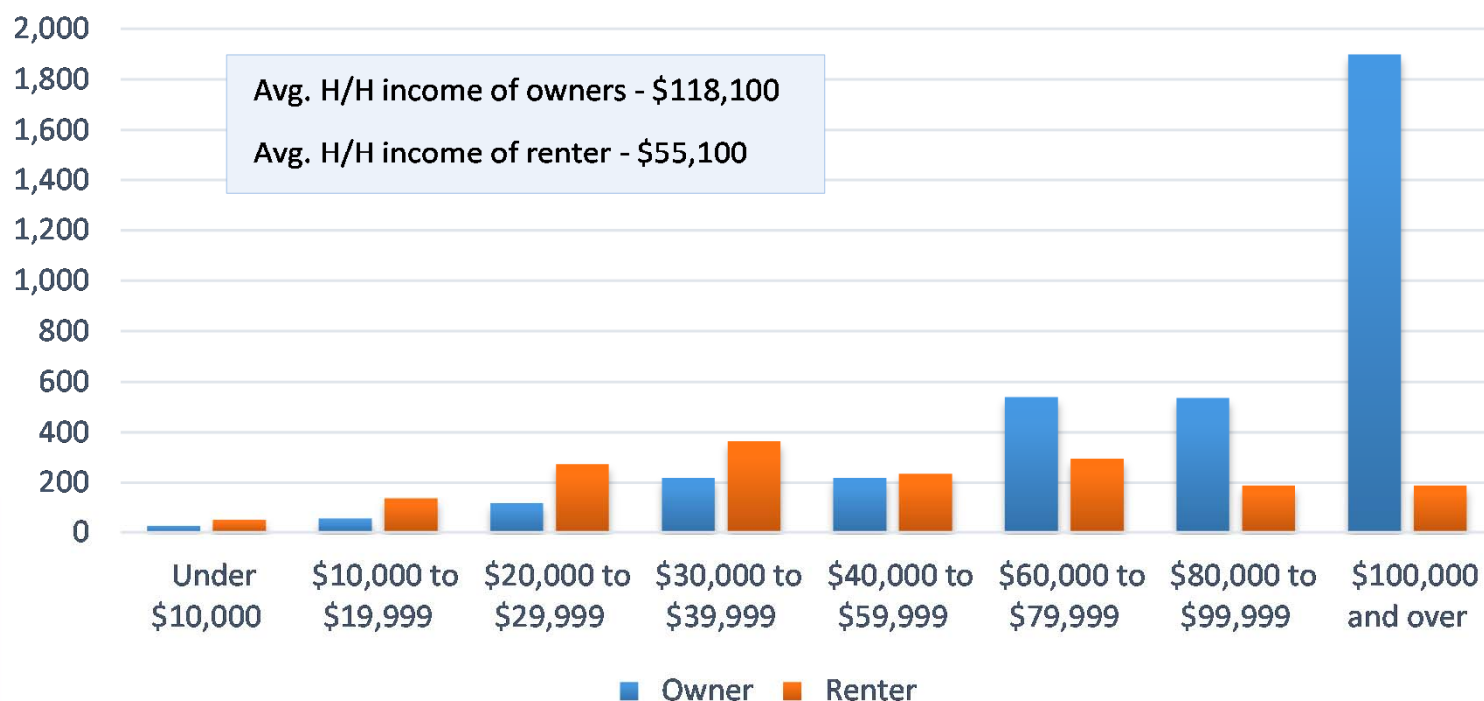
# Household Income



Household Income		1996	2001	2006	2011	2016	2021
Gander	Average	\$49,770	\$58,043	\$65,302	\$77,079	\$91,901	\$99,200
	Median	\$45,698	\$48,281	\$55,146	\$66,526	\$72,944	\$80,000
NFLD	Average	\$41,064	\$46,290	\$55,620	\$68,979	\$87,392	\$91,100
	Median	\$34,036	\$37,614	\$44,136	\$54,156	\$67,272	\$71,500

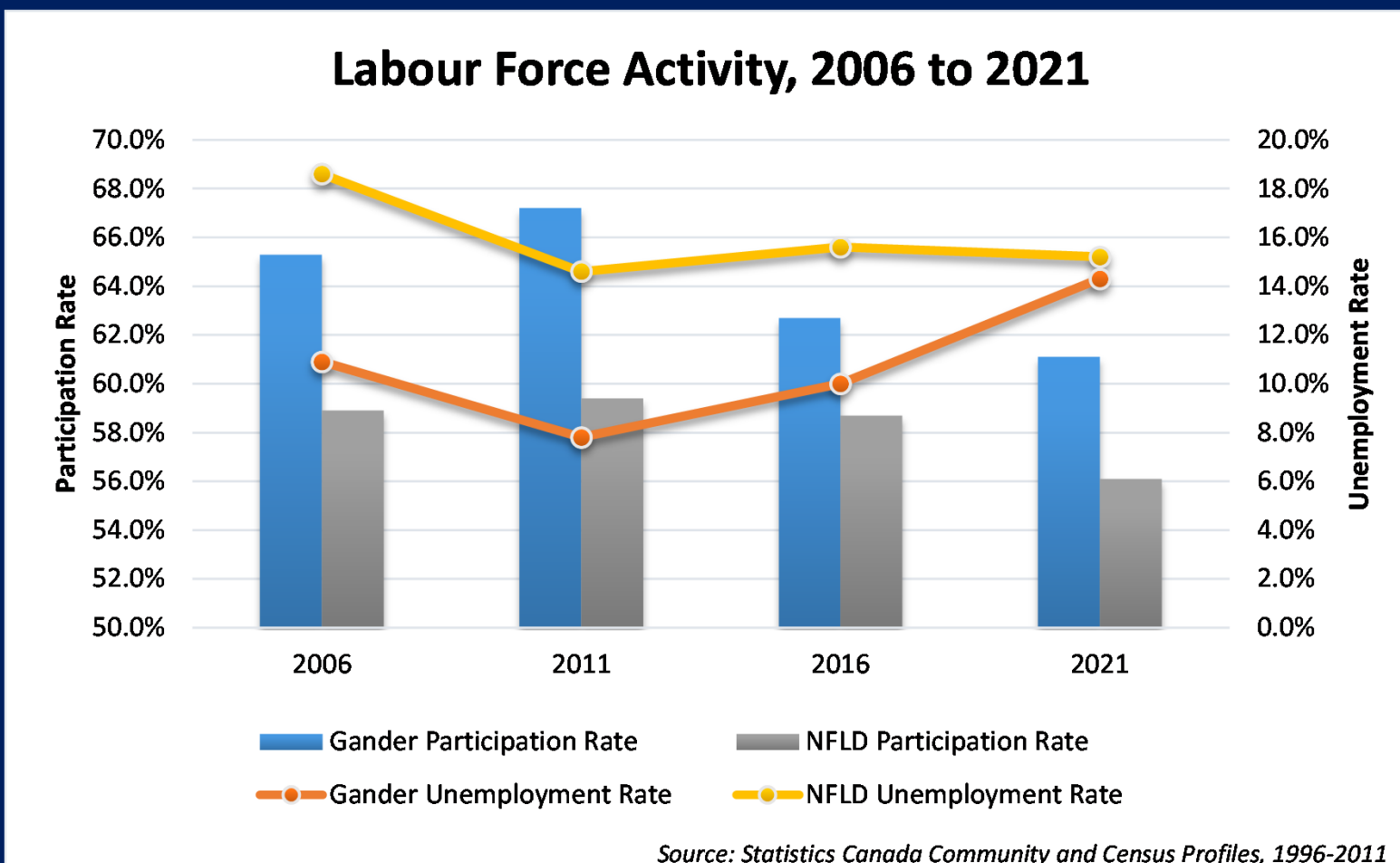
# Income distribution by tenure

**Household Income distribution by Tenure -  
Gander CA, 2021**





# Labour force



# Employment by sector

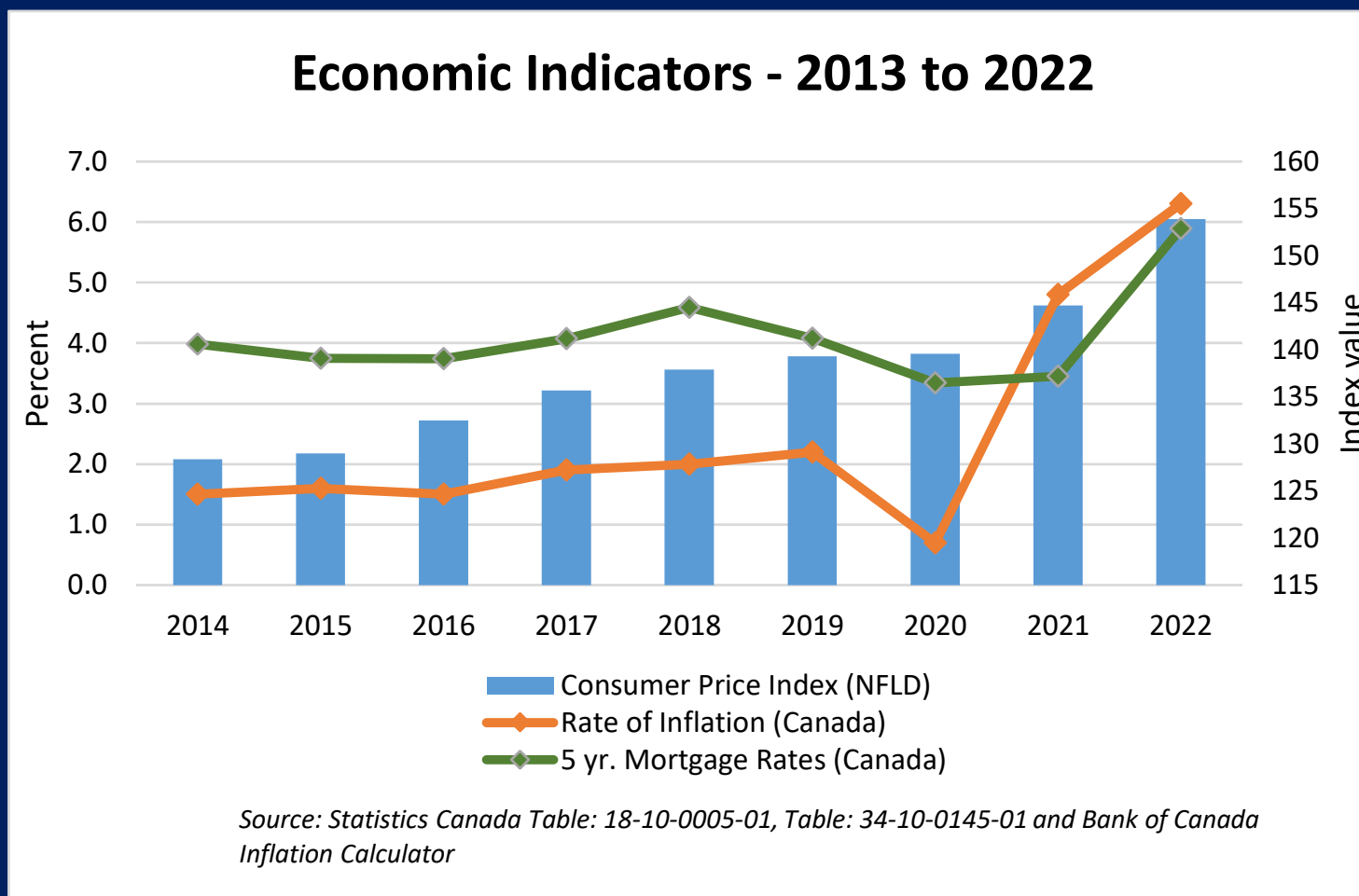
Employment Sectors - Top Categories 2021	
Town of Gander	#
Health care and social assistance	1,195
Retail trade	1,030
Public administration	595
Accommodation and food services	500
Educational services	350
Sub-total	3,670
Total Labour Force	5,765

Source: Statistics Canada Community and Census Profiles, 2021

Employment by Sectors - Notable Changes 2011 to 2021		
Town of Gander	#	%
<i>Gains</i>		
Health care and social assistance	240	25.1%
Accommodation and food services	80	19.0%
Arts, entertainment and recreation	60	150.0%
<i>Losses</i>		
Public administration	-115	-10.0%
Retail trade	-105	-61.8%
Information and cultural industries	-45	-11.4%
Total changes	-60	-1.0%

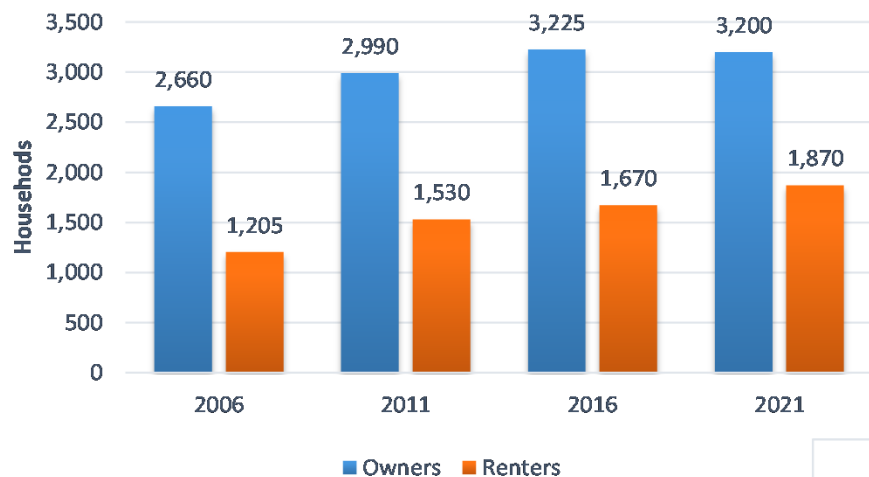
Source: Statistics Canada Community and Census Profiles, 2011-2021

# The Economy



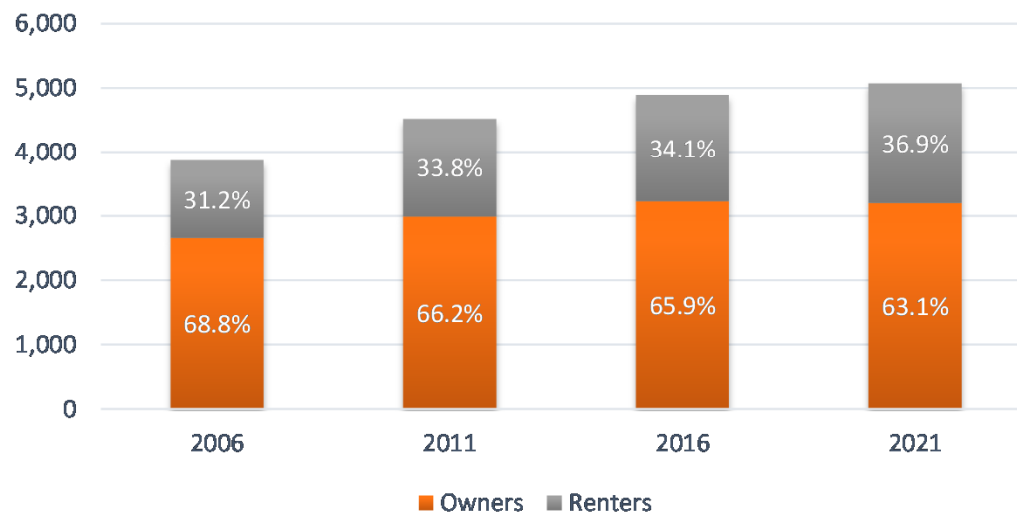
# Housing Tenure

## Housing Tenure in Gander, 2006 to 2021



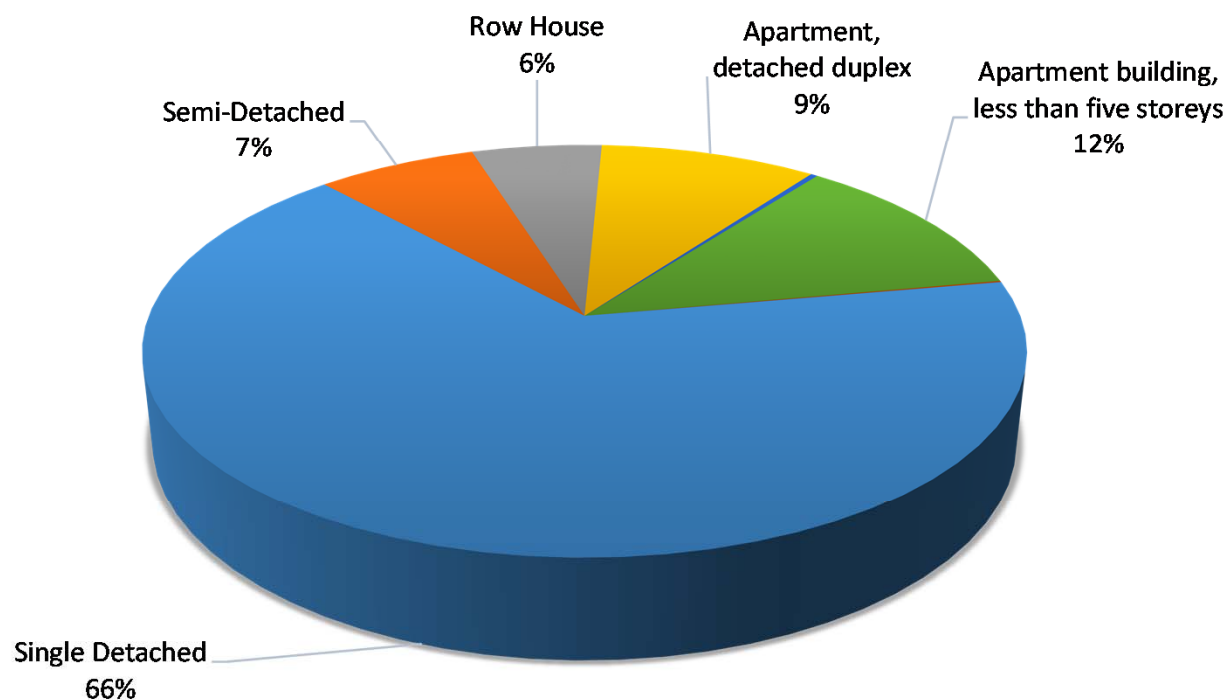
Source: Statistics Canada Community and Census Profiles, 2006 to 2021

## Changing Tenure in Gander, 2006 to 2021



# Dwelling by structure type

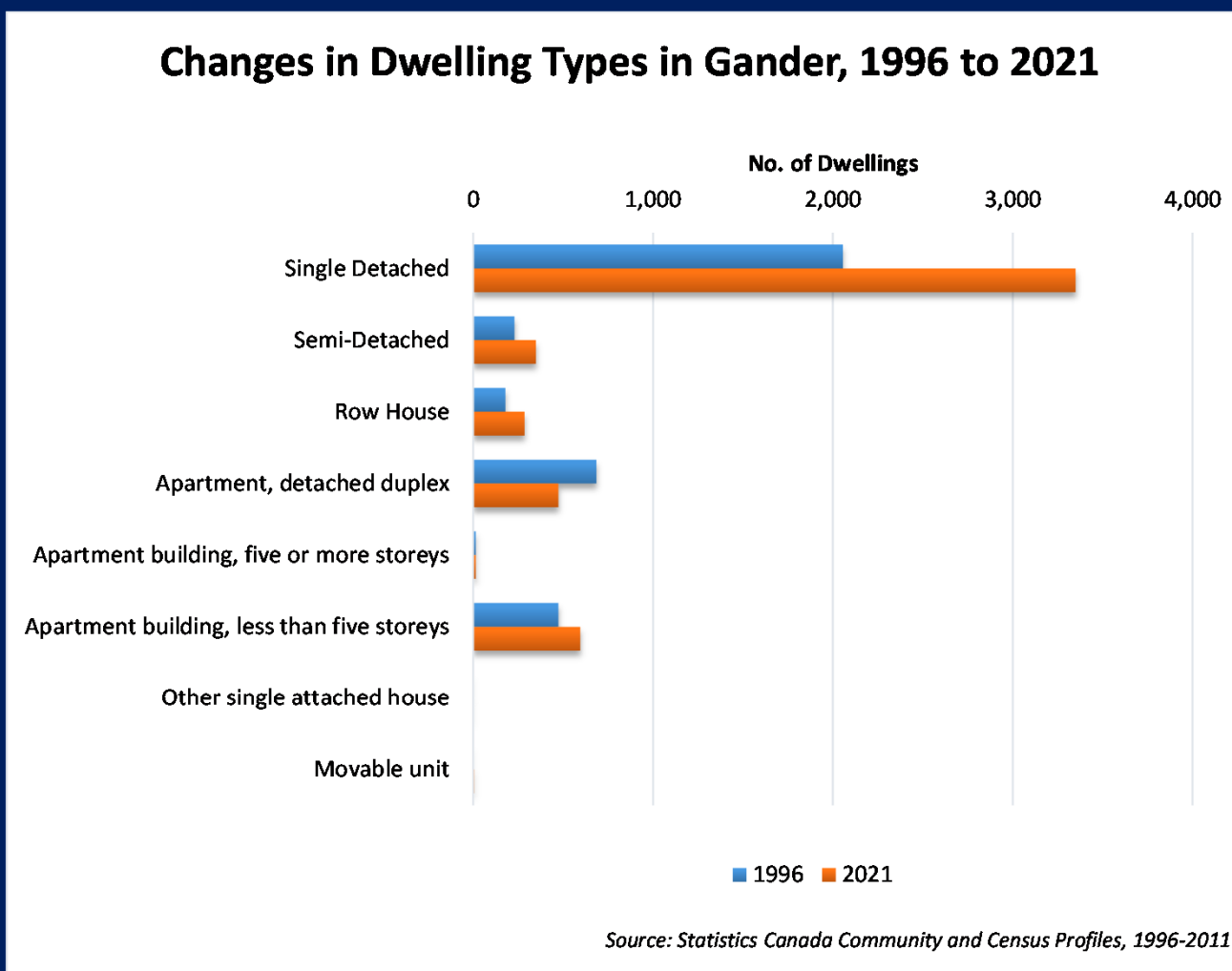
**Dwelling Types in Gander - 2011**



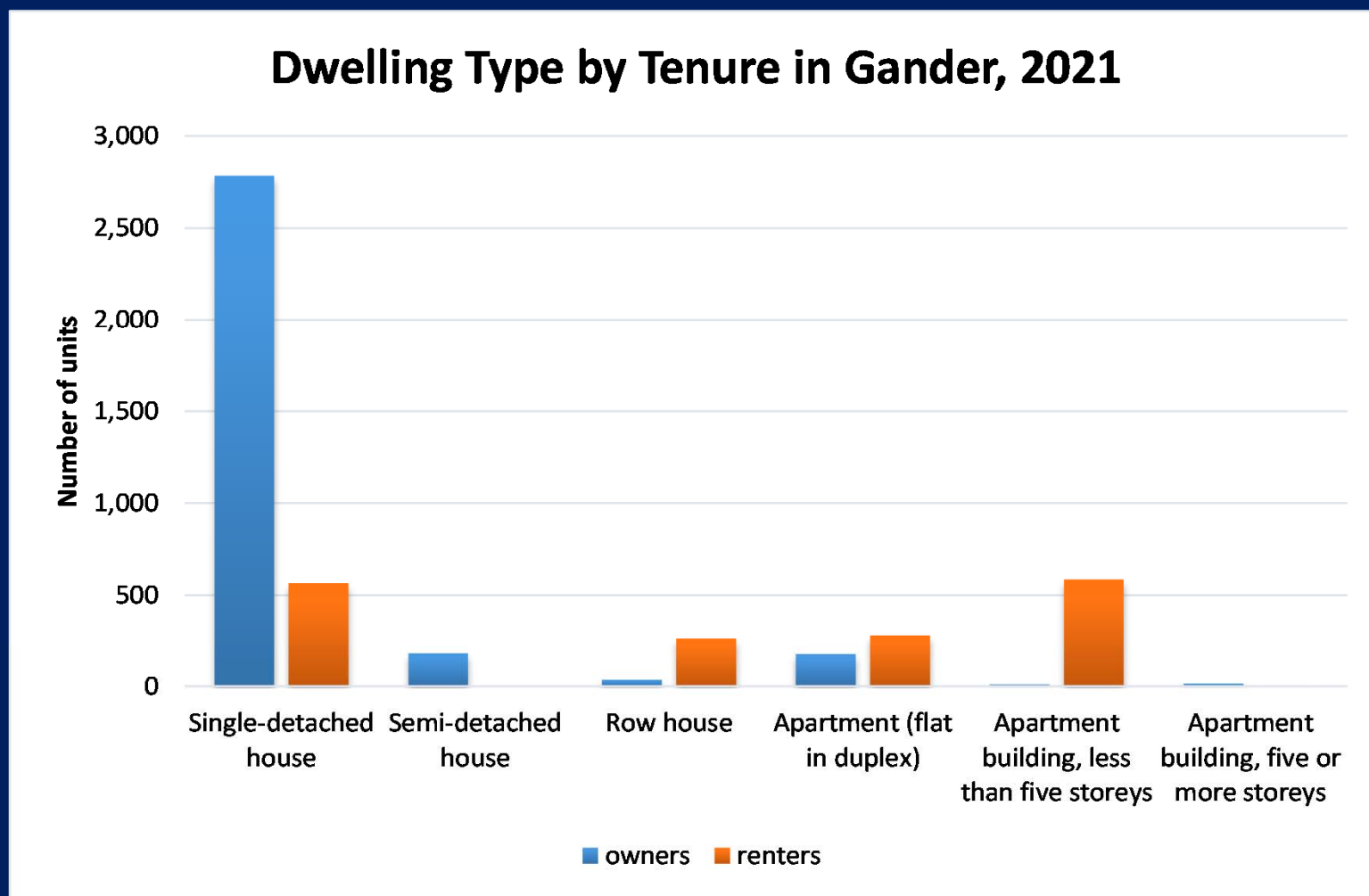
Source: Statistics Canada Community and Census Profiles, 2011

# Dwelling types over time

Changes in Dwelling Types in Gander, 1996 to 2021

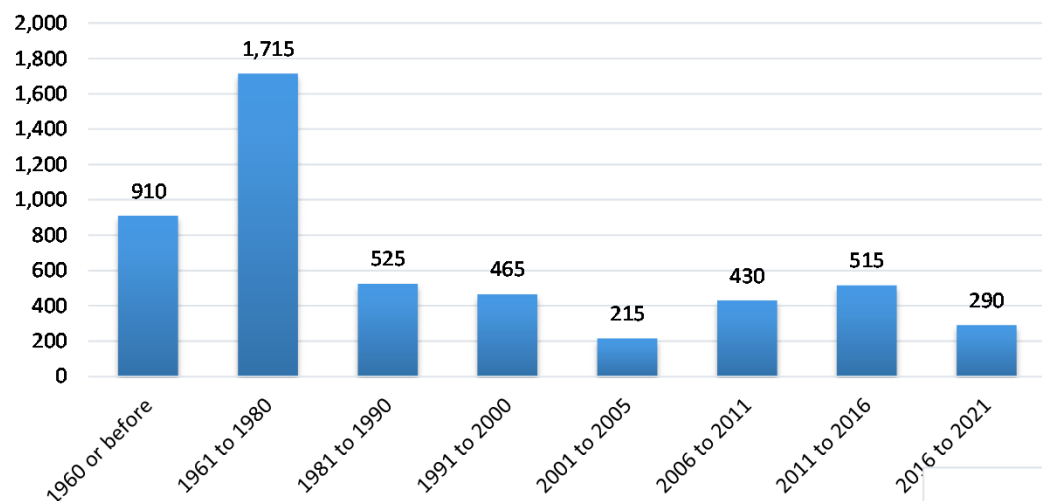


# Dwelling type by tenure

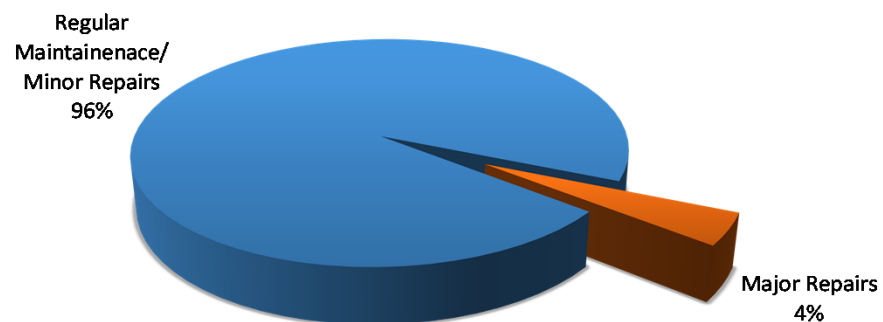


# Dwelling age and condition

**Dwellings in Gander by Period of Construction, 2021**



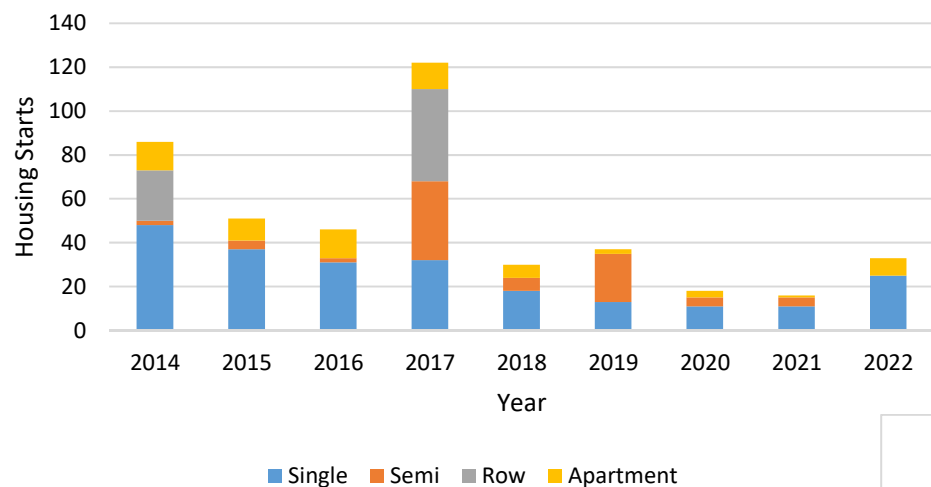
**Condition of Dwellings - Gander 2021**



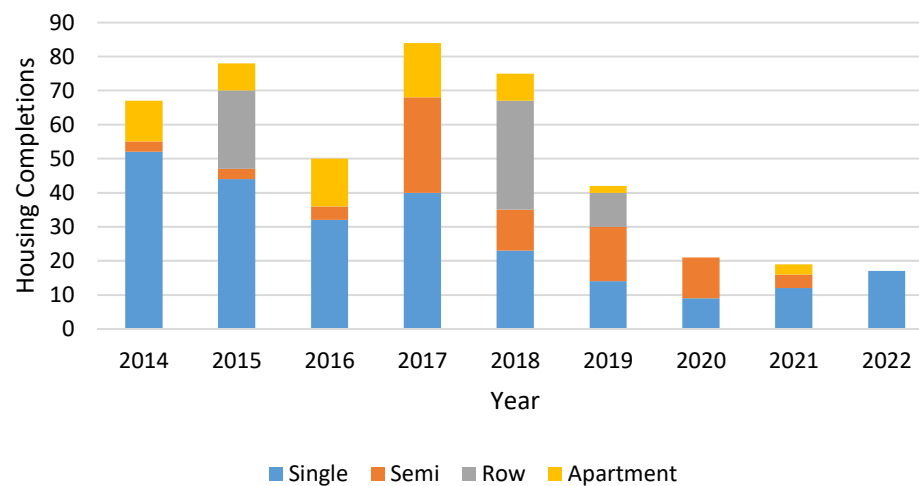


# Housing production

## Housing Starts in Gander by Type

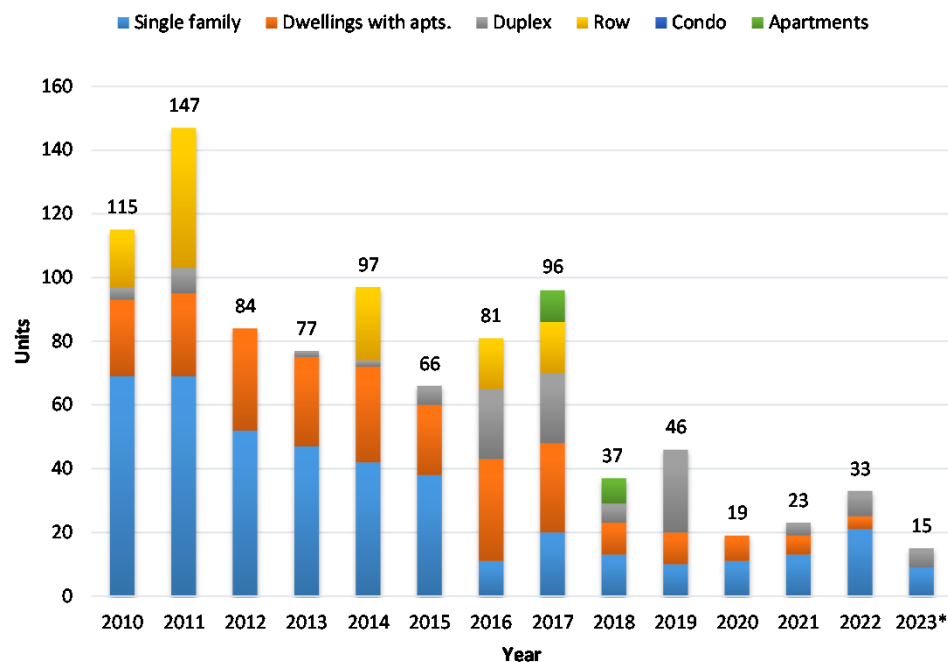


## Housing Completions in Gander by Type



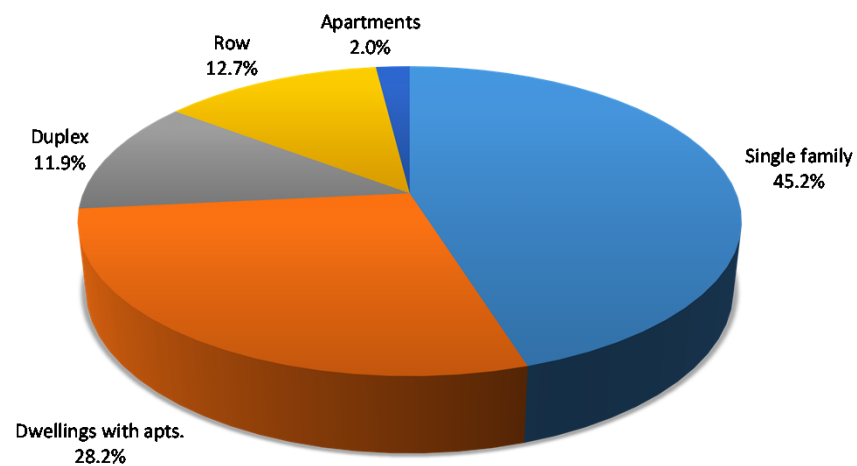
# Residential permit activity

**Residential Building Permits Issued (units)  
Town of Gander, 2010 to 2023\***



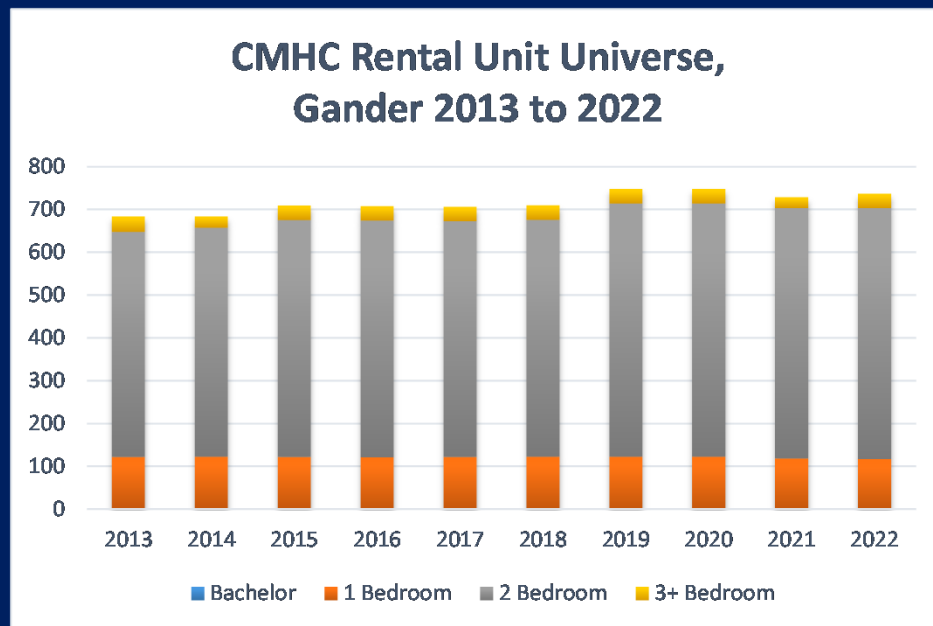
Source: Town of Gander  
Note: 2023\* figures represent partial year only

**Annual Avg. of Permits Issued for New Units in  
Gander, 2010 to 2022**



Source: Town of Gander Building Permit Data, 2010 to 2023

# The Rental Market



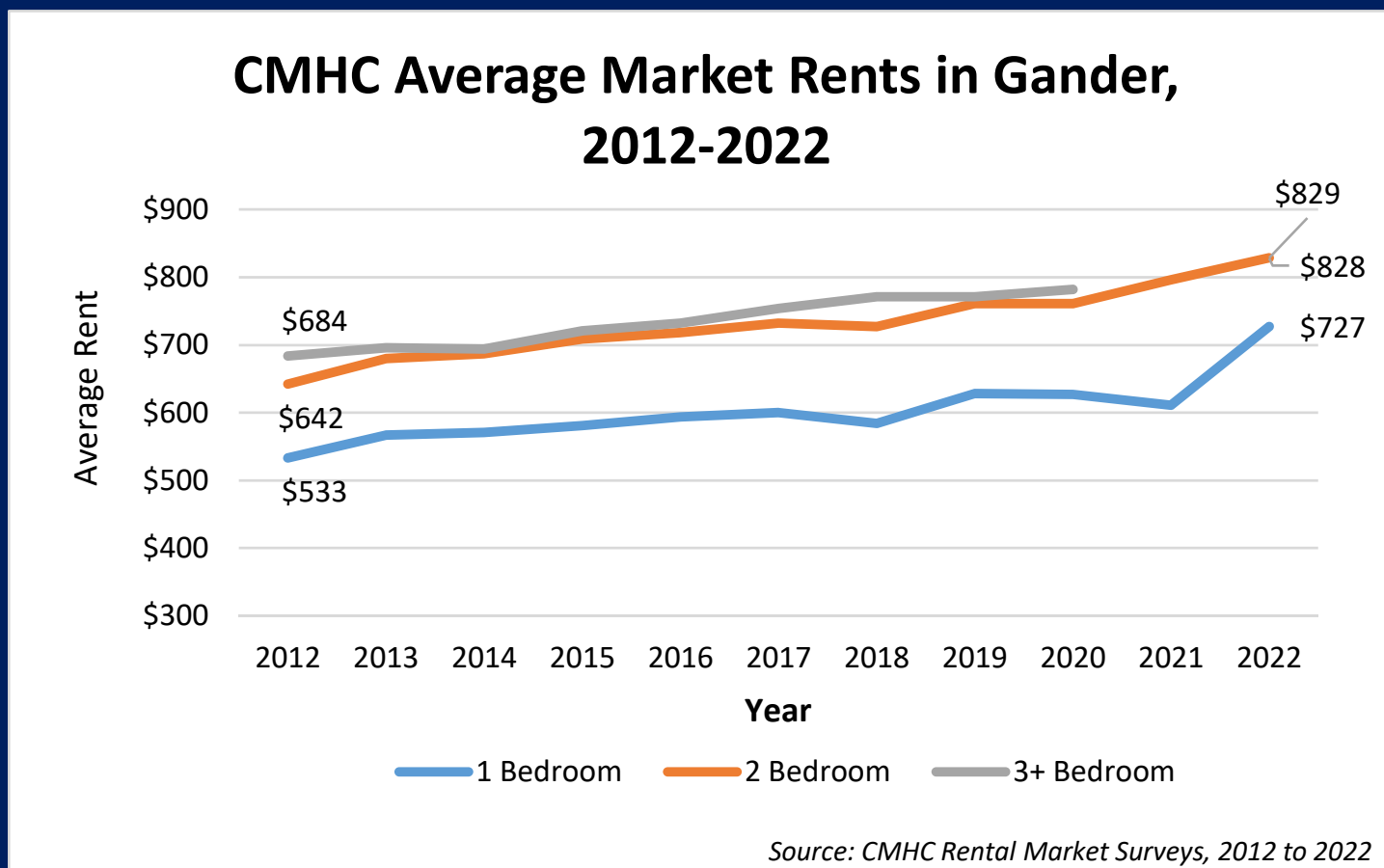
*There are different components within the rental market...*

- Renter households in 2021 = 1,870
- Primary rental universe = 729
- Secondary market = 1,141

Includes:

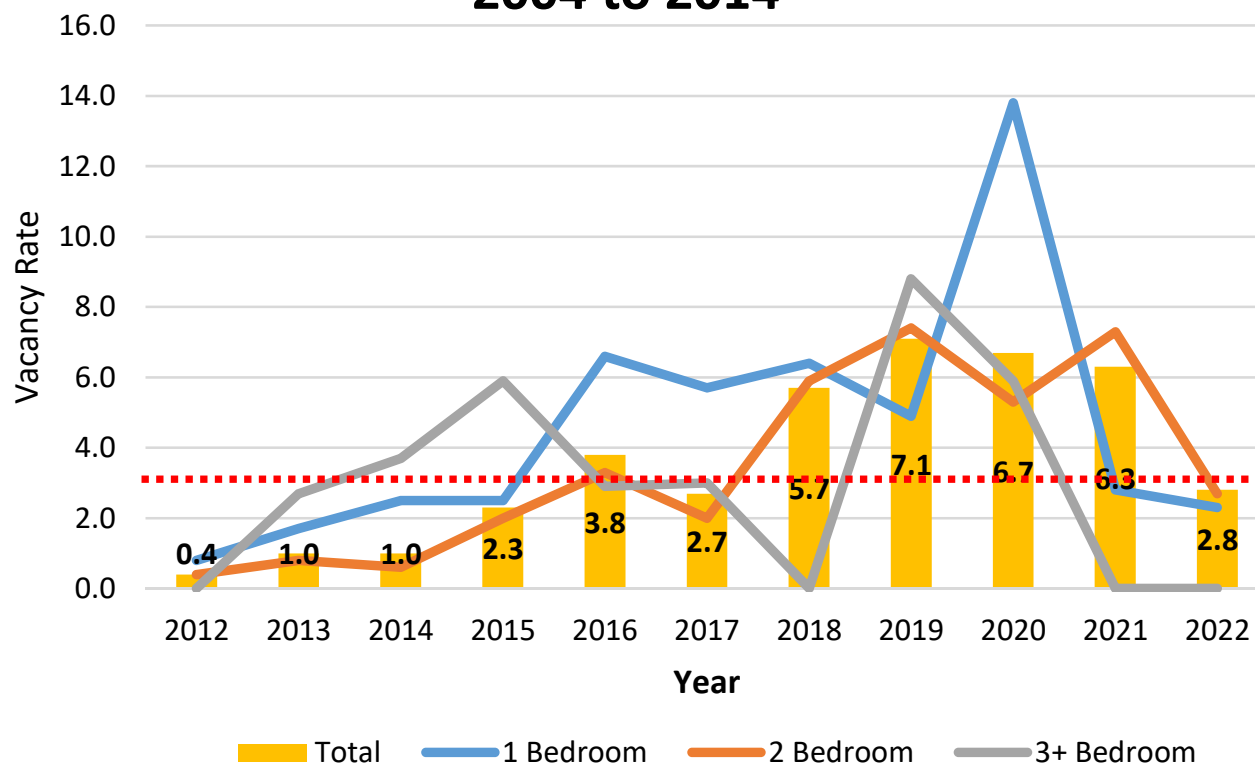
- Small purpose-built units
- Non-traditional rentals
- Short term rentals (e.g. AirBnB)

# Average rents (Primary market)



# Vacancy rates (Primary market)

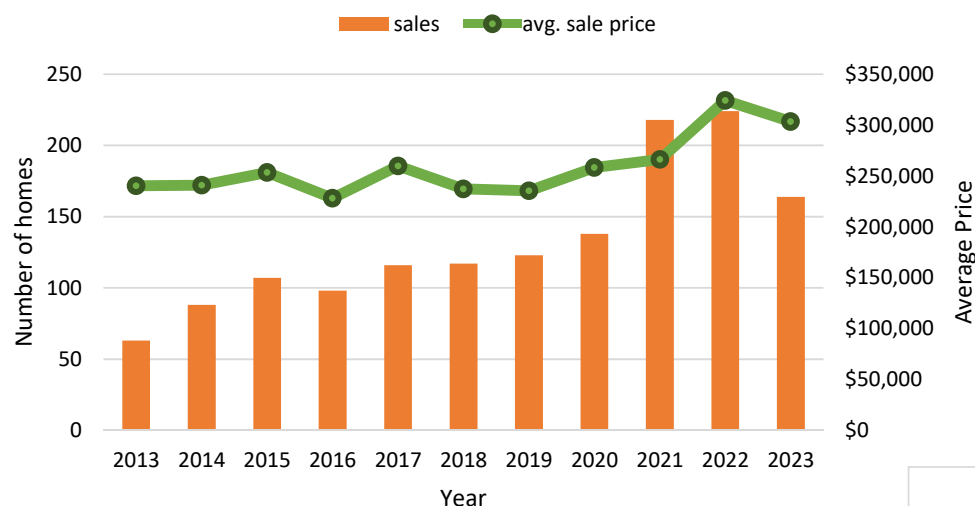
## Vacancy Rate in Gander by Unit Size, 2004 to 2014



Source: CMHC Rental Market Surveys, 2005 to 2014

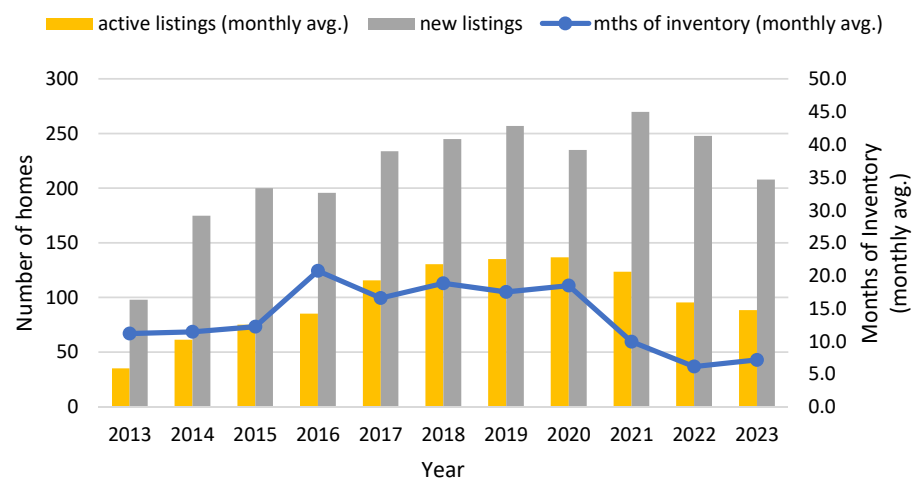
# Ownership market activity

**Gander House Sales and Avg. Prices (MLS data)**



Source: MLS Data provided via Roy

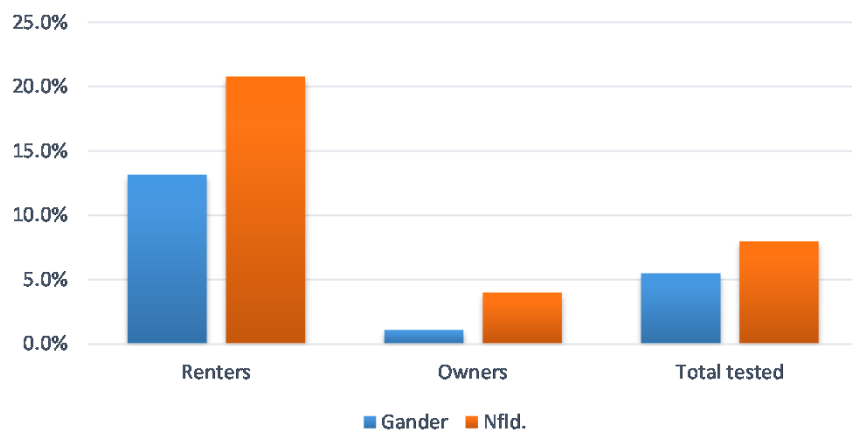
**Gander House Sales Activity (MLS data)**



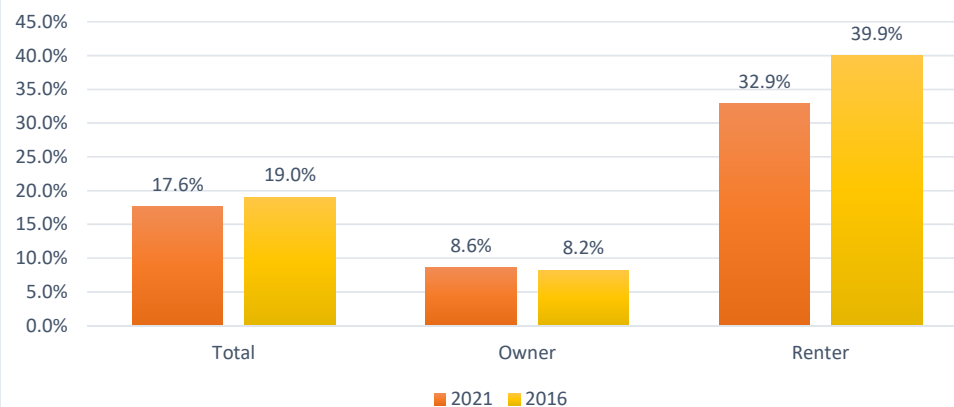
Source: MLS Data provided via Royal LePage

# Measures of affordability

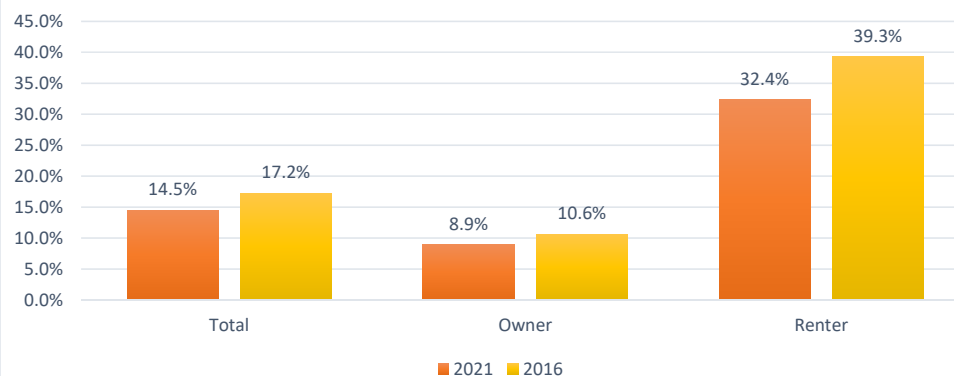
Percent of households in core need, 2021



Households in Gander spending > 30% on Shelter



Households in Nfld. spending > 30% on Shelter



# Translating affordability

*Common definition: Where a household spends no more than 30% of their gross income on shelter*

## For renters:

Based on avg. rent of \$721 to \$829

- 1 bedroom – min. \$29,000
- 2 bedroom – min. \$33,000
- 3 bedroom – min. \$33,000

## For owners:

Based on avg. price of \$324,262

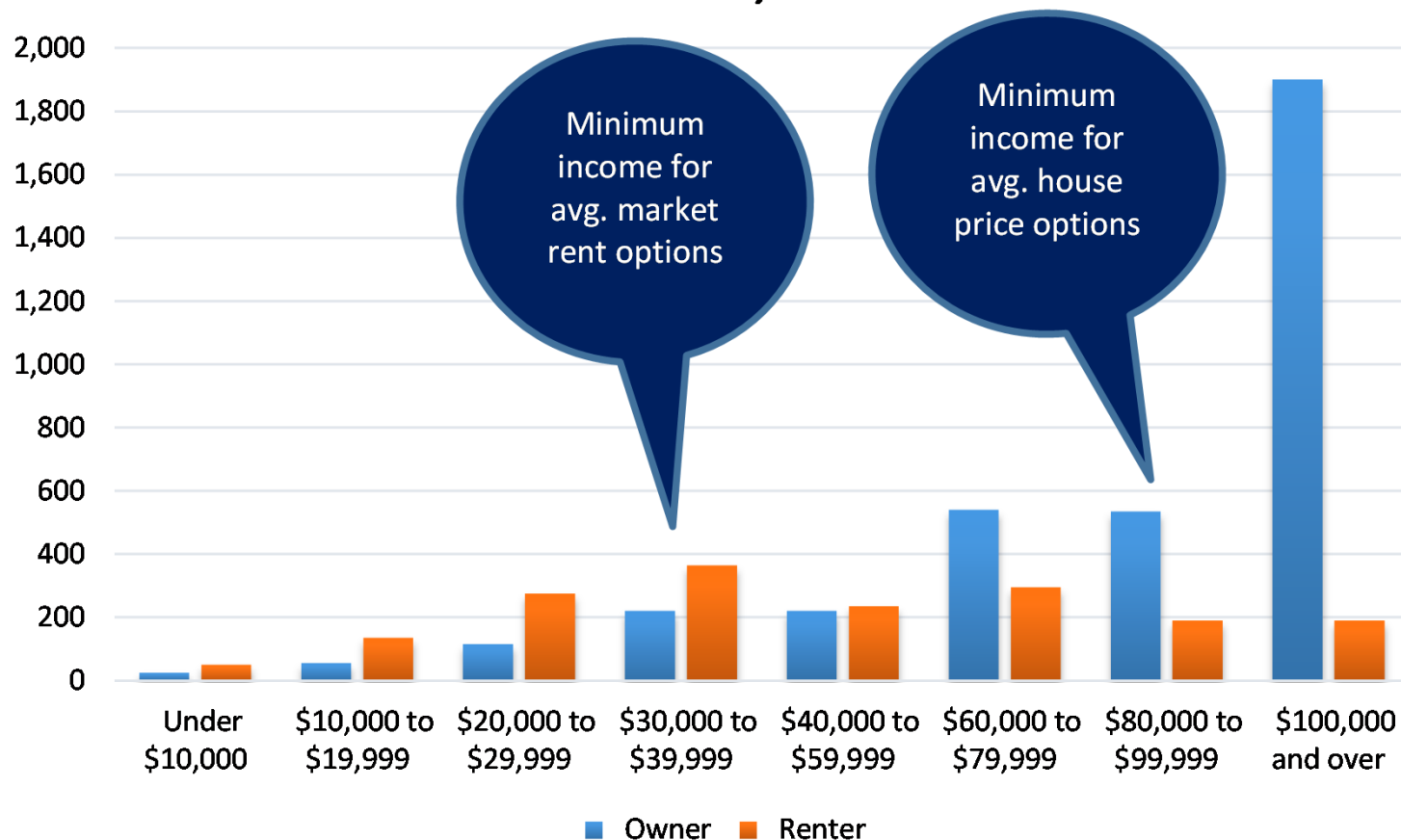
- Base case – min. \$82,000
- Stress tested – min. \$89,000

*NOTE: For illustration only, subject to further validation based on broader market data*



# Affordability vs. The Market

## Household Income distribution by Tenure - Gander CA, 2021



# Questions?



# Your perspectives on housing: Questions for consideration

1. What are the emerging housing needs/priorities you are seeing across the local market?
2. What in your opinion is driving these needs?
3. Is the local housing market responding to these needs and if not, what gaps are not being served?
4. What in your mind are possible options/strategies for addressing these gaps?
5. What is the most important thing the Housing Need Assessment Update could do to advance local housing solutions?

# Next steps in the process

1. Finish information gathering and analysis
2. Undertake policy assessment on approaches and options (January 2024)
3. Consult with stakeholders on policy findings and directions (late January 2024)
4. Develop summary report with recommendations on addressing gaps (February 2024)

# Other options to share your views

- Community on-line survey  
*<https://www.gandercanada.com/>*
- Project mailbox (e-mail)  
*[buildupgander@gandercanada.com](mailto:buildupgander@gandercanada.com)*



## Questions?

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