

Housing Needs Assessment Update Town of Gander

Community Open House on Housing

December 12th, 2023



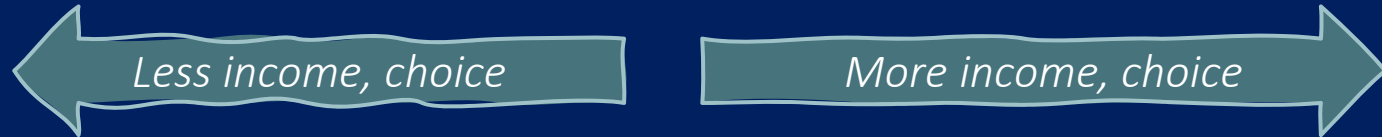
Today's Session

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

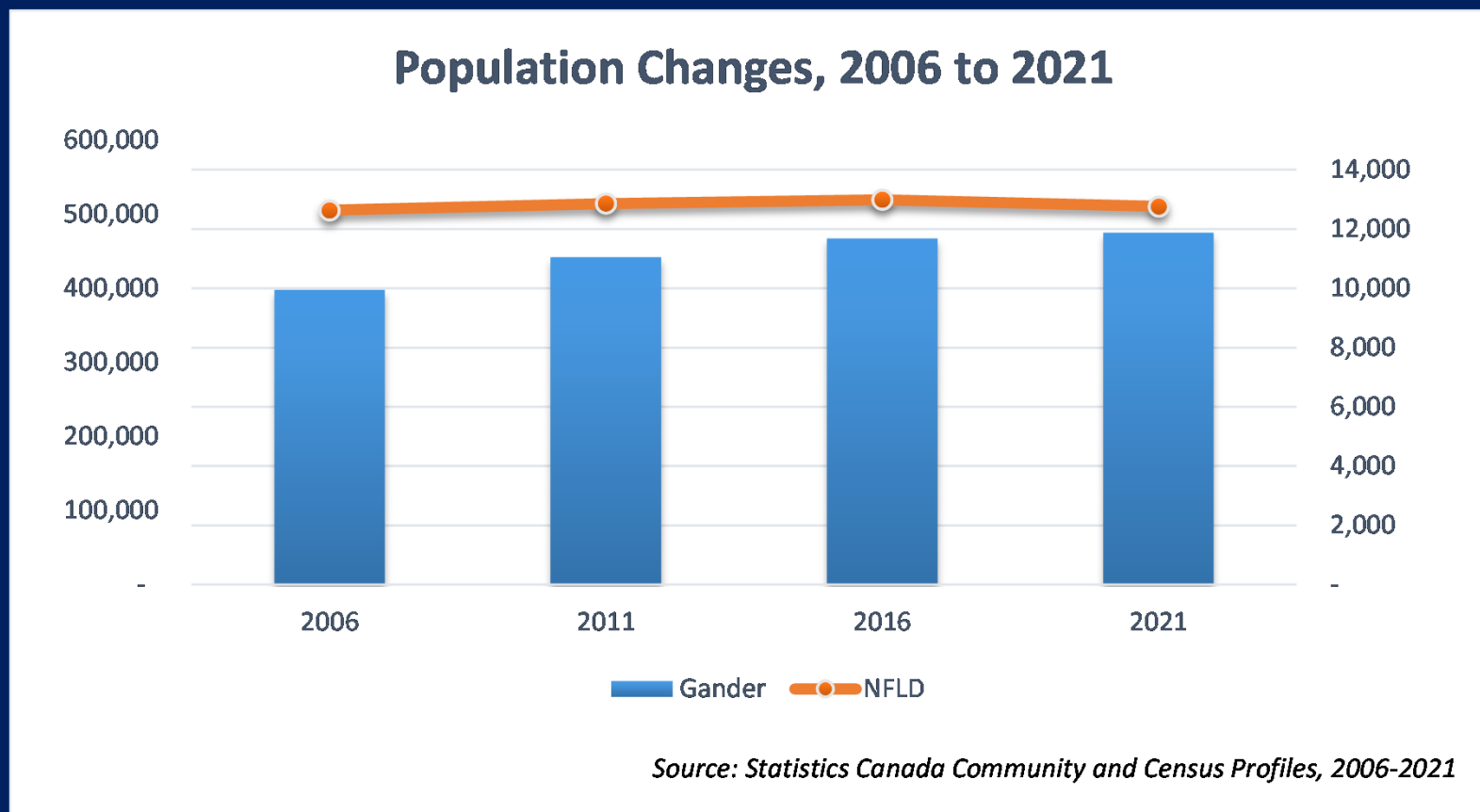
Stakeholder engagement

- **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
 - 2nd 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

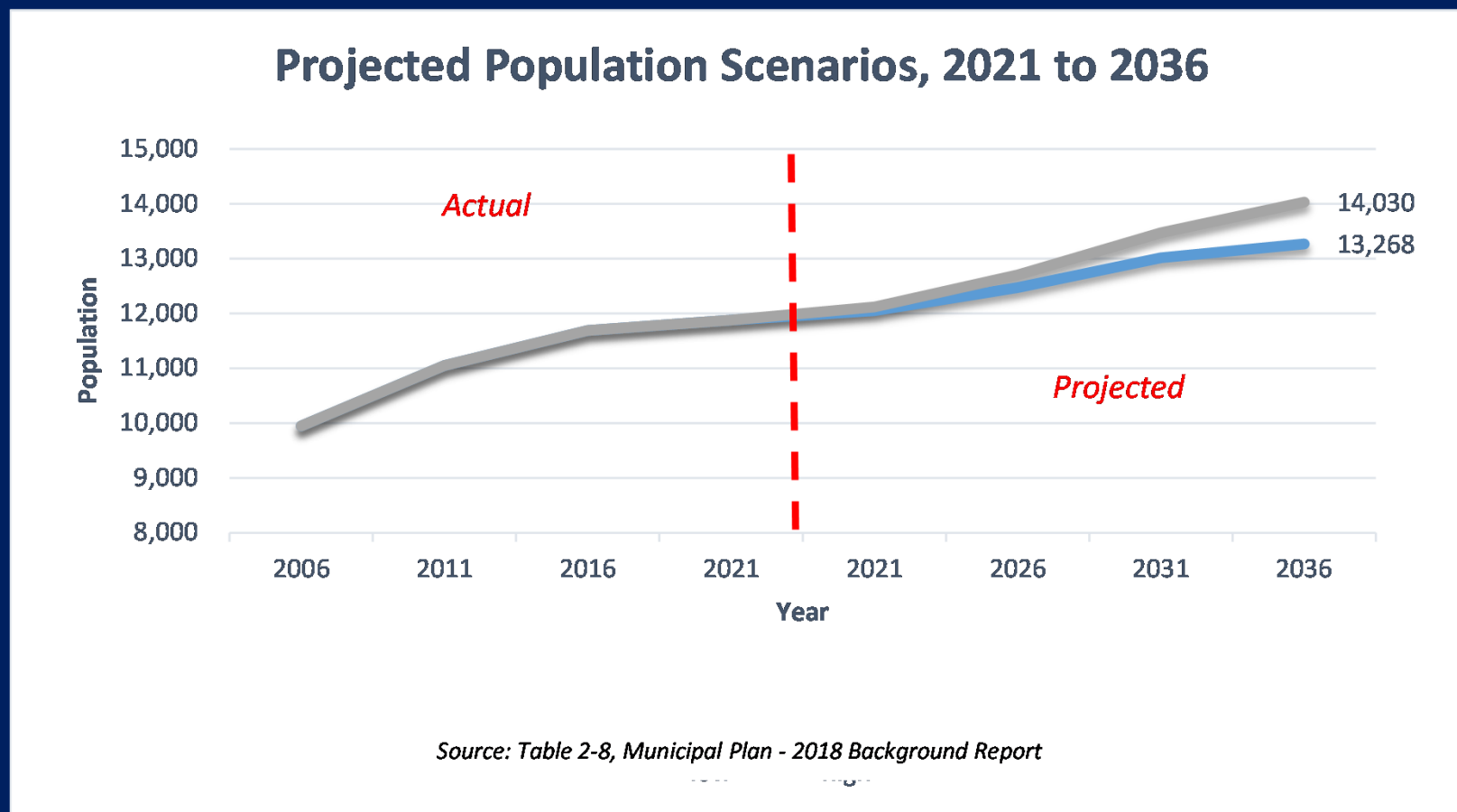
Preliminary Findings

Data insights on demand, supply and affordability

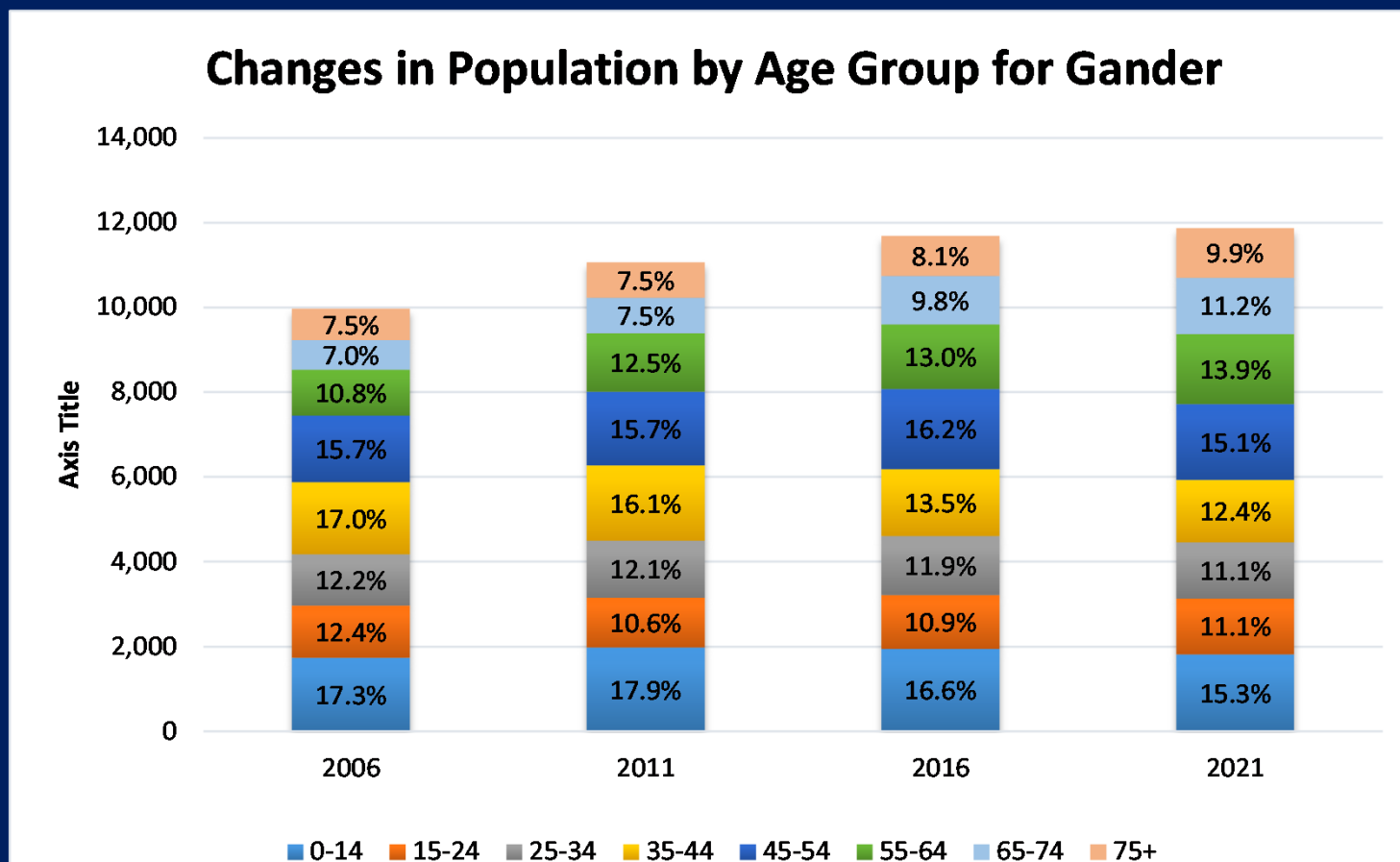
Population



Projected growth



Age Profile

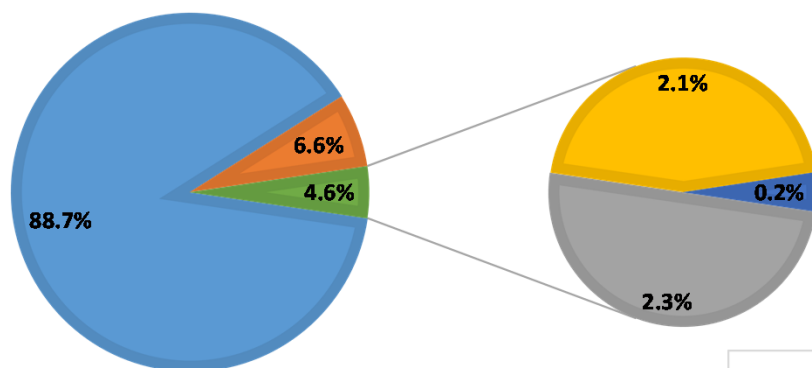


Source: Statistics Canada Community and Census Profiles, 2006-2021

Mobility

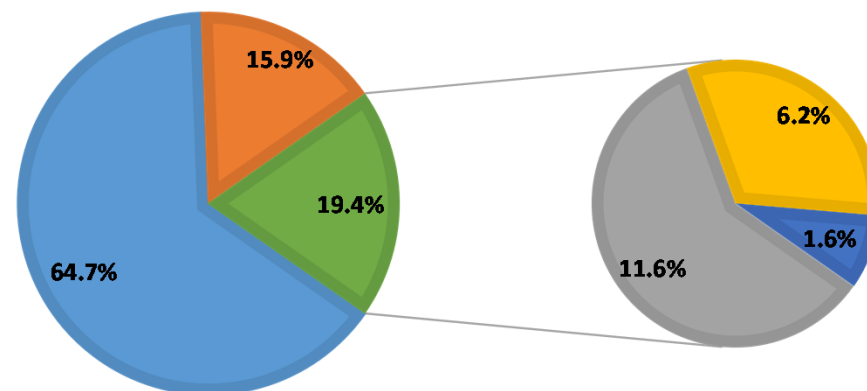
MOBILITY STATUS 1 YEAR AGO (2021)

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



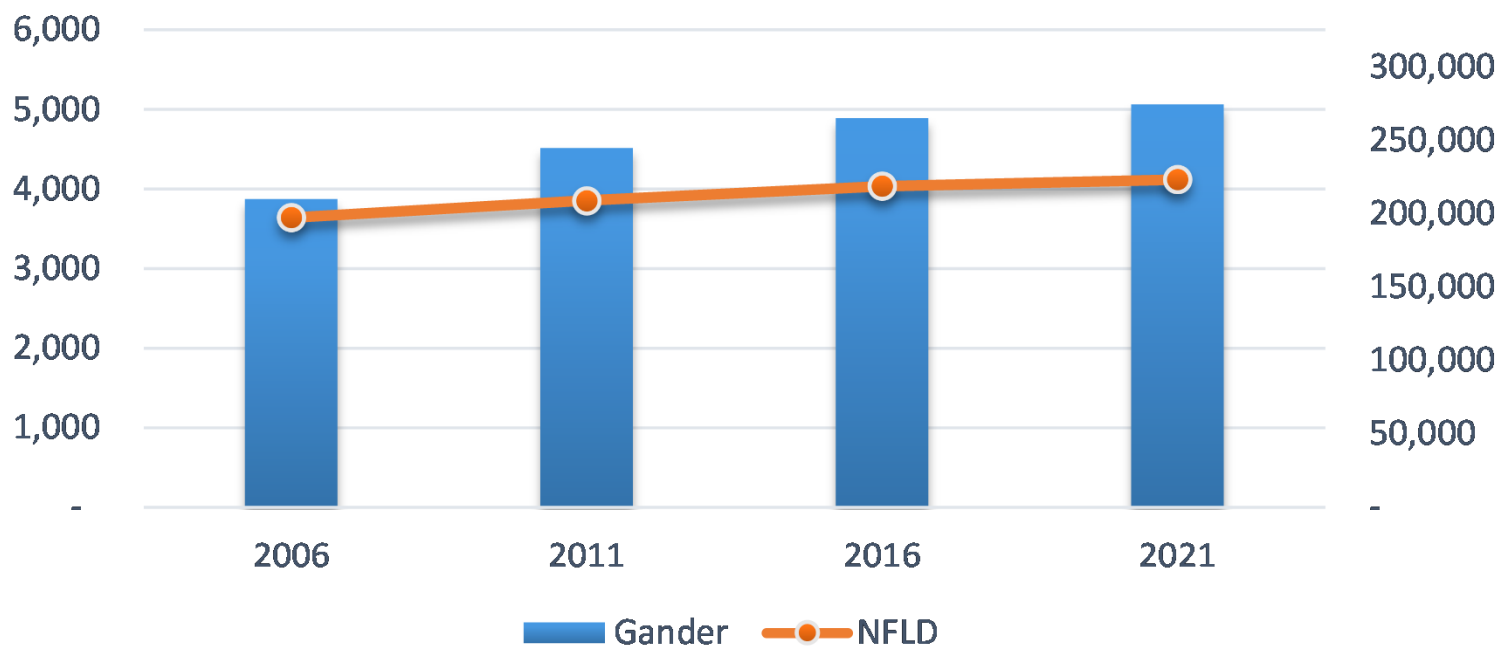
MOBILITY STATUS 5 YEARS AGO (2021)

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



Households

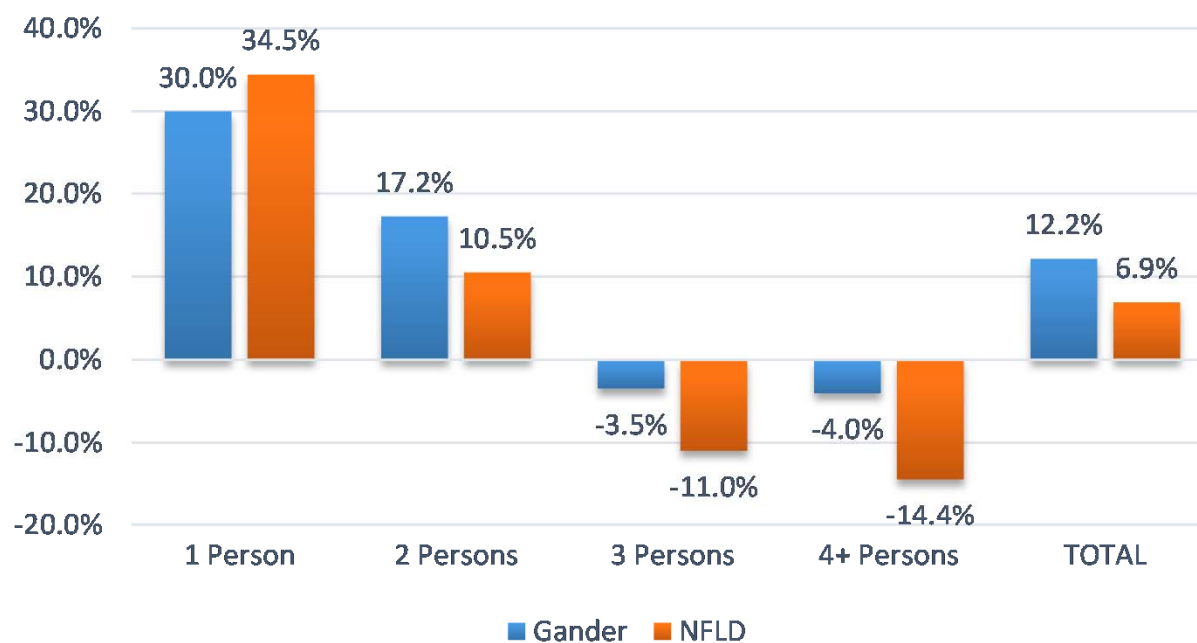
Trends in Total Households, 2006 to 2021



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

Household size trending

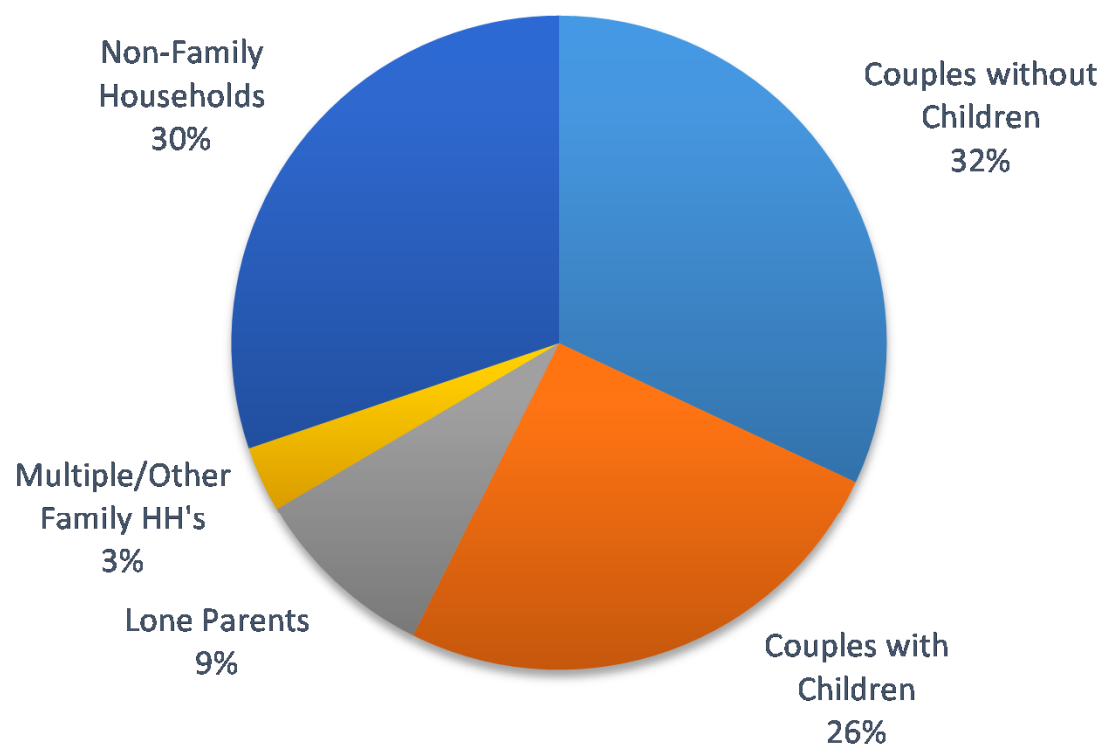
Changes in Household Size, 2011 to 2021



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

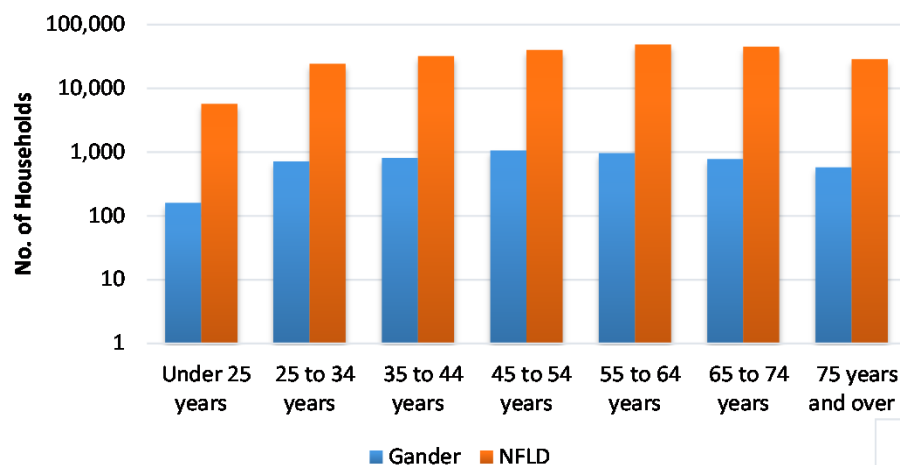
Household types

Household Type in Gander, 2021

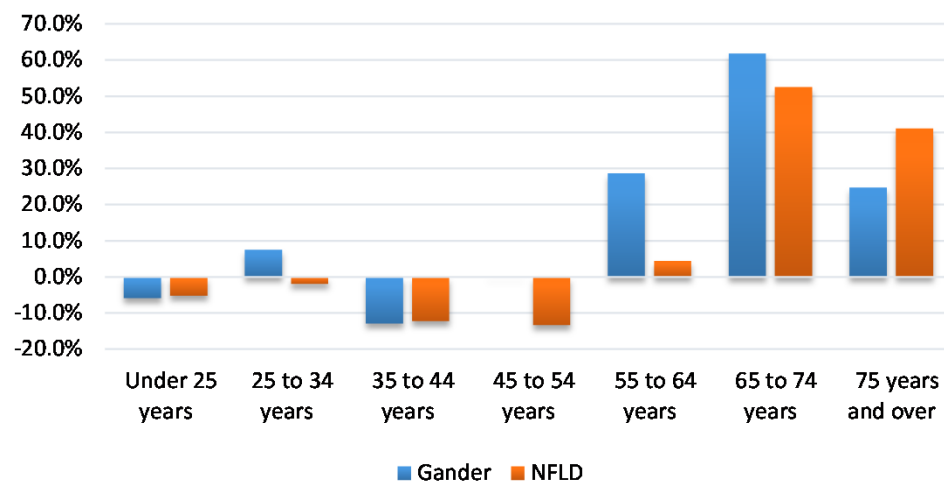


Household maintainer

Age of Household Maintainer, 2021

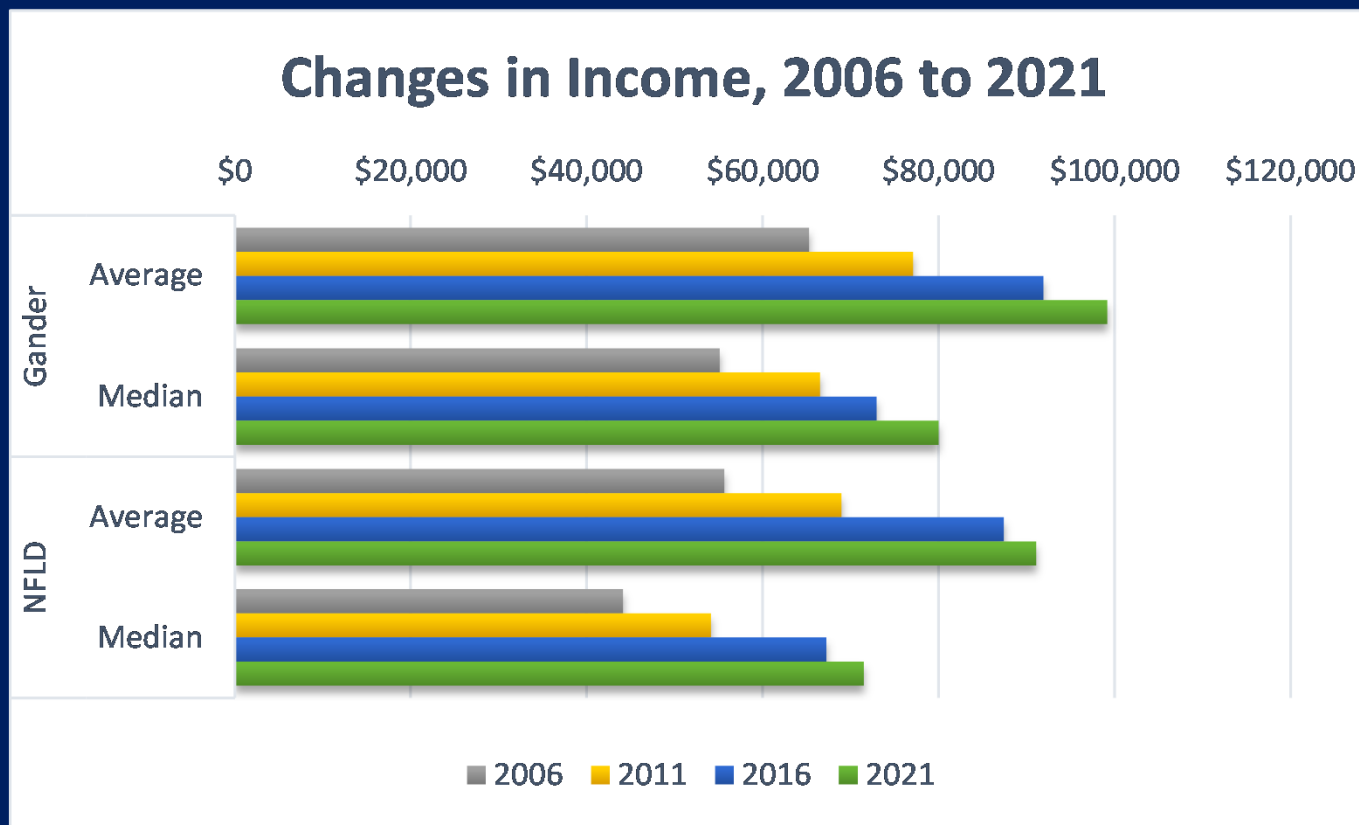


Changes in Age of Household Maintainer 2011 to 2021



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

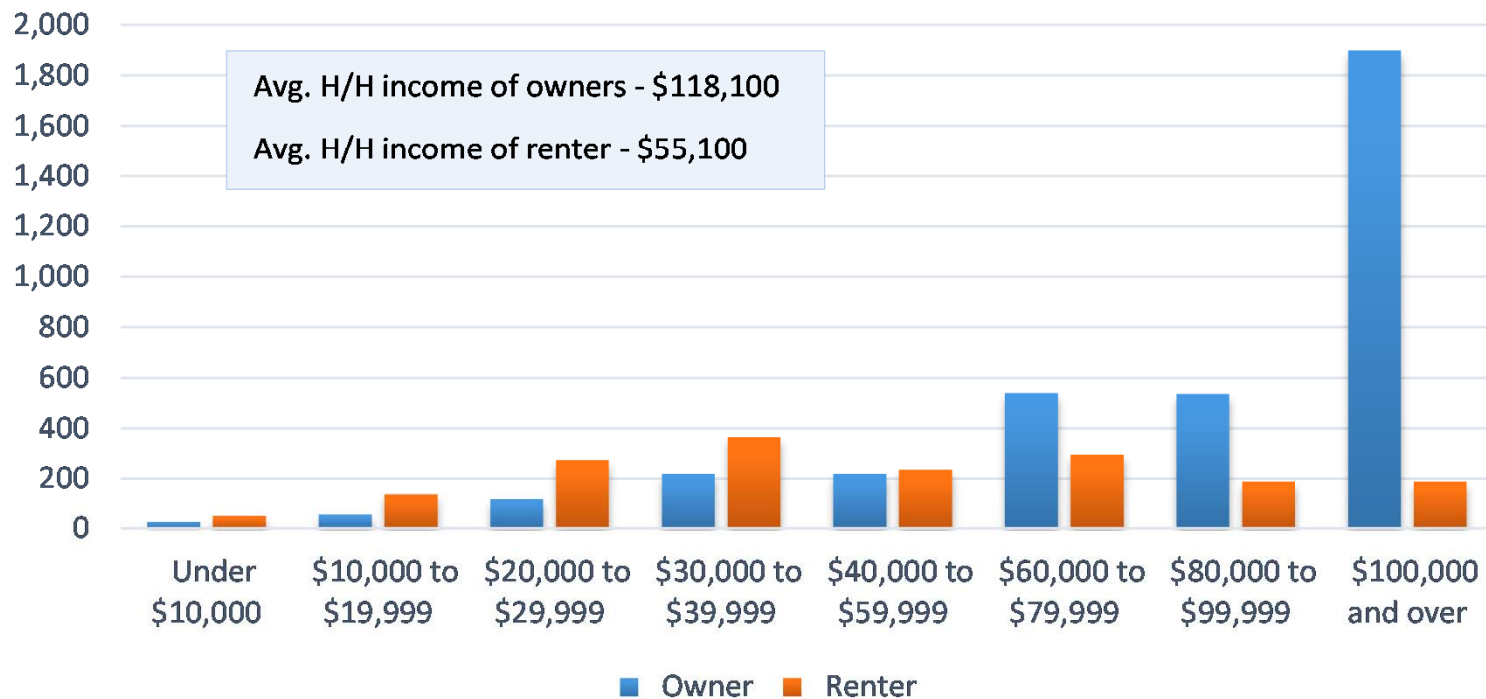
Household Income



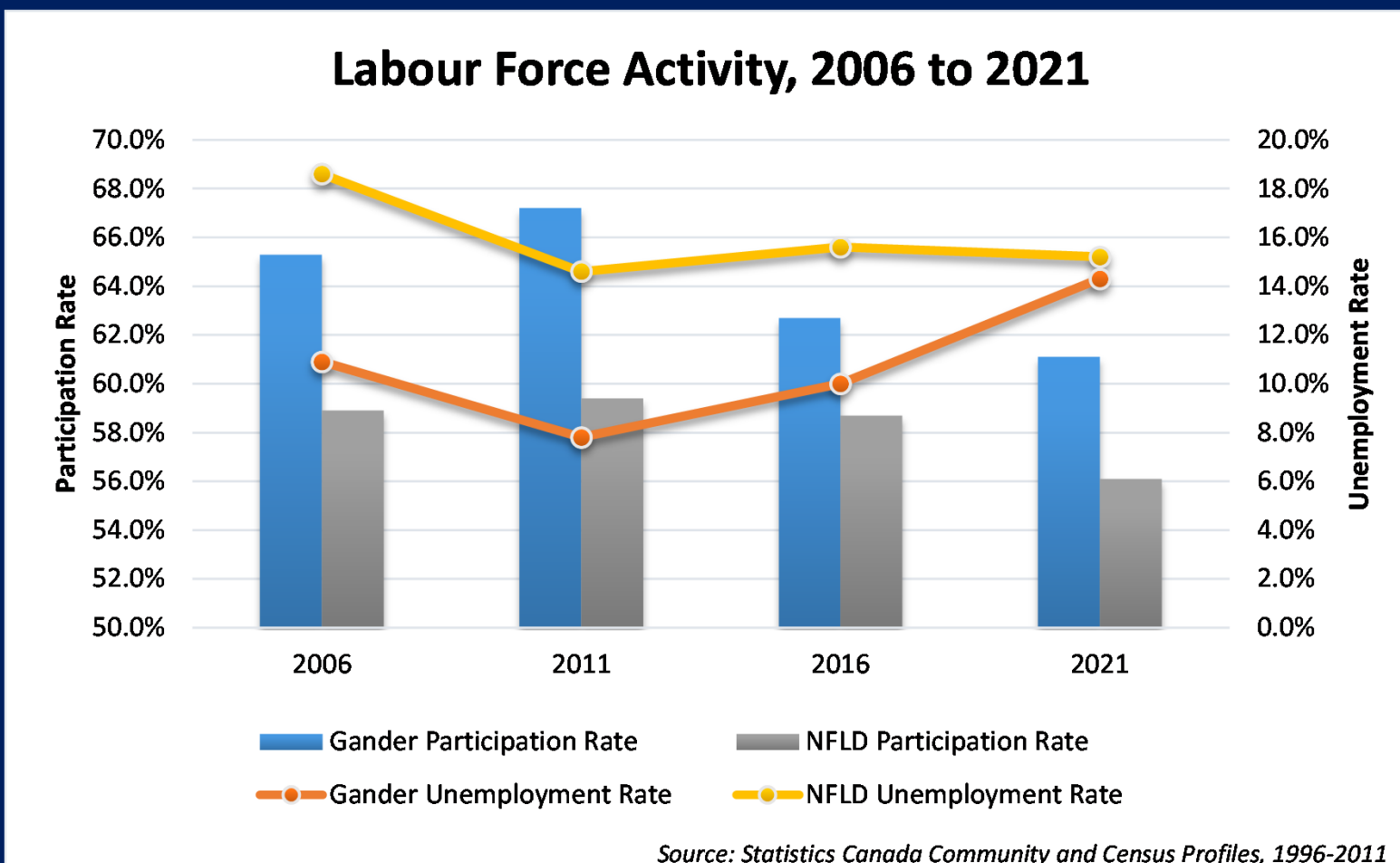
Household Income		1996	2001	2006	2011	2016	2021
Gander	Average	\$49,770	\$58,043	\$65,302	\$77,079	\$91,901	\$99,200
	Median	\$45,698	\$48,281	\$55,146	\$66,526	\$72,944	\$80,000
NFLD	Average	\$41,064	\$46,290	\$55,620	\$68,979	\$87,392	\$91,100
	Median	\$34,036	\$37,614	\$44,136	\$54,156	\$67,272	\$71,500

Income distribution by tenure

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



Labour force



Employment by sector

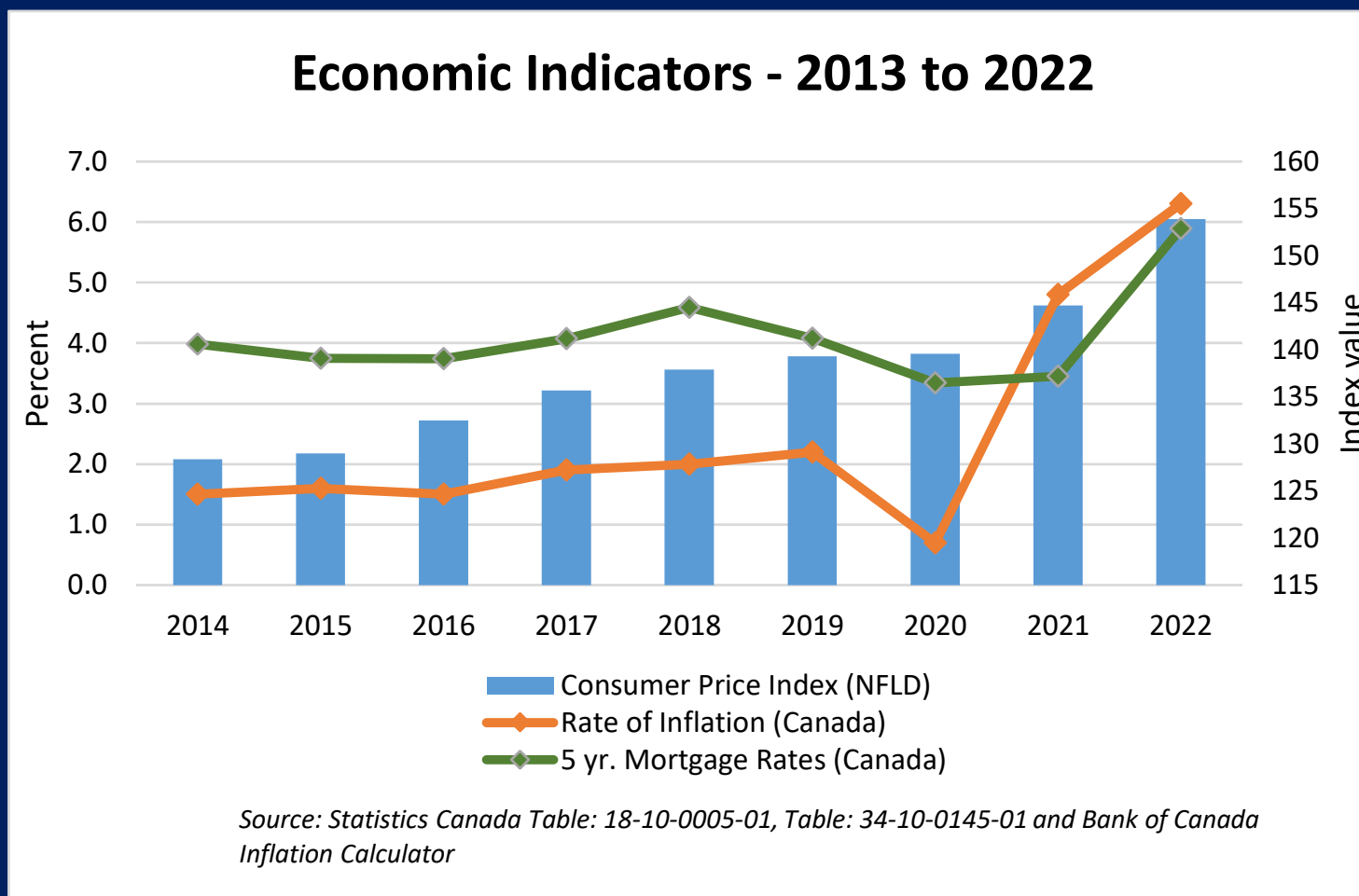
Employment Sectors - Top Categories 2021	
Town of Gander	#
Health care and social assistance	1,195
Retail trade	1,030
Public administration	595
Accommodation and food services	500
Educational services	350
Sub-total	3,670
Total Labour Force	5,765

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%

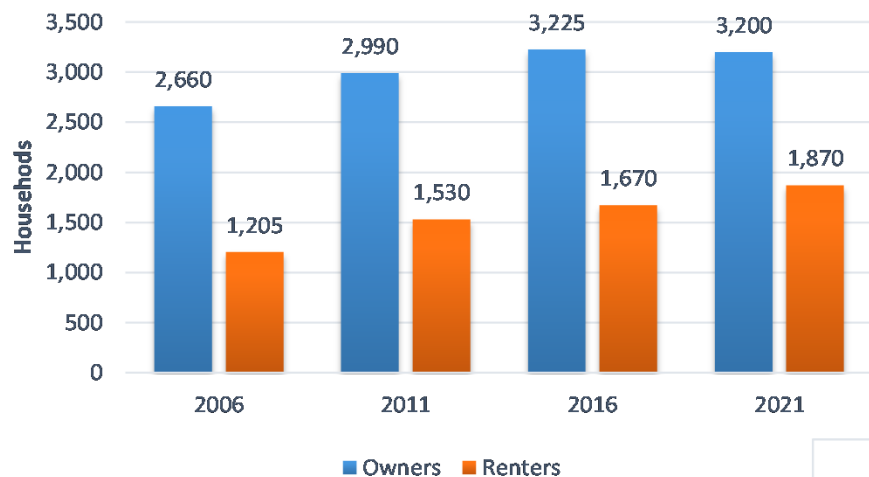
Source: Statistics Canada Community and Census Profiles, 2011-2021

The Economy



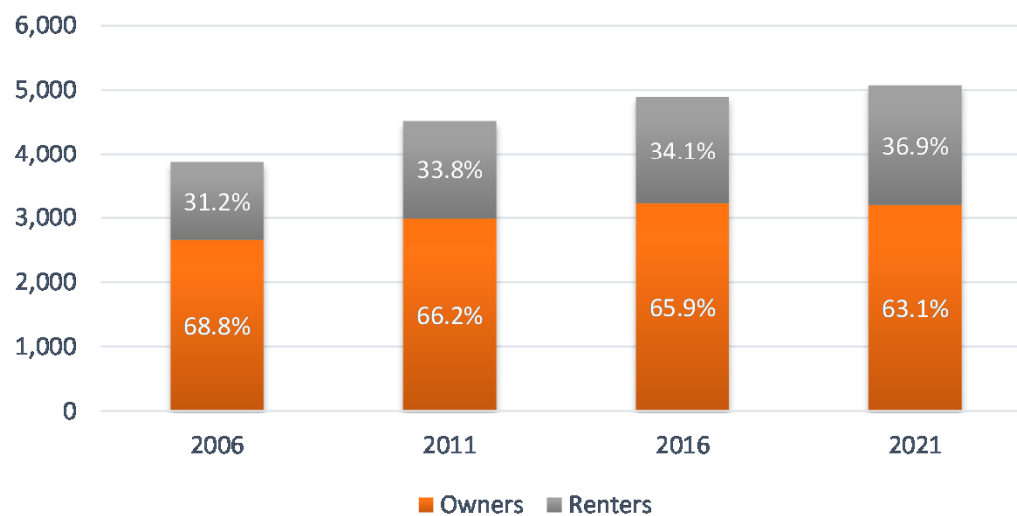
Housing Tenure

Housing Tenure in Gander, 2006 to 2021



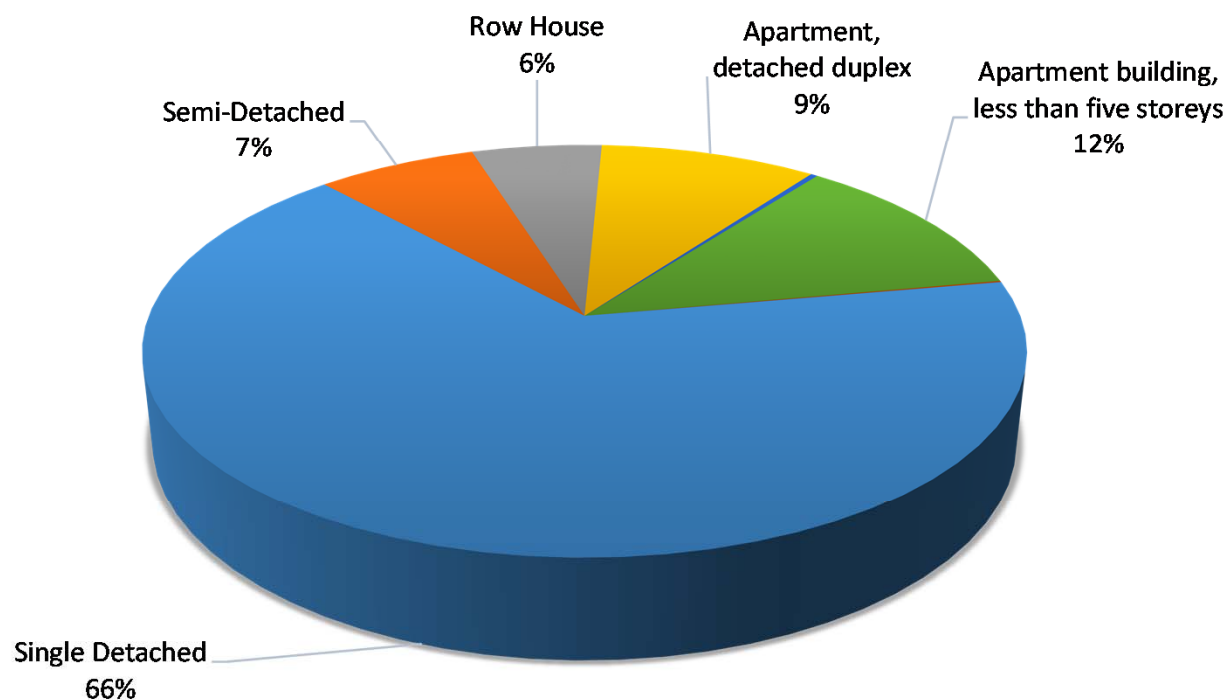
Source: Statistics Canada Community and Census Profiles, 2006 to 2021

Changing Tenure in Gander, 2006 to 2021



Dwelling by structure type

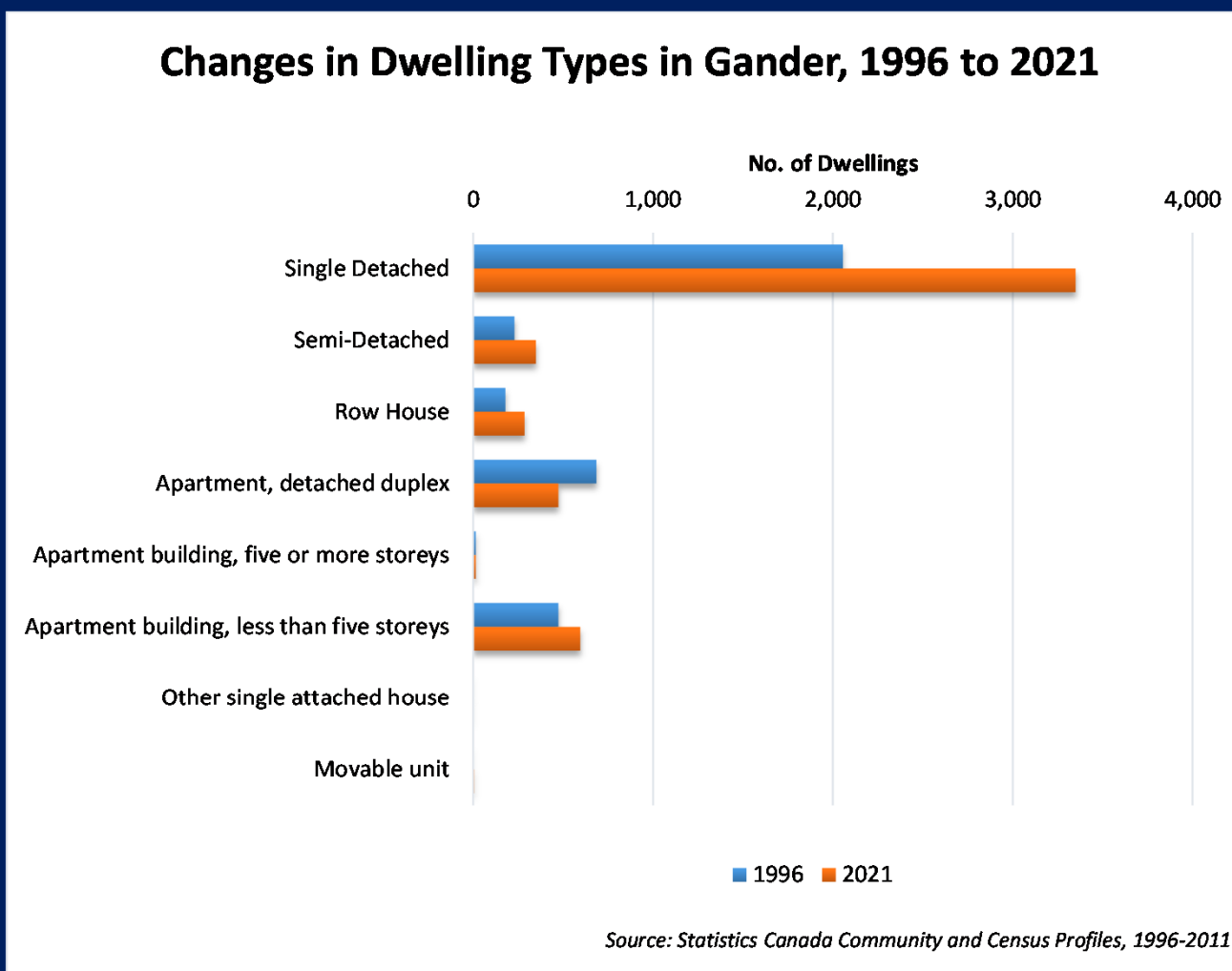
Dwelling Types in Gander - 2011



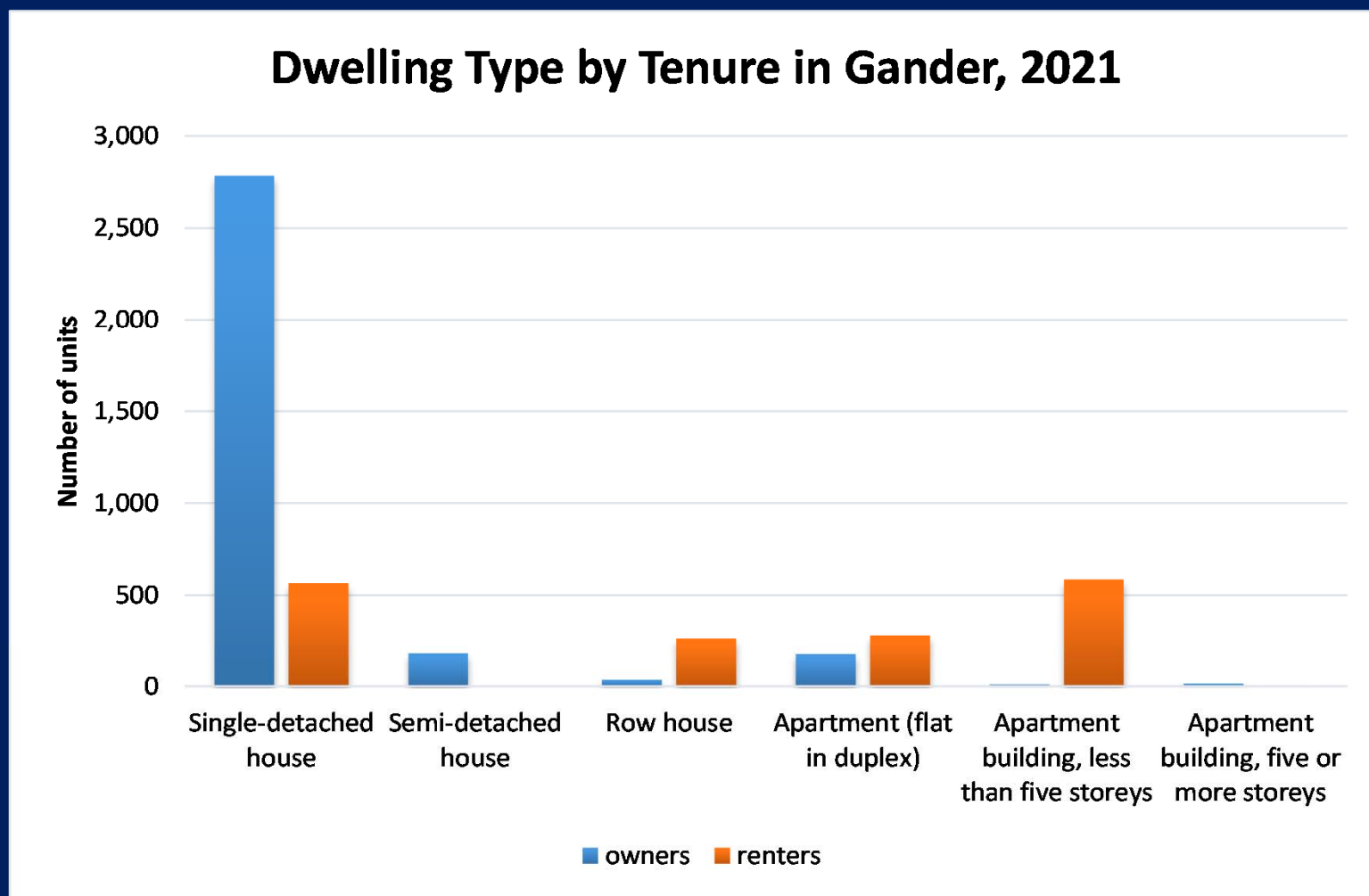
Source: Statistics Canada Community and Census Profiles, 2011

Dwelling types over time

Changes in Dwelling Types in Gander, 1996 to 2021

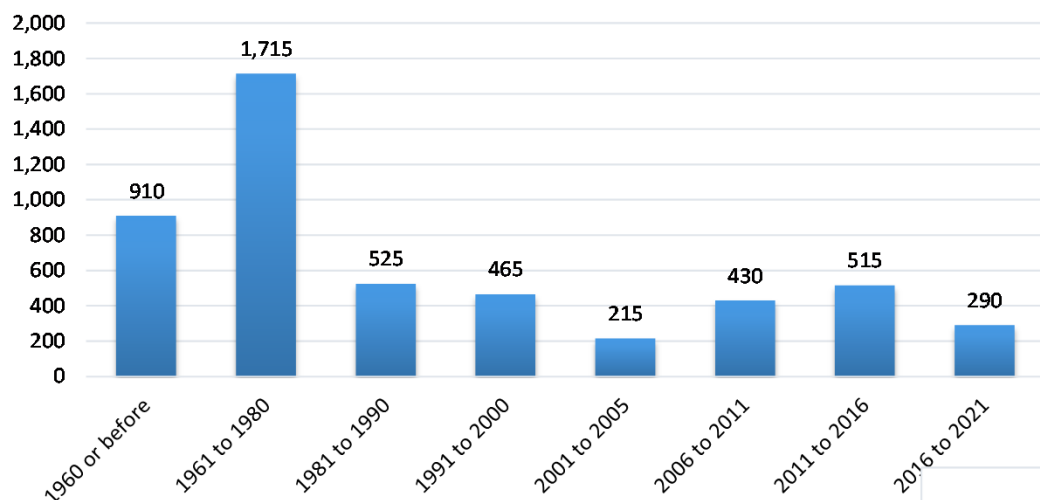


Dwelling type by tenure

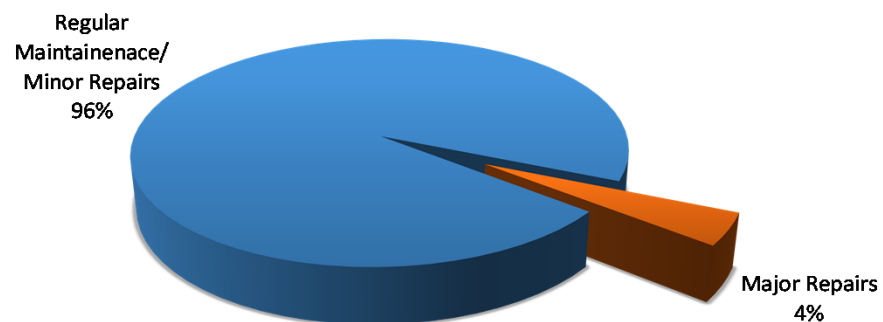


Dwelling age and condition

Dwellings in Gander by Period of Construction, 2021

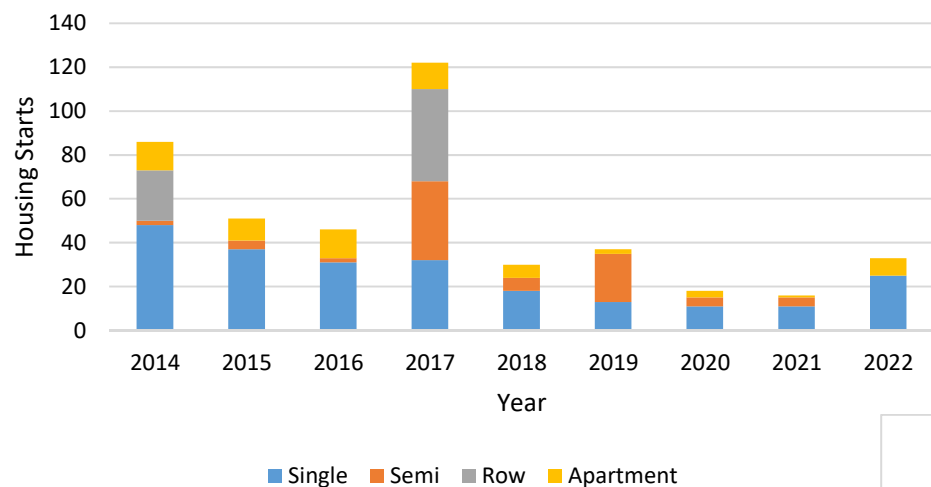


Condition of Dwellings - Gander 2021

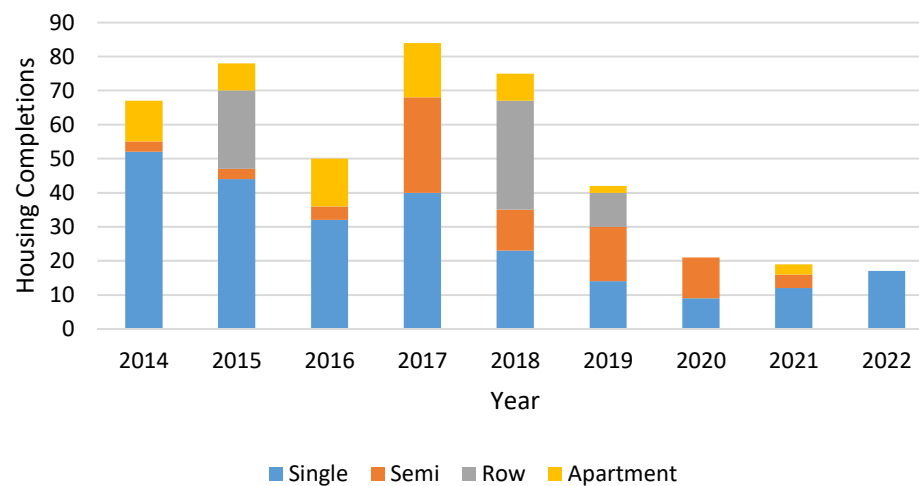


Housing production

Housing Starts in Gander by Type

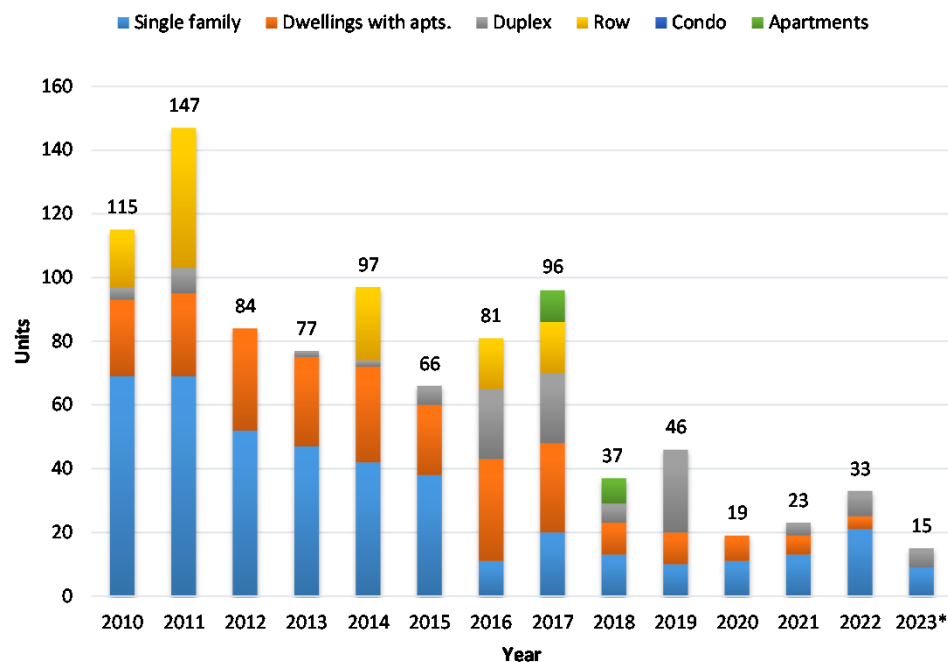


Housing Completions in Gander by Type



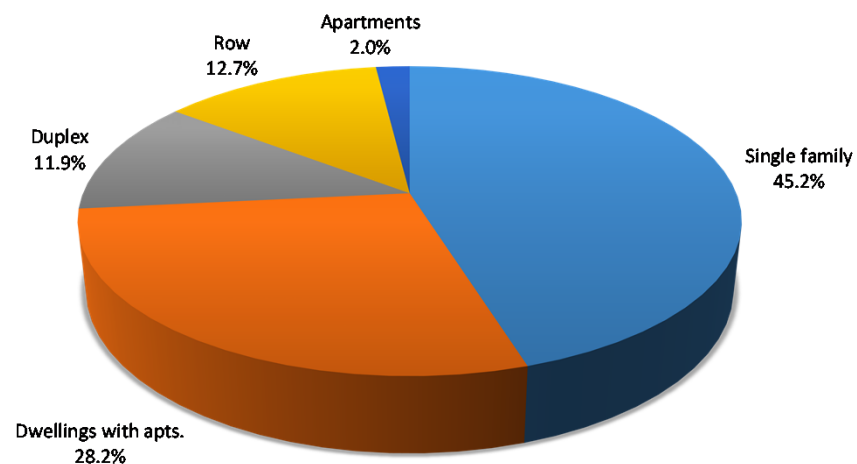
Residential permit activity

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



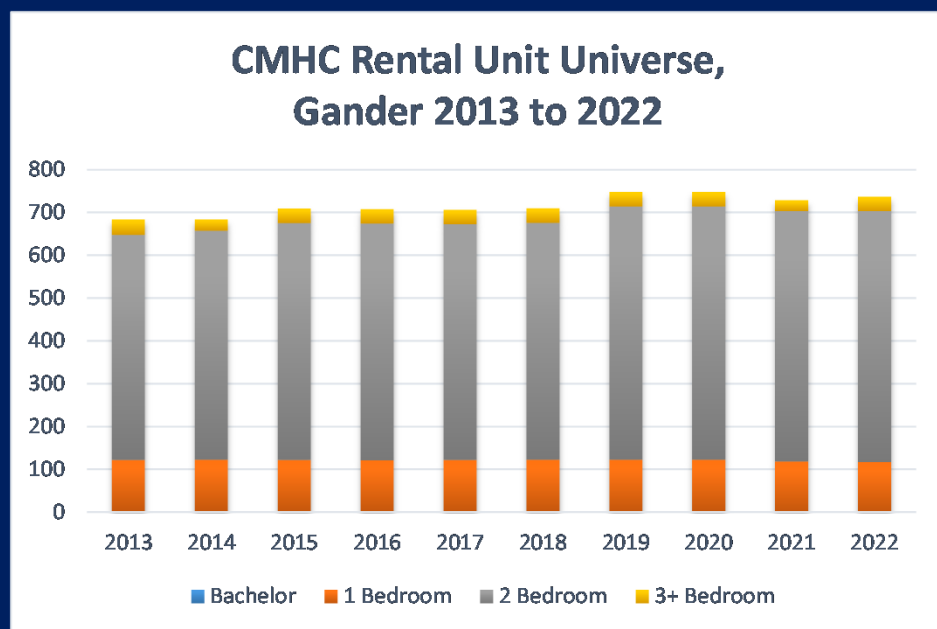
Source: Town of Gander
Note: 2023* figures represent partial year only

**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



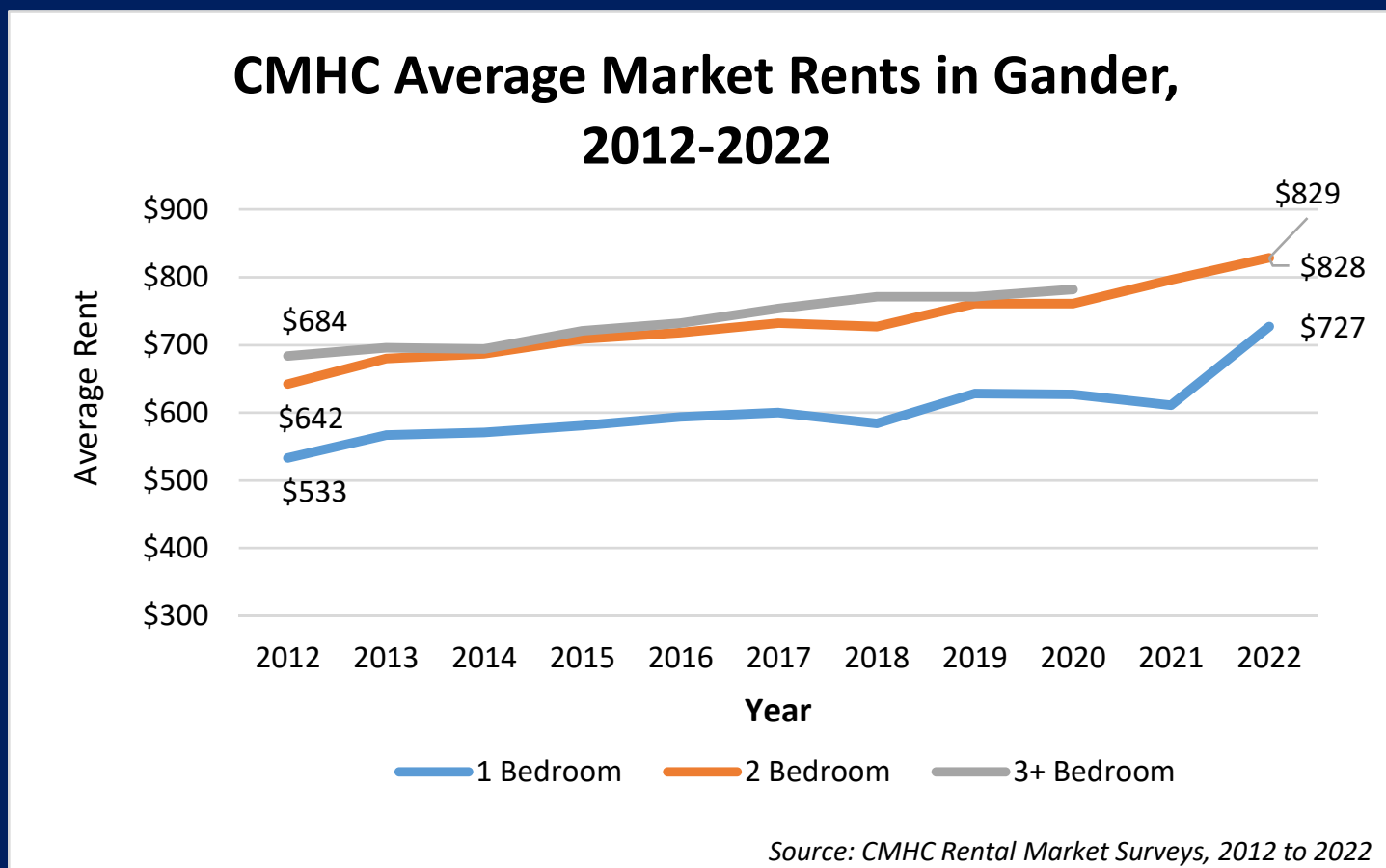
There are different components within the rental market...

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

Includes:

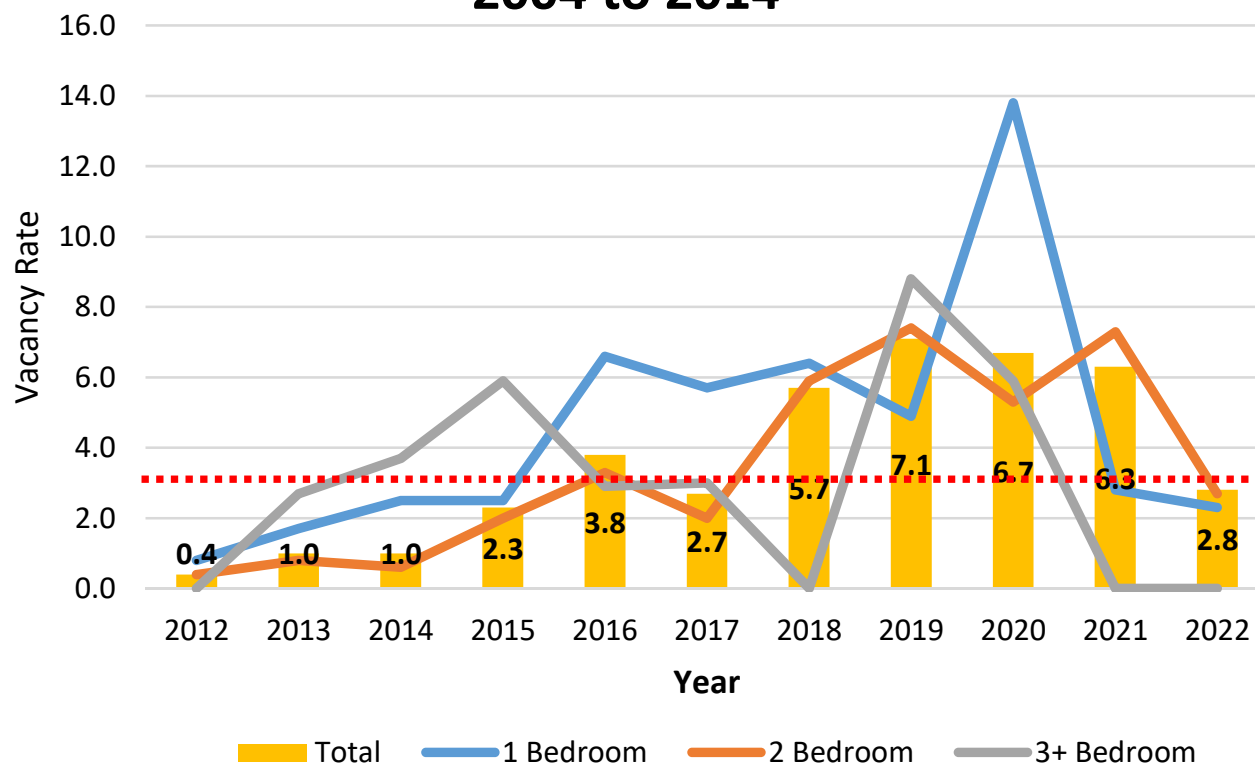
- Small purpose-built units
- Non-traditional rentals
- Short term rentals (e.g. AirBnB)

Average rents (Primary market)



Vacancy rates (Primary market)

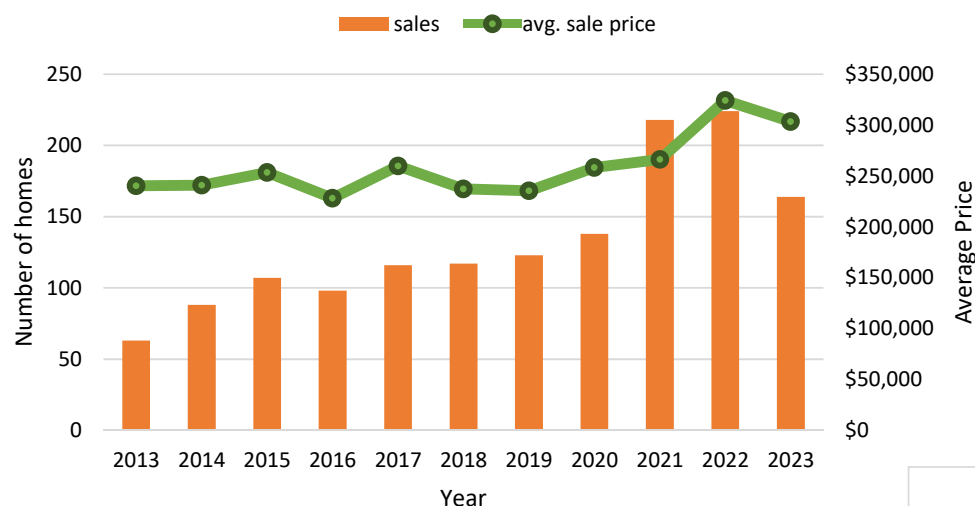
Vacancy Rate in Gander by Unit Size, 2004 to 2014



Source: CMHC Rental Market Surveys, 2005 to 2014

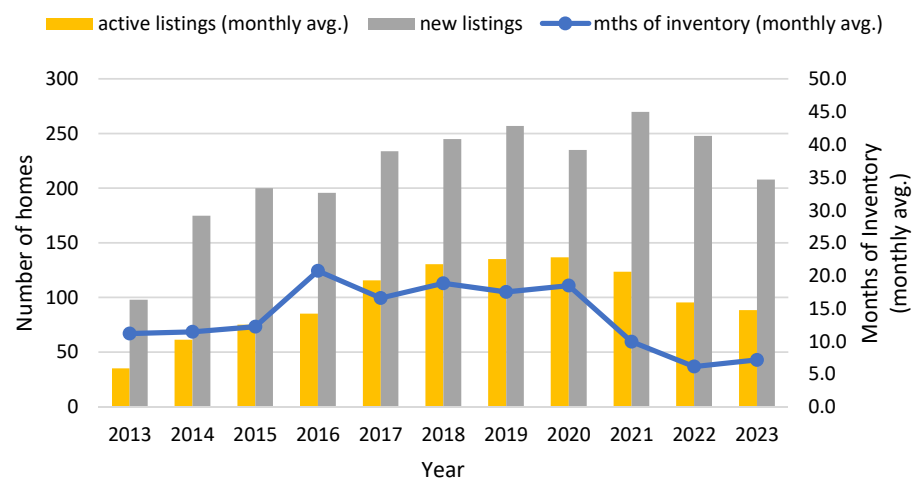
Ownership market activity

Gander House Sales and Avg. Prices (MLS data)



Source: MLS Data provided via Roy

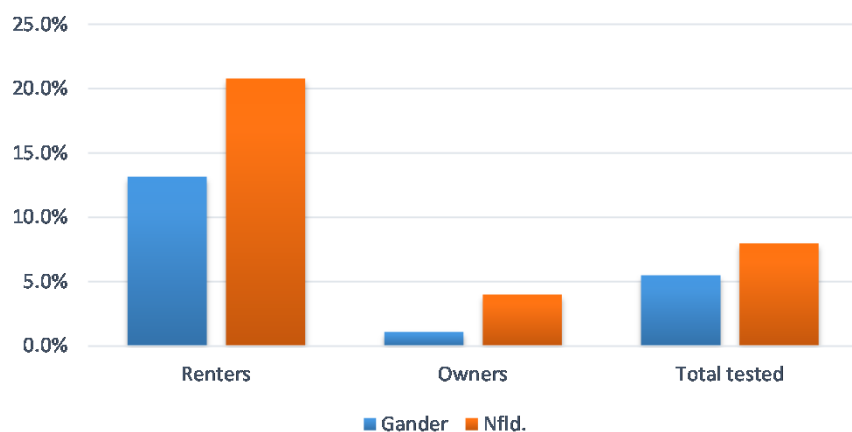
Gander House Sales Activity (MLS data)



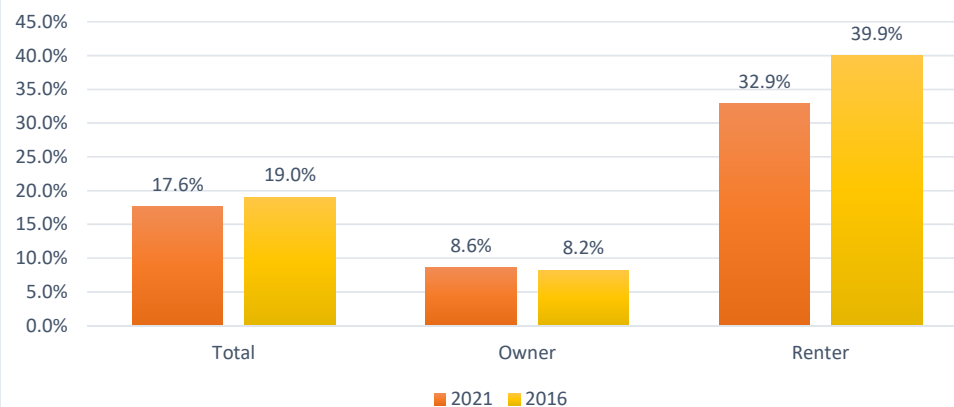
Source: MLS Data provided via Royal LePage

Measures of affordability

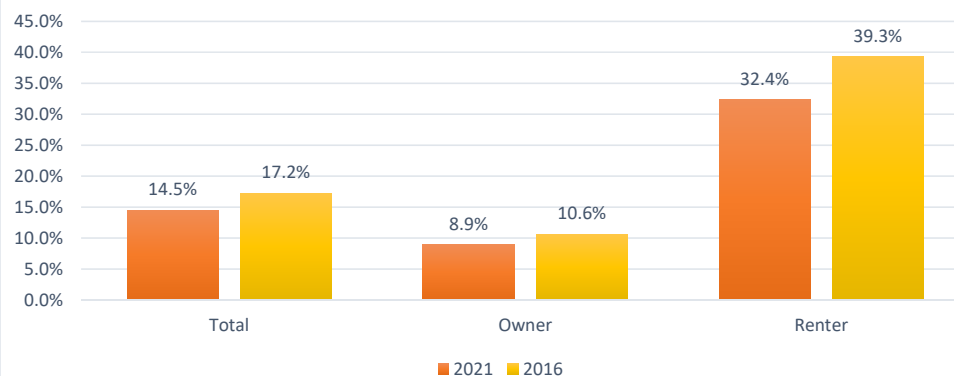
Percent of households in core need, 2021



Households in Gender 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:

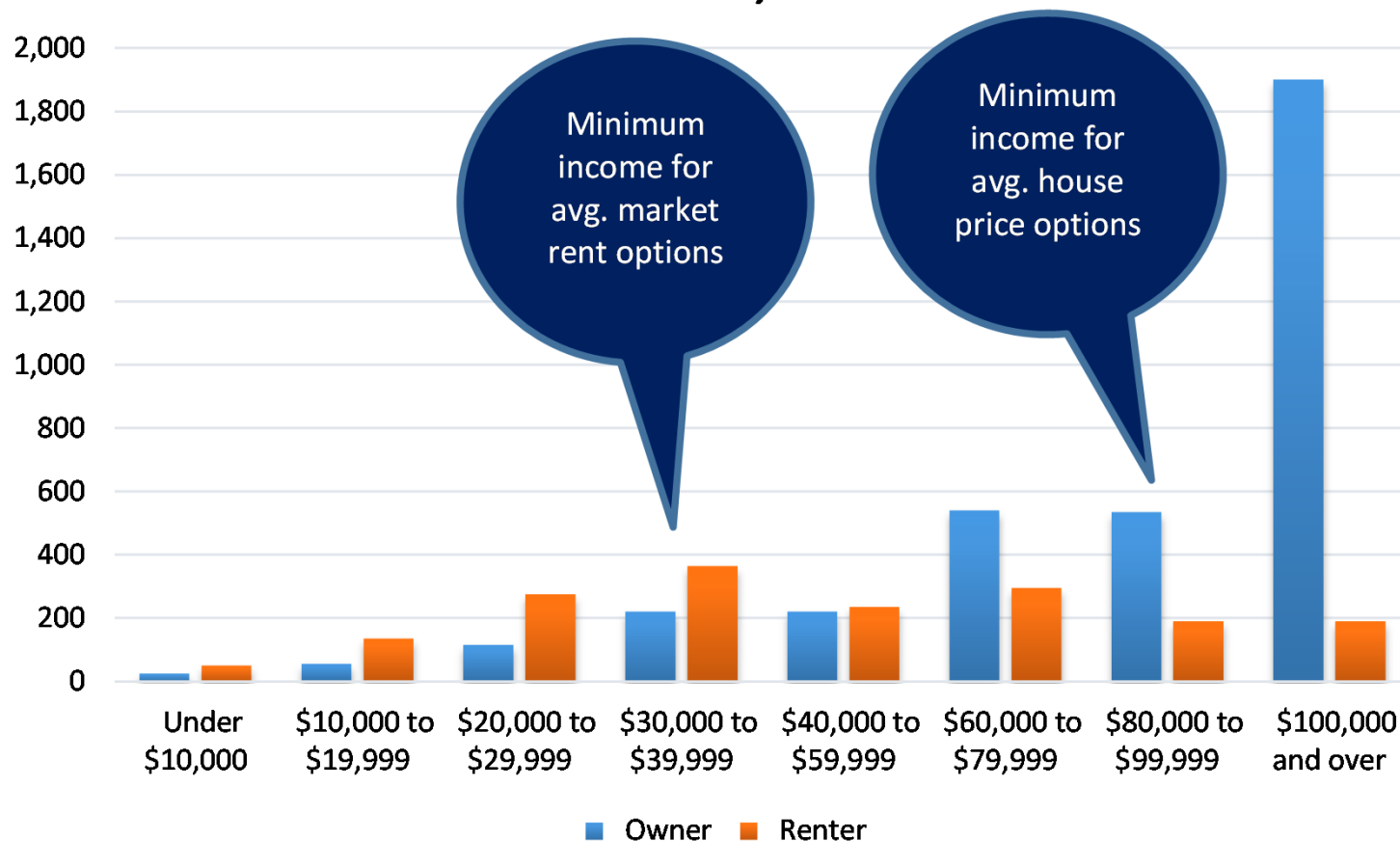
Based on avg. price of \$324,262

- 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



Questions?

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