

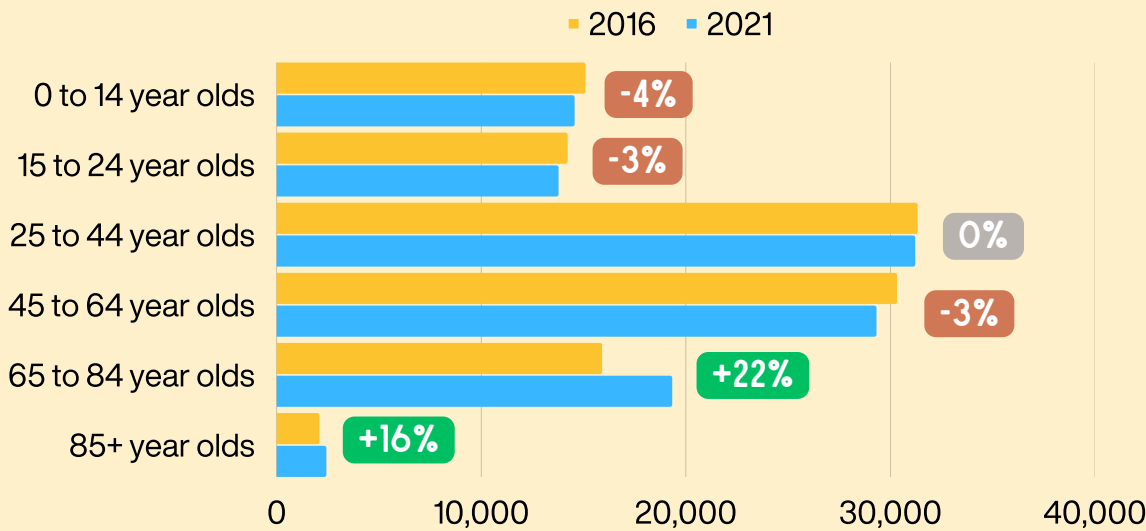


Affordable Housing  
ST. JOHN'S

# COMMUNITY SUMMARY

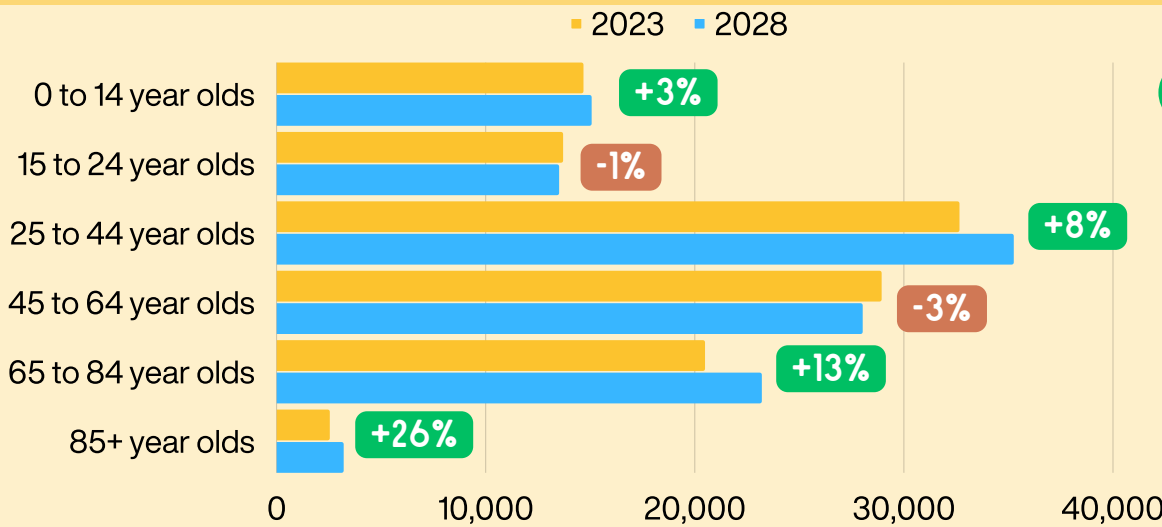
## POPULATION

### RECENT GROWTH



OVERALL, THE  
POPULATION GREW  
BY 2% BETWEEN  
2016 AND 2021

### PROJECTED GROWTH



THE POPULATION IS  
PROJECTED TO  
GROW BY 5%  
BETWEEN 2023-  
2028 (BASED ON  
MEDIUM GROWTH  
SCENARIO)

## NEWCOMERS

**6,565** net people migrated to St. John's in the last 5 years.

**4,940** net migrants arrived in 2021-22 with **3,915** coming from outside of Canada.

# COMMUNITY SUMMARY

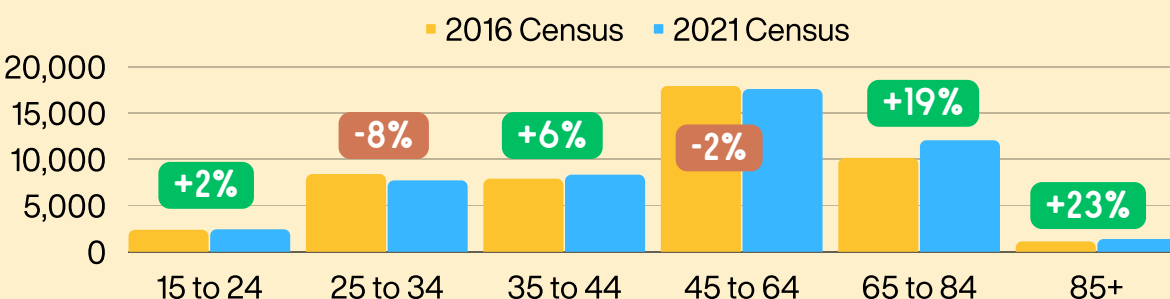


Affordable Housing  
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## HOUSEHOLDS

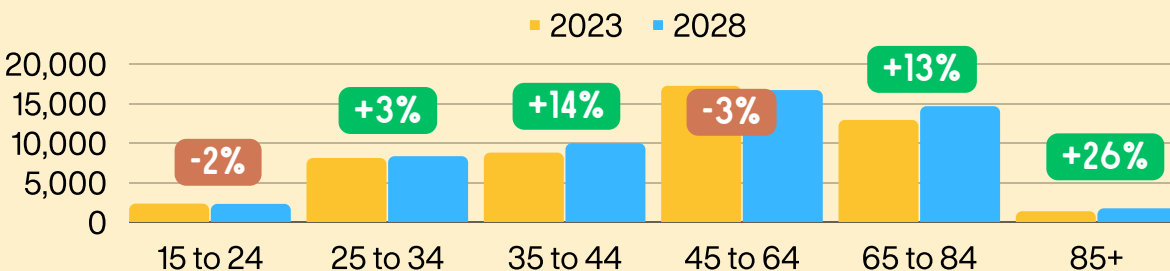
### RECENT GROWTH (BY MAINTAINER AGE COHORT\*)

\*Maintainer age cohort refers to the person residing in a household that is responsible for paying all or the majority of shelter costs.



OVERALL, THE NUMBER OF HOUSEHOLDS GREW BY 3% FROM 2016 TO 2021

### PROJECTED GROWTH

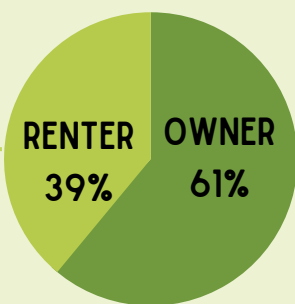


THE NUMBER OF HOUSEHOLDS IS PROJECTED TO GROW BY 6% FROM 2023 TO 2028

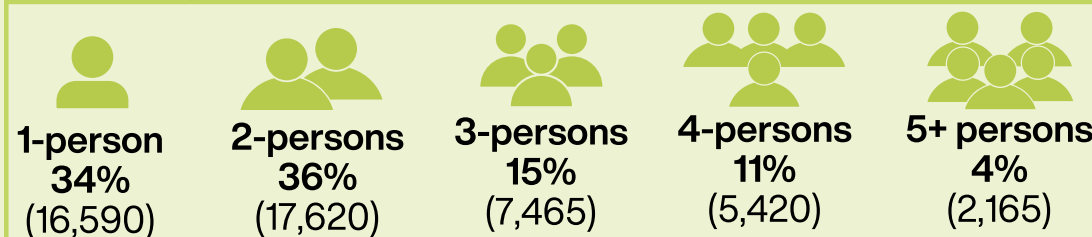
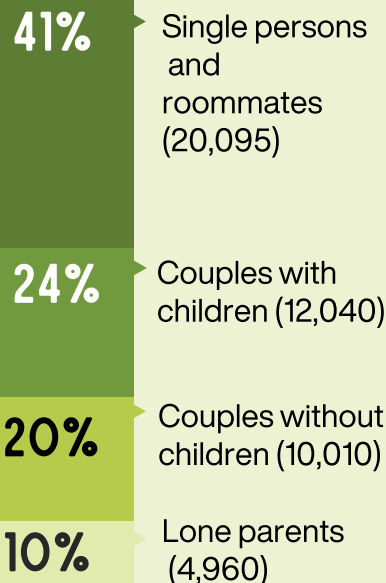
### HOUSEHOLD CHARACTERISTICS (2021)



49,260 Total Households



AVERAGE SIZE OF HOUSEHOLD	
OWNER	2.2
RENTER	1.9





# Affordable Housing

ST. JOHN'S

# COMMUNITY SUMMARY

## AFFORDABILITY



The benchmark sale price for a home has increased by **16%** since 2019.



The overall vacancy rate\* has decreased from 6.5% to **3.1%** since 2019.

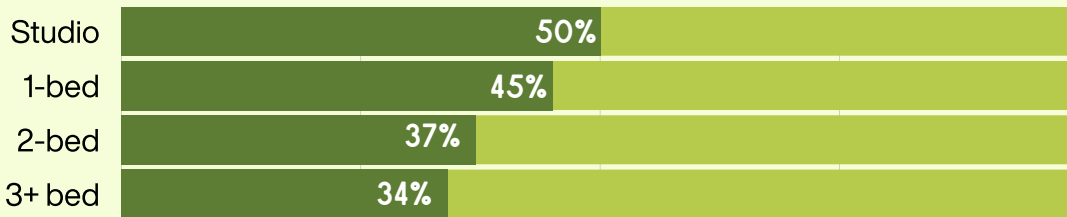


The median cost to rent (\$930) has increased by **8%** since 2019.

\*The **vacancy rate** is the percentage of available units of rental housing in a community.

## ATTAINABILITY

Percentage of renter households that **could afford** the median rent in 2022:



Percentage of renter households (first-time home buyers) that **could afford** the benchmark price in March 2023:



## DEFICITS

Approx. **7,205** households are in need of various levels of affordable housing.

Based on a medium growth scenario, there may exist a **1,110** overall unit shortage as of 2023.

The shortage (above status quo supply built during that same time period) may increase to **3,080** by 2028.

## NON-MARKET SUPPLY

**ST. JOHN'S CURRENTLY HAS:**

**108** Cooperative Housing Units

**1,931** Seniors Housing Units

**1,314** Student Housing Units

**22** Indigenous Housing Units

**207** Emergency Shelter Units

**3,648** Affordable Housing Units

**264** Transitional and Supportive Housing Units

# COMMUNITY SUMMARY



Affordable Housing  
ST. JOHN'S

## HOUSING NEED

### BY HOUSEHOLD CHARACTERISTICS (2021)

**Inadequate** (shelter needs major repairs)

*\*In Core Housing Need = a dwelling needs major repairs, is overcrowded, and/or is unaffordable, without reasonable alternatives available*

**Unsuitable** (shelter is overcrowded)

**Unaffordable** (shelter costs ≥ 30% of income)

**Core Housing Need** (in Core Housing Need\*)

**Deeply Unaffordable** (shelter costs ≥ 50% of income)

**OWNER**

**RENTER**

**INDIGENOUS**

1,240 4%

1,120 6%

160 7%

340 1%

865 5%

75 3%

3,795 13%

5,895 32%

520 22%

1,310 4%

4,125 22%

265 11%

1,030 3%

2,035 11%

185 8%

**COUPLES WITH CHILDREN**

**COUPLES WITHOUT CHILDREN**

**LONE PARENTS**

**SINGLE PERSONS & ROOMMATES**

430 4%

0%

1,220 10%

480 4%

205 2%

385 4%

265 3%

725 7%

225 2%

155 2%

480 10%

240 5%

995 20%

740 15%

275 6%

915 5%

355 2%

6,665 35%

3,965 21%

2,415 13%

**15 TO 24**

**25 TO 44**

**45 TO 64**

**65+**

85 4%

190 9%

910 42%

300 14%

345 16%

770 5%

480 3%

3,135 20%

1,560 10%

915 6%

890 5%

420 2%

2,805 16%

1,715 10%

1,025 6%

615 5%

110 1%

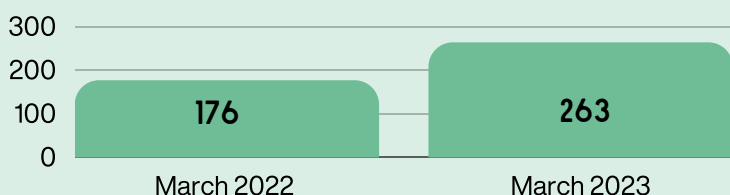
2,840 21%

1,855 14%

770 6%

## HOMELESSNESS

In one year, the number of individuals who were unhoused in the city of St. John's increased from 176 to 263.



167 (63%) of the 263 individuals were chronically unhoused.



# Affordable Housing

ST. JOHN'S

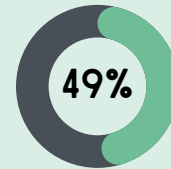
# ENGAGEMENT SUMMARY

## AFFORDABILITY

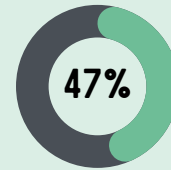


51% of survey respondents are spending more than 30% of their household income on their housing. This was even higher, 68%, in renter households.

- 54% have given up leisure and social activities
- 42% have gone without clothing or personal care items
- 36% have missed other bill payments (credit card, cell phone, etc.)
- 33% have gone without groceries
- 25% have gone without medication or other healthcare needs
- 22% have gone without transportation
- 18% have gone without electricity
- 14% have gone without home heating
- 11% have gone without children's activities



49% struggle to pay for heat



47% struggle to pay utilities

## SUPPRESSED HOUSEHOLDS



18% of survey respondents have had someone "couch surf" with them in the last year

20%

have adults living in their home who would like to be living independently, but cannot due to issues of affordability and availability of housing

## AVAILABILITY

51% of survey respondents want to see more supply across the housing spectrum. Lack of availability was one of the top issues influencing housing need in St. John's. It was one of the top reasons why survey respondents were considering leaving the community.

- 89% want more affordable housing
- 43% want more seniors housing
- 42% want more housing with supports
- 34% want more shelters
- 25% want more housing for newcomers
- 24% want more cooperative housing
- 20% want more student housing
- 18% want more transitional housing
- 9% want more Indigenous housing



Survey respondents were concerned about the impact of **Short Term Rentals** on housing availability

# ENGAGEMENT SUMMARY



Affordable Housing  
ST. JOHN'S

## SUITABILITY

**91%** of survey respondents said they had access to amenities in their current housing, and **89%** had access to transportation in their community. Despite widespread access to transportation options, survey respondents stressed the needs for extended and more frequent transit service.



**20%** said their housing did not meet their accessibility needs



**34%** have been refused housing because they have a pet - this number is higher for renters, at **50%**



**6%** said their housing did not have enough bedrooms - this is twice as high (**12%**) for renter households



**6%** have been refused housing because they have children

## CONDITION

**35%** of survey respondent said their housing was in need of **major repairs**. This was even higher, **45%**, for renter households.

**55%** of survey respondent said that if they could change anything about their housing, they wanted housing that was in **better condition**

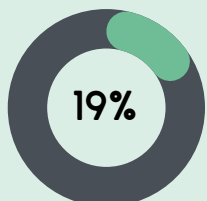
## STABILITY



**26%**

of survey respondent felt they could easily lose their housing.

## DISCRIMINATION



of survey respondents have been discriminated against when trying to obtain housing.



**32%** are 2SLGBTQIA+    **21%** are Indigenous  
**24%** are newcomers    **30%** have a disability  
**42%** are a visible minority