

City of Moncton and City of Dieppe Housing Needs Assessment Executive Summary/ Final Report



Acknowledgements

The Housing Supply, Demand, and Needs Assessment was undertaken on behalf of the City of Moncton and City of Dieppe.

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Project Team

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Introduction

While the Provincial government is primarily responsible for the provision of affordable housing and support services, the Municipal Plans of both the City of Moncton and the City of Dieppe acknowledge the municipalities' role in encouraging a diverse range of housing to reflect the current and future needs of these communities.

As such, the primary goal of this study was to identify the housing requirements in the City of Moncton and the City of Dieppe based on the current housing demand and supply, and estimate future housing supply and demand over a five and ten year period, with a focus on affordable housing gaps across the housing continuum. A further impetus for this study comes from Provincial interest in affordable housing as well as the federal government's work on a National Housing Strategy.

Study Approach

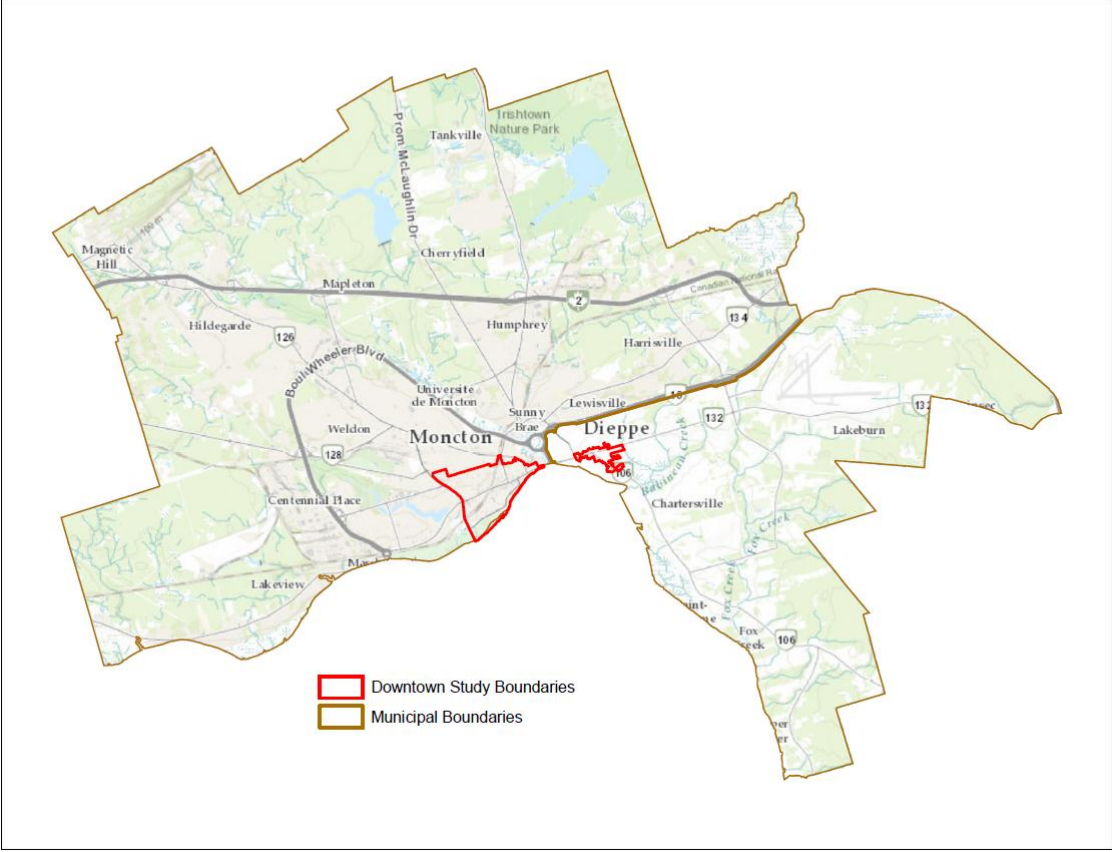
The following research questions guided the development of the Moncton and Dieppe Housing Needs Assessment.

- What is the nature of housing demand and need within each municipality?
- What is the nature of housing supply within each municipality?
- What is the current housing gap within each municipality?
- What will each municipality's housing supply and demand/ need look like in the next five and ten years?

Sources of data and information for this study include Statistics Canada, the New Brunswick Social Development Department, Canada Mortgage and Housing Corporation, the Cities of Moncton and Dieppe, and Shared Services Canada Profile Reports which were based on MapInfo demographic data, Environics Analytics data and the 2011 Census. In addition, public and stakeholder consultations were undertaken to augment the data and information obtained. These consultation activities included an online survey of all residents of the City of Moncton and City of Dieppe where a total of 385 surveys were completed, a Client Survey with a total of 39 completed, a key stakeholder email survey with 23 responses, and in-person meetings with key stakeholders, including representatives of community agencies, housing providers, representatives from different resident committees, Provincial and Municipal staff from relevant departments, and Councillors from the City of Moncton and City of Dieppe.

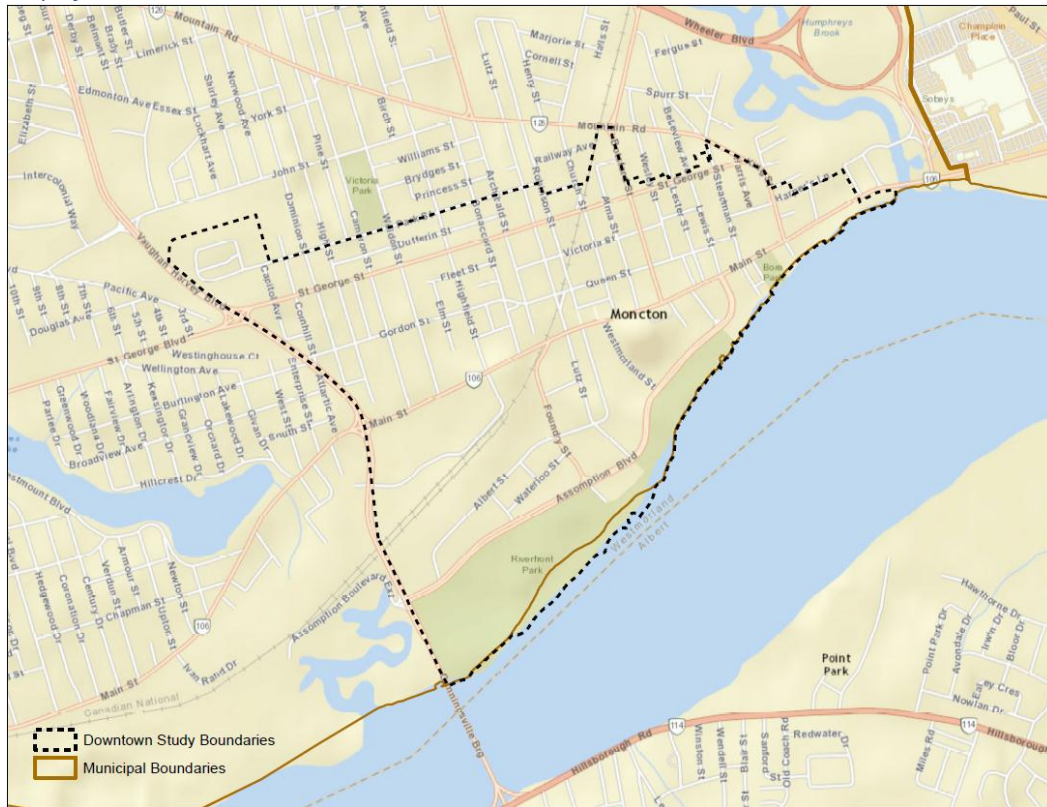
Study Area

The following map shows the entire study area – the City of Moncton and the City of Dieppe.



This study also looks at the housing need and supply in the Downtown areas of Moncton and Dieppe as well as in the areas outside of the Downtown. The following maps show the boundaries for the Downtown areas of Moncton and Dieppe.

Map of Downtown Moncton



Map of Downtown Dieppe



Housing Continuum

The housing continuum can be viewed as a continuum where the supply of housing responds to the range of housing demand in a community. Due to a range of social, economic and geographic factors, the full range of housing needs in a community is not always met in the private housing market. This is particularly true for individuals and families with low incomes or for persons with special housing needs. The housing needs of these groups are often met by non-market housing provided by the public and non-profit sectors. It should be noted that households may move back and forth along the continuum through different stages of the lifecycle.



What is the Nature of Housing Demand in Moncton and Dieppe?

Population and household characteristics are important factors that influence housing demand in a community.

Moncton Population

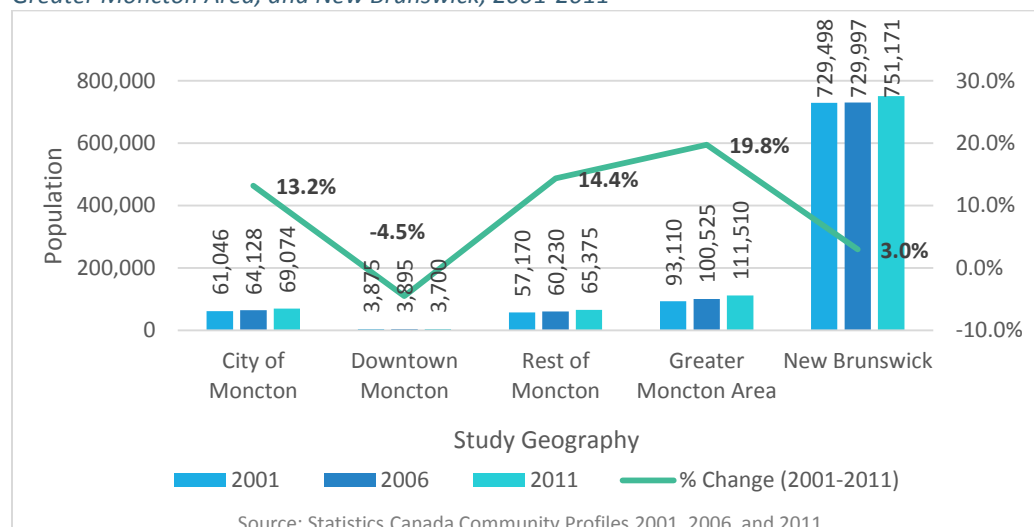
According to the latest Census, there were 71,889 people living in the City of Moncton in 2016; increasing by 4.1% from 2011 to 2016. Population estimates show a further increase of 10.4% from 2016 to 2021 and an increase of 6.9% from 2021 to 2026.



2001 = 61,046
2016 = **71,889**
2021 = 79,377
2026 = 84,835

The population of Moncton increased by 13.2% from 61,046 in 2001 to 69,047 in 2011. Most of this increase was seen in the areas outside of Downtown Moncton, which saw a 14.4% increase from 57,170 people in 2001 to 65,375 in 2011. In comparison, the population of Downtown Moncton decreased by 4.5% from 3,875 in 2001 to 3,700 in 2011. In 2011, the population of Downtown Moncton made up 5.4% of the total population of the City; down from 6.3% in 2001.

Population Trends and Growth: City of Moncton, Downtown Moncton, Rest of Moncton, Greater Moncton Area, and New Brunswick; 2001-2011



The number of people in all age groups in Moncton is increasing, however, the share of those aged 44 years and younger has decreased from 2001 to 2016 while the share of those aged 45 years and older increased. This shows that while the younger age groups still make up over half of the overall population in Moncton (54.9% in 2016), **the older age groups are increasing at a much faster rate and this is expected to continue in the next five and ten years. This suggests an increasing need for housing options for an aging population.**

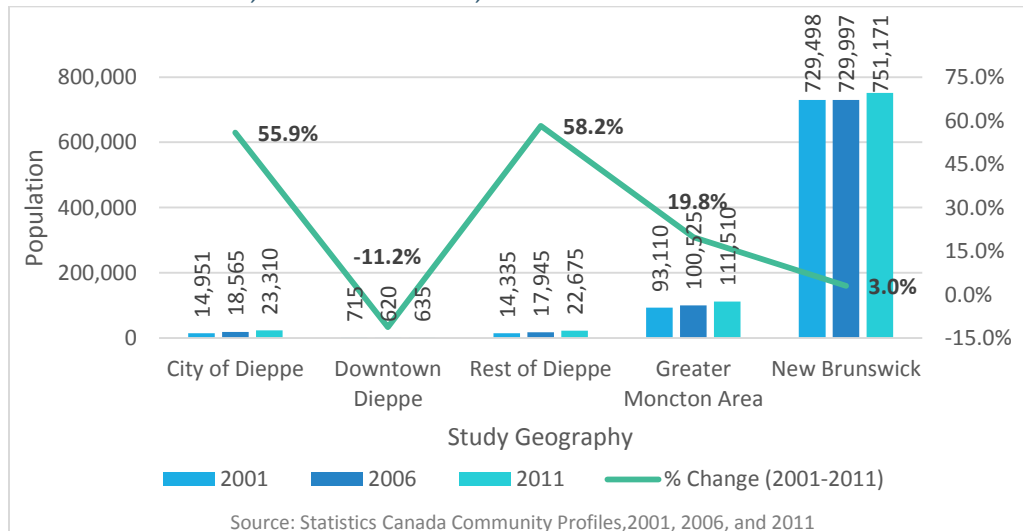
Dieppe Population

The population of the City of Dieppe in 2016 was 25,384; increasing by 8.9% from 2011. The population of Dieppe is expected to increase by 26.2% from 2016 to 2021 and by another 16.9% from 2021 to 2026. The population of the City of Dieppe increased by 55.9% from 2001 to 2011, a much higher rate compared to the Greater Moncton Area or the Province. This increase occurred in the areas outside of Downtown Dieppe.



2001 = 14,951
2016 = **25,384**
2021 = 32,031
2026 = 37,432

Population Trends and Growth: City of Dieppe, Downtown Dieppe, and Rest of Dieppe, Greater Moncton Area, and New Brunswick; 2001-2011



In Dieppe, the number of people in all age groups is increasing although the share of younger age groups has decreased. The population aged 44 years and younger made up 59.5% of the overall population in Dieppe in 2016, down from 66.7% in 2001. In comparison, the share of the population aged 45 years and older increased from 33.3% in 2001 to 40.5% in 2016. This suggests that while all age groups are increasing, **the population overall is aging and this trend is expected to continue in the next five and ten years. This suggests an increasing need for housing options for an aging population.**

Homelessness in Moncton and Dieppe

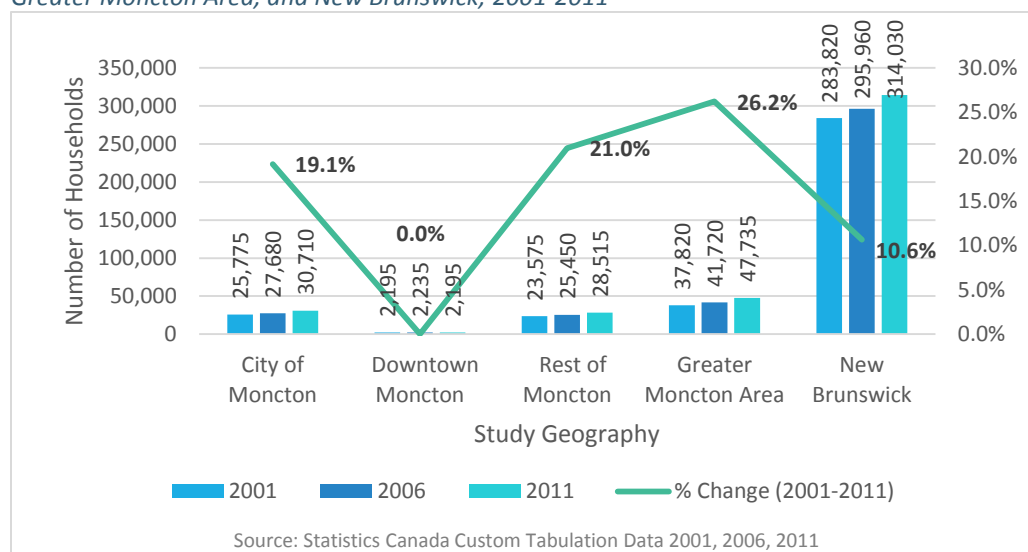
Homelessness was identified as one of the current issues in Moncton by 56.7% (161 individuals) of the Moncton residents who responded to the Public Survey. According to the Greater Moncton Homelessness Steering Committee's Tenth Report Card on Homelessness, there were a total of 759 unique homeless individuals served in the Greater Moncton Area, an increase of 132 people from 2011 (21.1% increase) and a decrease of 103 people from the previous year (2015). The Report Card on Homelessness does note that while the number of unique individuals accessing shelters decreased, the average length of stay in these shelters increased

from 5.55 days in 2015 to 6.07 days in 2016. **The large number of homeless individuals in the Greater Moncton Area suggest a need for housing options which are affordable to individuals and families with the lowest incomes.**

Moncton Households

There were an estimated 33,275 households in Moncton in 2016, up by 8.4% from 30,710 households in 2011. The number of households is expected to continue to increase by another 17.2% in the next ten years (to 39,013 in 2026). The number of households in Moncton increased by 19.1% from 2001 to 2011 compared to a population increase of 13.2% during the same time period. The increase in the number households in Moncton occurred mainly in the areas outside of Downtown Moncton. **The increasing number of households suggest an increasing demand for housing in Moncton.**

Household Trends and Growth: City of Moncton, Downtown Moncton, Rest of Moncton, Greater Moncton Area, and New Brunswick; 2001-2011



Households led by adults aged 25 to 44 years made up the largest proportion of households in Moncton in 2016, making up more than a third of all households (35.9%). However, these households saw a lower rate of increase (8.5% from 2001-2011) compared to the increase in households led by adults aged 45-64 years (increasing by 37.3%) and senior households aged 65 years and older (increasing by 17.0%).

One- and two-person households made up the majority of households in Moncton in 2011 (69.6%) and saw the highest rates of increase in actual numbers. In contrast, households with five or more people made up only 4.5% and saw a decrease in actual numbers. One- and two-person households in Downtown Moncton made up 90.0% of all households in the area compared to 68.1% in the Rest of Moncton.

Persons living alone made up the largest proportion of all households in Moncton in 2011 and saw the highest rate of increase in numbers (up by 34.0% from 2001). Couples without children had the second highest share (26.5%). These trends are similar in the Rest of Moncton however Downtown Moncton had a much higher share of persons living alone (62.0% in 2011).

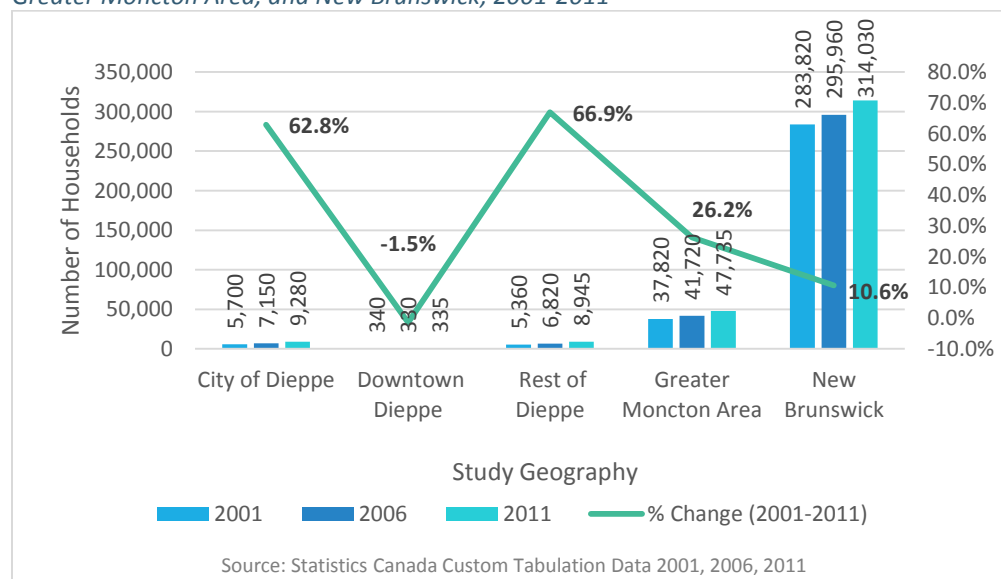
Immigrant households in Moncton increased by 62.4% from 2001 to 2011 although they made up only 5.1% of the total households in Moncton. Households with a person with a disability made up 13.6% (up from 12.3%) and the number of these households increased by 31.7%.

These findings suggest a need for a range of housing options, including options for an aging population, smaller households, and housing with accessibility features.

Dieppe Households

Estimates show that there were 10,967 households in Dieppe in 2016, up from 9,280 in 2011. The number of households in Dieppe is expected to continue to increase in the next ten years; increasing by 39.0% from 2016 to 2026. The number of households in Dieppe increased by 62.8% from 2001 to 2011. This rate of increase is far greater than that experienced in the Greater Moncton Area (26.2%) and New Brunswick (10.6%). The increase in the number of households in Dieppe occurred in the areas outside of Downtown Dieppe, which saw an increase of 66.9% in the number of households from 2001 to 2011. Downtown Dieppe actually saw a decrease in the number of its households; decreasing by 1.5% from 2001 to 2011. **The high rate of increase in the number of households suggest an increasing need for housing in Dieppe.**

Household Trends and Growth: City of Dieppe, Downtown Dieppe, Rest of Moncton, Greater Moncton Area, and New Brunswick; 2001-2011



Households led by adults aged 25-44 years had the largest share of households in Dieppe in 2016 (43.3% of all households) although households led by adults aged 45-64 years saw the highest rate of increase (up by 92.9% from 2001 to 2011).

One- and two-person households made up 60.5% of all households in Dieppe in 2011 and these household sizes saw the highest rates of increase in actual numbers from 2001 to 2011. In Downtown Dieppe, one- and two-person households made up 79.4% of all households compared to 59.7% in the Rest of Dieppe.

Couples with children had the highest share of all households in 2011 at 31.8% followed by couples without children at 29.8%. However, persons living alone (making up 21.6%) saw the highest rate of increase (up by 97.5% from 2001). These trends were also seen in the Rest of Dieppe. In contrast, persons living alone had the largest share in Downtown Dieppe (37.3%) followed by couples without children (34.3%).

Immigrant households in Dieppe increased by 533.3% (70 households) although they made up only 3.5% of all households in Dieppe. Households with a person with a disability increased by 98.9% (465 households) and made up 10.1% of all households in Dieppe in 2011.

These findings suggest a need for a range of housing options in Dieppe, including options for an aging population, smaller households, families with children, and housing with accessibility features.

Household Incomes in Moncton

The estimated average household income in Moncton in 2016 was \$70,141. In comparison, the average household income in the Greater Moncton Area was \$76,137. The average household income in Downtown Moncton was estimated at \$39,308 compared to \$72,514 for the Rest of Moncton. The average household income in Moncton increased by 29.5% from 2000 to 2010.

Using household income deciles¹, households with low incomes (1st – 3rd income deciles) have incomes of \$36,152 or less in 2016; moderate income households (4th – 6th deciles) have incomes of \$36,153 to \$68,062; and, households with high incomes (7th – 10th deciles) have incomes of \$68,063 and higher.

There are certain household types who are overly represented in the low income category in Moncton. These household types include persons living alone (59.4% of all persons living

¹ Household income deciles divide all households in a community into ten equal portions of income groups. This means there are 10% (one tenth) of all households in each decile. They take into account the local economic context in a community.

alone), lone parent households (45.5%), Indigenous households (46.7%), recent immigrant households (51.5%), households with a person with a disability (41.0%), youth households (52.0%), senior households (41.8%), and renter households (52.3%).

Household Incomes in Dieppe

The estimated average household income in Dieppe in 2016 was \$92,905, which is much higher than that for the Greater Moncton Area (\$76,137). The average household income increased by 45.7% from 2000 to 2010. The average household income in Downtown Dieppe in 2016 was \$35,769 compared to \$95,056 in the Rest of Dieppe.

In Dieppe, households with low incomes (1st – 3rd deciles) have incomes of \$52,570 or less in 2016; households with moderate incomes (4th – 6th deciles) have incomes from \$52,571 to \$93,107; and, households with high incomes (7th – 10th deciles) have incomes from \$93,108 or more.

There are certain household types in Dieppe who are overly represented in the low income category. These household types include persons living alone (70.3% of all persons living alone), lone parent households (46.9%), immigrant households (49.2%), households with a person with a disability (41.2%), youth households (54.3%), senior households (60.1%), and renter households (64.6%).

What is the Nature of Housing Supply in Moncton and Dieppe?

Housing supply is measured by the available housing options in a community. An important aspect of assessing housing supply is to compare recent housing activity to housing demand. This allows an analysis of the extent to which housing supply matches housing demand and helps identify any gaps in the current housing supply.

Moncton Dwellings

There were 30,710 dwellings in Moncton in 2011 and 45.0% were single detached, 26.2% were apartments with less than five storeys, 10.7% were semi-detached, and the remaining 18.2% were row houses, apartments, other single attached homes, and movable dwellings. Estimates show that the proportion of single detached dwellings decreased to 44.8% in 2016 while apartments with less than five storeys increased slightly to 26.8%. In contrast, only 7.3% of all dwellings in Downtown Moncton in 2011 were single detached while 66.1% were apartments with less than five storeys.



Single Detached
2011 = **45.0%**
2016 = **44.8%**

Housing completions data for Moncton shows that single detached homes made up 13.8% of all completions in 2016 while apartments made up 66.0% and semi-detached homes made up 18.1%, suggesting a shift to multi-family housing options.

In 2011, 60.2% of all homes in Moncton were owned while 39.9% were rented. Downtown Moncton saw the opposite with 89.1% of all homes being rented. In 2016, rental housing made up 68.2% of all completions in Moncton.

vacancy rate
2014 = 9.3%
2015 = 8.2%
2016 = 6.5%

In 2016, there were 8,979 purpose-built rental dwellings in Moncton and two-bedroom units made up the majority (62.4%) of the supply. The vacancy rate for purpose-built rental units in 2016 was 6.5%. While the vacancy rate has been decreasing since a high of 9.7% in 2013, this is still far above what is considered a 'healthy' vacancy rate,

suggesting an imbalance in the demand and supply of rental housing in Moncton.

Moncton had a greater share of older homes with 67.2% being built before 1991 and only 20.1% being built between 2001 and 2011. This may partly explain why 7.1% of all dwellings in 2011 required major repairs (down from 8.3% in 2001) with the actual number increasing by 2.1% from 2001. **Downtown Moncton had a greater proportion of dwellings requiring major repairs (9.8%) compared to the Rest of Moncton (6.9%).**

Dieppe Dwellings

There were a total of 9,280 dwellings in Dieppe in 2011 and of these, 54.3% were single detached, 16.8% were apartments with less than five storeys, 11.2% were semi-detached, and the remaining 17.7% were row houses, apartments, other single attached homes, and movable dwellings. Estimates show that the proportion of single detached homes increased slightly to 54.6% in 2016 while apartments with less than five storeys decreased slightly to 16.4%. In Downtown Dieppe, apartments with less than five storeys made up 46.3% of all dwellings in the area in 2011 while single detached homes made up 25.4%.

Single detached homes made up 29.5% of all housing completions in Dieppe in 2016 while semi-detached homes and row houses each made up 20.5% and apartments made up 29.5%. **This suggests a move toward a more diverse range of housing.**



owners
60.2%



renters
39.9%



Single Detached
2011 = **54.3%**
2016 = **54.6%**

In 2011, 75.6% of homes in Dieppe were owned while 24.4% were rented. Downtown Dieppe had 29.9% owned homes and 71.6% rented homes. In 2016, rental housing made up 36.7% of all completions in Dieppe.

vacancy rate
2014 = 6.4%
2015 = 4.9%
2016 = 3.6%

In 2016, there were 1,682 purpose-built rental dwellings in Dieppe and 83.5% of these were two-bedroom units. The vacancy rate for purpose-built rental units was 3.6% in 2016, down from 8.9% in 2013, **suggesting a move toward a more balanced rental housing market.**



owners
75.6%



renters
24.4%

Of all the dwellings in Dieppe, 41.7% were built between 2001 and 2011 while 37.2% were built before 1991. In 2011, only **2.9% of all Dieppe dwellings required major repairs (down from 6.1% in 2001)** and the number decreased by 22.9% from 2001. In Downtown Dieppe, 4.4% of all dwellings required major repairs.

House Prices and Rents in Moncton

The average house price in Moncton in 2016 was **\$175,378**; up by 10.5% from \$158,723 in 2010. The total average rent in 2016 was **\$758**; up by 15.2% from 2010. **The increase in the average house price and average market rent in Moncton exceeds the increase in the consumer price index (CPI) for New Brunswick for 2010-2016 suggesting that house prices are becoming less affordable.**

House Prices in Dieppe

The average house price in Dieppe in 2016 was **\$183,585**; up by 9.4% from \$167,850 in 2010. The average market rent in Dieppe in 2016 was **\$790**; up by 17.9% from \$670 in 2010. **While the increase in the average house price in Dieppe is below the growth in the CPI, the increase in average rents exceeds the CPI growth rate, suggesting that rental housing in Dieppe is becoming less affordable.**

Rooming Houses in Moncton and Dieppe

There were an estimated 38 rooming houses in Moncton as of April 2017 and most of these can house eight to twelve residents. Rents range from \$300 to \$425. Rooming houses are often the only affordable option for single persons relying on social assistance.

Emergency and Transitional Housing in Moncton and Dieppe

There are two emergency shelters in Moncton serving all residents of the Greater Moncton Area (Harvest House and House of Nazareth) with a total of sixty beds (46 for men and 14 for

women). In addition, Crossroads for Women and Serenity House offer temporary shelter for women and children fleeing violence.

There are three transitional housing facilities serving the Greater Moncton Area with a total of 48 beds/ units. These are Harvest House, John Howard Society, and Youth Impact Jeunesse Inc.

Supportive Housing in Moncton and Dieppe

There are special care homes and nursing homes in Moncton and Dieppe. There are also supportive housing facilities for persons with mental health issues and/or addictions, persons with developmental disabilities, persons with physical disabilities, youth, and persons who are homeless or at-risk of homelessness. There are a total of 278 beds/ units although most of this supportive housing supply is located in Moncton and serves all residents of the Greater Moncton Area.

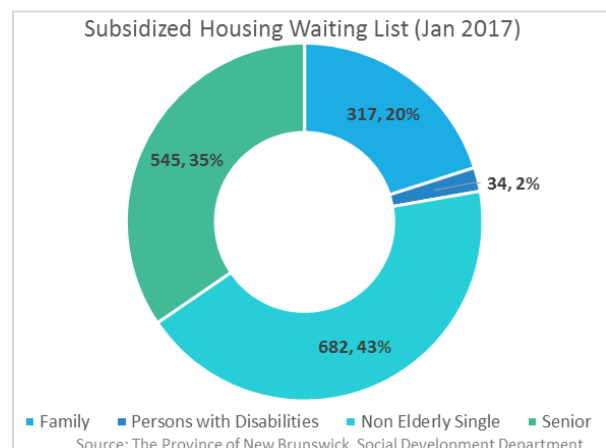
Subsidized Housing in Moncton and Dieppe

There are a total of 413 units for families in Moncton under the Public Housing and Rural Native Housing Programs. In addition, there are 166 units for seniors and ten units for non-elderly singles. There are also rent supplement units for families (113 units), seniors (337 units), non-elderly singles (355 units), persons with disabilities (80 units) and persons with mental health issues (9 units).

There are a total of 28 Public Housing Units for families in Dieppe and ten units for seniors. There are also rent supplement units in Dieppe for families (12 units), seniors (57 units), non-elderly singles (11 units), persons with disabilities (25 units), and persons with mental health issues (12 units).

In addition, there were a total of 36 units created under the Affordable Rental Housing Program (as of 2017) as well as a total of 365 co-operative units, some of which are subsidized by the Province.

Despite the large supply of subsidized units in Moncton and Dieppe, there were a total of 1,578 applicants on the Provincial waiting list in the Moncton region (includes Dieppe and Riverview). **The majority of those waiting are non-elderly singles (43.2%) followed by seniors (34.5%). When compared to the supply of subsidized units, there is a mismatch as the majority of the supply is for families.**



What is the Nature of Housing Affordability in Moncton and Dieppe?

Housing is considered affordable if households spend no more than 30% of their gross income on housing costs.

Proportion of Household Income Spent on Shelter in Moncton

In Moncton in 2010, 26.1% of all households were spending 30% or more of their household income on housing costs and 11.2% were spending 50% or more. Most Moncton households with high incomes (i.e. earning \$68,063 or more in 2016) spend less than 30% of their income on housing costs. In contrast, **the majority of Moncton households with low incomes face housing affordability issues** (i.e. spending 30% or more on housing costs). A total of 89.5% of all Moncton households with incomes in the lowest income category were spending 30% or more on housing costs and 73.7% were spending 50% or more of their income on housing costs. While these trends are closely reflected in the Rest of Moncton, a larger proportion of households with incomes in the lowest income category in Downtown Moncton are living in affordable housing (28.2% compared to 10.3% for the City). This suggests there are more affordable housing options in Downtown Moncton.

Spending 30%+ = **26.1%**

Spending 50%+ = **11.2%**

Certain households in Moncton are more likely to be facing housing affordability issues. These households include persons living alone (47.6%), Indigenous households (42.1%), households with a person with a disability (32.6%), lone parent households (37.7%), youth households (48.3%), and renter households (40.6%).

Proportion of Household Income Spent on Shelter in Dieppe

In Dieppe in 2010, 17.9% were spending 30% or more on housing costs and 7.1% were spending 50% or more. Most Dieppe households with high incomes in 2010 were not facing housing affordability issues. In addition, most Dieppe households with moderate incomes were spending less than 30% of their income on housing costs. **However, 81.6% of all households in the 1st income decile (i.e. earning \$26,426 or less) in Dieppe and 51.9% of households in the 2nd income decile (i.e. \$26,427 - \$39,161 were facing housing affordability challenges.**

Spending 30%+ = **17.9%**

Spending 50%+ = **7.1%**

Certain households in Dieppe are more likely to be facing housing affordability issues, such as persons living alone (40.8%), senior households (23.9%), lone parent households (33.3%), immigrant households (29.7%), and renter households (37.4%).

Rental and Ownership Affordability in Moncton

Renter households with low incomes would not be able to afford average market rents in Moncton. Renters in the 2nd income decile (i.e. earning \$17,152 or less in 2016) would only be able to afford a rooming house. Renters would have to be earning incomes in the 5th income decile (i.e. \$34,516 or less) to be able to afford the total average market rent (\$758 in 2016).

Households with low incomes (i.e. earning \$36,152 or less) would not be able to afford the average house price (\$175,378) without spending more than 30% of their income on housing costs or without a down payment greater than 10% of the purchase price. Ownership affordability in Downtown Moncton is even worse as households would have to be in the 7th income decile (i.e. earning \$40,973 or more) to afford homeownership.

Rental and Ownership Affordability in Dieppe

Renter households would have to be earning incomes in the 4th income decile (i.e. \$28,412 or more) to afford the total average market rent in Dieppe (\$790 in 2016) although all renters would be able to afford rents for rooming houses.

Households with incomes in the 1st and 2nd income deciles (i.e. \$39,161 or less) would not be able to afford homeownership in Dieppe based on the average house price (\$183,585 in 2016) unless they spent more than 30% of their income on housing costs. In Downtown Dieppe, households would have to be in the 8th income decile (i.e. \$40,098 or more) to afford the average house price.

What are the Current Housing Gaps in Moncton and Dieppe?

The housing need, supply and affordability analysis identified a number of housing gaps in Moncton and Dieppe.

Gaps Across the Continuum in Moncton

Based on household incomes for all households in Moncton, households in the 3rd income decile (i.e. earning \$26,132 - \$36,152) have affordable options in terms of one- and two-bedroom rental units. Households in the 4th income decile (i.e. \$36,153 - \$44,253) would have even more rental housing options as well as ownership housing options. However, options for households in the 1st and 2nd income deciles (i.e. \$26,131 or less) are limited to subsidized housing options unless they spent more than 30% of their income on housing costs. **This suggests a gap between demand and supply where there are an estimated 6,655 households in the 1st and 2nd income deciles in 2016 and only 1,761 subsidized and supportive housing**

units. This may be why 80.7% of these households (5,367 households) are spending too much (i.e. more than 30%) on housing costs.

Gaps Across the Continuum in Dieppe

Based on household incomes for all households in Dieppe, households in the 2nd income decile (i.e. \$26,427 - \$39,161) have rental housing options that are affordable to them and households in the 3rd income decile (i.e. \$39,162 - \$52,570) and above have both rental and ownership housing options. However, affordable options for households in the first income decile (i.e. \$26,426 or less) (about 1,097 households in 2016) are limited to subsidized housing options. As of January 2017, there were 155 subsidized rental units in Dieppe, far less than the demand for these units. This is likely the main reason why **81.6% of all households in the 1st income decile in Dieppe are spending too much on housing costs.**

Current Housing Gaps in Moncton

- 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.

Current Housing Gaps in Dieppe

- 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.

What are the Emerging and Future Housing Need in Moncton and Dieppe?

The historical trends in housing demand and supply as well as feedback from stakeholders have identified the emerging and future need in Moncton.

Emerging and Future Housing Need in Moncton

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

Emerging and Future Housing Need in Dieppe

- There is an increasing need for housing options for single individuals, couples, and families with children.
- 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 the **Moncton and Dieppe Housing Needs Assessment**, please contact:

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