

City of Moncton

Housing Needs Assessment Update

FINAL REPORT



April 2023

Acknowledgment

The Housing Needs Assessment Update was undertaken on behalf of the City of Moncton.

We would like to thank Vincent Merola from the City of Moncton for his direction, input, and assistance during the development of this report.

We would also like to thank all the key stakeholders involved in this study, including the Province of New Brunswick's Social Development Department, the Canada Mortgage and Housing Corporation, the Greater Moncton Homelessness Steering Committee, and representatives of community agencies for providing valuable data and information for this study.

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Introduction

Study Background

In 2022, over 80,000 people lived in the City of Moncton. Together with the City of Dieppe and the Town of Riverview, the City forms part of a tri-community urban setting. Recent growth rates for the City of Moncton and the Greater Moncton Region (Census Metropolitan Area) are amongst the highest in the country, and Moncton is recognized as an economic driver for New Brunswick. The City prides itself on its recent success and continued optimism, creativity and willingness to diversify and adapt.

While the Provincial government is primarily responsible for the provision of social housing and services, the City of Moncton's *Municipal Plan*¹ acknowledges the role of the municipality in supporting housing diversity and affordability for all socio-economic population groups. The City of Moncton's *Social Inclusion Plan* also identified housing choice and affordability as the most pressing priority in the plan.

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 Purpose

The purpose of this study is to update the *Moncton Housing Needs Assessment (2017)* to reflect the current housing conditions in the City of Moncton using the most up-to-date data and information available. The results of the study will also provide the City with a better understanding of the current and emerging housing market in preparation for anticipated changes in provincial legislation.

To align with the release of Statistics Canada data, the City of Moncton intends on conducting a comprehensive review of this Housing Needs Assessment every five (5) years.

The primary goal of this study is to identify the housing requirements in the City of Moncton based on current housing supply and demand and estimate future housing supply and demand, with a focus on housing gaps across the housing continuum.

¹ City of Moncton. Municipal Plan. Accessed from: <https://www5.moncton.ca/docs/bylaws/Municipal-Plan-By-law-Z-122.pdf>

Sources of Information

Sources of data and information for this study include Statistics Canada Census Profiles, topic-based tabulations, and custom tabulations for 2016 and 2021 from the Census. Other sources include data and information from the New Brunswick Social Development Department, Canada Mortgage and Housing Corporation, and the City of Moncton.

Public and Stakeholder Consultations

Public and stakeholder consultation activities were undertaken to augment the data and information obtained from the sources noted above. These consultation activities included a Client Survey which was undertaken with the help of community agencies. The survey was distributed to a total of fifteen (15) agencies serving residents of the City of Moncton. A total of (26) surveys were completed. The findings from this survey are incorporated into relevant sections throughout this report.

In addition to the Client Survey, key stakeholders, including community agencies, housing providers, and support service providers completed a survey to better understand the services they provide and housing-related issues that their clients may be facing. This survey was undertaken in the Fall of 2022 and a total of ten surveys were received. The data and information obtained from these surveys have been incorporated throughout this report.

Study Area

The study area for this project is the City of Moncton. The analysis has focused on the City level with comparisons to the province of New Brunswick as a whole to provide additional context to the analysis.

For the purposes of this report, “Moncton” refers to the entire City of Moncton.

The following map shows the study area.

Figure 1: Map of the Study Area



Housing Continuum

The Canada Mortgage and Housing Corporation (CMHC) defines the housing market as a continuum or system where housing supply responds to a range of housing need².

Due to demographic, social, economic, and geographic factors which impact housing need and demand, the private housing market does not always meet the full range of housing need in a

² Canada Mortgage and Housing Corporation (2018). About Affordable Housing in Canada. Accessed from: <https://www.cmhc-schl.gc.ca/en/developing-and-renovating/develop-new-affordable-housing/programs-and-information/about-affordable-housing-in-canada>

community. This is particularly true for individuals and families with low and moderate incomes or for persons with unique housing and support needs.

It should be noted that the housing continuum is not a linear progression. People can move between housing options in the continuum through different stages of their lifetime. For example, a young couple may start in affordable rental housing when they settle in the geographical community, move to ownership housing as they expand their family, then downsize into a market rental unit during retirement, and move into supportive housing in their old age. As such, it is important for each geographical community to have an adequate supply of housing options within the housing system.

The different elements of the housing system are described below³:

Figure 2: Elements of the Housing Continuum



Source: Canada Mortgage and Housing Corporation 2019⁴

³ National Housing Strategy Infographic and Glossary of Terms. Accessed from: <https://www.placetocallhome.ca/pdfs/Canada-National-Housing-Strategy-Infographic.pdf> and <https://eppdscrmssa01.blob.core.windows.net/cmhcprodcontainer/files/pdf/glossary/nhs-glossary-en.pdf?sv=2017-07-29&ss=b&srt=sco&sp=r&se=2019-05-09T06:10:51Z&st=2018-03-11T22:10:51Z&spr=https,http&sig=0Ketq0sPGtnokWOe66BpqguDljVgBRH9wLOCg8HfE3w=>

⁴ This figure was adapted from the Wheelhouse Model developed by the City of Kelowna in 2017

Emergency Shelters

This is short-term accommodation (usually 30 days or less) for people experiencing homelessness or those in crisis.

Transitional Housing

Housing that is intended to offer a supportive living environment for its residents. It is considered an intermediate step between emergency shelter and supportive or permanent housing and has limits on how long an individual or family can stay. Stays are typically between three months and three years.

Supportive Living

This is housing that provides a physical environment that is specifically designed to be safe, secure, enabling and home-like, with support services such as social services, provision of meals, housekeeping and social and recreational activities, in order to maximize residents' independence, privacy and dignity.

Subsidized Housing

This refers to either housing that is owned and operated by non-profit housing societies and housing co-operatives, or housing owned by provincial or municipal governments.

Affordable Rental and Ownership Housing

Affordable housing is housing that can be owned or rented by a household with shelter costs (rent or mortgage, utilities, etc.) that are less than 30% of its gross income. In the City of Moncton, this refers to housing which is affordable to households with low and moderate incomes (i.e. the lowest 60% of the income distribution respectively).

Market Rental Housing

These are rental units in the private rental market and include purpose-built rental units as well as units in the secondary rental market, such as secondary suites, rented single detached dwellings, etc.

Market Ownership Housing

This refers to ownership units priced at market values and purchased with or without a mortgage but without any government assistance⁵.

⁵ This does not include any mortgage insurance a household might have purchased through CMHC to access lower down payment requirements.

Housing Demand

The aim of this section is to identify the demographic and socio-economic characteristics of the people living in Moncton. Population and household characteristics are determinants of the housing need in a community. These key determinants include age of the population, household size, household tenure, labour force activity, and household income.

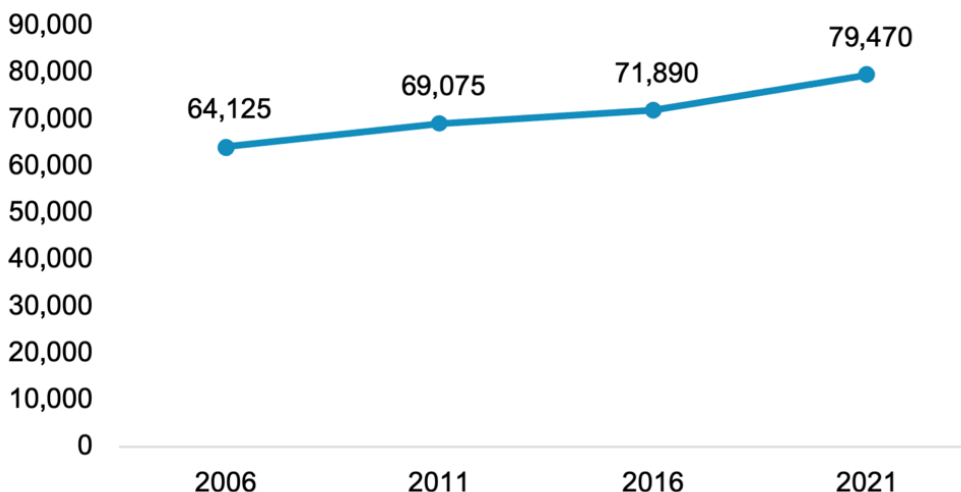
Population Trends and Projections

The trends in the number of people living in a community are important to consider for housing demand.

Population Growth

According to the Statistics Canada Census, there were 79,470 people living in Moncton in 2021; up by 10.5% from 71,890 in 2016. The population of Moncton grew significantly faster than the population of New Brunswick as a whole which only grew by 3.8% during the same time period.

Figure 3: Population Trends: The City of Moncton; 2006-2021

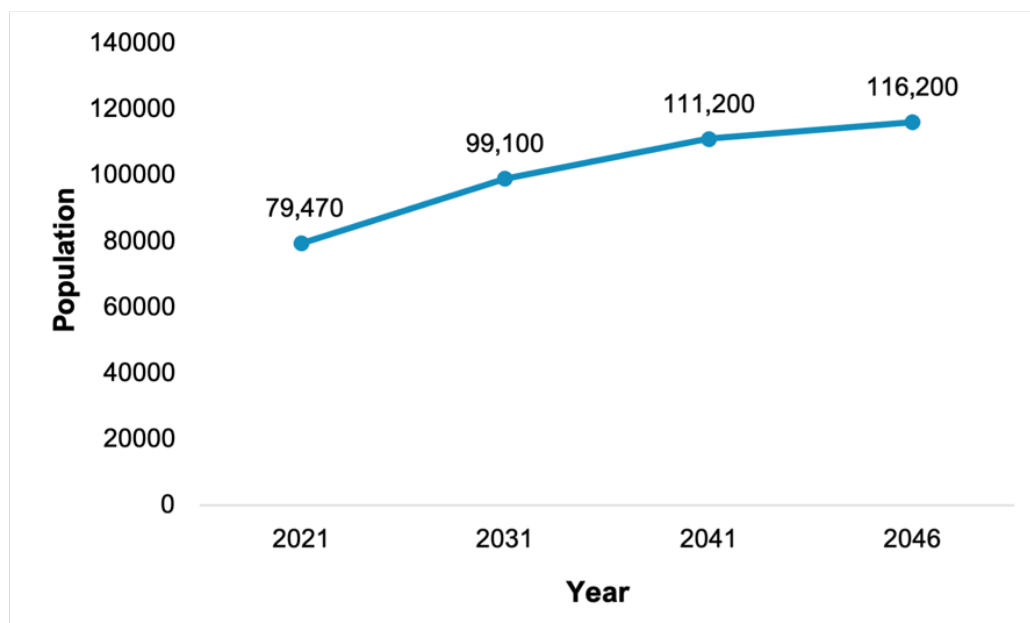


Source: Statistics Canada Community Profiles; 2006-2021

According to estimates of future population growth produced for the City of Moncton *Urban Growth Strategy (2021)*, the total population of Moncton is forecasted to reach approximately 116,200 by 2046; an increase of 46.2% from 2021, or an approximate increase of 1,469 people each year. The overarching purpose of the *Urban Growth Strategy (2021)* is to provide clear direction on where and how residential and employment growth should occur in Moncton over the next 25 years. Three potential growth projections were prepared for the *Urban Growth Strategy (2021)* – a low forecast, a medium forecast, and a high forecast. Following public consultation and a review of high, medium and low growth forecasts, the high forecast was ultimately chosen as the Preferred Growth Forecast for the City of Moncton *Urban Growth Strategy (2021)*. Several key local drivers were identified in choosing the Preferred Growth Forecast that will contribute to the City meeting its growth targets over the next 25 years. These key drivers are:

- Population growth in Moncton will be heavily driven by net migration;
- Moncton will continue to grow in importance as a regional commercial centre;
- The population aged 55 years or more will experience continued growth;
- The City is geographically located in a desirable place in the heart of the Maritimes; and
- Quality of life factors will encourage people to settle in Moncton.

Figure 4: Population Forecast: The City of Moncton; 2016-2046



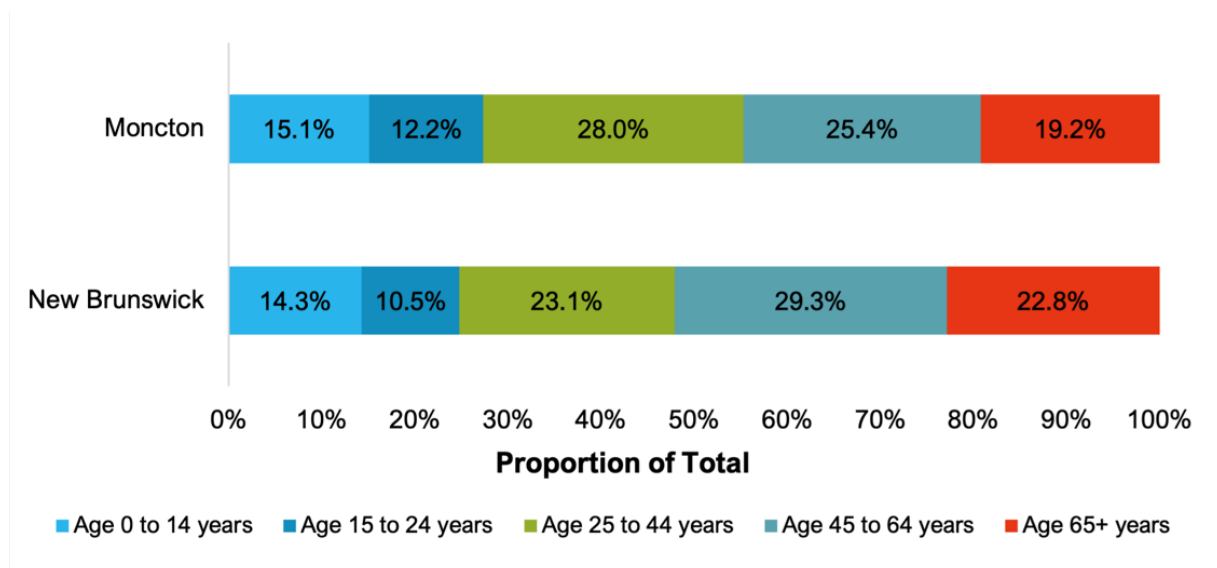
Source: Statistics Canada Community Profiles 2021; City of Moncton Urban Growth Strategy – Growth Trends and Projections, 2021.

Population by Age

Individuals aged 25 to 44 years made up the largest share of people in Moncton in 2021; comprising 28.0% of the entire population. In comparison, individuals aged 24 or younger made up 27.4%, followed by individuals aged 45 to 64 years who represented 25.4% of Moncton's population in 2021. Individuals over the age of 64 years accounted for the smallest share of the population (19.2%).

This distribution of Moncton's population differs slightly from that of New Brunswick as a whole, where people aged 45 to 64 years made up the largest cohort (29.3%), followed by the group of people aged 24 or younger (24.8%), then those who were 25 to 44 years (23.1%), and finally the share of people 65 years and older (22.8%). The population in Moncton is therefore slightly younger than the population in New Brunswick more generally.

Figure 5: Population by Age Groups: The City of Moncton and New Brunswick; 2021



Source: Statistics Canada Community Profiles, 2021

Although the total population in Moncton increased by 10.5% from 2016 to 2021, these gains were not distributed equally among the different population age groups. From 2016 to 2021, the number of people aged 65 years or older living in Moncton increased most rapidly by 19.7% from 12,745 people to 15,260 people. This indicates that the city is aging. Individuals 65 years or more in New Brunswick also saw the highest rate of increase within this age group as a share of the total population (19.1%).

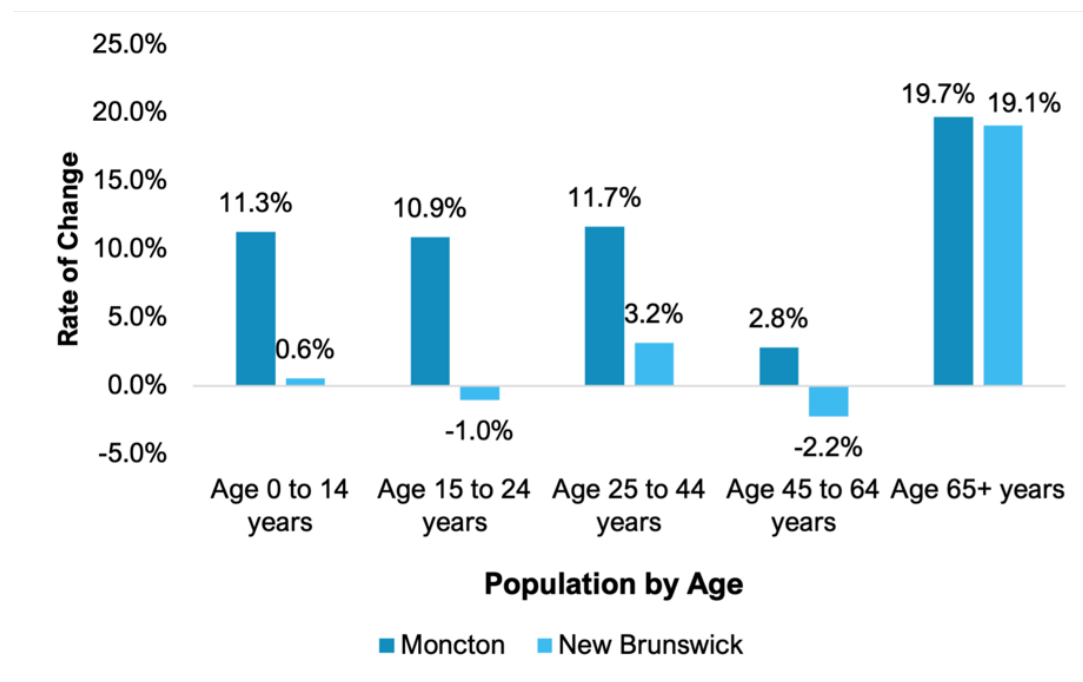
The number of people aged 25 to 44 years living in Moncton increased by 11.7% from 2016 to 2021, from 19,920 people to 22,245 people. In comparison, communities in New Brunswick experienced increases in their populations within this age group from 2016 to 2021 of only 3.2%

which is much less than the increase in Moncton. Individuals in this period of their life can likely be expected to be completing their education, are in the process of building a career, or have likely reached an age where they have left their parental home and entered the rental or homeownership market. They also are in the stage of life where they may have young children living at home with them. These findings demonstrate that in New Brunswick, Moncton is a desirable place for individuals in this age group to choose to live.

Over the five year period, the number of people aged 0 to 24 years also increased rapidly. From 2016 to 2021, there was an increase of 11.1%, from 19,565 to 21,740, of people aged 0 to 24 years. In New Brunswick more broadly, the population in this age group decreased very marginally (by 0.1%). Moncton is therefore a welcoming place for households with children, especially compared with the other regions in New Brunswick.

Finally, the number of people aged 45 to 64 years increased by only 2.8% from 19,665 to 20,220. While this population group grew more moderately than the other groups in Moncton, this group still increased at a rate that was much higher than in New Brunswick. In New Brunswick, the number of people aged 45 to 64 years decreased by 2.2%.

Figure 6: Rate of Change: Population by Age Groups: Moncton and New Brunswick; 2016-2021



Source: Statistics Canada Community Profiles 2016-2021

Impact on Housing Demand: Age of Population

The demand for residential dwellings by different age groups in the population reflects the specific housing needs of these individuals. In Moncton, the demand for housing by individuals aged 55 years and older will continue to grow at a faster pace than that of other age groups, according to Moncton's *Urban Growth Strategy (2021)*. Furthermore, the growing number of seniors (aged 65+ years) in Moncton will increase the need for housing options suitable for seniors to age in place (e.g., accessible units). In addition, the growing senior population indicates the demand for support services that will help seniors remain independent in the community is expected to grow as well.

Furthermore, it seems that Moncton is a desirable place for people aged 25 to 44 years with children (aged 0 to 24 years) and who are likely in the process of building a career and have reached an age where they have left their parental home and entered the rental or homeownership market. These households may need affordable rental housing options as they transition to live on their own with more modest entry-level incomes. They may also require larger units which are suitable for families with children.

Unique Population Groups

There are a number of population groups in Moncton who have special housing needs. This sub-section presents an overview of these population groups.

Homeless Population

The Canadian Observatory on Homelessness defines homelessness as “the situation of an individual or family without stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it. It is the result of systemic or societal barriers, lack of affordable and appropriate housing, the individual/ household’s financial, mental, cognitive, behavioural or physical challenges, and/or racism and discrimination. Most people do not choose to be homeless, and the experience is generally negative, unpleasant, stressful and distressing”⁶.

There are a number of causes of homelessness, including domestic violence, illness, and job loss however, the primary causes of homelessness are poverty and the lack of affordable housing. The State of Homelessness in Canada (2014) report states that “the inability of many

⁶ Canadian Observatory on Homelessness (2012). Canadian Definition of Homelessness. Accessed from: <http://www.homelesshub.ca/sites/default/files/COHhomelessdefinition.pdf>.

individuals and families to obtain and pay for housing, and to maintain the housing they have, underlies much of the homelessness problem in Canada”⁷.

There are different types of homelessness in Canada, ranging from people without shelter on one end to people being insecurely housed at the other end. The different types of homelessness are:

- Absolutely homeless or unsheltered – this includes people living on the streets or in places that are not intended for human habitation, such as cars, garages, makeshift shelters, shacks or tents;
- Emergency Sheltered – this includes people staying in overnight shelters or shelters for those experiencing family violence;
- Provisionally Accommodated – this refers to people whose accommodation is temporary or lacks security of tenure and includes ‘couch surfers’ or the ‘hidden homeless’, those who are living with friends, family or strangers on a temporary basis;
- At Risk of Homelessness – refers to people who are not homeless but whose current economic and/or housing situation is precarious or does not meet public health and safety standards, and includes households facing eviction, people with severe and persistent mental illness, active addictions or substance use or behavioural issues, and people facing or living in direct fear of violence or abuse⁸.

As of October 2022, the total number of individuals experiencing homelessness in Moncton was 228 people⁹. Of these, 192 (84.2%) of homeless individuals were experiencing chronic homelessness. In April 2022, there were 199 people experiencing homelessness in Moncton which is an increase of 14.6% over five months. It should be noted that this number only represents individuals who accessed emergency shelter services. It does not include the hidden homeless, such as people who are couch-surfing or remaining in unsuitable situations, or people who are living in tents. These trends demonstrate that the need for emergency and long-term affordable housing is increasing in Moncton as well as supports to maintain housing stability.

⁷ Gaetz, S., Gulliver, T. and Richter, T. (2014). The State of Homelessness in Canada 2014.

⁸ Canadian Observatory on Homelessness (2012). Canadian Definition of Homelessness. Accessed from: <http://www.homelesshub.ca/sites/default/files/COHhomelessdefinition.pdf>.

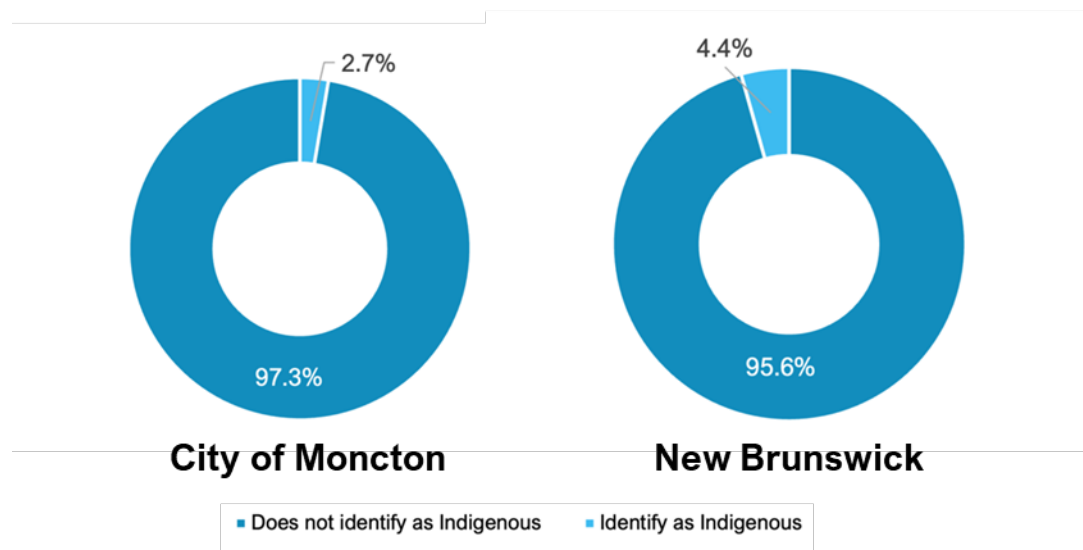
⁹ City of Moncton. Human Development Council (October 2022). Accessed from: <https://sjhdc.ca/moncton-dashboard/>

Indigenous Population

According to Statistics Canada, there were 2,080 Indigenous people living in Moncton in 2021, making up 2.7% of the total population of the city. In comparison, Indigenous peoples made up 4.4% of the population in New Brunswick in 2021.

The number of Indigenous peoples in Moncton increased by 15.9% from 1,795 in 2016. This rate of increase is greater than the increase in the population of Moncton as a whole (10.5%). While Indigenous peoples make up only a very small proportion of the total population in Moncton, it should be noted that these individuals may have unique needs, such as culturally-appropriate housing and support services.

Figure 7: Indigenous Populations: City of Moncton; 2021

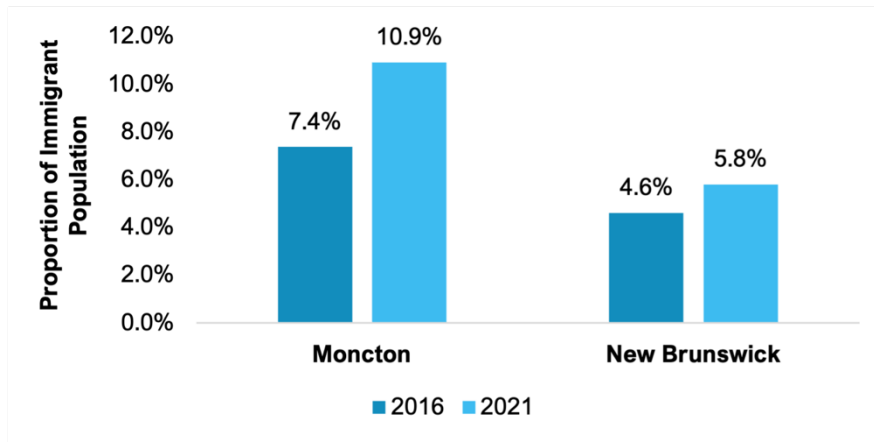


Source: Statistics Canada Community Profiles, 2021

Immigrant Population

In 2021, immigrants made up 10.9% of the total population in Moncton compared to 5.8% in New Brunswick. Of the total immigrant population in Moncton, the majority (68.1%) were new immigrants (i.e., arriving between 2011 and 2021) compared to 49.4% in New Brunswick.

Figure 8: Immigrant Population: The City of Moncton and New Brunswick; 2021



Source: Statistics Canada, Community Profiles; 2021

The share of immigrants increased from 7.4% in 2016 to 10.9% in 2021, while the number of immigrants increased by 3,280 persons or 63.3% from 2016 to 2021. In comparison, the number of immigrants increased by only 30.5% in New Brunswick over that same period. Including non-permanent residents in the totals increases the proportion of immigrants to 15.7% of the population in Moncton and 7.2% in New Brunswick.

Research was conducted in 2022 to assess the immigration trends in Greater Moncton in the report *Immigration Trends Update: Greater Moncton (2022)*¹⁰. Some of the key findings from that research include that relative to population size, Greater Moncton attracted more people (migrants from elsewhere in Canada and immigrants combined) than Halifax, Calgary, Vancouver and more than 90% of Canada's 130+ urban centres¹¹.

¹⁰ Jupia Consultants Inc. (2022). Immigration Trends Update: Greater Moncton. Accessed from: https://www5.moncton.ca/docs/immigration/GM_Immigration_Trends_May2022.pdf

¹¹ Urban centres are defined as Census Metropolitan Areas (CMAs) and Census Agglomerations (CAs) according to Statistics Canada geographic classifications. A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre

The community is attracting more migrants from India, Nigeria, Brazil, and Morocco than in the past and fewer from China. In the Moncton Census Metropolitan Area (CMA), 60% of new permanent residents in 2021 were under the age of 30. Sixty-seven percent or two out of every three French speakers arriving in New Brunswick in 2021 were destined for the Moncton CMA. Customer service, restaurant-related, finance/insurance and IT were the top occupations represented in the 2021 permanent resident admissions.

Impact on Housing Demand: Immigration

While immigrants make up only a small proportion of the population in Moncton (10.9%), these individuals may have unique needs related to housing and support services. For example, housing-related services may need to be available in a language other than the two official languages. In addition, some immigrant families tend to be bigger as they are often extended families. For example, the average household size in Moncton is 2.2 people although reports from Nova Scotia and northern Ontario have indicated that the average family size of Syrian refugees is 5.01. As such, there may be a need for housing options for larger families.

Student Population

There are a number of universities and colleges located in Moncton. These include the University of Moncton with an estimated 5,170 full-time and part-time students in 2021 and Crandall University with about 1,104 students. The faculty of nursing from the University of New Brunswick also is in Moncton. Colleges with campuses in Moncton include the New Brunswick Community College, Eastern College, McKenzie College, and Oulton College.

Many of the students in Moncton are international students. In the report *Immigration Trends Update: Greater Moncton (2022)*, research identified that study permits issued for schools in Greater Moncton hit a record in 2021 of 2,315 permits – driven primarily by nearly 500 permits issued for Crandall University, mostly for master's level students. Overall, the Moncton CMA has a much larger number of international students in college than either Fredericton or Saint John. Study and work permits are becoming the primary pathway for immigrants to the Moncton CMA.

(known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program.

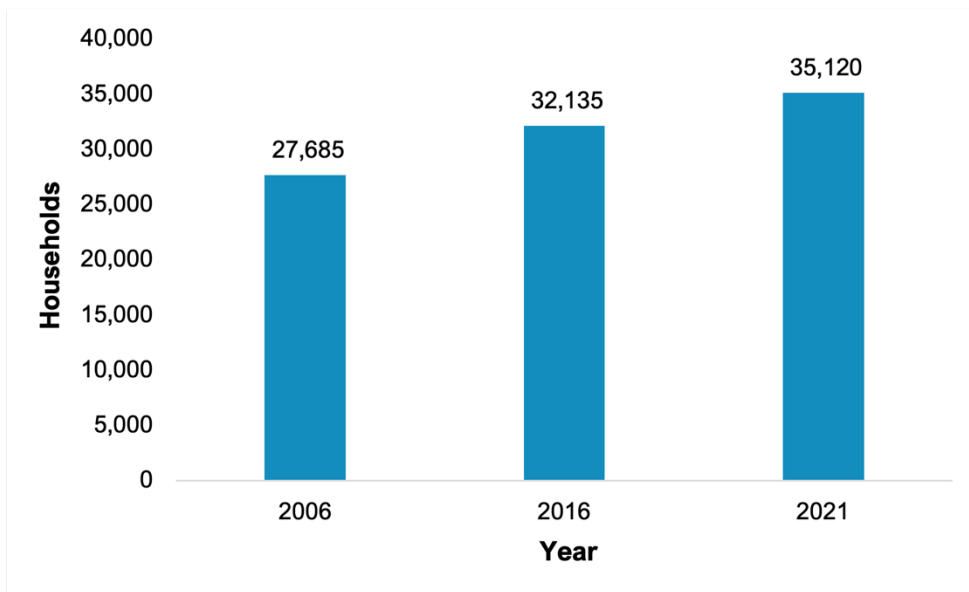
Household Trends and Projection

While population trends and characteristics are important indicators of housing need, household characteristics are more directly related to housing need as each household requires a housing unit. As such, it is important to understand the trends in the number, size, type, and tenure of households in a community.

According to Statistics Canada, there were 35,120 households in Moncton in 2021; up by 9.3% from 32,135 households in 2016. In comparison, the number of households in New Brunswick increased by only 5.6% during the same time period.

Household trends in Moncton highlight the diverse housing needs of those living in the city. The number of households in Moncton increased less rapidly than the total population from 2016 to 2021 (9.3% increase to households versus 10.5% increase in population.) This suggests that household sizes in Moncton are getting slightly larger as less households are being created by more people comparatively.

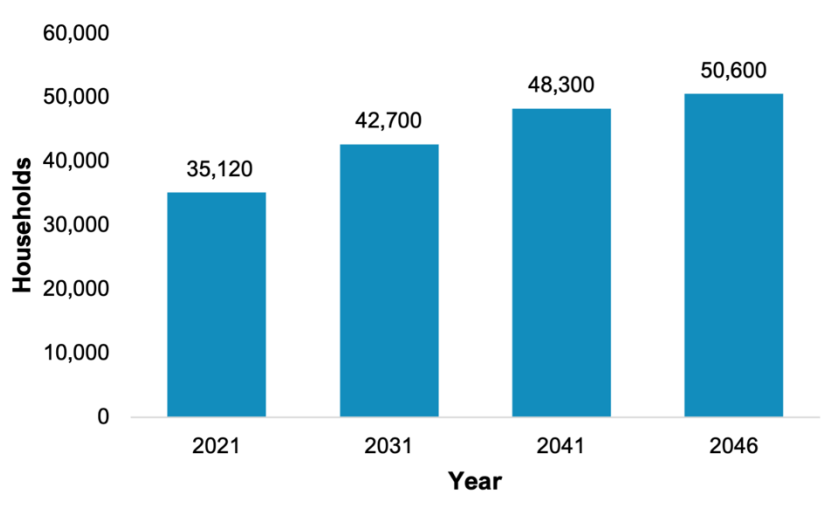
Figure 9: Household Trends: The City of Moncton; 2006-2021



Source: Statistics Canada, Community Profiles, 2006-2021

By 2046, the number of households in Moncton is forecasted to reach 50,600; an increase of 15,480 units from 2021 according to the *Urban Growth Strategy (2021)*. As the number of households is projected to increase in the future, there will be an associated increase in the demand for housing to accompany this growth.

Figure 10: Household Forecasts: The City of Moncton; 2021-2046



Source: Statistics Canada Census Profiles; 2021, City of Moncton Urban Growth Strategy – Growth Trends and Projections, 2021.

Impact on Housing Demand: Household Trends and Projections

The number of households is projected to increase in the future and an increase in the demand for housing will accompany this growth. Household trends in Moncton highlight the diverse housing needs of those living in the city. The number of households in Moncton increased less rapidly than the total population from 2016 to 2021. This suggests that household sizes in Moncton are getting larger as less households are being created by more people comparatively. This is a new trend within the city and the future housing supply should provide options for these larger households.

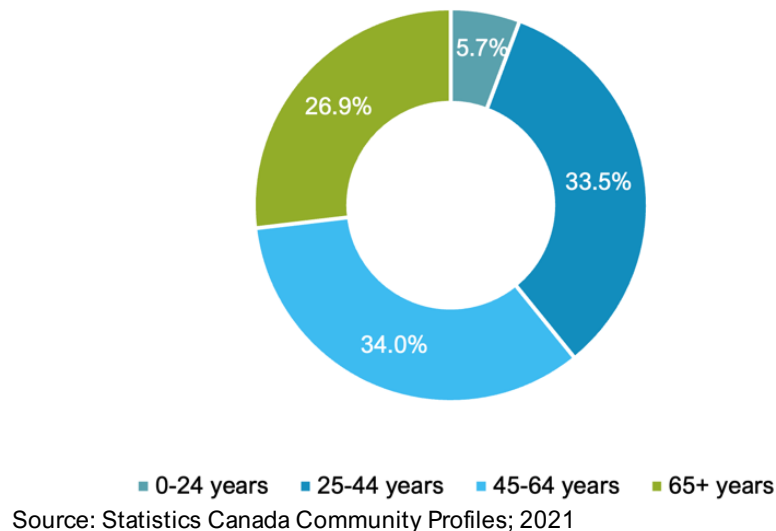
Households by Age of Primary Household Maintainer

Households with a primary maintainer¹² aged 45 to 64 years made up the largest share of households in Moncton in 2021 (34.0% of all households). The second largest cohort of

¹² Statistics Canada defines a primary household maintainer as: the first person in the household who pays the rent, or the mortgage, or the taxes, or the electricity services/utility of the dwelling.

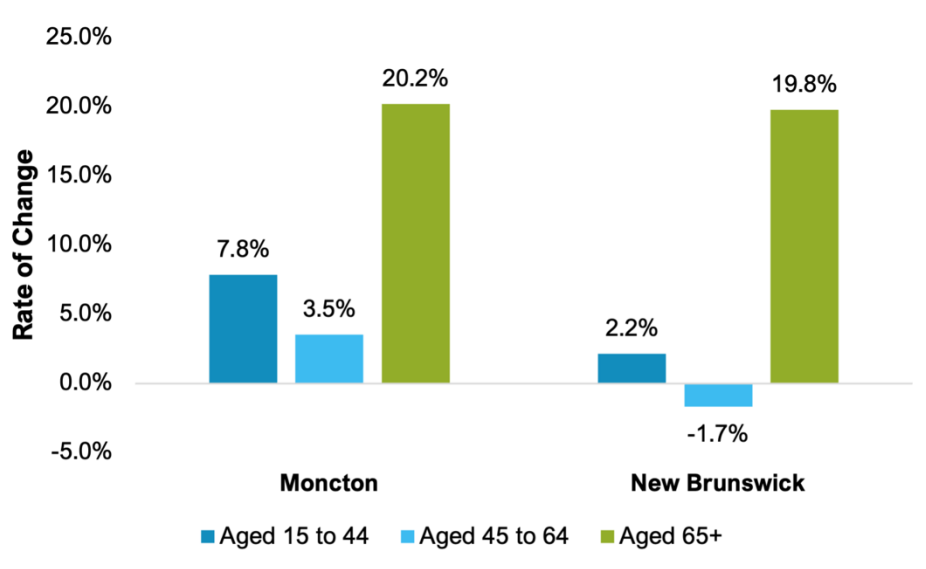
households in 2021 was those with a maintainer aged 25 to 44 years; its share of all households was 33.5%. Households with a maintainer who was 65 years or older represented the next greatest share of the households in Moncton (26.9% of households). Finally, households led by an individual younger than 25 years accounted for 5.7% of all households in 2021.

Figure 11: Household by Age of Household Maintainer: The City of Moncton; 2021



From 2016 to 2021, households led by an individual who was 65 years or more saw the greatest increase (20.2%). The number of households in Moncton with a maintainer who was younger than 25 years rose by 11.1% - the second highest rate of increase. From 2016 to 2021, households with a maintainer who was aged 25 to 44 years increased more moderately (7.3%). Finally, households led by an individual aged 45 to 64 years increased by 3.5% from 2016 to 2021.

Figure 12: Growth of Households by Age of Primary Household Maintainer: Moncton and New Brunswick, 2016-2021



Source: Statistics Canada Community Profiles; 2016-2021

Impact on Housing Demand: Household by Age of Primary Households Maintainer

The increasing number of households led by an individual 45 years and over in Moncton will result in increased demand for housing options which are suitable to older residents, including units which meet physical mobility needs as well as for housing with supports such as, units in retirement homes.

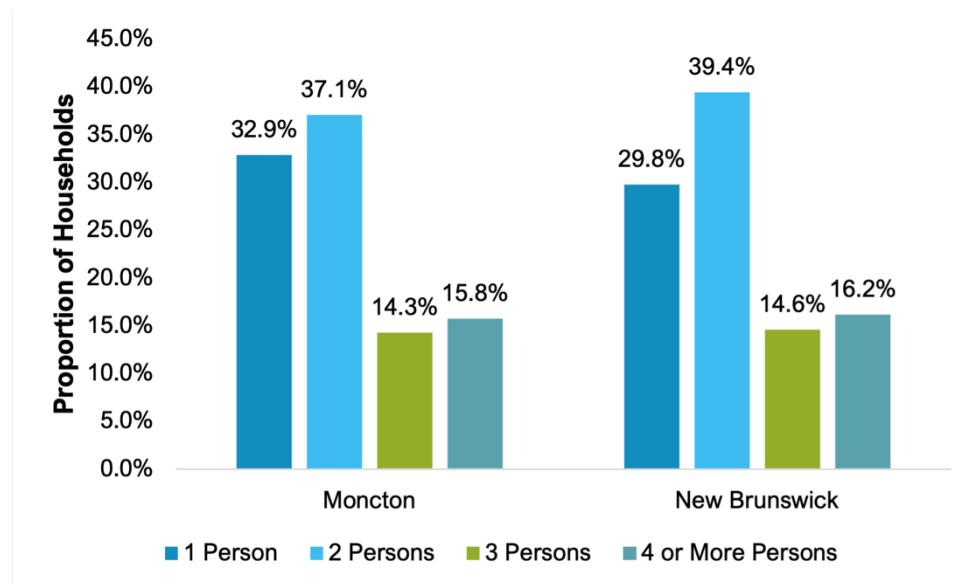
In addition, the high rate of increase in households led by an individual younger than 25 years is a new trend for Moncton which was not observed in the previous *Moncton and Dieppe Housing Needs Assessment (2017)*. This demonstrates that Moncton is becoming a more desirable place for younger households to reside. The large cohorts of international students entering Moncton in recent years could be contributing to these increases. Furthermore, labour market opportunities in Moncton could allow younger households to move into their own homes rather than continuing to live with their parents. This is possible so long as there are appealing and affordable housing options for them to move into. Younger households typically favour rental housing options so there is likely going to continue to be a need for this housing tenure into the future. The increased need for housing options for youth was also identified by community agencies through a survey administered as part of this study.

Households by Size

Households with two-persons represented the largest share (37.1%) of all households in Moncton in 2021, followed by one-person households (i.e., people living alone) (32.9%), households with four or more persons (15.8%), and finally, three-person households (14.3%).

Households with four or more persons increased most significantly from 2016 to 2021; increasing by 15.9%. From 2016 to 2021, one-person households also increased rapidly (10.1%). Moreover, households with two-persons increased by 7.0% and finally, households with three-persons increased by 6.8%. Households with four or more persons and one-person households all increased at a higher rate than total households, which increased by 9.3% from 2016 to 2021 in Moncton.

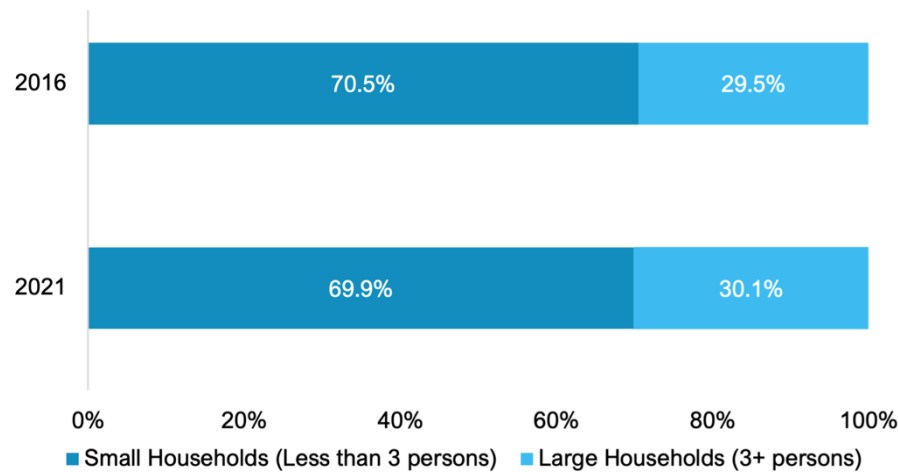
Figure 13: Households by Household Size: Moncton and New Brunswick; 2021



Source: Statistics Canada Community Profiles, 2021

When taken together, smaller households (i.e., one- and two person households) made up 69.9% of all households in Moncton; down from 70.5% in 2016. Larger households (i.e., with three or more persons) made up 30.1% of all households in 2021; up from 29.5% in 2016. In comparison, smaller households made up 69.2% and larger households made up 30.8% of all households in New Brunswick as a whole in 2021. The size of households in Moncton is therefore like the size of households across the province more generally.

Figure 14: Households by Size: The City of Moncton; 2016-2021



Source: Statistics Canada Community Profiles; 2016-2021

Impact on Housing Demand: Household Size

These trends show that the greatest demand for housing in Moncton is from households which are small (less than three persons) and the housing supply in Moncton should reflect this. Seniors typically live in households which are small, so this trend is consistent with the aging of the population. These data suggest there will be a greater need for housing which is appropriate for smaller households in Moncton in the future as well.

Although smaller households make up a greater share of the overall households, there has been a trend towards an increased share of larger households in Moncton over the last five years. As mentioned previously, immigrant households are often larger. This could be reflected in the increase in the number of households with four or more persons from 2016 to 2021.

Households by Type of Primary Maintainer

One-person households made up 32.9% of all households (11,540 households) in Moncton in 2021 – the largest share among different household types. The following most common household type was couples without children; which included 9,085 households or 25.9% of all households. This is in line with the trends in household size in Moncton where smaller households represent the predominant household size. Similarly, in New Brunswick the two most common household types are one-person households (29.8%) and couples without children (30.4%).

In Moncton, couples with children (7,155 households) and lone parent households (3,000 households) also comprised a large share of the households in 2021 (20.4% and 8.5%, respectively.) This indicates that Moncton is a desirable place for families with children to reside. These households would likely require larger dwelling types to meet their suitability needs. These household types present a similar share of the households in New Brunswick as well; 21.9% are couples with children and 8.7% are lone parent households.

There were 2,655 households with two or more people who were not part of a family in 2021. This is a 7.6% share of all households in Moncton in 2021. In New Brunswick, only 4.4% of households were two- or more-person non-family households.

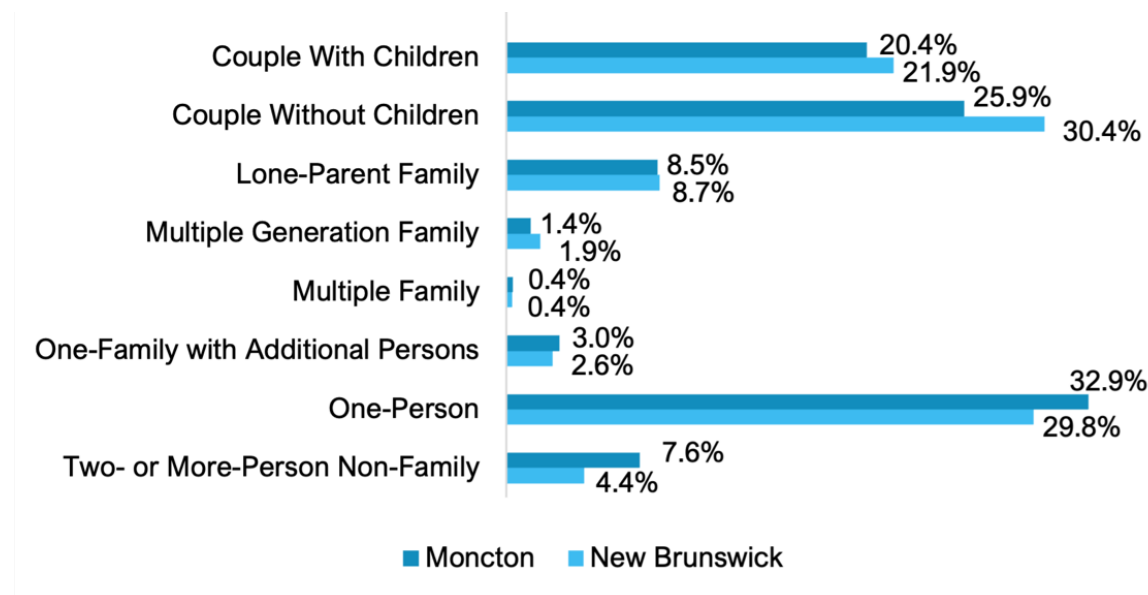
One family with additional persons households comprised 3.0% of households (1,065 households) in Moncton in 2021. In comparison, this household type comprised 2.6% of households in New Brunswick.

Only 1.4% of households (485 households) in Moncton in 2021 were multiple generation families which was similar to the share in New Brunswick overall (1.9%).

Finally, in 2021, multiple family households accounted for 0.4% of households (130 households) in Moncton and in New Brunswick.

Due to the introduction of a new methodology for categorizing households into household types in the 2021 Census, it is not possible to identify the rate of growth for these categories from 2016 to 2021.

Figure 15: Households by Type: Moncton and New Brunswick; 2021



Source: Statistics Canada Community Profiles, 2021

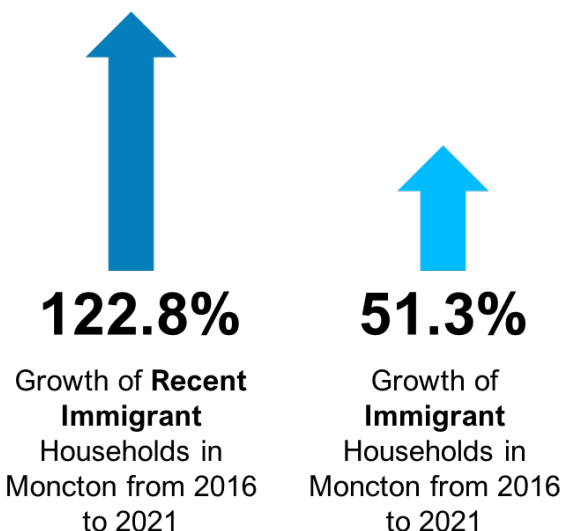
Households led by Unique Population Groups

Immigrant Households

In 2021, there were 3,320 immigrant households in Moncton. As a proportion of all households, this represented 9.5% of households in Moncton. This share is greater than the share of immigrant households in New Brunswick as a whole (5.7%). The number of households in Moncton led by an immigrant increased by 51.3% from 2016 to 2021. It should be noted that this rate of increase is almost five times greater than that of the increase in the total number of households (9.3%) during that time period.

Of all the immigrant households in Moncton in 2021, 41.3% were recent immigrant households¹³ (i.e., 1,370 households.) The number of recent immigrant households increased by 122.8% from 2016 to 2021. This is much greater than the increase in immigrant households overall (51.3%) in Moncton.

Figure 16: Rate of Change in Immigrant Households and Recent Immigrant Households: The City of Moncton; 2016 - 2021



Source: Statistics Canada Custom Tabulation Data; 2016 - 2021

¹³ Recent immigrants are those who migrated up to 5 years prior to the latest census year (2016 to 2021).

Like in Moncton, the share of recent immigrant households also increased in New Brunswick as a whole, from 17.4% in 2016 to 25.9% in 2021.

Impact on Housing Demand: Households led by Unique Population Groups

Immigrant Households

While immigrant households make up only a small proportion of the population in Moncton (9.5%), these households may have unique needs related to housing and support services, as mentioned previously. For example, housing-related services may need to be available in a language other than the two official languages. In addition, immigrant households tend to be larger than other household types. In 2021, immigrants made up 10.9% of the population of Moncton, while immigrant households represented only 9.5% of households. This demonstrates that the size of immigrant households in Moncton are larger as less households are being created by more people comparatively. This highlights the need for larger dwellings for these households.

Households with a Member with a Disability

There were 4,335 households with a member with a physical disability (hearing, seeing or doing physical activities) in Moncton in 2021. Households with a member with a physical disability made up 12.3% of all households in Moncton compared to 14.0% of all households in New Brunswick in 2021. From 2016 to 2021, the number of households with a member with a physical disability in Moncton increased by 31.4%. In comparison, the total number of households in Moncton increased by only 9.3% during that time period.

There were 3,060 households with a member with an emotional or mental health issue in Moncton in 2021. Households with a member with an emotional or mental health issue made up 8.7% of all households in Moncton compared with 7.6% in New Brunswick. From 2016 to 2021, the number of households with a member with an emotional or mental health issue in Moncton increased by 57.7%. In comparison, the total number of households in Moncton increased by only 9.3% during that time period.

There were 2,170 households with a member with a cognitive disability in Moncton in 2021. Households with a member with a cognitive disability made up 6.2% of all households in Moncton while 6.0% of households in New Brunswick had a member with a cognitive disability in 2021. From 2016 to 2021, the number of households with a member with a cognitive disability in Moncton increased by 59.0%. In comparison, the total number of households in Moncton increased by only 9.3% during that time period.

Impact on Housing Demand: Households led by Unique Population Groups

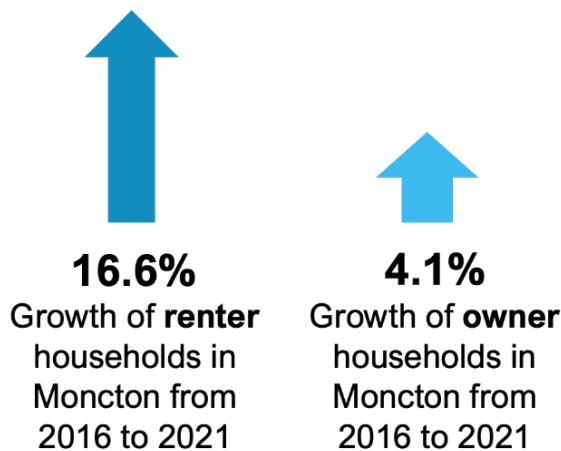
Households with a Member with a Disability

Households with a member with a disability often require support services for these individuals to live as independently as possible. Although the proportion of households with a member with a disability living in Moncton is quite low, the rate of increase of these household types far outpaces the rate of household growth overall. These data suggest that there is a growing need for more accessible housing and housing with supports for persons with disabilities and mental health issues in Moncton.

Households by Tenure

In 2021, 55.9% of all households in Moncton owned their home and 44.1% rented. However, since 2016, the number of owners in Moncton expanded at a much slower rate than the number of renters. Owner households increased by an increment of 4.1% and renter households increased by 16.6%. Although homeownership was still the dominant tenure in Moncton in 2021, trends are demonstrating a shift towards increased demand for rental housing.

Figure 17: Rate of Change of Households by Tenure, The City of Moncton, 2016-2021

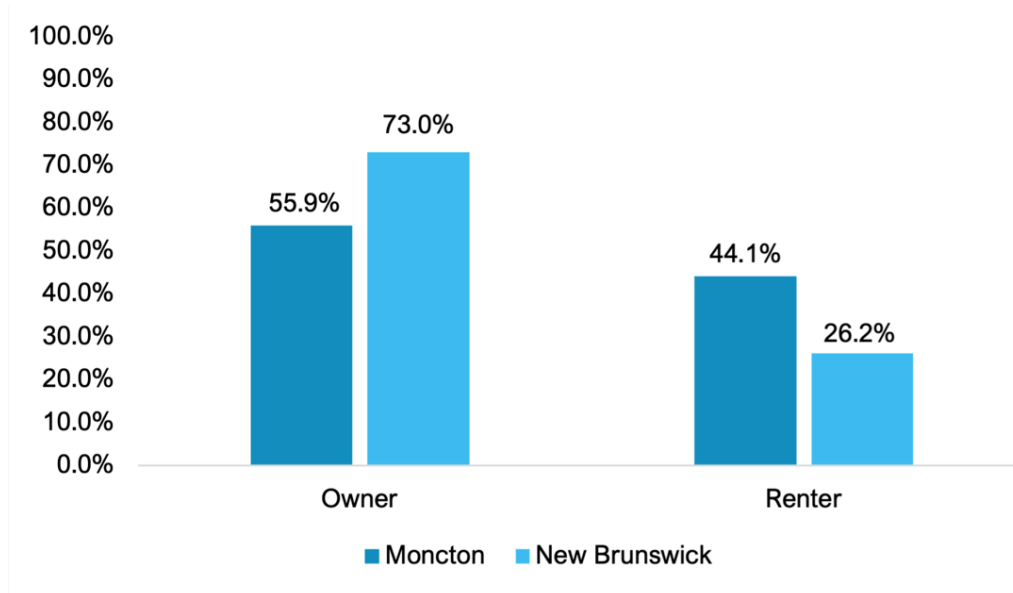


Source: Statistics Canada Community Profiles, 2016-2021

In New Brunswick as a whole, the distribution across the two tenure types is very different than that in Moncton. In New Brunswick, 73.0% of households owned their home in 2021 compared with 55.9% of households in Moncton. Conversely, 26.2% of New Brunswick households rented their homes and 44.1% of households in Moncton.

were renters. While homeownership is the ideal for many households, a more balanced share of owners and renters is an indicator of a more inclusive community. Based on these statistics we can determine that Moncton's housing market is more balanced and diverse in terms of tenure than other communities in New Brunswick.

Figure 18: Households by Tenure: The City of Moncton and New Brunswick, 2021



Source: Statistics Canada Community Profiles, 2021

Impact on Housing Demand: Household Tenure

While homeownership is the ideal for many households, a more balanced share of owners and renters is an indicator of a more inclusive community. Based on the statistics presented here, Moncton's housing market is more balanced and diverse in terms of tenure than other communities in New Brunswick.

Economic Context

Changing economic conditions impact the demand for housing in a community in ways which include how many housing units are required, the type and tenure of housing units, as well as the ability of households to afford housing.

According to the *Urban Growth Strategy (2021)*, New Brunswick's economy experienced relatively strong economic growth over the 2015 to 2019 period. However, the COVID-19 pandemic negatively impacted the short-term economic growth of the province. The economic rebound in 2021 has led to notable labour shortages and inflationary pressures for households across the province. Notwithstanding, long-term economic growth is expected to remain positive in New Brunswick.

Labour Force: Participation and Employment

The ability of individuals and families to pay for housing is greatly influenced by whether they are employed or not. As such, higher unemployment rates in a community may suggest a greater need for affordable housing options.

In 2022, 66.0% of the population 15 years and older in Moncton¹⁴ was in the labour market, either as employees or as people looking for jobs. Comparatively, the participation rate in New Brunswick¹⁵ was 60.6% in 2022 which is slightly lower than that in Moncton. The unemployment rate in Moncton was lower in 2022 compared with that of New Brunswick (4.7% versus 7.2%, respectively). Employment has a significant impact on a household's ability to earn income and afford housing. Households experiencing insufficient employment are likely also facing challenges in affording housing costs as a result.

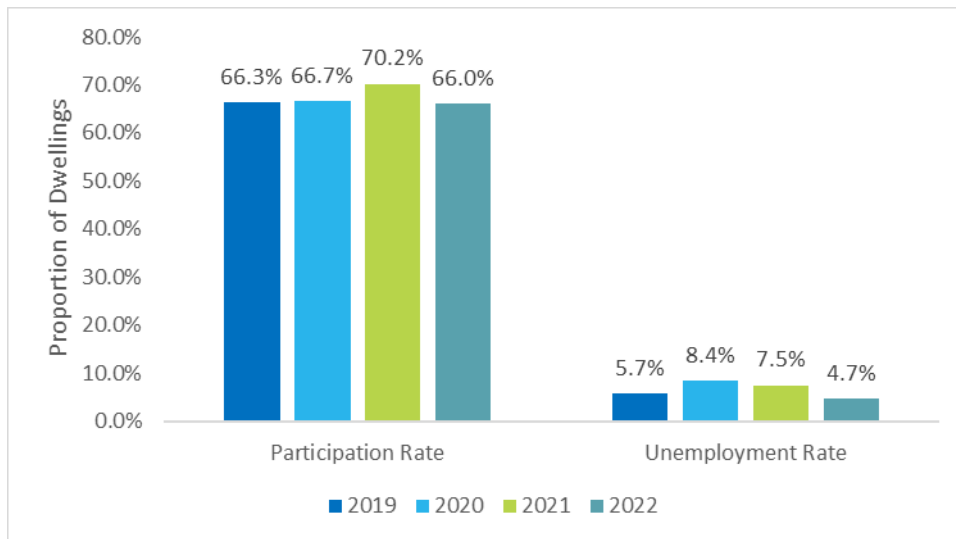
In 2021, the participation rate in Moncton was at a high of 70.2% over the most recent five years. However, the unemployment rate also soared to a high of 8.4% in 2020 due to the impacts of the COVID-19 pandemic. Since then, the unemployment rate has decreased over time and was at a 15 year low at the end of 2022. As of February 2023, the unemployment rate in Moncton was 5.3%, which is higher than the end of 2022 but below the long term average.

¹⁴ Statistics Canada. [Table 14-10-0385-01 Labour force characteristics, annual](#)

This data is for the Census Metropolitan Area (CMA) of Moncton rather than the Census Subdivision (CSD).

¹⁵ Statistics Canada. [Table 14-10-0327-02 Unemployment rate, participation rate and employment rate by sex, annual](#)

Figure 19: Labour Participation Rate and Unemployment Rate: The City of Moncton; 2019-2022



Source: Statistics Canada. [Table 14-10-0385-01 Labour force characteristics, annual.](#)

These findings point to improved employment conditions for people in Moncton in recent years post-pandemic. According to the *Urban Growth Strategy (2021)*, Moncton's employment base is forecasted to increase by approximately 1% per year from 2021 to 2046.

Household Income

The financial capacity of a household is an important element in determining housing need. As such, this section looks at the income of households in Moncton. Household income has been calculated for 2022 using the growth rate in the consumer price index for New Brunswick for 2020 to 2022¹⁶ of 11.3%.

Average and Median Household Income

The estimated average household income in Moncton in 2022 was \$92,268 while the median household income was \$75,684. In comparison, the estimated average household income in New Brunswick in 2022 was \$95,050, while the estimated median household income was \$77,910. This demonstrates that the average and median household incomes in Moncton are lower than in New Brunswick.

¹⁶ Statistics Canada. [Table 18-10-0005-01 Consumer Price Index, annual average, not seasonally adjusted](#)
The annual Consumer Price Index for 2022

The average household income in Moncton increased by 17.8% from \$70,344 in 2015 to \$92,268 in 2022 compared to an increase of 17.3% in New Brunswick overall. Additionally, average income growth in Moncton was lower than the rate of inflation from 2015 to 2022 (21.3%). This indicates that the current dollar value for today's household is lower than the dollar value for a household in 2015, which restricts the current households' ability to buy or rent housing.

Despite the incomes increasing faster in Moncton, incomes are still lower in Moncton than those in the rest of New Brunswick. This suggests a greater need for affordable housing options in Moncton than in other communities in the province.

Figure 20: Average Household Income: Moncton and New Brunswick; 2022



Source: Statistics Canada Community Profiles; 2021 and SHS Consulting estimates based on growth rate of CPI for New Brunswick for 2020-2022.

Impact on Housing Demand: Average and Median Household Incomes

The financial capacity of a household is a key determinant of their housing need. Households in Moncton had a slightly lower average income than households in other parts of the province in 2022. This demonstrates that these households likely require homes with prices that are marginally lower than in other communities. However, average household income in Moncton increased at a faster rate than that of New Brunswick (17.8% versus 17.3%, respectively) and of inflation (21.3%) from 2015 to 2022. The increase in incomes could demonstrate that households with higher incomes from other communities are choosing to move into Moncton or new higher paying employment opportunities are being created. This higher standard of living could lead to increases in housing costs due to competition in the market.

Household Income Deciles

While the average household income and median household income provide a general sense of a household's economic capacity, looking at the distribution of income within the local context provides greater detail of the economic capacity of households in Moncton and their ability to afford housing.

Household income deciles divide the total universe of households into ten equally portioned income groups. This means that there is one tenth (or 10%) of all households in each income decile. These income deciles are used throughout the following sections and in the affordability analysis to provide a more detailed picture of the economic profile of Moncton's households.

Similar to the previous section, household incomes for 2022 were estimated based on the growth rate of New Brunswick's CPI from 2020 to 2022. Please note that where dollar amounts are presented, these represent the upper range of each income decile, except for in the case of the tenth household income decile as the upper range has been suppressed based on Statistics Canada's confidentiality rules. The tenth income decile represents all household incomes which are one dollar or more than the upper range of the ninth income decile. The top range of each of the household income deciles in Moncton as well as the household income deciles in New Brunswick can be found below. As noted previously, household incomes in New Brunswick as a whole are slightly higher than those in Moncton.

For the purposes of this study, **households with low incomes** refers to households with incomes in the **first to the third income deciles** earning \$50,329 or less in 2022; **households with moderate incomes** refers to households with incomes in the **fourth to sixth income deciles** (from \$50,330 to \$90,191 in 2022); and **households with high incomes** refers to households with incomes in the **seventh to tenth income deciles** in 2022 (\$90,192 and above).

Figure 21: Average Income by Household Income Deciles: Moncton and New Brunswick; 2022

		New Brunswick	Moncton (All Households)	Moncton (Owners)	Moncton (Renters)
Low Income	Decile 1	\$26,723	\$26,055	\$41,421	\$22,047
	Decile 2	\$39,640	\$39,194	\$58,791	\$27,614
	Decile 3	\$51,220	\$50,329	\$73,489	\$35,631
Moderate Income	Decile 4	\$64,136	\$62,354	\$87,407	\$43,648
	Decile 5	\$77,943	\$75,159	\$102,439	\$51,220
	Decile 6	\$93,531	\$90,191	\$118,028	\$60,127
High Income	Decile 7	\$111,347	\$108,007	\$138,070	\$70,371
	Decile 8	\$136,957	\$133,616	\$162,567	\$84,624
	Decile 9	\$178,155	\$173,701	\$202,652	\$105,780
	Decile 10	> \$178,155	> \$173,701	> \$202,652	> \$105,780

Source: Statistics Canada Custom Tabulation Data and SHS Consulting estimates based on the growth rate of the CPI for New Brunswick for 2020-2022. Note: The amounts presented are the upper limits of the income ranges for each household income decile.

Similar to the trends in the average and median household incomes, household incomes deciles in Moncton are lower than those in New Brunswick.

Household Income Deciles by Age of Household Maintainer

Low Income

When the household income deciles are organized by age cohorts, the data aligns with the professional careers of households. Households led by an individual younger than 25 years, who are frequently in school, attending university, or at the beginning of their professional career were most likely to have low incomes; 49.3% of these households had low incomes in 2020.

In comparison, only 22.4% of households with a maintainer aged 25 to 44 years, and 24.0% of households led by an individual aged 45 to 64 years, who are most likely to have stable employment, had low incomes.

Households with a maintainer aged 65 years or more, who are more likely to be retired, were also more likely to have low incomes (42.2%) compared to households as a whole (30.0%). However, while households led by an individual aged 65 years or more may be more highly concentrated in the bottom three income deciles, these households often own a significant asset, such as their house, which gives them a high net worth without producing income. For example, in Moncton in 2021, 56.7% of households led by an individual aged 65 or more owned their home. Households who are mortgage free have limited housing costs, primarily utilities, property taxes and maintenance costs. These households also have the ability to sell their home in the event that they want to access a different form of housing or free up some of the equity from their home for travelling or other purposes.

Moderate Income

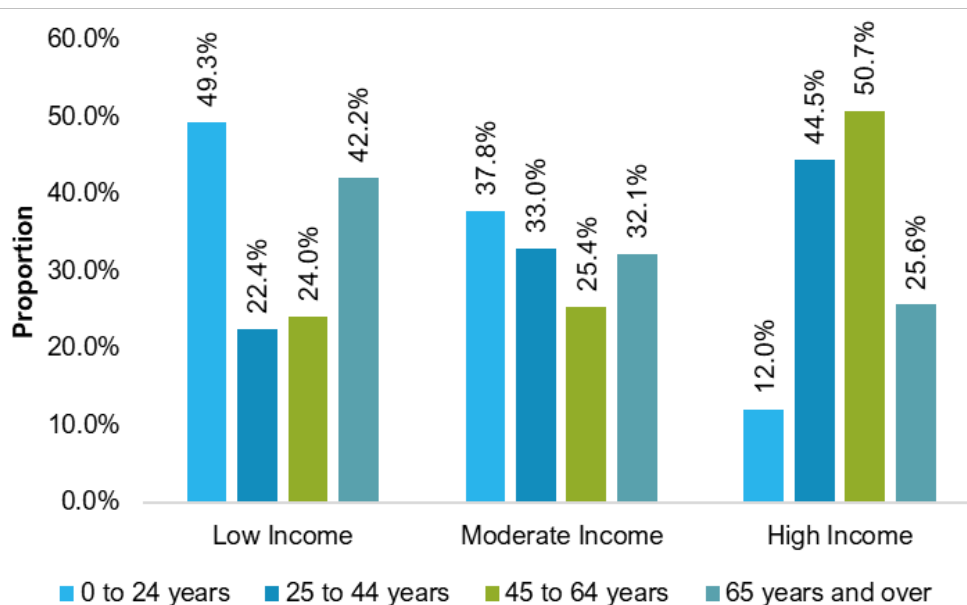
Households led by an individual younger than 25 years in Moncton are also more likely than other age groups to have moderate incomes (37.8%) in 2020. After households led by a maintainer younger than 25 years, households with a maintainer aged 25 to 44 years are second most likely to have moderate incomes (33.0%), followed by households with a maintainer who is aged 65 years or more (32.1%), and then households led by an individual aged 45 to 64 years (25.4%).

High Income

Households with a maintainer aged 45 to 64 years are most likely (50.7%) to have high incomes in comparison with the other age cohorts in Moncton in 2020. These households are still of working age but have participated in the labour force for some time and have been able to develop their careers and increase their earnings through work promotions.

Households with a maintainer aged 25 to 44 years were the second greatest age cohort to have high incomes (44.5%), followed by households with a maintainer aged 65 years or more (25.6%), and finally, households led by an individual younger than 25 years of age (12.0%). These data support the finding that the incomes of households in Moncton align with the professional careers of households.

Figure 22: Proportion of Households by Household Income Deciles and Age of Household Maintainer: Moncton; 2021



Source: Statistics Canada Custom Tabulations, 2021

Impact on Housing Demand: Household Income Deciles by Age of Household Maintainer

The greatest need for housing which is affordable to households with low incomes is among households led by an individual younger than 25 years who are still beginning their professional careers. Additionally, demand for housing affordable to households with low incomes comes from households with a maintainer over the age of 64 who are renters or who have a mortgage.

Households led by an individual younger than 25 years in Moncton are more likely than other age groups to have moderate incomes, followed by households with a maintainer aged 25 to 44 years. There is therefore demand for housing for younger households with moderate incomes.

In contrast, households with high incomes, are most often households led by an individual aged 45 to 64 years.

Household Income Deciles by Household Type

Low Income

In 2020, 30% of all households in Moncton had low incomes, earning \$50,329 or less. However, certain household types had a much greater proportion of low incomes than others. These included: people living alone (61.9% earned low incomes), lone parents (35.7%), households with a member with a physical disability (31.6%), and households with a cognitive disability (30.6%). This indicates that these household types have a greater need for housing which is affordable to households with low incomes. This also indicates that the housing affordability challenges faced by some of these groups are intertwined with a need for support services such as dwellings with accessibility features.

Moderate Income

A total of 30% of households in 2020 had moderate incomes in Moncton. Similar to households with low incomes, certain household types were more likely to have moderate incomes in 2020. These household types included: non-family households with two or more persons (44.8% with moderate incomes), as did lone parents (39.3%), recent immigrant households (35.8%), couples without children (34.7%), households with a member with a cognitive disability (32.5%), households with a physical disability (32.3%), immigrant households (31.8%), and households with a member with an emotional or mental health issue (31.0%).

Many of these household types are composed of two or more persons. These findings illustrate that there is a need for housing affordable to households with moderate incomes which is also suitable and adequate for households with two or more persons.

This also indicates that the housing affordability challenges faced by some of these groups are intertwined with a need for support services such as dwellings with accessibility features, and culturally appropriate services.

High Income

The household types that most commonly had high incomes in 2020 in Moncton included, multigenerational households (86.4%), couples with children (75.2%), couples without children (51.8%), immigrant households (46.1%), and households with a member with an emotional or mental health issue (41.0%).

Multiple family households, households composed of couples with children, and immigrant households are more likely to require housing which is larger (two bedrooms or more) to adequately and suitably accommodate all household members. In general, these larger housing units also have higher costs associated with them, which households with high incomes are the most capable of affording. These findings demonstrate that the demand for housing affordable to households with high incomes in Moncton is concentrated among larger housing units with more than one bedroom.

Figure 23: Proportion of Households by Household Income Deciles and Household Type: Moncton; 2021

	Low Income	Moderate Income	High Income
Total - Household Type	29.8%	30.4%	39.8%
Couple Without Children	13.5%	34.7%	51.8%
Couple With Children	5.9%	18.8%	75.2%
Lone-Parent Family	35.7%	39.3%	25.5%
Multiple Generation Family	0.0%	12.7%	86.4%
One-Person	61.9%	29.8%	8.3%
Two- or More-Person Non-Family	21.1%	44.8%	34.3%
Immigrant Households	22.0%	31.8%	46.1%
Recent Immigrant Household (Arrived in the last 5 years)	25.5%	35.8%	39.1%
Households with a member with a physical disability	31.6%	32.3%	36.0%
Households with a member with a cognitive disability	30.6%	32.5%	36.9%
Households with a member with an emotional or mental health issue	28.3%	31.0%	41.0%

Source: Statistics Canada Custom Tabulations, 2021

Impact on Housing Demand: Household Income Deciles by Household Type

In Moncton, housing affordability challenges faced by some of the household types with low incomes are intertwined with a need for support services such as dwellings with accessibility features suitable to households with a member with a physical disability and services to support households with a member with a cognitive disability. More support services affordable to households with low incomes should be offered to individuals in their homes or within the community in Moncton.

Housing options affordable to households with moderate incomes should be suitable and adequate to households with two or more persons according to the household types in Moncton most commonly observed with moderate incomes in 2020. These include non-family households with two or more persons, lone parents, recent immigrant households, and immigrant households which are generally larger in size. In addition, the housing affordability challenges faced by some of these groups are intertwined with a need for support services such as dwellings with accessibility features, and culturally appropriate services.

Some of the household types that had high incomes, such as multiple family households, households composed of couples with children, and immigrant households are more likely to require housing which is larger (two bedrooms or more) to adequately and suitably accommodate all household members. The housing need of these households is therefore for units with more than one bedroom.

Household Income Deciles by Household Tenure

The proportion of renter households in Moncton with low incomes in 2020 is much higher compared to the proportion of owner households (48.6% versus 14.9%, respectively.) In contrast, 58.0% of owner households in Moncton had high incomes compared with only 16.6% of renters.

Low Incomes

In 2020, 7,530 households in Moncton had low incomes and were renters. The number of renter households who had low incomes increased by 5.2% from 2015 to 2020. This suggests that there is a need for rental housing options which are affordable to households with low incomes.

In contrast, 2,930 households had low incomes and were homeowners in 2020. Although there were less households with low incomes who owned their homes in Moncton, the number of owners with low incomes increased more rapidly than the number of renters from 2015 to 2020 (20.3% versus 5.2%, respectively.) These households could be occupied by older adults and seniors who are retired and therefore have low incomes while also owning their homes.

Since the majority of households with low incomes in Moncton are renters, this suggests that there is a significant need for rental housing options which are affordable to these households as homeownership is likely unaffordable to them.

Moderate Incomes

Households with moderate incomes were housed in owned or rented dwellings in almost equal numbers in Moncton in 2020. There were 5,315 households in Moncton who had moderate incomes and owned their home, and there were 5,375 households with moderate incomes who rented their home. Of the owner-occupied dwellings in Moncton, 27.1% were occupied by households with moderate incomes. In comparison, of all the rented dwellings in Moncton, households with moderate incomes occupied 34.7% of them in 2020.

In 2020, households with moderate incomes occupied 23.8% more rental dwellings than in 2015. The number of dwellings in Moncton which were owned by households with moderate incomes decreased slightly, by 0.8%, from 2015 to 2020. Therefore, since 2015 more households with moderate incomes have been accessing housing through the rental market than the ownership market. This may be because of increases in costs associated with homeownership which have priced households with moderate incomes out of the ownership market. This suggests there is a need for rental, as well as homeownership options which are affordable to households with moderate incomes.

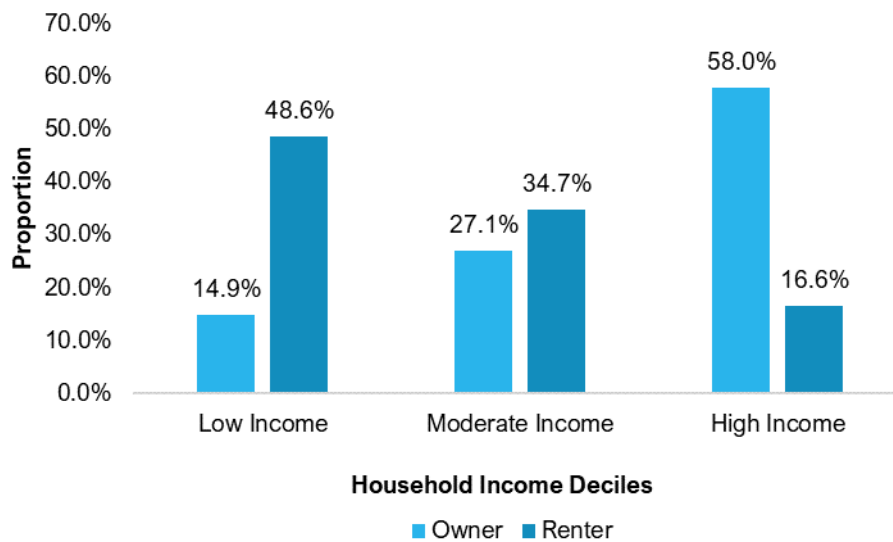
Increases in the availability of diverse housing tenure options will create a more diverse and inclusive community which meets the needs of households with different income levels.

High Incomes

The majority (58.0%) of owners in Moncton had high incomes in 2020. Since 2015, the number of owner households with high incomes increased slightly (2.9%) however the share of owner households with high incomes decreased by 0.6%. This marginal decrease in the share may be correlated with the increase in the share of owners with low incomes which could be caused by older households who are retiring and experiencing a decrease in their annual household income because of their retirement.

Households with high incomes accounted for 16.6% of renters. The number of renters with high incomes increased by 44.1% from 2015 to 2020. This large increase in demand for rental housing by high income earners could point to a lack of ownership housing options that are affordable to them. Even though these households have high incomes, they are increasingly accessing housing through the rental market.

Figure 24: Proportion of Households by Household Income Deciles and Tenure: Moncton; 2020



Source: Statistics Canada Custom Tabulations, 2021

Impact on Housing Demand: Household Income Deciles by Tenure Type

The majority of households with low incomes in Moncton are renters. This suggests that there is a significant need for rental housing options which are affordable to these households as homeownership is likely unaffordable to them.

Furthermore, since 2015 more households with moderate and high incomes have been accessing housing through the rental market than the ownership market. This may be because of increases in costs associated with homeownership which have priced households with higher incomes out of the ownership market. This suggests there is a need for rental, as well as homeownership options which are affordable to households with moderate and high incomes.

Increases in the availability of diverse housing tenure options will create a more diverse and inclusive community which meets the needs of households with different income levels.

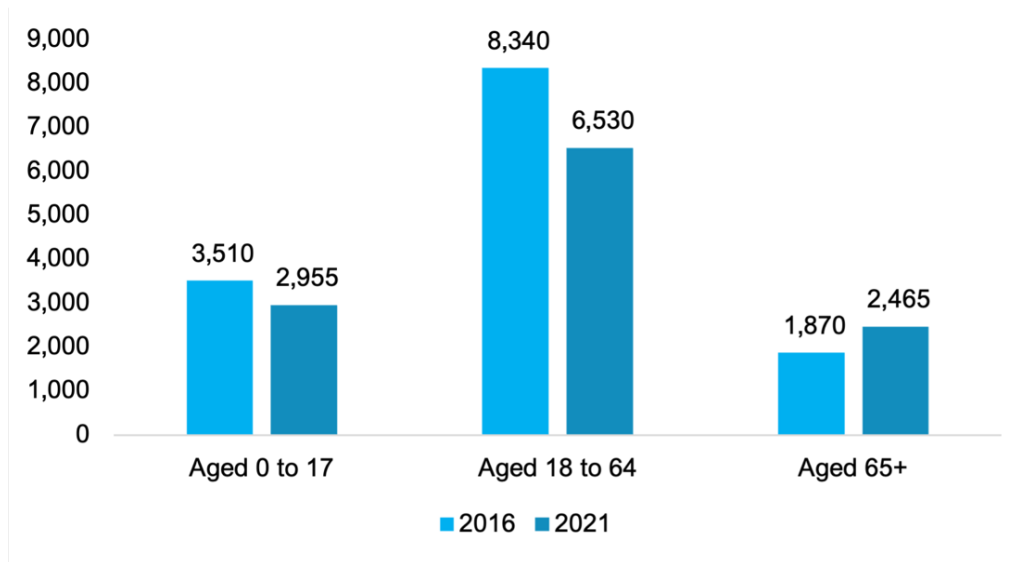
Incidences of Low Income

The incidence of low income in a community is a useful measure for identifying the need for affordable housing. Statistics Canada has been collecting data on low income status since the 2011 Census. This measure is called the after-tax low income measure (LIM-AT).

In 2021, a greater proportion of Moncton's population had low incomes than that of New Brunswick's population (15.4% versus 14.2%, respectively).

Of the 14,090 people in Moncton aged 65 years or more, 17.5% (2,465 people) had low income according to the LIM-AT. The population age group with the second highest proportion of low incomes according to the LIM-AT is the population aged 18 to 64 years (13.3% or 6,530 of 49,110 people). Finally, people who were younger than 18 years had the lowest incidence of low income (12.9% or 2,955 of 22,865 people) according to the LIM-AT.

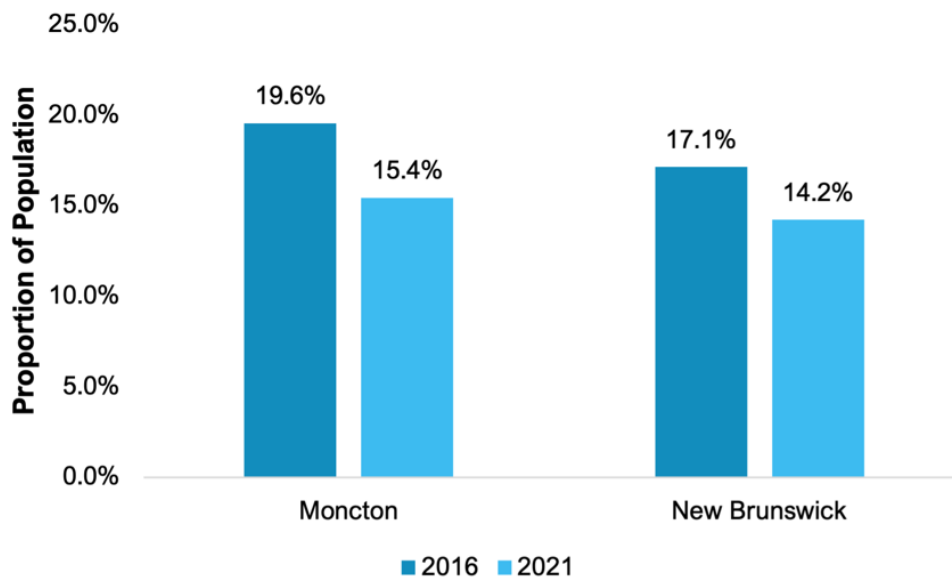
Figure 25: Prevalence of Low-Income of Persons by Age: City of Moncton; 2016-2021



Source: Statistics Canada Community Profiles; 2016-2021

Since 2016, the proportion of people with incomes below the LIM-AT threshold decreased in both Moncton and New Brunswick. In Moncton, the proportion dropped from 19.6% in 2016 to 15.4% in 2021. In New Brunswick, the proportion decreased from 17.1% to 14.2%. This demonstrates that although there is still a significant number of people who have low incomes, the share of the population overall is decreasing.

Figure 26: Proportion of Low-Income Persons, The City of Moncton and New Brunswick, 2016-2021



Source: Statistics Canada, Community Profiles; 2016-2021

Stakeholder Consultations

As previously noted, two surveys were undertaken as part of this study to provide additional local context to the data and information as well as a better understanding of the housing issues that Moncton residents face. While the results of these surveys have been incorporated throughout the report, this section provides the key findings from these surveys.

Input From Community Agencies

Community agencies serving residents of Moncton were asked to identify the barriers or challenges they faced in providing services to clients. The greatest number of respondents identified the following: lack of affordable housing options, lack of funding / funding constraints to provide services and maintain buildings, lack of staff who can meet the needs of specific client groups, lack of support for youth who experience mental health issues and addictions, and support for “working-poor” who have lower-paying jobs and cannot afford to pay their rent. Regarding a lack of qualified staff, stakeholders noted that they did not have enough funding to hire the number of people they needed or to train their current staff and volunteers.

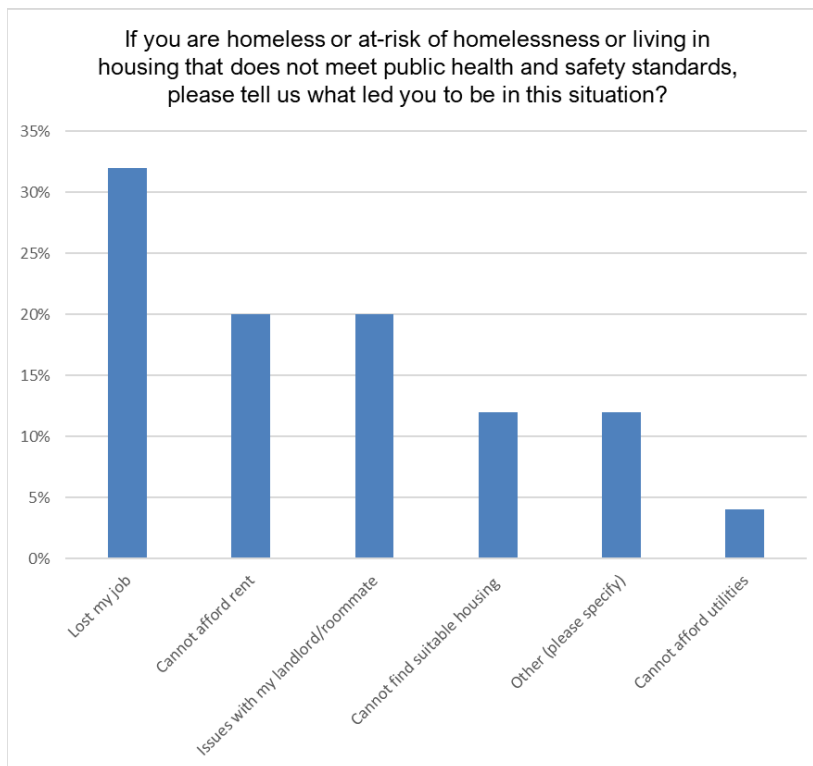
Many of the challenges identified by community agencies serving residents in Moncton were the same as those identified in the previous *Moncton Housing Needs Assessment (2017)*. This demonstrates that the barriers facing providers are complex and there is still work to be done to reduce them.

Input From Community Agency Clients

As previously mentioned, a survey of community agency clients was undertaken to better understand the housing barriers and challenges these individuals faced and what services would make the most difference in their current situation. The clients of community agencies that responded to this survey (26 responses) were currently homeless (92%), at risk of homelessness (4%), or receiving mental health services while living in community housing (4%).

Most of the respondents identified loss of employment or inability to afford rent and utilities (56%) as what lead to them being homeless.

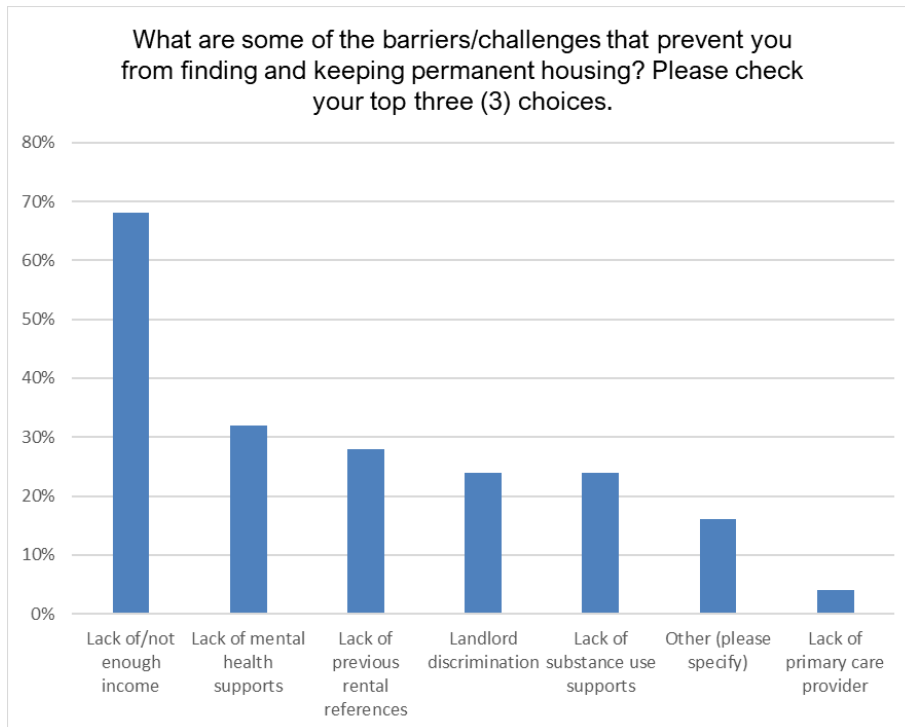
Figure 27: Factors that Lead Residents to Become Homeless



Approximately 40% of respondents indicated that this is the first time they have been homeless, though 80% of the respondents have been homeless or at risk of homelessness for two or more years.

When asked about barriers to finding and keeping permanent housing, two thirds (68%) of respondents indicated insufficient income, which aligns with the responses of what lead them to be homeless. This question also identifies that approximately a third of respondents identified lack of mental health supports (32%) and substance use supports (24%) as a barrier to finding permanent housing. These responses suggest that while financial supports can aid most of the currently homeless (or those at risk of homelessness) there is a need to provide mental health, substance use, and employment supports to enable many at-risk individuals to find and retain permanent housing.

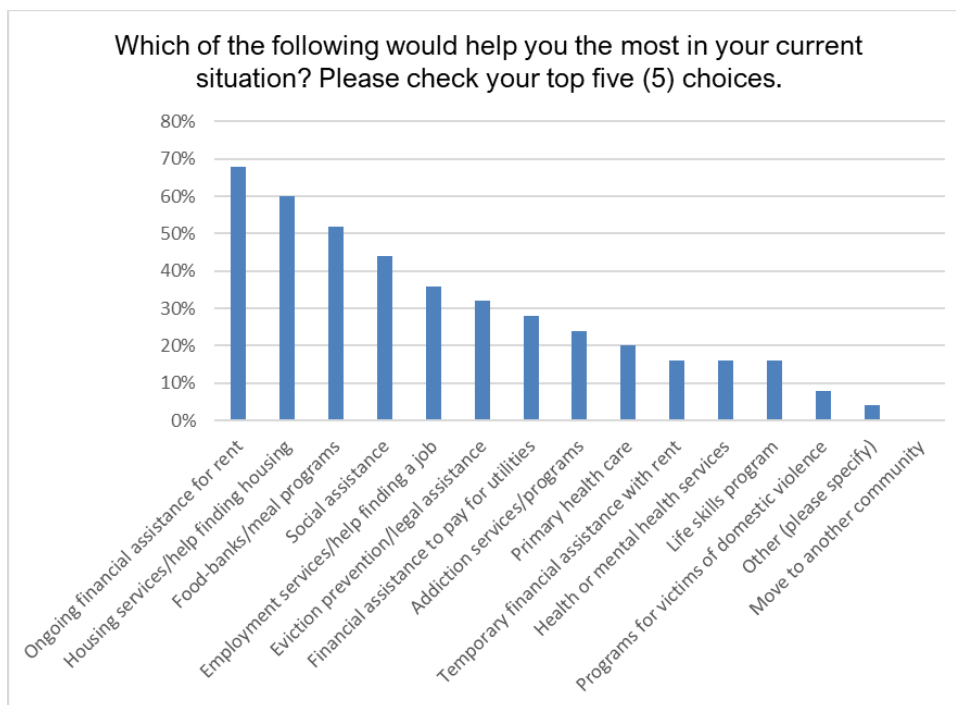
Figure 28: Barriers and Challenges to Acquiring and Retaining Permanent Housing



Under 10% of respondents were currently employed and 64% of respondents identified that they are receiving social assistance benefits. This identifies that there is a gap between the income of those in the lowest income brackets and housing options available to them.

When asked what would help most in their current situation (multiple responses were allowed) 68% indicated that ongoing financial assistance to pay rent and 60% identified receiving help finding housing. The next highest responses were meal programs (52%), social assistance (44%), help finding a job (36%) and eviction prevention (32%). Short term economic assistance was not selected often with 16% selecting temporary assistance with rent and 28% selecting assistance paying utilities. Respondents identified additional mental and physical health support as what would help most in proportions similar to the reasons they are currently homeless, addiction services (24%), mental health services (16%), primary health care (20%), and life skills programs (16%). A follow up question found that 17% of respondents were receiving mental health and addiction services. 8% of respondents identified that programs for victims of domestic violence would help them.

Figure 29: What Would Most Help the Currently Homeless



The responses of the clients of community agencies align with many of the challenges identified by the community agencies: lack of affordable housing options, lack of services that meet the needs of specific client groups, lack of support for youth who experience mental health issues and addictions, and support for “working-poor” who have lower-paying jobs and cannot afford to pay their rent.

Key Findings: Housing Demand

The key findings on the demand for housing from this analysis are the following:

There is a Need to Create New Housing Opportunities

- The population of Moncton grew significantly faster than the population of New Brunswick from 2016 to 2021. Moncton's population grew by 10.5% while the population of New Brunswick only grew by 3.8% during the same period.
- According to estimates produced for the City of Moncton *Urban Growth Strategy (2021)*, both the population and number of households in Moncton are forecast to grow according to the high growth scenario from 2021 to 2046. The total population of Moncton is forecast to reach approximately 116,200 by 2046; an increase of 46.2% from 2021, or an approximate increase of 1,469 people each year. By 2046, the number of households in Moncton is forecast to reach 50,600; an increase of 15,480 units from 2021. As the number of households is projected to increase in the future, there will be an associated increase in the demand for housing to accompany this growth.

There is a Need for Affordable Housing Options for Households with Low Incomes, Particularly for Smaller Households and Seniors

- Smaller households (i.e., one- and two person households) made up 69.9% of all households in Moncton. The greatest demand for housing in Moncton is therefore from households which are smaller and the housing supply in Moncton should reflect this.
- From 2016 to 2021, households led by an individual who was 65 years or more saw the greatest increase (20.2%) compared with other age groups. This indicates that the city is aging. Seniors typically live in households which are small so there will be a greater need for housing, which is appropriate for smaller households in Moncton, in the future.
- In 2021, a greater proportion of Moncton's population had low incomes than that of New Brunswick's population (15.4% versus 14.2%, respectively). Of the 14,090 people in Moncton aged 65 years or more, 17.5% (2,465 people) had low income according to the LIM-AT. These households therefore require housing which is affordable based on their low incomes.
- Households with a maintainer aged 65 years or more, who are more likely to be retired, were more likely to have low incomes (42.2%) compared to households as a whole (30.0%). Demand for housing affordable to households with low incomes therefore comes from households with a maintainer over the age of 64 who are renters or who have a mortgage.

- Other household types that had a much greater proportion of low incomes than others in 2020 in Moncton included: people living alone (61.9% earned low incomes), households led by an individual younger than 25 years (49.3%), lone parents (35.7%), households with a member with a physical disability (31.6%), and households with a cognitive disability (30.6%). Many of these household types are typically smaller. This indicates that these household types have a greater need for housing which is affordable to households with low incomes.

There is a Growing Need for Options Suitable for Larger Households, Particularly for Households with Moderate Incomes such as Immigrant Households

- Although smaller households make up a greater share of the overall households, there has also been growth in the number of larger households in Moncton over the last five years. Households with four or more persons increased most significantly from 2016 to 2021; increasing by 15.9%.
- In 2020, certain household types were more likely to have moderate incomes including: non-family households with two or more persons (44.8% with moderate incomes), as did lone parents (39.3%), recent immigrant households (35.8%), couples without children (34.7%), households with a member with a cognitive disability (32.5%), households with a physical disability (32.3%), immigrant households (31.8%), and households with a member with an emotional or mental health issue (31.0%). Many of these household types are composed of two or more persons. These findings illustrate that there is a need for housing affordable to households with moderate incomes which is also suitable and adequate for households with two or more persons.
- Relative to population size, Greater Moncton attracted more people (migrants from elsewhere in Canada and immigrants combined) than Halifax, Calgary, Vancouver and more than 90% of Canada's 130+ urban centres. The share of immigrants increased from 7.4% in 2016 to 10.9% in 2021, while the number of immigrants increased by 3,280 persons or 63.3% from 2016 to 2021. Immigrant families tend to be bigger as they are often extended families. For example, the average household size in Moncton is 2.2 people although reports from Nova Scotia and northern Ontario have indicated that the average family size of Syrian refugees is 5.0. As such, new immigrant households may need housing options suitable for larger families.
- Furthermore, immigrants may have unique needs related to housing and support services. For example, housing-related services may need to be available in a language other than the two official languages.

There is a Need for Accessible Options and Housing with Supports

- The growing number of seniors (aged 65+ years) in Moncton will increase the need for housing options suitable for seniors to age in place (e.g., accessible units). In addition, the growing senior population indicates the demand for support services that will help seniors remain independent in the community is expected to grow as well.
- Community agencies serving residents of Moncton were asked to identify the barriers or challenges they faced in providing services to clients. The greatest number of respondents identified the following: lack of affordable housing options, lack of funding / funding constraints to provide services, lack of staff who can meet the needs of specific client groups, lack of support for youth who experience mental health issues and addictions, and support for “working-poor” who have lower-paying jobs and cannot afford to pay their rent. These themes were also seen in the survey of clients of community service providers. Both surveys and the demographic data analysis identify a need for more housing with supports for households in Moncton.
- From 2016 to 2021, the number of households with a member with a physical disability in Moncton increased by 31.4%, the number of households with a member with an emotional or mental health issue in Moncton increased by 57.7%, and the number of households with a member with a cognitive disability in Moncton increased by 59.0%. In comparison, the total number of households in Moncton increased by only 9.3% during that time period. Households with a member with a disability often require support services for these individuals to live as independently as possible. The surveys identified that a lack of access to mental health supports or supports for substance abuse were barriers to acquiring or retaining permanent housing. These data suggest that there is a growing need for more accessible housing and housing with supports for persons with disabilities and mental health issues in Moncton.
- Households with a member with a physical disability had a large proportion of low incomes (31.6%), and households with a cognitive disability did as well (30.6%). This indicates that in Moncton, housing affordability challenges faced by some of the household types with low incomes are intertwined with a need for support services such as dwellings with accessibility features suitable to households with a member with a physical disability and services to support households with a member with a cognitive disability. Access to these support services were also identified in the surveys as tools that would be most useful for the currently homeless, or at risk of homelessness, to acquire or retain permanent housing. More support services affordable to households with low incomes should be offered to individuals in their homes or within the community in Moncton.

Rental Dwellings are Being Demanded at an Increasing Rate

- In 2021, 55.9% of all households in Moncton owned their home and 44.1% rented. However, since 2016, the number of owners in Moncton expanded at a much slower rate than the number of renters (4.1% versus 16.6%, respectively.) Although homeownership was still the dominant tenure in Moncton in 2021, trends are demonstrating a shift towards increased demand for rental housing.
- The majority of households with low incomes in Moncton are renters. This suggests that there is a significant need for rental housing options which are affordable to these households as homeownership is likely unaffordable to them.
- Furthermore, since 2015 more households with moderate and high incomes have been accessing housing through the rental market than the ownership market. This may be because of increases in costs associated with homeownership which have priced households with higher incomes out of the ownership market. Increases in the availability of diverse housing tenure options will create a more diverse and inclusive community which meets the needs of households with different income levels.

Housing Supply

Housing supply is measured by the available housing options in a community. An important aspect of assessing housing supply is to examine recent construction activity, the tenure and condition of current dwellings, and the supply of housing for residents with unique needs or affordability challenges. This allows an analysis of the extent to which housing supply matches housing need and helps identify gaps in the current housing supply. This section describes the housing supply in Moncton.

Dwellings by Structural Type

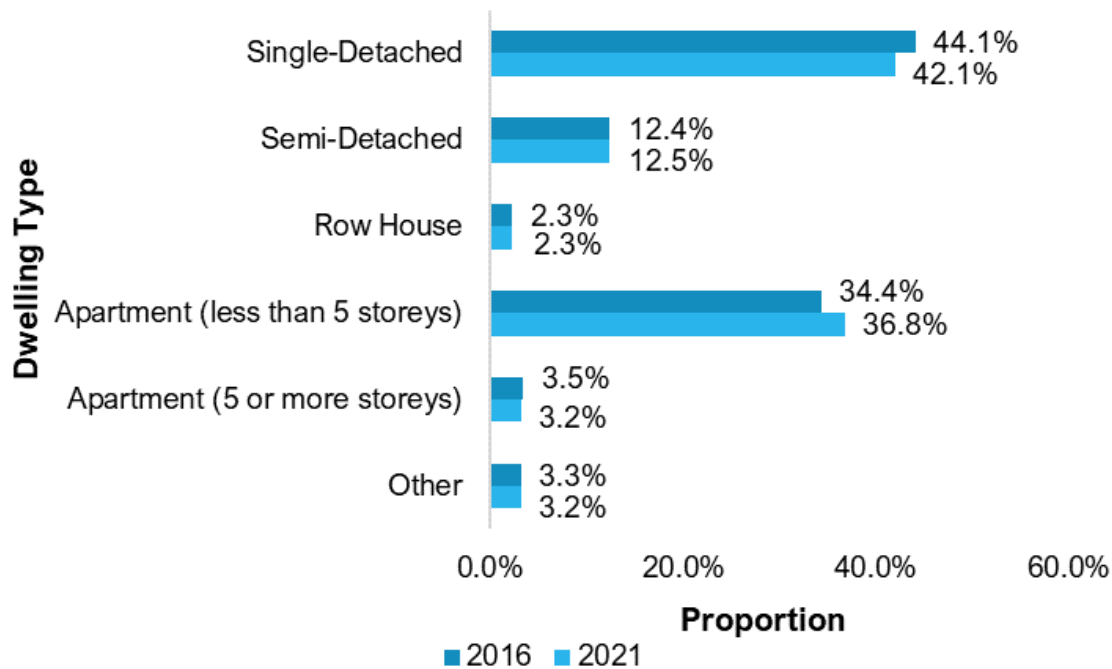
In 2021, there were a total of 35,120 occupied private dwellings in Moncton. Of these dwellings, the greatest proportion consisted of single-detached dwellings, which accounted for 42.1% of the housing supply. In comparison, 67.8% of dwellings in New Brunswick were single-detached.

Moncton had a larger share of dwellings in apartments with fewer than five storeys than New Brunswick (36.8% versus 19.5%), semi-detached dwellings (12.5% versus 4.0%), and dwellings in apartments with five or more storeys (3.2% versus 1.3%). However, the share of row and townhouses in Moncton was less prominent compared to New Brunswick (2.3% versus 2.9%), and the share of all other types of dwellings was lower in Moncton than in New Brunswick (3.2% versus 4.5%).

Although single-detached dwellings made up the greatest share of dwellings by structural type in Moncton in 2021, other dwelling types saw higher rates of increase compared to the number of single-detached homes in Moncton from 2016 to 2021. Dwellings in apartments with fewer than five storeys increased by 17.0%, semi-detached dwellings increased by 9.9% from 2016 to 2021, row and townhouses increased by 8.1%, and other types of dwellings increased by 6.2%. In comparison, single-detached dwellings increased by only 4.1%. Finally, dwellings in apartments with five or more storeys increased by 0.4% from 2016 to 2021.

While there is generally a need for more diversity among the dwelling structures in Moncton, these data show the housing stock is more diversified than that of New Brunswick where a greater share of dwellings are single-detached homes. In addition, since 2016 the housing stock in Moncton has become even more diverse.

Figure 30: Proportion of Dwellings by Structural Type: The City of Moncton and New Brunswick; 2016-2021



Source: Statistics Canada Community Profiles: 2016-2021

By 2046, Moncton's housing base is forecast to reach 50,600 total occupied units, an increase of 16,100 units from 2021 according to the *Urban Growth Strategy (2021)*. While ground-oriented dwellings are forecast to comprise approximately 48% of dwellings, housing preferences are anticipated to continue to shift towards high-density housing forms over the long-term forecast period.

Impact on Housing Supply: Dwellings by Structural Type

The section on housing demand indicated there is an ongoing need for diversity in tenure and type among dwelling structures in Moncton to meet the demand for housing caused by current and anticipated trends in the number, size, composition and income of households.

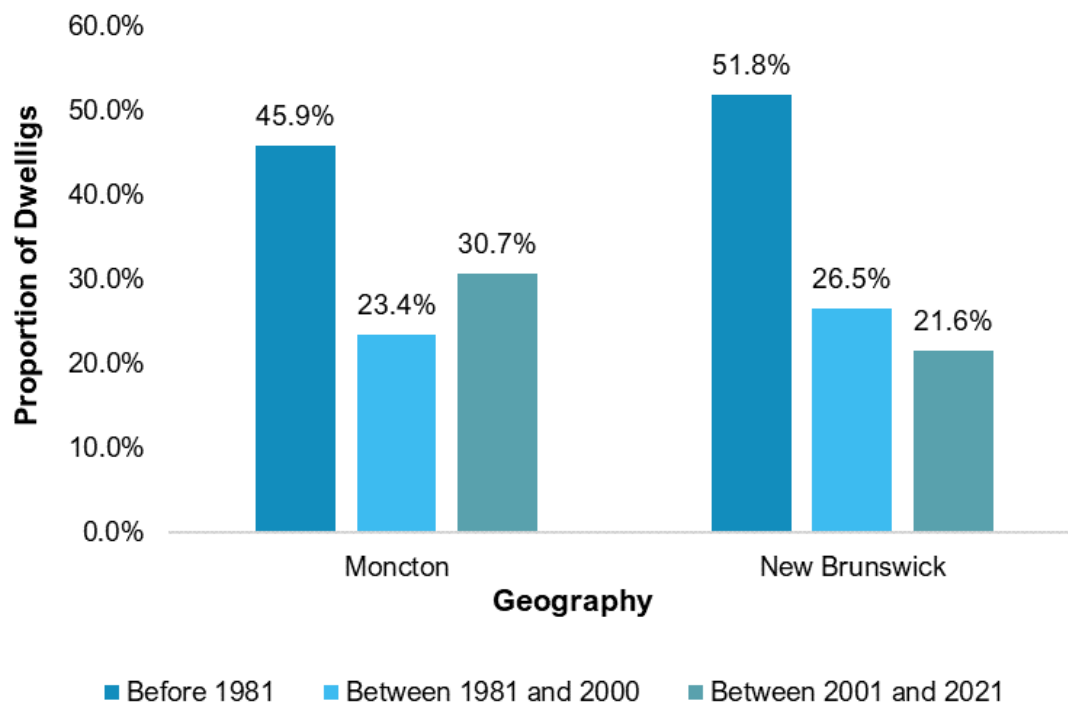
Projections of future housing supply indicate that the anticipated new housing supply in Moncton will be denser and more diverse, moving away from single-detached family-sized dwellings. These denser housing forms are often more accessible and efficient at providing homes in the community with a diversity of tenures and affordability.

Age and Conditions of Dwellings

Age of Dwellings

The largest share of dwellings in Moncton (45.9%) were built before 1981. Almost a third (30.7%) of dwellings were built between 2001 and 2021, and the final share of the dwellings (23.4%) in Moncton were built from 1981 to 2000. In New Brunswick, 51.9% of dwellings were built before 1981, only 21.6% were built from 2001 to 2021, and 26.5% were built from 1981 to 2000. The dwelling stock in Moncton is therefore slightly younger than the stock in New Brunswick generally.

Figure 31: Proportion of Dwellings by Construction Age: The City of Moncton and New Brunswick



Source: Statistics Canada Community Profiles, 1981-2021

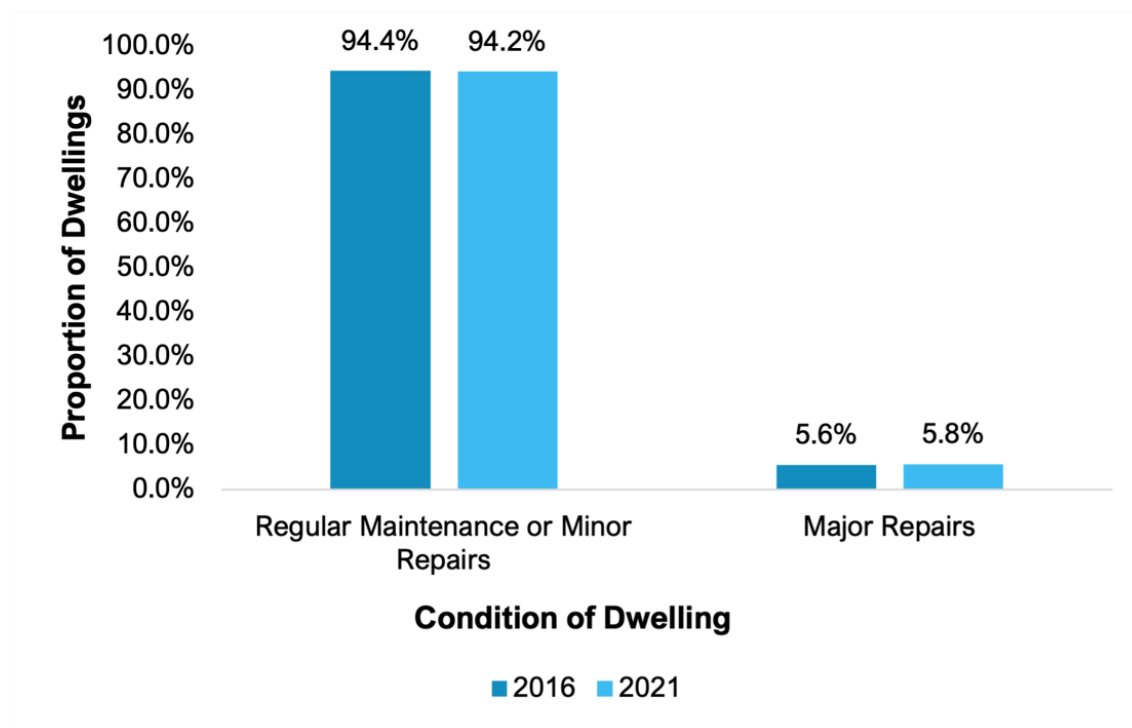
Condition of Dwellings

In 2021, 94.2% of all dwellings in Moncton required only regular maintenance or minor repairs, while 5.8% required major repairs. In New Brunswick as a whole, dwellings requiring regular maintenance or minor repairs accounted for 92.2% of dwellings and 7.8% required major

repairs. There is a slightly higher share of dwellings which required major repairs in New Brunswick compared with Moncton (7.8% versus 5.8%, respectively) in 2021.

The number of dwellings requiring regular maintenance or minor repairs increased by 9.1%, while those requiring major repairs increased by 11.9% from 2016 to 2021 in Moncton. In comparison, in New Brunswick there was an increase of 6.2% of dwellings which needed regular maintenance or minor repairs from 2016 to 2021. In 2021, 1.4% less dwellings in New Brunswick required major repairs than in 2016. These data suggest that the need for major repairs among dwellings in Moncton is less severe than throughout New Brunswick generally. The high growth rate in the number of dwellings needing major repairs from 2016 to 2021 however does highlight the need to maintain more dwellings in Moncton in a good state of repair.

Figure 32: Proportion of Dwellings by Dwelling Condition: The City of Moncton, 2016-2021



Source: Statistics Canada Community Profiles; 2016-2021

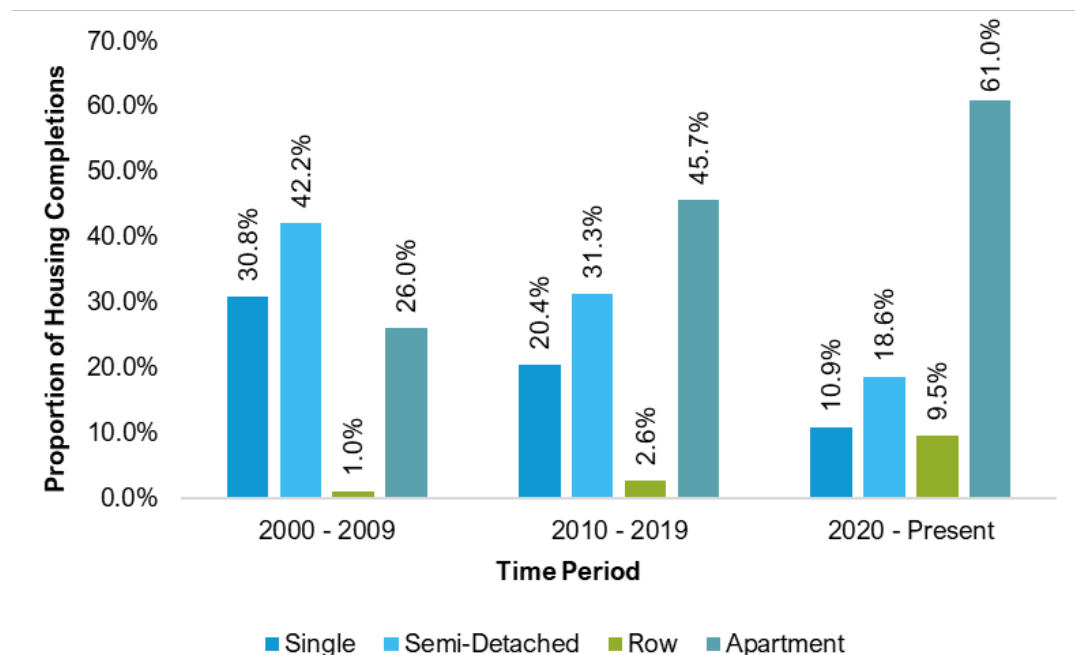
New Dwellings

Housing Completions

Housing Completions by Dwelling Type

In terms of the number of housing completions, apartment completions made up the largest share in Moncton in 2022 at 66.4%. Completions of row or townhouses made up 12.8%. Semi-detached dwellings completions represented 10.9% of all completions in 2022. Finally, 9.9% of the completions in 2022 were for single-detached dwellings. This demonstrates there is an interest among developers in Moncton to develop higher density dwelling types such as apartments.

Figure 33: Proportion of Housing Completions by Structural Type: The City of Moncton, 2000-2022



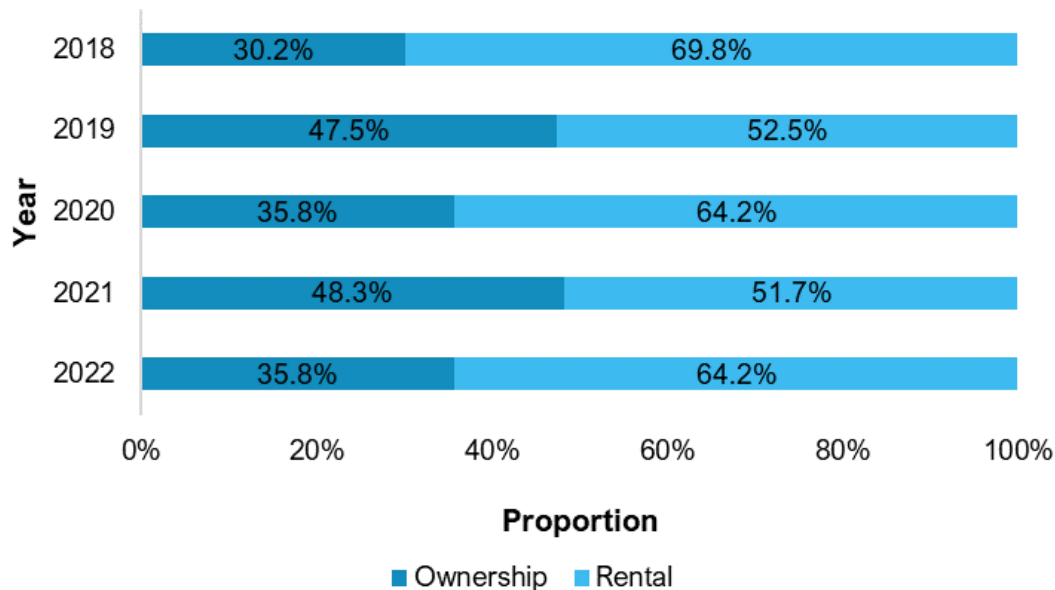
Source: CMHC Information Portal; 2022

Housing Completions by Tenure

While the housing supply in Moncton is becoming more diverse and shifting away from single-detached dwellings, the focus of dwelling completions is also shifting towards more purpose-

built rental dwellings rather than ownership and condominium dwellings. There were 645 purpose-built rental dwelling completions in 2022 and only 272 ownership dwellings.

Figure 34: Proportion of Housing Completions by Tenure: The City of Moncton, 2018-2022



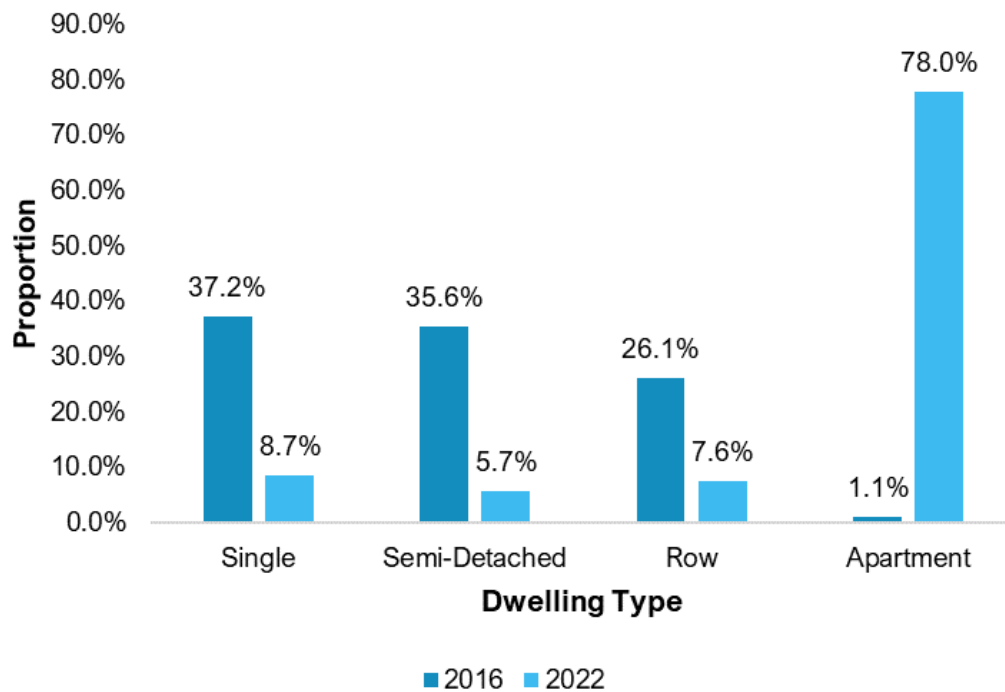
Source: CMHC Information Portal; 2022

Housing Starts

Housing Starts by Dwelling Type

CMHC also provides information on housing starts. While not all starts make it to completion, this information does help to understand what the future housing stock in Moncton might look like. The data show that apartment starts made up 78.0% of all housing starts in Moncton in 2022, compared to 8.7% for single-detached dwellings, 7.6% for row or townhouse dwellings, and 5.7% for semi-detached dwellings. These data suggest that developments in Moncton, which started construction in 2022, were more diverse and denser than the housing supply in previous years.

Figure 35: Proportion of Housing Starts by Structural Type: The City of Moncton; 2016-2022



Source: CMHC Information Portal; 2022

Housing Starts by Tenure

Of the new housing starts in 2022, 330 were for ownership or condominium units and 827 were purpose-built rental tenure units. These data demonstrate that if the demand for rental housing continues in Moncton in the future, the demand for this tenure type could be met through the addition of new purpose-built rental supply.

Building Permit Applications

Building permit application data was provided by the City of Moncton for 2016 to 2021. Based on the building permit applications submitted from 2016 to 2021, approximately 670 new housing units were permitted per year¹⁷ since 2016. Based on the building permit application

¹⁷ Approximately 670 new units are built each year since 2016, however there is some variability across years.

data, over the five-year period from 2016 to 2021, the construction industry appears to be consistently bringing new projects forward for development.

Figure 36: New Housing Units Permitted through Building Permit Applications: The City of Moncton; 2016 - 2021

Year	Permitted residential units	Year to Year % Change
2016	212	
2017	415	95.8%
2018	432	4.1%
2019	961	122.5%
2020	985	2.5%
2021	1,022	3.8%

Source: Building Permit Applications, The City of Moncton; 2016 - 2021.

Of the building permit applications accepted for 2021, 92.1% of the units approved were in multi-residential dwellings. In contrast, 7.9% were in single-detached dwellings, semi-detached dwellings, or mini-homes. This data provides further evidence that the housing stock is becoming more diverse and denser as most new units will be new apartment dwellings.

Figure 37: Proportion of New Housing Units Permitted through Building Permit Applications by Dwellings by Structural Type: The City of Moncton; 2016 - 2021

Dwelling Type	New Units
Single / Semi / Mini	81
	7.9%
Multi-residential	941
	92.1%
Totals	1,022

Source: Building Permit Applications, The City of Moncton; 2016 - 2021.

Impact on Housing Supply: New Dwellings

The housing supply in Moncton is becoming more diverse and denser, according to recent data on housing starts, completions, and building permits in Moncton. There is an interest among developers in Moncton to develop higher density dwelling types such as apartments.

Furthermore, the focus of new dwellings is also shifting towards more purpose-built rental dwellings rather than ownership and condominium dwellings. The trend towards purpose-built rental housing development should continue to meet the needs of households in Moncton.

Non-Market Housing

Non-market housing is made up of temporary accommodation as well as permanent housing units where monthly rent rates are geared-to-income or below-market rates. These housing units are generally provided by the non-profit sector or the public sector and includes emergency shelters, transitional housing, subsidized or social housing, affordable housing units, and supportive or special needs housing units, including homes for special care and nursing homes. This section provides an overview of the inventory of non-market housing in Moncton.

Emergency Shelters

In Moncton, there were 160 emergency shelter beds in 2022 according to data collected by the Province of New Brunswick. These 160 beds are provided by two organizations: House of Nazareth Inc. and Harvest House Atlantic. The occupancy rate of shelter beds in Moncton was 87% or higher as of November 2022.

Figure 38: Emergency Shelter: Moncton; 2022

Facility Name	Number of Beds	Occupancy Rate
House of Nazareth Inc.	100	87%
Harvest House Atlantic	60	100%
Total	160	

Source: Moncton Housing Needs Assessment Update Service Provider Survey; 2022.

Transitional Housing

Transitional housing provides medium-term accommodation for those who have experienced homelessness or who are coming out of emergency shelters. It is meant to bridge the gap between emergency shelters and permanent housing. Transitional housing usually includes support services provided on site to help with residents' housing stability and self-sufficiency to assist them in moving to permanent housing.

There were a total of 60 transitional housing beds or apartments in Moncton provided by four organizations in 2022. These four organizations were, YWCA Moncton which provided 15 transitional housing beds to women and gender diverse individuals and four transitional housing units to single parent families, John Howard Society SENB provided 10 transitional units for

adult men, Youth Impact Jeunesse Inc. provided eight transitional housing beds to youth, and Harvest House Atlantic which offered nine units to women and 14 units to men.

Figure 39: Transitional Housing: Moncton; 2022

Facility Name	Mandate	Number of Beds/Units
YWCA Moncton	Women and gender diverse individuals	15
YWCA Moncton	Single parent families	4
John Howard Society SENB	Men	10
Youth Impact Jeunesse Inc.	Youth	8
Harvest House Atlantic	Women	9
Harvest House Atlantic	Men	14
Total		60

Source: Moncton Housing Needs Assessment Update Service Provider Survey; 2022.

Demand for Emergency Shelter and Transitional Housing Units

The data available with regards to occupancy rates and waitlists for transitional housing units is quite limited in Moncton. However, based on the information available, many facilities providing transitional housing were operating at 100% occupancy and operated a waitlist for units in 2022.

Figure 40: Transitional Housing Waitlist and Occupancy Rates: Moncton; 2022

Facility Name	Mandate	Waitlist			Occupancy Rate
		2016	2021	2022 ¹⁸	
YWCA Moncton	Women and gender diverse individuals	21	41	58	100%
John Howard Society SENB	Men				100%
Youth Impact Jeunesse Inc.	Youth	unknown	5	6	
Harvest House Atlantic	Women	n/a	n/a	n/a	80%

Source: Moncton Housing Needs Assessment Update Service Provider Survey; 2022.

¹⁸ As of October 2022.

As mentioned in previous sections of this report, homelessness¹⁹ can take many forms. While people living on the street or in their cars are the most obvious forms of homelessness, people who have no permanent homes, such as those who are couch surfing or living in motels, are also considered part of the homeless population. In general, homelessness is divided in two categories. These are episodic and chronic homelessness. Chronic homelessness is defined as having experienced six months of homelessness or more over the past year or having experienced recurrent experiences of homelessness over the past three years of at least 18 months. Episodic homelessness is defined as all other forms of homelessness²⁰.

Statistics Canada does not collect data on the current homeless population; however, the Saint John Human Development Council does conduct Homeless Point-In-Time Counts for Moncton. As of October 2022, the total number of individuals experiencing homelessness in Moncton was 228 people²¹. Of these, 192 (84.2%) of homeless individuals were experiencing chronic homelessness. In April 2022, there were 199 people experiencing homelessness in Moncton which is an increase of 14.6% over five months. It should be noted that this number only represents individuals who accessed emergency shelter services. It does not include the hidden homeless, such as people who are couch-surfing or remaining in unsuitable situations, or people who are living in tents.

The need for emergency shelters and transitional housing is driven by a number of factors, such as family break-up, loss of employment, illness, domestic violence, substance abuse issues or recent release from the hospital or the correctional system. While these factors contribute to the need for emergency shelters and transitional housing, in general, the main factor which influences the need for these housing types is the limited supply of permanent affordable housing as well as appropriate supports to help people maintain their housing. These trends demonstrate that the need for emergency and long-term affordable housing is increasing in Moncton as well as supports to maintain housing stability.

Moncton's goal is to achieve functional zero chronic homelessness by 2023. Achieving "functional zero homelessness" means there are fewer than 3 people experiencing chronic homelessness at any given time (or 1% of the total number of individuals reported in the most recent point-in-time count, whichever is greater). To achieve this goal, Moncton uses a Coordinated Access system. Moncton is also a Built for Zero Canada (BFZ-C) community which

¹⁹ The Canadian Observatory of Homelessness defines homelessness as; "The situation of an individual or family without stable, permanent, appropriate housing, or the immediate prospect, means or ability of acquiring it." Gaetz, Donadson, Richter, & Gulliver (2013), *The State of Homelessness in Canada 2013*. Accessed from: <https://homelesshub.ca/sites/default/files/SOHC2103.pdf>

²⁰ The Government of Canada: *Reaching Home: Canada's Homelessness Strategy Directives*. Accessed from: <https://www.canada.ca/en/employment-social-development/programs/homelessness/directives.html>

²¹ City of Moncton. Human Development Council (October 2022). Accessed from: <https://sjhdc.ca/moncton-dashboard/>

uses a By-Name List (BNL) to coordinate the efforts of multiple agencies to deliver a person-centered approach in order to best support individuals experiencing homelessness.

Additionally, when individuals are housed in Moncton they are assigned to a community agency for support. The agency will attend viewings with the individual and build a relationship with them. If an issue arises, landlords can also reach out to the community agency to consider alternative actions and prevent evictions.

Subsidized Housing

The availability of subsidized housing is essential to meet the needs of individuals and households with low incomes, including seniors on a fixed income, youth, lone parent families, persons with disabilities, and the working poor. Subsidized housing is commonly associated with the provision of rental housing through government subsidies for households with low incomes who would otherwise not be able to afford housing in the private housing market. Subsidized housing plays an important role in the housing continuum, ensuring that households with low incomes have an affordable, appropriate and suitable housing option.

In New Brunswick, the provincial government has the responsibility of providing subsidized housing to all residents of the province. The Province, through its Social Development Department, owns and administers units through its Public Housing Program, Rural and Native Rental Program, and Affordable Housing Program. The Province also provides assistance through its Rent Supplement Assistance Program and its Non-Profit Housing Program.

Public Housing and Rural and Native Housing Units

The Public Housing Program provides subsidized rental accommodation for families and seniors who are unable to find adequate and affordable housing in the private sector due to low incomes. Eligibility is based on established income ceilings based on the household size and whether the units are located in rural or urban areas. Tenants who qualify will have their rents reduced to 30% of their adjusted household income²². The housing income limits²³ for urban areas, such as Moncton, are:

- One-bedroom = \$33,000
- Two-bedroom = \$40,500
- Three-bedroom = \$44,000

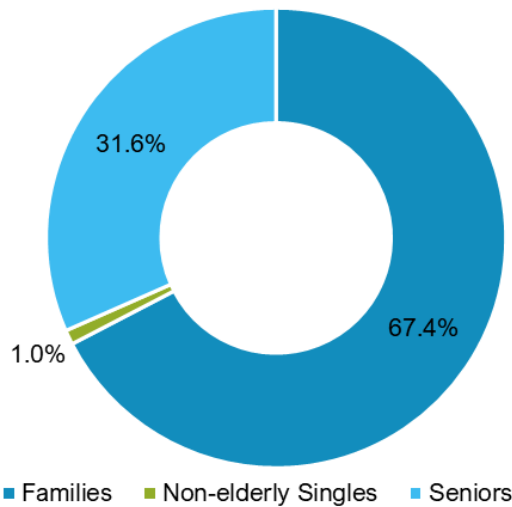
²² New Brunswick Social Development (n.d.). Public Housing. Accessed in March 2023 from: http://www2.gnb.ca/content/gnb/en/services/services_renderer.8615.html

²³ [Social Supports NB | Government of New Brunswick](https://socialsupportsnb.ca/en/program/public-housing-and-rent-supplement-programs). Accessed in March 2023 from: <https://socialsupportsnb.ca/en/program/public-housing-and-rent-supplement-programs>

The Province's Rural and Native Rental Program (RNH) assists eligible Indigenous households living off-reserve in rural communities with a population of less than 2,500 residents. Eligibility is based on a household income below the established income ceilings which vary by household size and area within the province. Similar to the Public Housing Program, tenants who qualify will have their rents reduced to 30% of the adjusted household income²⁴.

In Moncton, there are a total of 981 subsidized housing units. Of these, 89 units were part of the RNH Program. Approximately 67.4% of subsidized and affordable housing units (661 units) in Moncton were mandated for families, 31.6% of units (310 units) for seniors, and 1.0% of units (10 units) could accommodate non-elderly single people in 2022.

Figure 41: Subsidized Housing Units by Mandate: Moncton; 2022

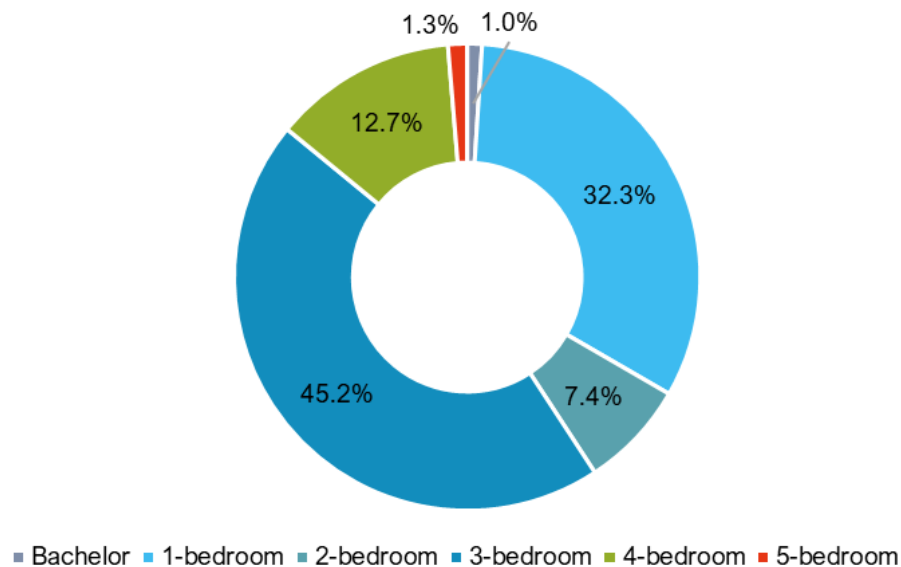


Source: The Province of New Brunswick, Department of Social Development; 2022.

The majority of subsidized housing in Moncton is in the form of three-bedroom units (45.2%), followed by one-bedroom units (32.3%), four-bedroom units (12.7%), and two-bedroom units (7.4%). In 2022, only 1.3% of the subsidized housing supply had five-bedrooms and 1.0% of units were studios.

²⁴ New Brunswick Social Development (n.d.). Rural and Native/ Basic Shelter Rental Program. Accessed in March 2023 from: http://www2.gnb.ca/content/gnb/en/services/services_renderer.8715.html

Figure 42: Subsidized Housing Units by Unit Size: Moncton; 2022



Source: The Province of New Brunswick, Department of Social Development; 2022.

Rent Supplement Units

New Brunswick's Rent Supplement Assistance Program provides a rental subsidy to eligible households to assist these households in obtaining affordable, adequate and suitable housing without having to spend more than 30% of their income on rent (which includes rent, hot water, fridge and stove). Landlords of these buildings receive the difference between the rent paid by the tenant and the agreed upon market rent. Participating landlords sign an agreement with the Province to designate a number of housing units to be subsidized²⁵.

To be eligible for this program, households have to be in at least one of the following situations:

- The household occupies a crowded or inadequate dwelling and they currently pay less than 30% of their income for shelter but basic shelter costs for an adequate and suitable dwelling available in their market area would cost more than 30% of their income;
- The household is paying 30% or more of their income for shelter and an adequate and suitable dwelling in their market area would cost more than 30% of their income;
- The household has special accommodation needs.

²⁵ New Brunswick Social Development (n.d.). Rent Supplement Assistance Program. Accessed from: http://www2.gnb.ca/content/gnb/en/services/services_renderer.8655.html.

In addition to the criteria above, the total household income of the household has to be at or below the Housing Income Limit unless they are special housing needs²⁶.

In general, rent supplements for persons with disabilities or with mental health issues are connected to the individual. In contrast, rent supplements for families, seniors and non-elderly singles are connected to the dwelling unit so if the household moves out of the unit, they may lose the rent supplement.

In 2022, 1,323 units in Moncton receive rent supplements. A total of 261 units for families in Moncton receive rent supplements. In addition, there are 577 units for non-elderly singles, and 485 units for seniors that receive rent supplements from the Province.

Figure 43: Rent Supplement Units by Mandate: Moncton; 2022

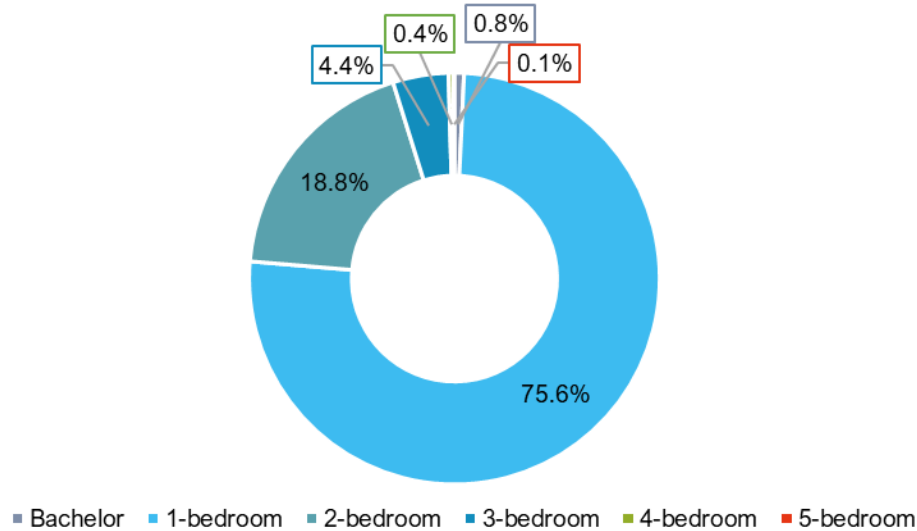
	2022	
	Number of Rent Supplements	Proportion of the Total
Families	261	19.7%
Non-elderly Singles	577	43.6%
Seniors	485	36.7%
Total	1,323	

Source: The Province of New Brunswick, Department of Social Development; 2022.

The majority of these units (75.6%) are one-bedroom units, followed by two-bedroom units (18.8%), and three-bedroom units (4.4%). Only 0.8% of units are bachelor units, 0.4% are four-bedroom units, and 0.1% are five-bedroom units.

²⁶ New Brunswick Social Development (n.d.). Rent Supplement Assistance Program. Accessed from: http://www2.gnb.ca/content/gnb/en/services/services_renderer.8655.html.

Figure 44: Rent Supplement Units by Unit Size: Moncton; 2022



Source: The Province of New Brunswick, Department of Social Development; 2022.

Along with these government programs, there are a number of non-profits and housing co-operatives in New Brunswick that provide affordable housing to households in Moncton. Non-profit housing projects are owned and operated by boards of directors made up of community volunteers. In co-operative housing projects (or “co-ops”) the board is made up of residents of the housing co-op.

Tenants in most non-profit and co-op housing projects have a household income below a certain level. Each organization can select tenants based on their selection criteria. Generally, tenants in subsidized units pay rent based on 30% of their adjusted household income. Non-profit and co-op housing tenants are frequently chosen from the provincial waitlist for affordable housing.

Demand for Subsidized Housing Units

As of October 2022, there were a total of 2,687 applicants on the Provincial Housing Waiting list for subsidized housing in the Moncton region (includes Dieppe and Riverview). The highest proportion of applicants on the waiting list (47.2% or 1,268 applicants) are non-elderly singles followed by seniors applicants (27.2% or 731 applicants). Family households make up approximately a quarter (25.6% or 688 applicants) of the applicants on the waiting list. As of October 2022, the average wait time for clients housed was 422 days.

These data suggest that while there is a significant number of subsidized units available in Moncton, there is still a need for affordable housing options, particularly for non-elderly single individuals and seniors with low incomes. This high demand is in line with the large proportion of smaller households in Moncton observed in previous sections of this report.

Figure 45: Subsidized Housing Waitlist by Household Type: Moncton; 2022

	2022	
	Number of Households on the Waitlist	Proportion of the Total
Family	688	25.6%
Family - Requires an Accessible Unit	3	0.1%
Non-elderly Singles	1,268	47.2%
Non-elderly Singles - Requires an Accessible Unit	18	0.7%
Seniors	731	27.2%
Seniors - Requires an Accessible Unit	15	0.6%
Total for Region	2,687	100.0%
Total for Region - Requires an Accessible Unit	36	1.3%

Source: The Province of New Brunswick, Department of Social Development; 2022.

The need for units for non-elderly single individuals and seniors was also highlighted by stakeholders who noted that there is a need for more affordable options for youth in Moncton. As previously mentioned, in recent years, Moncton has received a much higher number of immigrant households and many of these require large units. Although, the overall trends suggest that the need is more focused on smaller households, there may also be an increased demand for larger units into the future.

As previously mentioned, in the survey of community agencies providing support services to residents of Moncton, the lack of affordable housing options has been identified by the greatest number of respondents. This supports the findings from the waiting list for subsidized housing.

There is also a limited supply of accessible units that are affordable. Of the 2,637 households on the waitlist for subsidized housing in Moncton, 36 households (1.3%) require an accessible unit. Although this is only a small proportion of the households on the waitlist, community agencies expressed concern about the aging population in subsidized housing units and the increasing need for units with accessibility features. This trend is also supported through data presented in the demand section of this report which highlighted the high rates of growth of the population 65 years or older.

Supportive Housing

Supportive housing is permanent housing which includes appropriate accessibility design features and support services to allow people with unique needs to live independently.

Special Care Homes

Special care homes, or assisted living facilities, provide accommodation and support services to people who have special needs. Adults aged 19 years of age or older who have social and personal care needs may be able to access Special Care Homes. Some special care homes are subsidized while others are private and the individual pays the full amount. Special Care Homes have trained staff on site 24 hours a day. The staff can offer help with personal care such as getting dressed or bathroom activities like bathing and toileting. Meals, help with medication and housekeeping services are provided by the Special Care Home, as well as social and recreational programming. Nursing or medical care may be provided in some of these facilities however it is at a lower level compared to nursing homes.

Special Care Homes are privately owned. The Department of Social Development is responsible for licensing and inspecting the homes annually. The Province identifies 2,145 licensed special care home beds and 311 Memory/Generalist care beds in Moncton in 2022. The vacancy rate for these beds varies constantly as individuals enter and exit the homes, but the rate is typically low in Moncton. There are typically no waiting lists for placements in these levels of facilities. Homes may have their own small waitlists, but this would be managed at the individual home level and does not involve New Brunswick's Department of Social Development.

Supportive Housing

In 2022, there were approximately 265 households in supportive housing units in the Greater Moncton Area. The following table identifies the supportive housing options in the Greater Moncton Area for persons with mental health issues, persons with physical disabilities, persons with intellectual or developmental challenges, chronic shelter users, and persons who have multiple housing challenges.

Figure 46: Supportive Housing Beds and Units by Mandate: Moncton; 2022

Facility Name	Mandate/Type	Number of Beds/Units
YWCA Moncton	Housing First	8
YWCA Moncton	Housing First	3
YWCA Moncton	Housing First	18
John Howard Society SENB	Men	30
Alternative Residences Inc.	Adults with Mental Illness	74
United Way of Greater Moncton and SENB		29
Rising Tide Community Initiatives	Housing First	80
Harvest House Atlantic	Men	23
Total		265

Source: Moncton Housing Needs Assessment Update Service Provider Survey; 2022.

Demand for Supportive Housing Units

Information is limited with respect to the demand for supportive housing units. However, as of October 2022, 31 individuals were waiting for supportive housing at Alternative Residences Inc. This demonstrates that while there are supportive housing options for persons with disabilities, persons with mental health issues, and those living in poverty or with multiple housing challenges, there is still a need for supportive housing in Moncton.

Support Services

In addition to the housing and support services provided by the organizations identified above, there are a number of community agencies that provide support services to the residents of Moncton. Support services offered by these agencies may include assistance with searching for housing, eviction prevention, legal assistance, referrals to housing and other support services, food banks, clothing and furniture banks, life skills training, employment supports, and counselling.

Impact on Housing Supply: Non-Market Housing

As of October 2022, the the total number of homeless individuals who are known to service providers and who have agreed to undergo an intake process in Moncton was 228¹ people. Since, April 2022, the total number of individuals experiencing homelessness in Moncton increased by 14.6% over five months. This demonstrates that there is a need for housing and support services that meet the needs of these individuals, and that the shelter supply could be adjusted to better meet the needs of the individuals experiencing homelessness in Moncton. Furthermore, these data could underrepresent the demand by individuals experiencing homelessness as they do not include the number of individuals who are considered the “hidden homeless” who would also need homes and support services.

Furthermore, the majority (67.4%) of subsidized and affordable housing units in Moncton were mandated for families. However, when looking at the share of households on the wait list for subsidized housing, non-elderly singles made up the largest share (47.2%). This suggests the supply does not directly align with the need and indicates it is important for the City to attract more subsidized housing for non-elderly singles to Moncton. In addition, the majority of subsidized housing in Moncton is in the form of three-bedroom units which would not be suitable for these individuals.

Lastly, there could be a need for more permanent supportive housing units in Moncton based on the high number of households waiting for this housing type and the number of individuals who are homeless. This was further confirmed through survey responses from community agencies who expressed there has been a rise in individuals experiencing homelessness who also had a mental health issue, medical condition, addiction, and/or physical disability in recent years.

Market Housing

The majority of housing units in a community are private market housing units and include both rental and ownership units.

Private Market Rental Housing

Rental housing fulfills a number of important roles in the housing market in a community. It offers a flexible form of accommodation, provides relief from day-to-day maintenance, and often provides more modest-sized units. In addition, rental housing is generally more affordable compared to ownership housing. In most cases, rented dwellings tend to have lower monthly costs and only require the first and last months' rent as deposit. The flexibility and affordability of rental housing is ideal for some households, such as seniors wishing to downsize or who are on a fixed income, young adults starting their careers, or people living alone.

Until the mid-1970's, rental housing as a tenure was more prevalent than it is today, particularly in urban areas. It was common to rent even among high-income earners²⁷. However, a reform of the Canadian tax code in 1972 shifted the balance in the housing market to an ownership-based model which provided tax incentives for homeowners while removing tax incentives for the construction of purpose-built rental apartments. Implications of this policy decision can be observed in Moncton where today, ownership is the predominant housing tenure. The introduction of the National Housing Strategy in 2018, which includes some programs intended to encourage the development of purpose-built rental housing, suggests the federal government is starting to put some measures in place to re-balance the housing market to some extent.

The private rental market in a community is generally made up of the primary or purpose-built rental market and the secondary rental market. The primary rental market includes all self-contained rental units where the primary purpose of the structure is to house tenants. The primary rental market includes purpose-built rental apartments and rowhouses. The secondary rental market represents self-contained units which were not built specifically as rental housing but are currently being rented out. These units include rented single-detached, semi-detached, row/townhouses, duplex apartments (i.e. separate dwelling units located within the structure of another dwelling), rented condominium units, and one or two apartments which are part of a commercial or other type of structure.

There was a total of 15,475 rented dwellings in Moncton in 2021, making up 44.1% of all dwellings, according to the Statistics Canada Census. The number of rented dwellings

²⁷ Suttor G. 2015. Rental Paths from Post-war to Present: Canada Compared. Retrieved from: <http://www.urbancentre.utoronto.ca/redirects/rp218.html>

increased by 16.6% since 2016 compared to an increase in all dwellings of only 9.3% from 2016 to 2021.

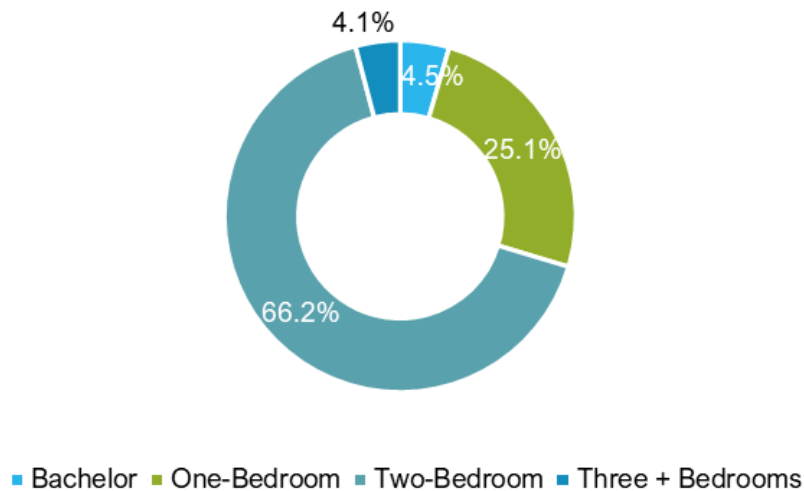
Primary Rental Market

According to CMHC, there were 10,752 purpose-built rental units in Moncton in 2022. The greatest proportion of these units (66.2%) had two-bedrooms and 25.1% were one-bedroom units. Bachelor units accounted for 4.5% of all units, and the share that were units with three or more-bedrooms made up 4.1%.

In comparison with the data on household size by tenure type in Moncton, 69.9% of households were smaller households (only one or two persons) and 30.1% of households were larger households (three or more persons.) In 2022, there was a much greater share of smaller purpose-built rental units such as bachelor units, one-bedroom units, and two-bedroom units than the share of smaller households (95.9% versus 69.9%, respectively.) Conversely, the 4.1% of purpose-built rental units with three- or more- bedrooms which would be suitable for larger households is much lower than the proportion of larger households (30.1%) in 2021. This indicates that the current composition of the purpose-built rental market does not match well with the current household sizes in Moncton and there could be a lack of supply of larger rental dwellings.

While these data suggest there could be a need for additional larger family units, larger households often have higher incomes and could be able to afford homeownership. In contrast, low income households are more likely to depend on rental housing and these households are more frequently found among smaller household compositions. Therefore, the rental stock may be appropriate to meet the demand for smaller units by household types with lower incomes and who are more likely to be renters such as seniors, people living alone, and lone parent households.

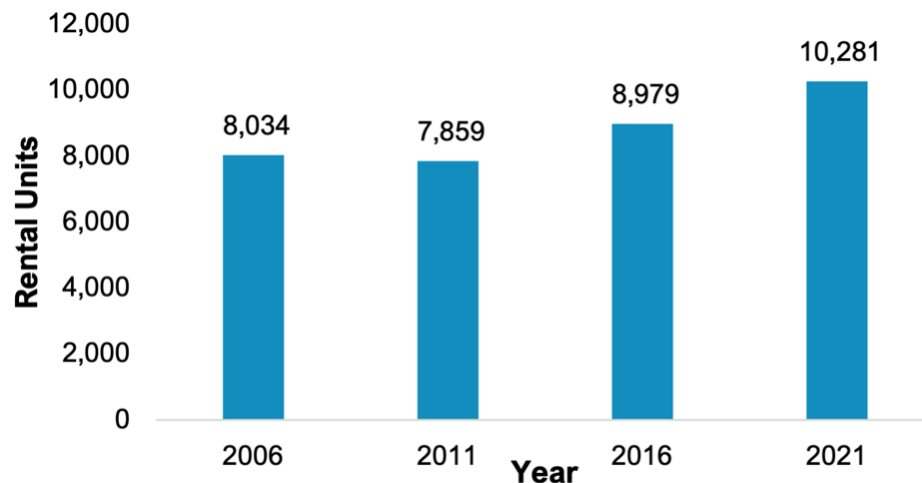
Figure 47: Primary Rental Market Units by Unit Size: The City of Moncton; 2022



Source: CMHC Information Portal, 2022

Since 2016, there has been an increase in the number of purpose-built rental units from 8,979 units to 10,281 units in 2021, which represents a 14.5% increase in the number of units. As previously mentioned, the number of households who are renters increased from 2016 to 2021 by a rate of 16.6%. This suggests that although the supply of rental housing in the primary market is increasing, some new renter households are most likely finding housing through the secondary rental market rather than the primary market.

Figure 48: Primary Rental Market Units: The City of Moncton; 2006, 2011, 2016 & 2021



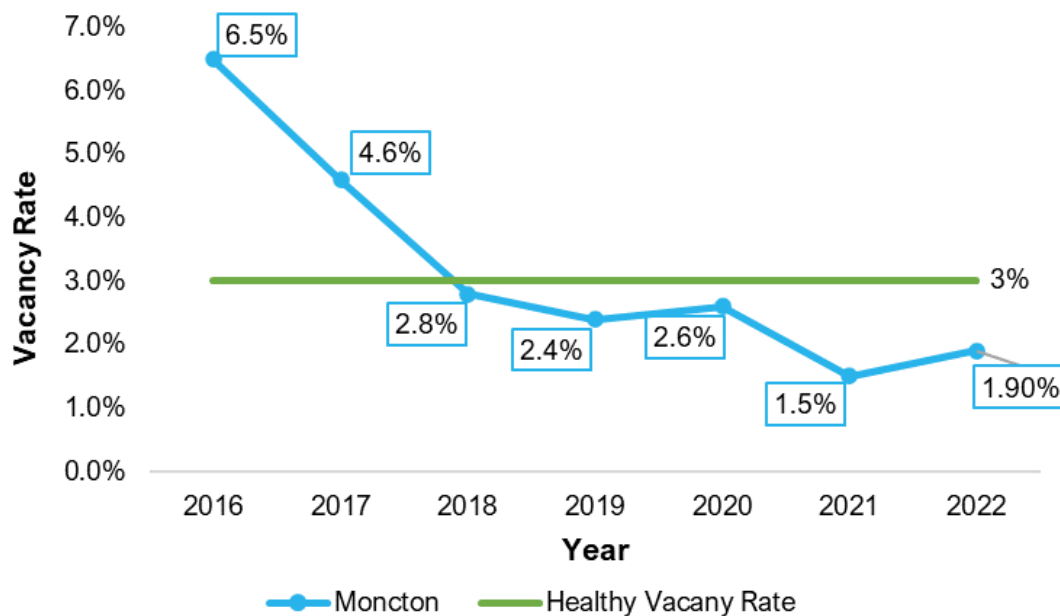
Source: CMHC Information Portal; 2006, 2011, 2016, 2021

Primary Rental Market - Vacancy Rates

A vacancy rate of 3.0% is generally accepted as a 'healthy' vacancy rate, indicating a balance between the supply of rental housing and the need for rental housing. In 2022, the vacancy rate for units in the primary rental market in Moncton was 1.9%, which is much lower than what is generally considered to be a healthy rate (3%). The overall vacancy rate has been decreasing since 2013 when it reached a high of 9.7%. These sharp decreases to the vacancy rate since 2013 demonstrate that there is high demand for rental housing in Moncton in recent years.

In comparison, the vacancy rate in New Brunswick in 2022 was also 1.9% – which is also below the healthy vacancy rate.

Figure 49: Primary Rental Market Vacancy Rates: The City of Moncton; 2016-2022



Source: CMHC Rental Market Survey, 2022

Primary Rental Market - Average Rents

The average market rent (AMR) of units in the primary rental market was \$1,046 in 2022; up by 38.0% since 2016. This increase is faster than the rate of inflation (18.6%) and of average household income growth (17.8%) during that same time period. The average market rent for units with one-bedrooms saw the highest rate of increase; increasing by 44.9% from \$641 in 2016 to \$929 in 2022. Two-bedroom units had an AMR of \$1,107 (an increase of 39.4%), while

the AMR for bachelor units was \$765 in 2022; having increased by 33.3%. Finally, units with three or more bedrooms had an AMR of \$1,136 in 2022; having increased by 21.1%.

The AMRs in 2022 demonstrate that there is a high demand for one-bedroom units in the primary rental market in Moncton. Over the period from 2016 to 2022, the AMR for one-bedroom units increased most rapidly compared to other unit size.

Figure 50: Primary Rental Market Average Rents by Unit Size: The City of Moncton; 2006, 2016, 2021, 2022

	Bachelor	One-Bedroom	Two-Bedrooms	Three+ Bedrooms	Total
2006	\$425	\$544	\$640	\$670	\$607
2016	\$574	\$676	\$794	\$938	\$758
2021	\$718	\$857	\$1,043	\$1,008	\$982
2022	\$765	\$929	\$1,107	\$1,136	\$1,046
△ 2016 - 2022	33.3%	44.9%	39.4%	21.1%	38.0%
Inflation (Change from 2016-2022)	18.6%				

Source: CMHC Rental Market Survey, 2016-2022

Impact on Housing Supply: Primary Rental Market

The increased demand for purpose-built rental housing in Moncton between 2016 and 2021 is likely resulting in higher average market rents. From 2016 to 2022, the average rents in the primary rental market increased at a faster rate than inflation and average household income. In addition, the low vacancy rates for purpose-built rental housing suggest that the increase in renter households is most likely accommodated in the secondary rental market where rents are higher and tenures less secure. These findings demonstrate there is a strong need for additional purpose-built rental housing in Moncton.

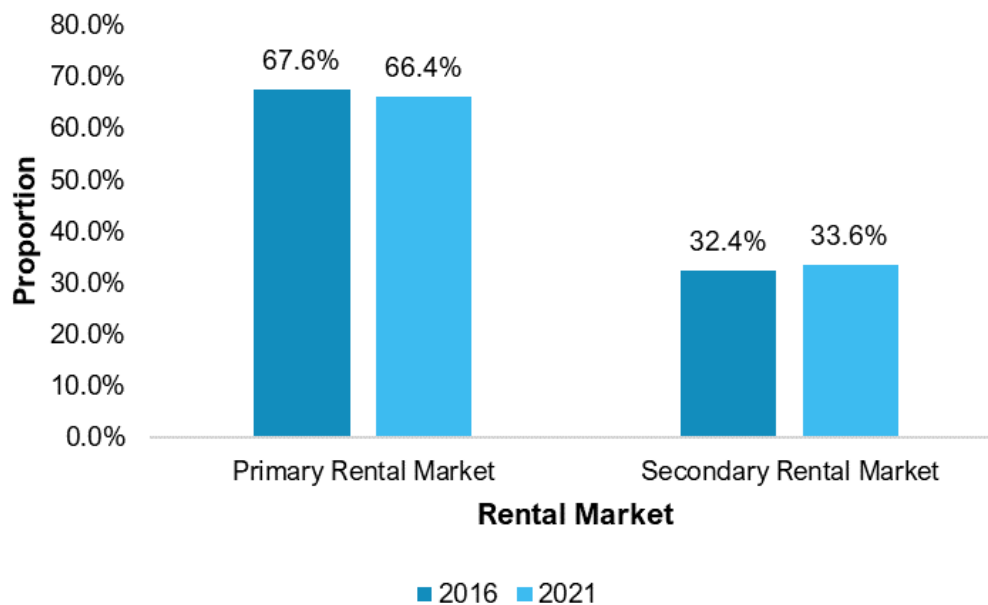
When looking at the composition of the purpose-built rental housing stock, the data show it does not align with household sizes in Moncton. There appears to be a high demand for larger rental housing units with two- or more bedrooms and a lack of supply of these larger units.

Secondary Rental Market

While the number of households who were renters increased by 16.6% from 2016 to 2021, the previous section revealed that this growth did not occur solely in the primary rental market. From 2016 to 2021, the primary rental market increased by a more moderate 14.5%.

In 2021, there were an estimated 5,194 units in the secondary rental market in Moncton. The secondary rental market therefore makes up 33.6% of the private rental market overall. From 2016 to 2021, the secondary market increased by 20.9% (898 units).

Figure 51: Rental Market Proportions: The City of Moncton; 2021



Source: CMHC Information Portal; 2021, Statistics Canada Census Profiles; 2021.

Secondary Rental Market - Average Rents

CMHC does not report on the average market rent for all units in the secondary rental market in Moncton. As such, a point-in-time scan of online listings was undertaken and found that the average rent for units in the secondary rental market was \$1,523 in 2022. This was on average 55.1% higher than the average rent in the primary market. However, certain bedroom types showed larger differences than others. This was particularly true for larger dwellings. A two bedroom, or three or more-bedroom apartment in the secondary market was on average 34.2% and 100.0%, respectively, more expensive than a similar sized unit in the primary market.

Figure 52: Secondary Rental Market Average Rents by Unit Size: Moncton, 2022

	Bachelor	One-Bedroom	Two-Bedrooms	Three+ Bedrooms	Total
2022	\$715	\$1,338	\$1,400	\$2,050	\$1,523

Source: Kijiji, Craigslist, 2022

Secondary Rental Market – Short-Term Rentals

In recent years, online platforms have opened a market for short-term rental housing where property owners rent all, or parts of their home to people for a short period of time. This could range from a day to a couple of months. According to research conducted by the City of Moncton titled *Short-term Rentals in the City of Moncton*, in March 2020, there were 413 unique (accounting for duplicate listings across multiple platforms) short-term rental units according to a search on Airbnb, which contains 93% of the short-term rental market listings. These options vary in terms of housing type and cost and are spread across the City with a larger percentage of listings near the Downtown area.

The commercialization of the short-term rental market in Moncton (i.e., residential units that are used solely for that purpose) has increased dramatically. From 2018 to June 2019, there was an increase from approximately 60 to 150 commercialized units. At the time of a 2019 report²⁸, research showed that approximately 49% of short-term rental listings in Moncton were commercial, a rate similar that of the City of Toronto.

Short-term rental per night costs, excluding additional fees, in Moncton's downtown can range from as low as \$30 per evening to in excess of \$100. This is largely dependent on the size and quality of the rental in addition to the number of guests. Per AirDNA.co, a website tracking the short-term rental market, in March 2020, the average short-term rental listing in Moncton is a one- or two-bedroom unit. Of the total listings, 69% were for the entire dwellings or dwelling units, such as single family homes, apartments or condominiums. The average daily rate for a short-term rental in the City of Moncton during this period was \$104 per night. Based on 2019 short-term rental data, the total host revenue within the City of Moncton was \$3.7 million dollars, with the average revenue per listing being \$9,800 for the year. In addition, research shows that there were 10.7 short-term rental listings per 1,000 households, pre COVID-19 pandemic.

There is a risk that short-term rentals can reduce the supply of secondary rental units. Since most of the short-term rental options in Moncton are for an entire unit or home, this could have a significant impact on both housing affordability and availability.

²⁸ Combs, Kerrigan and Wachsmuth, June 2019. Short-term rentals in Canada: Uneven growth, uneven impacts. Accessed from: <https://upgo.lab.mcgill.ca/publication/short-term-rentals-in-canada/>

Impact on Housing Supply: Secondary Rental Market

The secondary rental market is a good source of rental units. It generally offers a more diverse supply as these units include single and semi-detached homes as well as secondary suites compared to predominantly apartment and townhouse units in the primary rental market. However, units in the secondary rental market are generally more expensive (with the exception of secondary suites) while offering a tenure that is not as stable as units in the primary rental market. For example, landlords could sell or convert a unit back to ownership or move into the unit.

The high rents in the secondary rental market in Moncton can create barriers to households with lower incomes who have no other choice but to rent in the secondary market. Furthermore, the increase in short-term rental housing in recent years can reduce the supply of secondary rental units. This suggests there is a strong need for rental housing options in Moncton that are affordable to households with moderate and low incomes.

Market Ownership Housing

Homeownership is a valuable form of personal investment and is often viewed as the most important way to build personal assets. For many households, homeownership is the ideal form of housing and can offer a form of investment, security of tenure, and quality in accommodation.

In 2021, there were a total of 19,635 owned dwellings in Moncton. Owned dwellings accounted for 55.9% of all dwellings in Moncton in 2021. In contrast, in New Brunswick generally, 73.0% of all dwellings were owner occupied.

Average House Prices

The average house price in the Greater Moncton Area in 2022 was \$303,600. Of the different types of dwellings in Greater Moncton, apartments were sold for the highest price on average in 2022 at \$326,600, followed by single-family homes (\$304,700), and then townhouses and row houses (\$252,600).

Over the past five years, the average house price of all homes in Greater Moncton increased by 65.9%. The price for townhouses and row houses experienced the greatest increase over that time period; an increase of 124.5%. The average price for apartments increased by 78.2% over that time period, and the average price for single-family homes increased by 65.4%. From 2017 to 2022, the rate of inflation was only 15.9% in contrast. This illustrates how significantly house prices in Greater Moncton have been increasing over recent years.

In comparison with New Brunswick, dwellings in the Greater Moncton Area were sold for prices that were higher than in the province (\$303,600 versus \$265,800, respectively) on average in 2022.

Figure 53: Average House Prices by Dwelling Type: Greater Moncton and New Brunswick; 2017 - 2022

	2017		2022		Change from 2017-2022	
	Greater Moncton	New Brunswick	Greater Moncton	New Brunswick	Greater Moncton	New Brunswick
Single-Family Homes	\$164,100	\$160,800	\$304,700	\$265,900	85.7%	65.4%
Townhouse/ Row House	\$112,500	\$112,500	\$252,600	\$252,600	124.5%	124.5%
Apartment	\$134,200	\$147,500	\$326,600	\$262,900	143.4%	78.2%
All	\$162,700	\$160,200	\$303,600	\$265,800	86.6%	65.9%

Source: Canadian Real Estate Association, MLS HPI; 2017-2022.

Impact on Housing Supply: Ownership Housing

Increased demand and competition for ownership housing have impacted average house prices. Since 2017, the average house price increased very rapidly compared to inflation. This illustrates how significantly house prices in Moncton have been increasing in recent years, and that homeownership is becoming less affordable to all households.

The increase in price in the housing market might have caused aspiring homeowners to start renting as they cannot yet afford to purchase a home in Moncton. House prices in Moncton are generally higher than they are in New Brunswick. This might be contributing to the higher share of households who rent in Moncton (44.1%) compared with in New Brunswick (26.2%).

Key Findings: Housing Supply

The key findings on the supply of housing from this analysis are the following:

The Housing Supply is Forecasted to Diversify in the Future

- Although single-detached dwellings made up the greatest share of dwellings by type in Moncton, Moncton had a larger share of dwellings in apartments with fewer than five storeys, semi-detached dwellings, and dwellings in apartments with five or more storeys than New Brunswick. Furthermore, many of the other dwelling types saw higher rates of increase compared to the number of single-detached homes in Moncton from 2016 to 2021.
- Apartment completions made up the largest share in Moncton in 2022, followed by completions of row or townhouses and semi-detached dwellings. Single-detached dwelling completions represented a smaller share of completions than these other, denser dwelling types. This demonstrates there is an interest among developers in Moncton in developing higher density dwelling types. While ground-oriented dwellings are forecast to comprise many dwellings in Moncton in 2046, housing preferences are anticipated to continue to shift towards high-density housing forms over the long-term forecast period.
- The focus of dwelling completions is also shifting towards more purpose-built rental dwellings rather than ownership and condominium dwellings. There were 645 purpose-built rental dwelling completions in 2022 and only 272 ownership dwellings.

There is a Need for New Purpose-Built Rental Dwellings to Accommodate the Growing Number of Renters

- A large proportion of households in Moncton rent their home (44.1%) compared with in New Brunswick more generally (26.2%). From 2016 to 2021, the number of rented dwellings increased by 16.6%; compared to an increase in all dwellings of only 9.3% from 2016 to 2021. This demonstrates that the demand for rental housing is high and growing in Moncton.
- In 2022, the vacancy rate for units in the primary rental market in Moncton was 1.9%, which is much lower than what is generally considered to be a healthy rate (3%). The sharp decreases in the vacancy rate over the past decade demonstrate that there is high demand for rental housing in Moncton in recent years.
- The increased demand for purpose-built rental housing in Moncton between 2016 and 2022 is likely resulting in higher average market rents for primary units. From 2016 to 2022, the average rents in the primary rental market increased at a faster rate than inflation and average household income.

- Ongoing demand and competition for ownership housing have impacted average house prices. Since 2017, the average house price increased very rapidly compared to inflation. This illustrates that homeownership is becoming less affordable to all households in Moncton. The increase in price in the housing market might have caused aspiring homeowners to start renting as they cannot yet afford to purchase a home in Moncton. House prices in Moncton are generally higher than they are in New Brunswick. This might be contributing to the higher share of households who rent in Moncton (44.1%) compared with in New Brunswick (26.2%). The rise in the prevalence of short-term rental units in Moncton could also put a strain on the rental market, leading to lower supply and subsequent higher prices.

There is a Need to Ensure There are Sufficient Subsidized and Affordable Rental Options

- There are a number of subsidized housing options in Moncton, but the large waiting list for these units indicates there is a strong need to attract additional subsidized units, in particular smaller units suitable for youth and senior households.
- Community agencies serving residents of Moncton also identified that there is a significant need for additional housing options for youth in the Greater Moncton community. There is a need for more subsidized bachelor apartments for these individuals.

There is a need to Ensure There are Sufficient Accessible and Supportive Options

- There are some emergency, transitional and supportive housing providers in Moncton, but the number of individuals and families experiencing homelessness indicates there is a need for additional permanent supportive housing units.
- Community agencies serving residents of Moncton identified that there is a significant need for additional supportive housing options for specific client groups with increasingly complex needs to help them maintain stable housing over the long term.

Housing Affordability

The cost of housing is one of the largest monthly expenditures for many households in Canada. According to Statistics Canada's Survey of Household Spending, a household's spending on shelter, which includes rent or mortgage payments, repairs and maintenance, property taxes, insurance, and utilities, made up, on average, 21.6% of all expenditures in 2019²⁹.

The availability of affordable, adequate and suitable housing is a pressing concern for many individuals and families. While households with low incomes are the most likely to experience housing affordability challenges, increasing house prices and rents throughout Moncton have also made the cost of shelter an issue for many households with moderate incomes.

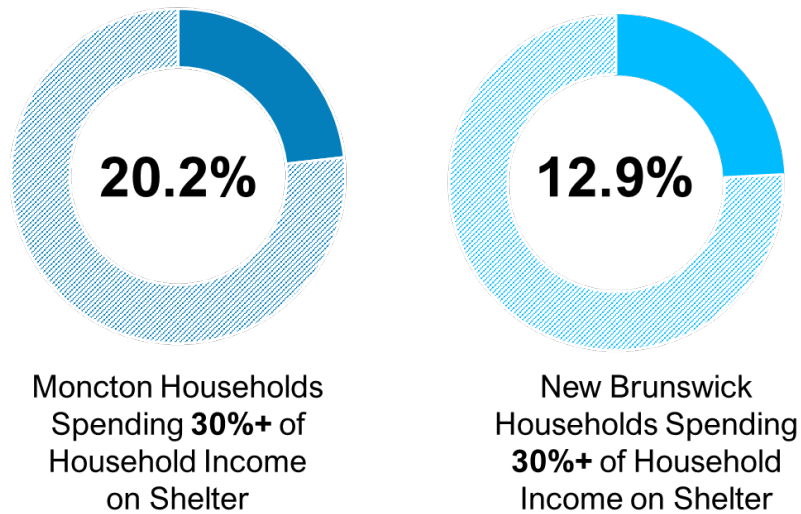
This section looks at the proportion of income households in Moncton are spending on shelter as well as what households can afford and how this compares to trends in house prices and rents.

Household Income Spent on Shelter

In 2020, 20.2% of households (7,050 households) in Moncton were facing housing affordability challenges as they spent 30% or more of their gross household income on shelter. In New Brunswick, the proportion of households facing affordability issues was 12.9%, which is lower than the proportion in Moncton in 2020.

²⁹ Statistics Canada (2019). Table 203-0021: Survey of household spending (SHS), household spending, Canada, regions and provinces, annual (dollars), CANSIM.

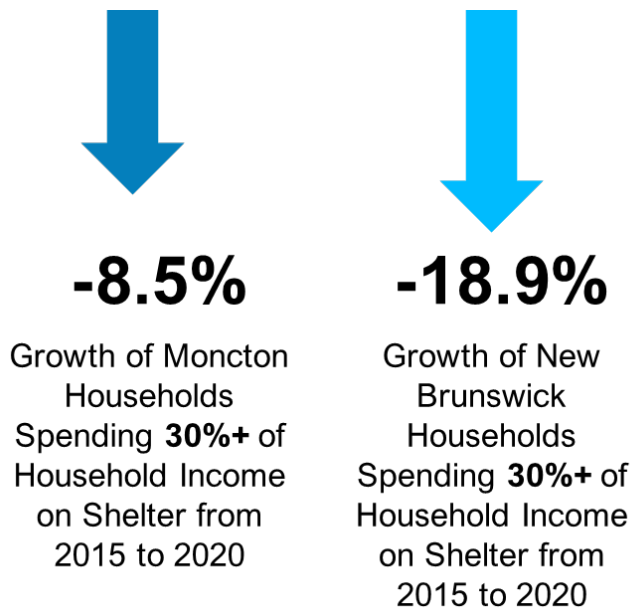
Figure 54: Proportion of Households Facing Housing Affordability Issues: The City of Moncton and New Brunswick; 2020



Source: Statistics Canada Community Profiles; 2021

The proportion of households facing housing affordability issues decreased by 8.5% from 2015; from 24.1% of households (7,705 households) in 2015 to 20.2% of households (7,050 households) in 2020. Over the same period, household growth as a whole in Moncton was 9.3%. This indicates that there was a decrease in the number of households facing affordability issues in Moncton over that period. In New Brunswick, the number of households facing housing affordability issues also decreased, however, at a higher rate. The number of households facing housing affordability issues decreased by 18.9% from 2015 to 2020 in New Brunswick more generally; compared with a decrease of 8.5% in Moncton.

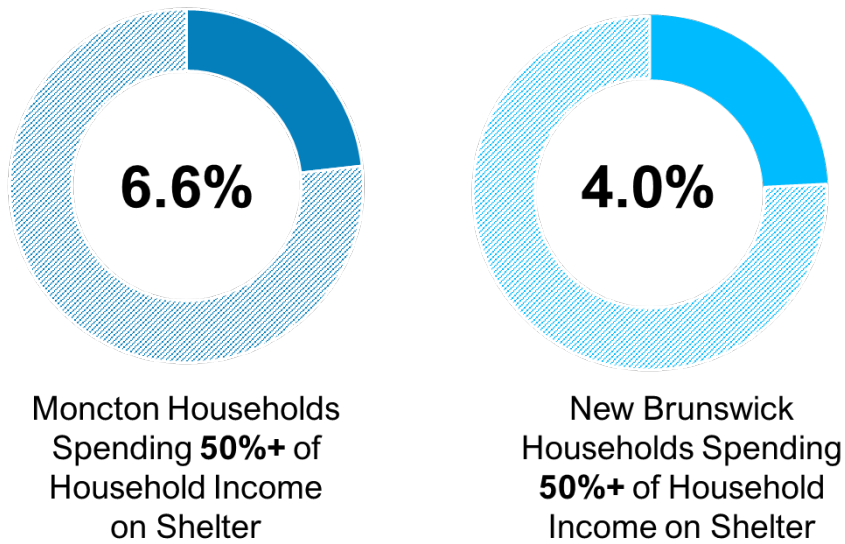
Figure 55: Growth of Households Facing Housing Affordability Issues: The City of Moncton and New Brunswick; 2015 - 2020



Source: Statistics Canada Community Profiles; 2021

In addition, in 2020, 6.6% of households (2,310 households) in Moncton were facing severe housing affordability issues, indicating they were spending 50% or more of their household income on shelter. In New Brunswick, the proportion of households facing severe affordability issues was 4.0%, which is lower than the proportion in Moncton in 2020.

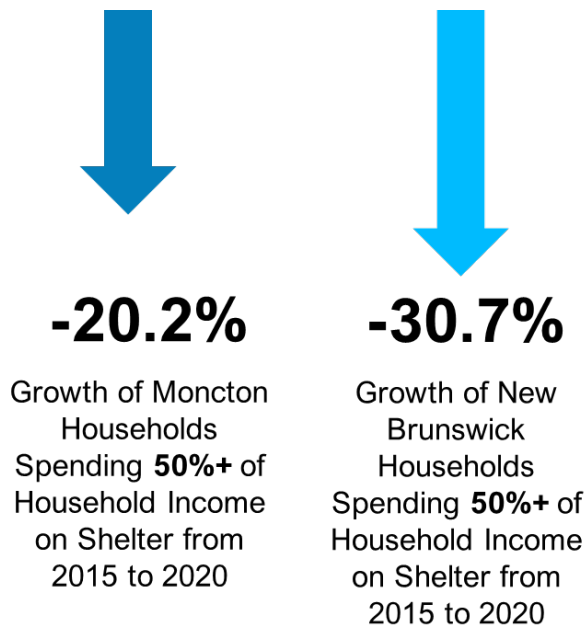
Figure 56: Proportion of Households Facing Severe Housing Affordability Issues: The City of Moncton and New Brunswick; 2020



Source: Statistics Canada Custom Tabulations, 2021

The number of households facing severe housing affordability issues decreased by 20.2% from 2015; from 2,895 households in 2015 to 2,310 households in 2020. Over the same period, household growth as a whole in Moncton was 9.3%. This indicates that there was a decrease in the number of households facing severe housing affordability issues in Moncton over that period. In New Brunswick, the number of households facing severe housing affordability issues also decreased, however, at a higher rate. The number of households facing housing affordability issues decreased by 30.7% from 2015 to 2020 in New Brunswick more generally; compared with a decrease of 20.2% in Moncton.

Figure 57: Growth of Households Facing Severe Housing Affordability Issues: The City of Moncton and New Brunswick; 2015 – 2020



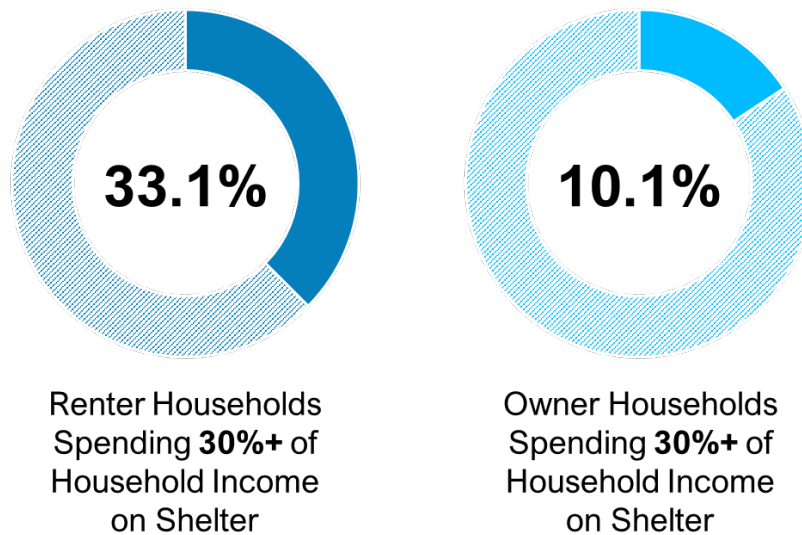
Source: Statistics Canada Custom Tabulations, 2021

Household Income Spent on Shelter by Tenure

Renter households in Moncton were significantly more likely to face housing affordability issues compared to owner households. In 2020, 33.1% of all renter households in Moncton spent 30% or more of their household income on shelter. In comparison, among owners only 10.1% were facing affordability issues and spending 30% or more of their household income on shelter in 2020.

This indicates the need for affordable housing in Moncton is stronger among renters. The large share of renter households facing affordability issues suggests there is a need for more purpose-built rental housing units that are affordable to renter households in Moncton.

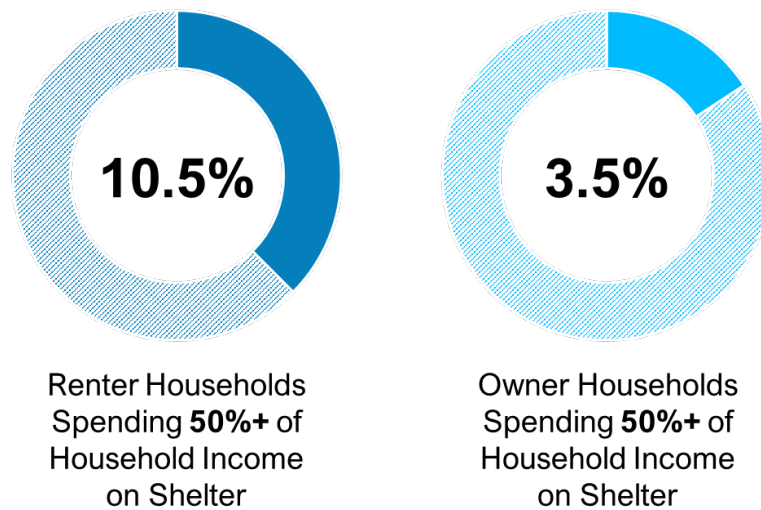
Figure 58: Proportion of Households Facing Housing Affordability Issues by Tenure: The City of Moncton; 2015 - 2020



Source: Statistics Canada Community Profiles; 2021

Renter households in Moncton were also significantly more likely to face severe housing affordability issues compared to owner households. In 2020, 10.5% of all renter households in Moncton spent 50% or more of their household income on shelter. In comparison, among owners only 3.5% were facing severe affordability issues and spending 50% or more of their household income on shelter in 2020. This supports the finding that the need for affordable housing in Moncton is stronger among renters.

Figure 59: Proportion of Households Facing Severe Housing Affordability Issues by Tenure: The City of Moncton; 2015 - 2020



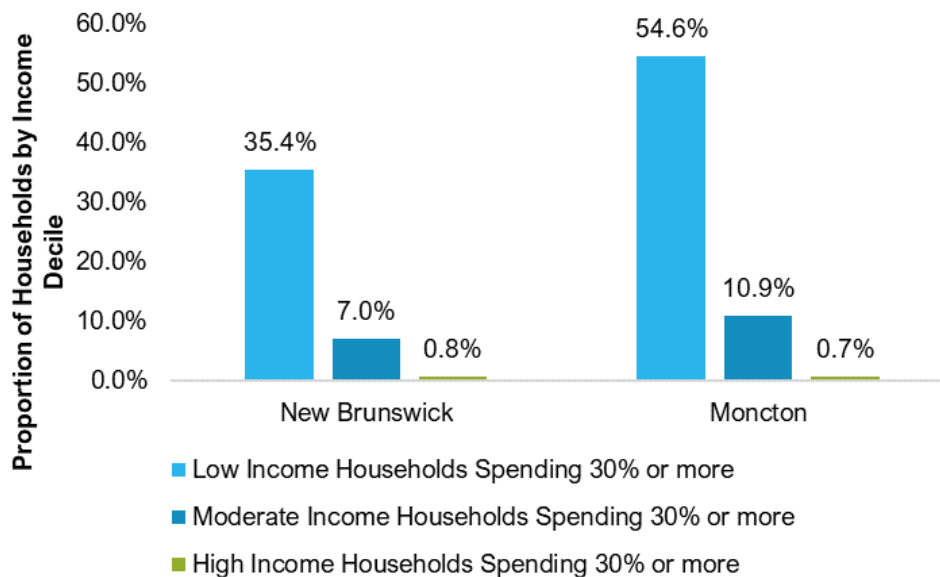
Source: Statistics Canada Custom Tabulations, 2021

Household Income Spent on Shelter by Household Income Deciles

Looking at housing affordability by household income deciles, the data show, low- and moderate-income households were significantly more likely to face housing affordability issues. In 2020, 54.6% (5,720 households) of low-income households and 10.9% (1,160 households) of moderate-income households were facing housing affordability issues. In contrast, only 0.7% (100 households) of high-income households were facing housing affordability challenges in 2020. As a result, low- and moderate-income households made up almost all households facing housing affordability challenges in Moncton (97.7%).

In addition, the figure below shows that the proportion of low- and moderate-income households facing affordability challenges in Moncton was higher compared to New Brunswick. This could be explained by the relatively higher cost of housing in Moncton and the lower average household incomes.

Figure 60: Proportion of Households Facing Affordability Issues by Moncton Household Income Deciles: Moncton and New Brunswick; 2020



Source: Statistics Canada Custom Tabulations, 2021

Household Income Spent on Shelter by Household Income Deciles by Household Type

Among the different household types, there were certain households who were more likely to face housing affordability issues in 2020 compared to all households. For example, while in general 20.1% face housing affordability issues, among youth households aged 24 or younger, this was 40.5%. Other household types who were more likely to face housing affordability issues were: persons living alone (38.0%), seniors households (65+ years) (26.8%), lone parents (25.0%), recent immigrant households³⁰ (22.6%), and households with a member with a physical disability (22.1%).

³⁰ A recent immigrant is a household who immigrated to Canada within the last 5 years of the census (e.g., 2016 – 2021)

With the exception of recent immigrant households, these household types who were likely to face housing affordability issues in 2020 tend to be smaller households. There is therefore a strong need for small rental dwellings that are affordable to these households in Moncton.

Figure 61: Proportion of Households Facing Affordability Issues by Household Type: Moncton; 2020

Household Type	% Facing Housing Affordability Issues
Households aged 24 years or younger	40.5%
Persons Living Alone	30.8%
Seniors households (65+ years)	26.8%
Lone parent households	25.0%
Recent immigrant households	22.6%
Households with a member with a physical disability	22.1%
Total Households	20.1%

Source: Statistics Canada Custom Tabulations, 2021

Among households with low incomes, 54.6% faced housing affordability issues in Moncton in 2020. Among households with low incomes, certain household types were more likely to face housing affordability issues. For example, among youth households aged 24 or younger, 73.1% faced housing affordability issues. Other household types with low incomes who were more likely to face housing affordability issues compared to households with low incomes in general were: immigrant households (62.3%), households with two or more unrelated persons (57.5%), couples with children (56.5%), and persons living alone (55.5%).

Many of these household types with low incomes who were likely to face housing affordability issues in 2020 tend to be larger households, including immigrant households, households with two or more unrelated persons, and couples with children. There is therefore a need for larger dwellings that are affordable to households with low incomes, such as purpose-built rental units, in Moncton.

Figure 62: Proportion of Households with Low Incomes Facing Affordability Issues by Household Type: Moncton; 2020

Household Type	% of Households with Low Incomes Facing Affordability Issues
Households aged 24 years or younger	73.1%
Immigrant households	62.3%
Households with two or more unrelated persons	57.5%
Couples with children	56.5%
Persons Living Alone	55.5%
Total Households	54.6%

Source: Statistics Canada Custom Tabulations, 2021

Similar to households with low incomes, households with moderate incomes in Moncton were facing housing affordability issues in 2020. In general, 10.9% of households with moderate incomes were facing affordability issues in 2020, however, among recent immigrant households with moderate incomes this was 15.3%. Other households with moderate incomes who were more likely to face housing affordability issues in Moncton in 2020 were immigrant households (14.2%), lone parent households (13.0%), seniors households (65+ years) (11.4%), and persons living alone (10.9%).

Figure 63: Proportion of Households with Moderate Incomes Facing Affordability Issues by Household Type: Moncton; 2020

Household Type	% of Households with Low Incomes Facing Affordability Issues
Recent immigrant households	15.3%
Immigrant households	14.2%
Lone parent households	13.0%
Seniors households (65+ years)	11.4%
Persons Living Alone	10.9%
Total Households	10.9%

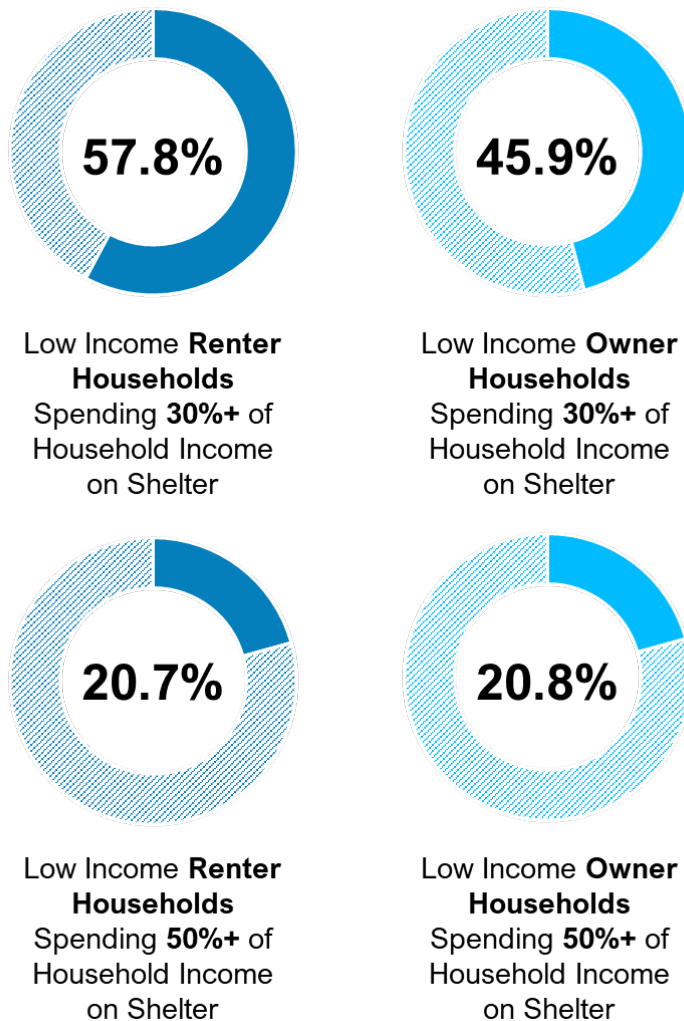
Source: Statistics Canada Custom Tabulations, 2021

Household Income Spent on Shelter by Household Income Deciles by Tenure

Renters and owners with low incomes were significantly more likely to face housing affordability issues compared to households overall in 2020. Among renters with low incomes, 57.8% spent 30% or more of their household income on shelter while among owners with low incomes, this was 45.9%. For households as a whole, 20.1% were facing housing affordability issues. In addition to facing housing affordability issues, a significant proportion of households with low incomes faced severe housing affordability issues (i.e., spending 50% or more of household income on shelter). Among renters with low incomes this was 20.7%, while among owners with low incomes it was 20.8%.

These findings show that the need for affordable housing is highest among households with low incomes in Moncton. Although renters were much more likely to face affordability issues than owners, renters and owners were almost equally as likely to face severe affordability issues. These data suggest that households with low incomes are in need of more affordable housing options, regardless of their dwelling's tenure type.

Figure 64: Housing Affordability Issues of Households with Low Incomes by Tenure: Moncton; 2020

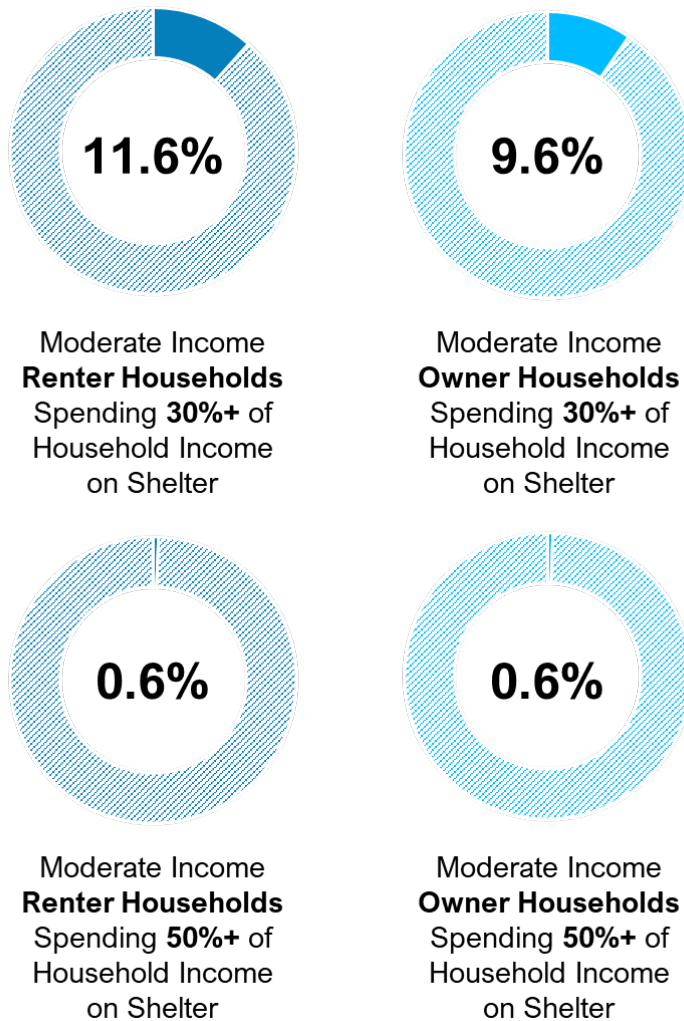


Source: Statistics Canada Custom Tabulations, 2021

When looking at moderate income households, the data show renters in Moncton with moderate incomes were more likely to face housing affordability issues in 2020 (11.6%; 625 households) compared to owners with moderate incomes (9.6%; 510 households). Very few households with moderate incomes in Moncton faced severe housing affordability issues (0.8%; 85 households in 2020). There were equal numbers of owners and renters with moderate incomes who were facing severe affordability issues (0.6%).

While housing affordability issues are most prominent among households with low incomes, there is a proportion of households with moderate income facing housing affordability issues, and these households were more likely to rent their homes. This could be partially explained by the relatively low proportion of rental housing units in Moncton compared to owner units (55.9% compared to 44.1%.) This suggests households with moderate incomes require more affordable housing options, either in the rental market or more affordable ownership options.

Figure 65: Housing Affordability Issues of Households with Moderate Incomes by Tenure: Moncton; 2020



Source: Statistics Canada Custom Tabulations, 2021

Impact on Housing Affordability: Households Income Spent on Shelter

Although there was a decrease in the number of households facing affordability issues in Moncton from 2015 to 2020, more than a fifth of households (7,050 households) were facing housing affordability challenges as they spent 30% or more of their gross household income on shelter.

Based on the data in this section, the need for affordable housing in Moncton is stronger among renters than owners. The large share of renter households facing affordability issues suggests there is a need for more purpose-built rental housing units that are affordable to renter households in Moncton.

These data also demonstrate that there is a need for more larger sized dwellings units which would be suitable and affordable for households with low incomes in Moncton. In contrast, household types with moderate incomes who were more likely to face affordability issues were both small and large household types.

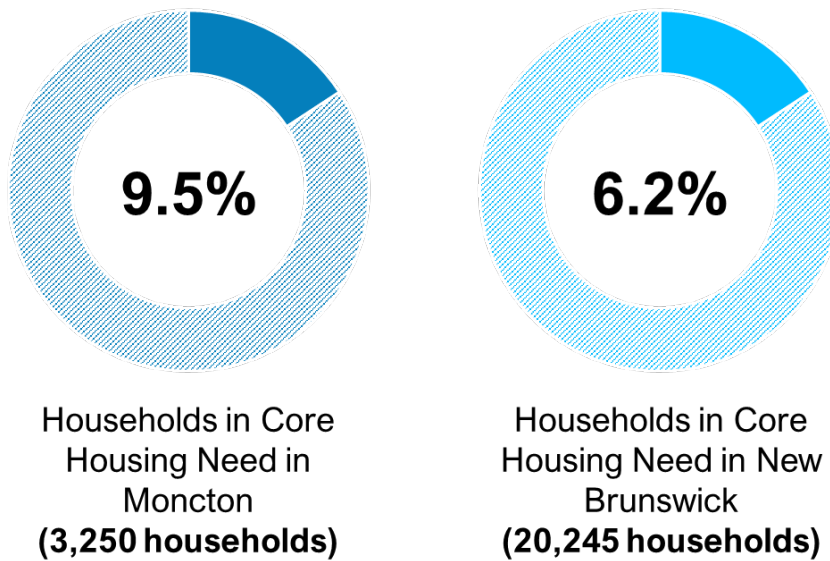
Core Housing Need

Another indicator of the need for affordable housing is CMHC's core housing need statistic. A household is considered to be in core housing need if the dwelling they occupy falls below the adequacy, suitability, or affordability standard³¹ and if the household would be required to spend more than 30% of its before-tax household income to pay the median rent for alternative housing which meets all three standards in the area.

In 2020, 9.5% of households (3,250 households) in Moncton were in core housing need. In comparison with New Brunswick, the proportion of households in core need in Moncton is slightly higher (6.2% versus 9.5%, respectively.) This suggests that households in Moncton are somewhat more likely to be in housing situations that do not meet their needs, compared with households in the province more broadly.

³¹ According to CMHC, **adequate housing** is housing that does not require any major repairs. **Suitable housing** is housing with enough bedrooms for the size and make-up of the household. **Affordable housing** is housing which costs no more than 30% of a household's income.

Figure 66: Proportion of Households in Core Need: The City of Moncton and New Brunswick; 2020



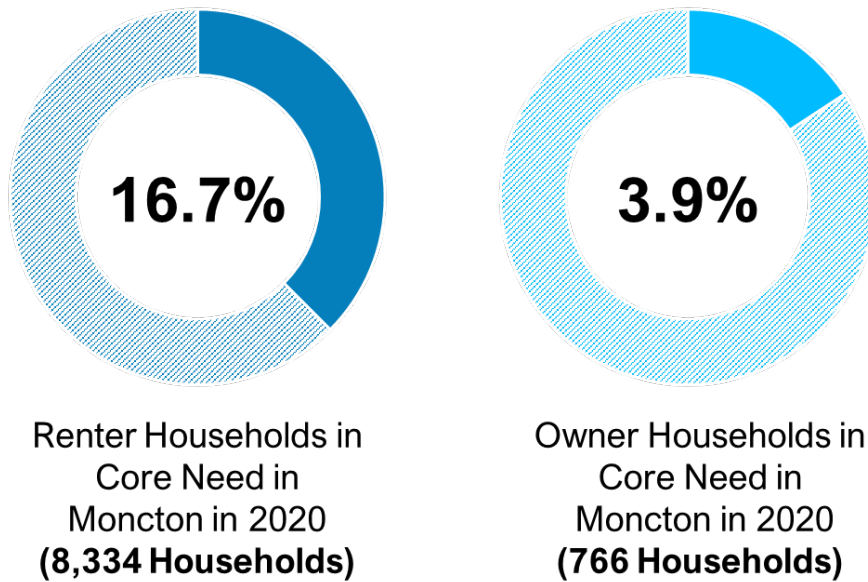
Source: Statistics Canada Community Profiles; 2021

Core Housing Need by Tenure

Renters were significantly more likely to experience core housing need in Moncton compared to owners in 2020 (16.7% compared to 3.9%, respectively). In New Brunswick as a whole, 13.9% of renters and 3.4% of owners were in core need.

Renters are typically households with low or moderate incomes. These households likely have less housing options available to them which meet their budgetary needs. There is therefore a need for more rental housing in Moncton which is affordable to households with low and moderate incomes.

Figure 67: Households in Core Housing Need by Tenure: The City of Moncton and New Brunswick; 2020

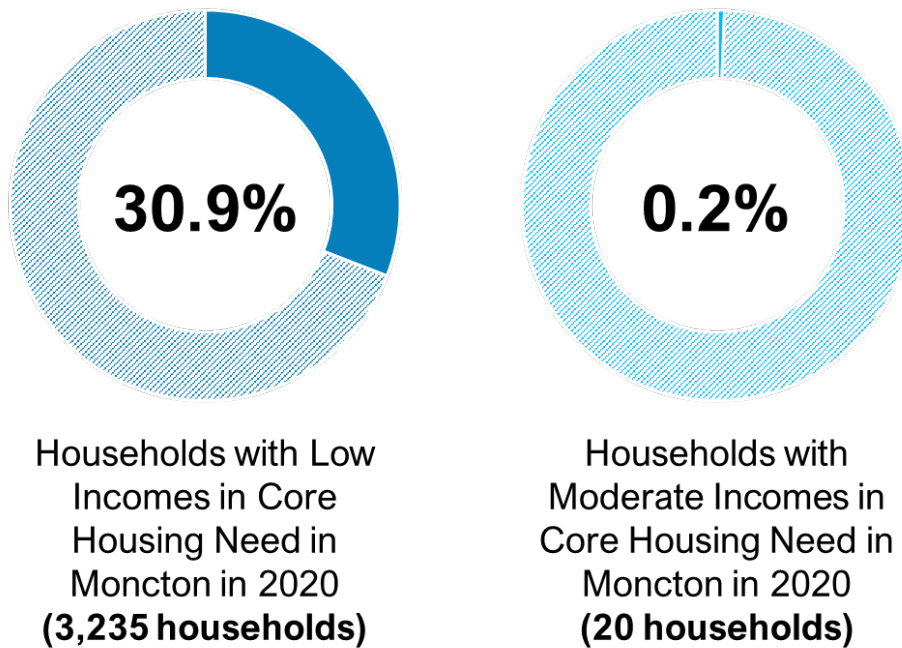


Source: Statistics Canada Community Profiles; 2021

Core Housing Need by Household Income Deciles

Households with low incomes are generally more likely to be in core housing need as their lower incomes offer them fewer affordable housing options. Among households with low incomes in Moncton in 2020, 30.9% were in core housing need. In comparison, among households with moderate incomes, only 0.2% were in core housing need and there were no households with high incomes in Moncton in 2020 who experienced core housing need.

Figure 68: Households in Core Need by Household Income Deciles: Moncton; 2020



Source: Statistics Canada Custom Tabulations, 2021

Impact on Housing Affordability: Core Housing Need

In 2020, almost a tenth of households (3,250 households) in Moncton were in core housing need. A household is considered to be in core housing need if the dwelling they occupy falls below the adequacy, suitability, or affordability standard¹ and if the household would be required to spend more than 30% of its before-tax household income to pay the median rent for alternative housing which meets all three standards in the area.

Renters were significantly more likely to experience core housing need in Moncton compared to owners in 2020. Renters are typically households with low or moderate incomes. These households likely have less housing options available to them which meet their budgetary needs. There is therefore a need for more rental housing in Moncton which is affordable to households with low and moderate incomes.

Rental Housing Affordability

The tables in this section demonstrate the maximum monthly rent that is affordable for each renter income decile. The affordable rents are then compared to average market rents as reported by CMHC and for condominium apartments in the secondary market in Moncton.

Primary Rental Market Affordability

As the following table shows, the total average market rent is not affordable to renter households with incomes from the 1st to the 3rd renter income deciles. Only renters with incomes falling within the 4th household income decile or higher can afford the average market rent without spending 30% or more of their income on housing costs.

While renter households with incomes in the 3rd income decile can afford the average rent for a bachelor unit, renter households would have to have higher incomes to afford larger units with one- or more bedrooms. This demonstrates that all renter households with low incomes and some renters with moderate incomes would require assistance to avoid spending too much of their income on housing, especially if they needed a unit with two-bedrooms or more.

Figure 69: Average Market Rents in the Primary Rental Market Compared to Affordable Rents based on Renter Household Income Deciles: The City of Moncton; 2022

Rental Affordability		Moncton Primary Rental Market (2022) - Average Market Rents				
	Max Affordable Price	Bachelor	One-Bedroom	Two-Bedroom	Three or More Bedrooms	All
		\$765	\$929	\$1,107	\$1,136	\$1,046
Low Income Deciles 1-3 (Less than \$35,632)	\$459	NO	NO	NO	NO	NO
	\$690	NO	NO	NO	NO	NO
	\$891	YES	NO	NO	NO	NO
Moderate Income Deciles 4-6 (From \$35,633 to \$60,127)	\$1,091	YES	YES	NO	NO	YES
	\$1,280	YES	YES	YES	YES	YES
	\$1,503	YES	YES	YES	YES	YES
High Income Deciles 7-9 (Greater than \$60,128)	\$1,759	YES	YES	YES	YES	YES
	\$2,116	YES	YES	YES	YES	YES
	\$2,644	YES	YES	YES	YES	YES

Source: Statistics Canada Custom Tabulations; 2021, CMHC Housing Information Portal; and SHS Calculations based on spending 30% or more of household income on housing costs.

Secondary Rental Market Affordability

When looking at the average market rents for rented homes in the secondary market in Moncton, the data show a more dire picture pertaining to rental housing affordability. The data show that units in the secondary rental market, which comprise 33.6% of all market rental units in Moncton, are significantly less affordable to renter households with low, moderate and even high incomes.

As the following table demonstrates, renter households would have to earn high incomes (i.e., in the 7th renter household income decile) to be able to afford the average market rent in this market segment. Furthermore, renters would have to earn high incomes in the 6th income decile or above to afford a one- or two-bedroom unit, or a high income in the 8th income decile or above to afford a unit with three-bedrooms or more. Renter households with moderate incomes could afford a bachelor unit, but this unit type may not be suitable for all households.

The lack of affordable rental units for renters with moderate and low incomes can explain why renters in Moncton are significantly more likely to face housing affordability issues compared to owners. As mentioned in previous sections of this report, household sizes in Moncton are becoming larger. To meet the needs of these households, larger rental dwellings will need to be supplied at prices that are affordable.

Furthermore, the primary rental market, where rents are more affordable and tenures more secure, only comprises 66.4% of all rental units in Moncton. This suggests there is a strong need for additional purpose-built rental units for renter households with low and moderate incomes and these units should include family-sized units.

Figure 70: Average Market Rents in the Secondary Rental Market Compared to Affordable Rents based on Renter Household Income Deciles: The City of Moncton; 2022

Rental Affordability		Moncton Secondary Rental Market (2022) - Average Market Rents				
	Max Affordable Price	Bachelor	One-Bedroom	Two-Bedroom	Three or More Bedrooms	All
		\$715	\$1,338	\$1,400	\$2,050	\$1,523
Low Income Deciles 1-3 (Less than \$35,632)	\$459	NO	NO	NO	NO	NO
	\$690	NO	NO	NO	NO	NO
	\$891	YES	NO	NO	NO	NO
Moderate Income Deciles 4-6 (From \$35,633 to \$60,127)	\$1,091	YES	NO	NO	NO	NO
	\$1,280	YES	NO	NO	NO	NO
	\$1,503	YES	YES	YES	NO	NO
High Income Deciles 7-9 (Greater than \$60,128)	\$1,759	YES	YES	YES	NO	YES
	\$2,116	YES	YES	YES	YES	YES
	\$2,644	YES	YES	YES	YES	YES

Source: Statistics Canada Custom Tabulations, 2021; Kijiji, 2022; and SHS Calculations based on spending 30% or more of household income on housing costs.

Ownership Affordability

The following table shows the top range of each income decile (based on all households) estimated for 2022 as well as the maximum affordable house price that each decile can afford, assuming they only spend 30% of their income on housing costs and have a 5% down payment.

The results in the table demonstrate that only a proportion of households with incomes in the 6th income decile can afford the total average house price in Moncton for homes.

The average apartment and single-detached dwelling in Moncton in 2022 are not affordable to households with incomes in the 5th income decile or lower. Furthermore, the average price of a row or townhouse is affordable to households in the 5th income decile and higher but not to other households with moderate and low incomes unless they have a down payment which is greater than 5% of the purchase price.

On average, homes in the ownership market are not affordable to households with moderate incomes or below in Moncton. These data emphasize the need for more affordable homeownership options as well as more rental housing options which are affordable to these households.

Figure 71: Average House Prices in Moncton Compared to Affordable House Prices based on Household Income Deciles: The City of Moncton; 2022

Ownership Affordability		Moncton Ownership Market (2022)			
	Max Affordable Price	Single-Detached	Row House/Townhouse	Apartments	Total Average Price
		\$304,700	\$252,600	\$326,600	\$303,600
Low Income Deciles 1-3 (Less than \$50,329)	\$88,966	NO	NO	NO	NO
	\$133,829	NO	NO	NO	NO
	\$171,849	NO	NO	NO	NO
Moderate Income Deciles 4-6 (From \$50,330 to \$90,191)	\$212,910	NO	NO	NO	NO
	\$256,632	NO	YES	NO	NO
	\$307,959	YES	YES	NO	YES
High Income Deciles 7-9 (Greater than \$90,192)	\$368,790	YES	YES	YES	YES
	\$456,235	YES	YES	YES	YES
	\$596,974	YES	YES	YES	YES

Sources: Statistics Canada Custom Tabulations, 2021; Canadian Real Estate Association, MLS; December 2022; and SHS calculations based on spending 30% of income on housing costs, 5% down payment, 25-year mortgage, and 5.86% interest rate.

Key Findings: Housing Affordability

The key findings on the affordability of housing from this analysis are the following:

There is a Need to Increase the Number of Affordable Housing Options in Moncton

- A greater share of Moncton households (20.2% of households) were facing housing affordability challenges as they spent 30% or more of their gross household income on shelter, than households across New Brunswick more broadly (12.9%) in 2020. Furthermore, 6.6% of households (2,310 households) in Moncton were facing severe housing affordability issues, indicating they were spending 50% or more of their household income on shelter. In New Brunswick, the proportion of households facing severe affordability issues was only 4.0%.
- In 2020, 9.5% of households in Moncton were in core housing need. In comparison with New Brunswick, the proportion of households in core need in Moncton is slightly higher (6.2% versus 9.5%, respectively.) This suggests that households in Moncton are somewhat more likely to be in housing situations that do not meet their needs, compared with households in the province more broadly.

There is a Need to Increase the Supply of Housing Options that are Affordable to Households with Low Incomes

- Renters in Moncton were significantly more likely to face housing affordability issues and to be in core housing need compared to owner households. Renters are typically households with lower incomes. These households typically have less housing options available to them which meet their budgetary needs. For example, only renters with incomes falling within the 4th renter household income decile or higher can afford the average market rent in the primary rental market in 2022 without spending 30% or more of their income on housing costs. There is therefore a need for more rental housing in Moncton which is affordable for households with low incomes.
- Many of the household types with a greater proportion of low incomes are typically smaller in size, as discussed in previous sections. These findings illustrate that there is a need for housing affordable to households with low incomes which is also suitable and adequate for smaller household types such as individuals living alone.
- In Moncton, housing affordability challenges faced by some of the household types with low incomes are intertwined with a need for support services such as dwellings with accessibility features suitable to households with a member with a physical disability and

services to support households with a member with a cognitive disability. More support services affordable to households with low incomes should be offered to individuals in their homes or within the community in Moncton.

There is a Need for Purpose-Built Rental and Affordable Ownership Options for Households with Moderate Incomes

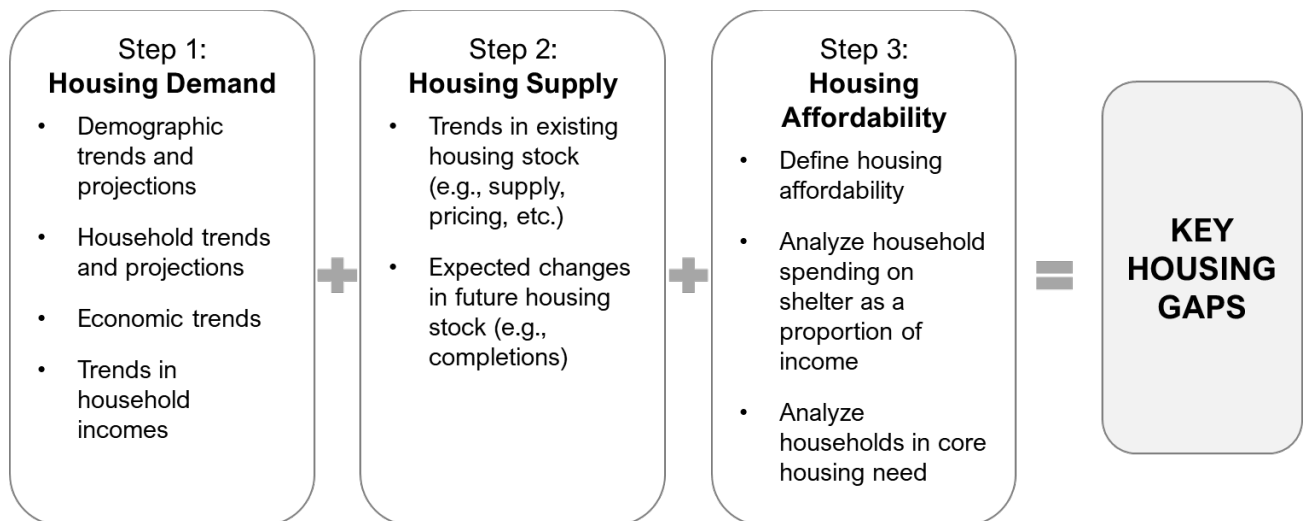
- In 2020, certain household types were more likely to have moderate incomes, and many were composed of two or more persons including: non-family households with two or more persons, lone parents, recent immigrant households, couples without children and immigrant households.
- Renter households in Moncton would have to earn moderate or high incomes to afford a unit with three-bedrooms or more. These findings illustrate that there is a need for housing affordable to households with moderate incomes which is also suitable and adequate for households with two or more persons.
- On average, homes in the ownership market are not affordable to households with moderate incomes or below in Moncton. These data emphasize the need for more affordable homeownership options as well as more rental housing options which are affordable to these households.

Housing Gaps in Moncton

This section summarizes the key housing gaps identified in the previous sections of this report. The key housing gaps were determined by comparing trends and forecasts of demographics, household characteristics and household incomes in Moncton with the existing and planned housing supply, as well as trends in housing affordability.

This analysis led to three key housing gaps that summarize the current and emerging need for housing that is adequate, suitable and affordable in Moncton.

Figure 72: Methodology to Determine Key Housing Gaps



Key Housing Gaps

The key housing gaps in Moncton are as follows.

Key Housing Gap 1

There is a need to continue to diversify the housing stock, particularly to include more smaller dwelling types suitable for seniors (aged 65+ years) to age in appropriate homes as well as larger sized dwellings to accommodate larger households (e.g., immigrants) to settle in Moncton.

The majority of dwellings in Moncton were single-detached dwellings in 2021 (42.1%). However, the demographics of households in Moncton are changing and their needs might not be met by single-detached dwellings in the future.

Smaller households with one or two persons are the predominant household size (69.9%) in Moncton in 2021. In addition, the population of Moncton is aging. The number of households led by seniors (aged 65+ years) was the fastest growing age group from 2016 to 2021 (20.2%). Single-detached dwellings are typically quite large and are not always the most suitable dwelling type for seniors to age in place. The growing number of seniors (aged 65+ years) in Moncton will increase the need for more diverse housing options such as dwellings suitable for seniors to age in place (e.g., accessible units).

Although smaller households make up a greater share of the overall households, there has been a trend towards an increased share of larger households in Moncton over the last five years. Households with four or more persons increased most significantly from 2016 to 2021; increasing by 15.9%. Relative to population size, Greater Moncton attracted more people (migrants from elsewhere in Canada and immigrants combined) than Halifax, Calgary, Vancouver and more than 90% of Canada's 130+ urban centres. Immigrant households tend to be bigger as they are often composed of extended families. As such, new immigrant households may need housing options suitable for larger families.

When looking at housing starts and completions, the data show the housing stock is changing and more diverse dwelling types are being built or proposed. In 2022, apartment completions made up the largest share in Moncton, followed by completions of row or townhouses and semi-detached dwellings. Single-detached dwelling completions represented a smaller share of completions than these other, denser dwelling types. This demonstrates there is an interest among developers in Moncton in developing higher density dwelling types. While ground-oriented dwellings are forecast to comprise many dwellings in Moncton in 2046, housing

preferences are anticipated to continue to shift towards high-density housing forms over the long-term forecast period.

The focus of dwelling completions is also shifting towards more purpose-built rental dwellings rather than ownership and condominium dwellings. There were 645 purpose-built rental dwelling completions in 2022 and only 272 ownership dwellings. It would be important to continue to support these trends to ensure the housing stock will meet the needs of residents in Moncton in the future.

Key Housing Gap 2

There is a need to increase the stock of purpose-built rental housing in the primary rental market in Moncton.

In 2021, homeownership was the dominant tenure in Moncton. However, trends are demonstrating a shift towards increased demand for rental housing. Since 2016, the number of owners in Moncton expanded at a much slower rate than the number of renters (4.1% versus 16.6%, respectively.) The increased demand for housing in the primary rental market in Moncton is resulting in very low vacancy rates (1.9% in 2022) which could create challenges for households to find units which are affordable to them. Furthermore, the increased demand for purpose-built rental housing in Moncton also contributes to higher average market rents. For example, from 2016 to 2022, the average rents in the primary rental market increased at a faster rate than inflation and average household income. The rise in the number of short-term rental units in Moncton could also put a strain on the rental market, leading to decreased supply and subsequent higher prices.

Renters in Moncton were significantly more likely to face housing affordability issues and to be in core housing need compared to owner households. Renters are typically households with lower incomes. These households often have less housing options available to them which meet their budgetary needs. For example, only renters with incomes falling within the 4th renter household income decile or higher can afford the average market rent in the primary rental market in 2022 without spending 30% or more of their income on housing costs. There is therefore a need for more rental housing in Moncton which is affordable for households with low incomes.

Furthermore, since 2015 more households with moderate and high incomes have been accessing housing through the rental market than the ownership market. This may be because of increases in costs associated with homeownership which have priced households with higher incomes out of the ownership market. Since 2017, the average house price increased very rapidly compared to inflation. This illustrates that homeownership is becoming less affordable to

all households in Moncton. The increase in price in the housing market might have caused aspiring homeowners to start renting as they cannot yet afford to purchase a home in Moncton.

Increases in the availability of purpose-built rental housing options will create a more diverse and inclusive community which meets the needs of households with different income levels.

Key Housing Gap 3

There is a need to increase the supply of accessible and supportive housing options for households with a disability or mental health issue by collaborating with the Province of New Brunswick and local stakeholders.

Community agencies serving residents of Moncton were asked to identify the barriers or challenges they faced in providing services to clients. The greatest number of respondents identified the following: lack of affordable housing options, lack of funding/ funding constraints to provide services, lack of staff who can meet the needs of specific client groups, lack of support for youth who experience mental health issues and addictions, and support for “working-poor” who have lower-paying jobs and cannot afford to pay their rent. A follow up survey of clients of community agencies found similar themes in their responses, particularly on the need for affordable housing options and the need for mental health and addiction supports for those that are homeless or at risk of being homeless. There are some emergency, transitional and supportive housing providers in Moncton, but the number of individuals and families experiencing homelessness indicates there is a need for additional permanent supportive housing units.

From 2016 to 2021, the number of households with a member with a physical disability in Moncton increased by 31.4%, the number of households with a member with an emotional or mental health issue in Moncton increased by 57.7%, and the number of households with a member with a cognitive disability in Moncton increased by 59.0%. In comparison, the total number of households in Moncton increased by only 9.3% during that time period. Households with a member with a physical disability had a large proportion of low incomes (31.6%), and households with a cognitive disability did as well (30.6%). This indicates that in Moncton, housing affordability challenges faced by some of the household types with low incomes are intertwined with a need for support services such as dwellings with accessibility features suitable to households with a member with a physical disability and services to support households with a member with a cognitive disability. More support services affordable to households with low incomes should be offered to individuals in their homes or within the community in Moncton.

Furthermore, the growing number of seniors (aged 65+ years) in Moncton will increase the need for housing options suitable for seniors to age in place (e.g., accessible units) as well as for support services that will help seniors remain independent in the community.

Having an adequate supply of supportive housing options as well as support services will allow individuals and families with special needs to remain in Moncton and live as independently as possible. These supportive housing options should include housing options for people who only need short-term supports to help them move from homelessness to permanent housing as well as permanent supportive housing options specifically for seniors and non-seniors.

Conclusion and Next Steps

This study provides an up-to-date Housing Needs Assessment for the City of Moncton that provides the City with an understanding of the current and emerging housing market. Analysis of the current housing supply, demand, and affordability has identified key observations for each plus three (3) housing gaps where there is a need to better align housing supply, demand, and affordability. Of note is the three housing gaps were identified in the 2016 housing needs assessment, and also in the 2019 *Community Implementation Plan for Affordable Housing*. Though there are some promising trends, such as a shift to higher density housing forms, there remains an urgent need for ongoing focus on improving housing affordability, increasing rental options, and participating in partnerships to provide supportive housing.

Gap 1: *There is a need to continue to diversify the housing stock, particularly to include more smaller dwelling types suitable for seniors (aged 65+ years) to age in appropriate homes as well as larger sized dwellings to accommodate larger households (e.g., immigrants) to settle in Moncton.*

Gap 2: *There is a need to increase the stock of purpose-built rental housing in the primary rental market in Moncton.*

Gap 3: *There is a need to increase the supply of accessible and supportive housing options for households with a disability or mental health issue by collaborating with the Province of New Brunswick and local stakeholders.*

The forecasted population growth for Moncton to reach approximately 116,200 people by 2046 is both a challenge and opportunity. The construction of new housing for new households provides an opportunity to address Gap 1 by increasing the diversity of the housing stock by adding more smaller dwelling units, while at the same time growing the number of larger units. The forecast growth can also increase the total stock of purpose-built rental housing, responding to the needs identified in Gap 2 for more rental housing and more diversity in the rental housing stock in Moncton.

Addressing Gap 3, which identifies a need for more supply of accessible and supportive housing options for households with a disability or mental health issue will require collaboration between the City, Province and local stakeholders.

This study confirms and reinforces the housing needs and gaps identified in Moncton's 2019 *Community Implementation Plan for Affordable Housing*. The 6 Gaps and 57 actions identified in the Implementation Plan respond to the gaps and needs in this report and provide concrete actions for moving forward on improving housing outcomes for everyone in Moncton.