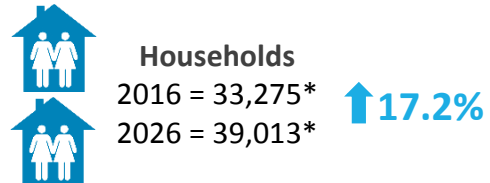
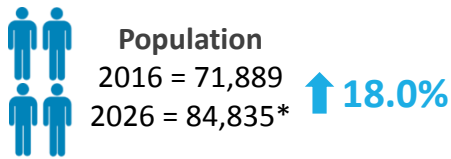
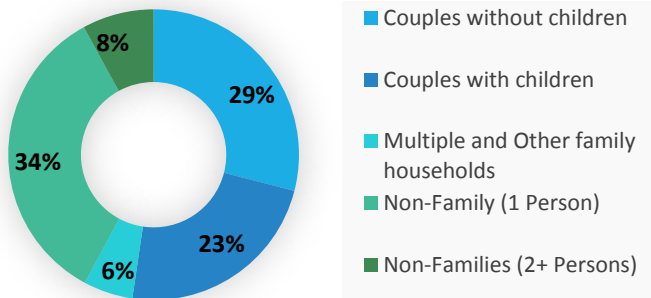


# Housing Need in Moncton

The demand for housing in Moncton is increasing and is expected to continue to increase in the next 5 and 10 years

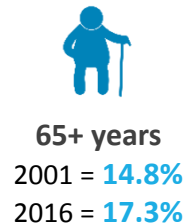


The demand for smaller housing options is increasing

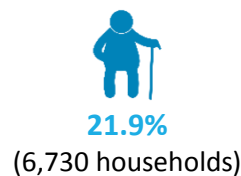
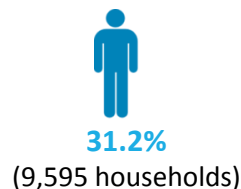


Source: Statistics Canada Community Profile 2011

The demand for options for the population aged 55+ and 65+ is increasing

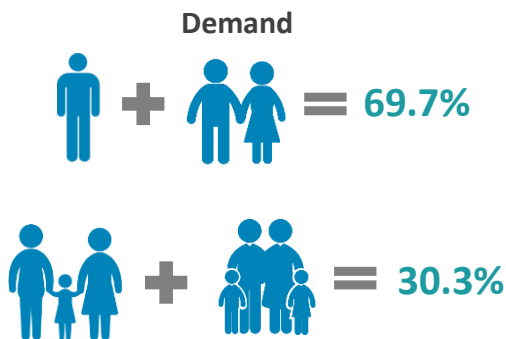
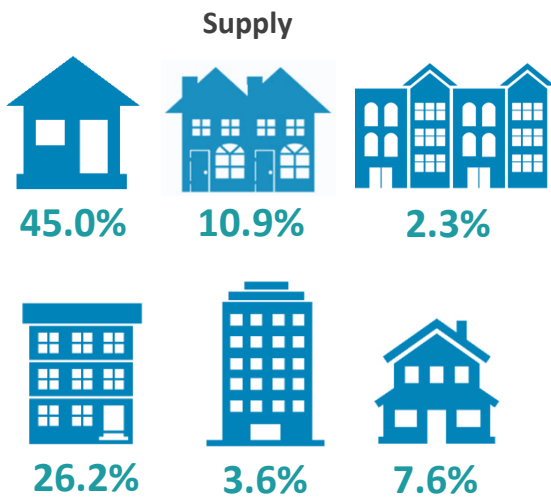


There is a need for a diverse range of housing options, including options for single individuals, seniors and persons with disabilities



# Housing Supply in Moncton

The current housing supply does not fully reflect the demand for options for smaller households



The majority of dwellings in Moncton are older and some require major repairs



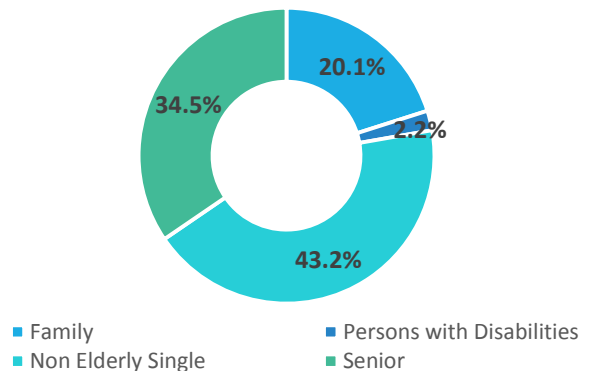
There is an imbalance in the rental housing supply in Moncton

**Rental Vacancy Rates**

Moncton	Canada
2014 = 9.3%	2014 = 3.0%
2015 = 8.2%	2015 = 3.5%
2016 = 6.5%	2016 = 3.7%




There is a need for affordable housing options for Moncton households with low incomes

Subsidized Housing Wait List (2017)



## Housing Affordability in Moncton

Housing options in Moncton's private housing market are becoming less affordable for households with low incomes

	 house price	 rent	 income of low income households**
2000	\$101,100	\$519	\$17,938
2010	\$158,723	\$658	\$23,730
2016	\$175,378	\$758	\$26,131

There are certain household types in Moncton who are more likely to be facing housing affordability issues

Households Spending **30%+** on Housing Costs



owners  
**16.5%**



renters  
**40.6%**

Average market rents and average house prices are unaffordable to households with low incomes in Moncton

**\$758**  
average rent

**\$30,320**  
income required

Households Spending **50%+** on Housing Costs



owners  
**6.9%**



renters  
**17.8%**

**\$175,378**  
average house price

**\$41,750**  
income required

\*numbers are estimates

\*\*this is the upper income range of the lowest two household income categories

## Housing Gap in Moncton

### What is the current housing gap?

- Moncton is seeing a shift to smaller households.
- Moncton has a greater share of older homes compared to the Greater Moncton Area.
- There is an imbalance in the supply and demand of purpose-built rental units.
- The current supply of subsidized units does not fully reflect the current demand.
- Housing affordability is an issue for households in the 1<sup>st</sup> and 2<sup>nd</sup> income deciles in Moncton.
- There is a need for more supportive housing options.

### Housing Supply

#### Emergency Shelters & Transitional Units



149 beds/ units

#### Supportive Housing



278 beds/ units

#### Subsidized Housing



1,483 units

#### Market Rental



11,379 units

#### Market Ownership



20,135 units

### Housing Need

Of 6,655 households\* with the lowest incomes\*\*:

**80.7%** are spending **30%+** on housing costs (5,367 households\*)

**49.8%** are spending **50%+** (3,317 households\*)

What they can afford:



**\$653**  
or less



**\$109,800**  
or less

Of 26,620 households\* with incomes of **\$26,132 or more:**

**12.2%** are spending **30%+** on housing costs (3,256 households\*)

**1.4%** are spending **50%+** (374 households\*)

### What are the emerging and future trends?

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

For further information on this study, please contact:

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