

# TEAM 8 – HS3



# Agenda

**Problem**

**Key issues**

**Sahil**

**Recommendation**

**Analysis**

**Haris**

**Implementation**

**Stephanie**

**Outcome**

**Samuel**

# Problem

Significant gap in affordable housing projects in NL leading to housing insecurity and homelessness

# Key Issues

1. Homelessness
2. Inadequate Housing
3. Unsuitable Housing
4. Unaffordable Housing
5. Vulnerable Populations Facing Housing Insecurity

# Recommendation

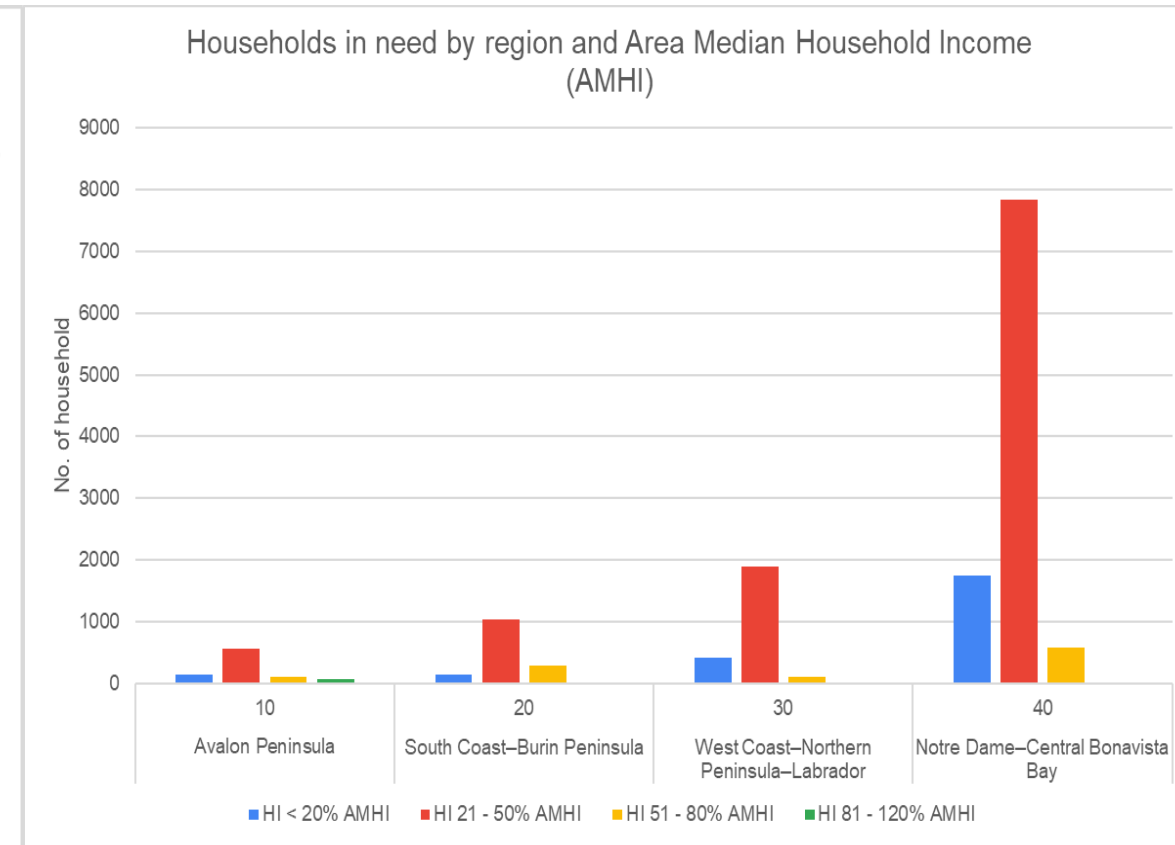
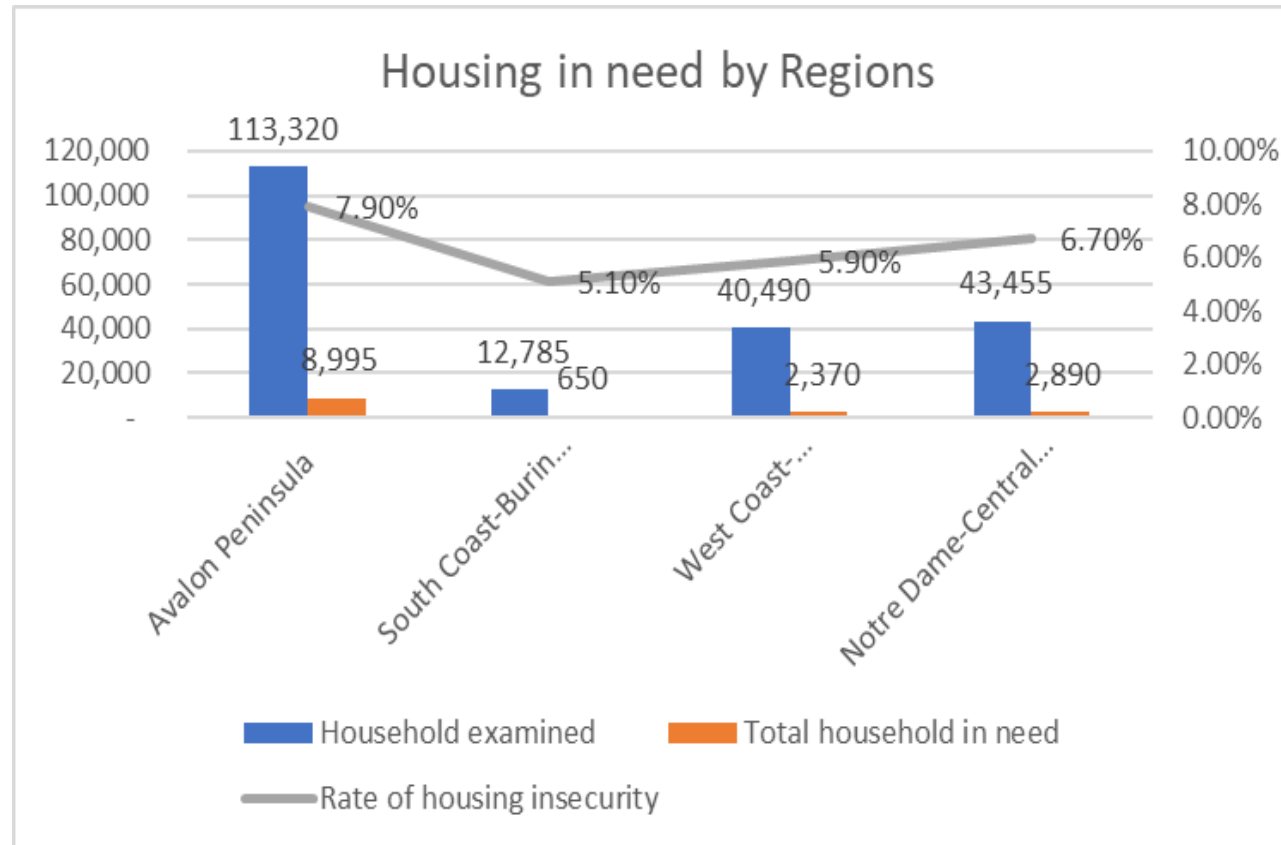
1. Increase Social Housing
2. Increase Urban Density with Apartments (Urban)
3. Establish Tiny Home Villages (Rural)

# Analysis

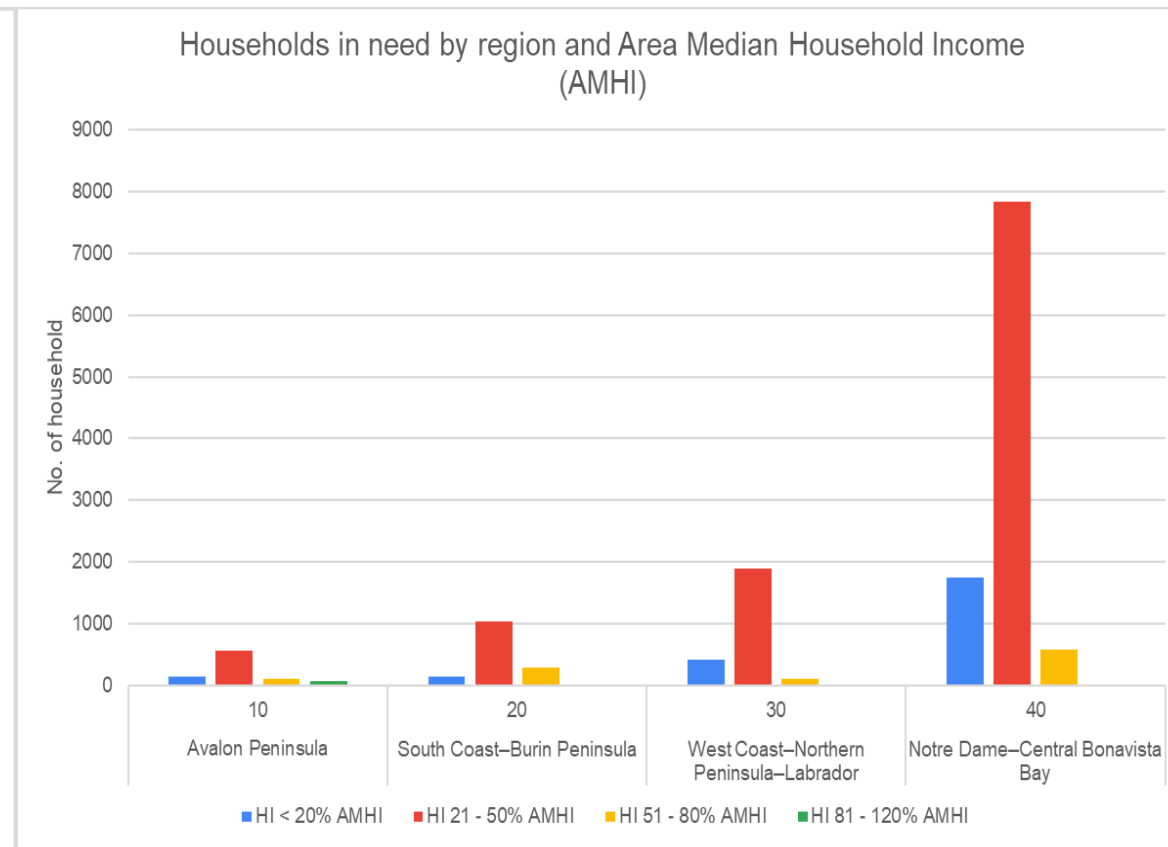
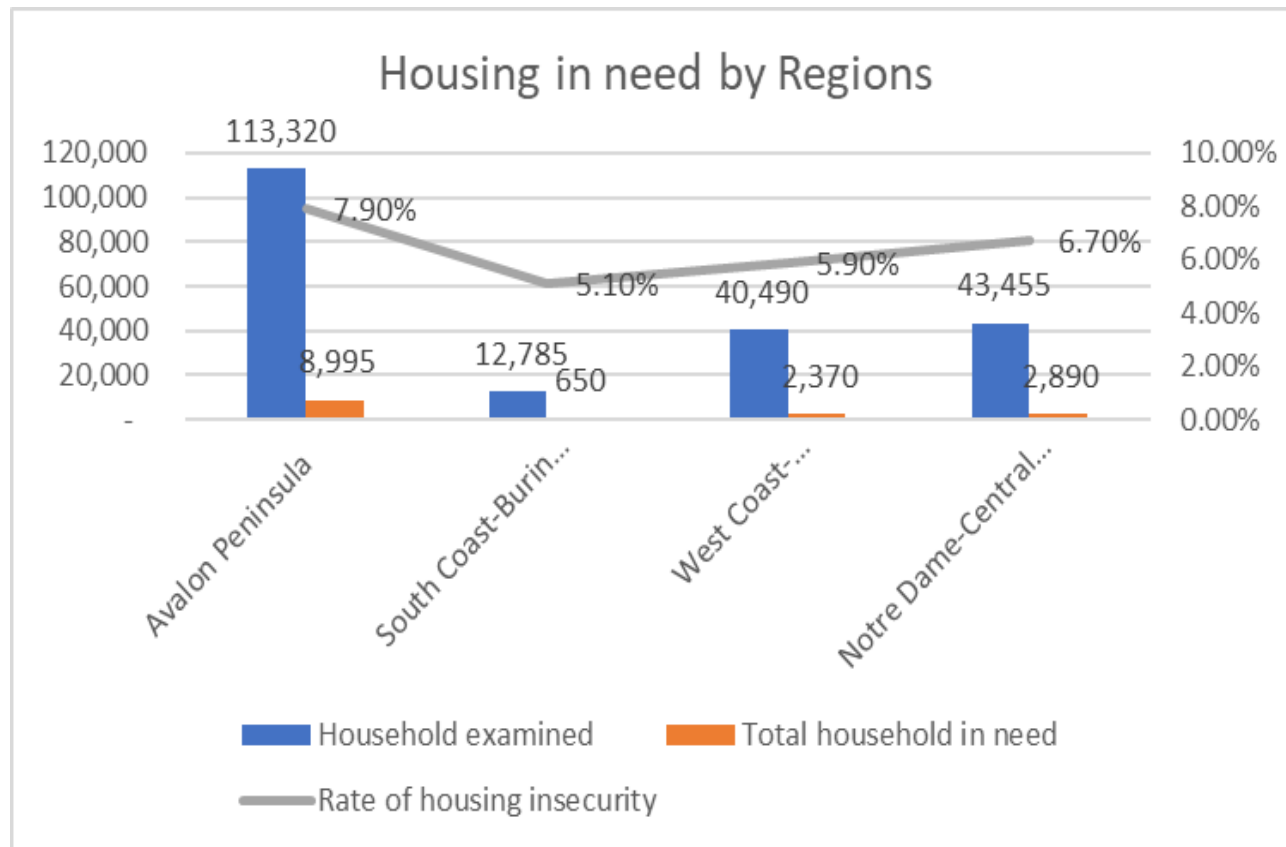
1. 0.5 million population
2. Divided NL into 4 regions
3. 372 subdivisions
  - 274 towns
  - 92 Unorganized subdivisions
  - 3 Cities & 3 Indian Reserve
4. Sources: Statistics Canada, CMHC, Housing assessment resource tool (HART)



# Analysis



# Analysis

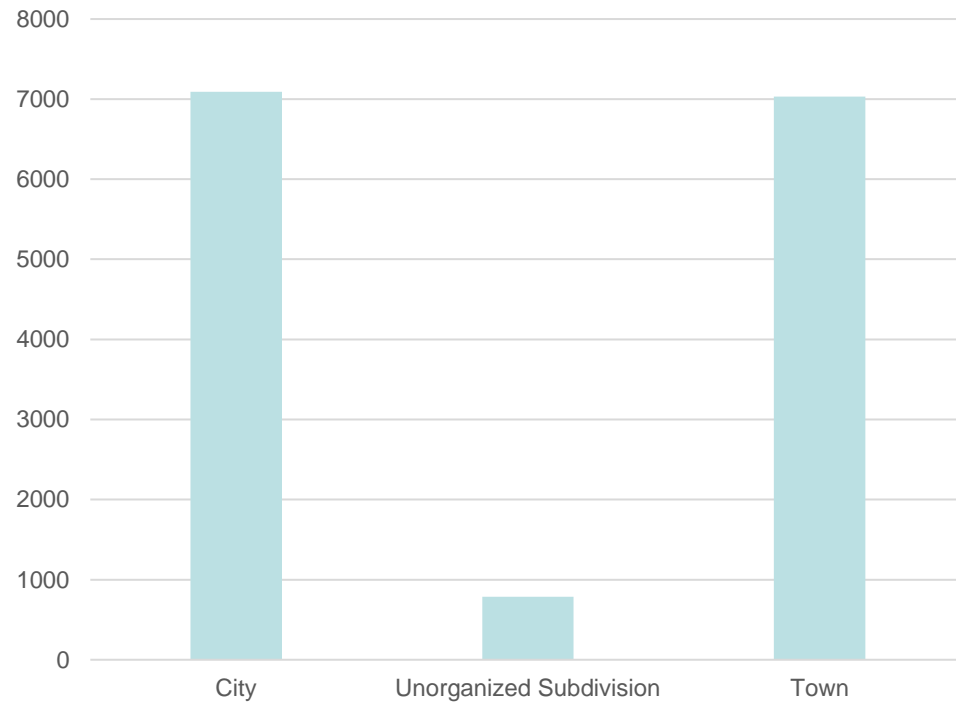


**Takeaway: Housing insecurity rate hovers around 7-8%.  
There is some relation between AMHI and housing insecurity in Central region**

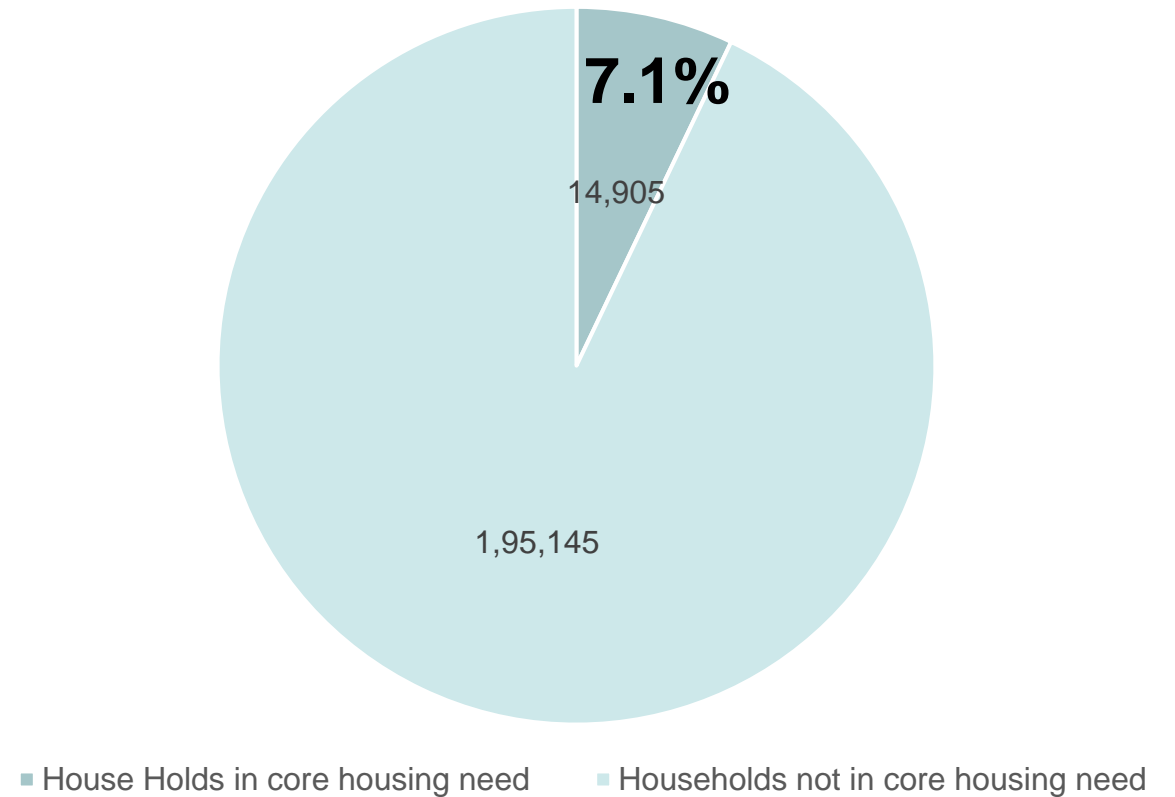


# Analysis

Housing Need by Subdivision Type

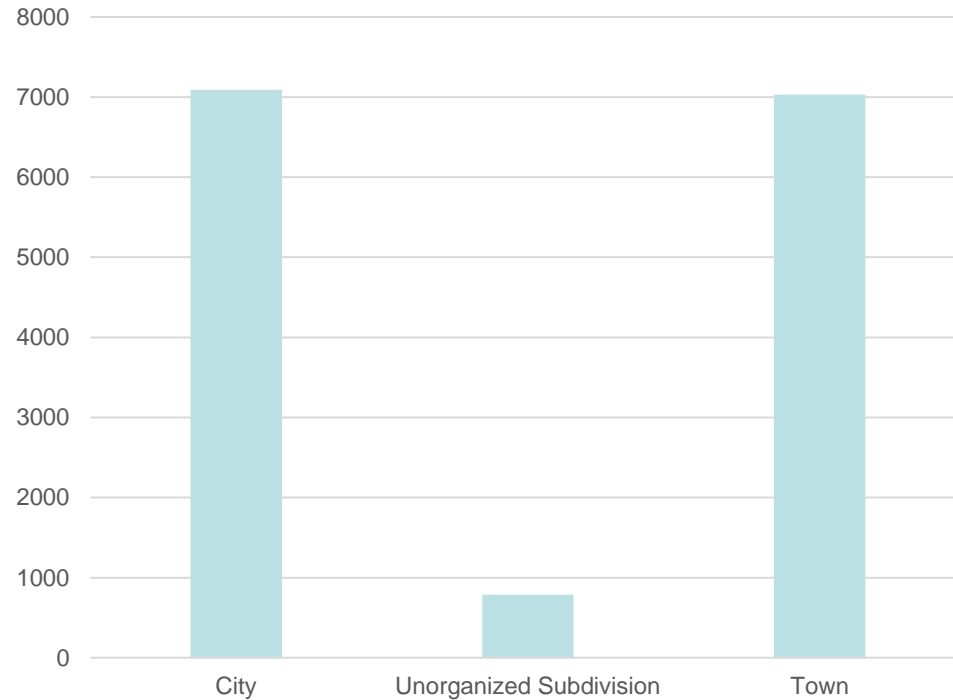


No. of Households in NL

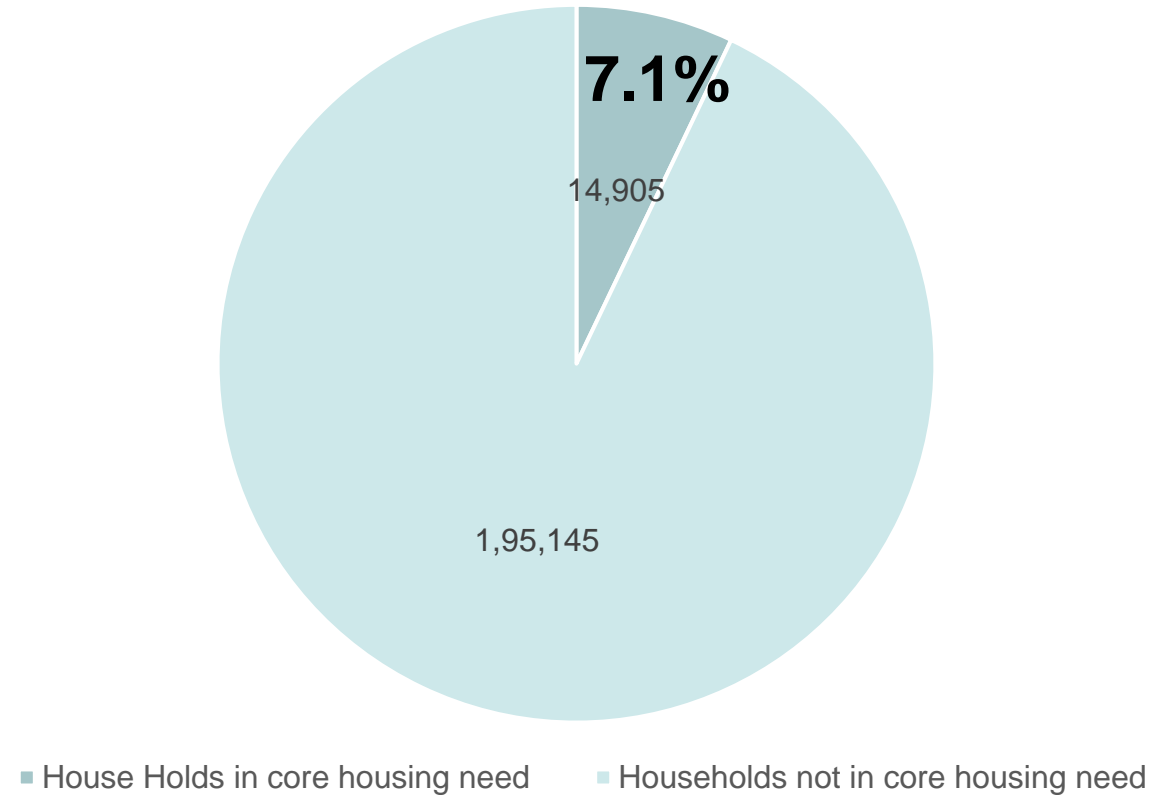


# Analysis

Housing Need by Subdivision Type

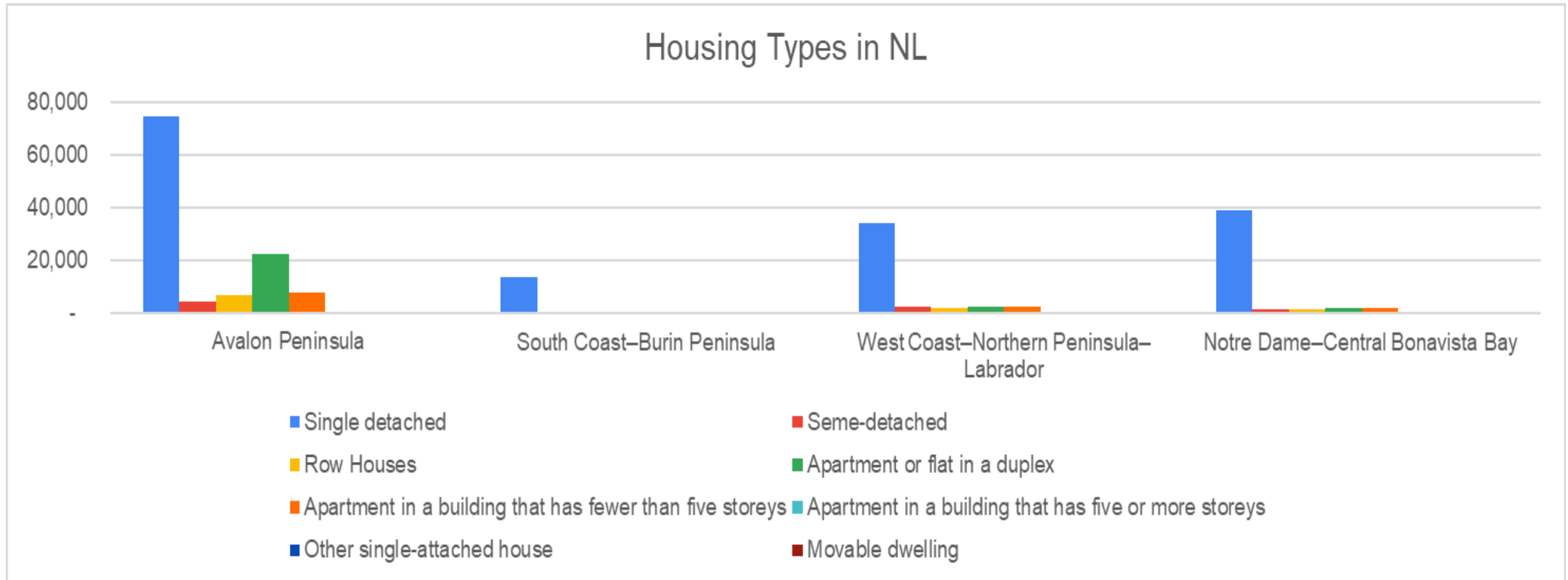


No. of Households in NL

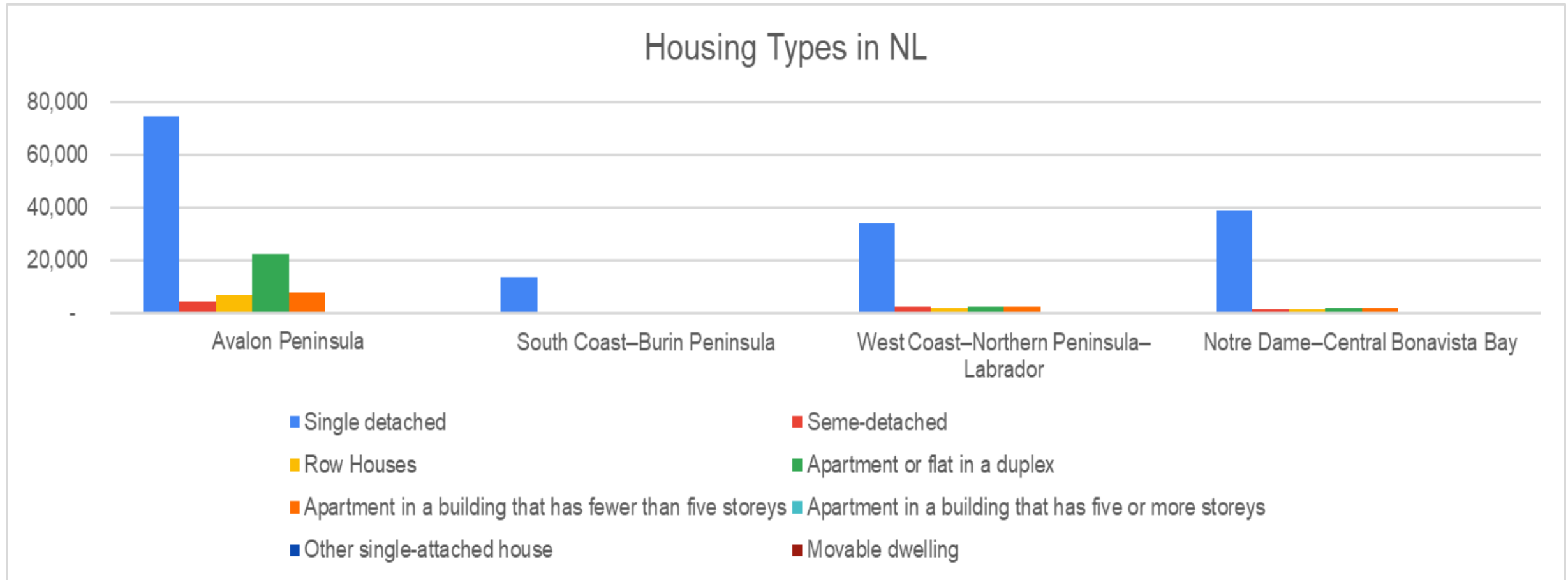


**Takeaway: Housing crisis is speared equally across Cities and towns. Hence separate strategy is needed for both**

# Analysis



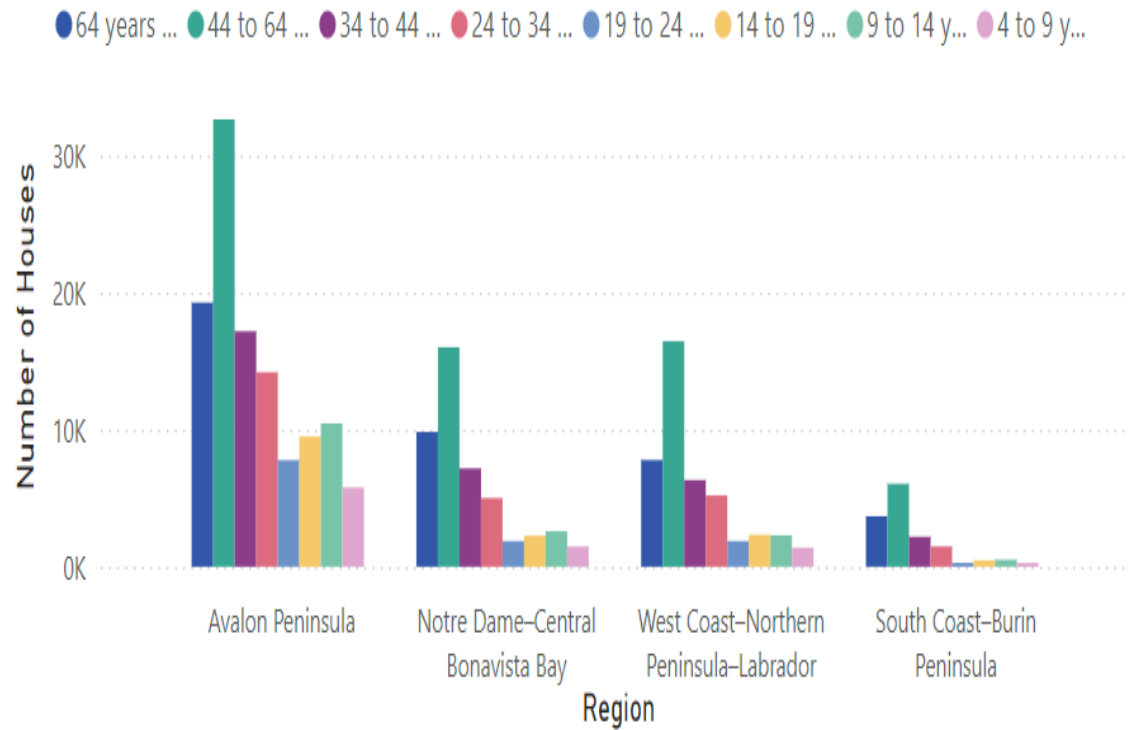
# Analysis



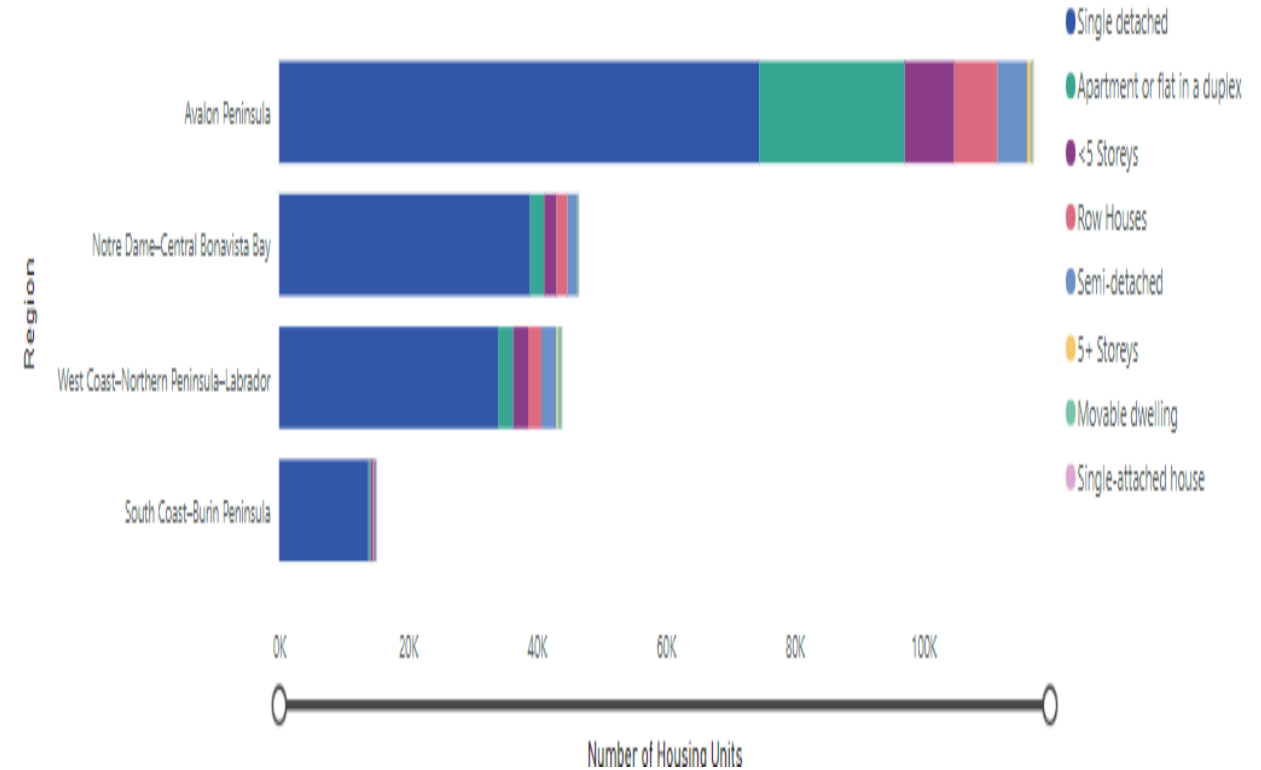
**Takeaway: NL has low urban density**

# Analysis

## Housing by Age (Years)

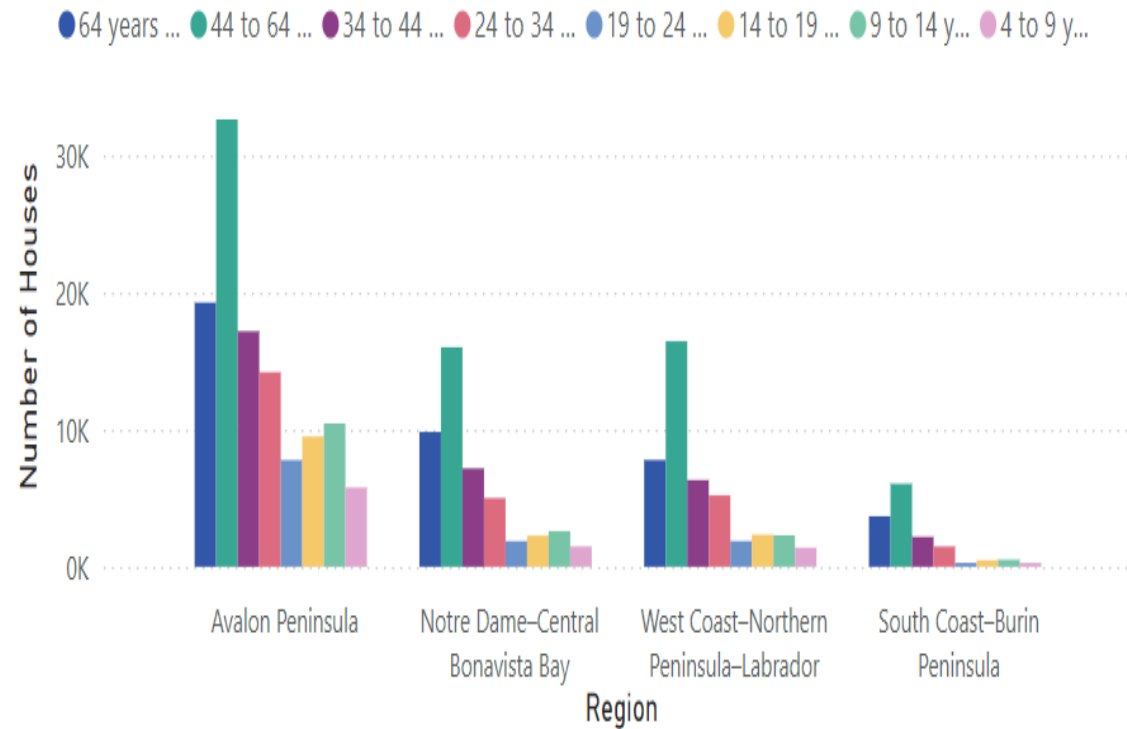


## Type of Housing Unit by Region

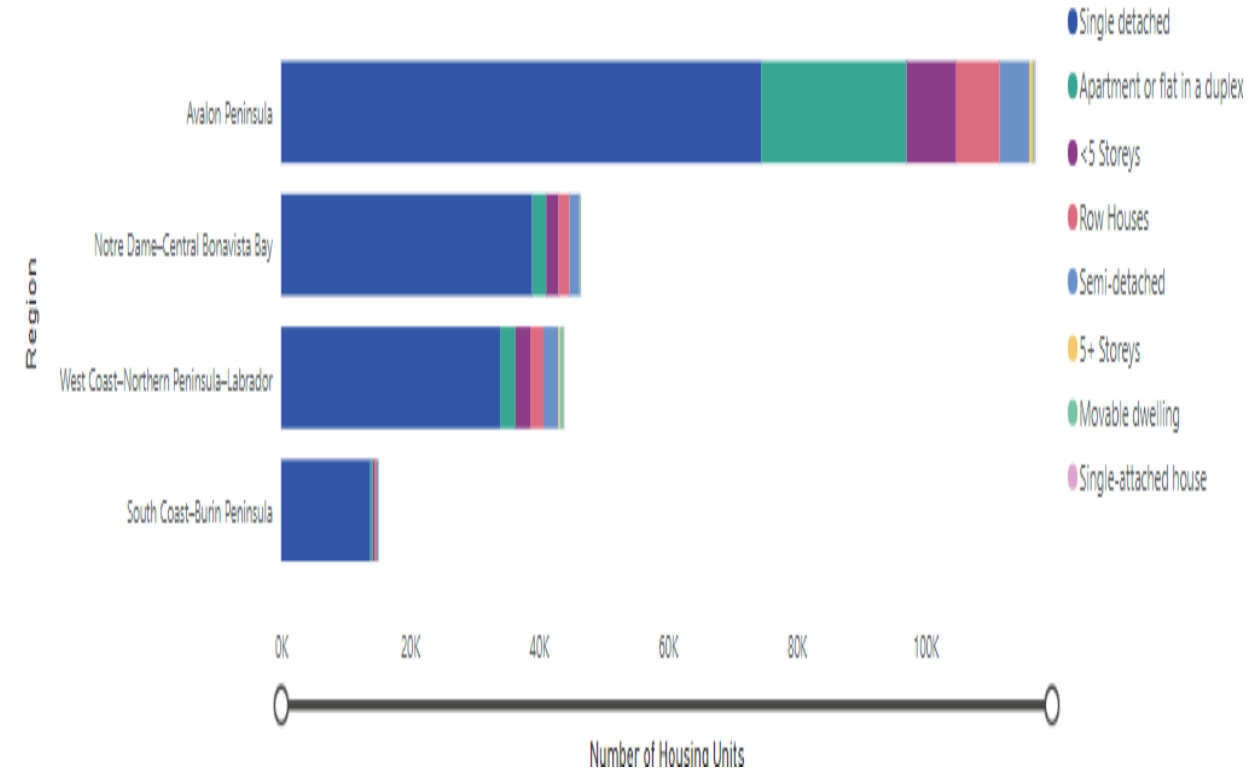


# Analysis

## Housing by Age (Years)



## Type of Housing Unit by Region



**Takeaway: Housing construction has slowed down after 2000s**  
**Single detached housing dominates across all regions**

# IMPLEMENTATION

# Increase Social Housing

- Social housing expansion is key to addressing housing insecurity in NL.
- Only 3.1% of NL's housing stock is social housing, among the lowest in Canada.
- National average: 3.5% social housing; recommended target: 7.5%.

## Proven History of Success

- Vienna, Austria: Nearly 50% of residents live in municipally owned/subsidized housing.
- Vienna's model shows success in affordability and social inclusion.

## Adaptation Strategies

- Public-Nonprofit Partnerships
- Mixed-Income Communities
- Utilize Municipal Land

## Recommendations

- Increase social assistance shelter allowances for low-income recipients and persons with disabilities to be able to afford their shelter costs. (Provincial)
- Further explore the feasibility of a conversion strategy for older hotels and long-term care home type buildings being demolished for redevelopment into supportive housing (also a preservation strategy).
- Identify and allocate suitable municipal land for the development of non-market housing, including supportive living units. (Municipal)



# Increase Social Housing

This is a long-term strategy. Estimated timeline is as follows:

## 0-6 Months:

- Increase provincial shelter allowances for low-income recipients and persons with disabilities.
- Identify and allocate municipal land for non-market housing, prioritizing supportive units.
- Establish partnerships with not-for-profit developers and community land trusts.

## 1-3 Years:

- Pilot conversion of older hotels and care facilities into supportive housing.
- Launch construction on allocated land, leveraging public and private funding.
- Monitor progress and adjust shelter allowances as needed.

## 5-10 Years:

- Scale conversion and non-market housing projects based on results.
- Reinvest profits to sustain future housing developments.
- Preserve affordable units to prevent conversion to market-rate housing.

# Increase Urban Density with Apartments

- Compact, transit-oriented housing lowers infrastructure costs and mitigates sprawl.
- Supports affordable living and reduces car dependency.
- Promotes sustainable economic development through denser urban living.

## Proven History of Success

- Helsinki, Finland: Successful model with mid-rise apartments and integrated green spaces.
- Demonstrates how urban densification fosters livable, sustainable communities.

## Adaptation Strategies

- Transit-Oriented Development
- Mixed-Use Developments
- Leverage Existing Urban Spaces

## Recommendations

- Eliminate unit maximums on all forms of residential housing
- Abolish parking minimums on residential, commercial, and industrial properties
- Adopt ambitious as-of-right density permissions near transit
- Eliminate the PST on purpose-built rental (PBR) construction (Provincial)
- Align property taxes for PBR with those of condos and low-rise homes. (Municipal)

# Increase Urban Density with Apartments

This is a medium-term strategy. Estimated timeline is as follows:

## 0-6 Months:

- Remove unit maximums for residential housing across NL.
- Eliminate parking minimums for residential, commercial, and industrial developments.
- Begin identifying priority transit areas for high-density development.

## 1-2 Years:

- Implement as-of-right density permissions near identified transit hubs.
- Launch pilot projects in St. John's and Corner Brook to test the new policies.
- Monitor impacts on housing availability, affordability, and transit use.

## 3-5 Years:

- Expand successful pilot projects and incentivize further private investment in dense, mixed-use developments.
- Review zoning and permitting policies to ensure long-term alignment with density goals.
- Track market stabilization and adjust policies as needed to maintain affordability and accessibility.

# Establish Tiny House Villages

- Tiny home villages address homelessness with affordable, supportive housing.
- Provide shelter and integrate essential services for stable living transitions.

## Proven History of Success

- Tiny Home Villages in Fredericton and Halifax

## Adaptation Strategies

- Streamline Zoning and Permitting Processes
- Collaborate with Local Organizations for Support Services
- Utilize Public-Private Partnerships for Funding

## Recommendations

- Collaborate with municipalities to allocate land near essential services and fast-track zoning approvals.
- Combine Public-Private Funding (Frederickton Model)
- Ensure wraparound services like healthcare and job training to promote stability and long-term success are offered on-site or very close by.

# Establish Tiny House Villages

This is our shortest-term solution. Estimated timeline is as follows:

## 0-6 Months:

- Collaborate with municipalities to identify and allocate land near essential services.
- Fast-track zoning approvals to allow for immediate construction starts.
- Secure initial funding through a mix of public grants and private sector contributions, following the Fredericton model.

## 6-18 Months:

- Begin construction using modular or prefabricated methods to expedite the process.
- Phase in wraparound services (e.g., healthcare, job training) on-site or nearby to support residents transitioning into housing.

## 18-24 Months:

- Complete construction of the village and ensure all support services are fully operational.
- Monitor resident outcomes and community integration to inform future expansions or improvements.

# Final Proposal

	Avalon Peninsula	South Coast–Burin Peninsula	West Coast–Northern Peninsula–Labrador	Notre Dame–Central Bonavista Bay
<b>Estimated Change to Core Housing Need</b>	<b>-6.48%</b>	<b>-7.34%</b>	<b>-14.22%</b>	<b>-2.21%</b>
<b>Single-detached Houses</b>	<b>939</b>	<b>937</b>	<b>937</b>	<b>937</b>
<b>Semi-detached Houses</b>	-	-	-	-
<b>Row Houses</b>	-	-	-	-
<b>Apartments or flats in a duplex</b>	-	-	-	-
<b>Apartments in a building that has fewer than five storeys</b>	<b>6450</b>	-	<b>4800</b>	-
<b>Apartments in a building that has five or more storeys</b>	-	-	-	-

Proposed incentives (if applicable): Outlined in implementation

# QUESTION?