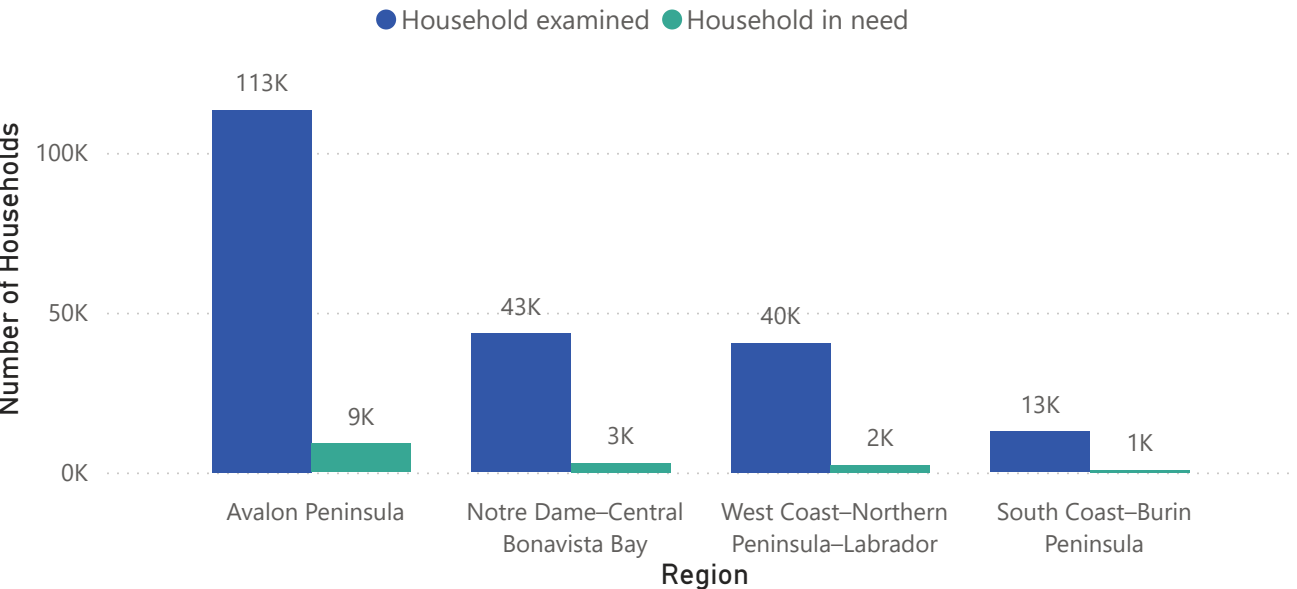


Economic Regions in Newfoundland and Labrador

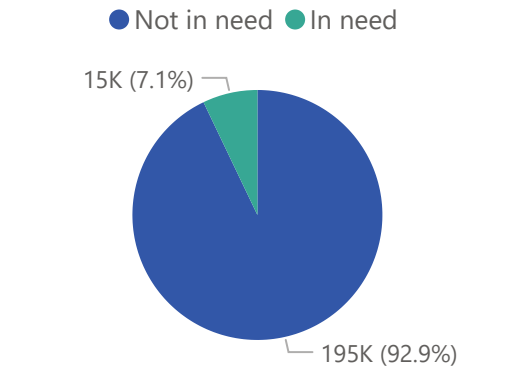


Housing Crisis in Newfoundland and Labrador (NL)

Household examined and Household in core housing need by Region (Statistics Canada 2021)



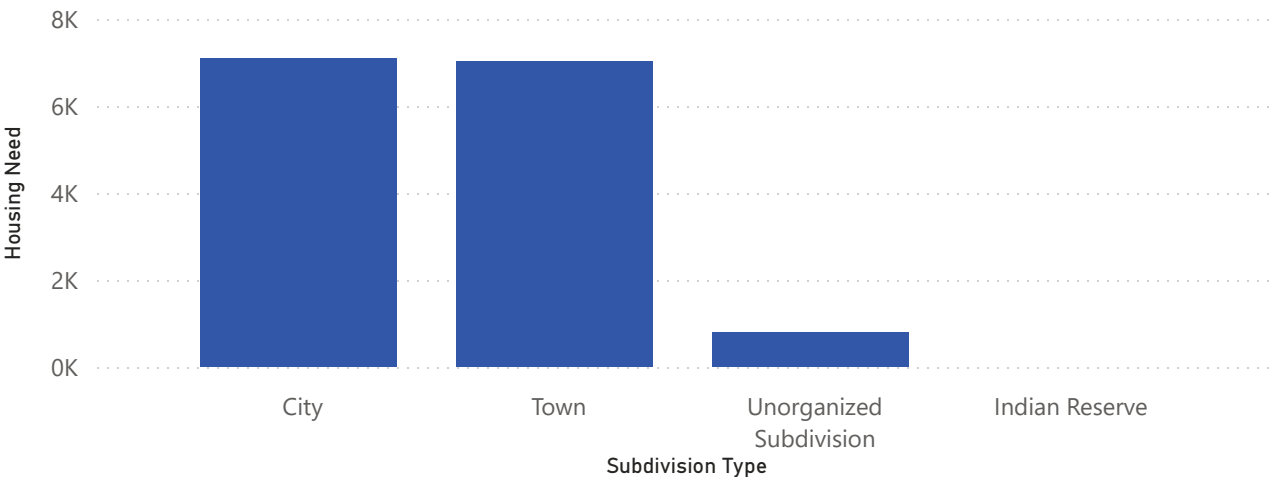
7.10% Rate of Housing Crisis in NL



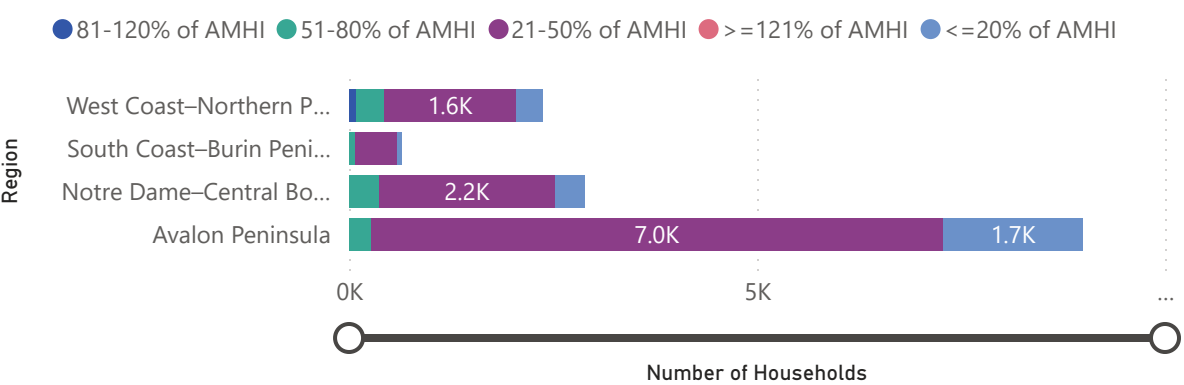
Rate of Housing Insecurity by Region

Region	Rate of Housing Insecurity
West Coast–Northern Peninsula–Labrador	5.9%
South Coast–Burin Peninsula	5.1%
Notre Dame–Central Bonavista Bay	6.7%
Avalon Peninsula	7.9%

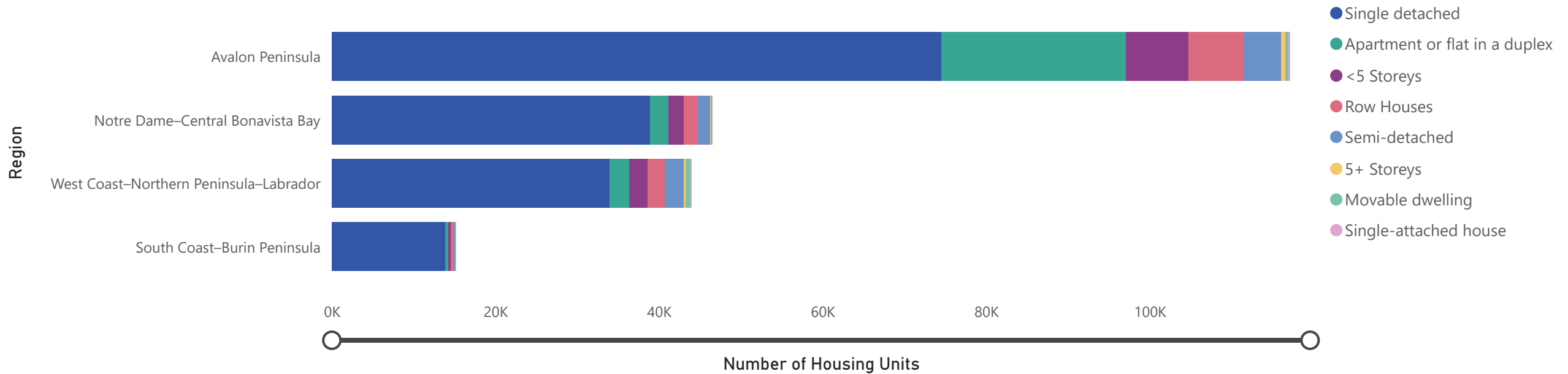
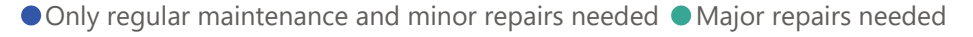
Housing Need by Subdivision Type (Stat Can 2021)

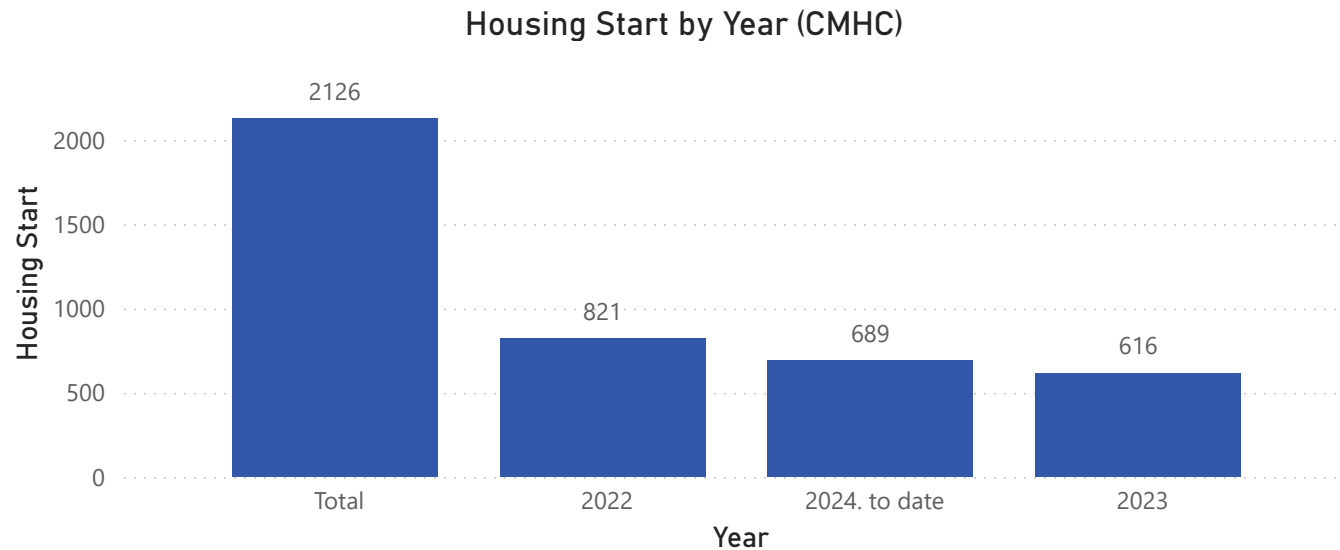


Income (% of AMHI) by Region

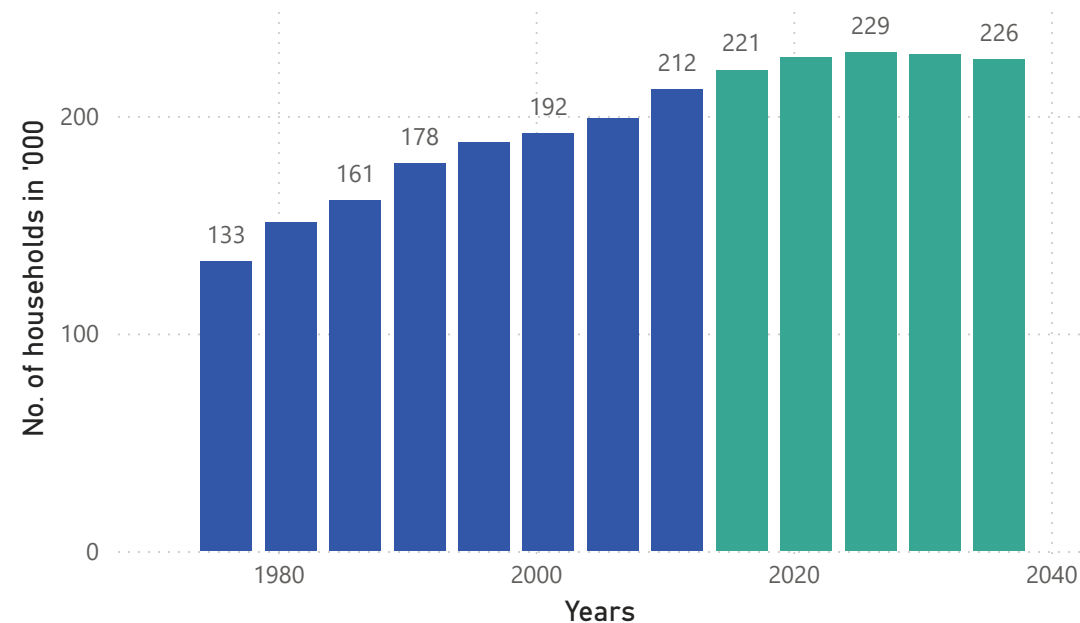


● 64 years ... ● 44 to 64 ... ● 34 to 44 ... ● 24 to 34 ... ● 19 to 24 ... ● 14 to 19 ... ● 9 to 14 y... ● 4 to 9 y...





No. of households in '000 by Years (2016 to 2036: Projected CMHC)



Key Obstacles to Increasing Affordable Housing in NL

- **Housing Supply Shortages:** Lack of affordable rentals, driven by conversions to short-term rentals like Airbnb.
- **Development Delays:** Lengthy permitting and pre-development phases slow housing projects.
- **Zoning and Intensification Issues:** Current zoning favors low-density housing, limiting higher-density developments.
- **Stagnant Incomes vs. Rising Costs:** Living costs outpacing incomes, especially for low-income households.
- **Low Vacancy Rates:** Decline from 7.5% in 2021 to 1.5% in 2023 drives up rental prices.
- **Demographic Pressures:** Population growth and migration increase housing demand, especially for vulnerable groups.
- **Accessibility Gaps:** Insufficient accessible housing for people with disabilities.

Impact of Zoning Laws and Building Regulations

- **Land Use Restrictions:** Limit multi-unit and affordable housing in specific zones.
- **Permit and Appeals:** Delays from disputes and lengthy approval processes.
- **Amendment Costs:** Developers incur high costs for zoning changes.
- **Development Standards:** Lot sizes and setbacks restrict housing density.

Influence of Transportation Infrastructure and Job Markets on Housing

- **Public Transit Expansion:** Improved transit encourages development in underdeveloped areas.
- **Job Market Growth:** Sectors like healthcare and tourism drive housing

Supply: 209k

Demand: 226k

Housing added (2022 - 2024): 2k

Net projected demand by 2031: 15k

What innovative housing solutions have been successful in similar regions?

- **Increase Social Housing** – Expand affordable housing stock to address market shortages and stabilize rental prices (eg. Vienna)
- **Increase Urban Density with Apartments** – Develop more apartment buildings in key areas to reduce sprawl and meet long-term housing demand (eg. Helsinki)
- **Establish Tiny Home Villages** – Create small, community-based housing in rural areas to provide quick, flexible solutions for vulnerable populations (eg. Fredericton)

Potential partnerships between public, private, and non-profit sectors to be formed?

- Public-NFD and Non-Profit Partnerships
- Public-Private Partnerships (P3s)

