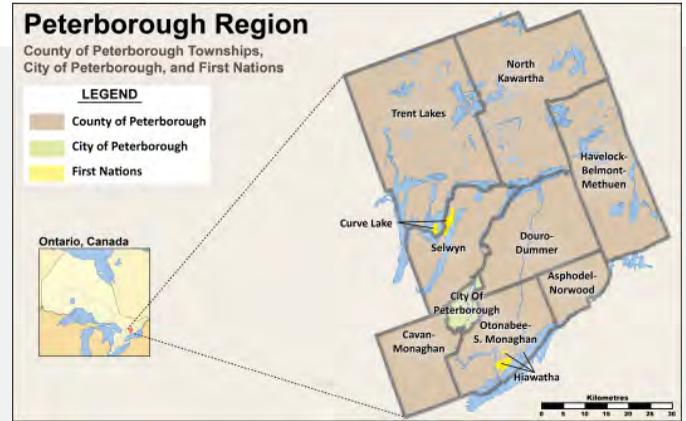


NEEDS ASSESSMENT

The Peterborough Region

The Peterborough region consists of rural and urban communities in the City and County, with its eight Townships. There are two First Nations communities within the geographic area. The City is the Service Manager for housing and social services under provincial legislation. The City and County jointly fund housing and homelessness services.



Peterborough has a higher percentage of seniors than other urban communities.¹

²Of people

65 years and older, Peterborough CMA had the second highest population in Canada in 2016.

People who rent face challenges in finding housing which is affordable to their incomes, especially in the lowest income brackets.



There is a need for Indigenous housing, coordination and culturally specific services.



There is a greater need for supportive housing and outreach services especially in the areas of mental health and addiction.

There is a long wait list for Social Housing (Community Housing) and wait times are a challenge for the community.

The number of applicants has remained fairly constant.

In 2014

1,574

households were on the centralized wait list.

In 2018

1,545

households were on the centralized wait list.

There is a need for enhanced and individualized services for people experiencing homelessness including:

- prevention
- diversion
- retention
- support services



There are rising demands on services and more complex needs coming forward.



There is a need for greater coordination and collaboration among community partners.



NEEDS ASSESSMENT

2018 Homelessness Enumeration



At least

259

People identified were experiencing homelessness in Peterborough.

142

Absolute Homelessness

94

Provisionally Accommodated

23

Unknown Arrangement

Sleeping Arrangements



TOP 3 REASONS FOR HOMELESSNESS

Family Breakdown
30%

Unsafe Housing
22%

Addiction/Substance Use
17%



Youth at Risk

58%

of those surveyed experienced homelessness before the age of 25

Top Barriers to Finding Housing

64%

Rents too high

59%

Low Income

58%

Housing Shortage

45%

Poor Housing Conditions

29%

Discrimination

NEEDS ASSESSMENT

Safe, affordable rental housing needs are most acute for very low-income households.



Bachelor and one-bedroom units are the most in demand unit types. Single and couple households without dependents receiving social assistance face the biggest challenges, with monthly incomes of \$733 or less.

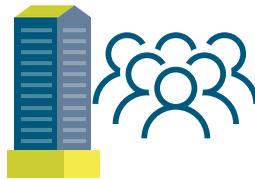
There is not enough Supportive Housing in the community which is also Rent-Geared-to-Income.



There is a need for Rent-Geared-to-Income housing that provides supports to people with complex needs, including people living with disabilities, addictions and mental illness.

In 2018 the total apartment count in Peterborough increased by

2.6% (154 Units)
highest increase since 2007.



At the same time, demand for rental housing increased by

2.2%.

Most of these new apartments were in buildings that were converted to become housing. Rents in these new units tend to be higher than in existing buildings.

From 2014 to 2018 a total of

198

rental apartment units were created through conversion of either privately owned or community housing units.



56% of the privately owned units have rents 9.5% higher than new units.

44% have rents 80-90% of Average Market Rent.

Only 29-35% of households in Peterborough would find this rent affordable.



NEEDS ASSESSMENT

“Student housing opportunities are competitive - need to live with others and landlords only want to rent to students. Also, there is a large gap between high rental costs (over \$1,000/month for 1 bedroom) and moderate rental costs (\$800/month for 1 bedroom). The problem here is that moderate rental options often mean enduring precarious housing conditions...”

Online Participant

“[I live in] a room with my son [baby]. I don’t have a window in my bedroom. I can’t find anywhere to live. On the second floor they don’t want children- they are looking for professional couples. Downtown is filled with drugs, not good for kids. The price is ridiculous...Landlords have to assess everything. You have to have money to rent a bigger place but no one will rent to us. I have a friend living in a tent- they won’t rent to the homeless. Landlords want to rent to students and New Canadians.”

Participant



1.5%

Vacancy Rate in Peterborough In 2018, supply slightly outweighed demand.³

This rate is one of the lowest in the province; less than half the estimated 3-5% experts consider healthy.⁴

A growing senior population in Peterborough contributed to rental demand.

1 in 4

people are over 60 years old.

For renters, the probability of homeownership diminishes as they age and households close to retirement are unlikely to move out of rental.⁵



NEEDS ASSESSMENT

Renter Households

7.1% increase of average rent in the Peterborough CMA between 2017-2018

This is the fastest rate of growth since Canada Mortgage and Housing Corporation (CMHC) started collecting rental data.⁶



Most incomes in Peterborough City and County are below provincial levels

Over **50%**  spend over **30%** of their income on housing costs.  

23%  of Peterborough CMA residents spend over **50%** of their income on rent and utilities.⁷  

This is especially true in the lowest income brackets.

In the Peterborough CMA, renter households with an average income of

\$13,282 spend a total of **67%** on rent plus utilities.

\$41,737 spend an average of **29%** on rent and utilities.⁸

Homeownership



\$430,000

was the average cost to buy a home in 2018.

Only

25%

of residents in the City of Peterborough can afford this.

For those people who own a home, there are 3,875 residents in Peterborough City and County who require major repairs.

Average monthly shelter costs are higher for homeowners than renters in all townships and the City.

“Rents too high; can’t afford to eat properly; can’t afford kids’ activities, decent clothing, insurance etc. Some have bedbugs and recalcitrant landlords. Places too small.”

Online Participant



NEEDS ASSESSMENT

Average resale home price

\$150,000 increase

Since the Plan was launched in 2014, average resale home prices have increased by almost \$150,000.



Between October 2017 and October 2018, there was an 18% drop in home sales in the Peterborough CMA and large increases in mortgage carrying costs.

This is largely due to higher mortgage rates and increasing house costs. Average weekly earnings also declined by 0.9% during that time.¹¹

Impacts

One of the impacts of rising homeownership costs is that more people are staying in the rental market. Those that do move from rental to homeownership may be more precariously housed. Increased pressure on the rental market results in a shift in supply and demand and vacancy rates in Peterborough are among the lowest in the province.¹² Low vacancy rates contribute to increasing rental costs and high competition for units.

Many people we consulted with mentioned that the cost to own a home was increasing:

“The increase in the cost of housing is creating barriers. Lots of retirees moving here from the GTA where they sold their home for over a million \$’s..., thereby driving up costs. The house next door sold for \$100K over list. How can young people get into the market, how can seniors afford to move into accommodations that better suit their needs when the cost of bungalows is high compared to what you get?”

Online Participant

“There is a big concern over the affordability of new housing to residents. Lots used to be available to family members at a low price. Now with the 407, people are selling privately for much more and the houses being built are much bigger. This results in no small dwellings being built. Scattered lots have become a high commodity. When tighter restrictions were put in place, they became a higher commodity at higher prices. Demo permits are up where people are tearing down and building high priced homes. Low end ownership has become scarce.”

Township of Otonabee-South
Monaghan Consultation

