

# Housing: Now and into the Future

## Results Overview

### GEOGRAPHIC PARTNERSHIP 10: TOWN OF WOLFFVILLE, TOWN OF BERWICK

#### INTRODUCTION

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The purpose of this document to provide a summary geographically filtered results from the *Housing: now and Into the Future* survey. The survey was implemented in late 2017. The two stakeholder municipalities of this partnership had a combined 290 responses, with 210 from the Town of Wolfville, and 80 from the Town of Berwick.

Three additional files will be provided alongside this document:

- A compilation of all text responses collected from within the partnership boundaries.
- An overview of quantitative data by question, collected from within the partnership boundaries.
- A raw data export (excel file).

The reference to associations throughout this short document are based on Phi coefficients (measures of the degree of association between two binary variables). The Phi coefficients are presented in the form of positive or negative associations ranging from 1 to -1. These values will be provided any time an association is referenced. The following is a crude estimate for interpreting the strength of any given relationship:

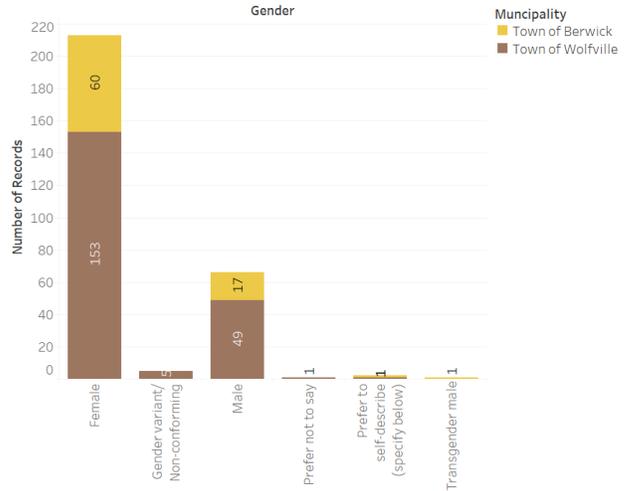
<b>Phi coefficients</b>	<b>Relationship Interpretation</b>
+0.70 or higher	Very strong positive relationship
+0.40 to +0.69	Strong positive relationship
+0.30 to +0.39	Moderate positive relationship
+0.20 to +0.29	Weak positive relationship
+0.01 to +0.19	No/Negligible positive relationship
0	No relationship
-0.01 to -0.19	No/Negligible negative relationship
-0.20 to -0.29	Weak negative relationship
-0.30 to -0.39	Moderate negative relationship
-0.40 to -0.69	Strong negative relationship
-0.70 or higher	Very strong negative relationship

## DEMOGRAPHIC HIGHLIGHTS

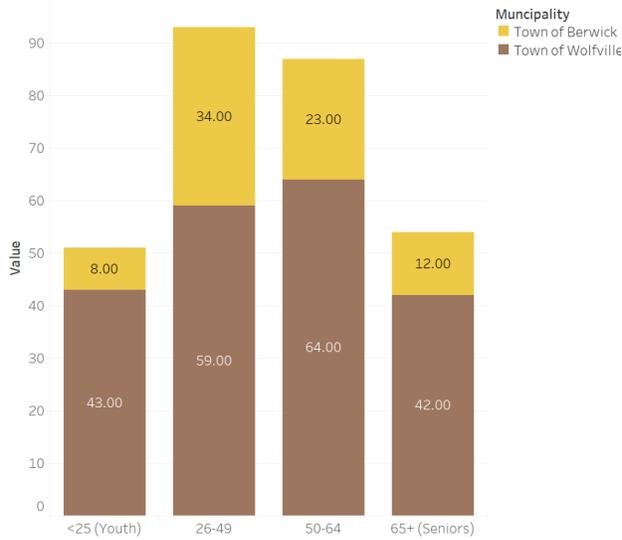
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- Of the 286 people to share their age and minority group affiliations:
  - A combined 63% said they were between the ages of 26 and 64.
  - 19% identified as being seniors (65+), with an additional 18% identifying as youth (<25).
  - 16% reported to be living with mental health challenges.
    - This group of 45 people was linked with:
      - Living with someone with a disability (strong positive: 0.444).
      - Needing help connecting with the support they might need (mental health, addiction services, VON, outreach, etc.) as a support to help them stay where they are living (strong positive: 0.413).
      - Needing help with filling out forms or applying for grants (income tax, income assistance, repair grants, medical, pension, etc.) to help them stay where they are living (moderate positive: 0.397)
      - Needing a job / reliable income to help them stay where they are (moderate positive: 0.396).
      - Ideally next moving into social housing (low rentals, subsidized rentals) (moderate positive: 0.377).
  - The group of 46 people who indicated they were youth (<25) had strong positive associations with:
    - Not having property taxes (0.477).
    - Sharing their home to be able to afford it (0.461).
    - Having seasonal jobs as a main source of income (0.427).
  - The group of 54 people who indicated they were seniors (65+) were linked with the following:
    - Relying on retirement income (pension, RRSPs, etc.) (strong positive: 0.664).
    - Living in their own home with no mortgage (moderate positive: 0.375).
  - GP 12 had the highest rate of residents who indicated that they were LGBTQ (9%).
- Of the 288 people who indicated their gender, 74% were female, 23% were male, and 2% were gender variant/non-conforming.
- 288 people shared their gross household income. Of this group:
  - 15% earned more than \$100,000.
  - 21% reported earnings of less than \$20,000.
  - 58% reported earnings of less than the provincial median household income of \$73,900, reported by Statistics Canada in 2015.
- Of the 287 people who shared where they get most of their money from:
  - 40% said a full-time job.
  - 6.27% said student loans.
  - 22% said government income (income assistance, disability pension, etc.).

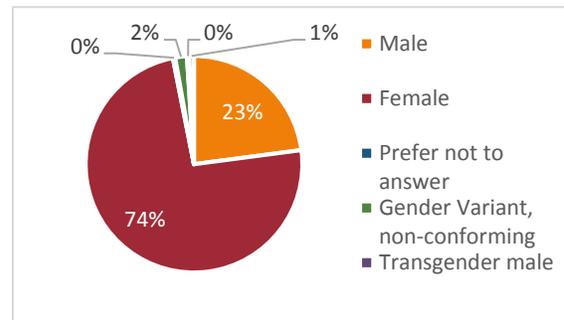
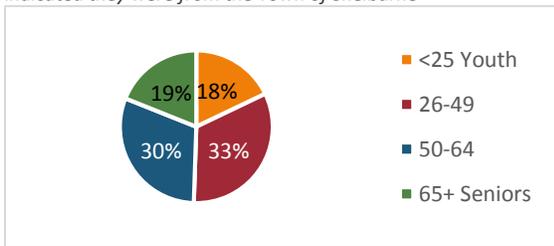
### WHAT IS YOUR GENDER? (N=288)



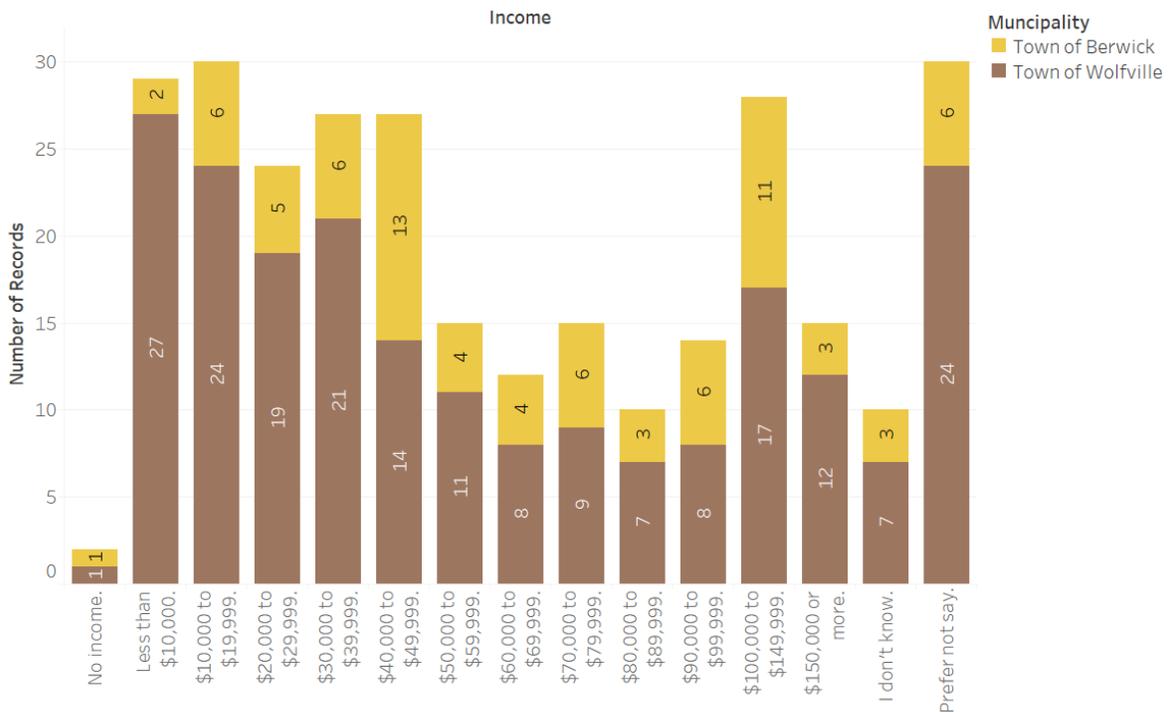
### WHAT IS YOUR AGE? (N=285)



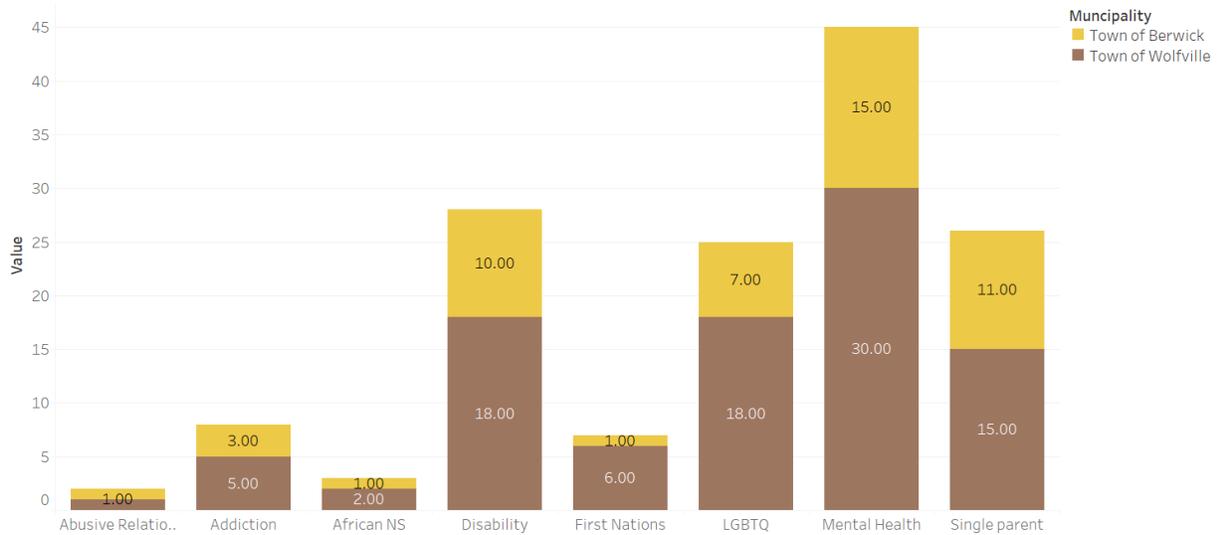
\*2 Youth indicated they were from Lockeport, and 3 youth indicated they were from the Town of Shelburne



### WHAT IS YOUR GROSS HOUSEHOLD INCOME? (N=288)



## WHICH OF THE FOLLOWING GROUPS DO YOU BELONG TO? (N=285)

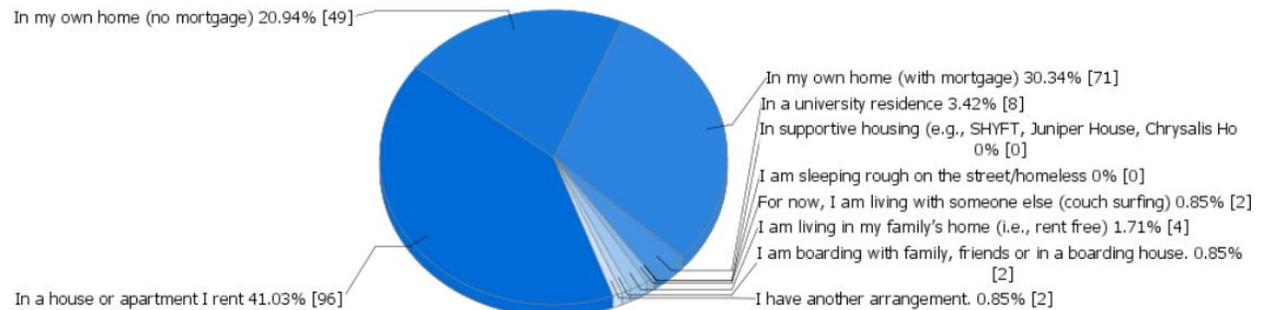


## HOUSING OVERVIEW

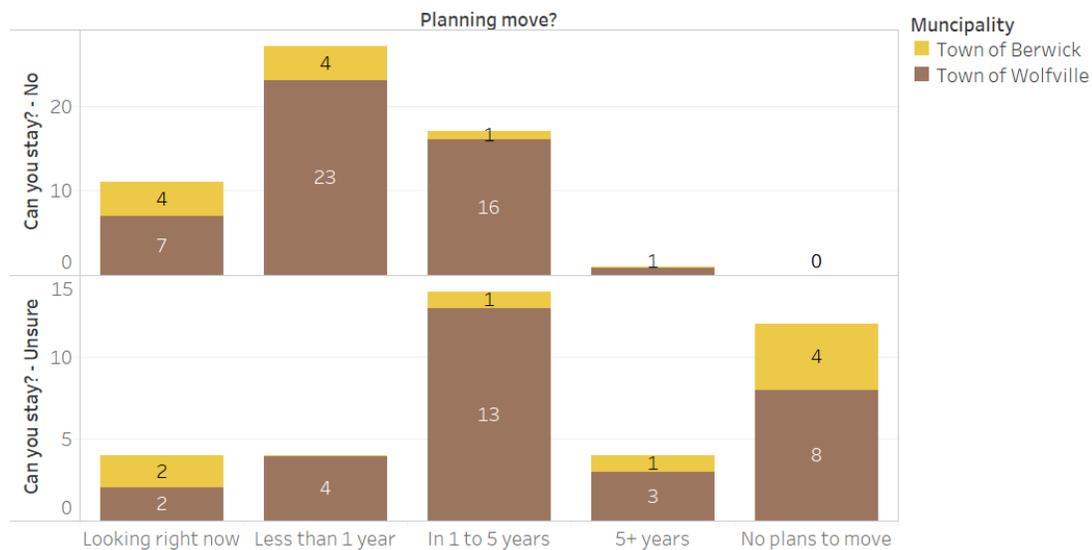
### BREAKDOWN OF REPORTED LIVING EXPENSES

Expense	Number of responses	Average monthly cost
<b>Rent</b>	97	\$700.39
<b>Mortgage</b>	64	\$969.46
<b>Boarding</b>	4	\$300.00
<b>Heat</b>	66	\$279.17
<b>Electricity</b>	84	\$181.64
<b>Heat and electricity are 1 bill</b>	71	\$222.59
<b>Water</b>	53	\$54.60
<b>Property taxes (per annum)</b>	109	\$3022.53

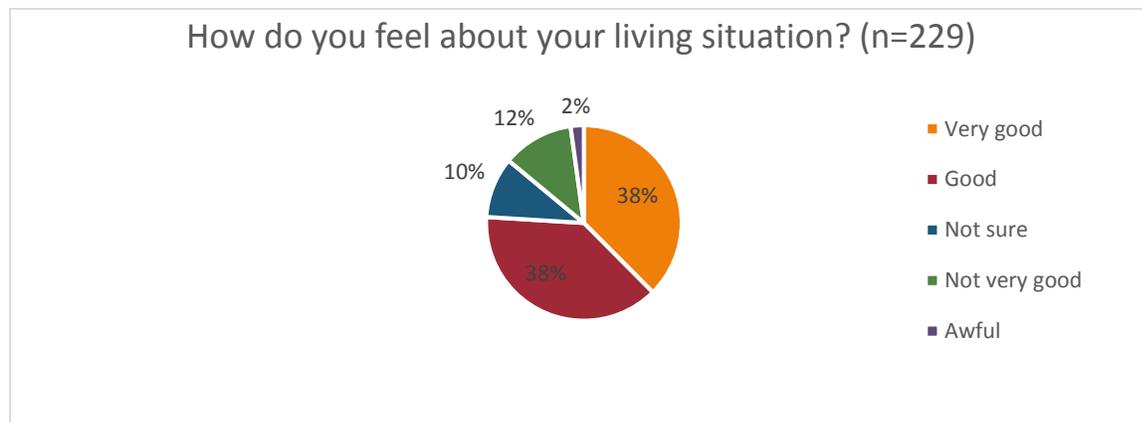
### LIVING ARRANGEMENT IN GP 10 (N=234)



## HOUSING INSECURITY (UNCERTAINTY OF BEING ABLE TO STAY) AND PLANNED MOVE TIMELINE BY MUNICIPALITY



The chart shown above indicates the number of people who have reported that they cannot or are unsure of their ability to stay in their current home.



Top 3 reasons for current living situation.	% Selected (n=232)
I choose to live here.	71%
It's close to services (shopping, medical, grocery).	42%
It's safe.	31%
Top 3 variables that make it hard to stay or find a home.	% Selected (n=124)
Rent is too expensive.	49%
There are not enough rentals that I can afford.	47%
Heat and lights are too expensive.	37%
Top 3 additional supports needed to stay.	% Selected (n=69)
Snow removal and lawn care.	54%
Help with basic home repair.	35%
A drive to do errands or get to appointments.	25%
Top 3 supports that would make it easier to stay or find a home.	% Selected (n=71)
Being able to pay my bills.	49%
A rent supplement.	48%
A job/reliable income	45%

## LIVING IN GP 10: ADDITIONAL HIGHLIGHTS OF THE DATA

- When asked what the reasoning is behind why they live where they do (n=232):
  - 71% said it is by choice.
  - 42% said it was because of the proximity to services.
  - 11% said it was because they have no other options.
- 61% of those who shared how many people lived in their home (n=236) reported that they live with 2 or less.
- Of the 81 people who said they have a dependent living in their home:
  - 63% indicated that their dependents were children, and furthermore, among this group, the average number of minor dependents was 1.7.
- 76% of the people who shared how they feel about their current living situation (n=229) indicated that they feel “good” or “very good”.
  - A combined 14% indicated that they feel “not very good” or “awful”.
- When asked about which features and appliances they had access to in their homes (n=234), the features with the lowest rates of access reported were a dryer (82% have access) and a washer (84% have access).
- A combined 28% of people (n=209) feel that it is either “difficult” or “very difficult” to find a house.
- Of the 223 people who shared whether they can stay where they are currently living, a combined 44% indicated they either can’t stay and need to move or are uncertain whether they will have to move.
  - The group of 59 people who indicated they cannot stay and have to move are linked with the following:
    - The feeling that rent is too expensive, which makes it difficult to stay or find suitable housing (strong positive: 0.601).
    - That they are planning a move in less than a year (strong positive: 0.549).
    - That there are not enough affordable rentals (strong positive: 0.54).
    - The feeling that finding a house is difficult (strong positive: 0.488).
    - Need help finding a place to live (strong positive: 0.473).
    - A desire for a rent supplement to help make it easier to stay or find suitable housing (strong positive: 0.402).
- Of the 69 people who indicated they need additional supports to help them stay in their home:
  - 54% need help with snow removal and lawn care.
- A combined 60% of the 222 people who shared their timeline of a future move said that they are planning to move within the next 5 years, with 16% actively looking for a place to live right now.
- A combined 88% of people said that if they had to move, staying close to where they are now is either somewhat or very important.
- 44% of the 217 people who shared their ideal next residence type indicated that they are interested in renting an apartment. This group had strong positive associations with:
  - Currently occupying a rental property (0.439).
  - Wanting high-speed internet access in their next rental (0.473).
  - Wanting access to a washer and dryer in their next rental (0.536).
  - Feeling that rent is too expensive, making it hard for them to stay or find suitable housing (0.464).