

# Housing: Now and into the Future

## Results Overview

### GEOGRAPHIC PARTNERSHIP 12: MUNICIPALITY OF WEST HANTS, TOWN OF WINDSOR

#### INTRODUCTION

---

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, closing in mid-December. The two stakeholder municipalities of this partnership had a combined 298 responses, with 219 from the Municipality of Shelburne, 79 from the Town of Windsor.

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>
+ .70 or higher	Very strong positive relationship
+ .40 to + .69	Strong positive relationship
+ .30 to + .39	Moderate positive relationship
+ .20 to + .29	Weak positive relationship
+ .01 to + .19	No/Negligible positive relationship
0	No relationship
- .01 to - .19	No/Negligible negative relationship
- .20 to - .29	Weak negative relationship
- .30 to - .39	Moderate negative relationship
- .40 to - .69	Strong negative relationship
- .70 or higher	Very strong negative relationship

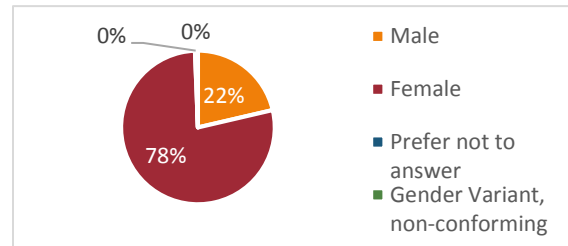
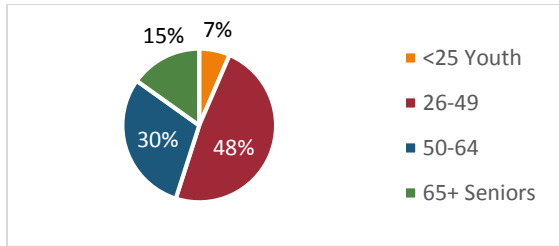
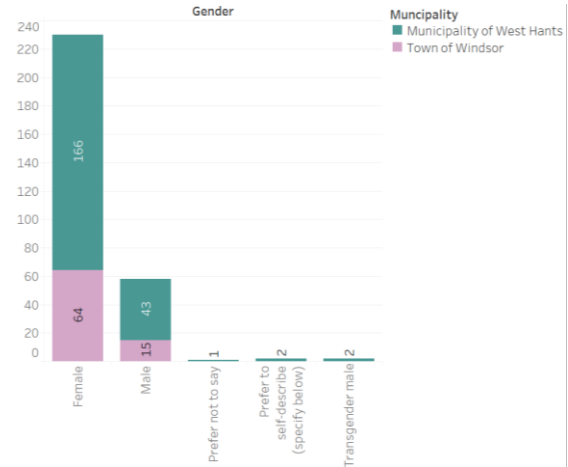
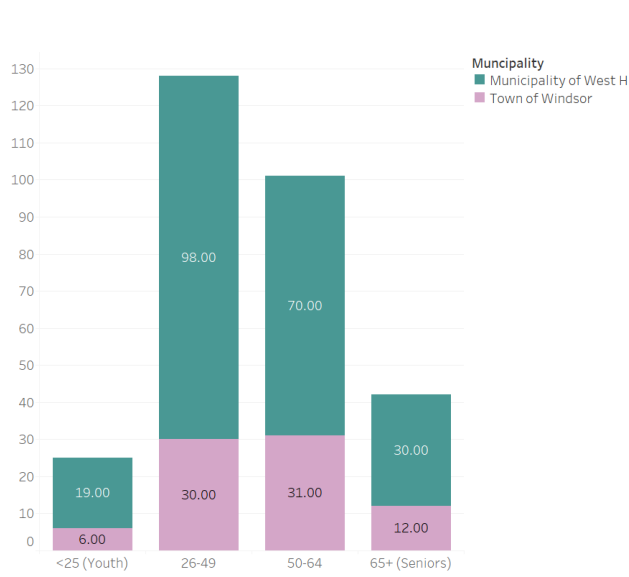
## DEMOGRAPHIC HIGHLIGHTS

---

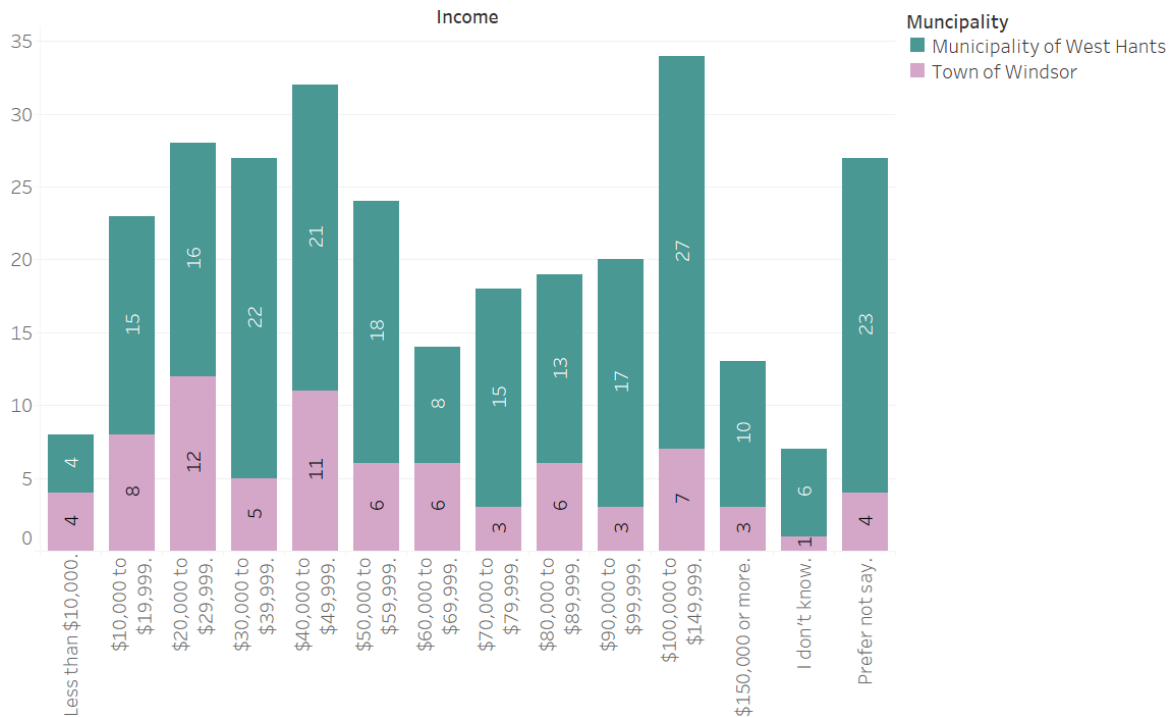
- 295 people shared their age and minority group. Among them:
  - A combined 78% indicated they were between the ages of 26-64.
  - 8% indicated they were youth (<25), and 14% said they were seniors (65+).
  - 12% indicated they are living with mental health challenges, 9% said they live with a disability, 8% are single parents, and 3% indicated they were LGBTQ.
    - The group of 34 people who live with mental health challenges were associated with:
      - Feeling that finding a house is very difficult (moderate positive: 0.388).
      - Needing help with budgeting (0.352).
      - Earning less than \$10,000 (0.332).
      - That there is a shortage of affordable rentals (making it hard to stay or find a suitable place to live).
    - Of the 42 people who told us they were seniors:
      - 33% indicated their next move would ideally be to a senior's residence, with an additional 7% ideally next moving into a nursing home.
      - 45% are currently living in a paid-off home (no mortgage).
- Of the 296 people who shared their gender, 78% indicated that they are female, and 20% indicated that they are male.
  - 1% reported to be transgender male.
- Of the 294 people to share their gross household income:
  - The most frequently reported bracket was earnings between \$100,000 and \$149,999 (12%).
  - A combined 53% indicated that they earn less than the provincial median reported by Statistics Canada in 2015 (\$73,900).
- When asked about where they get most of their money (n=295):
  - 55% said they have a full-time job.
  - 26% said they rely on government income (income assistance, disability pension, CPP, etc.).
    - This group was strongly associated (0.405) with the senior (65+) age group, and moderately associated with persons who indicated they live with a disability (0.366).
- Of the 244 people who shared how many inhabitants (including themselves) live in their home, a combined 57% said that there are 2 or less in their home.
- Of the 106 people who indicated that they have dependents living with them, 65% indicated those dependents were younger than 18. This group of 69 people averaged having 2.09 minor dependents.

## WHAT IS YOUR GENDER? (N=293)

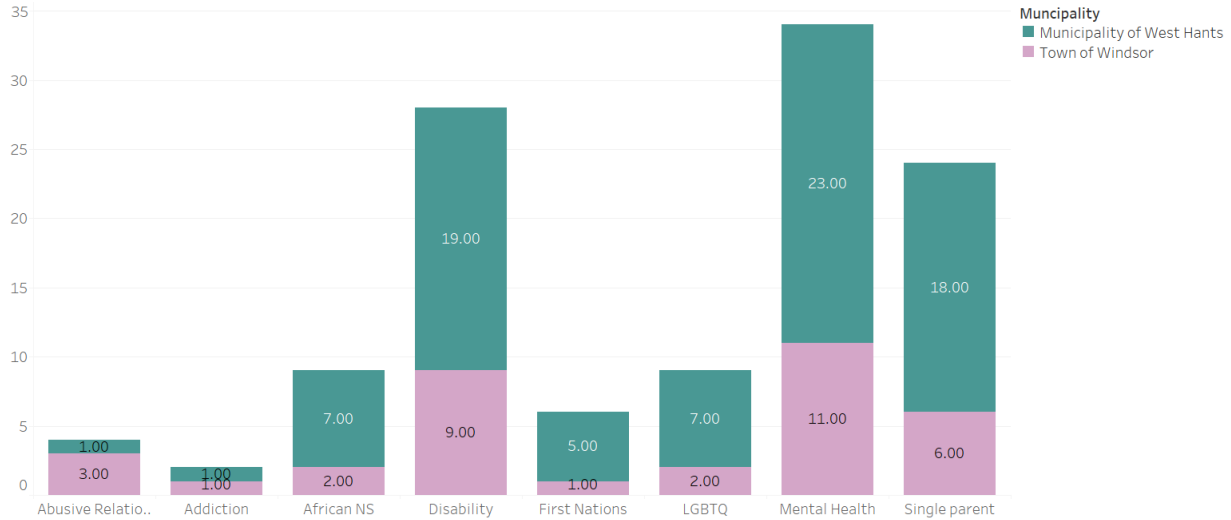
### WHAT IS YOUR AGE? (N=296)



### WHAT IS YOUR GROSS HOUSEHOLD INCOME? (N=294)



## WHICH OF THE FOLLOWING GROUPS DO YOU BELONG TO? (N=296)

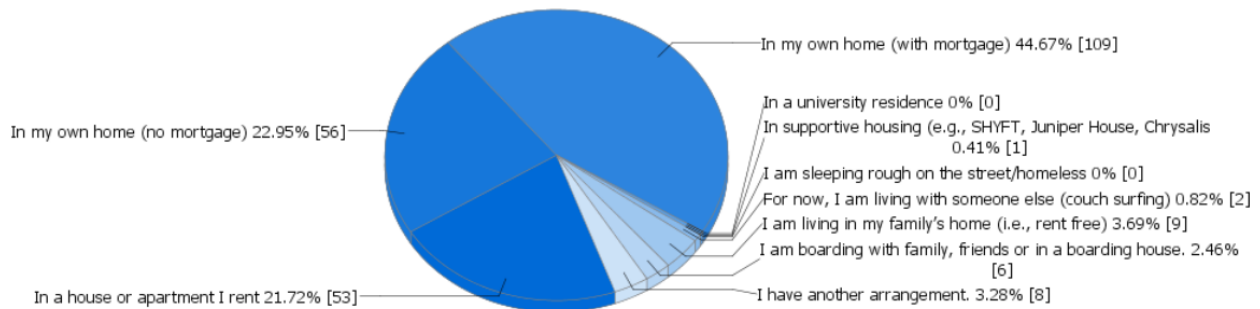


## HOUSING OVERVIEW

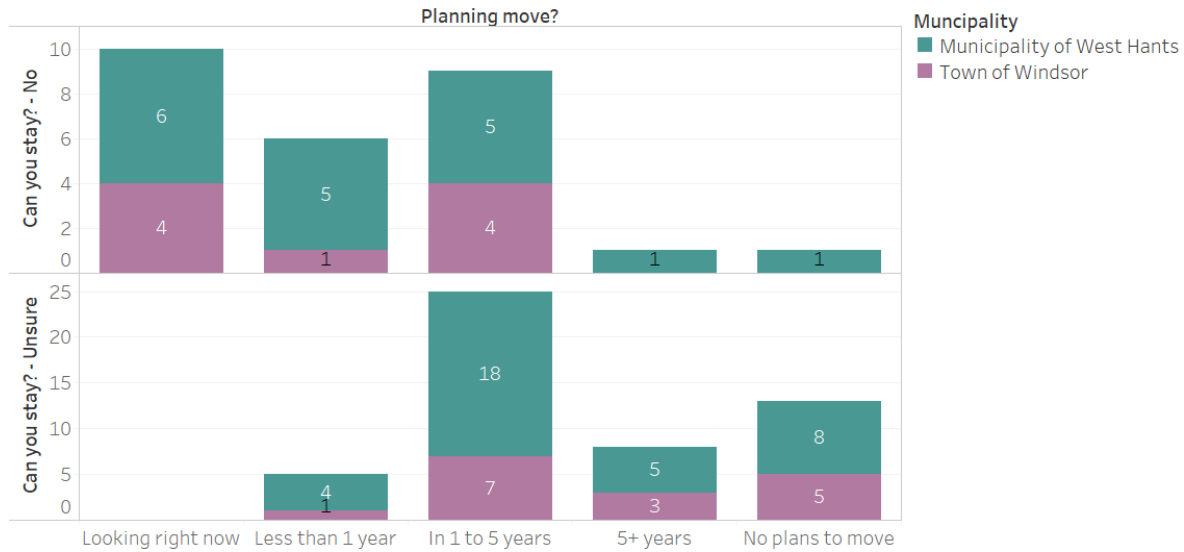
### BREAKDOWN OF REPORTED LIVING EXPENSES

Expense	Number of responses	Average monthly cost
Rent	65	\$718.78
Mortgage	103	\$919.75
Boarding	6	\$274.17
Heat	119	\$202.79
Electricity	125	\$170.15
Heat and electricity are 1 bill	68	\$287.47
Water	103	\$77.68
Property taxes (per annum)	155	\$2090.75

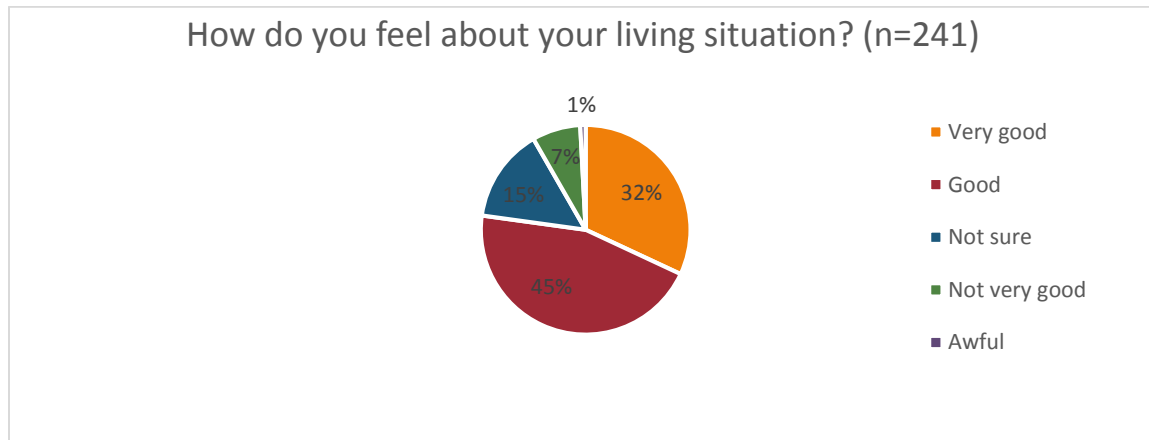
### LIVING ARRANGEMENT IN GP 12 (N=244)



## 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=239)
I choose to live here.	67%
It's close to family and friends.	26%
It's safe.	25%
Top 3 variables that make it hard to stay or find a home.	% Selected (n=124)
Heat and lights are too expensive.	40%
Rent is too expensive.	31%
There are not enough rentals that I can afford.	30%
Top 3 additional supports needed to stay.	% Selected (n=57)
Snow removal and lawn care.	56%
Help with basic home repair.	39%
Being close to family or friends.	23%
Top 3 supports that would make it easier to stay or find a home.	% Selected (n=62)
Being able to pay my bills.	53%
Help with budgeting / A rent supplement	24%
Feeling safe / A job (reliable income)	24%

## LIVING IN GP 2: ADDITIONAL HIGHLIGHTS OF THE DATA

- When asked how they feel about their current living situation (n=241), 77% said that they feel “good” or “very good”, and a combined 8% said they feel “not very good” or “awful”.
- A combined 68% of respondents (n=244) indicated that they live in their own home (with or without a mortgage).
  - 22% indicated they rent. This group of 53 had strong positive associations with the following:
    - That there is a shortage of affordable rentals making it difficult to stay where they are or find a suitable place to live (0.49), and that rent is too expensive (0.418).
    - That they would like to own a home but can’t get a mortgage (0.478), and don’t have enough money for a down payment on a house (0.447).
    - They were moderately associated with a desire for a washing machine and dryer (0.357), and pet-friendly (0.377) as features in their next rental.
    - 30% of this group said they are living where they are because they have no other options.
- When asked about the reasoning behind where they live, 67% indicated that it was by choice.
  - This group of 159 had strong positive associations with having access to every feature and appliance that was listed (0.4 – 0.51).
- 247 people shared which appliances and features they had access to in their homes. The items with the lowest reported access rates were:
  - Safe drinking water (87%).
  - Followed by a way to cool their homes (90%).
- 220 answered the question of whether they can stay in their current home, or if they will have to move.
  - 65% indicated that they can indeed stay.
  - A combined 35% indicated that they were either unsure or could not stay and have to move.
  - The group of 27 who said they will have to move were associated with the following:
    - Looking for a place to live right now (strong positive: 0.53).
    - Rent being too expensive, making it hard to stay or find suitable housing (strong positive: 0.432).
    - Needing support in finding a place to live (strong positive: 0.411).
    - Being unsatisfied with the safety of where they are living (moderate positive: 0.39).
    - Needing help with damage deposits (moderate positive: 0.372), and someone to help fill out forms or apply for grants (income tax, income assistance, repair grants, medical, pension, etc.) as supports that would make it easier to stay or find a suitable place to live.
  - The group of 52 who indicated they were unsure if they could stay were associated with planning to move in 1-5 years (moderate positive: 0.361).
- 216 people shared the timeline of an anticipated move. Among this group:
  - A combined 68% said they either had no plans to move or thought they would move in more than 5 years.
  - A combined 13% anticipated moves within the next year.