

Housing: Now and into the Future

Results Overview

GEOGRAPHIC PARTNERSHIP 1: MUNICIPALITY OF SHELBURNE, TOWN OF SHELBURNE, TOWN OF LOCKEPORT

INTRODUCTION

The purpose of this document to provide brief overview of geographically filtered results from the *Housing: now and Into the Future* survey. The survey was implemented in late 2017. The three stakeholder municipalities of this partnership had a combined 327 responses, with 147 from the Municipality of Shelburne, 47 from the Town of Lockeport, and 133 from the Town of Shelburne.

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).

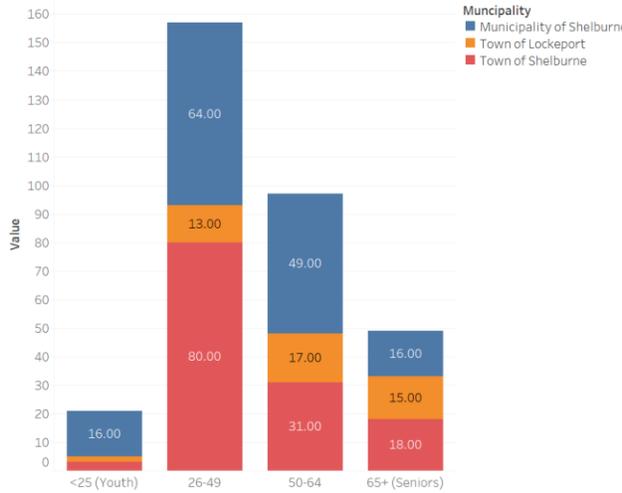
The reference to associations throughout this short document are based on Phi coefficients (measures of the degree of association between two binary variables). The Phi coefficients are presented in the form of positive or negative associations ranging from 1 to -1. These values will be provided any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

Phi coefficients	Relationship Interpretation
+ .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

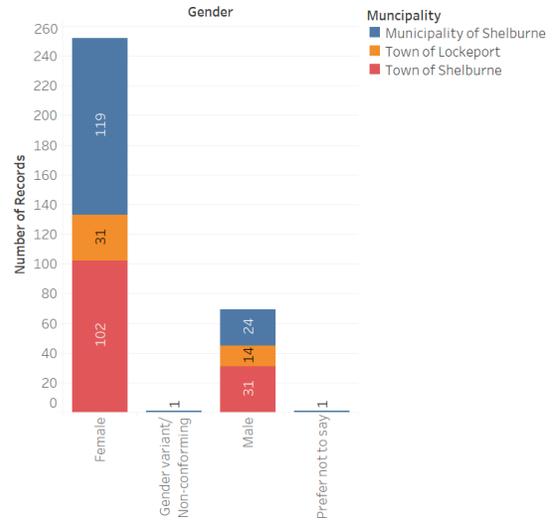
DEMOGRAPHIC HIGHLIGHTS

- Of the 324 people who responded to the age and group affiliation question;
 - 48% indicated they fell within the 26-49 age group
 - 13% indicated they were single parents,
 - 9% indicated they were living with a disability,
 - 8% reported to be living with a mental health issue.
- Of the 323 people who responded to the question on household income;
 - 42% reported an annual household income of less than \$40,000,
 - 20% reported an annual household income of more than \$80,000,
 - 64% reported to be making less than \$70,000, below the provincial median household income reported by Statistics Canada in 2015 (\$73,900).
- There was a strong association (strong positive: 0.496) of people who reported to have dependents under the age of 18 and being in the 26-49 age bracket.
 - People who claimed to have dependents younger than 18 had a moderate negative association of owning a home with a paid off mortgage.
 - People who said that they do not have dependents living with them, were more likely to fall outside of the 26-49 age bracket (moderate negative: -0.381).
- People who indicated that they had a disability in their home (60 in total) saw moderate positive associations (0.3 – 0.39) with the following:
 - Needing accessibility equipment, a one-story house, minimal step to get inside the building, and a need for snow removal and lawn care.
- Youth (<25) shared a strong association with living rent free in a family home (strong positive: 0.561)
- There was an association between people identifying as single parents, and actively looking for a place to live right now (moderate positive: 0.333). In other words, 9 single parents are actively looking for their next home.
 - Single parents also were associated with the desire for a rent supplement as something that would help them to stay where they are right now.
- People who reported \$10,000 – \$19,999 annual household income were associated with requiring outside assistance with utilities (moderate positive: 0.312), and a rent supplement as a way of helping them stay (moderate/weak positive: 0.283).
- When asked to describe how they felt about the condition of their homes, 30% (n=266) responded that they were “unsatisfied” or “very unsatisfied” with the condition/need for maintenance and repair of their home.

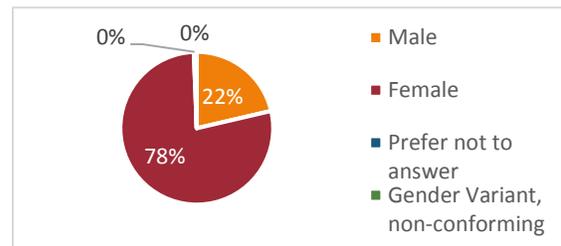
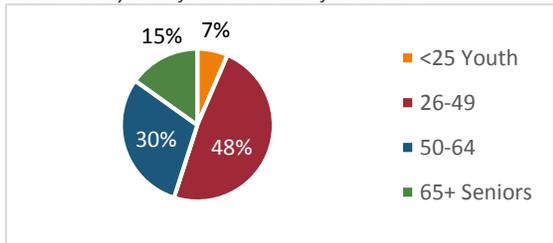
WHAT IS YOUR AGE? (N=324)



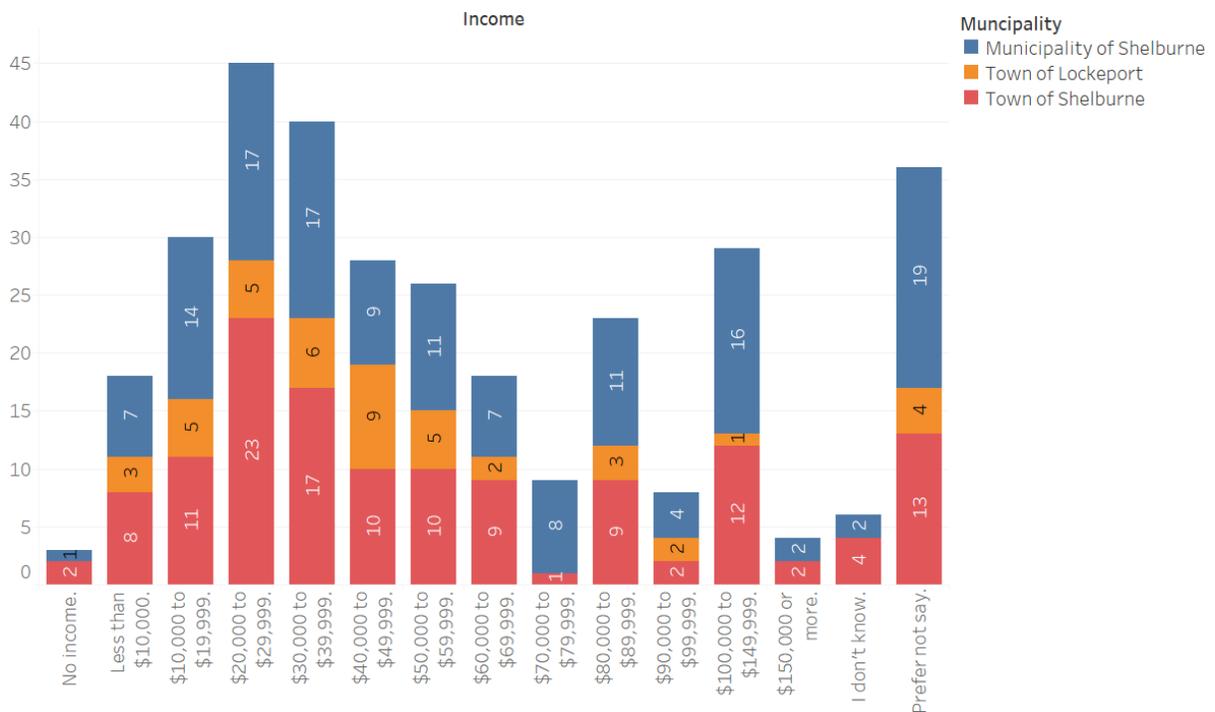
WHAT IS YOUR GENDER? (N=323)



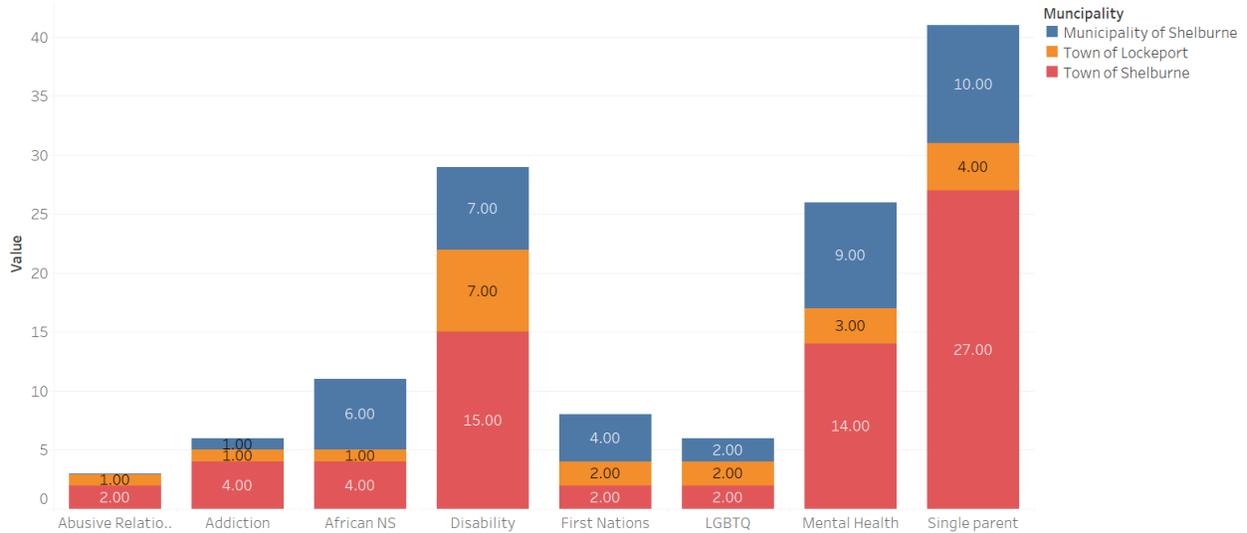
*2 Youth indicated they were from Lockeport, and 3 youth indicated they were from the Town of Shelburne



WHAT IS YOUR GROSS HOUSEHOLD INCOME? (N=323)



WHICH OF THE FOLLOWING GROUPS DO YOU BELONG TO? (N=324)

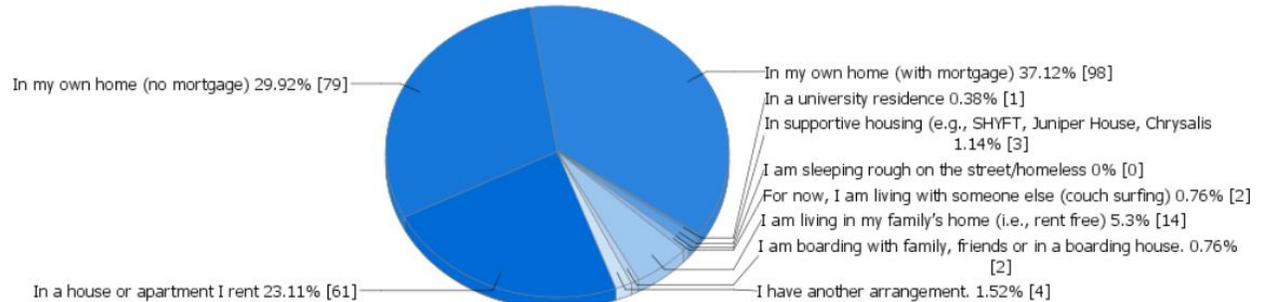


HOUSING OVERVIEW

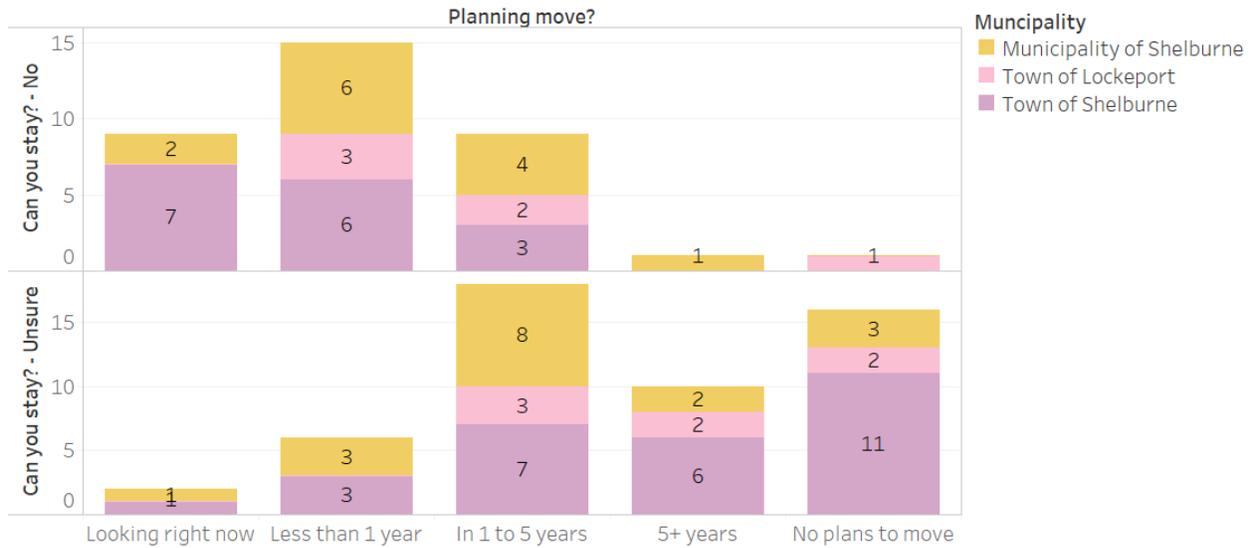
BREAKDOWN OF REPORTED LIVING EXPENSES

Expense	Number of responses	Average monthly cost
Rent	62	\$528.80
Mortgage	93	\$679.18
Boarding	0	N/A
Heat	101	\$194.39
Electricity	117	\$187.91
Heat and electricity are 1 bill	101	\$301.43
Water	24	\$78.88
Property taxes (per annum)	168	\$1789.33

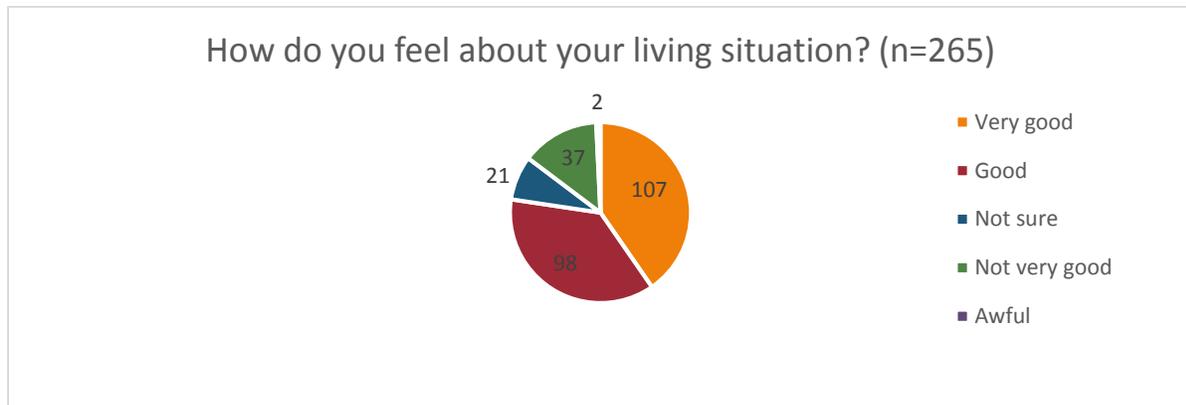
LIVING ARRANGEMENT IN GP 1 (N=264)



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 stay or are unsure of their ability to stay in their current home, and the planned timeline of their anticipated move.



Top 3 reasons for current living situation.	% Selected (n=259)
I choose to live here.	64%
It's safe.	29%
It's close to my job, family and friends.	26%
Top 3 variables that make it hard to stay or find a home.	% Selected (n=148)
Heat and lights are too expensive.	42%
My house needs a lot of repairs that I can't afford.	34%
Rent is too expensive.	33%
Top 3 additional supports needed to stay.	% Selected (n=77)
Snow removal and lawn care.	60%
Help with basic home repair.	51%
A drive to do errands or get to appointments.	21%
Top 3 supports that would make it easier to stay or find a home.	% Selected (n=73)
Being able to pay my bills.	47%
Help finding a place to live.	36%
A rent supplement.	27%

LIVING IN GP 1: ADDITIONAL HIGHLIGHTS OF THE DATA

- Within the geographic boundaries of this partnership, 24% of people (n=242) have indicated that they plan to move within the next year (looking right now, less than 1 year).
 - 31% of those who plan to move in the next year (n=58) have also indicated that it is very important that they stay within proximity of their current home.
 - 2 people planning to move in the next year are ideally looking to move into co-op housing, while 3 people are ideally looking to move into social housing.
- Of the 259 people who shared the reasoning behind living where they live, 64% indicated that they do so by choice.
- The people in GP 1 who indicated they were looking for a place to live right now, were also likely to report the following:
 - That rent is too expensive (strong positive: 0.424).
 - That they cannot currently stay in their current home and have to move (moderate positive: 0.366).
 - That there is a shortage of affordable rentals (moderate positive: 0.359).
 - That they are living where they currently are because they have no other options (moderate positive: 0.342).
- There were 39 people in GP 1 that said they need help with basic home repair. These respondents were also likely to:
 - Indicate that their dwelling needs a lot of repairs that they cannot afford (strong positive: 0.466), that those repairs are MAJOR - defective plumbing, wiring, structural in nature – (moderate positive: 0.359), while also saying that not having enough money for house repairs is making it difficult to stay where they are (moderate positive: 0.394).
- A combined 77% of respondents (n=265) shared they felt “good” or “very good” about their living situation, with only 15% reporting that they felt “not very good” (14%) or “awful” (<1%),
 - Of the people who reported to feel “not very good”, there was a moderate association with feeling “very unsatisfied” regarding the cost (moderate positive: 0.399), and the condition of their home (moderate positive: 0.372), and that they are finding it hard to find a suitable place to rent.
- 12% of people (n=266) told us they were either unsatisfied or very unsatisfied with their ability to get where they need to go in GP 1 (transportation).
- Only 81% (n=147) reported to have access to safe drinking water.
- The people who said that help with basic home repair is an additional support they are seeking showed the following associations:
 - Their homes need a lot of repairs that they cannot afford, making it difficult for them to stay (strong positive: 0.466).
 - An uncertainty about whether they can stay in their current home (moderate positive: 0.328)
 - An indication that their homes require MAJOR repairs (structural, wiring, plumbing, etc.).