

# Saint John Housing Facts: Supply, Demand & Solutions

Housing is the cornerstone of healthy neighbourhoods and individual well being. Through its Affordable Housing Action Plan, the City of Saint John is being proactive to address the affordable housing crunch to ensure a strong, vibrant and growing community. The City has developed a comprehensive and targeted five year plan to foster better housing outcomes for the community.

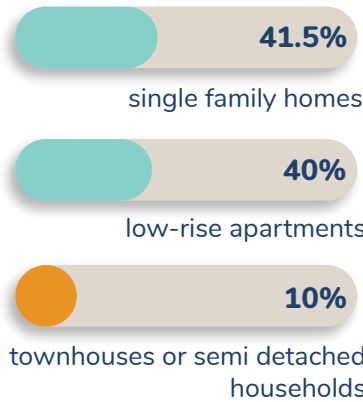
Like communities across North America, Saint John needs to address challenges around affordable housing.

Housing affordability is impacting everyone. Rising costs are an even larger challenge for our most vulnerable residents, who may already be in precarious housing. We need more affordable housing options to meet our community's needs. We have more seniors, singles and newcomers – all of whom have different housing needs. More people are looking for rentals because buying a house is out of reach. The number of renter households has been growing **four times faster than owner households**.

Housing is **affordable** if a family spends **no more than 30%** of their income on housing costs.\*



## Saint John's Housing Mix

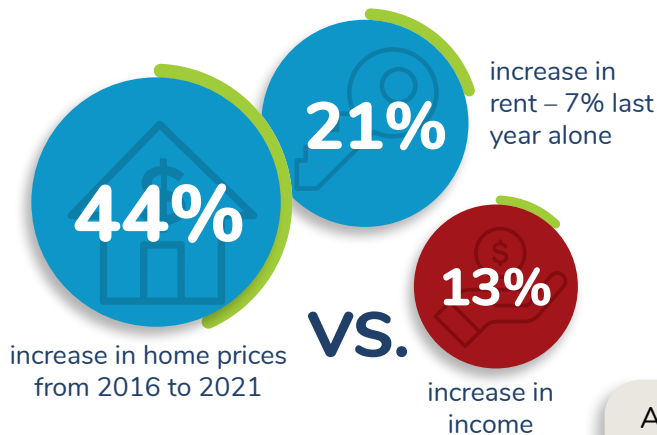


There are not enough rentals for lower income households.

**1,500** housing units with rent geared to income and run by non-profit, coop and public housing providers in the City (non-market housing).

**1,200** lower-income households on wait list for non-market housing.

The cost of housing is increasing faster than incomes. (2016-2021)



**One quarter** of Saint John households live in housing that is not affordable.



This includes:

- **36%** of all renter households
- **14%** of owner households

As Canada's oldest city, our housing stock is aging, with more than one-third of dwellings built before 1960. New supply and housing options are needed, including for people with different incomes, abilities, and stages of life.

\*Housing costs include mortgage payments, property taxes, along with the cost of electricity, heat, water, and other municipal services or fees.

## Action Plan

Although housing is not a municipal responsibility, Council recognized that the City must take action to help foster a wider range of housing options, including meeting the demand for more affordable rental housing.

Based on the principle that housing is a human right, the Affordable Housing Action Plan looks at ways we can all work together to provide more housing.

With input and feedback from community stakeholders and the public, the Plan identifies nearly 40 proposed actions, including:

- Improve coordination across governments and sectors.
- Explore incentives for non-market housing initiatives.
- Make sure existing policies and by-laws support housing needs.
- Investigate long term solutions to deliver housing more efficiently through community partners and the municipality.

Most of Saint John's neighbourhoods can support different housing options. To advance the Plan, targets have been set to help solve the issue. The Plan aims for 30% of new construction to be made up of affordable units. Based on past trends, this would mean 265 affordable units by the end of 2027.

Saint John needs the full spectrum of housing to serve the needs of people across the community.

The Plan will focus on addressing four gaps in housing:

Supportive/  
special need  
housing

Housing for  
most vulnerable  
households

Affordable  
rental housing

Affordable  
ownership  
housing

