

RM OF TACHÉ

HOUSING NEEDS ASSESSMENT

Presented to: RM of Taché
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OVERVIEW





HOUSING NEEDS ASSESSMENT

Housing Needs Assessments integrate quantitative and qualitative information to inform an analysis of the current housing environment, supported by statistical research community engagement, and mapping.

Sources include:

- Statistics Canada, 2021 Census of Population
- Statistics Canada, Immigrant Status and Period of Immigration by Gender and Age: Census Divisions
- RM of Taché Housing Needs Assessment Survey

REPORT STRUCTURE



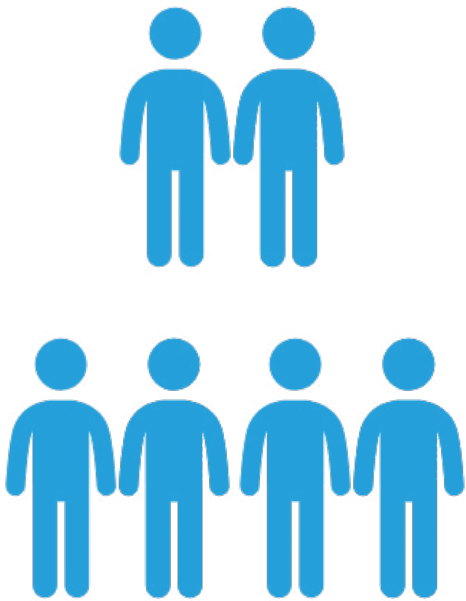
HOUSING NEEDS ASSESSMENT

1. Introduction
2. Community Profile
3. Income and Economy
4. Housing Profile
5. Growth Forecast
6. Housing Affordability
7. Conclusion

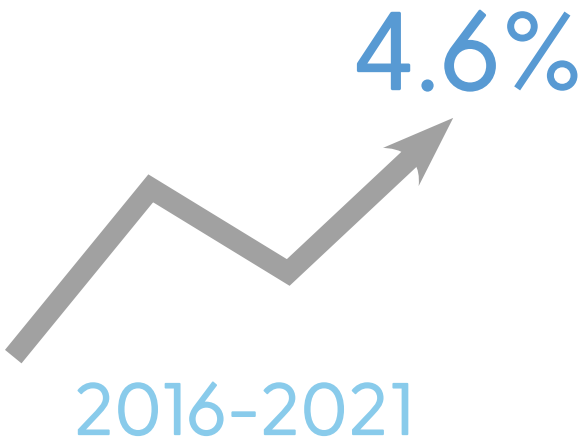
COMMUNITY PROFILE

35.6 38.4
TACHÉ MB

Median Age



62% of households consist of 2-3 people
39% of households consist of 4+ people



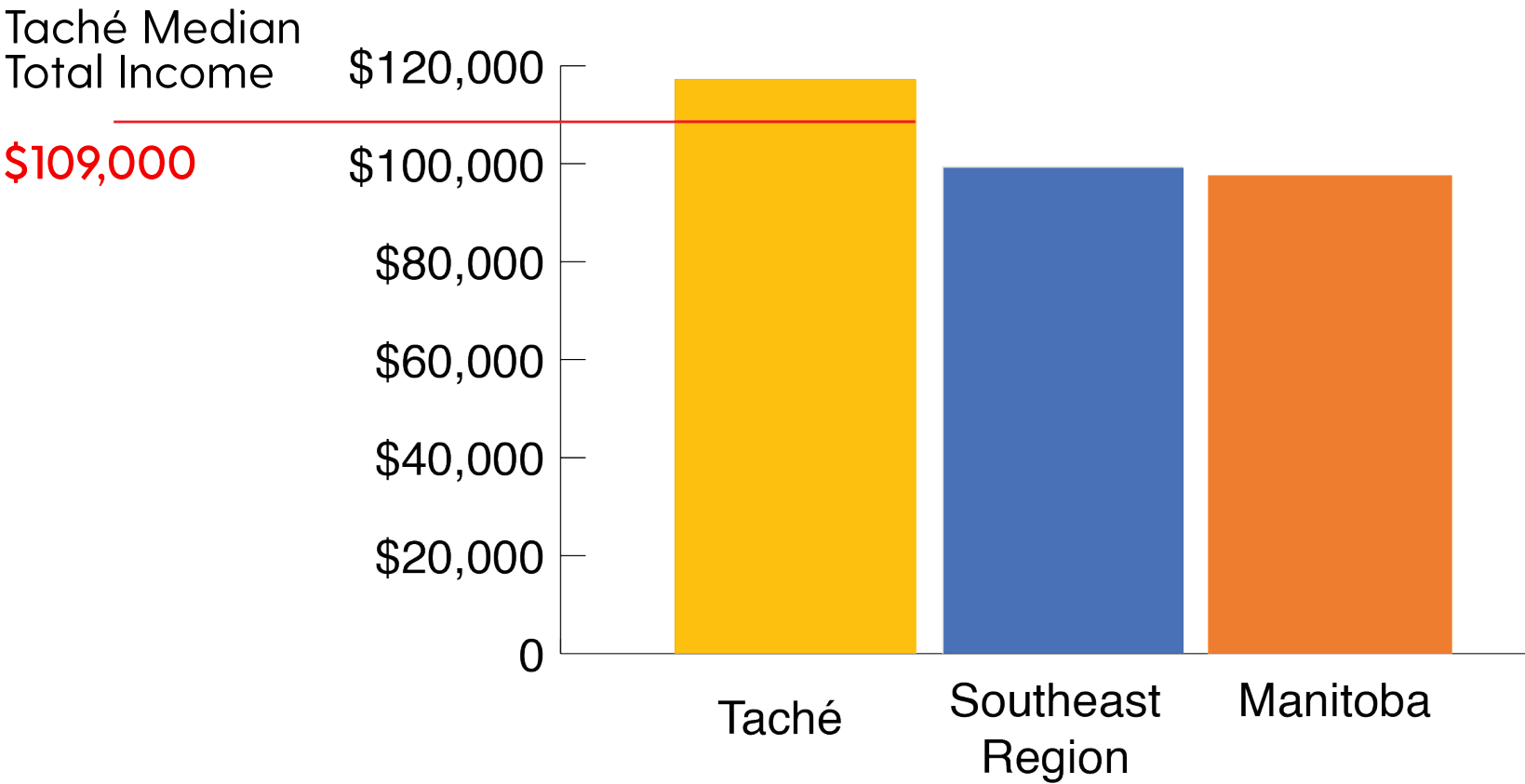
4.6% population growth between 2016-2021



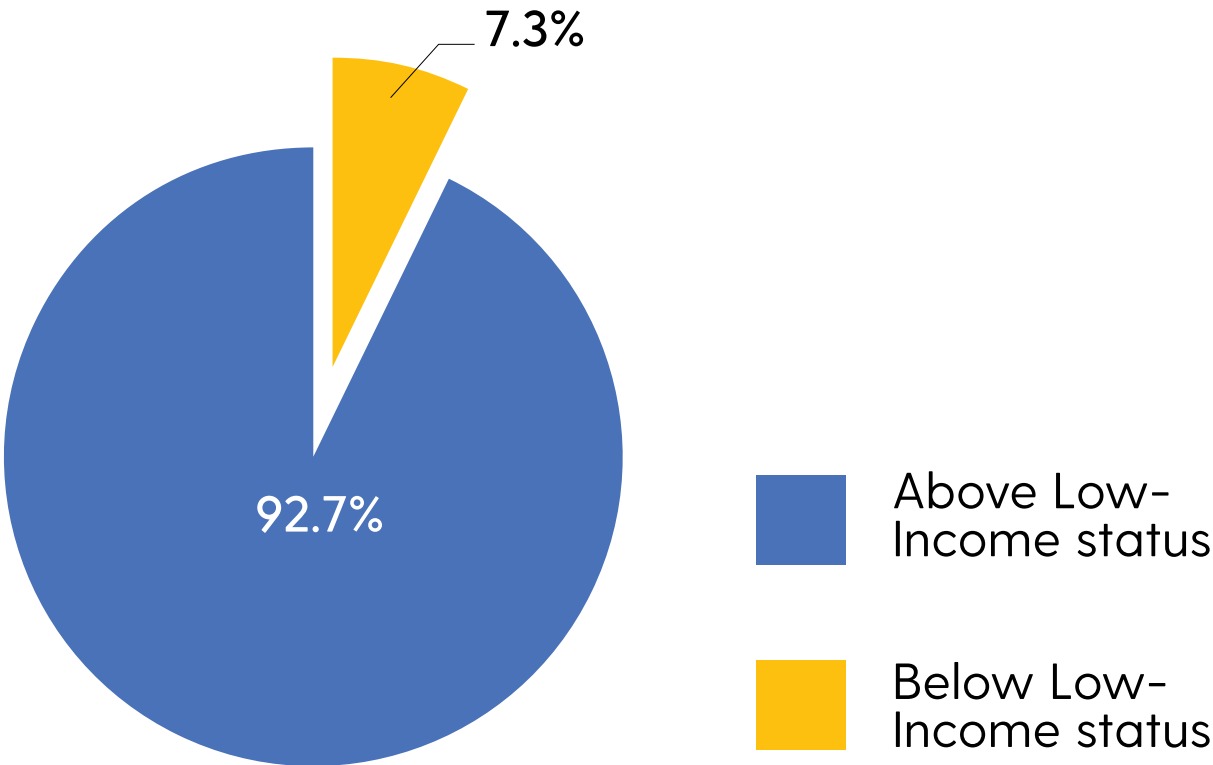
60 newcomers to Taché between 2016-2021

INCOME & ECONOMY

AVERAGE HOUSEHOLD INCOME



LOW-INCOME STATUS BASED ON THE LOW-INCOME MEASURE, AFTER TAX (LIM-AT)



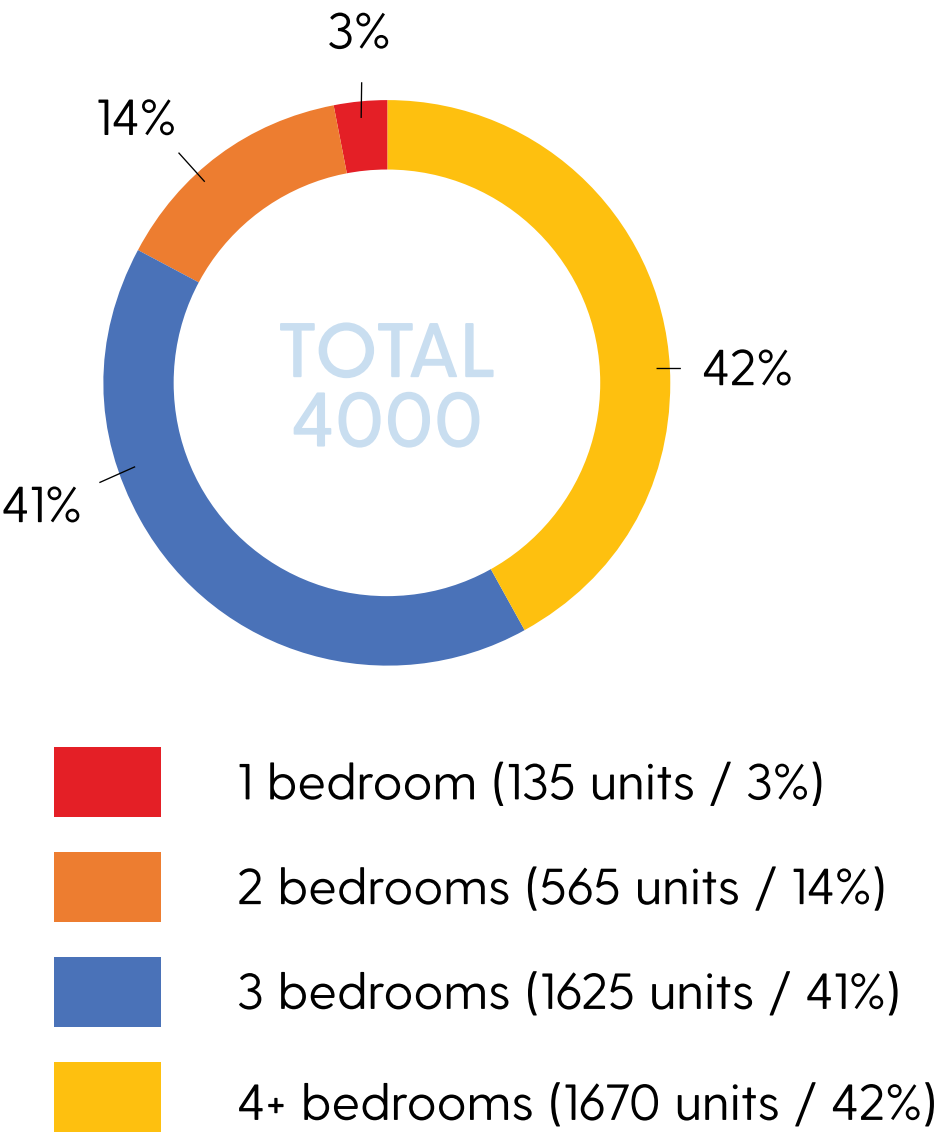
HOUSING PROFILE (1/4)

TOP 3 HOUSING TYPES (BY UNIT) & DWELLING AGES

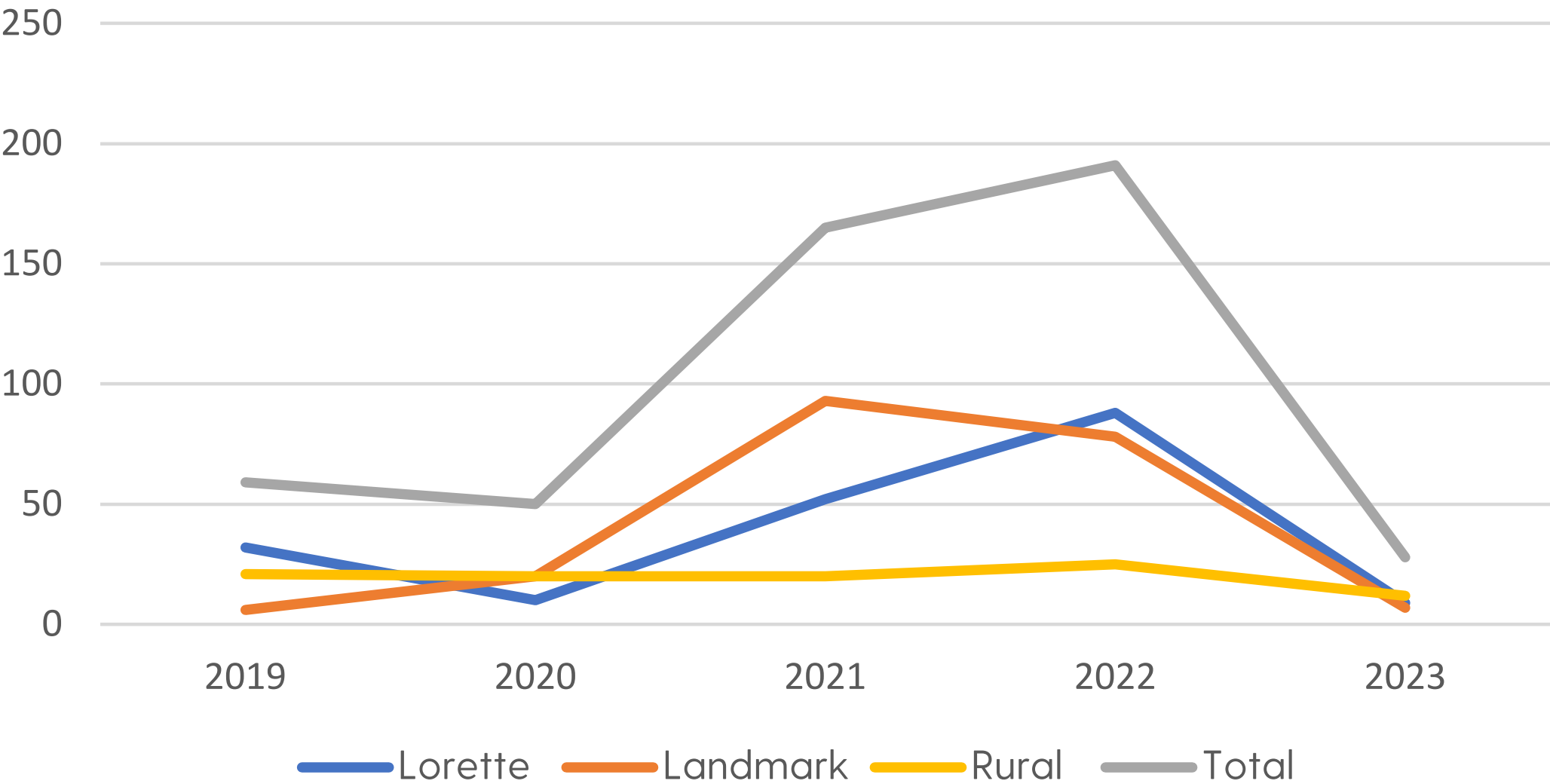


- 1 Single-detached (87%)
- 2 Apartment (7.5%)
- 3 Row Housing (3%)

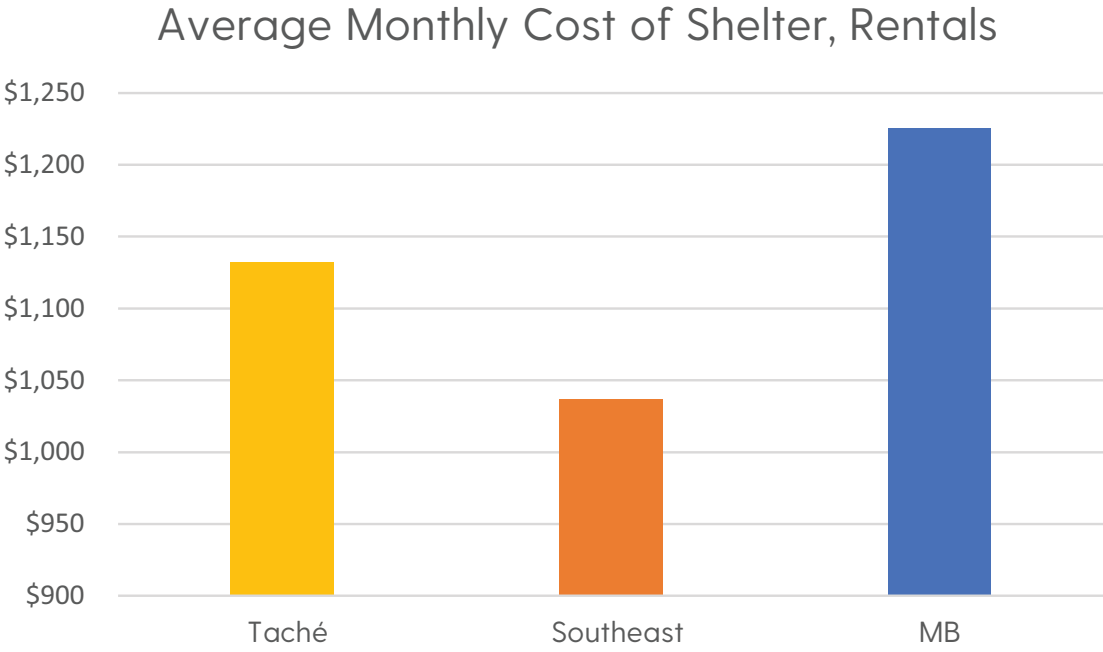
PRIVATE DWELLINGS BY NUMBER OF BEDROOMS



Taché Building Permits, 2019-2023

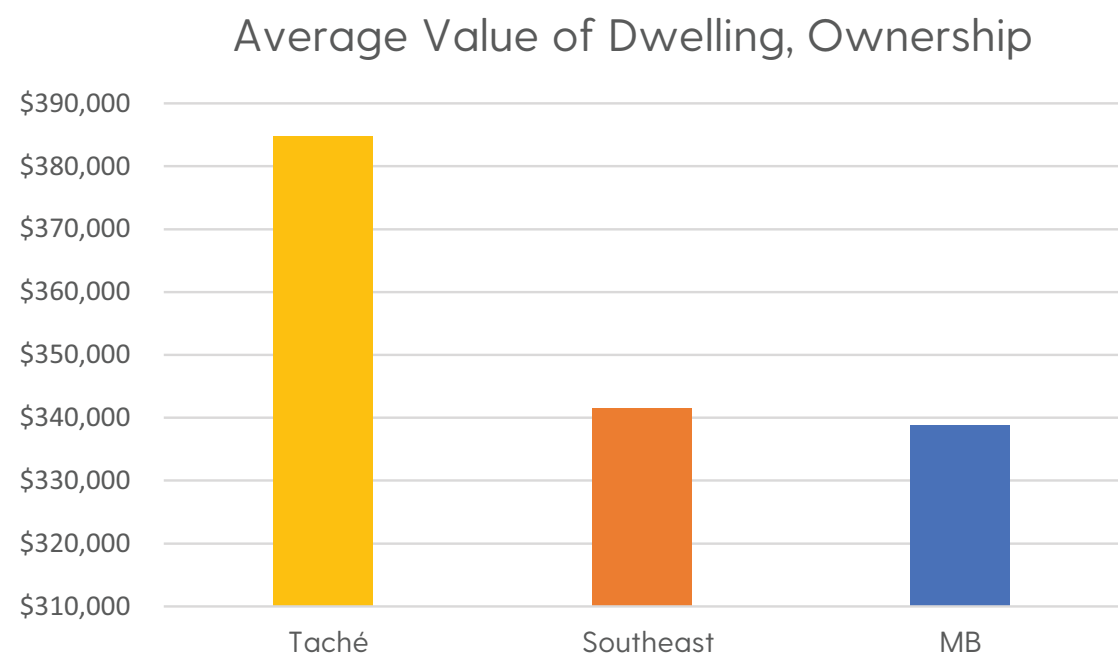


HOUSING PROFILE (3/4)



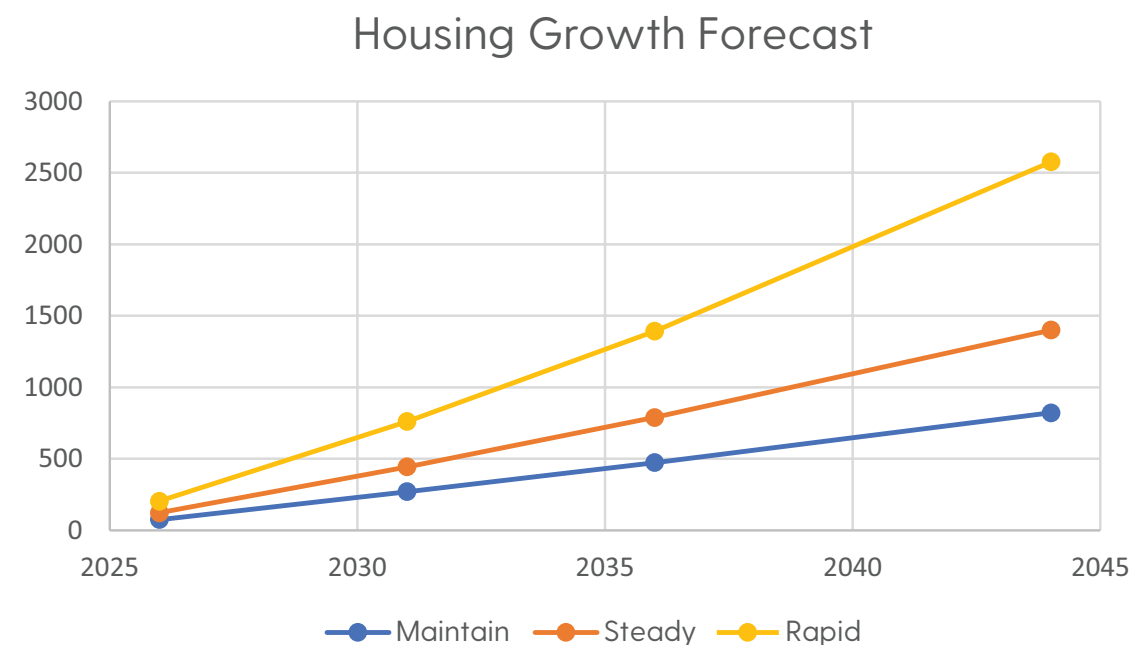
- 13.6% of residents live in subsidized housing
- Survey respondents indicate a desire for more market rate rental housing, specifically one- and two-bedroom units (< 1200 sq ft) with access to private and public amenities and services.

HOUSING PROFILE (4/4)



- The majority of survey respondents suggest that housing in Taché meets the needs for individuals, small and large families
- The majority of respondents also suggest that seniors housing is a current need and are likely to seek such housing in the future

GROWTH FORECAST



- The population of Taché is expected to grow to 13,435 by 2031 assuming ‘Steady Growth’
- This will result in a demand for about **443 new housing units**
- The demand for new housing will be driven by first-time home buyers and older adults in the community looking to downsize

HOUSING AFFORDABILITY



6% of the population is in core housing need, compared to 7% and 10% of the surrounding southeast region and province.



28% of rental dwellings are spending more than 30% of their income on housing, compared to 32% and 21% of the surrounding southeast region and province



Average monthly housing costs are higher for owned (\$1,372) dwellings, compared to the surrounding southeast region and province

- Achieving housing adequacy, suitability, stability, adaptability, accessibility, and of course, affordability are all factors in meeting the housing needs of current and future residents

S U M M A R Y



- Taché is young, yet aging
- Despite single-detached units being the preferred housing type, the community's ability to increase 'missing middle' housing in Lorette and Landmark can help stabilize and perhaps reduce market-rate housing costs, both for rentals and owned dwellings
- Newcomers, first-time home buyers, and older adults will be the primary subset of people seeking new housing in the community



THANK YOU



GET IN TOUCH

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