



# NB Rural Housing Partnership

Creating Affordable and Inclusive Housing in Rural New Brunswick for Workers and Newcomers

May 6, 2022







## Participants to date:

- SD
- ONB
- RDC
- PETL
- CMHC
- ACOA
- CHTC
- NBBC
- NBMC
- CDR-ACADIE
- CEC
- NBNPHA

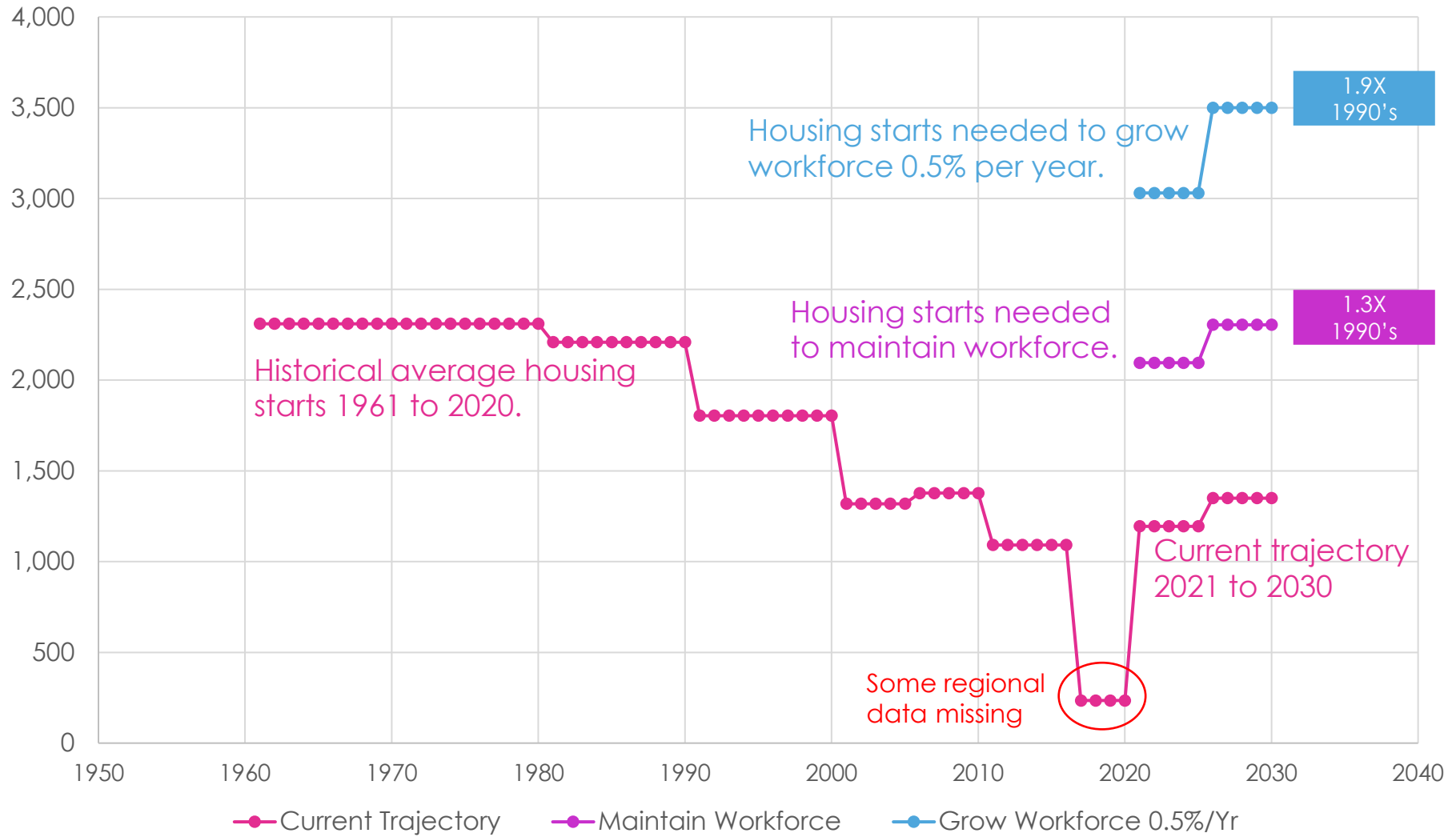


Select supporting organizations



# RURAL NEW BRUNSWICK

## Average housing starts per year



# Rural Housing Dynamics

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Rents increased across NB with an average year over year increase of 8.8% in NB's 8 cities

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Province wide vacancy rate dropped from 3.1% in 2020 to 1.7% in 2021

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Rural vacancy rates lower than urban centers(e.g., Campbellton and Miramichi = 0.3%)

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Development activity is concentrating in urban centers, leaving rural communities with lower vacancy rates behind

# Focus Communities

## Northwest

- Edmundston
- Woodstock
- Florenceville-Bristol
- Hartland
- Grand Falls
- St. Leonard
- Saint Quentin

## Northeast

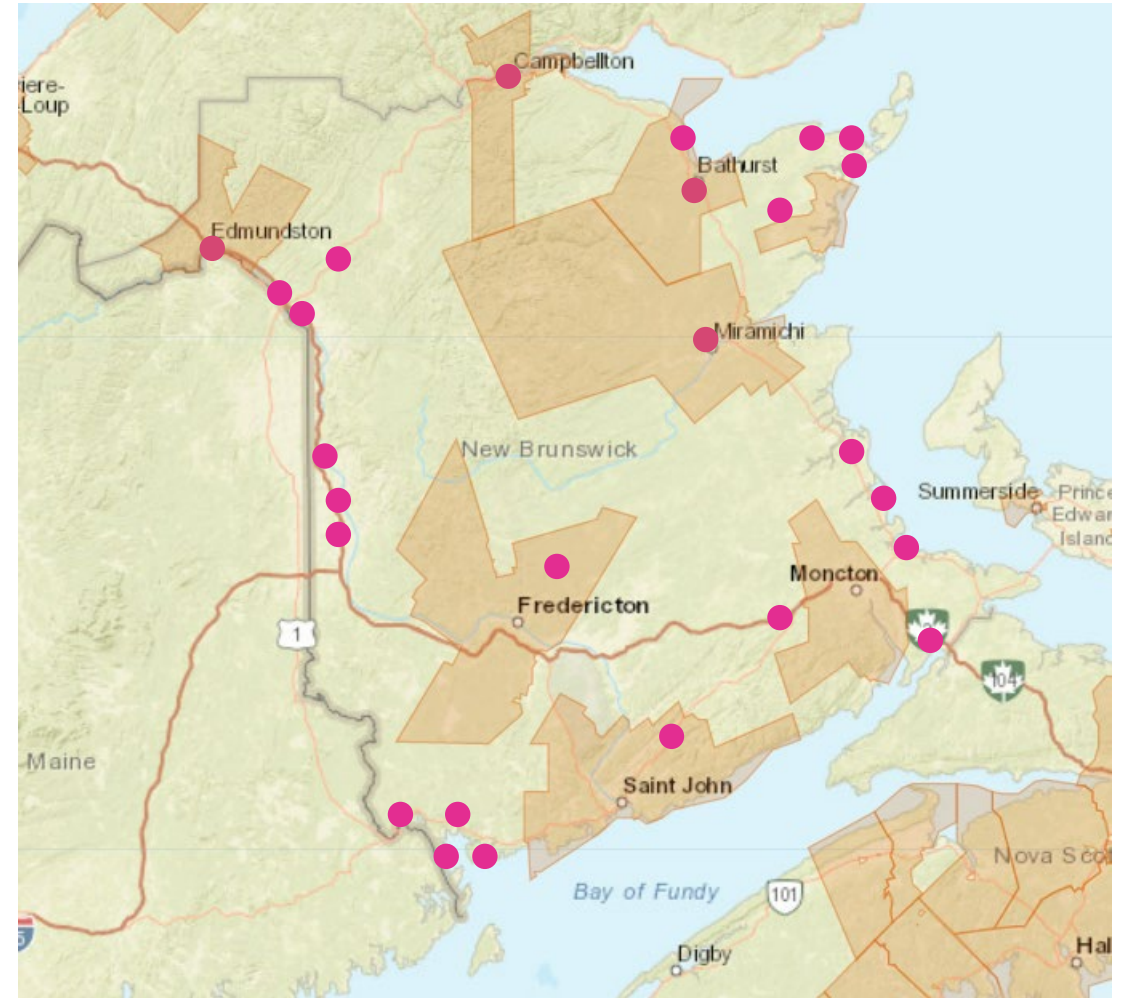
- Campbellton
- Miramichi
- Bathurst
- Tracadie-Sheila
- St. Isidore
- Belledune
- Caraquet
- Shippagan

## Southeast

- Shediac
- Bouctouche
- Richibucto
- Sackville
- Salisbury
- Minto / Chipman

## Southwest

- St. Stephen
- Saint Andrews
- St. George
- Blacks Harbour
- Sussex



# NBNPHA – Overview of the sector

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- 180 Members – Mix of Not-for-profits and Co-ops
- 115 different NB communities – High number of rural communities
- 6,600 units
- Decades of caretaking and operating experience
- A lot of old housing stock requiring revitalization
- 1970's, 1980's were heavy development period – coincided with CMHC involvement in housing

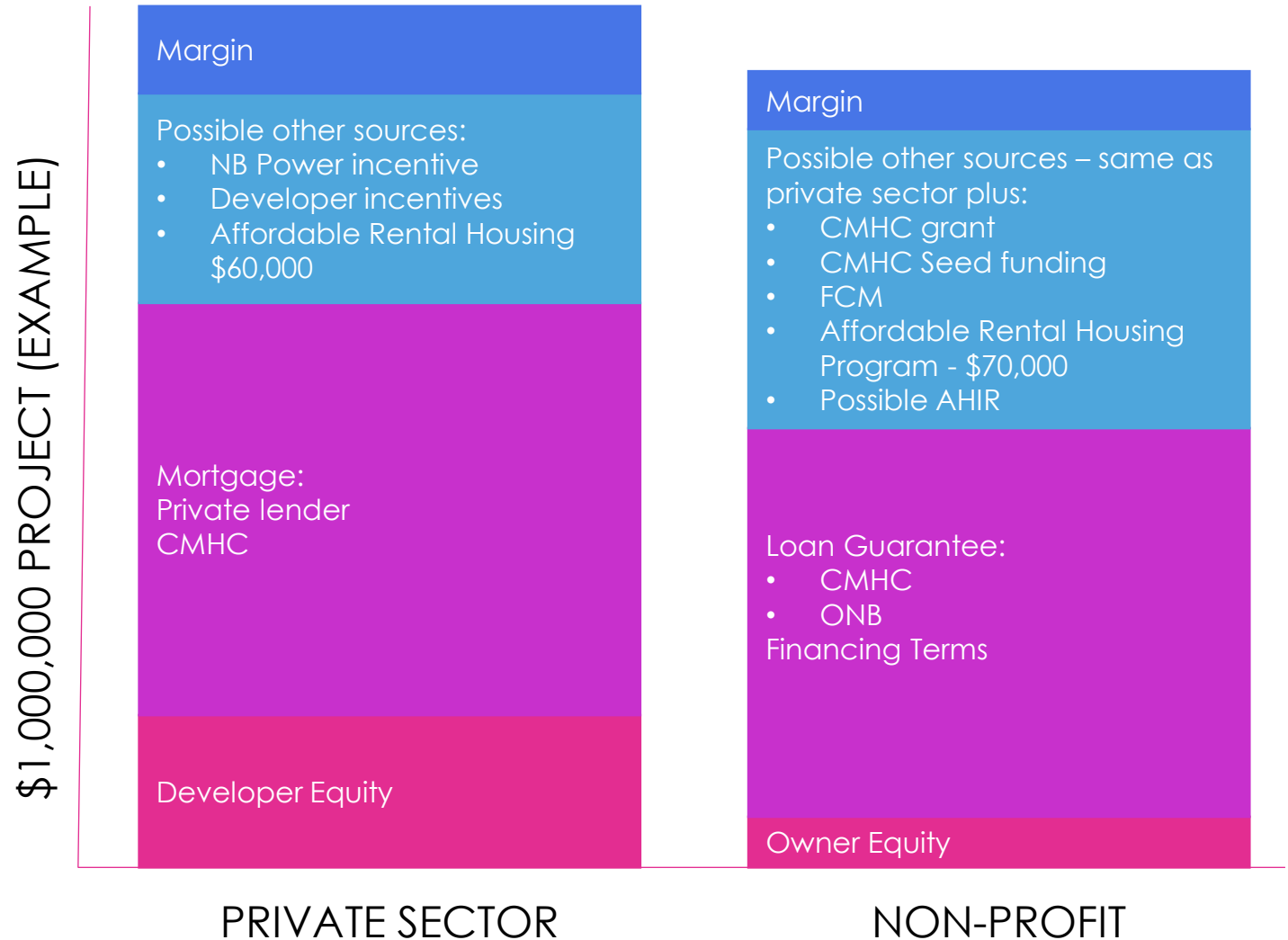


# Affordable Non-profit Benefits

“The private sector will not build anything near what is required to meet the growing labour needs of rural and small-town New Brunswick communities, including the four northern cities. The commercial business case for doing so simply isn't there.”

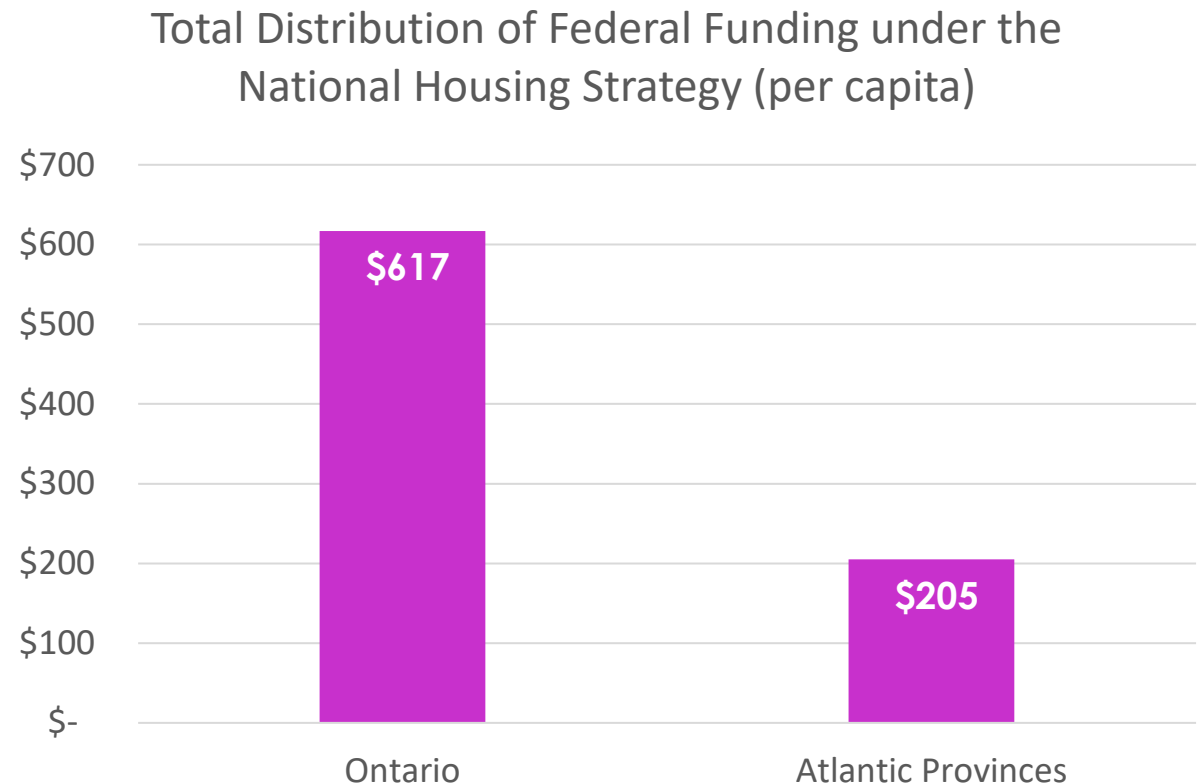
Richard Saillant's Analysis

## Possible funding sources / Project cost



# Leaving Money On The Table

- **70+ billion** under the National Housing Strategy has not been effectively accessed
- Ontario has received \$617 per resident compared to Atlantic provinces at \$205 per resident
- On a per capita basis, Atlantic provinces received only 13.2% as many units financed under the National Housing Co-Investment Fund as Ontario
- New Brunswick needs to build the capacity of the non-profit housing sector to attract more federal resources to help address its housing priorities
- \$1.5B for co-ops



Note: Numbers drawn from CMHC published report March 31, 2021.

# Projection

NBRHP 2022 TO 2030 ONE PAGER		430 SF 1 bed mini-home	750 SF 2/4 bed mini-home	Multi-unit renovation	Multi-unit rejuvenation	MURB new build	INPUT CELLS	
<b>Cost Estimates: Sample Project</b>							Data gathered during summer 2022 can tighten these numbers, project pipeline estimates and capacity.	
Number of units	20	20	20	20	30			
Cost per square - will vary	\$200	\$200	\$175	\$175	\$300			
SF per unit	550	750	800	600	750			
Approximate unit cost	\$110,000	\$150,000	\$140,000	\$105,000	\$225,000			
Project total cost	\$2,200,000	\$3,000,000	\$2,800,000	\$2,100,000	\$6,750,000			
Year	Cum Yr. Cost Increase						Units	Value
2022	1.0000	25	25	0	0	0	50	\$6,500,000
2023	1.0400	40	40	20	20	30	150	\$22,932,000
2024	1.0816	50	50	20	20	60	200	\$33,962,240
2025	1.1249	50	50	20	20	90	230	\$42,913,562
2026	1.1699	50	70	20	20	90	250	\$48,139,680
2027	1.2167	50	70	20	20	90	250	\$50,065,267
2028	1.2653	50	70	40	40	90	290	\$58,267,941
2029	1.3159	50	70	40	40	90	290	\$60,598,658
2030	1.3686	50	70	40	40	90	290	\$63,022,605
Total units		415	515	220	220	630		
Total value		\$54,311,374	\$93,069,959	\$37,891,322	\$28,418,492	\$172,710,805	2,000	\$386,401,952

Problem	Solution
Lack of data is impeding local communities' ability to plan, CMHC approvals	Housing asset and data map
Lack of development capacity and in non-profit / co-op sector	<p><b>Create NBHDP to grow capacity</b>            (FCM, CHTC, SD, CMHC, NB Power, RSCs, municipalities, barrier-free specs, etc.)</p>
Lack of cohesive one-stop shop for project development	
Insufficient capital	Launch ONB loan guarantee program
	Launch affordable housing investment rebate (AHIR)

# HOW



## Rural Housing Data and Asset Map

- Develop housing and data asset map of rural communities
- Profile rural municipal rental market data
- Property inventory

• SUMMER 2022



## Housing Development Partnership

- Non-profit entity to manage the process
- One-stop-shop for orgs that need support accessing \$ + project mgmt.
- Provide at risk working capital to projects

• FALL 2022



## Loan Guarantee

- Announced by ONB
- Details to be confirmed

• SUMMER 2022 >



## Affordable Housing Incentive Fund

- Provincial loan guarantee investment for affordable housing
- Like SBITC / CEDC investment tax credit
- ~ \$3.2M revenue to GNB for \$10M loan guarantee: property and income tax

• FALL 2022 >

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## SAMPLE HOUSING ASSET AND DATA MAP

### YOUTOWN, NEW BRUNSWICK

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This information can be used to help develop affordable housing on Yourtown, New Brunswick. The original data was gathered during the summer of 2022. The date of any updates is noted.

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#### 1. MUNICIPAL PROFILE

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Population	2,456
Household income	\$61,435
Renter households	25%
Unaffordable housing	39%
Vacancy rate	2.1%
Other census data	

Date sources: census, SNBSC methodology

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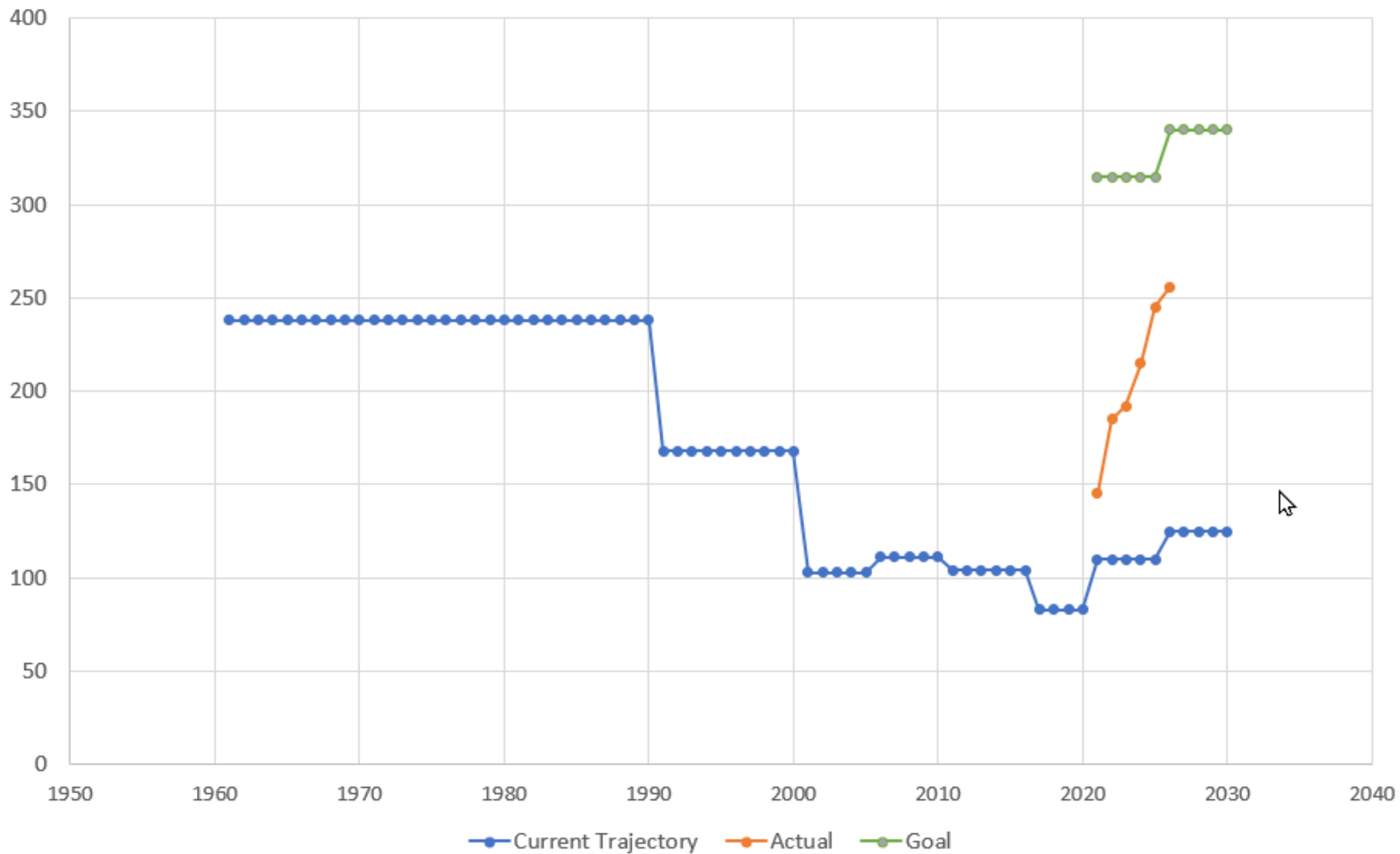
## 2. RENTAL MARKET DATA

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	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom
October 2024	725	1,010	1,250	1,350
April 2024	700	990	1,200	1,250
October 2023	700	950	1,150	1,200
April 2023	675	950	1,100	1,200
October 2022	655	900	995	1,105

Note this is sample data and can also be presented in graph form.

Average housing starts per year





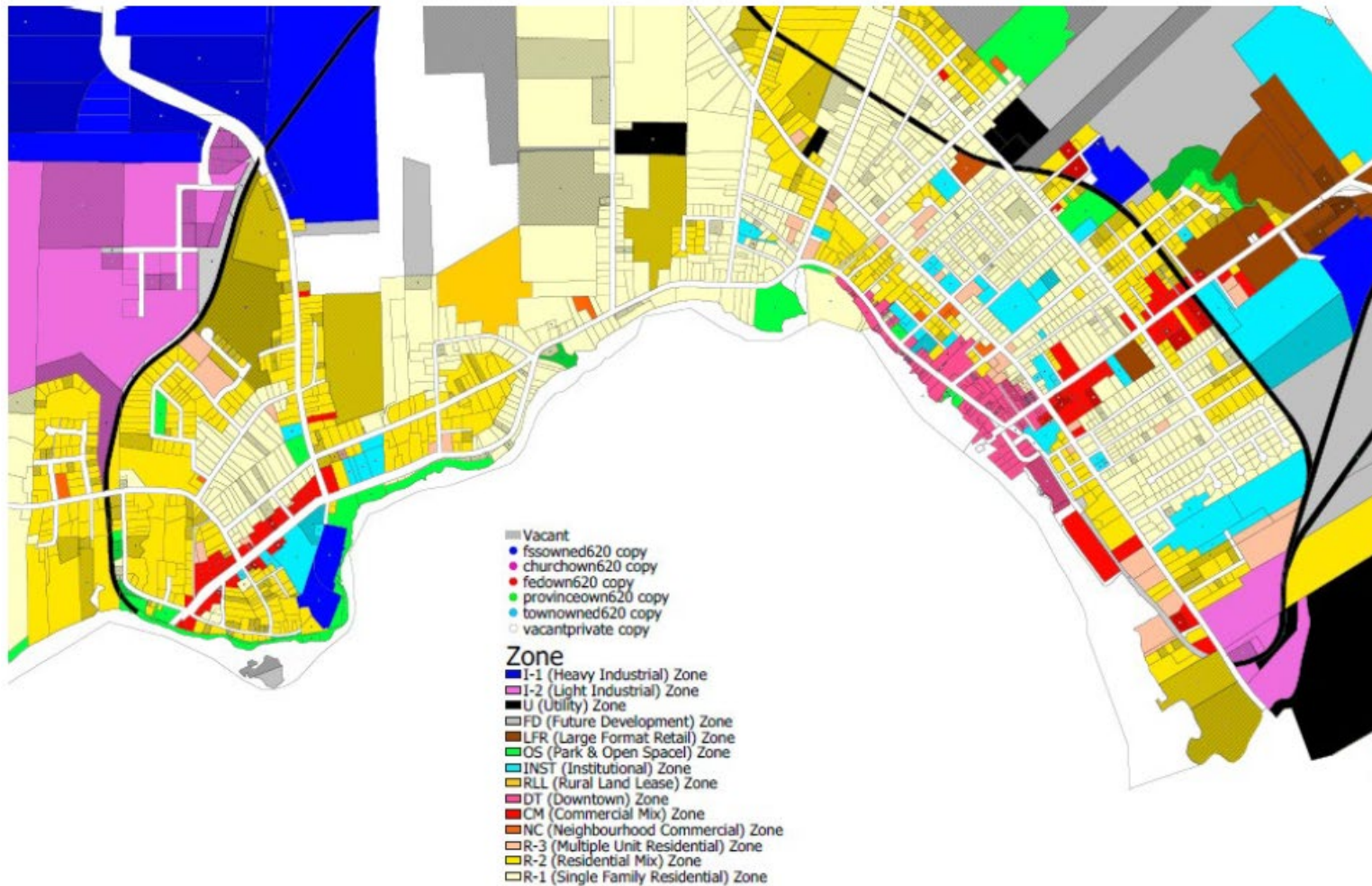
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#### 4. ORGANIZATIONS IN THE REGION WHO CAN PLAY A ROLE

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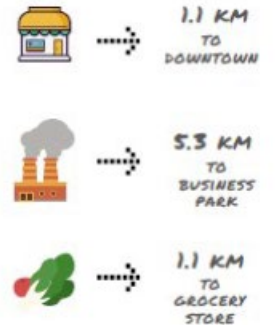
Organization / sector	Profile	Contact
<b>NETWORKS</b>		
Yourtown Chamber of Commerce	Chamber of commerce has 234 members, etc.	<a href="mailto:John.smith@chamber.com">John.smith@chamber.com</a>
<b>FINANCIAL</b>		
Yourtown Credit Union	Serving Yourtown since 1972.	<a href="mailto:mary@credit.com">mary@credit.com</a>
<b>CONSTRUCTION</b>		
ABC Foundations	We have been building foundations since 1998.	<a href="mailto:fred@foundation.com">fred@foundation.com</a>
XYZ Plumbing	Team of 10 plumbers serving the great region since 2003.	<a href="mailto:plumber@plumbing.com">plumber@plumbing.com</a>
<b>BUILDING SUPPLIES</b>		
Home Hardware		<a href="mailto:hh@hh.com">hh@hh.com</a>
<b>PROPERTY MANAGEMENT</b>		
Alphonse Management	We manage 120 properties.	<a href="mailto:alphonse@mgmt.com">alphonse@mgmt.com</a>

## 5. ZONING AND PROPERTY INVENTORY



### PROPERTY PROFILE

Gross lot area	1.2 acres
Zone	Residential Mix (R-2)
Site Recommendation	Workforce Housing
Access to Water and Sewer	Main St
Access to Gas Line	Main St



\*All measurements are approximate.  
\*\*Additional property information can be made available to interested parties upon request to the Southwest New Brunswick Service Commission (506) 466 - 7369.

Advanced Search

## 6. JOBS BANK

To see complete job listings [click here](#)

The following links to potential employment opportunities are collected from hundreds of job boards. NBJobs.ca is not responsible for the content or reliability of this information. **A job posting which has: (i) no location identified or (ii) several locations identified, will appear as 'Location Unknown' in the description. This does not reflect an unavailable or inactive job posting.**

### Cities

- Alma
- Atholville
- Bath
- Bathurst
- Beaubassin East
- Belledune
- Beresford
- Blacks Harbour

#### Retail Sales Associate, Bathurst - Bell

May 4, 2022

BELL

Bathurst

#### Représentant vente au détail, Bathurst - Bell

May 4, 2022

BELL

Bathurst

#### RETAIL SALES SPECIALIST PART TIME

May 4, 2022

CROSSMARK, INC.

Bathurst

What Job title, keywords, or company



Where Bathurst, NB



Find jobs

Date posted

Remote

within 25 kilometres

Salary estimate

Job type

Occupation

Location

Company

Job Language

### Upload your resume - Let employers find you

jobs in Bathurst, NB

Sort by: **relevance** - date

Page 1 of 285 jobs

new

#### Clerk - Cashier

Les Magasins HART inc. - Beresford  
Beresford, NB

\$12.75 an hour

➤ Easily apply Urgently hiring

- We are looking for 2 PART TIME associates;
- We are looking for associates who are smiling, positive and have customer service at heart.\*.

Today

Leblaw Companies Limited

357 Atlantic Superstore Bathurst Front Line

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peter@nbsgc.ca

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## 6. JOBS BANK



