

Town of Teulon Housing Supply and Demand Survey 2015 Report

Introduction:

The Town of Teulon conducted a Housing Supply and Demand Survey during the month of April 2015. The survey was a modified version of the Mafrd survey found in their Expand Housing Options in Your Community Manual.

The purpose of the survey was to identify housing needs in the Town of Teulon such as the type of housing required, what types of housing is available, price points for rentals, condos and houses and what residents of Teulon are willing to pay for housing.

I spoke with a landlord in Teulon to get some anecdotal feedback regarding rentals in Teulon. I was told me that the apartments in Town are quite small, 450-600 square feet and the rents are \$600-\$795/month. The life lease units at Prairie Estates are \$750/month plus utilities with a down payment of around \$20,000.

Methodology:

The survey was mailed out to 959 mailboxes in Teulon which included 684 homes, 189 farms, 51 businesses, Gateway Manor and Cedar Lodge. It was also done on Survey Monkey with a link to the Town of Teulon's Face book page and the Town website. A draw for a \$100 gift card from Rockwood Lumber was offered to encourage people to return the surveys. There were 117 surveys returned by the deadline of April 30 with approximately 12 more returned late.

Analysis was done using survey monkey for the most part but one of the questions was not formatted properly and had to be manually analysed. The computerised version did not allow for multiple answers to the question.

Results:

The majority of the surveys returned were from people 70 years old and older but significant numbers were returned from all age groups. Women generally completed the surveys and most respondents owned their homes, were a married or common-law couple and lived in a single detached house. It is interesting to note that only 13.8% of respondents were from a family household with children at home and 27.6% of respondents were single and living alone. 11% reported living in apartments.

Most respondents (50%) were not planning on moving but 45% planned to move within 5 years. Of those planning on moving the main reasons cited for moving was to downsize and that special services were required. 30% said they would like to move to an apartment.

When provided with rental or ownership options, respondents chose buying a house or an affordable housing unit rather than buying a condo (8.99%), renting (10.1%) life lease (12.4%) or housing coops (7.9%).

When asked what they would be willing to pay for housing, 66% said that they would prefer to pay \$200,000 or less for a new home or condo and if renting the majority would like to pay \$800 or less in rent. Although almost 35% said they would be willing to pay between \$801 and \$1000 for rent. These numbers indicate to me that these people have not really explored the costs of housing in 2015 as I think these numbers are quite low for today's market.

For those 55 or older 38% wanted to continue living independently in their own home but 41% chose senior's housing with services. Interestingly almost 12% of respondents chose Crescent Creek Park as an option. 74 out of 100 respondents chose a 1 story building but there were significant numbers choosing either a 2 or more story building with an elevator or a wheelchair accessible building. Most respondents want a 2 bedroom dwelling.

Question 15 asked what was considered the major housing issues in Teulon. The number one issue identified was that there were not enough rental units in Town followed closely by not enough affordable homes for sale, and not enough senior's housing. However it should be noted that all options had significant responses, with not enough types of dwellings at 37%, not enough subsidized housing at 29% and too many poor older houses available at 27%. This would indicate the need for all types of housing options in Teulon.

Respondents felt that those having the hardest time to find quality housing in Teulon would be those 75 and older, people with disabilities and single parents with children. Those that would have the easiest time to find housing would be couples without children.

Based on the number of responses to the survey, housing is an important issue to residents of Teulon. They are also quite concerned with the health care situation in Town which is reflected by the comments from the surveys. I have attached all of the comments verbatim for your information.