

HOUSING DEMAND BY REGION IN NEW BRUNSWICK THROUGH 2030



Presented by:



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In partnership with:



Conseil économique
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INTRODUCTION

This spring, the newly formed Housing Hub of New Brunswick, along with its partner organizations, will be releasing a series of three thought papers on New Brunswick's housing challenges. The aim of these papers is to build a better understanding of the situation in all its complexity, assess the magnitude of the province's future housing needs and identify concrete measures that will help ensure New Brunswickers from all corners of the province can secure affordable and adequate housing in the years to come. This paper, the second in this series, updates a report originally prepared in 2021 to provide an estimate of housing demand by region through 2030. It has been updated to 2023, for the purposes of this series. The first paper, prepared by Richard Saillant, examines the dynamics of New Brunswick's housing market, including how it has responded so far to the growing needs fueled by the province's population surge. The third and last paper will summarize the challenges and propose a series of concrete steps for discussion, in moving forward in an effective, balanced and inclusive way.

SECTION

SECTION 1 provides an overview of recent trends in housing across New Brunswick. This includes a review by region, trends in the type of unit constructed, etc.

SECTION 2 provides three potential scenarios for housing starts between 2023 and 2030. These three housing starts scenarios are aligned with the previous report prepared in 2021 which provided three scenarios for population growth.

APPENDIX

APPENDIX A includes a review of government supported housing development and considerations.

APPENDIX B summarizes trends in seniors' housing and

APPENDIX C considers if manufactured housing could be part of the solution.

APPENDIX D includes a summary of the methodology used to develop the population and housing starts outlook for the region.

In summary, there are two big trends that will be driving the housing market over the next decade and beyond: 1) immigration and interprovincial migration and 2) housing to support empty nesters and seniors. This will drive up the demand for apartment and rental units relative to historical levels. The report shows there has been a significant spike in apartment construction in New Brunswick's large urban centres but there will need to be more elsewhere in the province if other regions are to grow in the years ahead.

The growth in seniors' housing will continue. The only question is how many of the population 70 and older will live in these facilities by 2030 and beyond and where they will be located. As will be shown in the report, how this question gets answered will drive that segment of the market.

The same with immigration. New immigrants and persons on work or study permits almost always prefer to rent their accommodation. As immigrants will be the source of almost all net population growth over the next 20 years across the region, the level of immigration and retention will be the other major driver of the housing market. After living in the region for several years, immigrants also want to purchase a home, and many would prefer to live in single detached or other similar dwellings.



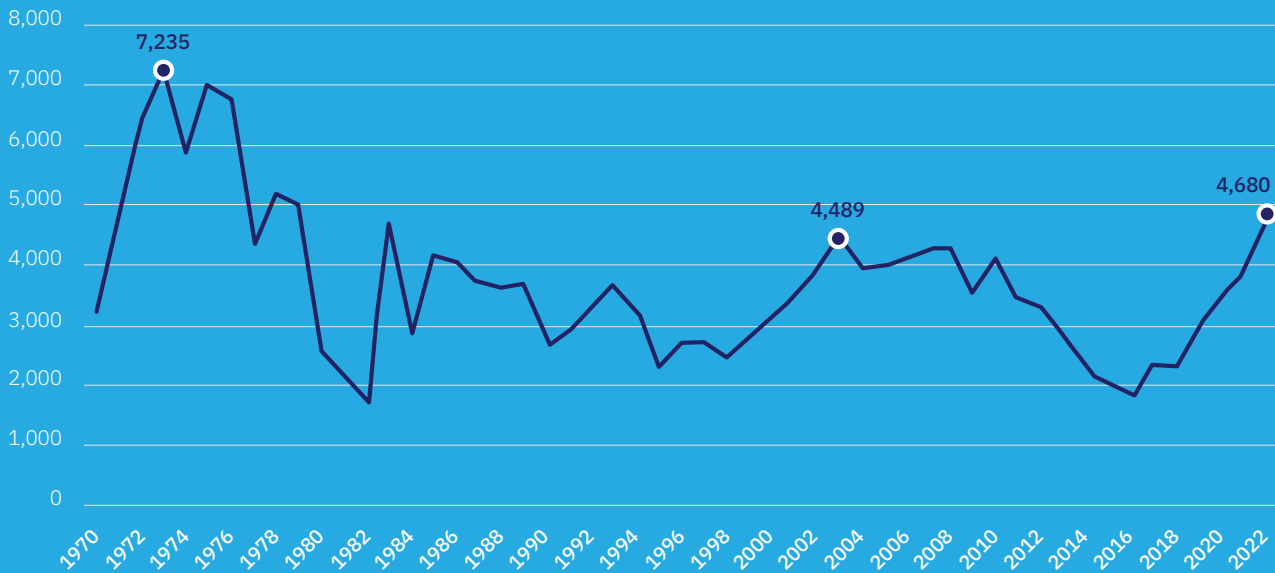
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RECENT HOUSING DEVELOPMENT TRENDS

1.1 HOUSING STARTS

There were nearly 4,700 housing starts across New Brunswick in 2022, up 22 percent over 2021 and following an upward trend since 2016. Even though the population has been growing strongly recent years, average annual housing starts since 2016 are still below annual average in the early to mid 2000s (when there was little population growth) and other periods of population growth in the past 50 years.

Figure 1: Housing starts by year, New Brunswick



Source: Statistics Canada Table: 34-10-0135-01

Table 1 shows the trends in housing starts across New Brunswick over the past decade. The number of new units constructed per 10,000 population dropped to as low as 24/year in 2016, but has been increasing since.



The type of units constructed is changing. According to CMHC data published by Statistics Canada, apartments accounted for only 15 percent of the total between 1980 and 2009. Since 2010, apartments account for 35 percent of the total, and in the past two years, over half of all new dwellings construction. This significant shift is driven by three factors. First, the increasing number of immigrants settling in the province. These newcomers overwhelmingly prefer to rent their accommodations when they first arrive in the province. The second big trend is the number of empty nesters who are downsizing from a detached house to an apartment. The growth in the number of seniors dwellings is another important trend.

Semi-detached homes were popular in the 2005-2014 timeframe accounting for 12 percent of total units constructed compared to four percent of the total before 2005. Since 2014, semi-detached homes account for eight percent of the total.

Table 1: Housing starts trends by year, New Brunswick

	ANNUAL AVERAGE						
	2011	2012	2013-2018	2019	2020	2021	2022
Total units	3,452	3,299	2,267	2,935	3,483	3,829	4,680
Single-detached	1,823	1,697	1,176	1,164	1,007	1,331	1,401
Multiples	1,629	1,602	1,092	1,771	2,476	2,498	3,279
Semi-detached	472	426	213	208	266	298	168
Row	211	162	161	228	164	424	466
Apartment*	946	1,014	718	1,335	2,046	1,776	2,645
% of total							
Single-detached	53%	51%	52%	40%	29%	35%	30%
Multiples	47%	49%	48%	60%	71%	65%	70%
Semi-detached	14%	13%	9%	7%	8%	8%	4%
Row	6%	5%	7%	8%	5%	11%	10%
Apartment*	27%	31%	32%	45%	59%	46%	57%
Total population 000s	755.7	758.4	762.7	776.9	781.5	790.4	812.1
Population change	2,670	2,673	1,987	6,567	4,608	8,898	21,663
New units per 10K population	46	44	30	38	45	48	58
Starts per 1,000 population growth	1.3	1.2	1.1	0.4	0.8	0.4	0.2
Population growth per housing start	0.8	0.8	0.9	2.2	1.3	2.3	4.6

*and other unit types. Source: Statistics Canada Table: 34-10-0135-01.

As discussed above, housing starts are correlated with population growth, but other population dynamics also drive new construction such as new household formation when children leave their parents' households.

Table 2 shows the number of housing starts per 10,000 population by growth characteristics for the nearly 50-year period (1972-2020) in New Brunswick. In periods of population growth before 2016, New Brunswick averaged 62 new housing starts per 10,000 population. In periods of population

stagnation or decline, the average annual new housing starts was still 45 per 10,000 population. Between 2016 and 2020, the actual housing starts averaged only 33 per year – even though the province added 22,600 (net) to the population over this period. This is the main driver of the recent housing crisis in most parts of the province.

Table 2: Housing starts per 10,000 population by growth characteristics, 1972-2020, New Brunswick

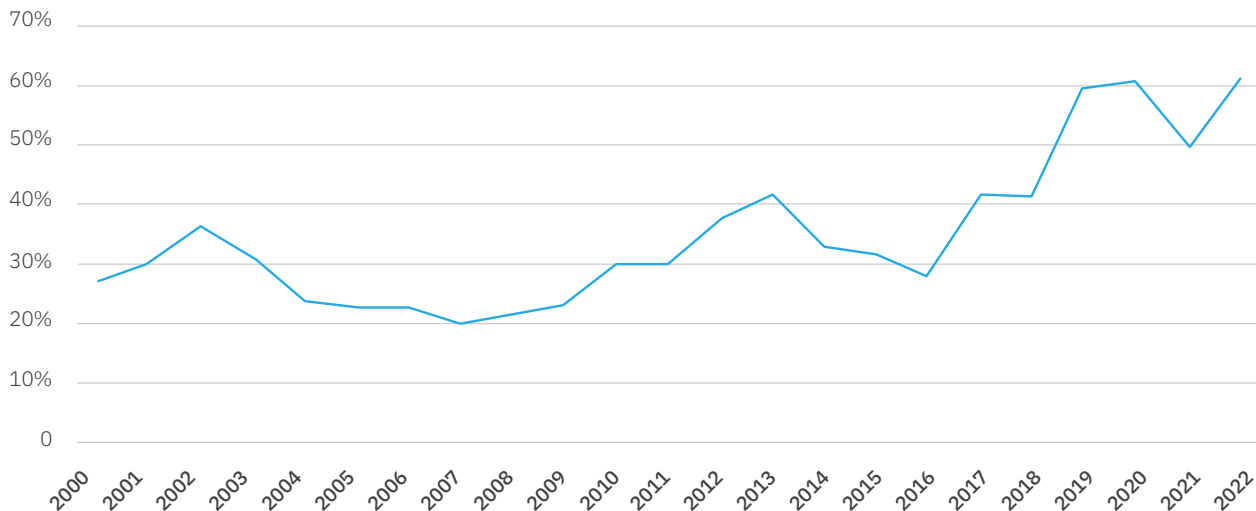
When population growing pre-2016	When population stagnant or declining	Actual housing starts per year 2016-2020
62 per year	45 per year	33 per year

Source: Statistics Canada Table: 34-10-0135-01.

1.2 HOUSING STARTS BY HOMEOWNER/RENTAL STATUS

Historically, most people have owned their accommodations in New Brunswick. In the past 20 years, the number of rental units constructed has been rising, and in the past two years, skyrocketed to 60+ percent of total housing starts (Figure 2). It is important to have a good mix of rental units across New Brunswick because almost all immigrants settling in the province prefer to rent before deciding where (or if) they want to permanently own a house. However, at 60 percent of the total, the real estate development community in New Brunswick could be over-building rental units relative to demand. Many people continue to prefer home ownership. So far in 2021, as discussed above, apartments (which are mostly rentals) as a share of new housing units has dropped back to less than 40 percent.

Figure 2: Rental units as a share of total housing units constructed, New Brunswick (%)



Source: Statistics Canada Table: 34-10-0137-01.



1.3 WHERE ARE THE CONDOS?

While there are considerably more apartments coming on the market across Atlantic Canada, one type of housing that is predominant nationally is almost non-existent in the region, especially New Brunswick. Across the county, in the past 10 years, condominiums (owned) made up 36 percent of all new housing units constructed. In Newfoundland and Labrador condos accounted for only six percent, on Prince Edward Island three percent, Nova Scotia five percent and New Brunswick only two percent of total housing units constructed over the same period.

1.4 HOUSING STARTS BY REGION IN NEW BRUNSWICK

The Moncton region (Moncton Census Metropolitan Area) has been the location of the most new housing starts. In fact, in 2020, the Moncton CMA accounted for nearly 50 percent of all housing starts across the province (over 1,700 in total). The Fredericton CA (Census Agglomeration) was next with 737. The Saint John CMA saw 540 new units started in 2020. The other four smaller urban centres: Bathurst CA, Campbellton CA, Edmundston CA and Miramichi CA have been the location of relatively few housing starts in recent years.

As shown in Table 3, in 2020 there were 143 housing starts in those four smaller urban centres combined. The table shows housing starts per 10,000 population. Compared to Moncton, adjusted for population size, Miramichi had 78 percent fewer housing starts, Bathurst 83 percent less, Edmundston 88 percent less and Campbellton 94 percent less.

A big reason for this has been the lack of population growth outside Moncton and Fredericton. In the past five years, the Moncton CMA population is up 8.4 percent and Fredericton is up 7.9%. Bathurst and Miramichi Census Agglomeration populations did not change and Edmundston and Campbellton populations declined slightly over the 2015 to 2020 period.

Table 3: Housing starts by region and year within New Brunswick, CA and CMA areas

	2016	2017	2018	2019	2020	2021	2022
Moncton CMA	623	908	703	1242	1708	1746	2028
Saint John CMA	151	268	271	381	540	549	608
Fredericton CMA	383	393	463	499	737	850	1299
Bathurst CA	173	230	202	196	102	101	67
Campbellton CA	28	15	14	18	17	22	10
Edmundston CA	18	31	26	51	31	26	0
Miramichi CA	24	56	54	29	37	63	116
Rest of NB	438	423	595	519	311	472	552

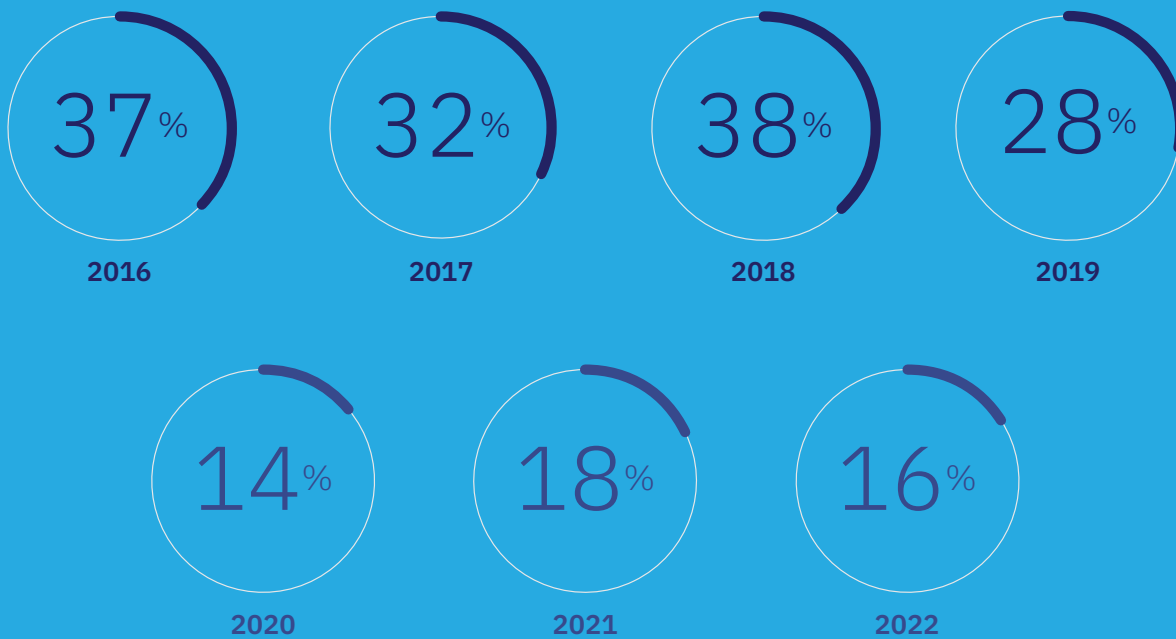


Per 10,000 population

	2016	2017	2018	2019	2020	2021	2022
Moncton CMA	42	60	46	80	107	107	118
Saint John CMA	12	21	21	29	41	41	45
Fredericton CMA	37	37	43	45	66	76	112
Bathurst CA	55	73	64	62	32	32	21
Campbellton CA	17	9	9	11	11	14	6
Edmundston CA	6	11	9	18	11	9	-
Miramichi CA	10	23	23	12	16	26	48
Rest of NB	16	15	21	18	11	17	19

Source: Statistics Canada Table: 34-10-0148-01.

Figure 3: Housing starts outside Moncton, Saint John and Fredericton, % of NB total



Source: Statistics Canada Table: 34-10-0148-01.



2

HOUSING DEMAND FORECAST THROUGH 2030

2.1 FORECASTING HOUSING DEMAND

Housing demand derives from two basic sources: the change in average household size and population growth¹. This happens as children grow up and move out as well as other events such as divorce, etc. This drives demand for net new housing even when population growth is stagnant. Based on a review of five year Census data since 1971, the average household size in New Brunswick has slowly decline each Census period. While this has been the trend in the province, it is not always the case. Average household size increases when there is an influx of young people who have more children. Also, dramatic increases in the price of housing can lead to a larger average household size as children defer moving out and as multiple people are forced to share housing. These and other impacts are likely being felt right now in the Moncton and Fredericton regions, and possibly other parts of New Brunswick.

THE IMPACT OF RAPID INCREASES IN HOUSING PRICES: BRAMPTON, ONTARIO

The City of Brampton, Ontario has the largest average household size of any municipality in Canada at 3.6 persons per household². The average household in Brampton is 47% larger than in the country overall. This is due in large part to the rapid increase in housing prices (average \$900,000 at the time of the 2021 Census) relative to income levels. Children are more likely to live at home longer and, in many cases, multiple families are living in the same household. There are cultural considerations as certain ethnic groups are more likely to live in multi-family households, but the implication is clear. Rapidly increasing housing costs can distort the normal pattern of housing demand.

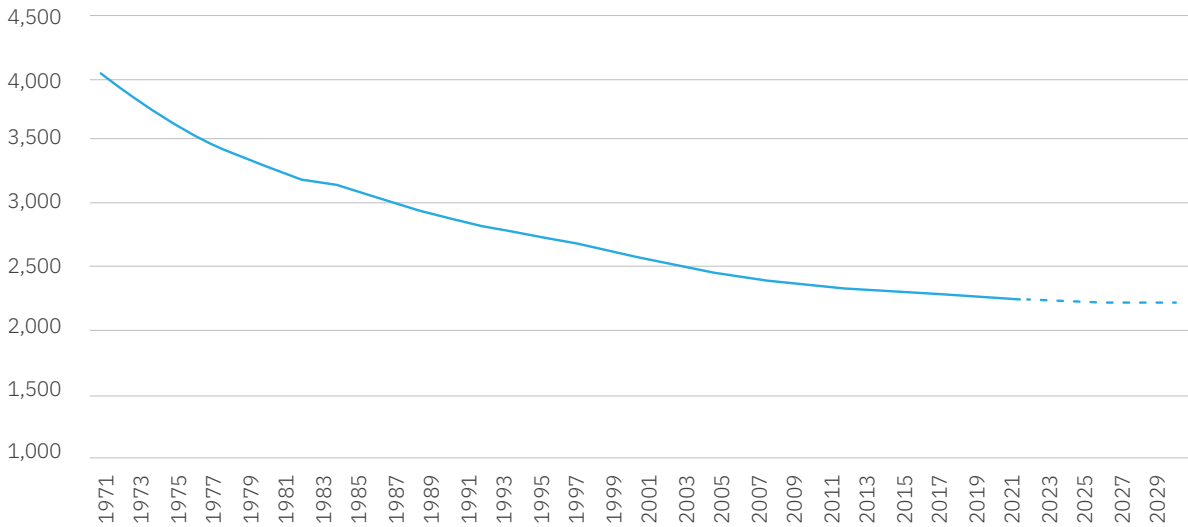
The second source of housing demand is population growth. The average household size in New Brunswick was 2.25 as of the 2021 Census. However, the model herein assumes a larger average household size as many of the newcomers moving here are coming as families.

For the future household demand model below, it was assumed there would be modest non-population growth demand from organic household growth as the average household size in New Brunswick would continue to decline but at a decelerating rate. In the model, the average household size would bottom out at 2.224 persons per household by 2027 and remain at that level through 2030. Figure 4 shows the historical trend for average household size in New Brunswick from 1971 onward and includes the estimates through 2030. The decline in average household size increases the demand for housing (unless there is actual population decline).

1. Some housing stock is taken off the market each year from demolition, but those numbers are relatively low.

2. Excluding First Nations. Assumes a minimum population size of 4,000.

Figure 4: Average household size by year, New Brunswick



Source: Statistics Canada five-year censuses (1971-2021). Estimates for 2022-2030 by Jupia Consultants Inc.

2.2 ADDRESSING THE CURRENT HOUSING DEFICIT

The three-year population surge since the pandemic has distorted the housing market. There were not enough houses constructed to meet demand.

According to Statistics Canada annual population estimates, New Brunswick's population increased by 21,663 between July 1, 2021 to June 30, 2022, an unprecedented 2.9 percent growth rate. Based on Statistics Canada's real time population clock through mid February 2023, the province is on track to grow by another 19,939 through June 30, 2023. This would mean two-year population growth of 41,602. To put this into historical perspective, again using Statistics Canada's annual population estimates, between 1979 and 2016 the provincial population only increased by a similar amount, 41,963. In other words, it took 37 years for the New Brunswick population to increase by the amount it is expected to have increased between 2021 and 2023.

The housing market did not keep up with this population growth. While there was a sharp increase in housing starts, based on any historical precedent it was not nearly enough to meet demand. Table 4 shows the implied housing demand and ultimate housing deficit over the two year period based on the following assumptions:

- › The provincial population as of February 20, 2023 was an estimated 824,500 (Statistics Canada). This is up 34,100 between July 1, 2021 and February 20, 2023. Based on this growth rate the population will reach 832,000 by July 1, 2023 (increase of 41600 between 2021 and 2023).
- › It was assumed the average household size associated with this population growth was 3.1. As of the 2021 Census, the average house size in New Brunswick was only 2.25 but it was assumed the population growth included more young families than the general population.
- › This resulted in housing demand to meet growth of 13,420 over the two year period.



- › The estimated non-growth related housing demand was estimated to be a conservative 6,200 over the two year period (3,100/year) which is consistent with actual housing starts activity in a typical year with no population growth (or decline) in the province and consistent with the organic change in average household size in recent years.
- › Actual housing starts from July 1, 2021 through December 31, 2022 are shown in the table and it was assumed the first two quarters in 2023 would be at a similar level.
- › This results in 9,128 housing starts over the two year period against an implied demand of 19,620 for an implied deficit of 10,492 units.

Table 4: Implied housing demand and deficit: 2022 and 2023 combined*

Estimated population growth	41,600
Avg. household size	3.1
Housing demand from growth	13,420
Non-growth related housing demand	6,200
TOTAL IMPLIED DEMAND	19,620
<i>Housing starts</i>	
Actual Q3 2021-Q2 2022	4,158
Actual Q3-Q4 2022	2,485
Projected Q1-Q2 2023	2,485
Total starts 2022-2023	9,128
IMPLIED HOUSING DEFICIT	10,492

**based on years ending June 30th to conform with Statistics Canada annual population estimates reporting.*

The model below does not address this implied housing demand deficit. It assumes 2023 will see 4,970 housing starts which is consistent with the first two quarters of the year. The value of residential permits issued in the final six months of 2022 (an indication of future construction) was slightly lower than the first six months of 2022 and considerably lower than the final six months of 2021.

IMPORTANT CONSIDERATION:

The model below does not consider capacity constraints within the construction sector. Already a lack of construction workers is holding back new residential developments in much of the province.

3

POPULATION GROWTH SCENARIOS: METHODOLOGY

3.1 THREE GROWTH SCENARIOS

There are three scenarios provided population growth: slow, moderate and fast growth (Table 5). Population growth is the main driver of housing demand.

The slow growth scenario assumes the population will increase by nearly 43,000 over the forecast period (through 2030), an average annual growth rate of 0.7 percent. This represents a considerable population deceleration compared to the past three years but is a much faster growth rate than the pre-pandemic average. The region-specific data is shown below but this model assumes that much of the population growth will occur the Moncton, Fredericton and Saint John regions. It is unlikely this level of population growth will ensure workforce demand is met around the province particularly in those areas that have very little or no growth over the forecast period. Real GDP growth in this scenario would be limited, likely below one percent per year³.

The moderate growth scenario assumes the population will rise by an annual average rate of 1.5 percent or a total of over 88,900 between 2023 and 2030. This represents a significant growth rate. The provincial population increased by 87,600 between 1976 and 2019 (43 years). In this forecast scenario, New Brunswick would add nearly that much in seven years. This scenario would likely result in enough workers to meet demand in most of the province and support average real GDP growth of in the range of two percent per year.

The fast growth scenario anticipates a sustained population growth rate not seen in the province since Statistics Canada started counting the annual population nearly 100 years ago. It would see 128,000 added to the provincial population through 2030, an annual population growth rate exceeding two percent per year. If the population growth was distributed as forecast below, this growth would meet workforce demand and likely support average real GDP growth between two to three per cent per year.

Table 5: Population growth by year and scenario, 000s, New Brunswick

	2023	2024	2025	2026	2027	2028	2029	2030	Avg. annual % change	Pop. growth
Slow growth	832.0	837.9	843.8	849.8	855.9	862.1	868.4	874.8	+0.7%	42.8
Moderate	832.0	844.8	857.6	870.3	883.1	895.7	908.3	920.9	+1.5%	88.9
Fast growth	832.0	849.1	866.6	884.5	902.8	921.4	940.5	960.1	+2.06%	128.1

Source: Estimated by Jupia Consultants Inc.

3. Real GDP growth does not directly correlate to population growth as it is based on a broader range of factors.



3.2 STATISTICS CANADA'S POPULATION PROJECTIONS

Every few years Statistics Canada develops its own population projections for each of the provinces. In 2022, it released its projections for New Brunswick based on 10 different scenarios. The projections started with 2021 as the base year with a baseline population that year of 789,200.

To illustrate just how challenging it is to make population projections in the current environment, Statistics Canada estimated the New Brunswick population in 2023 would be 800,500 in the 'low growth' projection and 806,800 in the 'high growth' projection. According to Statistics Canada's own population estimates, in February 2023 New Brunswick's current population is 824,000. To put that number into perspective, under the low growth projection, New Brunswick would never reach 824,000. Population would grow very slowly and then peak at 814,000 in 2029 before dropping back to 798,100 by 2040. Even under the fastest growing projection scenario put out by Statistics Canada, New Brunswick is not supposed to reach 824,000 residents until 2025.

As a result, none of the Statistics Canada population projections are aligned with the actual reality on the ground or the expectations of the provincial government. As shown in Table 6, under Statistics Canada's fastest growing population projection, New Brunswick's population would grow by just 0.7 percent per year through 2030. Under its slowest growth projection, population would slightly decline over the period.

Table 6: Average annual population growth rate, 2023-2030, New Brunswick



*Source: Statistics Canada. Taken from Table: 17-10-0057-01.

3.3 SOURCES OF POPULATION GROWTH

The bulk of population growth in New Brunswick over the forecast period will come from immigration. Since the pandemic about half of net population growth has come from net interprovincial migration. That is likely to continue but at a restrained pace in the coming years.

3.4 REGIONAL BREAKDOWN WITHIN THE PROVINCE

There is no doubt the moderate and fast growth population projection scenarios in this report are ambitious based on long term historical trends. But based on the objectives set by municipalities they are mostly aligned. The Saint John region economic development strategy calls for an average annual

population growth rate of 2.0% over the next decade. The Fredericton Growth Strategy from 2017 called for an annual average population growth rate of 1.8% per year through 2040. Between 2019 and 2022, the Fredericton CMA population increased by an average of 1.9% per year. The Greater Moncton region doesn't seem to have a long term population growth target but has been increasing at a red hot rate of 3.0% per year in the past four years including 5.4% in 2022, an unprecedented population growth rate among all CMAs across Canada in the past 20 years. The rest of the province, outside the three large urban centres, will need to see population growth to ensure there are enough workers to meet demand.

The population growth rates used for each region and scenario are shown in the following table. Under the slow growth scenario, Moncton, Fredericton and Saint John attract the bulk of net population growth (consistent with pre-pandemic trends) as well as the Shediac region. Even these areas have a decelerated population growth rate compared to the past few years. In this scenario, several regions see outright population decline through 2030 while most others see very little population growth. Under the moderate growth scenario, all regions benefit from population growth of at least 0.7 percent per year and under the fast growth scenario, the slowest growing region benefits from 1.4 percent population growth per year.

Table 7: Average annual population growth under the three scenarios, 2023-2030

	Slow	Moderate	Fast
Moncton region	1.5%	2.0%	2.8%
Fredericton region	1.3%	1.8%	2.5%
Saint John region	0.8%	1.5%	2.3%
Bathurst region	0.0%	0.8%	1.5%
Miramichi region	0.2%	0.7%	1.5%
Shediac region	1.7%	2.0%	2.3%
Acadian Peninsula	-0.1%	0.7%	1.5%
Kent	0.7%	0.9%	1.4%
Madawaska-Victoria region	-0.2%	0.7%	1.4%
Charlotte	0.1%	0.7%	1.4%
Restigouche	-0.5%	0.7%	1.4%
Carleton	0.1%	0.7%	1.4%
Sussex region	0.2%	0.8%	1.6%
Queens	-0.4%	0.7%	1.4%
Rest of NB	-0.5%	0.7%	1.4%
Total New Brunswick	0.7%	1.5%	2.1%

Source: Jupia Consultants projections.



4

HOUSING DEMAND: PROVINCIAL FORECAST

4.1 PROVINCIAL DEMAND

Based on the population growth assumptions and other inputs and assumptions as developed above, Table 8 shows the annual housing demand through 2030. As mentioned already, the 2023 housing demand figure is based on the estimated number of new housing starts expected in 2023. This results in a significant ‘implied demand deficit’ as discussed in Section 2.

Under the slow population growth scenario, housing demand

Table 8: Housing demand 2023 to 2030, three scenarios, New Brunswick

YEAR	SLOW	MODERATE	FAST
2023	4,970	4,970	4,970
2024	4,989	7,233	8,619
2025	4,816	7,024	8,541
2026	4,644	6,813	8,467
2027	4,472	6,600	8,395
2028	4,501	6,584	8,527
2029	4,530	6,566	8,662
2030	4,559	6,546	8,799

Source: Jupia Consultants estimates.

4.2 MIX OF HOUSING

As discussed above, there has been a substantial shift towards the building of rental apartments in the past few years. This is because of two big trends: 1) older residents empty nesting (and moving into assisted/supportive living housing) and 2) the big rise in the number of immigrants. Almost exclusively, new immigrants prefer to rent rather than buy their housing when first arriving in the province (either on a work permit or as a permanent resident). However, eventually they will want to move into their own (purchased) dwelling. Studies have shown many immigrants prefer a stand-alone house on a separate lot with a backyard, etc. At the very least, they prefer to own their own dwelling, but condominium development has not taken off in New Brunswick.



Nearly 60 percent of all units started in 2022 across New Brunswick were apartments, up from 31 percent in 2017 and only around a quarter of all units started a decade ago. It is likely apartments will continue to be in the 45-50 percent range of all new units through 2030, whereas single-detached units should rise back up to 40-45 percent with semi-detached and row housing accounting for the other five to 15 percent.

4.3 HOUSING DEMAND: REGIONAL

The geographic coverage area for each of the regions is shown in the table:

REGION:	COVERAGE AREA:
Moncton region	Moncton CMA
Fredericton region	Fredericton CA
Saint John region	Saint John CMA
Bathurst region	Bathurst CA
Miramichi region	Miramichi CA
Shediac region	Westmorland County (excluding the population living in the Moncton CMA)
Acadian Peninsula	Gloucester County (excluding the population in the Bathurst CA)
Kent	Kent County
Madawaska-Victoria region	Madawaska and Victoria counties
Charlotte	Charlotte County
Restigouche	Used for both the Campbellton and St. Quentin profiles
Carleton	Carleton County
Sussex region	Kings County (excluding the population in the Saint John CMA)
Queens	Queens County
Rest of NB	Areas not covered by a specific regional report including parts of Northumberland, York, Sunbury and Albert counties.

It is a challenging exercise to develop housing forecasts by region in New Brunswick. There are many unknowns such as how many of the regions' older residents will want to move out of their existing housing into apartments, condos or other supported living environments. The population aged 75 and older in the province is expected to rise by 56% between 2020 and 2030. At that time there will be nearly 110,000 persons aged 75 and older. Will many continue to live in smaller, rural communities or will they consolidate in larger centres?

Other considerations such as the capacity of the regional construction sector around the province and the age of the construction workforce will impact the ability to address housing demand in the years ahead.



4.3.1. REGIONAL POPULATION PROJECTIONS

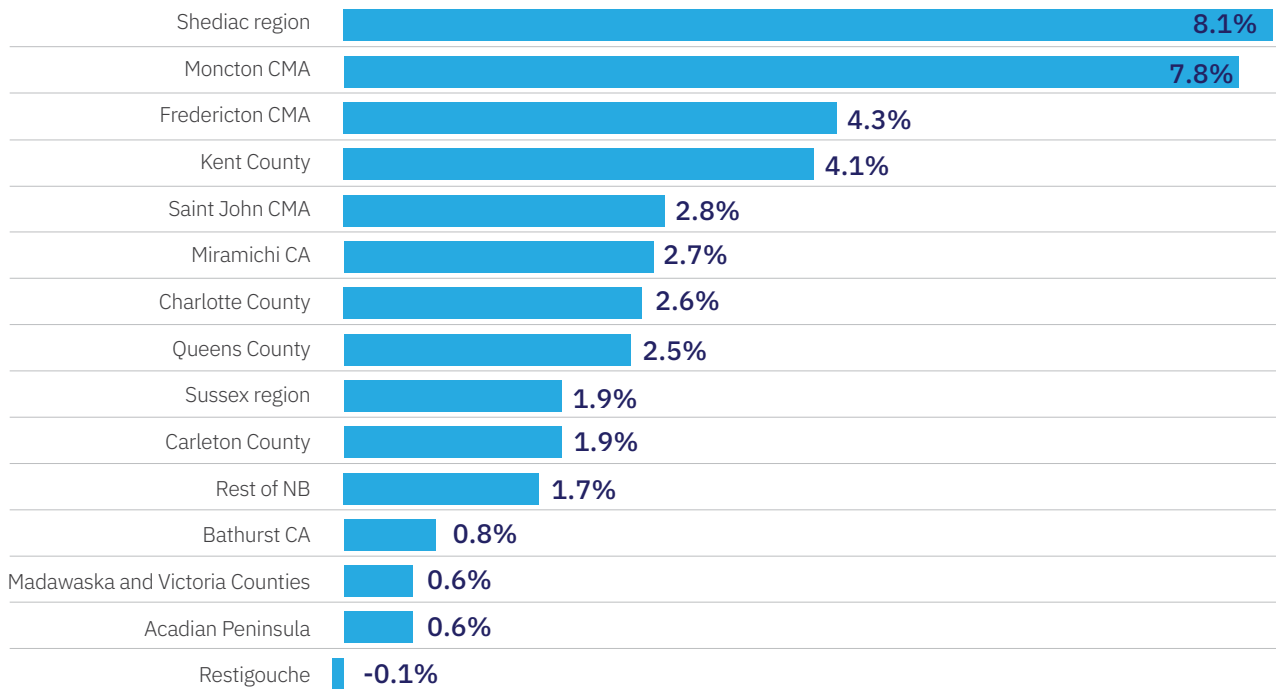
Table 9 shows the estimated population growth/decline by region for the slow growth scenario. In this scenario, the overall provincial population grows by 0.7 percent per year or a cumulative growth rate of 5.1 percent over seven years. However, because most of the growth occurs in the three largest urban centres (and the Shediac region), other regions mostly face stagnant populations or even population decline. Based on the decade before the pandemic, these population growth rates were in line with the 10 year trend. However, since the pandemic all regions of the province except on have witnessed population growth (Figure 5).

Table 9: Projected population growth by region (000s), slow growth scenario, 2023-2030

Region:	2023	2024	2025	2026	2027	2028	2029	2030	7 year growth
Moncton region	179.5	182.2	184.9	187.7	190.5	193.4	196.3	199.2	11.0%
Fredericton region	119.5	121.1	122.6	124.2	125.8	127.5	129.1	130.8	9.5%
Saint John region	138.0	139.1	140.2	141.3	142.5	143.6	144.8	145.9	5.7%
Bathurst region	32.1	32.1	32.1	32.1	32.1	32.1	32.1	32.1	0.1%
Miramichi region	29.4	29.4	29.5	29.5	29.6	29.6	29.7	29.8	1.3%
Shediac region	40.8	41.5	42.2	42.9	43.7	44.4	45.2	46.0	12.6%
Acadian Peninsula	47.9	47.8	47.7	47.7	47.6	47.5	47.5	47.4	-1.0%
Kent	33.9	34.1	34.3	34.5	34.8	35.0	35.2	35.5	4.7%
Madawaska-Victoria region	64.9	64.7	64.5	64.4	64.2	64.1	63.9	63.8	-1.7%
Charlotte	27.3	27.4	27.4	27.4	27.4	27.5	27.5	27.5	0.6%
Restigouche	30.9	30.7	30.6	30.4	30.3	30.2	30.0	29.9	-3.4%
Carleton	27.8	27.8	27.8	27.9	27.9	27.9	27.9	28.0	0.6%
Sussex region	23.5	23.6	23.6	23.6	23.7	23.7	23.7	23.8	1.1%
Queens	10.8	10.7	10.7	10.6	10.6	10.5	10.5	10.4	-2.9%
Rest of NB	25.8	25.7	25.5	25.4	25.3	25.1	25.0	24.9	-3.7%
Total New Brunswick	832.0	837.9	843.8	849.8	855.9	862.1	868.4	874.8	5.1%

Source: Jupia Consultants Inc. estimates.

Figure 5: Two-year population growth rates by region (2020-2022)



Source: Derived using Statistics Canada annual population estimates.

The population projections in the moderate growth scenario are found in Table 10. In this scenario, the overall provincial population increases by 10.7 percent over the seven year period for a total population growth of nearly 89,000. All regions of the province add population in this scenario with the three largest urban centres achieving the fastest population.

A total of 27,000 is added to the population outside the three largest urban centres between 2023 and 2030.





Table 10: Projected population growth by region (000s), moderate growth scenario, 2023-2030

Region:	2023	2024	2025	2026	2027	2028	2029	2030	7 year growth
Moncton region	179.5	183.4	187.4	191.4	195.5	199.6	203.6	207.8	15.7%
Fredericton region	119.5	121.9	124.3	126.7	129.1	131.6	134.0	136.4	14.2%
Saint John region	138.0	140.3	142.7	145.0	147.4	149.7	152.0	154.3	11.8%
Bathurst region	32.1	32.4	32.7	33.1	33.4	33.7	33.9	34.2	6.6%
Miramichi region	29.4	29.6	29.9	30.1	30.4	30.6	30.9	31.1	5.8%
Shediac region	40.8	41.6	42.4	43.3	44.1	44.9	45.8	46.6	14.2%
Acadian Peninsula	47.9	48.3	48.7	49.1	49.5	49.9	50.3	50.7	5.8%
Kent	33.9	34.2	34.6	35.0	35.3	35.7	36.0	36.3	7.3%
Madawaska-Victoria region	64.9	65.4	66.0	66.6	67.1	67.6	68.1	68.6	5.8%
Charlotte	27.3	27.6	27.8	28.1	28.3	28.5	28.7	28.9	5.8%
Restigouche	30.9	31.2	31.4	31.7	32.0	32.2	32.5	32.7	5.8%
Carleton	27.8	28.0	28.3	28.5	28.8	29.0	29.2	29.4	5.8%
Sussex region	23.5	23.8	24.0	24.2	24.4	24.6	24.9	25.1	6.6%
Queens	10.8	10.9	10.9	11.0	11.1	11.2	11.3	11.4	5.8%
Rest of NB	25.8	26.0	26.3	26.5	26.7	26.9	27.1	27.3	5.8%
Total New Brunswick	832.0	844.8	857.6	870.3	883.1	895.7	908.3	920.9	10.7%

Source: Jupia Consultants Inc. estimates.

Finally, Table 11 shows the population growth forecast by region for the fast growth scenario. In this scenario Moncton and Fredericton continue their fast growth from the past three years and Saint John also benefits from very strong population growth.

A total of more than 43,000 is added to the population outside the three largest urban centres between 2023 and 2030.

Table 11: Projected population growth by region (000s), fast growth scenario, 2023-2030

Region:	2023	2024	2025	2026	2027	2028	2029	2030	7 year growth
Moncton region	179.5	184.5	189.7	195.0	200.5	206.1	211.8	217.8	21.3%
Fredericton region	119.5	122.5	125.5	128.7	131.9	135.2	138.6	142.0	18.9%
Saint John region	138.0	141.2	144.4	147.7	151.1	154.6	158.2	161.8	17.3%
Bathurst region	32.1	32.6	33.0	33.5	33.9	34.4	34.9	35.4	10.2%
Miramichi region	29.4	29.8	30.2	30.6	31.0	31.5	31.9	32.4	10.2%
Shediac region	40.8	41.7	42.7	43.7	44.7	45.7	46.8	47.8	17.3%
Acadian Peninsula	47.9	48.6	49.2	49.9	50.6	51.3	52.0	52.8	10.2%
Kent	33.9	34.3	34.8	35.3	35.8	36.3	36.8	37.3	10.2%
Madawaska-Victoria region	64.9	65.8	66.7	67.6	68.6	69.5	70.5	71.5	10.2%
Charlotte	27.3	27.7	28.1	28.5	28.9	29.3	29.7	30.1	10.2%
Restigouche	30.9	31.3	31.8	32.2	32.7	33.1	33.6	34.1	10.2%
Carleton	27.8	28.2	28.6	29.0	29.4	29.8	30.2	30.6	10.2%
Sussex region	23.5	23.9	24.2	24.6	25.0	25.3	25.7	26.1	11.0%
Queens	10.8	10.9	11.1	11.2	11.4	11.5	11.7	11.9	10.2%
Rest of NB	25.8	26.2	26.5	26.9	27.3	27.7	28.1	28.4	10.2%
Total New Brunswick	832.0	849.1	866.6	884.5	902.8	921.4	940.5	960.1	15.4%

Source: Jupia Consultants Inc. estimates.

4.3.2 REGIONAL HOUSING DEMAND PROJECTIONS

How this translates into housing starts is shown in Tables 12-14. As developed above, the projected housing starts by region has both organic growth (i.e. not dependent on population growth) and a population growth component.

Please note this housing demand does not take into account the implied housing demand that has not been addressed in 2022 and 2023 as developed in Section 2.

Table 12 shows the estimated housing demand by region for the slow growth scenario. In this scenario, the 2023 housing demand figures are based on the expected housing starts in each region. The projections only begin in 2024.



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Table 12: Projected housing demand by region (000s), slow growth scenario, 2023-2030

Region:	2023	2024	2025	2026	2027	2028	2029	2030
Moncton region	1,850	1,542	1,516	1,490	1,463	1,481	1,499	1,517
Fredericton region	1,250	948	928	907	886	895	903	911
Saint John region	670	872	842	813	783	787	791	795
Bathurst region	80	120	112	104	96	95	94	94
Miramichi region	110	127	119	111	104	103	103	102
Shediac region	200	378	372	367	361	365	370	374
Acadian Peninsula	130	154	142	129	117	116	116	115
Kent	120	198	189	181	173	173	172	172
Madawaska-Victoria region	140	189	172	155	139	138	137	136
Charlotte	90	109	102	95	88	87	87	86
Restigouche	70	66	58	50	43	42	42	41
Carleton	100	111	104	97	90	89	89	88
Sussex region	70	99	93	87	81	81	81	80
Queens	30	25	22	20	17	17	17	17
Rest of NB	60	51	45	38	32	32	31	31
Total New Brunswick	4,970	4,989	4,816	4,644	4,472	4,501	4,530	4,559

Source: Jupia Consultants Inc. estimates.

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Table 13: Projected housing demand by region (000s), moderate growth scenario, 2023-2030

Region:	2023	2024	2025	2026	2027	2028	2029	2030
Moncton region	1,850	1,947	1,918	1,888	1,857	1,870	1,881	1,893
Fredericton region	1,250	1,218	1,195	1,171	1,147	1,151	1,155	1,158
Saint John region	670	1,272	1,239	1,205	1,171	1,170	1,168	1,166
Bathurst region	80	223	212	202	192	189	186	183
Miramichi region	110	194	184	175	165	162	159	156
Shediac region	200	416	408	400	392	393	394	395
Acadian Peninsula	130	316	300	285	269	264	260	255
Kent	120	246	235	225	214	211	209	206
Madawaska-Victoria region	140	428	407	386	364	358	352	346
Charlotte	90	181	172	163	154	151	148	146
Restigouche	70	204	194	184	174	171	168	165
Carleton	100	184	174	165	156	154	151	148
Sussex region	70	163	155	148	140	138	136	134
Queens	30	71	68	64	60	59	58	57
Rest of NB	60	170	162	153	145	143	140	138
Total New Brunswick	4,970	7,233	7,024	6,813	6,600	6,584	6,566	6,546

Source: Jupia Consultants Inc. estimates.

Table 14: Projected housing demand by region (000s), fast growth scenario, 2023-2030

Region:	2023	2024	2025	2026	2027	2028	2029	2030
Moncton region	1,850	2,295	2,301	2,309	2,316	2,370	2,424	2,481
Fredericton region	1,250	1,411	1,408	1,405	1,403	1,431	1,459	1,488
Saint John region	670	1,539	1,531	1,523	1,515	1,541	1,568	1,595
Bathurst region	80	264	258	251	245	247	248	250
Miramichi region	110	241	236	230	224	226	227	228
Shediac region	200	455	453	450	448	456	464	472
Acadian Peninsula	130	393	384	375	366	368	370	372
Kent	120	278	272	265	259	260	262	263
Madawaska-Victoria region	140	533	520	508	495	498	501	505
Charlotte	90	225	219	214	209	210	211	213
Restigouche	70	254	248	242	236	237	239	240
Carleton	100	228	223	218	212	214	215	216
Sussex region	70	201	197	192	188	190	191	192
Queens	30	88	86	84	82	83	83	84
Rest of NB	60	212	207	202	197	198	200	201
Total New Brunswick	4,970	8,619	8,541	8,467	8,395	8,527	8,662	8,799

Source: Jupia Consultants Inc. estimates.





MONCTON REGION

The Moncton region includes the cities of Moncton and Dieppe, the Town of Riverview and several outlying communities in Westmorland and Albert counties. Until recently housing starts had not kept pace with population growth. From 2016-2021, average annual housing starts were 1,060 per year, below the historical trend going back to 2001. In 2022, according to Statistics Canada, the region saw 2,028 new housing starts and is on pace for another 1,850 in 2023. Because of the explosion of population in this region, this level of housing starts is well below implied demand. The Moncton CMA added nearly 8,800 to the population in 2022 (July 1, 2021 to June 30, 2022), a growth rate of 5.4 percent.

OUTLOOK/PROJECTIONS:

It is likely the Moncton CMA will continue to grow strongly in the coming years. In the slow growth scenario, after 2023 population is expected to rise by 1.5 percent per year through 2030. That is similar to the average annual growth rate over the past 20 years. The moderate growth scenario results in average annual population growth of two percent which is equivalent to the average growth rate in the past 10 years and the fast growth scenario is based on a population growth rate of 2.8 percent per year, similar to what the region has seen in the past four years. It is important to note that no CMA in Canada over the past 20 years has maintained a 2.8 percent growth rate for a seven year period.

Under the fast growth scenario, the region will need to sustain 2,300-2,500 new housing starts per year through the forecast period.

Timeframe*	Annual construction		
1961-1980	848		
1981-1990	759		
1991-2000	869		
2001-2005	1,074		
2006-2010	1,375		
2011-2015	1,118		
2016-2021	1,060		
2022	2,028	<i>Actual housing starts</i>	
2023	1,850	<i>Estimated housing starts</i>	
Projected demand:	Slow	Moderate	Fast
2024	1,542	1,829	2,295
2025	1,516	1,794	2,301
2026	1,490	1,757	2,309
2027	1,463	1,720	2,316
2028	1,481	1,725	2,370
2029	1,499	1,729	2,424
2030	1,517	1,733	2,481

*average annual dwellings constructed by timeframe.

KEY REGIONAL CONSIDERATIONS:

For the Moncton region, it is important that housing starts reflect the different demand for housing. There are two major trends influencing the market including an influx of immigrants and the rising population of 60+ residents. Both of these groups will drive up demand for apartments and rental housing. The vast majority of immigrants would prefer to rent their housing when they first settle in a community and will purchase a home several years after arrival.

A share of the older population would prefer to live in apartments, condos or other low maintenance housing units. However, in the past two years, 60+% of all new housing was defined as rental uses.



That is consistent with larger markets such as Halifax but there is also a demand for owned housing particularly as newcomers start to settle longer term in the community.

The recent spike in housing prices in the Moncton region shows what can happen when supply is not meeting demand. The pandemic boosted the number of in-migrants from elsewhere in Canada (mainly Ontario) and that drove in the increase in the price of single-family dwellings (with knock on effects on the price of rental housing).

Further, the housing market should reflect the make up of the population. Average household income in the community is lower than many other mid and larger sized urban centres in Canada.

FREDERICTON REGION

The Fredericton region has been one of the fastest growing urban centres in Atlantic Canada in recent years helped by significant immigration and intraprovincial migration. The housing market has started to respond. From an average of 626 dwellings constructed per year between 2016-2021, the number increased to 1,299 in 2022. Housing starts in 2023 are expected to be in a similar range.

OUTLOOK/PROJECTIONS:

The Fredericton region is well positioned to continue moderate to fast population which would necessitate a sustained level of new housing construction. Under the fast growth scenario, the region would need to build between 1,400-1,500 new dwellings per year, on average, through 2030.

The slow growth scenario still has Fredericton's population growing at 1.3 percent per year while the moderate growth scenario is based on a growth rate of 1.8 percent. The fast growth scenario is based on population growth of 2.5 percent per year, something the region has never seen over a multi-year period.

Timeframe*	Annual construction		
1961-1980	641		
1981-1990	609		
1991-2000	676		
2001-2005	667		
2006-2010	737		
2011-2015	693		
2016-2021	626		
2022	1,299	<i>Actual housing starts</i>	
2023	1,250	<i>Estimated housing starts</i>	
Projected demand:	Slow	Moderate	Fast
2024	948	1,140	1,411
2025	928	1,112	1,408
2026	907	1,085	1,405
2027	886	1,056	1,403
2028	895	1,056	1,431
2029	903	1,055	1,459
2030	911	1,054	1,488

*average annual dwellings constructed by timeframe.



KEY REGIONAL CONSIDERATIONS:

Fredericton has a large post-secondary education student base and there is interest in growing the number moving forward which will impact housing demand. Like Moncton, Fredericton's population growth will be driven by immigration necessitating a higher share of rental housing options than in the past. Fredericton also has a fast rising, and more affluent, older population that will want appropriate housing options. In the past two years, over 50% of all new housing was classified as rental.

The Fredericton region already has the highest priced housing in New Brunswick, compared to the other urban centres, not individual municipalities. It will be important to ensure there is a good mix of housing to support service industry workers, students, retirees, immigrants and other demographic groups.

SAINT JOHN REGION

The Saint John region has seen the weakest economic growth and population expansion among the main urban centres in the Maritime Provinces. However, in the past couple of years population growth has turned positive and there is growing momentum in the Port City. Housing starts have returned to recent historical norms. If the city and surrounding communities are to get back to strong population growth, it will require considerably more new housing construction.

OUTLOOK/PROJECTIONS:

Saint John has an ambitious population growth target of two percent per year. The housing demand model herein is based on a slow population growth rate of 0.8 percent, a moderate growth rate of 1.5 percent and a fast growth rate of 2.3 percent per year.

If Saint John hits the moderate population growth target, it will require an unprecedented level of new housing construction eclipsing the 1960s and 1970s when there were over 900 new houses/dwellings constructed per year. In a fast growth scenario, the region will need to sustain more than 1,500 new starts per year.

Timeframe*	Annual construction		
	Slow	Moderate	Fast
1961-1980	918		
1981-1990	732		
1991-2000	580		
2001-2005	512		
2006-2010	678		
2011-2015	478		
2016-2021	407		
2022	608	<i>Actual housing starts</i>	
2023	670	<i>Estimated housing starts</i>	
Projected demand:	Slow	Moderate	Fast
2024	872	1,181	1,539
2025	842	1,144	1,531
2026	813	1,106	1,523
2027	783	1,068	1,515
2028	787	1,063	1,541
2029	791	1,056	1,568
2030	795	1,050	1,595

*average annual dwellings constructed by timeframe.

KEY REGIONAL CONSIDERATIONS:

Saint John will need to ensure as it expands its housing stock that it reflects the needs of the growing population. Until recently the region has not built as many rental units compared to Fredericton and Moncton.

Saint John is likely to have more immigrants and more post-secondary education students in the coming years in addition to the many empty nesters and older residents that will be looking for a different type of housing.

BATHURST REGION

The Bathurst region has seen fewer housing starts in recent years compared to its historical levels. In 2022 there were 67 housing starts down from an average of 93 between 2016 and 2021. The numbers have been declining in recent years because of a lack of population growth and limited new household formation (e.g. when children move out and need their own dwellings). In the 1960s and 1970s, there were over three times as many houses constructed on an annual basis compared to now.

OUTLOOK/PROJECTIONS:

Under the slow population growth scenario for the province, the Bathurst region does not grow its population through 2030. This is similar to the 10 year average before the pandemic. In this scenario, housing starts will increase modestly to meet pent up demand but then taper off. If the region starts to grow at a moderate (0.8%/year) or fast (1.5%/year), there will need to be significant new housing construction. Under the fast growth scenario, annual housing starts will need to return to a level not seen since the 1980s.

Timeframe*	Annual construction		
1961-1980	279		
1981-1990	262		
1991-2000	177		
2001-2005	95		
2006-2010	110		
2011-2015	102		
2016-2021	93		
2022	67	<i>Actual housing starts</i>	
2023	80	<i>Estimated housing starts</i>	
Projected demand:	Slow	Moderate	Fast
2024	120	199	264
2025	112	188	258
2026	104	177	251
2027	96	166	245
2028	95	163	247
2029	94	159	248
2030	94	156	250

*average annual dwellings constructed by timeframe.



KEY REGIONAL CONSIDERATIONS:

The region is pushing to attract more immigrants which will necessitate more rental housing. Further, a large share of newcomers already have children so rental housing that accommodates families will be necessary. As of the 2021 Census, nearly one in four households lived in a rented dwelling so the region does have more of a history with rental housing compared to some smaller urban centres. The older population in the region will also need different kinds of housing moving forward. The cost of housing needs to be on the radar. As of the 2021 Census, nearly four in ten of all renters in Bathurst were spending 30% or more of household income on shelter costs. The region needs reasonably priced, good quality housing options in order to attract and retain new residents.

MIRAMICHI REGION

Housing starts had been declining in recent years but have rebounded. There were 116 new housing starts in 2022 up from an annual average of 90 between 2016-2021 and 76 per year in the previous Census period. This is still well below the 1960s through the 1990s when housing construction in the Miramichi region averaged around 200 per year.

OUTLOOK/PROJECTIONS:

Under the slow population growth scenario for the province, the Miramichi region population increases by only an average of 0.2 percent per year through 2030. This is similar to the 10 year average before the pandemic. In this scenario, housing starts will increase modestly to meet pent up demand but then taper off. If the region starts to grow at a moderate (0.7%/year) or fast (1.5%/year), there will need to be significant new housing construction. Under the fast growth scenario, annual housing starts will need a rise not seen in the region in its history, averaging between 220-240 per year through the forecast period.

Timeframe*	Annual construction		
1961-1980	204		
1981-1990	195		
1991-2000	141		
2001-2005	102		
2006-2010	94		
2011-2015	76		
2016-2021	90		
2022	116	<i>Actual housing starts</i>	
2023	110	<i>Estimated housing starts</i>	
Projected demand:	Slow	Moderate	Fast
2024	127	175	241
2025	119	164	236
2026	111	154	230
2027	104	144	224
2028	103	141	226
2029	103	137	227
2030	102	134	228

*average annual dwellings constructed by timeframe.

KEY REGIONAL CONSIDERATIONS:

Like other smaller urban centres, the mix of new housing developments will be important. As of the 2021 Census, only approximately 22% of households rented their housing. New developments need to take into consideration the immigrant population and older residents seeking lower maintenance housing options. Historically Miramichi has benefited from reasonable housing costs (only nine percent spend 30% or more of household income on shelter costs) and that advantage should be a focus in the years ahead.

SHEDIAC REGION

The Town of Shediac has been the fastest growing municipalities in New Brunswick in recent years with an 18.7% growth rate between 2017-2022. Cap-Pelé has also seen rapid population growth (+14.7%) as has Sackville (+10.9). While the rest of the region (defined as Westmorland County excluding the municipalities in the Moncton CMA) has not grown as fast, combined with these towns it is experiencing the fastest population compared to all regions in this report. Much of this population growth is as a result of the area's close proximity to the Moncton CMA.

OUTLOOK/PROJECTIONS:

Housing starts have below implied demand across the region (not necessarily individual municipalities). In the forecast model, in 2014 housing demand will rise to 378 in the slow population growth scenario, 416 in the moderate and 455 in fast growth scenario. In the fast growth scenario, the region would need to see a sustained level of 450-470 new houses built per year.

Population growth is strong in all three scenarios: slow (1.7%/year), moderate (2.0%/year) and fast (2.3%/year).

The region will need housing development not seen before.

Timeframe*	Annual construction		
1961-1980	209		
1981-1990	213		
1991-2000	184		
2001-2005	190		
2006-2010	227		
2011-2015	184		
2016-2021	217		
2022	209	<i>Actual housing starts</i>	
2023	213	<i>Estimated housing starts</i>	
Projected demand:	Slow	Moderate	Fast
2024	378	416	455
2025	372	408	453
2026	367	400	450
2027	361	392	448
2028	365	393	456
2029	370	394	464
2030	374	395	472

*average annual dwellings constructed by timeframe.



KEY REGIONAL CONSIDERATIONS:

The Town of Shediac in particular is benefitting from a good mix of new housing development. While the area has seen limited immigration in recent years it is likely to pick up moving forward necessitating housing to accommodate this segment of the population.

Shediac and surrounding communities are also attracting more empty nesters and retirees. Housing costs could become a serious challenge in the region. A summary of available properties in Shediac in 2022 found an average list price of \$511,500⁴. Sackville also has higher average housing prices than Moncton.

ACADIAN PENINSULA

Housing starts in the Acadian Peninsula started to level off in the early 2000s to around 150-160 per year across the whole region. While the region did not see the kind of housing start fluctuation witnessed in other areas of New Brunswick, it never returned to the rapid housing development seen before the 1990s when there was substantial new housing formation as children moved out into their own dwellings and people were moving into the region. Most of the municipalities in the region have been in slow population decline including Caraquet and Tracadie but since the pandemic the population has risen slightly.

OUTLOOK/PROJECTIONS:

In the provincial slow growth scenario, population in the Peninsula declines slightly through 2030 – consistent with the last 5-10 years trend in the region.

However, in the moderate and fast growth scenarios, the Peninsula will see between 0.7%/year and 1.5%/year population growth which will necessitate a substantial increase in housing starts. Even in the fast growth scenario, housing starts are not predicted to come back to the level seen in the 1960s and 1970s – but it will be close. There will need to be between 370-390 built per year, on average, across the region.

Timeframe*	Annual construction		
1961-1980	402		
1981-1990	373		
1991-2000	255		
2001-2005	166		
2006-2010	179		
2011-2015	148		
2016-2021	133		
2022	n/a	<i>Actual housing starts</i>	
2023	130	<i>Estimated housing starts</i>	
Projected demand:	Slow	Moderate	Fast
2024	154	285	393
2025	142	268	384
2026	129	251	375
2027	117	235	366
2028	116	229	368
2029	116	224	370
2030	115	218	372

*average annual dwellings constructed by timeframe.

4. <https://www.onestophomepros.com/shediac-real-estate-market-report/>

KEY REGIONAL CONSIDERATIONS:

Only about 18% of dwellings in the Peninsula are rented (as of the 2021 Census). If the region is to grow its population much of that growth will be immigrants and that demographic group relies much more heavily on rental housing.

As older residents move into apartments or assisted living facilities it could free up single family dwelling for immigrants but, again, most would prefer to rent rather than buy when they first move into the region. Further, some share of the newcomers will be working in service industries at median or below wage levels. It will be important to have the right mix of housing moving forward.

KENT COUNTY

Kent County seems to be benefitting from the Moncton urban area growth. After a number of years of population stagnation, in the past five, the population is up by 6.3 percent. Much of that growth (4.1%) was just between 2020-2022. As a result, housing starts have started to increase again but will need to expand substantially no matter which growth scenario occurs between 2023 and 2030.

OUTLOOK/PROJECTIONS:

Even under the slow population growth scenario for the province, the Kent population increases by an estimated 0.7 percent per year through 2030. This is similar to the 10 year average before the pandemic. In this scenario, housing starts will need to increase modestly to meet pent up demand but then taper off. If the region starts to grow at a moderate (0.9%/year) or fast (1.4%/year), there will need to be significant new housing construction. Under the fast growth scenario, annual housing starts will need a rise not seen in the region in its history, averaging between 260-280 per year through the forecast period.

Timeframe*	Annual construction		
1961-1980	243		
1981-1990	211		
1991-2000	181		
2001-2005	155		
2006-2010	158		
2011-2015	117		
2016-2021	127		
2022	n/a	Actual housing starts	
2023	120	Estimated housing starts	
Projected demand:	Slow	Moderate	Fast
2024	198	246	278
2025	189	235	272
2026	181	225	265
2027	173	214	259
2028	173	212	260
2029	172	209	262
2030	172	206	263

*average annual dwellings constructed by timeframe.



KEY REGIONAL CONSIDERATIONS:

Only 17% of residents in Kent County rent their housing. If the county is to attract more immigrants, it will need more rental housing and likely more apartment construction in the coming years. Like elsewhere in New Brunswick the lower cost of housing has been an advantage in Kent County in the past. Manufactured housing may be one option to help address housing demand in the county.

MADAWASKA VICTORIA REGION

The number of annual housing starts in the Edmundston CA has averaged only 27 per year between 2018 and 2022. Extrapolating out for the full Madawaska-Victoria region this means housing is being built at significantly below recent historical levels. Madawaska-Victoria saw sustained housing construction in the 1960s-1990s of an average 360 dwellings per year. It has tailed off significantly since and there is far less capacity for housing construction in the region than in the past. The population in the region is forecast to decline slightly on current trends. If it is to grow it would need to expand the capacity for housing construction in the region

OUTLOOK/PROJECTIONS:

In the slow growth scenario, the population in the region would decline slightly between 2023-2030. Housing starts will still need to increase to meet organic demand (new household formation). Population decline will have profound negative implications for the workforce. If the region achieves moderate growth (0.7%/year) or fast growth (1.4%/year), it will support workforce demand and results in a significant increase in housing construction. In the fast growth scenario, there would need to be more than 500 houses constructed per year through 2030. Adjusted for population size this would represent a level of residential housing construction not seen in the region before.

Timeframe*	Annual construction		
1961-1980	371		
1981-1990	374		
1991-2000	276		
2001-2005	227		
2006-2010	169		
2011-2015	97		
2016-2021	141		
2022	n/a	<i>Actual housing starts</i>	
2023	140	<i>Estimated housing starts</i>	
Projected demand:	Slow	Moderate	Fast
2024	189	386	533
2025	172	363	520
2026	155	341	508
2027	139	318	495
2028	138	311	498
2029	137	303	501
2030	136	296	505

*average annual dwellings constructed by timeframe.

KEY REGIONAL CONSIDERATIONS:

Edmundston is attracting more immigrants than many small cities. With the UdeM and CCNB campuses, the community is in a good position to foster more housing starts in the coming years. The smaller communities in the region are more challenging. Manufactured housing may be one option to help address housing demand in the region.

CHARLOTTE COUNTY

Charlotte County's population ticked up slightly since 2019 (rising from 26,016 to 26,754 according to Statistics Canada's annual population estimates). There is potential for the county to grow faster. Saint Andrews' population was among the fastest in the province in recent years. The Fundy Trail should mean an increase in tourism activity in the coming years. Housing starts across the county averaged 150 or so per year between the 1980s and 2000 but slipped to 91 per year between 2016 and 2021.

OUTLOOK/PROJECTIONS:

Despite the population expansion in Saint Andrews, the slow growth scenario only has the county added 0.1 percent/year to the population through 2030. In the moderate growth scenario, population growth rises to 0.7 percent/year and in the fast growth scenario, 1.4 percent/year.

If Saint John continues its growth momentum that should bode well for Charlotte County. In the moderate growth scenario, new housing construction will need to get back to the level seen in the 1990s. Under fast growth, the region has not seen the level of construction that will be required.

Timeframe*	Annual construction		
1961-1980	134		
1981-1990	152		
1991-2000	156		
2001-2005	133		
2006-2010	97		
2011-2015	85		
2016-2021	91		
2022	n/a	<i>Actual housing starts</i>	
2023	90	<i>Estimated housing starts</i>	
Projected demand:	Slow	Moderate	Fast
2024	109	163	225
2025	102	153	219
2026	95	144	214
2027	88	134	209
2028	87	131	210
2029	87	128	211
2030	86	125	213

*average annual dwellings constructed by timeframe.

KEY REGIONAL CONSIDERATIONS:

Housing costs are important consideration. The median value of housing in Saint Andrews as of the 2021 Census was 69% above the median value for the province overall. Other municipalities across the



county offer lower housing costs. Another consideration is the capacity to boost housing construction. The construction workforce in St. Stephen and Saint Andrews is 30% smaller than in the Saint John region. Manufactured housing may be one option to help address housing demand in the county.

RESTIGOUCHE COUNTY

The Campbellton CA (New Brunswick part) is home to 42% of the dwellings across Restigouche County. In the past four years there have only been an average of 16 housing starts in the Campbellton CA. Between 2016-2021, there were an average of 73 new dwellings constructed per year. In the 1960s through 1990, the county averaged well over 220 new housing starts in an average year. If the region gets back to population growth, it will require significant new housing construction.

OUTLOOK/PROJECTIONS:

In the slow growth scenario, the Restigouche population declines by an average of 0.5 percent/year through the forecast period. However, in the moderate growth (0.7%/year) and fast growth (1.4%/year) scenarios, the county's population grows necessitating a jump in housing construction from 66 in the slow growth scenario in 2024 to 254 in the fast growth scenario.

This would be a level of housing construction not seen in the region since the 1980s.

Timeframe*	Annual construction		
1961-1980	233		
1981-1990	226		
1991-2000	157		
2001-2005	70		
2006-2010	67		
2011-2015	74		
2016-2021	73		
2022	n/a	<i>Actual housing starts</i>	
2023	70	<i>Estimated housing starts</i>	
Projected demand:	Slow	Moderate	Fast
2024	66	184	254
2025	58	173	248
2026	50	162	242
2027	43	152	236
2028	42	148	237
2029	42	144	239
2030	41	141	240

*average annual dwellings constructed by timeframe.

KEY REGIONAL CONSIDERATIONS:

Only 11% of households across the county live in an apartment building. If the region is to grow in the future, it will need to attract more immigrants and that will result in demand for more rental units (apartments and/or other single-family dwellings). The region has much less construction capacity now than it did 30 years ago, and this could be a constraint if the demand for new housing increases in the coming years. Manufactured housing may be one option to help address housing demand in the county.

CARLETON COUNTY



The heyday for new housing construction in Carleton County occurred in the 1980s when there were 167 new dwellings constructed per year over the decade. That significant demand for housing occurred because of new household formation (children leaving their parents' dwellings) and some inward migration of population. Since then, new housing construction has declined and only averaged 100 per year between 2016 and 2021.

OUTLOOK/PROJECTIONS:

In the slow growth scenario, the population in the county would increase slightly between 2023-2030. Housing starts will need to increase only slightly meet organic demand (new household formation). Population stagnation could have profound negative implication for the workforce. If the region achieves moderate growth (0.7%/year) or fast growth (1.4%/year), it will support workforce demand and results in a significant increase in housing construction. In the fast growth scenario, there would need to be between 210-230 houses constructed per year through 2030. Adjusted for population size this would represent a level of residential housing construction not seen in the region before.

Timeframe*	Annual construction		
1961-1980	143		
1981-1990	167		
1991-2000	163		
2001-2005	119		
2006-2010	116		
2011-2015	76		
2016-2021	100		
2022	n/a	<i>Actual housing starts</i>	
2023	100	<i>Estimated housing starts</i>	
Projected demand:	Slow	Moderate	Fast
2024	111	165	228
2025	104	156	223
2026	97	146	218
2027	90	136	212
2028	89	133	214
2029	89	130	215
2030	88	127	216

*average annual dwellings constructed by timeframe.

KEY REGIONAL CONSIDERATIONS:

Over 22% of households in Carleton County are renters which is above average for a rural region in New Brunswick. Only 9% live in apartment buildings. Assuming the region can attract more immigrants in the coming years, there will need to be more rental housing available as newcomers prefer to rent rather than buy. The region has less construction capacity now than it did 30 years ago, and this could be a constraint if the demand for new housing increases in the coming years. Manufactured housing may be one option to help address housing demand in the county.



SUSSEX REGION

There are approximately 7,900 dwellings in the Sussex region (Kings County excluding the communities in the Saint John CMA). Historically, the region’s highest performing timeframe for new housing construction (at least in the past 60 years) was the 1980s when there was an average of 160 new housing units constructed per year over the decade. That significant demand for housing occurred because of new household formation (children leaving their parents’ dwellings) and some inward migration of population. The region had a housing construction spurt in the 2006-2010 timeframe when it average 114/year before falling back to 72 per year between 2016 and 2021.

OUTLOOK/PROJECTIONS:

In the slow growth scenario, the Sussex region population rises by 0.2 percent/year through the forecast period. In this scenario, housing starts will need to rise slightly but then moderate as organic demand decelerates. In the moderate growth scenario (population increase of 0.8%/year), housing starts will need to rise considerably and in the fast growth scenario (1.6%/year), the region will need to see new housing construction not seen in the region before.

Timeframe*	Annual construction		
1961-1980	132		
1981-1990	160		
1991-2000	133		
2001-2005	86		
2006-2010	114		
2011-2015	87		
2016-2021	72		
2022	n/a	<i>Actual housing starts</i>	
2023	70	<i>Estimated housing starts</i>	
Projected demand:	Slow	Moderate	Fast
2024	99	148	201
2025	93	140	197
2026	87	132	192
2027	81	124	188
2028	81	121	190
2029	81	118	191
2030	80	116	192

*average annual dwellings constructed by timeframe.

KEY REGIONAL CONSIDERATIONS:

The region has less construction capacity now than it did in the past, and this could be a constraint if the demand for new housing increases. The Town of Sussex has 30% less construction workers compared to the Saint John CMA. Manufactured housing may be one option to help address housing demand in the county. Compared to other regions, a higher share of households are renters. In Sussex, for example, over 40% of people rented their accommodation as of the 2021 Census.

QUEENS COUNTY



Queens County saw an average of 32 new houses constructed per year during the 2016 to 2021 timeframe. Like the rest of New Brunswick, this was well below the higher levels of construction seen in the 1960s through the 1990s. The county population declined by 4.2 percent over the past decade but rose slightly in 2022. New housing construction is a barrier to population growth. Already there have been challenges identified in communities such as Chipman and Minto but there are also solutions being developed.

OUTLOOK/PROJECTIONS:

If the population declines through 2030 (scenario one), the demand for housing will be limited. On the other hand, if the population starts to rise such as in the moderate growth scenario (0.7%/year), housing starts will need to rise to a level not seen since the 1990s. In the fast growth scenario (1.4%/year), there will need to be more than 80 new dwellings constructed per year through 2030 – a level last seen in the 1980s.

Timeframe*	Annual construction		
1961-1980	62		
1981-1990	87		
1991-2000	68		
2001-2005	36		
2006-2010	40		
2011-2015	44		
2016-2021	32		
2022	n/a	Actual housing starts	
2023	30	Estimated housing starts	
Projected demand:	Slow	Moderate	Fast
2024	25	64	88
2025	22	60	86
2026	20	56	84
2027	17	53	82
2028	17	52	83
2029	17	50	83
2030	17	49	84

*average annual dwellings constructed by timeframe.

KEY REGIONAL CONSIDERATIONS:

Less than 12% of households in Queens County are renters which is well below average. Only 3% live in apartment buildings. Assuming the region can attract more immigrants in the coming years, there will need to be more rental housing available as newcomers prefer to rent rather than buy. The region has less construction capacity now than it did 30 years ago, and this could be a constraint if the demand for new housing increases in the coming years. Manufactured housing may be one option to help address housing demand in the county.



APPENDIX

A. GOVERNMENT SUPPORTED HOUSING CONSIDERATIONS

There has been an increase in interest in government supported housing in recent years and this has only accelerated coming out of the Covid-19 pandemic. Average house prices year over year are up nearly 30 percent across the country⁵. Initiatives such as ‘Rising Tides’ in Moncton will channel millions of dollars in funding from all three levels of government to address an affordable housing need in that community.

The federal government “National Housing Strategy” has a target of 530,000 new affordable housing units across the country by 2030 and reducing chronic homelessness by 50 percent. The government is negotiating bi-lateral agreements with provincial governments across the country. The total investment amount is set at \$70+ billion. In addition to housing investment, the National Housing Strategy is putting tens of millions of dollars into efforts to address housing market gaps including a “Demonstration Initiative”, Solutions Lab, a new national conference, more funded research, etc.

New Brunswick has a slightly above average share of tenant households in subsidized housing compared to the rest of the country.

Table 16: Number and percentage of tenant households in subsidized housing, by province, 2016

Jurisdiction:	#	% of total
Canada	578,871	13%
Newfoundland and Labrador	11,192	22%
Prince Edward Island	2,596	15%
Nova Scotia	15,136	12%
New Brunswick	11,429	14%
Quebec	126,319	9%
Ontario	233,241	15%
Manitoba	26,948	19%
Saskatchewan	23,012	21%
Alberta	42,663	10%
British Columbia	74,103	13%

Source: Statistics Canada 2016 Census.

New Brunswick’s housing strategy⁶, launched in 2019, included investment in 922 new family units over 10 years and another 300 for the homeless. In addition, the plan provided over \$300 million over 10 years for social housing renovation and to support homeless shelters. The Covid-19 pandemic led to a significant upheaval in the provincial housing market and government is boosting investment particularly to address homeless demand.

5. Source: CREA, as of July 2021.

6. <https://www2.gnb.ca/content/dam/gnb/Departments/sd-ds/pdf/Housing/HousingStrategy2019-2029.pdf>.

B. SENIORS' HOUSING: CONSIDERATIONS

CMHC does provide considerable data on seniors' housing supply and demand in Canada. In the most recent survey, New Brunswick had 4.3 percent of the population 75 and older in seniors' housing. Newfoundland and Labrador had 3,287 residents in these facilities or a capture rate of 7.2 percent. Prince Edward Island had a higher capture rate with nearly 10 percent of those aged 75 and older living in seniors' housing. Nova Scotia has one of the lowest rates of people in seniors' housing among the 10 provinces with a capture rate of only 2.1 percent. In terms of vacancy rates, Newfoundland and Labrador has the highest in 2021 at 17.3 percent and Nova Scotia has the lowest at 6.3 percent.

Table 17: Seniors' housing population and trends, Atlantic Canada

Province	# of Spaces	Overall Vacancy Rate		# of Residences	# of Residents	Est. pop. aged 75+ ¹	Capture Rate ² (%)
		2020	2021				
Newfoundland and Labrador	3,942	11.8	17.3	62	3,287	45,900	7.2
Avalon Region	1,825	10.0	14.4	27	1,586		
Central & Eastern Region	1,417	15.6	21.6	24	1,115		
Labrador & Western Region	700	7.5	16.4	11	586		
Prince Edward Island	1,429	3.9	7.8	32	1,324	13,600	9.7
Kings & Prince County	459	6.6	7.6	12	425		
Queens	970	2.6	7.8	20	899		
Nova Scotia	1,883	3.0	6.3	41	1,879	88,400	2.1
Halifax	1,068	2.3	3.1	16	1,120		
Northern Region & Cape Breton	362	2.0	8.8	11	343		
Southern Region and Annapolis	453	4.8	11.7	14	416		
New Brunswick	3,345	6.1	9.1	55	3,119	72,300	4.3
Northwest, Northeast and Central	1,137	7.7	11.9	24	1,042		
Southwest & Southeast Region	2,208	5.3	7.7	31	2,077		
Atlantic Region	10,599	7.3	11.5	190	9,610	220,200	4.4

Source: CMHC. Note a 'space' is not the same as a room. A two-person room has two spaces.

1. Source: Statistics Canada. Table 051-0001 - Estimates of population, by age group and sex for July 1, Canada, provinces and territories, annual (persons unless otherwise noted)

2. The capture rate is the proportion of the population aged 75 and over living in the survey universe.

Table 18 shows the proportion of seniors' housing facilities with various services. New Brunswick has the highest share of facilities with on-site medical services, registered nurses, 24-hour call bell and pharmacies.

**Table 18: Proportion (%) of Structures where Select Services are Available**

Province	On-Site Medical Services	Registered Nurse Onsite ¹	24-hour Call Bell	Pharmacy
Newfoundland and Labrador	45.3	17.0	80.8	6.8
Prince Edward Island	21.9	31.3	67.2	3.1
Nova Scotia	40.1	19.9	80.1	2.4
New Brunswick	65.1	45.0	84.2	14.9
Atlantic Region	46.0	28.1	79.4	7.6

Source: CMHC.

¹ On-site nursing services include RN, RPN or LPN.

In terms of other amenities, Newfoundland and Labrador has the highest share of facilities with transportation services and Internet services. New Brunswick has the highest share with exercise facilities and movie theatres.

Table 19: Proportion (%) of Structures with Access to Selected Amenities

Prov.	Transportation Services	Swimming Pool	Hot Tub Spa	Movie Theatre	Exercise Facilities	Internet
NL	86.0	0.0	8.7	8.5	**	96.6
PE	**	0.0	0.0	0.0	6.3	73.4
NS	66.6	7.3	12.2	34.5	44.3	94.4
NB	70.8	4.0	9.1	36.2	46.9	82.1
ATL	71.9	2.7	8.1	20.7	34.3	88.0

Source: CMHC.

Finally, Table 20 shows the average rents in facilities by size of unit. Overall, Nova Scotia has the most expensive seniors' housing with an average rate of \$3,366/month and New Brunswick has the lowest cost facilities with an average rate of \$2,621/month.

Table 20: Average Rent (\$) of Standard Spaces by Unit Type

Prov.	Ward/Semi-Private		Bachelor/Studio		One Bedroom		Two Bedroom +		Total	
	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021
NL	2,461	2,390	2,830	2,584	3,064	2,948	**	**	2,861	2,701
PE	2,692	2,685	4,077	3,481	2,842	3,487	**	5,344	3,389	3,237
NS	**	**	3,065	3,165	3,196	3,381	3,032	3,658	3,138	3,366
NB	2,531	2,941	2,169	2,737	2,361	2,321	3,415	3,212	2,424	2,621
ATL	2,532	2,492	2,825	2,925	2,856	2,928	3,433	3,710	2,858	2,878

Source: CMHC.

The following units are excluded from the table above: non-market/subsidy units, respite units, and units where an extra charge is paid for Heavy-care (1½ hours or more of care).

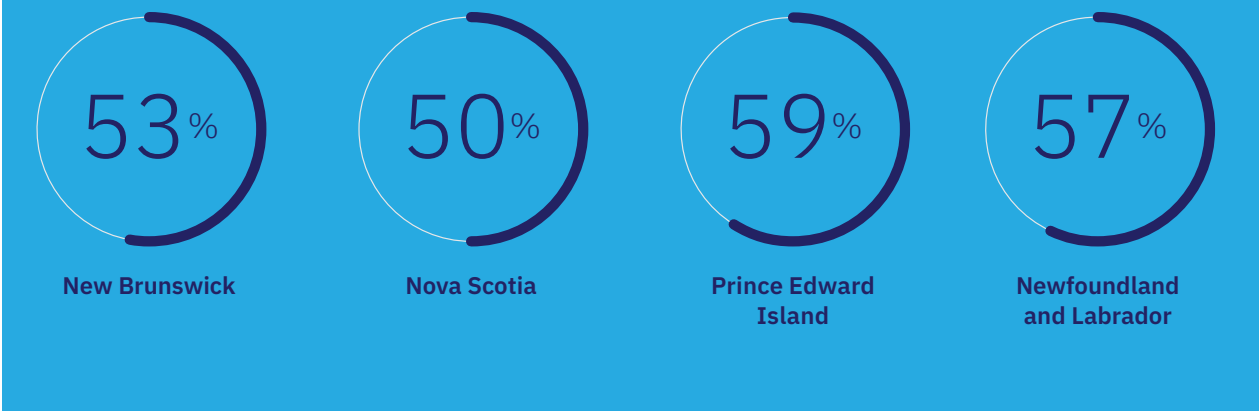


OUTLOOK FOR SENIORS' HOUSING

According to Statistics Canada population projections, the number aged 75 and older living in Atlantic Canada is expected to increase by 53 percent between 2021 and 2030. That will add an estimated 117,300 (net) to the population in that age group. If the proportion in seniors' housing maintains at the current share of the population 75 and older, that will mean another 5,300 spaces will be needed by 2030. If the proportion in seniors' housing rises to an average of 10 percent in each province, that will require the number of seniors' housing spaces to rise from 9,640 across the region in 2021 to 34,000 by 2030 – an increase of 24,200 spaces across the four provinces – on an average increase of 2,400/year.

There are no official government forecasts for the number of seniors that could be in formal seniors' housing by 2030, but it is certainly possible for Newfoundland and Labrador as well as Prince Edward Island to get there as the 2021 figures are close to that level. It would take a substantial boost in Nova Scotia and a fairly significant boost in New Brunswick.

Figure 6: Population growth rate 2021 to 2030, aged 75+



Source: Statistics Canada Table: 17-10-0057-01.



C. COULD MANUFACTURED HOUSING BE PART OF THE SOLUTION?

One option for addressing housing demand particularly in smaller communities and rural regions could be manufactured housing. When attempting to define the opportunity, one of the challenges with the modular or manufactured housing sector is the lack of Statistics Canada or CMHC data. Statistics Canada reports on the number of movable dwellings in a community's housing stock but the definition points to the challenge:

Statistics Canada definition: Mobile home or mobile: a single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation such as blocks, posts or a prepared pad which may be converted by a skirt. If placed on a permanent foundation, it is considered (for census purposes) to be a single detached dwelling.

Therefore, any manufactured homes on a permanent foundation are considered to be a single detached dwelling. As of the 2016 Census, the number of movable dwellings by province and the share of total housing is shown in Table 21. Again, these numbers would be considerably biased downwards due to the definition, but it is notable that all three Maritime Provinces have three times as many or more compared to the country overall, as a share of total housing.

Table 21: Number of movable dwellings, by province, 2016

Jurisdiction:	#	% of total
Canada	189,755	1.3%
Newfoundland and Labrador	1,430	0.7%
Prince Edward Island	2,530	4.3%
Nova Scotia	14,870	3.7%
New Brunswick	13,795	4.3%
Quebec	23,505	0.7%
Ontario	14,890	0.3%
Manitoba	10,435	2.1%
Saskatchewan	9,325	2.2%
Alberta	47,970	3.1%
British Columbia	49,290	2.6%

Source: Statistics Canada 2016 Census.

Neither Statistics Canada nor CMHC publishes statistics on the number of manufactured homes coming on the market each year, but Statistics Canada does publish data on the provincial output from the "Prefabricated wood and manufactured (mobile) buildings and components" sector. Unfortunately, this

data is only through 2017. Table 22 shows the output for this sector for the five-year period 2013 to 2017. Across the four provinces, there was \$79 million in output from this sector in 2017. The annual output declined between 2013 and 2017.

Applying a notional value of \$120,000 per unit, this would equate to 182 units sold in NL, 33 on PEI, 295 in Nova Scotia and 145 in New Brunswick.

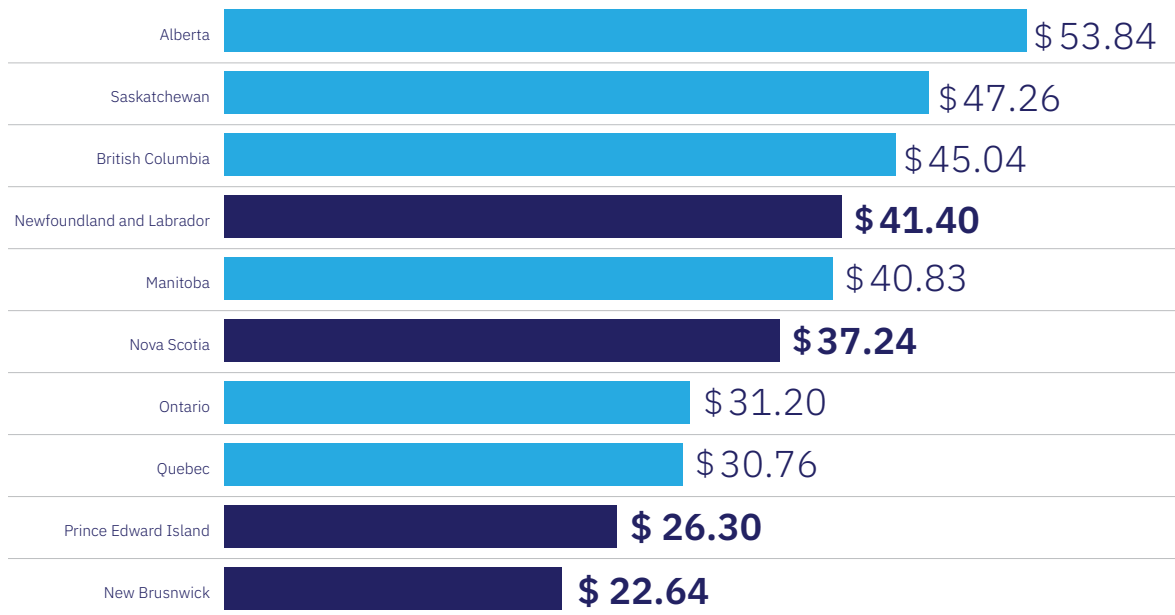
Table 22: Industry output by year, Prefabricated wood and manufactured (mobile) buildings and components (\$Millions)

	2013	2014	2015	2016	2017
Newfoundland and Labrador	\$42.8	\$36.5	\$31.1	\$23.3	\$21.9
Prince Edward Island	\$5.7	\$4.2	\$3.7	\$3.3	\$4.0
Nova Scotia	\$55.3	\$45.7	\$40.5	\$34.1	\$35.4
New Brunswick	\$24.4	\$19.6	\$18.3	\$19.1	\$17.4

Source: Statistics Canada Table: 12-10-0101-01.

Figure 7 shows how the industry output in this sector compares by province adjusted for population size. In 2017, New Brunswick was at the bottom on a per capital basis.

Figure 7: Industry output in 2017, Prefabricated wood and manufactured (mobile) buildings and components, per capita



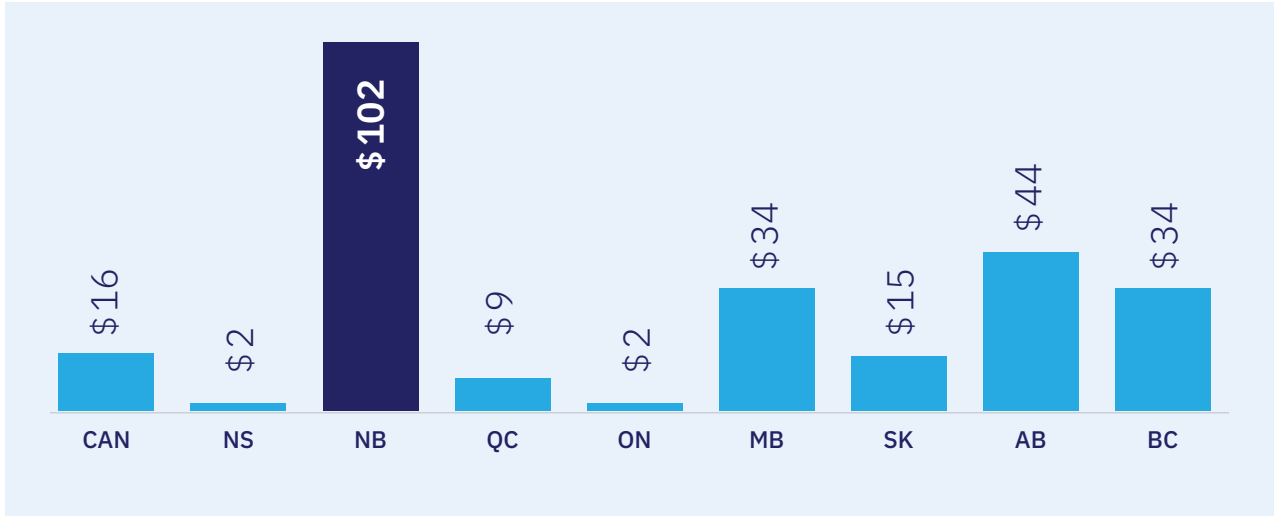
Source: Statistics Canada Table: 12-10-0101-01.

It is important to note, however; that the data above is based on market demand within the province. New Brunswick is a significant exporter of manufactured homes. In 2017, New Brunswick firms generated \$68.5 million in export revenue (mostly interprovincial) from this sector. The value of exports has been dropping slightly year-over-year. In 2013, the province exported \$93.4 million worth of products in this sector.



Figure 8 shows how the export revenue for the New Brunswick sector compares to the rest of the country. No other province comes close to the same amount of export revenue adjusted for population size.

Figure 8: Per capita export revenue by province, annual average 2013-2017 Prefabricated wood and manufactured (mobile) buildings and components



Source: Statistics Canada Table: 12-10-0101-01.

OUTLOOK FOR MANUFACTURED HOMES IN ATLANTIC CANADA

Across Canada, there is a growing interest in manufactured homes to address housing shortages in urban and rural areas. This applies not only to single detached units but also multi-unit and even multi-storey buildings. A good example of this is a new 24-unit project in Sarnia, Ontario which is partially funded by the federal government (\$1.3 million in support). The new development, operated by the County of Lambton, will provide 24 one-bedroom apartments for seniors and six will be fully accessible. The three-storey addition will be modular in design and assembled using prefabricated units⁷.

There is limited data on the potential market for manufactured (or modular, or prefabricated) houses in Atlantic Canada. In general, the region is suffering from many of the housing challenges felt across the country.

There have been so few houses built in certain rural and less populated regions that the local construction workforce and supply chain is not sufficient to address any increase in demand in the next few years. Manufactured housing could be an excellent alternative in these cases.

However, the growing shortage of workers in the construction sector is also hitting the manufactured home sector and unless addressed will limit its ability to grow.

7. <https://www.cmhc-schl.gc.ca/en/media-newsroom/news-releases/2021/investing-affordable-housing-sarnia>

D. HOUSING OUTLOOK MODEL

The housing outlook model was developed using a variety of sources, mostly Statistics Canada and Canada Mortgage and Housing (CMHC) data. Housing demand comes from two broad sources: new household formation (independent of population growth) and population growth.

Statistics Canada developed detailed projections for population growth by province in 2021. For New Brunswick, the Projection scenario HG: high-growth was used as the slow growth scenario. This is because in the past three years, population growth has been well above any of the Statistics Canada projections and the provincial government has expressed an interest in sustaining rapid population growth through 2040.

Estimated housing starts were then correlated to population growth projections based on previous trends and the emerging population dynamics. For example, there are expected to be considerably more immigrant households, empty nester and single dweller households in throughout the province.

Sources of individual model inputs are as follows:

Model input:	Source:
Housing starts by type	CMHC
Housing starts by type and CMA/CA area	CMHC
Housing starts by ownership	CMHC
Building permits	Statistics Canada Table 34-10-0066-01.
Type of housing by region	Statistics Canada 2016 Census
Population estimates	Statistics Canada Table 17-10-0005-01
Population estimates by urban centre	Statistics Canada Table 17-10-0135-01
Population estimates by component	Statistics Canada Table 17-10-0008-01
Population projections by component	Statistics Canada Table 17-10-0058-01
Population projections by scenario	Statistics Canada Table 17-10-0057-01
Labour force and employment trends	Statistics Canada Table 14-10-0202-01
Manufactured homes	Statistics Canada Table 12-10-0101-01

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