

*Saint Andrews and Area
Housing Survey*



TOWN OF SAINT ANDREWS

&

AGE-FRIENDLY ADVISORY COMMITTEE

MARCH/APRIL 2021

MESSAGE FROM THE AGE-FRIENDLY ADVISORY COMMITTEE

The Saint Andrews Age-Friendly Committee is pleased to bring you the results of the Saint Andrews and Area Housing Study conducted from March 15, 2021 to April 15, 2021. Through this process, we were able to attain 141 total responses to 25 questions regarding the opinion of residents on housing needs. The survey provides useful insight to identifying housing needs, affordability, types of housing stock needed, and services.

According to the Canada Mortgage and Housing Corporation, a household spending 30% or more of its gross income on housing and shelter costs including utilities is considered to have affordability challenges. Households spending more than 50% of gross income on housing are severely overspending and considered to be at a crisis level of spending, putting individuals and families at risk of homelessness.

We want to thank all participants who provided feedback on this process. Your contributions are well received, and this information will help to give guidance on future housing developments in Saint Andrews and the area.

All results and graphs from the Saint Andrews and Area Housing Study can be found at the back of this document.

SUMMARY OF HOUSING SURVEY RESULTS

QUESTION 1: PLEASE SELECT THE COMMUNITIES WHERE YOU PREFER TO LIVE. YOU CAN SELECT MORE THAN ONE.

- The top result was Saint Andrews with 91.49% of 141 respondents.
- The next highest results were Bayside, Chamcook, Bocabec, St. Stephen, and St. George accordingly.

QUESTION 2: DO YOU CURRENTLY OWN YOUR PROPERTY OR RENT YOUR PROPERTY?

- 64.54% of 141 respondents own their property.
- 35.46% of 141 respondents rent their property.
- Statistics Canada 2016 Census noted 680 private household by tenure:
 - Owner – 75% (510 of 680)
 - Renter – 25% (170 of 680)

QUESTION 3: ARE YOU LOOKING FOR A LONG-TERM OR SEASONAL RENTAL?

- 95.80% of 119 respondents noted long-term.

QUESTION 4: HOW MANY PEOPLE WOULD YOU NEED TO HOUSE?

- 57.81% of 128 respondents noted 2 people.
- 28.91% of 128 respondents noted 1 person.
- 13.28% of 128 respondents noted 3 or more people.
- Statistics Canada 2016 Census noted 685 Private Households by Household Size for Saint Andrews
 - 1 person households – 31.38% of the population (215 private households)
 - 2 person households – 43.79% of the population (300 private households)
 - 3 person households – 11.67% of the population (80 private households)

QUESTION 5: WHAT IS YOUR HOUSEHOLD STRUCTURE?

- 35% of 140 respondents noted two-person household
- 29.29% of 140 respondents noted one-person household.
- The rest of the responses were under 15 % with Couples indicated as third on the list.

QUESTION 6: HOW MANY BEDROOMS WOULD YOU REQUIRE?

- 56.39% of 133 respondents noted 2 bedrooms. This was the majority noted.
- All other responses were 15% or less with 3 or more bedrooms coming in second with 2 bedrooms and a den and 1 bedroom at 12.03% respectively.

QUESTION 7: HOW MANY BATHROOMS WOULD YOU REQUIRE?

- Of 134 respondents, 52.99% wanted 2 bathrooms with 45.52% indicating 1 bathroom.

SUMMARY OF HOUSING SURVEY RESULTS

QUESTION 8: WHICH LAYOUT BEST MEETS YOUR PARKING NEEDS?

- 36.30% of 135 respondents noted Garage as their preferred parking option. This was the highest rated.
- One parking space at 28.89% and more than one parking space at 21.48% make up most additional responses.

QUESTION 9: WHICH LAYOUT BEST MEETS YOUR NEEDS?

- A Garden Home Layout with Back Deck had 30.53% and 2 bedrooms plus den had 28.24% of the 131 responses. All other options ranged from 13% or below.

QUESTION 10: DO YOU WANT ACCESS TO A GARDEN/LANDSCAPED AREA?

- Overwhelmingly 82.09% of 134 respondents want a garden/landscaped area.

QUESTION 11: DO YOU WANT IN-HOUSE OR ON-SITE LAUNDRY FACILITIES?

- Like Question 10, 87.31% of 134 respondents want in-house laundry.

QUESTION 12: HOW MUCH WOULD YOU CONSIDER AFFORDABLE FOR MONTHLY RENT?

- 75% of 132 respondents indicated that affordable rent is between \$650.00 and \$1,500.00. From this, the highest response came from \$850 - \$1,000.00 at 28.79%.
- Note that 18.94% of respondents felt \$450.00 - \$650.00 was considered affordable rent.
- Statistics Canada 2016 Census noted that the average monthly shelter costs for rented dwellings was \$664.00.

QUESTION 13: HOW MUCH OF YOUR INCOME DO YOU SPEND ON RENT?

- 50.53% of 95 respondents indicated 20-30% of their income is spent on rent.
- Note that 49.47% of respondents indicated 30% or more of income is spent on rent. This puts renters into the Canada Mortgage and Housing Corporations identified housing affordability challenge levels.
- Statistics Canada 2016 Census noted that 680 households indicated income spent on shelter costs:
 - Less than 30% of income on shelter – 83.82% (570 shelters of 680)
 - More than 30% of income on shelter – 16.91% (115 shelters of 680)

SUMMARY OF HOUSING SURVEY RESULTS

QUESTION 14: WHAT IS YOUR AGE RANGE?

- 68.57% of 140 respondents are 56 and over.
- Respondents of 35 – 55 at 16.43% and less than 35 had 15% respondents.
- Statistics Canada Census 2016 noted:
 - The median age of the population of Saint Andrews is 51.9 and average age at 47.2
 - The percentage breakdown by age group is 0 to 14 years old 12.4%, 15 to 64 years old 58.9%, 65 years and up 31.7%.

QUESTION 15: DOES YOUR HOUSEHOLD HAVE ACCESSIBILITY OR MOBILITY ISSUES?

- 77.04% of 135 respondents indicated No.

QUESTION 16: DO YOU FORESEE NEEDING ACCESSIBILITY FEATURES SUCH AS GRAB BARS, USE OF A WALKER, WHEELCHAIR-WIDE HALLWAYS, COUNTERTOPS AND CUPBOARD HEIGHTS, NO STEPS?

- Only 57.14% of 133 respondents indicated the future need for accessibility features.

QUESTION 17: ARE YOU CONSIDERING THE FOLLOWING?

- Of 114 respondents, 50.88% indicated moving within the community, 35.08% indicated downsizing, with 14.04% indicated relocating to another community.

QUESTION 18: HOW IMPORTANT IS IT TO BE WITHIN WALKING DISTANCE OF AMENITIES?

- 64.49% of 138 respondents indicated walking distance to be very important or important.
- Another 23.19% indicated that walking distance is somewhat important.

QUESTION 19: SHOULD A NEW DEVELOPMENT BECOME AVAILABLE IN YOUR COMMUNITY, WHEN WOULD YOU BE READY TO RENT?

- 76.73% of 116 respondents indicated moving within the next year to 1 – 2 years.
- 23.28% indicated as soon as possible.

QUESTION 20: IF YOU WANT TO OWN A RESIDENCE, WHAT IS YOUR PRICE RANGE?

- 49.02% of 102 respondents indicated prices below \$200,000.00
- 42.16% of respondents indicated pricing between \$200,000.00 - \$300,000.00
- Statistics Canada 2016 Census noted that the average value of dwellings was \$240,444.00

SUMMARY OF HOUSING SURVEY RESULTS

QUESTION 21: HOW IMPORTANT IS STORAGE TO YOU?

- 81.88% of 138 respondents indicated storage is very important or important.

QUESTION 22: DO YOU OWN PETS?

- 55.80% of 138 respondents indicated they own pets

QUESTION 23: WHAT TYPE OF PET DO YOU OWN?

- 56.41% of 78 respondents indicated dogs.
- 38.46% of respondents indicated cat.
- 5.13% indicated other.
- Note that only 78 responded to this question even with 138 respondents noting they own pets.

QUESTION 24: IF YOU OWN PETS, HOW MANY DO YOU OWN?

- 64.94% of 77 respondents indicate owning 1 pet.
- 35.07% of respondents indicated more than 1 pet.

QUESTION 25: HOW IMPORTANT IS A PET-FRIENDLY RENTAL TO YOU?

- 62.91% of 124 respondents indicated very important or important.
- 20.97% of respondents indicated that it does not matter.

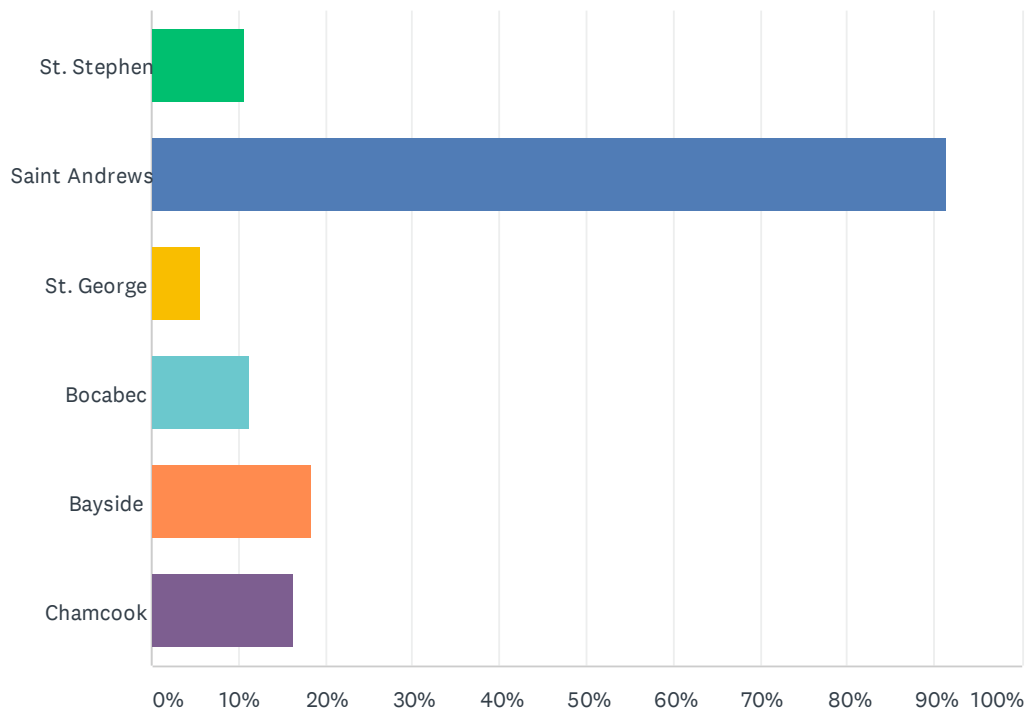
SUMMARY OF HOUSING SURVEY RESULTS

KEY CONCLUSIONS

- The primary respondents to this survey were those retired or near retirement. 45% of the population of Saint Andrews consists of persons 55+ and make up 70% of respondents.
- Most people want to live in Saint Andrews.
- Long-term rental is desirable.
- Looking at housing for an average of 2 people per house and 2-bedrooms/2 bathrooms with in-house laundry. Storage is also an important factor to consider.
- People prefer to have a garage or more than one space with a back deck and access to landscaping.
- Almost half the respondents are in an affordable housing issue or crisis.
- Some people feel that accessibility or accessible features need to be built into the housing.
- People seem to want to move now or in less than 2 years.
- Being within walking distance to amenities is important but not for everyone.
- Most people feel housing prices if they were to buy should remain under \$300,000 with almost 50% wanting under \$200,000.
- About half the respondent's own pets and would like some form of pet-friendly rental.

Q1 Please select the communities where you prefer to live. You can select more than one.

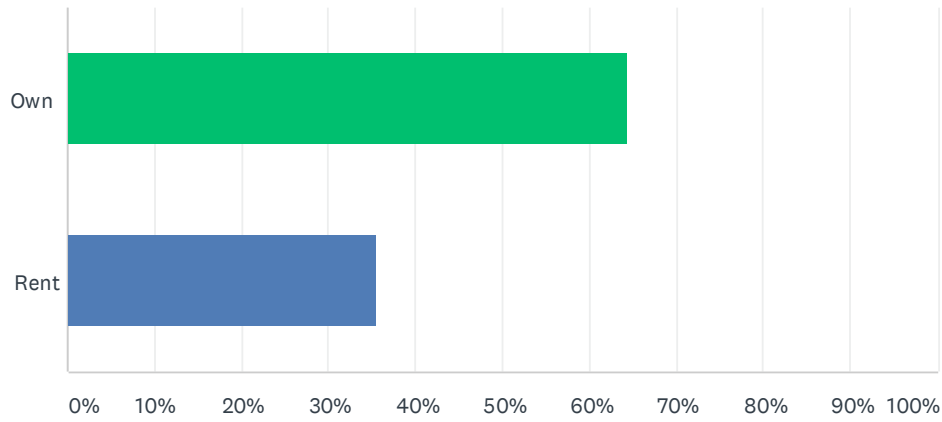
Answered: 141 Skipped: 0



ANSWER CHOICES	RESPONSES	
St. Stephen	10.64%	15
Saint Andrews	91.49%	129
St. George	5.67%	8
Bocabec	11.35%	16
Bayside	18.44%	26
Chamcook	16.31%	23
Total Respondents: 141		

Q2 Do you currently own your property or rent your property?

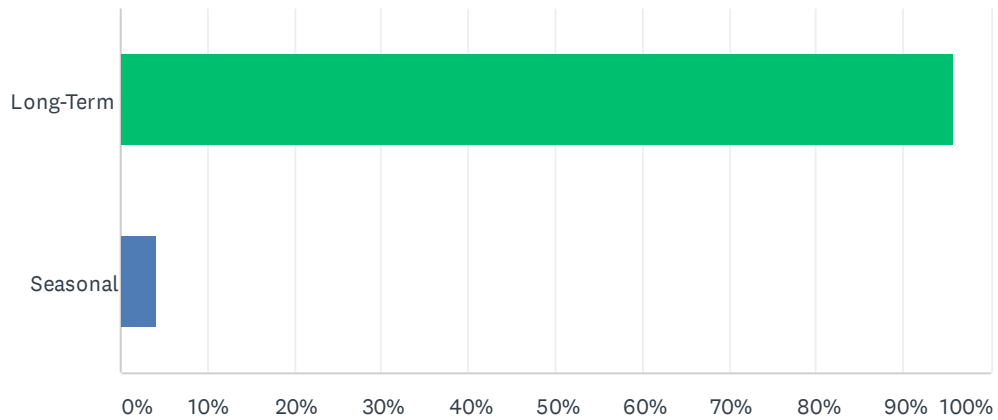
Answered: 141 Skipped: 0



ANSWER CHOICES	RESPONSES
Own	64.54% 91
Rent	35.46% 50
Total Respondents: 141	

Q3 Are you looking for a long-term or seasonal rental? (Seasonal includes summer residents, seasonal employment, and students).

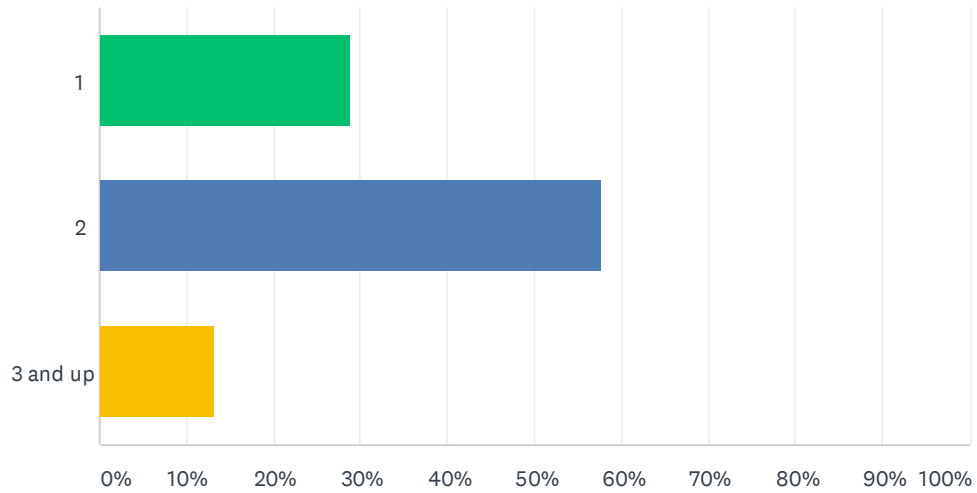
Answered: 119 Skipped: 22



ANSWER CHOICES	RESPONSES	
Long-Term	95.80%	114
Seasonal	4.20%	5
TOTAL		119

Q4 How many people would you need to house?

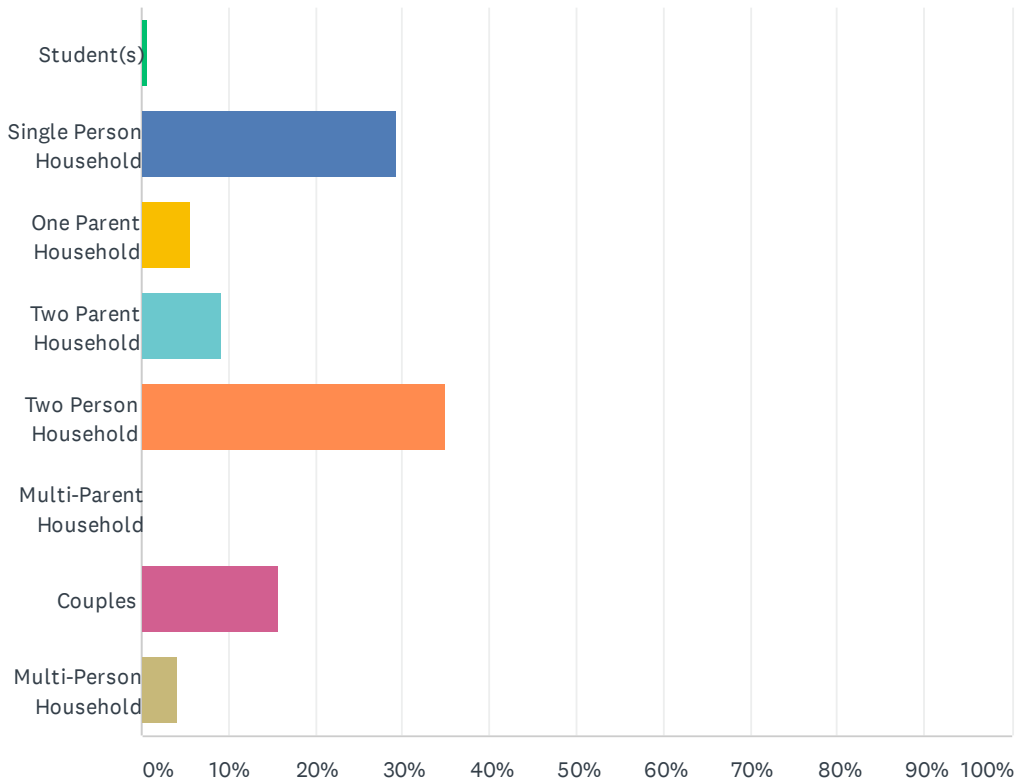
Answered: 128 Skipped: 13



ANSWER CHOICES	RESPONSES
1	28.91% 37
2	57.81% 74
3 and up	13.28% 17
TOTAL	128

Q5 What is your household structure?

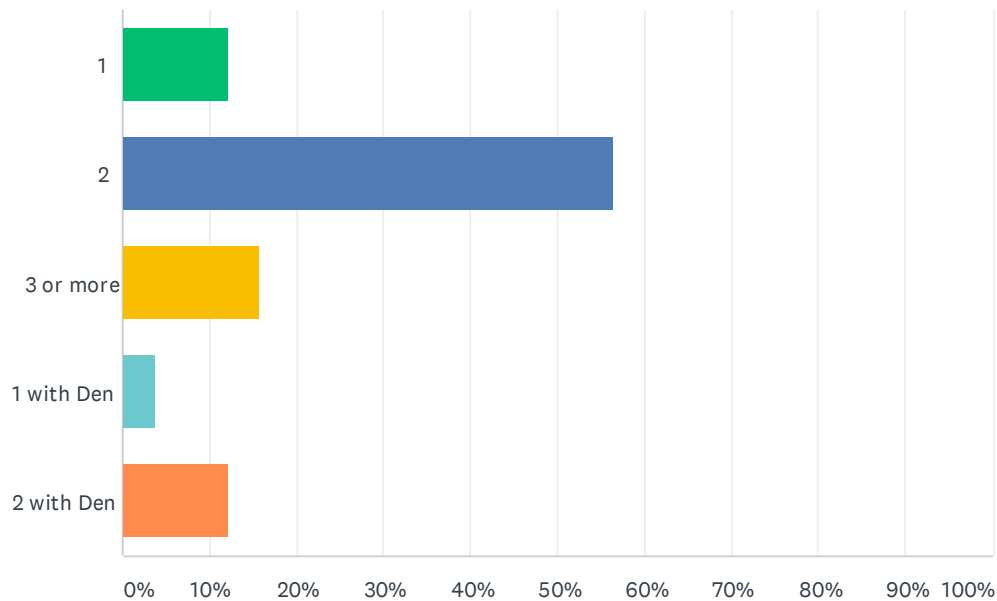
Answered: 140 Skipped: 1



ANSWER CHOICES	RESPONSES	
Student(s)	0.71%	1
Single Person Household	29.29%	41
One Parent Household	5.71%	8
Two Parent Household	9.29%	13
Two Person Household	35.00%	49
Multi-Parent Household	0.00%	0
Couples	15.71%	22
Multi-Person Household	4.29%	6
TOTAL		140

Q6 How many bedrooms would you require?

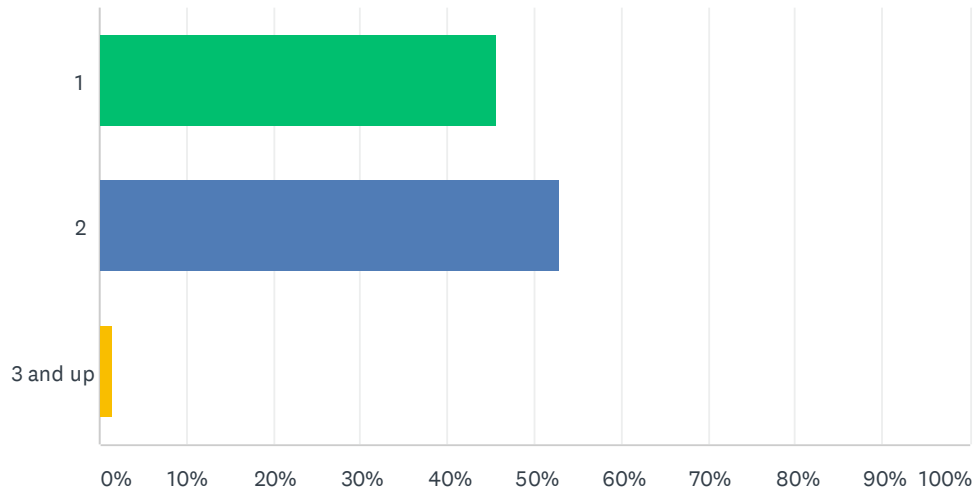
Answered: 133 Skipped: 8



ANSWER CHOICES	RESPONSES	
1	12.03%	16
2	56.39%	75
3 or more	15.79%	21
1 with Den	3.76%	5
2 with Den	12.03%	16
TOTAL		133

Q7 How many bathrooms would you require?

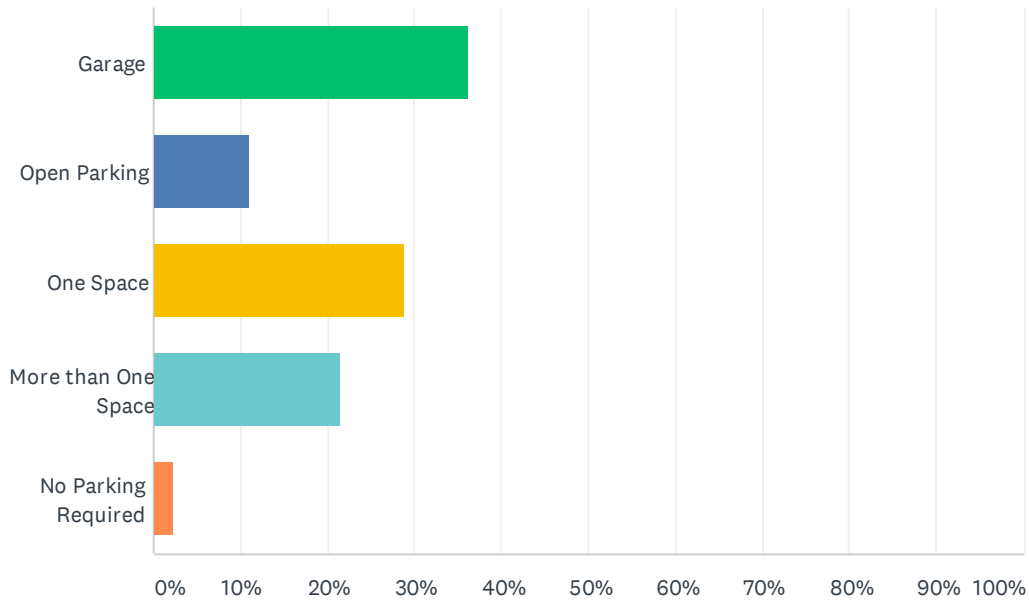
Answered: 134 Skipped: 7



ANSWER CHOICES	RESPONSES	
1	45.52%	61
2	52.99%	71
3 and up	1.49%	2
TOTAL		134

Q8 Which layout best meets your parking needs?

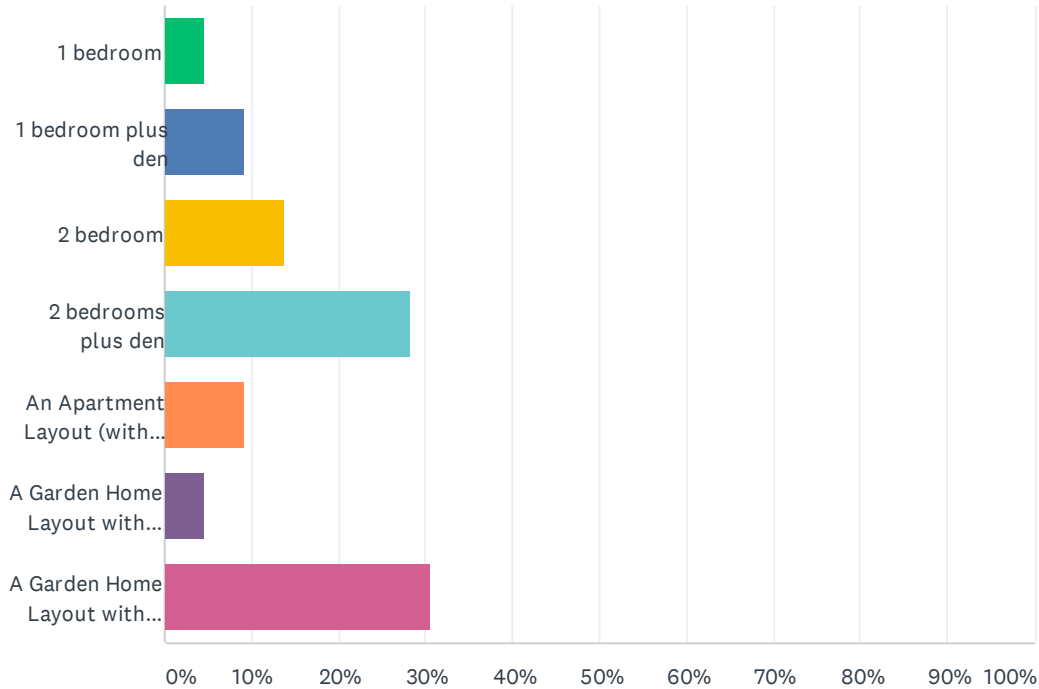
Answered: 135 Skipped: 6



ANSWER CHOICES	RESPONSES	
Garage	36.30%	49
Open Parking	11.11%	15
One Space	28.89%	39
More than One Space	21.48%	29
No Parking Required	2.22%	3
TOTAL		135

Q9 Which layout best meets your needs?

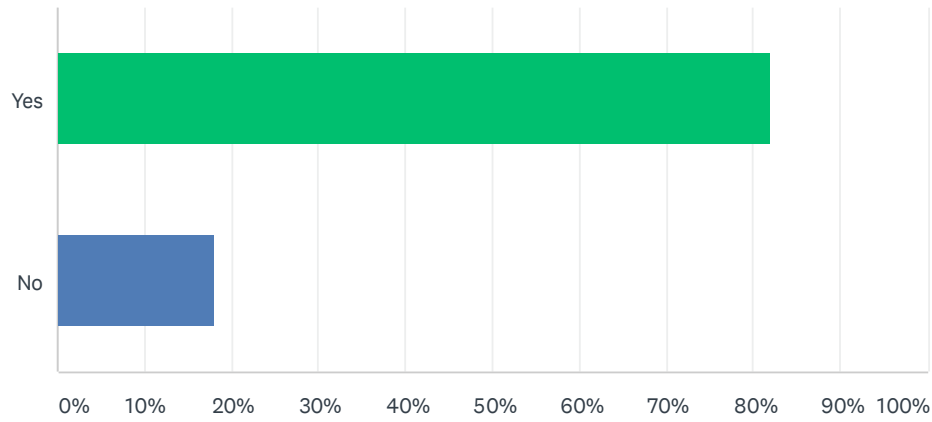
Answered: 131 Skipped: 10



ANSWER CHOICES	RESPONSES
1 bedroom	4.58% 6
1 bedroom plus den	9.16% 12
2 bedroom	13.74% 18
2 bedrooms plus den	28.24% 37
An Apartment Layout (with or without balcony)	9.16% 12
A Garden Home Layout with Front Deck	4.58% 6
A Garden Home Layout with Back Deck	30.53% 40
TOTAL	131

Q10 Do you want access to a garden/landscaped area?

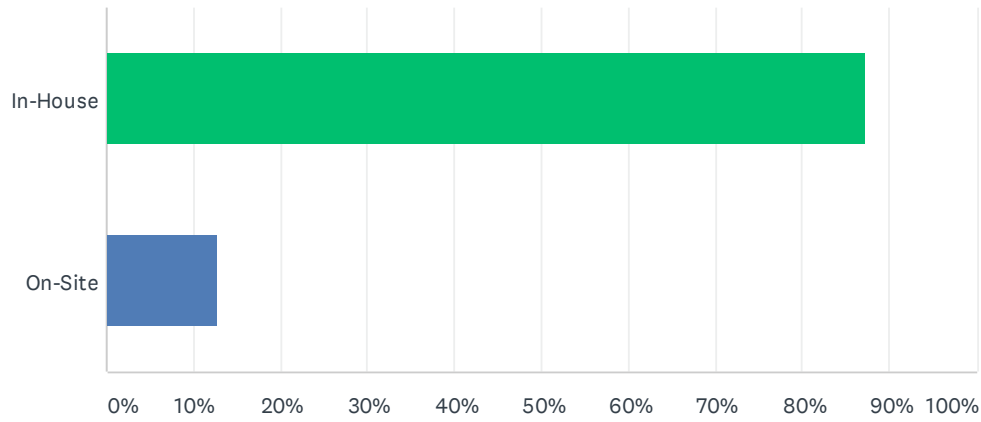
Answered: 134 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	82.09%	110
No	17.91%	24
TOTAL		134

Q11 Do you want in-house or on-site laundry facilities?

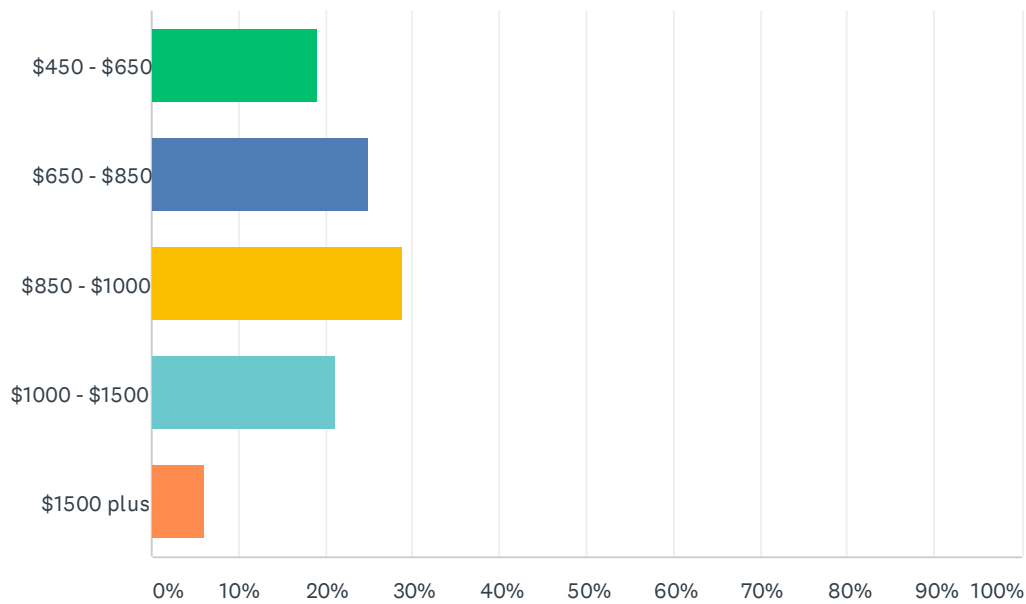
Answered: 134 Skipped: 7



ANSWER CHOICES	RESPONSES
In-House	87.31% 117
On-Site	12.69% 17
TOTAL	134

Q12 How much would you consider affordable for monthly rent? (Utilities Not Included)

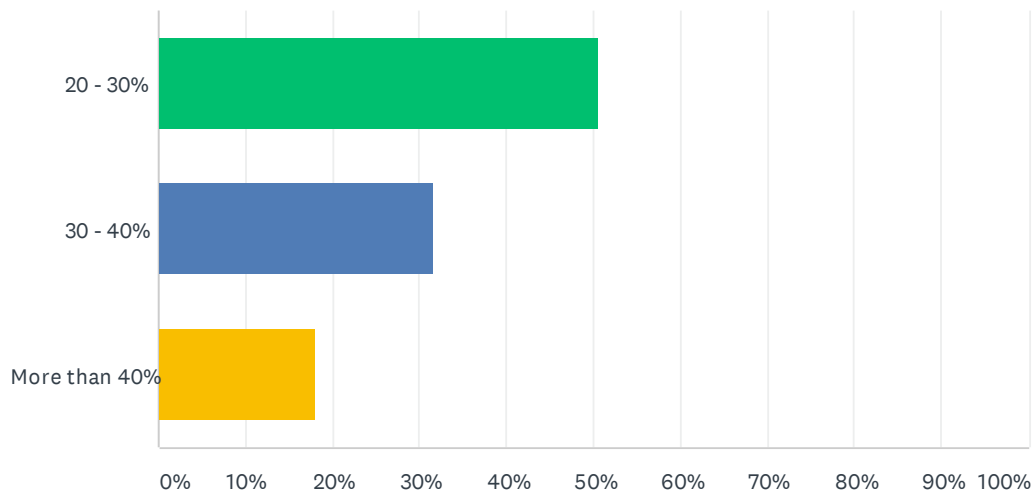
Answered: 132 Skipped: 9



ANSWER CHOICES	RESPONSES	
\$450 - \$650	18.94%	25
\$650 - \$850	25.00%	33
\$850 - \$1000	28.79%	38
\$1000 - \$1500	21.21%	28
\$1500 plus	6.06%	8
TOTAL		132

Q13 How much of your income do you spend on rent? (Utilities Not Included)

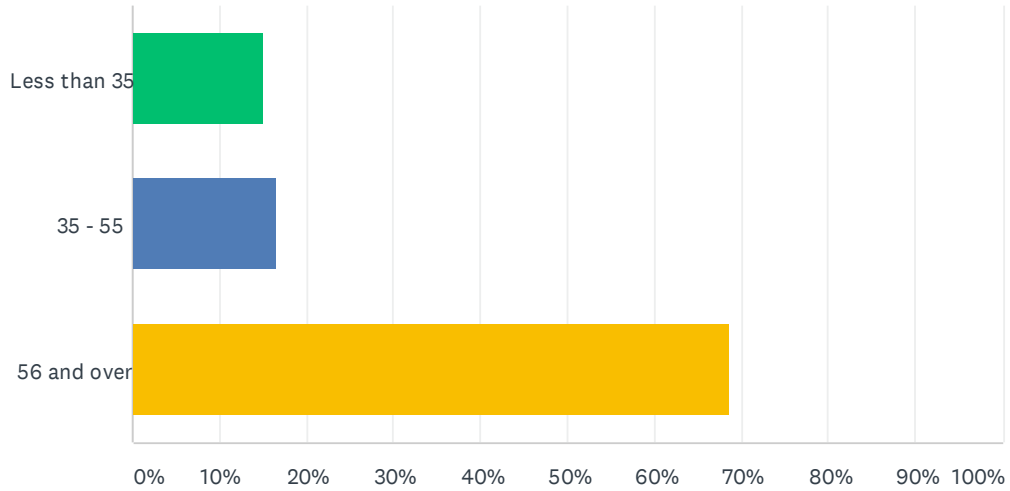
Answered: 95 Skipped: 46



ANSWER CHOICES	RESPONSES
20 - 30%	50.53% 48
30 - 40%	31.58% 30
More than 40%	17.89% 17
TOTAL	95

Q14 What is your age range?

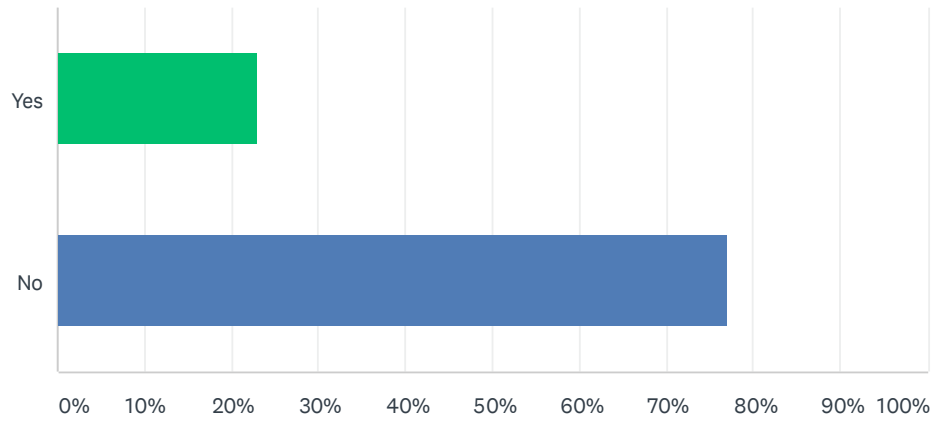
Answered: 140 Skipped: 1



ANSWER CHOICES	RESPONSES
Less than 35	15.00% 21
35 - 55	16.43% 23
56 and over	68.57% 96
TOTAL	140

Q15 Does anyone in your household have accessibility or mobility issues?

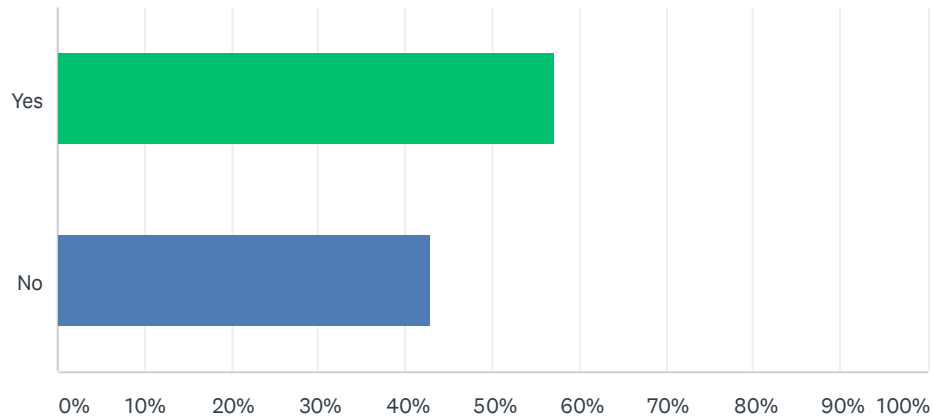
Answered: 135 Skipped: 6



ANSWER CHOICES	RESPONSES
Yes	22.96% 31
No	77.04% 104
TOTAL	135

Q16 Do you foresee needing accessibility features such as grab bars, use of a walker, wheelchair-wide hallways, counter and cupboard heights, no steps?

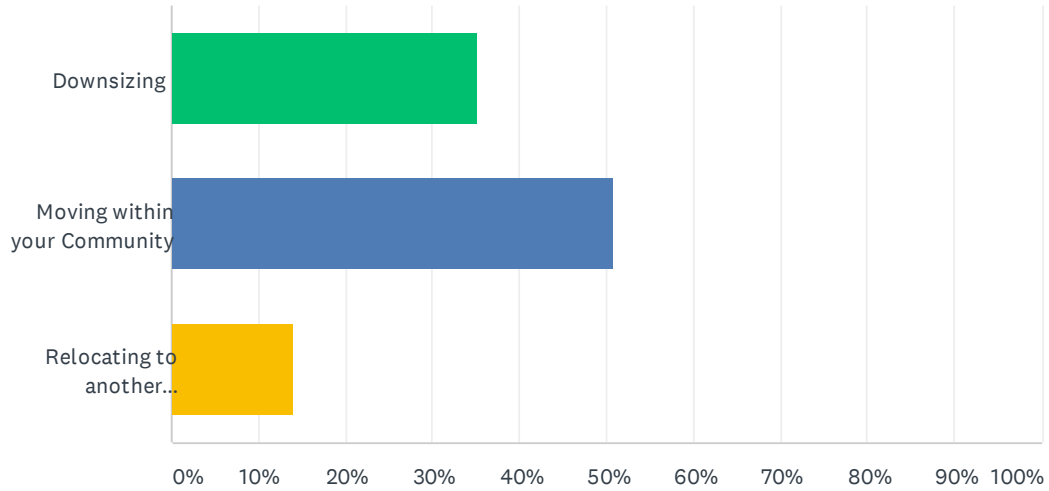
Answered: 133 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	57.14%	76
No	42.86%	57
TOTAL		133

Q17 Are you considering one of the following?

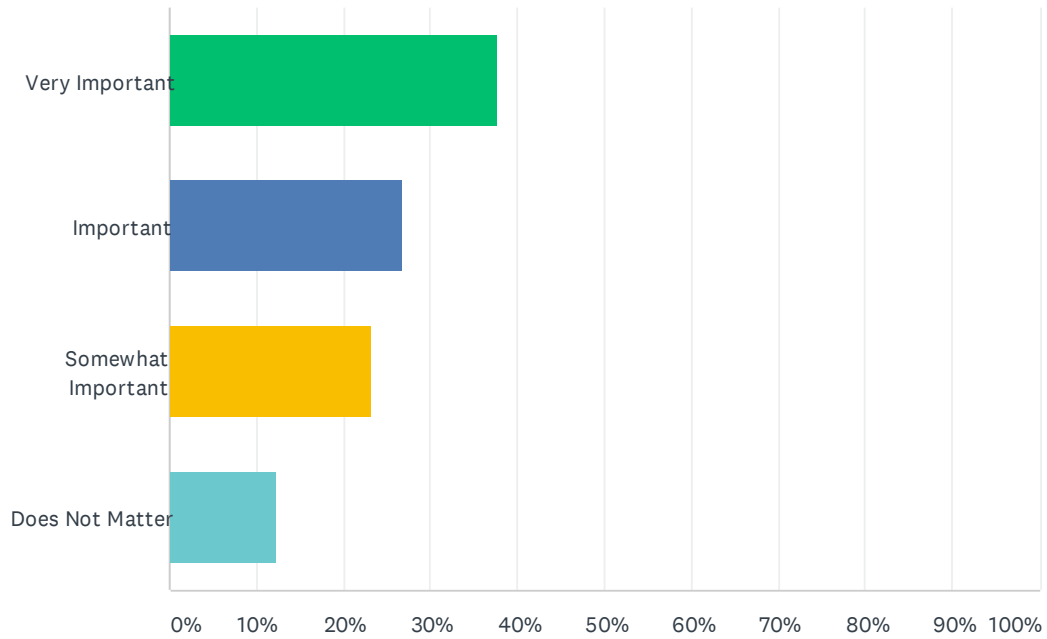
Answered: 114 Skipped: 27



ANSWER CHOICES	RESPONSES	
Downsizing	35.09%	40
Moving within your Community	50.88%	58
Relocating to another Community	14.04%	16
TOTAL		114

Q18 How important is it to be within walking distance of amenities?

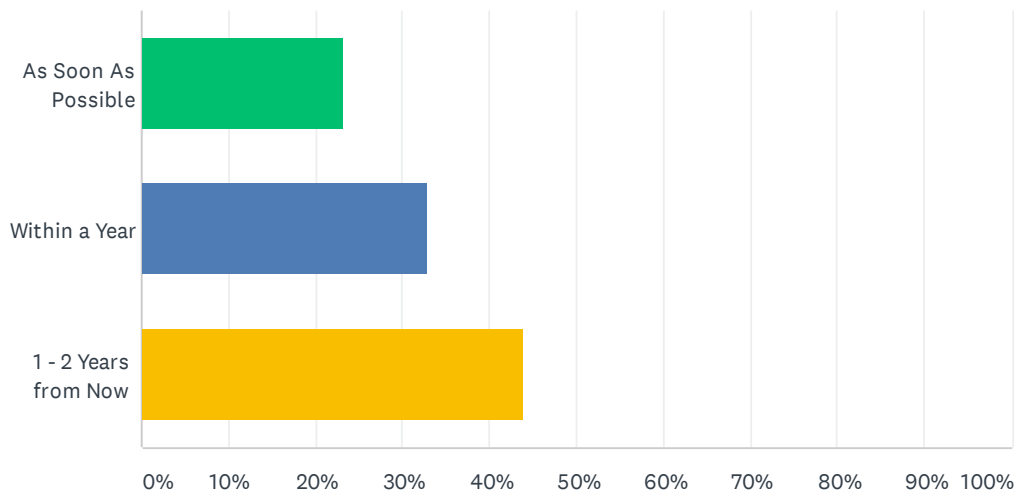
Answered: 138 Skipped: 3



ANSWER CHOICES	RESPONSES	
Very Important	37.68%	52
Important	26.81%	37
Somewhat Important	23.19%	32
Does Not Matter	12.32%	17
TOTAL		138

Q19 Should a new development become available in your community, when would you be ready to rent?

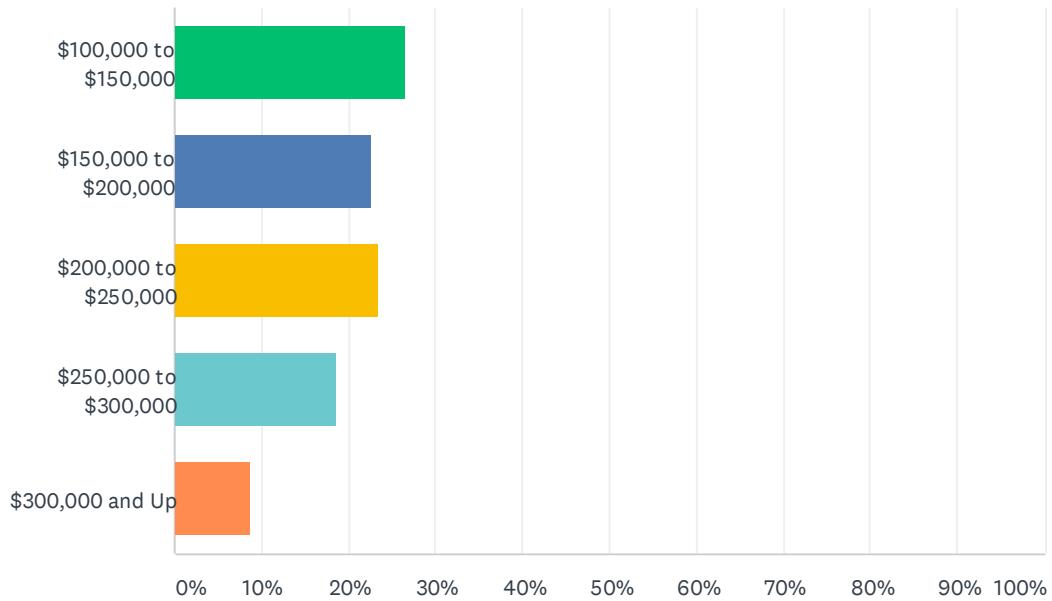
Answered: 116 Skipped: 25



ANSWER CHOICES	RESPONSES	
As Soon As Possible	23.28%	27
Within a Year	32.76%	38
1 - 2 Years from Now	43.97%	51
TOTAL		116

Q20 If you want to own a residence, what is your price range?

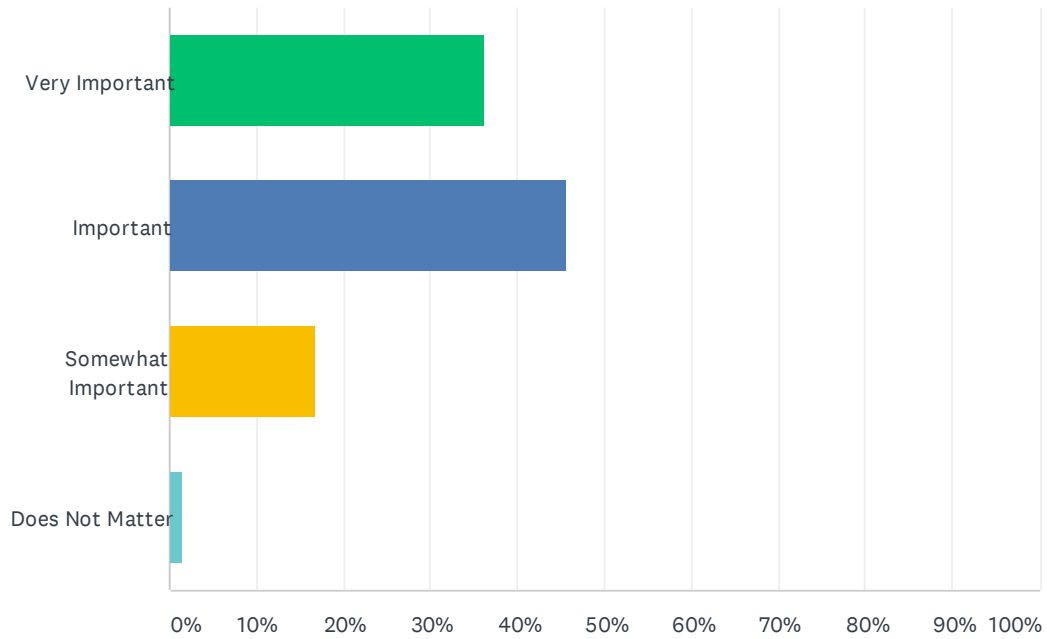
Answered: 102 Skipped: 39



ANSWER CHOICES	RESPONSES	
\$100,000 to \$150,000	26.47%	27
\$150,000 to \$200,000	22.55%	23
\$200,000 to \$250,000	23.53%	24
\$250,000 to \$300,000	18.63%	19
\$300,000 and Up	8.82%	9
TOTAL		102

Q21 How important is storage to you?

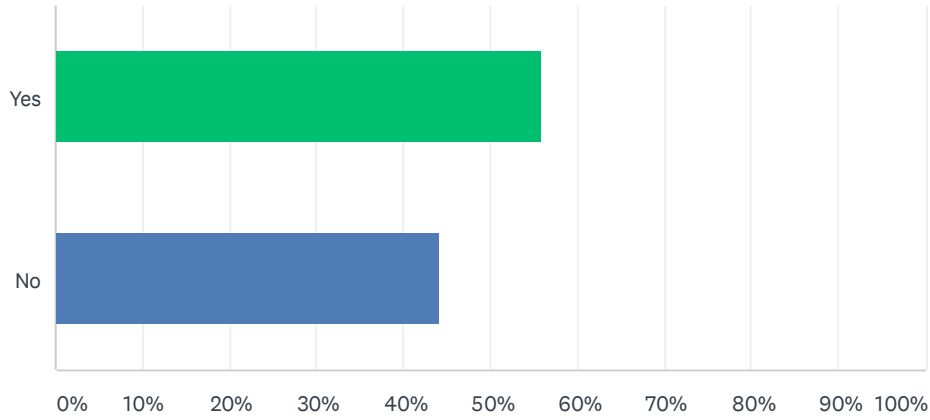
Answered: 138 Skipped: 3



ANSWER CHOICES	RESPONSES	
Very Important	36.23%	50
Important	45.65%	63
Somewhat Important	16.67%	23
Does Not Matter	1.45%	2
TOTAL		138

Q22 Do you own pets?

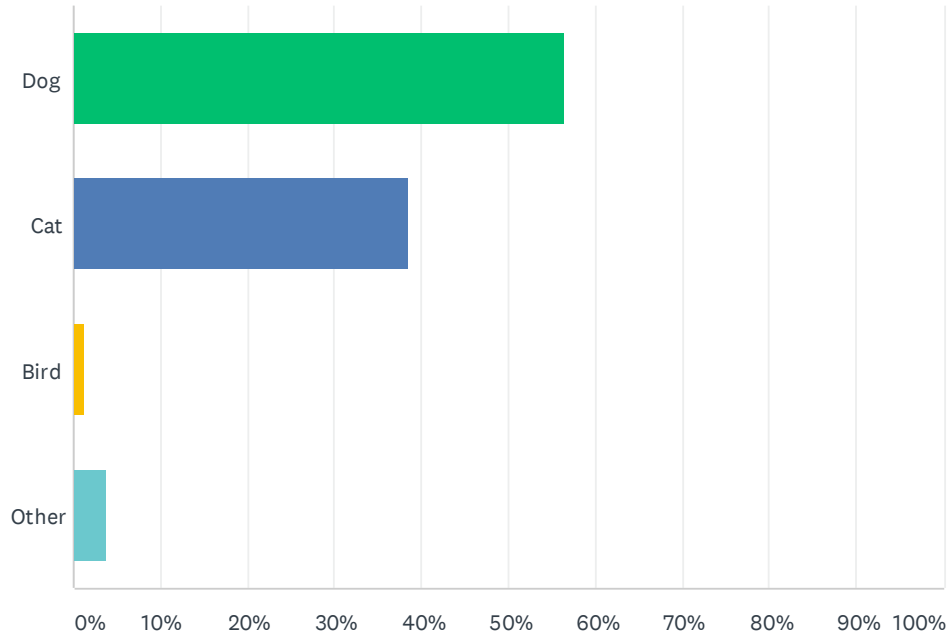
Answered: 138 Skipped: 3



ANSWER CHOICES	RESPONSES
Yes	55.80% 77
No	44.20% 61
TOTAL	138

Q23 What type of pet do you own?

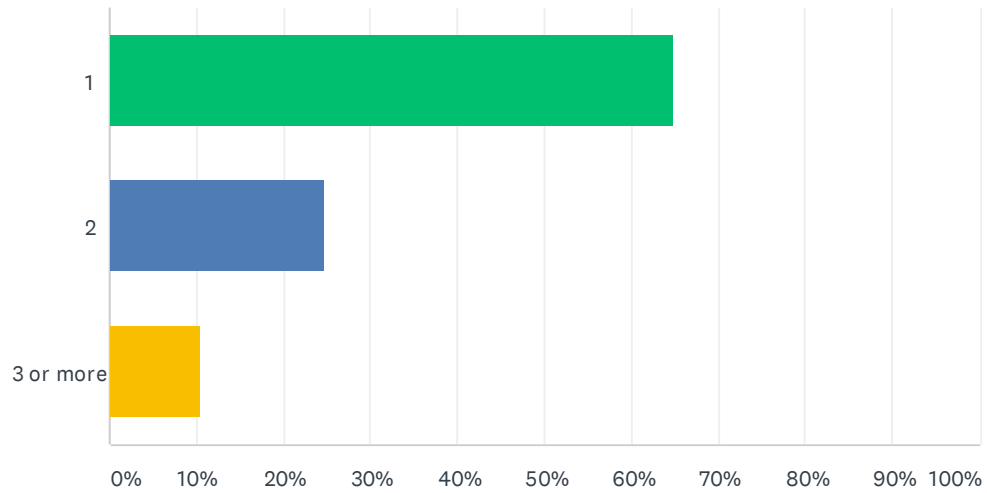
Answered: 78 Skipped: 63



ANSWER CHOICES	RESPONSES	
Dog	56.41%	44
Cat	38.46%	30
Bird	1.28%	1
Other	3.85%	3
TOTAL		78

Q24 If you own pets, how many do you own?

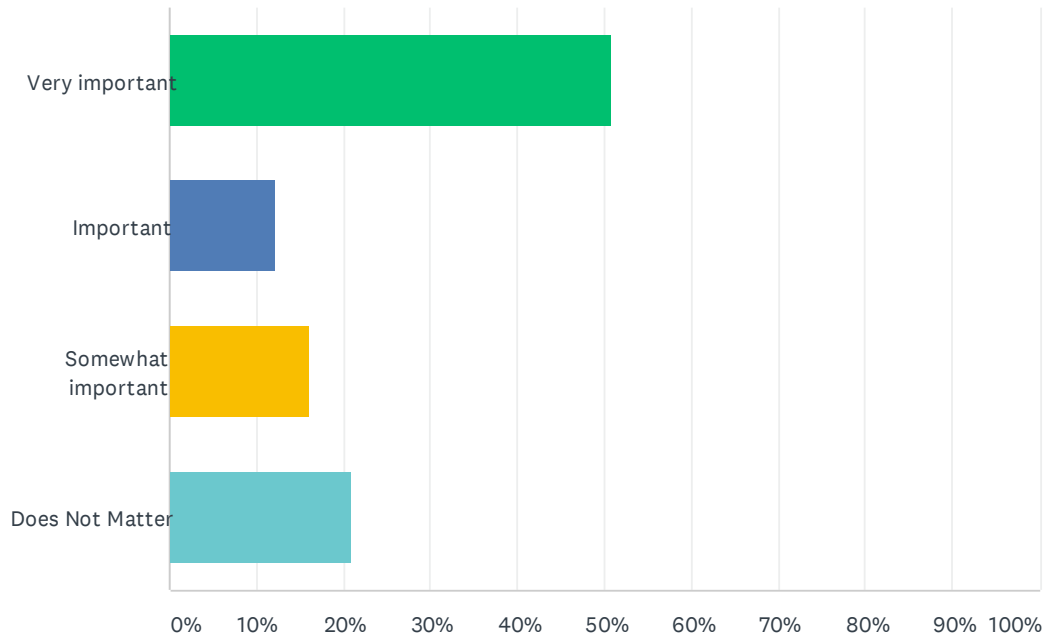
Answered: 77 Skipped: 64



ANSWER CHOICES	RESPONSES	
1	64.94%	50
2	24.68%	19
3 or more	10.39%	8
TOTAL		77

Q25 How important is a pet-friendly rental to you?

Answered: 124 Skipped: 17



ANSWER CHOICES	RESPONSES	
Very important	50.81%	63
Important	12.10%	15
Somewhat important	16.13%	20
Does Not Matter	20.97%	26
TOTAL		124