

# Who is Building Housing?

Northern Ontario Housing Forum

11 March 2017

by Charles Cirtwill, President & CEO



# Who is “building housing” in Northwestern Ontario?

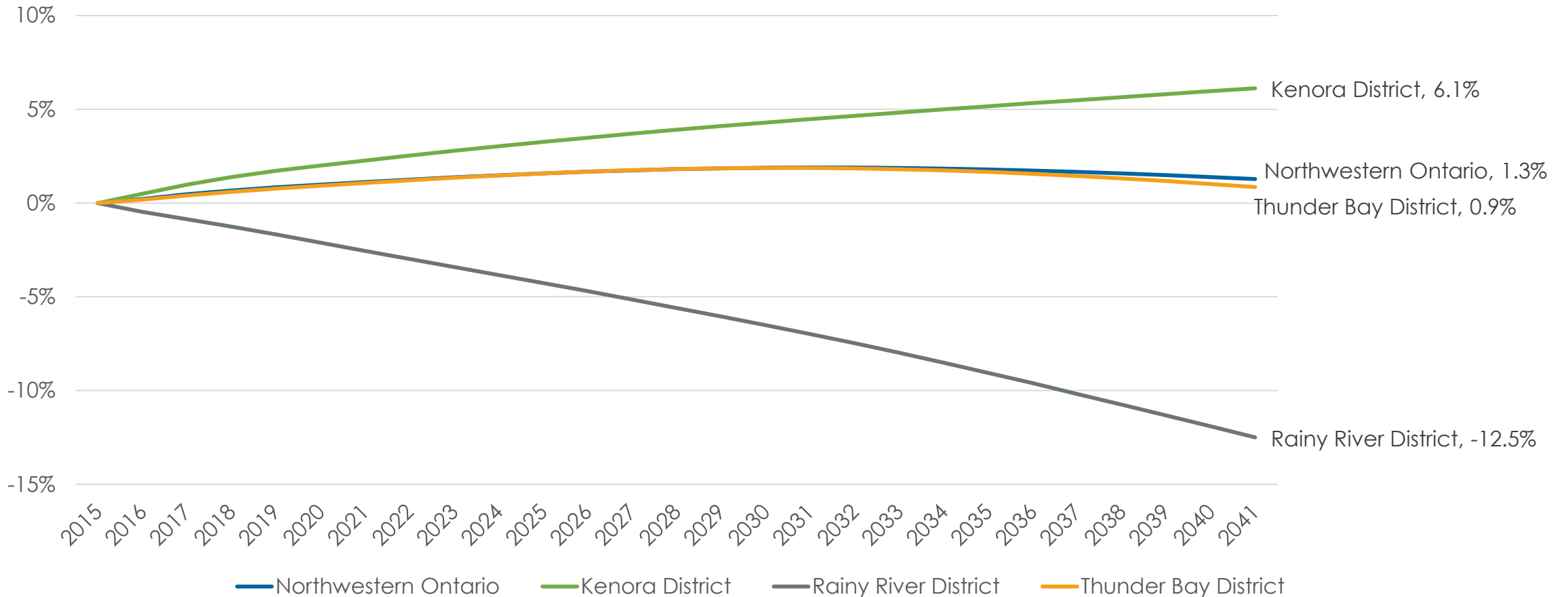
Two meanings:

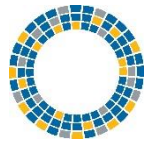
**Figurative** – who is buying/renting the housing

**Literal** - who is swinging the hammer, running the pipe/wire

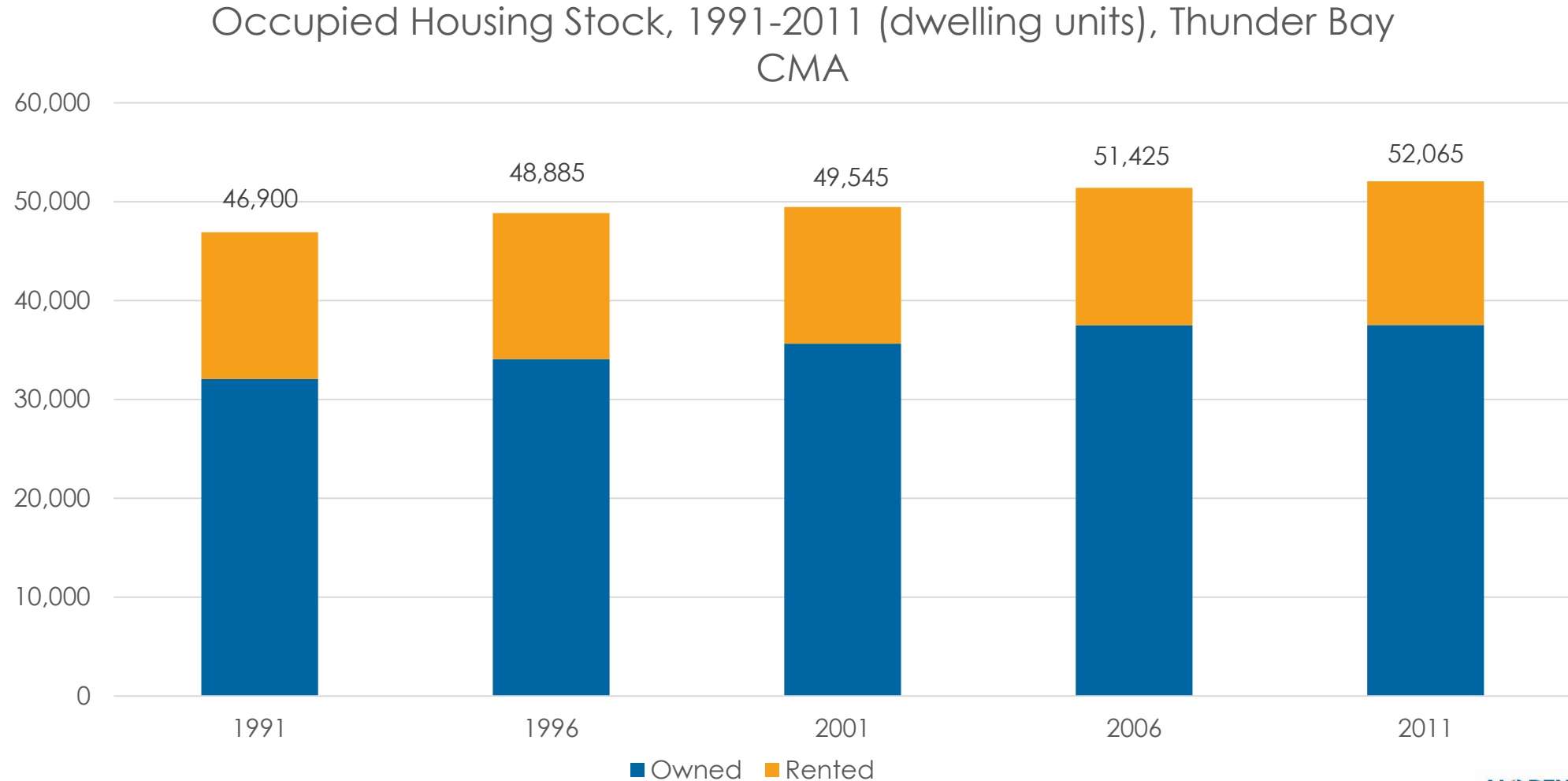
# Population is stable or in decline

Population Projects - Northwestern Ontario - Cumulative pop. growth





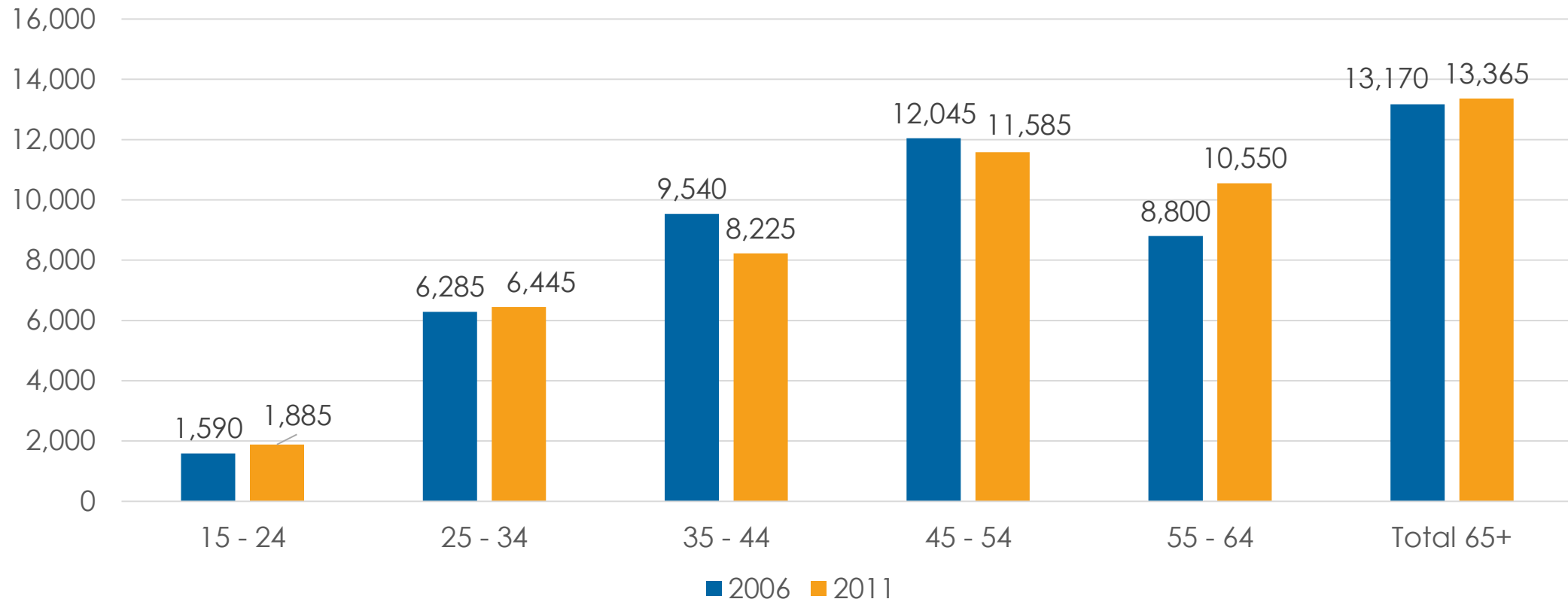
# But OCCUPIED housing stock is still growing – why is that?



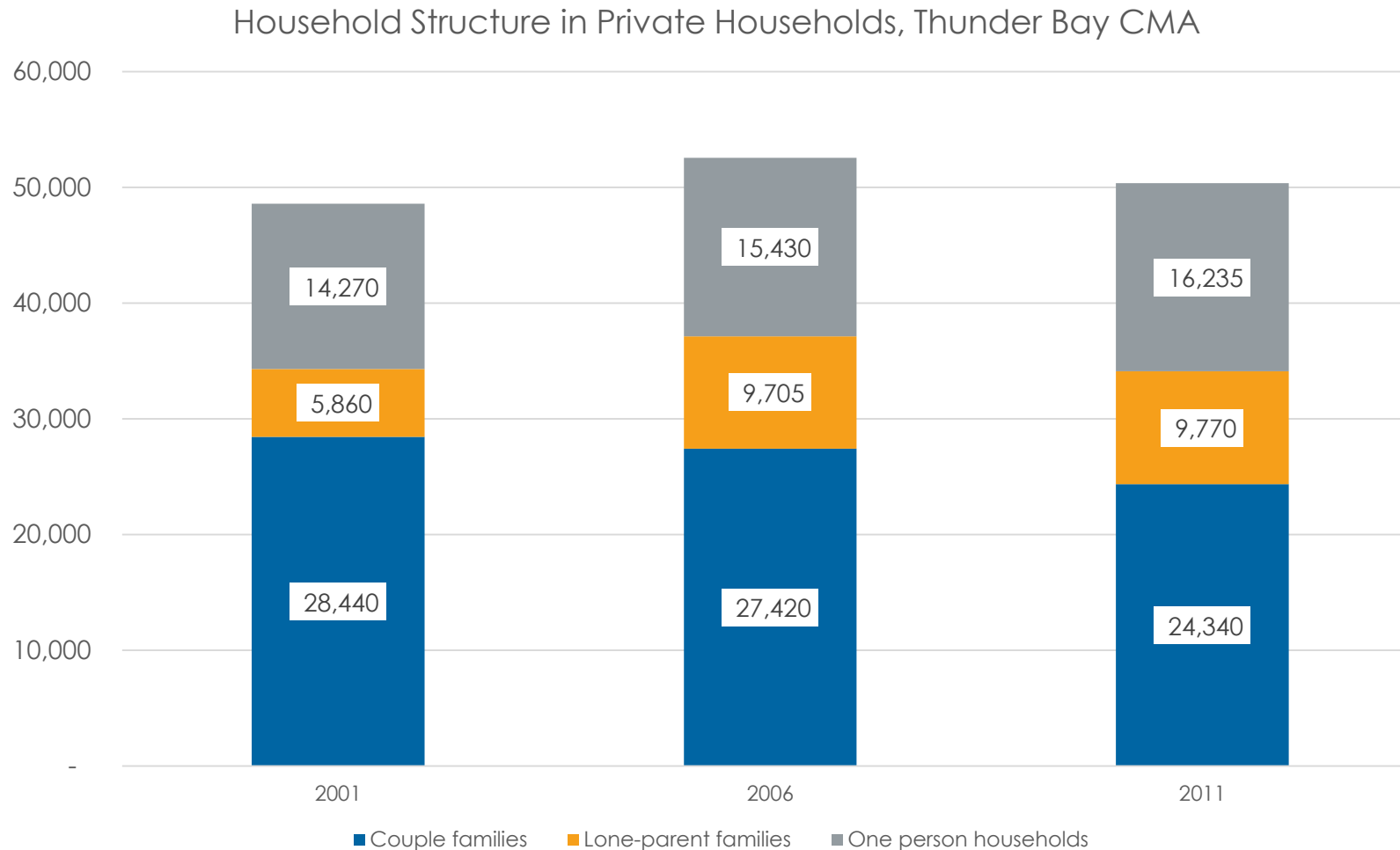
Source: Source: Statistics Canada (Census of Canada) for 1991, 1996, 2001 and 2006. Statistics Canada (National Household Survey) for 2011.

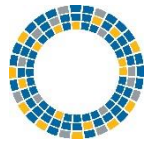
# Who pays the bills is changing/aging

Primary Household Maintainers by Age Group, Thunder Bay CMA



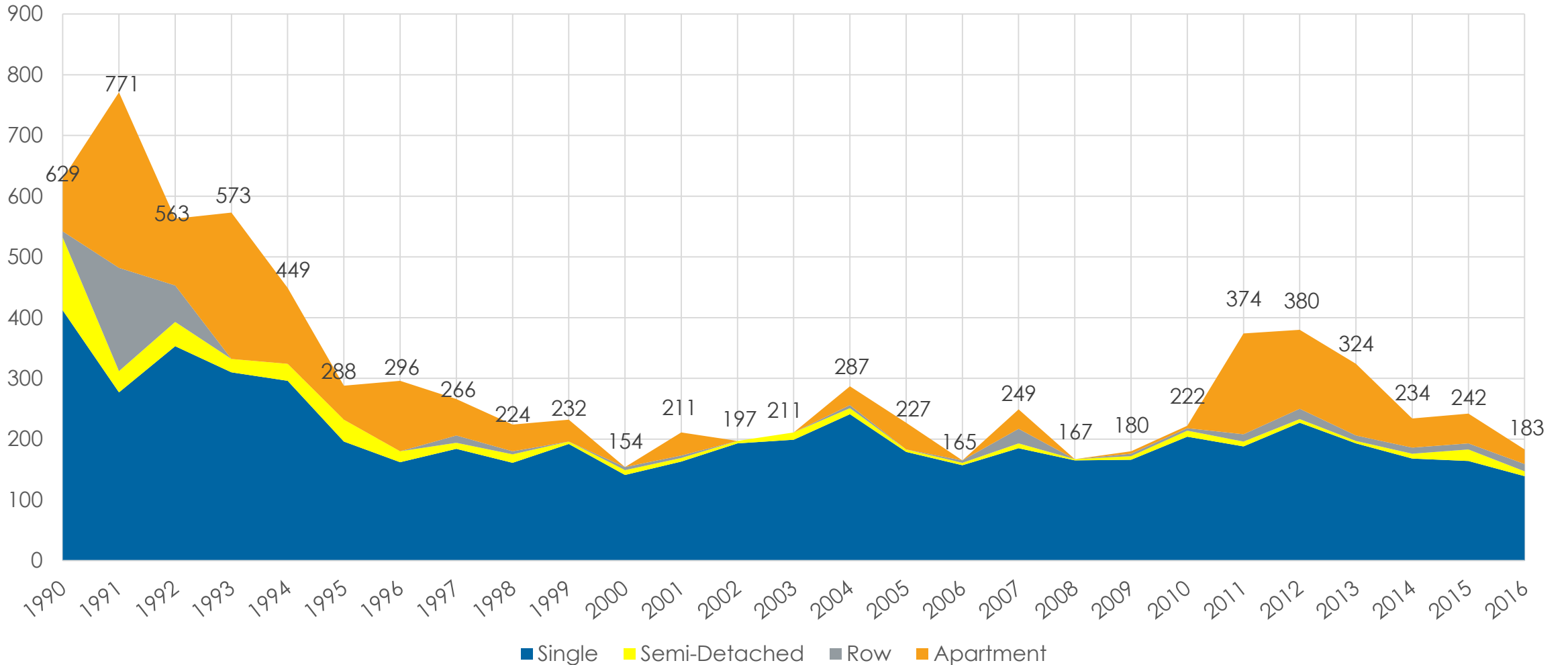
# So we see more individuals, fewer big families





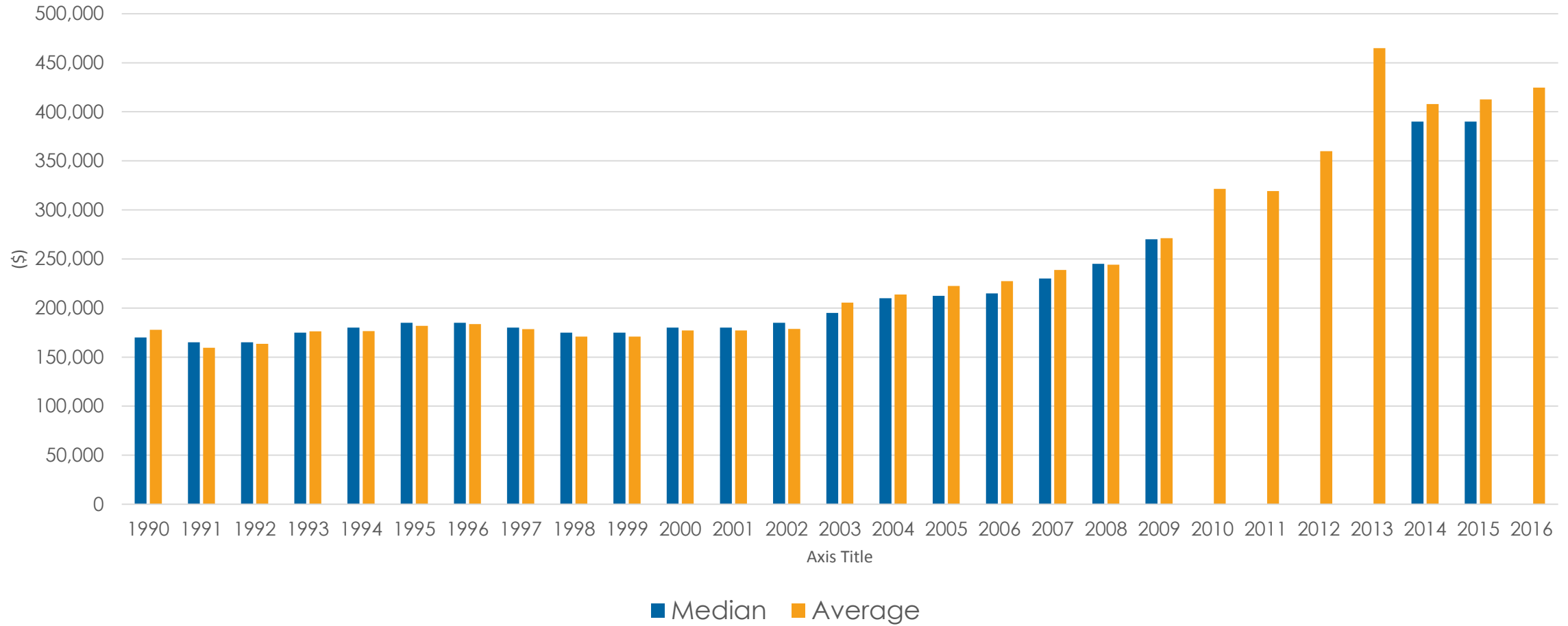
# New supply – single stable, multi unit spike

Housing Starts by Dwelling Type, Thunder Bay CMA



# The result? Selling prices are stabilizing

Historical Average, Median Price for Absorbed Homeowner and Condominium Units, Thunder Bay CMA



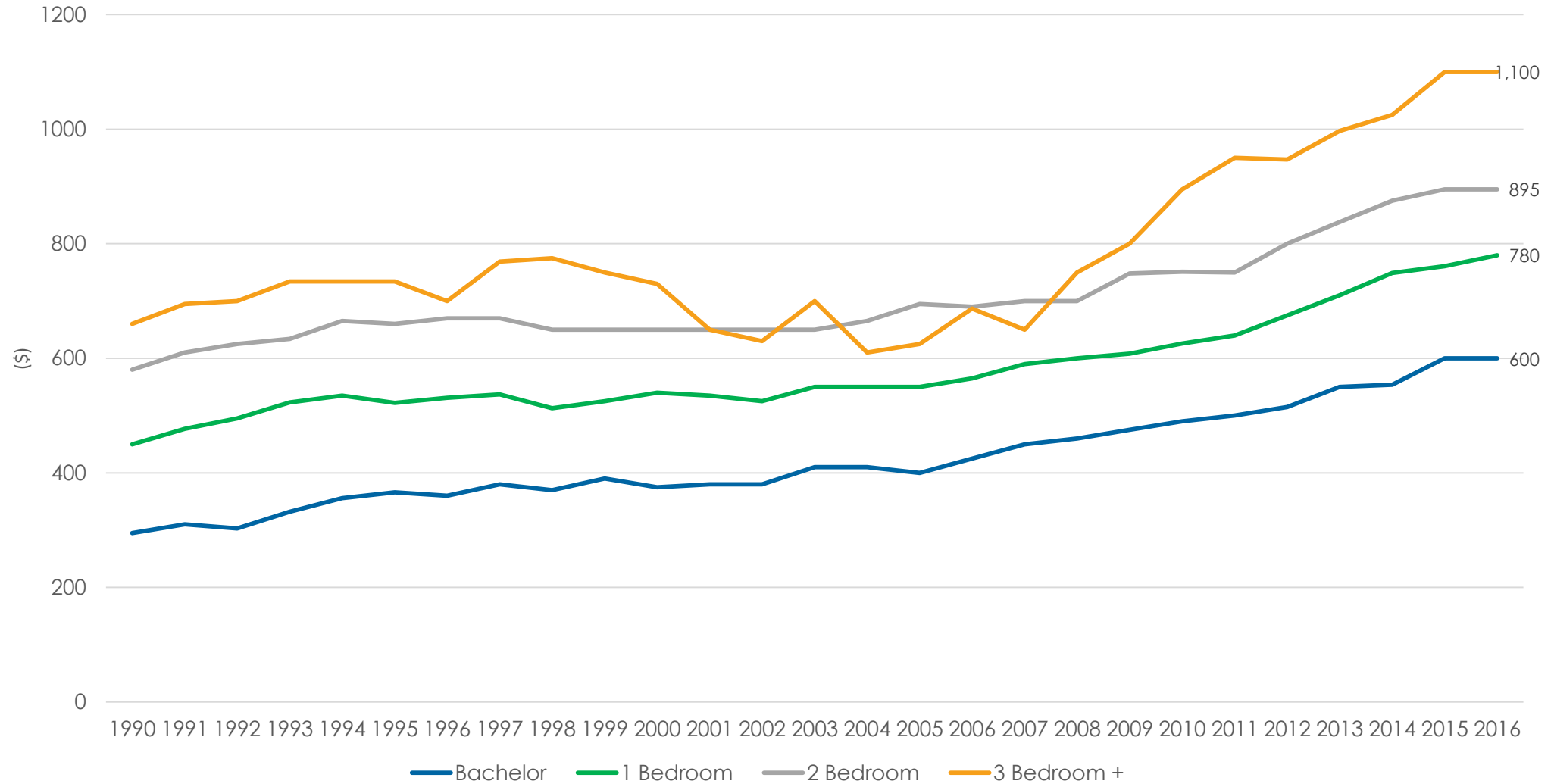
Median data not available for 2010-2013, 2016





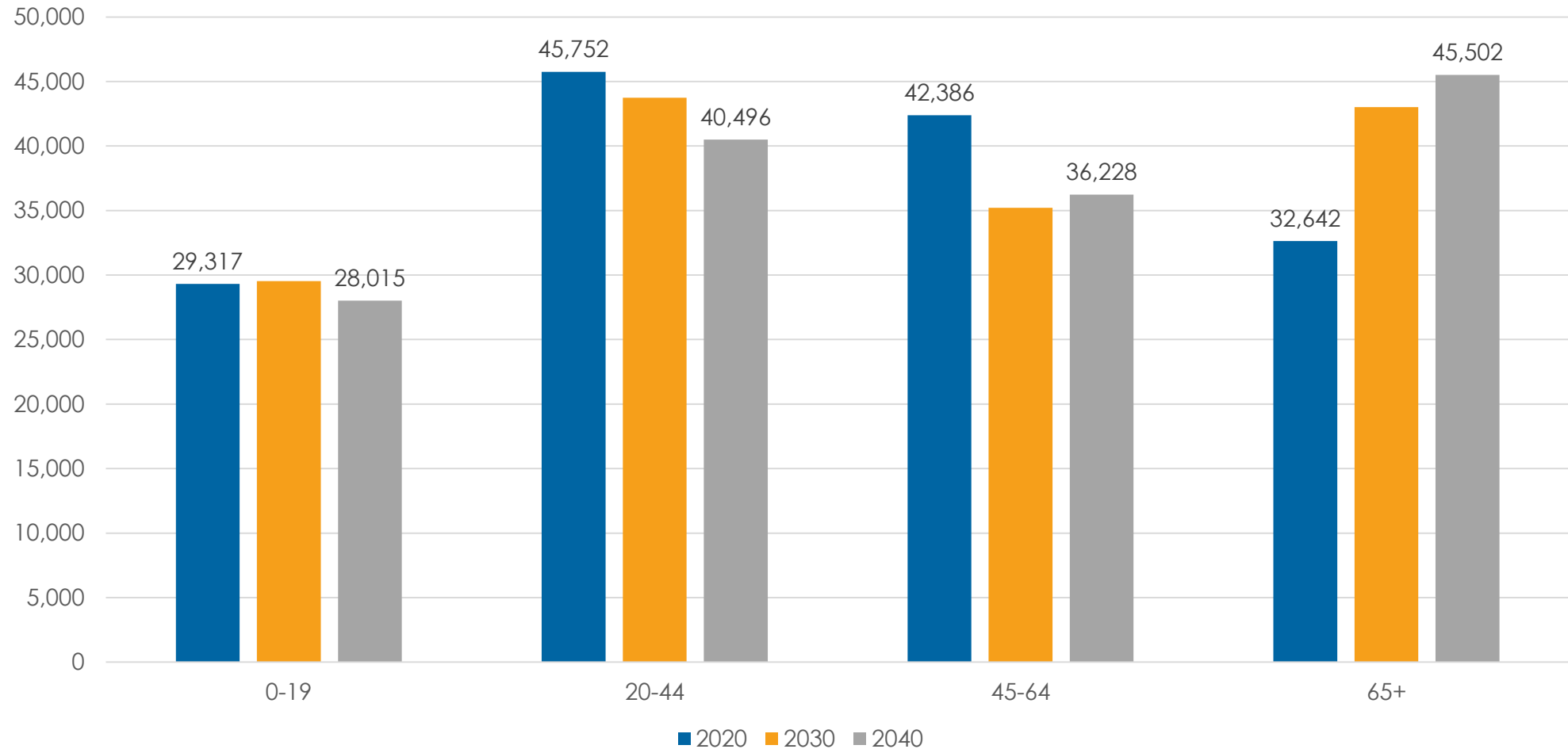
# Rental prices are going up

Median rent by Bedroom Type, Thunder Bay CMA



# The current trends are accelerating

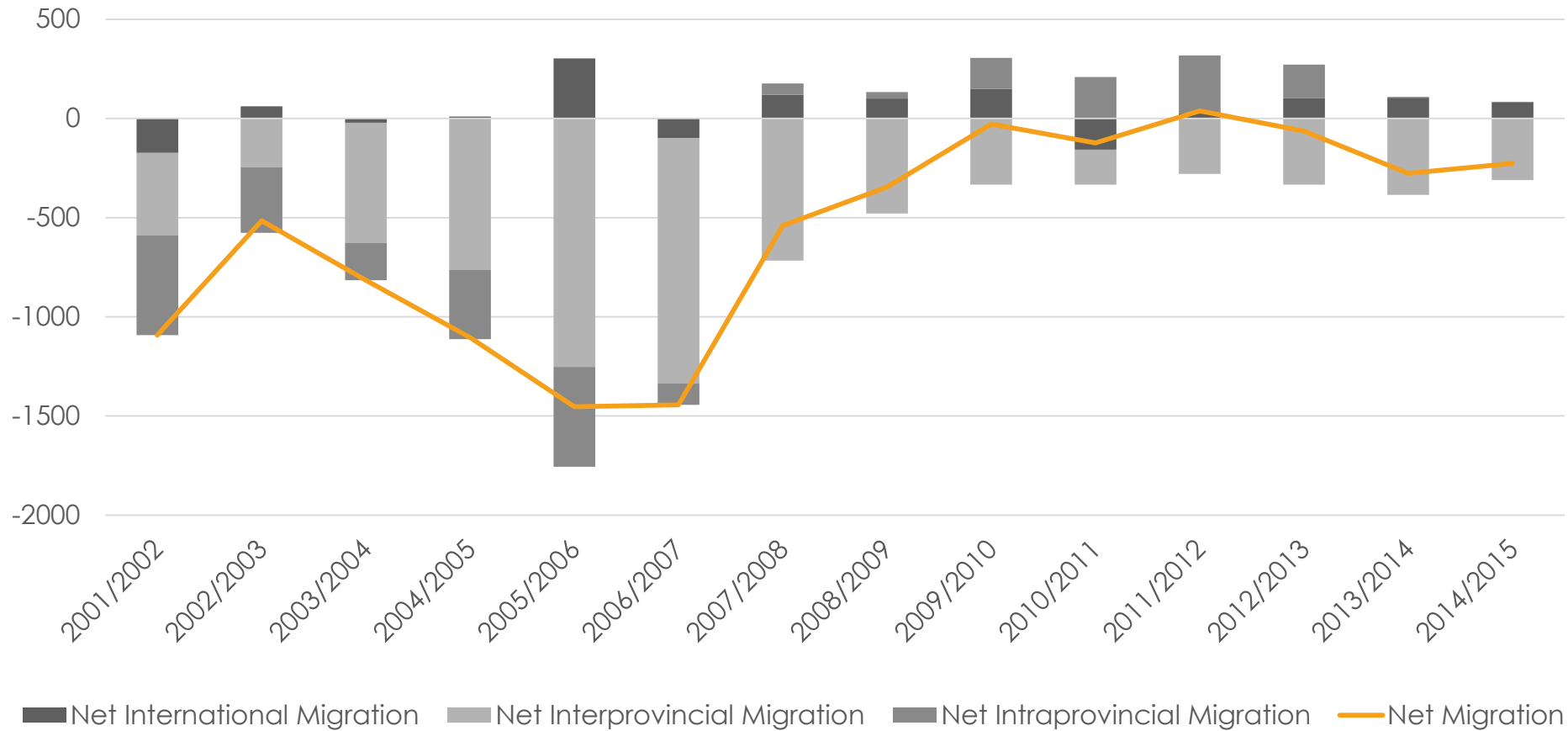
Population Projections by Age Group, Thunder Bay District, 2020-2040

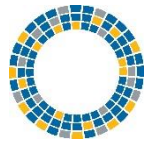


Source: Author's calculations based on Ontario Ministry of Finance projections.

# We are not attracting newcomers

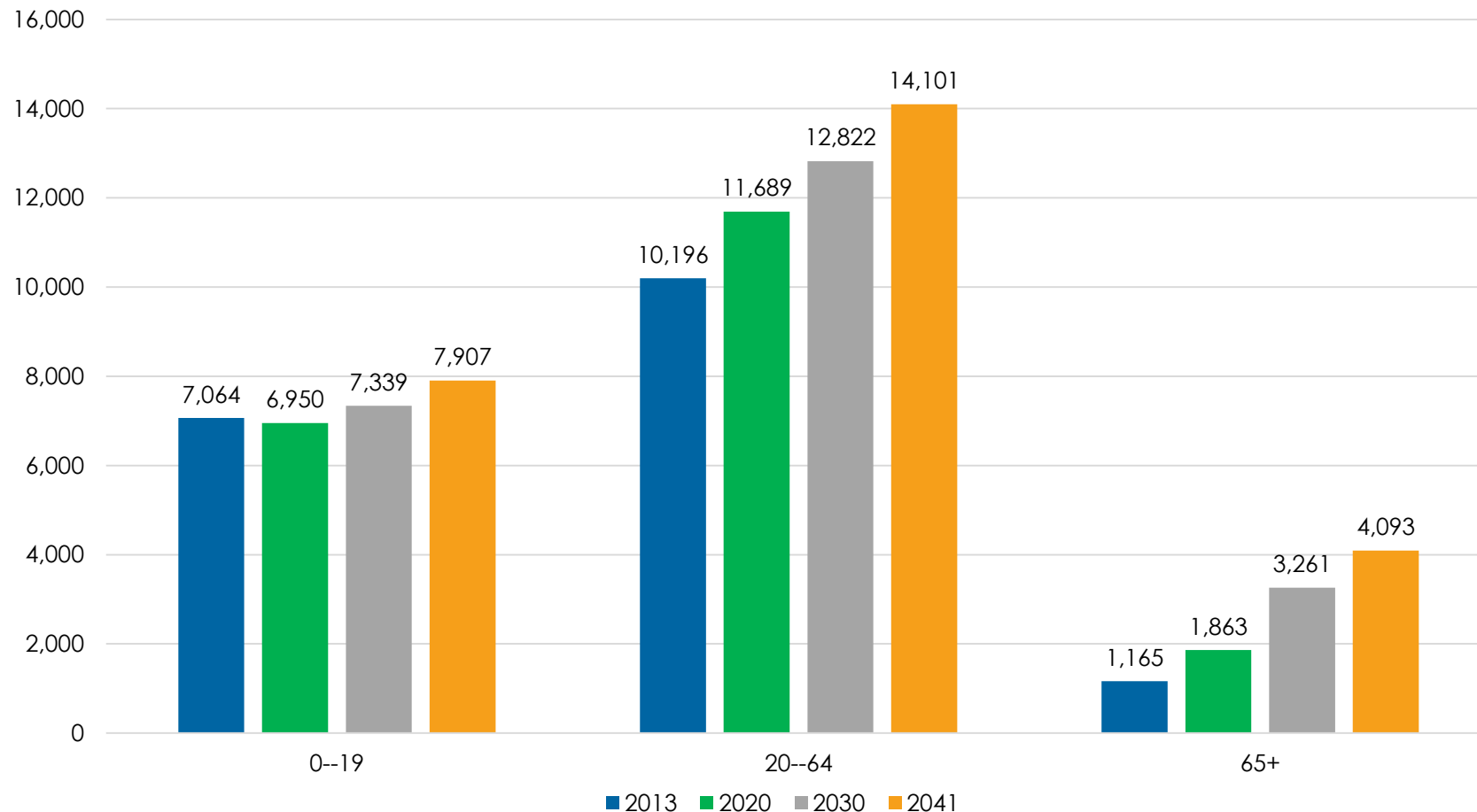
Historical Migration, Thunder Bay District





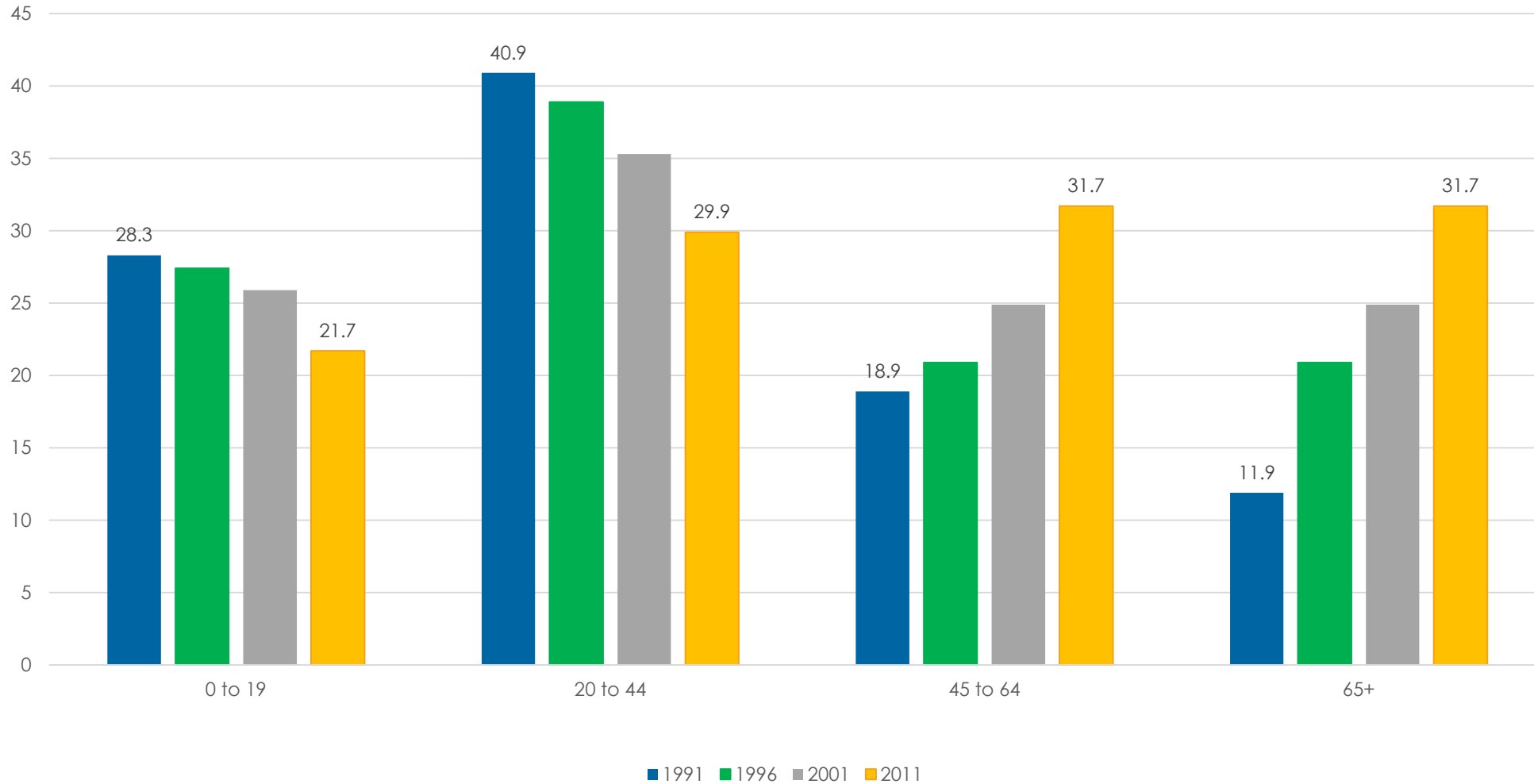
# There is increased demand from Indigenous Peoples

Indigenous Population Projections by Age Group, Thunder Bay District, 2013–2041



# Don't forget - Population is aging too

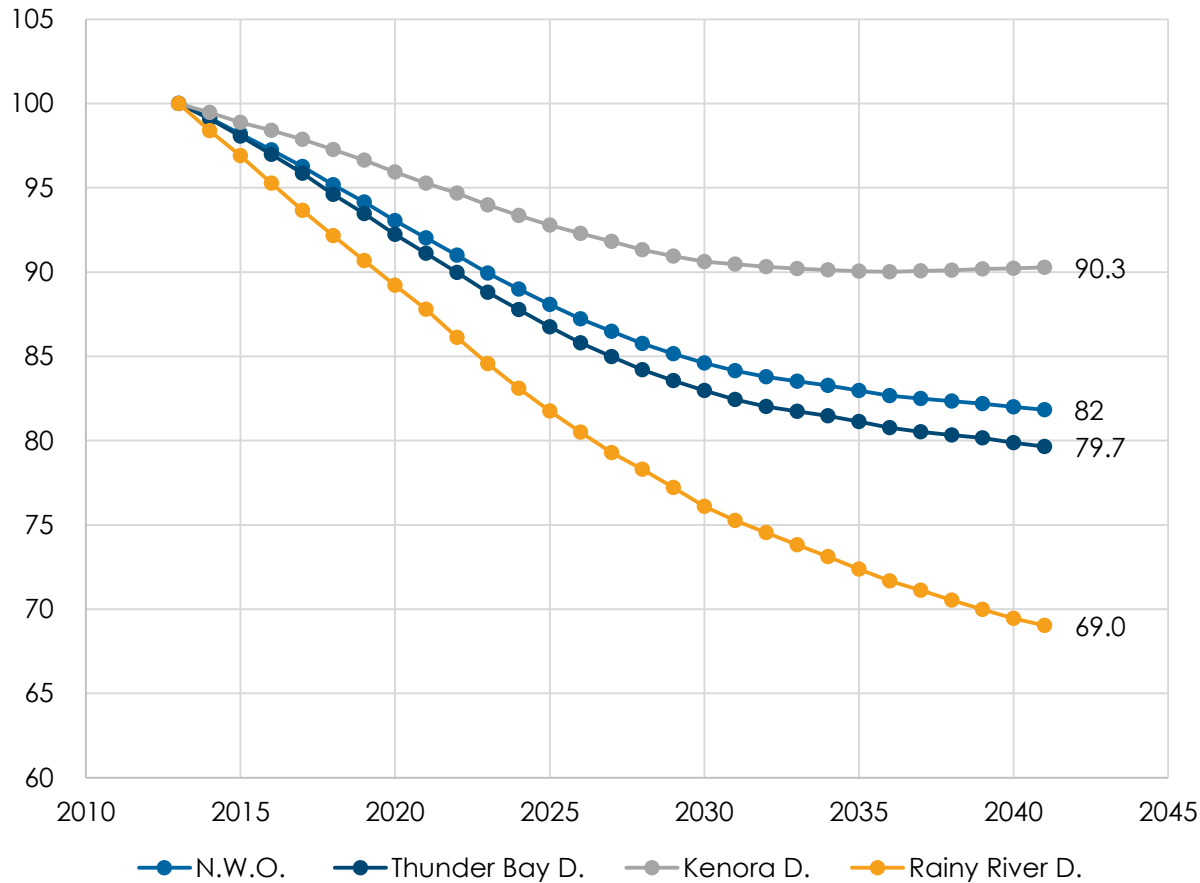
Age Distribution of Population, Thunder Bay District, 1991–2011



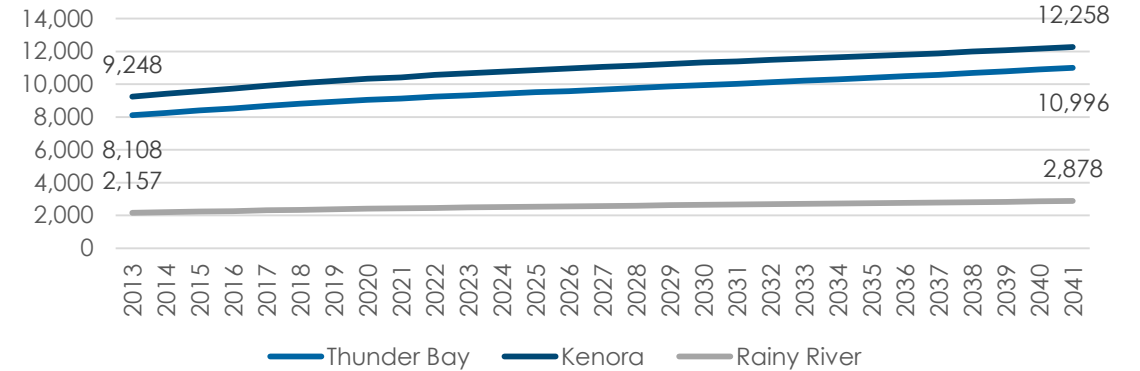


# That will put a crimp in our labour supply

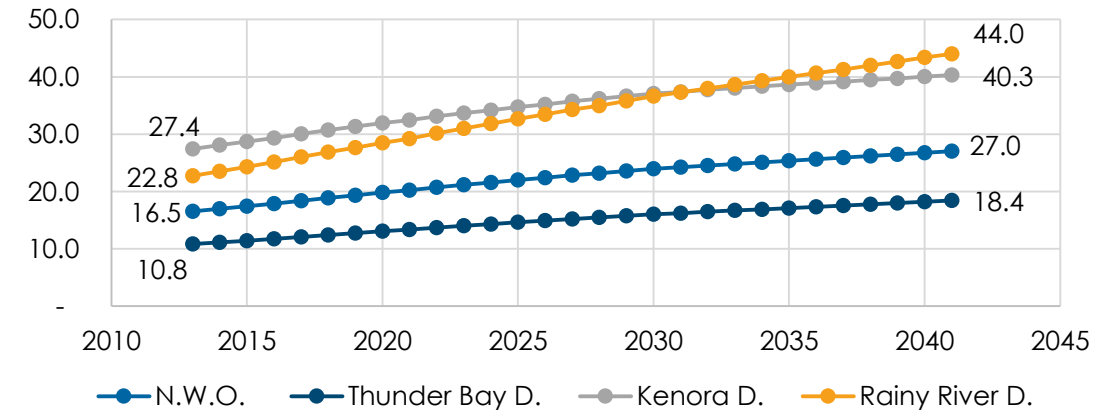
### Projected Labour Supply (2013=100)



### Projected Aboriginal Labour Force, 2013-41

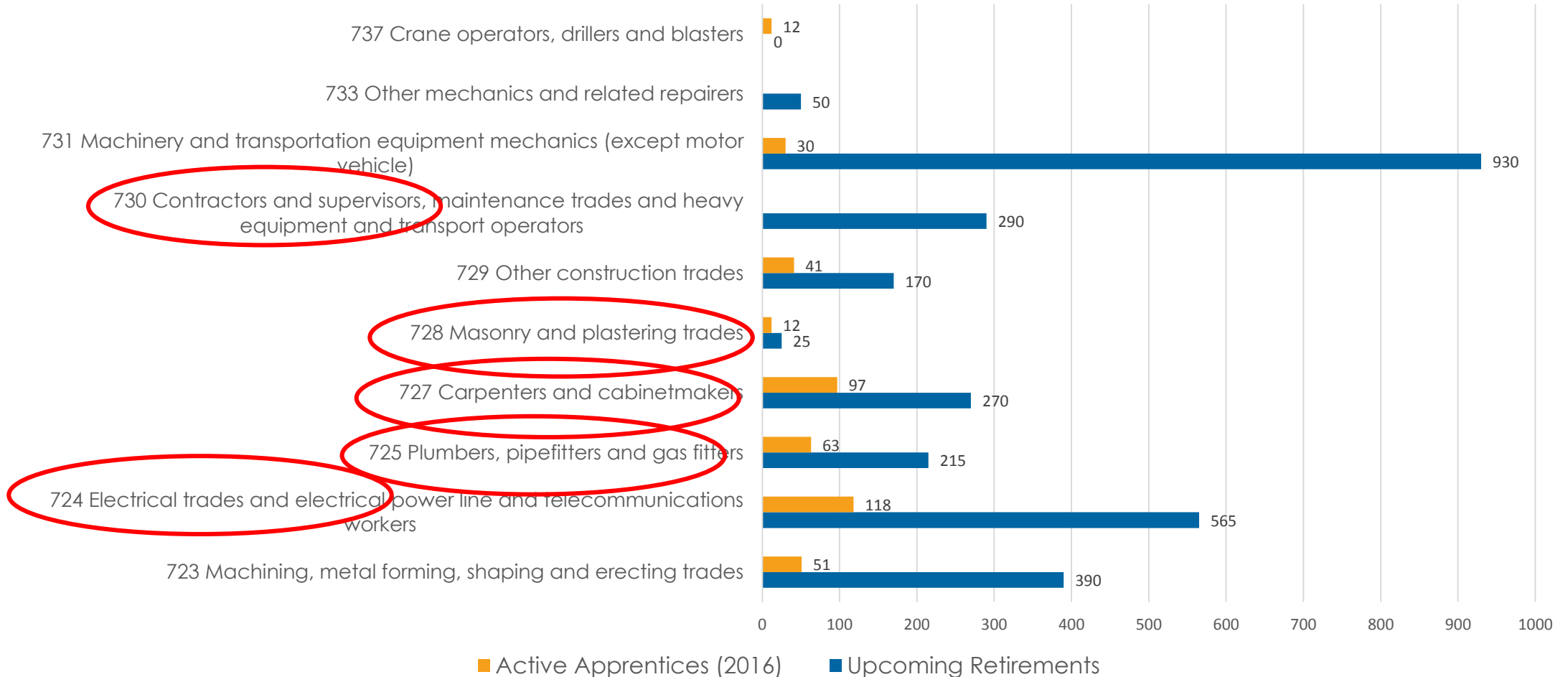


### Aboriginal Share of the Labour Force (%)



# So, who will build the homes?

Number of workers who will reach 65 by 2021 in selected construction trades compared to number of active apprentices, Thunder Bay District

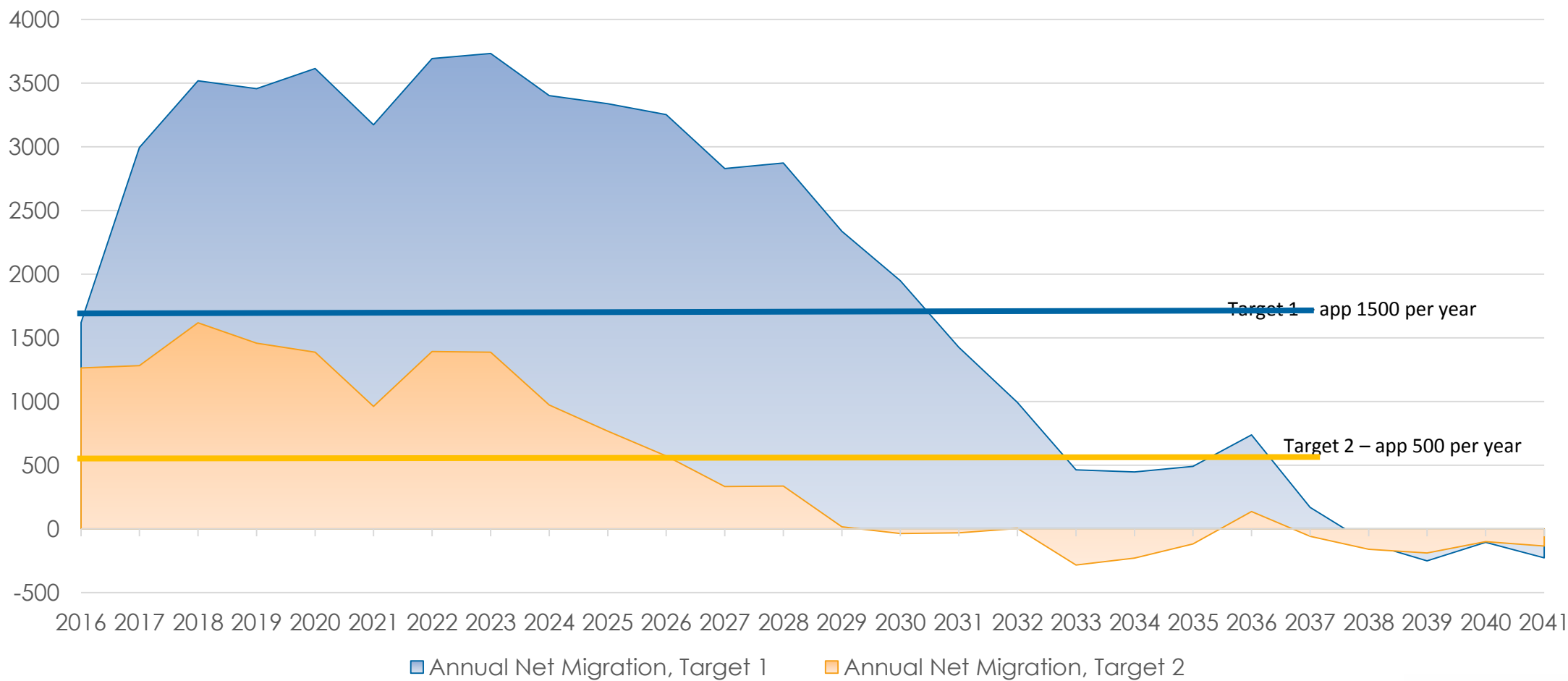




# In Summary –

we need more people

Even with everyone working who wants to work, we will not be able to maintain our prosperity





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