



Housing and Mobile Workers

April 26, 2016

From Tents to Yurts
and
Everything in Between

Housing and Mobile Workers

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Long History of Mobile Workforce

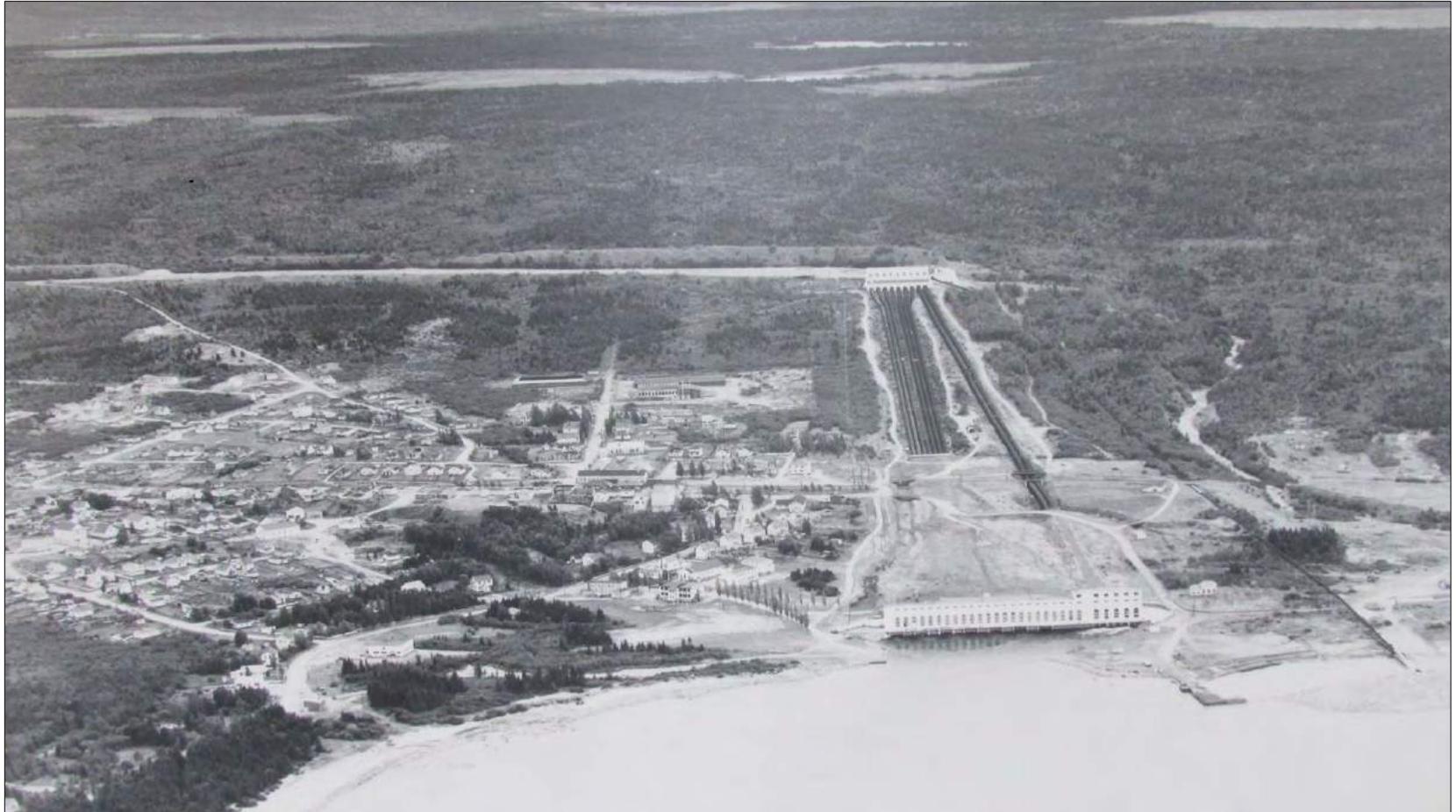


Deer Lake, circa 1930

- Deer Lake is a pioneer in mobile workforces
- For decades, local men travelled into remote logging camps to work
- The money they made helped build up the community
- The trend is echoed today

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Aerial Perspectives Through Time (1960)



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Aerial Perspectives Through Time (1970s)



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Aerial Perspectives Through Time (2001)



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Aerial Perspectives Through Time (2016)



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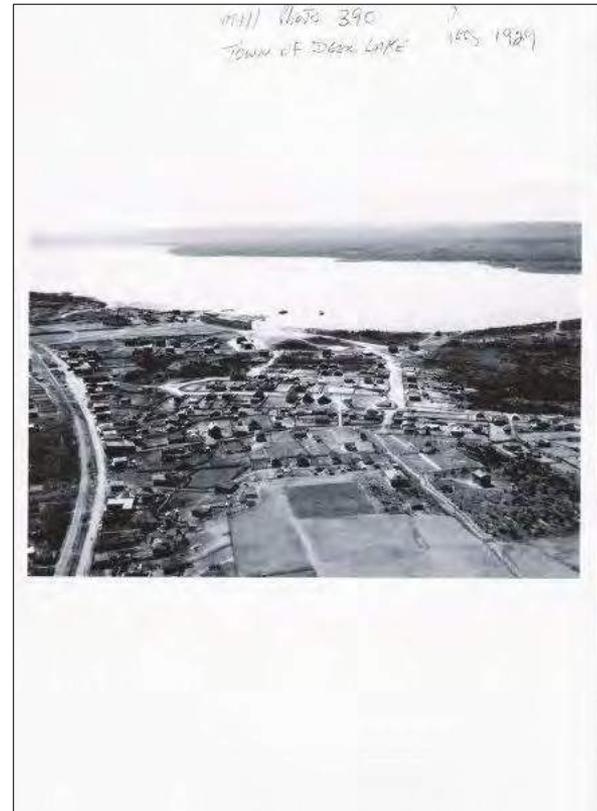
Areas of Significant Development Since 2001



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Mobile Workforce Today

- Deer Lake is a transportation hub...home to the airport that delivers these people to and from work
- Mobile workers have been part of life on the Northern Peninsula and other parts of province for decades
- Deer Lake's demographic profile now includes many mobile workers who have moved here because of the airport



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Impact of Mobile Workers on Deer Lake Housing Market



- Estimated that 50-60% of new Deer Lake builds in the past 5 years were initiated by members of the mobile workforce
- This led to increased demand for new homes
- Prices and assessed values rose
- We now see more large homes with large outbuildings

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Impact of Mobile Workers on Deer Lake Housing Market

- One result: very few new builds aimed at mid to lower end of the price scale...\$300,000 or nothing
- This lack of options had an impact on first-time buyers, empty nesters
- This demand led to a shortage of contractors
- Also led the Town to consider alternative forms of housing
- Last year, approved a condo development, a first for the town



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Housing in Deer Lake by the Numbers, 2011-present

Town of Deer Lake Development Summary 2011-Present									
Year	New Homes		General Repairs		Commercial Construction		Accessory Buildings		Total Value
	Number	Value	Number	Value	Number	Value	Number	Value	
2016	6	1,497,000	18	96,600	5	146,500	3	14,000	1,754,100
2015	33	6,565,000	175	910,000	19	1,991,000	60	644,000	9,312,000
2014	30	6,447,000	141	700,000	25	6,496,000	66	669,000	15,092,963
2013	46	9,503,144							11,195,000
2012	47	10,700,000							17,135,000
2011	39	6,720,000							10,616,000
TOTALS	201	41,432,144							65,105,063

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Current Situation

- About 2 years ago, oil prices plummeted
- Now there are many homes for sale
- 30 online property listings for Deer Lake, population 5,000 people
- Prices have dropped
- Many are on the market far longer than they were



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Current Situation (continued)



- Fewer new builds; averaged 39 new builds over past 5 years
- However, we still see quite a bit of general repairs
- Related trend: Alberta-based NL workers returning home to retire
- This segment has helped drive new home construction

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Informal Housing

Rise in

“informal housing”:

- Living in a garage
- Renting a trailer in someone’s back yard
- Living on the beach in a trailer



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Alternative Housing



- Recently had building application seeking permission to build a yurt
- Now reviewing development regulations as part of development of new 10-year plan
- Keeping an open mind on new types of builds

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Conclusion

- Questions, comments, queries?
- Thank you