

Forum on Housing and the Mobile Workforce – The Labrador West Experience

Municipalities of Newfoundland and Labrador



LABRADOR CITY

- Incorporated in 1961
- First elected Council in 1981
- Well engineered community that was designed and built by the local mining company
- Layout in accordance with principles of good land-use planning
- Has all the amenities of other urban regions in the province

Where we are and how to get there



- Airline service by 2 major carriers to Wabush Airport
- 570 km by road from Baie-Comeau, QC
- 1,200 km by road from south coast of Labrador
- 415 km by rail from Sept-Iles, QC (year round port)

What's The Plan?



Iron Ore Capital of Canada. Our slogan is "Built on Industry -- Thriving in Nature".

We are extremely proud of our mining heritage and yet we are so much more!

A vibrant community with good recreational programs and facilities, majestic scenery, hunting, fishing and snowmobile adventures are just some of the many attractions.

What's The Plan?

1967 HOUSING PROGRAMLABRADOR CITY

In order to facilitate the construction of houses in Labrador City, agreements have been made between Richard and S.A. Ryan Company and the Central Mortgage and Housing Corporation to construct 200 housing units in 1967.

To keep the selling price as low as possible, the Company has agreed to the following:

1. Supply serviced lots at no cost;
2. Pay all mortgage interest above 4%. The mortgage will be for a term of 30 years and will be guaranteed by the Company;
3. The Company will provide free transportation of building materials from the point of origin to the building site;
4. Arrange the financing so that no down payment will be required.

These houses will be offered for sale to Iron Ore Company of Canada employees.

Six types of houses will be built. The Local representative of the Royal Trust Company has copies of the floor plans, exterior designs and other details. Also a summary of the cost of ownership.

If you wish to purchase one of these houses, application should be made to the representative of the Royal Trust Company after July 31st. The said representative will at the same time provide you with any further information that you may require.

Impacts on Labrador West

- Labrador City is surrounded by major iron ore deposits making available land for industrial and residential development an issue
- Little to no advance indication of demand for housing & other needs
- Necessary to permit development of temporary accommodations to house demand for construction workforce
- Significant increase in demand for supply and service sector
- Increase in demand on all municipal infrastructure and services.

What's The Plan?

The new Boom of 2009-2014

- Virtually no new housing starts for 25 years prior 2007
- New residential development introduced 350+ new dwelling units (2007-2014)
- Two new motels opened in 2011/2012
- One surplus school converted to an apartment complex and another for office use
- New 52 unit apartment building constructed
- Approximately 1,000 temporary accommodation units erected (pre-fab modular construction)

Residential Developments



What's The Plan?

Temporary Worker Accommodations



What's The Plan?



Boom Bust Cycle

- Last big Bust 1982
- Hundreds of homes vacant for approx. 8 yrs.
- Homes sold by banks and companies for \$5,000- \$25,000
- Affordable homes and affordable apartment rents until 2005
- 2010 – same homes sell for \$325,000 - \$549,000 rental rates now \$1,000 per bedroom i.e. 1 bedroom apt 1,200, 2 bedroom \$2,000 and house rental \$5,000 month!
- 2016 hundreds of homes foreclosed, homes now selling less than 200,00, rents decreased \$700-\$1200 house

What's The Plan?

Affordable Housing

- “Affordable” housing is a relatively new phenomenon
 - Prior to 2008 some of the Newfoundland and Labrador Housing units were sold due to high vacancy rates
- The municipality found themselves in unfamiliar territory
- Demand for housing in general is greater than supply
- What is affordable?
 - Definition of affordable in Labrador West is different than the rest of the province
- What do we do?

Municipality and Affordable Housing

- The economy has historically been cyclical
 - Developers have been risk adverse
- The municipality has been working with developers to find solutions to close the gap on housing in general
 - 294 units have been developed since 2006
 - Applications and agreements are in place for an additional 575 units
- The municipality has been working with stakeholders:
 - Formation of the Labrador West Housing and Homelessness Coalition
 - The municipality is an active member
 - Short and long term focus

P



- First Habitat build in Labrador
 - Two families selected
 - Plans for Habitat build next summer
-
- Submission to NLH for funding for affordable housing project
 - Funding was secured for a Housing Support Worker post completion of Community Plan

What's The Plan?

What's The Plan?





THANK YOU
QUESTIONS?

