

Forum on Housing and the Mobile Workforce in Newfoundland and Labrador

The Fluvarium
Tues. April 26, 2016

Source of interprovincial employment income - 2011



	CB	NS excluding CB	PEI	NFLD	NB
NFLD	8,158,778	41,431,945	3,535,753		\$18,563,255
PEI	1,551,359	17,993,224		\$18,652,159	\$9,366,414
NS			19,263,986	\$61,888,665	\$107,940,807
NB	6,702,293	70,541,471	15,703,693	\$26,402,765	
QC	1,816,706	23,068,255	3,083,474	\$19,983,375	\$59,374,082
ON	18,260,345	140,842,875	17,683,867	\$119,392,101	\$103,376,370
MB	834,119	6,472,042	2,451,317	\$14,672,209	\$11,355,946
SASK	20,181,267	15,539,197	7,159,421	\$13,214,486	\$37,124,664
AB	130,649,117	147,057,150	63,196,176	\$474,318,378	\$226,625,186
BC	5,960,425	25,679,236	3,944,870	\$22,177,944	\$17,668,282
NWT	5,324,763	10,866,414	1,306,291	\$31,023,046	\$8,864,257
YK	751,924	1,337,905	266,310	\$5,573,796	\$3,679,171
Nunavut	2,385,129	9,364,244	1,881,699	\$31,142,699	\$9,417,448
Total	202,576,225	510,193,958	139,476,859	\$838,441,623	\$613,355,882

From Lionais (2016)

T4 Earnings from Alberta, IPEs working solely in Alberta

Source Region	IPEs work solely in Alberta		Median Earnings 2011
	2009	2011	
NFLD	\$3,864	\$51,884	\$27,170
PEI	\$1,947	\$44,959	\$28,160
CB	\$2,952	\$44,333	25,200*
NS excluding CB	\$2,575	\$45,417	28,330*
NB	\$40,609	\$60,396	\$27,330

From Lionais (2016)

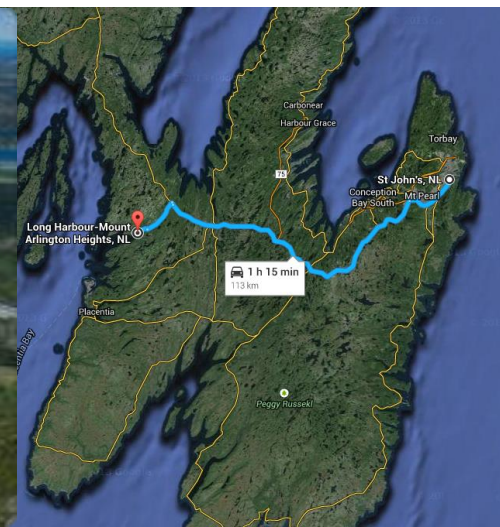
Intra-provincial mobility

Long Harbour: construction peak 6,000 (fall 2013)

Hebron/Bull arm: construction peak 5,300 (fall 2014)

Winter 2015 estimate: 7,000

Muskrat Falls: construction peak 5,000 (2015)



Employment-related geographical mobility (E-RGM)



- Full spectrum ranges from work at home to prolonged absences and international work

Our focus:

- where workers regularly cross municipal, provincial or national boundaries to get to and from employment (Temple et al. 2011)
- from extended daily commutes >2-3 hours to often prolonged foreign absences (and presence in Canada) for temporary work
- May also involve mobility within work and mobile workplaces (cruise and cargo ships, planes, trains, trucks, fishing vessels)

The Research Gap

Little systematic, historically-informed, comparative research (in Canada or elsewhere) that:

- encompasses the E-RGM spectrum
- looks at multiple regions, sectors, occupations and groups of workers
- takes into account the interactive effects of government and company policies, workplace and household dynamics, and community-level changes
- looks at impacts on employers, workers and their families, and home and host communities

The Partnership (2012-2019)



- Multiple grants (SSHRC, CFI, RDC) plus contributions from partners = \$ 5.15 million
- 45+ co-applicant researchers and collaborators
- 17 disciplines and 22 universities across Canada and four other countries (Memorial as the lead)
- 36 partner organizations (11 academic and 25 community)
 - help design research, interpret and disseminate results
- Training and mentoring for 70+ students and postdoctoral fellows
- Comprehensive suite of knowledge mobilization activities

- 7 Canadian provinces and abroad:
 - British Columbia; Alberta; Ontario; Quebec; Nova Scotia; Prince Edward Island; **Newfoundland and Labrador**
 - Norway, Iceland, United Kingdom, United States
- Multiple sectors
 - **Oil and gas; Mining; Nickel processing; Health; Construction; Shipping; Trucking; Fisheries;** Tourism; Forestry; Retail/service
- Multiple scales, worker entry through exit

Objectives

- Develop an enhanced understanding of the extent, mechanisms, and impacts of E-RGM in Canada
- Help develop innovative and appropriate policies and practices that maximize the benefits of E-RGM while minimizing its negative consequences
- Become an international leader in E-RGM research; lay the foundation for a larger, international research program on E-RGM

The On the Move Partnership is a project of the SafetyNet Centre for Occupational Health & Safety Research at Memorial University. It is supported by the Social Sciences and Humanities Research Council through its Partnership Grants funding opportunity (Appl ID 895-2011-1019), RDC, CFI, and multiple universities and community partners.



Social Sciences and Humanities
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Conseil de recherches en
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Canada



Emerging Findings

Presented By Dr. Kelly Vodden

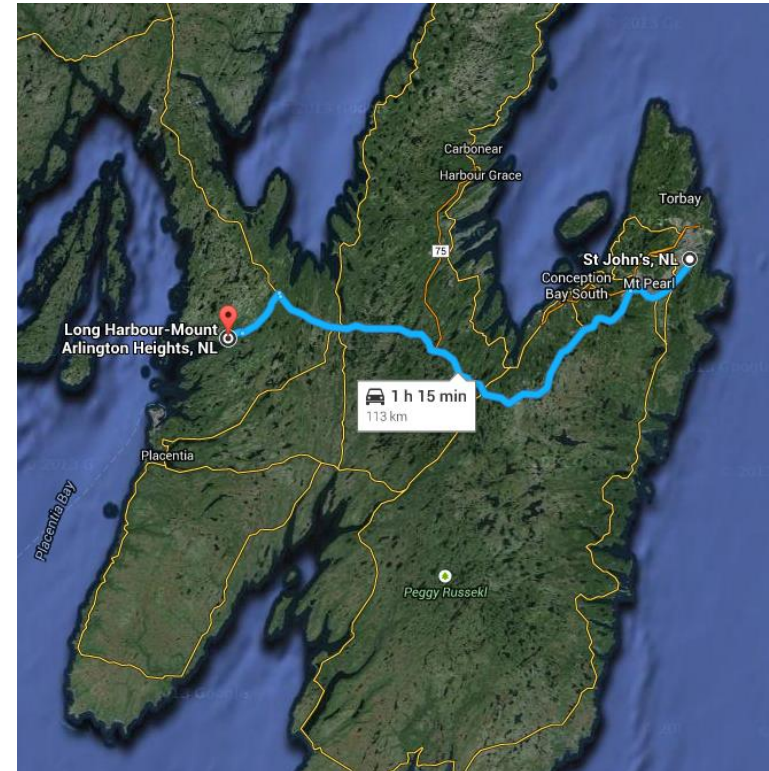
With contributing researchers:
Leanna Butters, Joshua Barrett, Dr. Heather
Hall

- Vulnerable populations affected by increased housing costs associated with mobile workers
 - e.g. Clarenville (2012-14)
- Rise in unemployment a risk to the housing market; declining oil prices predicted to negatively impact housing prices and sales
 - e.g. decreased demand for short-term luxury housing, St. John's (2016)

Meetings and Consultations

- Mobile workers can decrease housing availability, increase housing costs
- Homelessness a province-wide challenge
- Tension between benefits of increased housing costs for municipalities and challenges for residents
- Need to understand current and potential role of municipalities and other actors in housing considerations

Nickel Processing Facility Long Harbour, NL



Nickel Processing in Long Harbour

Housing impacts in Host Community (2012)



- Housing accessibility and affordability challenges
- Lack of contributions by/participation of workers in community
 - Place attachment
- Accommodation type dependent on worker characteristics

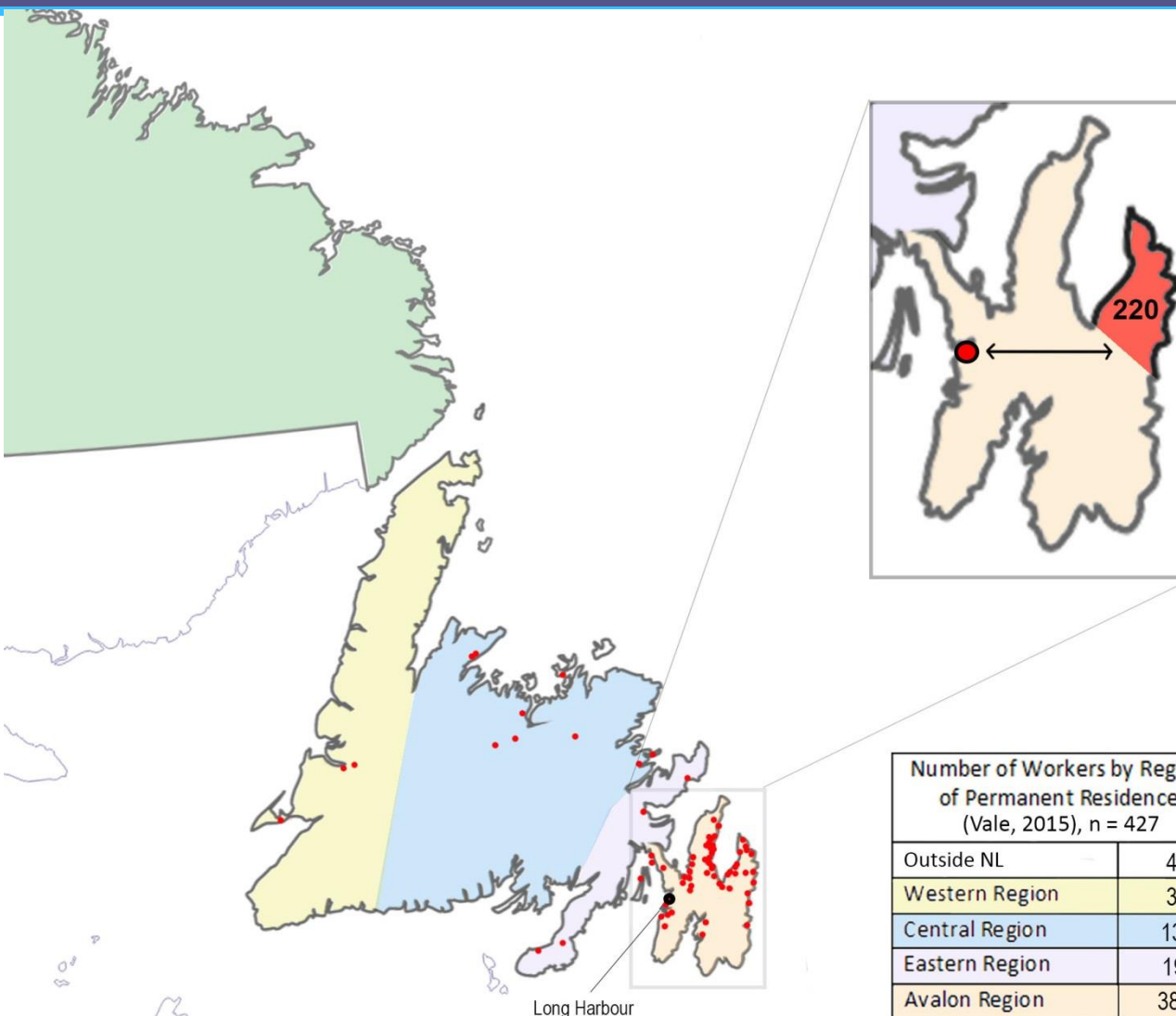


Nickel Processing in Long Harbour

Housing impacts in Host Community



Vale Workers' Permanent Residence (2015)



52% living in
St. John's
CMA

Outside NL	4
Western Region	3
Central Region	13
Eastern Region	19
Avalon Region	388

Nickel Processing in Long Harbour

Housing impacts in Source Communities (2015)



- Commuting as a ‘compromise’ or necessity
- Place and family attachments a re-occurring theme
- Investments in housing
- Accessibility, affordability not noted as challenges



Between Mobility and Attachment of Mobile Workers in Newfoundland and Labrador and in Alberta

Presented by Dr. Sandrine Jean

Emergent findings

Attachment contradictory notions?

While households are more mobile than ever before, how do families choose where they live?

- How mobility affects experiences of home and place?
- What makes them commute, whether it is short/long distance commute or fly-in/fly-out, versus relocate?

The **main objectives** of the study are to examine:

- 1) the mobility routines;
- 2) the housing choices and the experiences of home;
- 3) the experiences of balancing home and work lives balance of Newfoundland and Labrador families engaged in mobile work in their home



The research

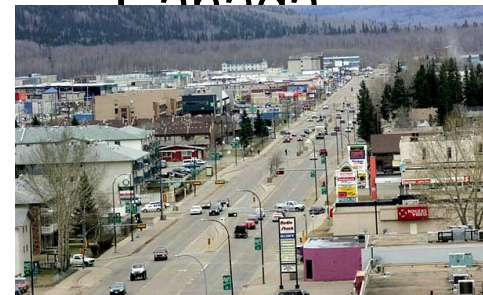
Southern Shore, NL

- 15 in-depth interviews (10 individuals, mostly with woman, 5 couples)
- Bays Bulls, Witless Bay, Tors Cove
- +/- 1 year +2-month fieldwork



Alberta (Fort McMurray and 2 work camps close to Fort McKay)

- 52 recorded interviews in summer 2015 with camp staff and workers (mostly tradespeople) in the oil sands → 28 were with workers from Atlantic Canada



Where to live when on the move?

Extended family/friends support networks influence housing location

“I would never consider moving away because I visit my family every weekend in a small community two hours away”
(Nicole, thirties, Witless Bay, working full-time in accounting in St. John’s, lives in Witless Bay, husband commutes to Alberta)

- Several interviewees built their home.
- Family-owned piece of land; help from family members (trades)

.. and enable a mobile lifestyle

- The difficulties associated with long-distance commuting seem to be offset by having a home base with a support network of family and friends

Where to live when on the move?



Southern Shore: the best of both worlds?

Housing affordability+ Services and Amenities

“We wouldn’t have been able to afford a big house like this one in town. Plus, we bought a land in 2003, pre-boom, and built a house there. We sold the house for double what we built it for and built a second larger house” (Shannon, nurse, late thirties, Witless Bay, husband work off-shore)

Rural / Urban

Willow: “Living 20 minutes outside a major center is like the best of both worlds, because you’re close enough to the city to take part in the activities there, but then you’re like a little community here too”

Matthew: “Many women who are left behind by their husbands who work on turnaround don’t want to be alone, so they move to Witless Bay or Bay Bulls to be closer to the city but not in it”

(Willow and Matthew late thirties health care Witless Bay husband

Sense of community and Attachment to place

Families ties, sense of community and attachment to place play a large role in housing decisions

“It doesn’t matter where you live if you have to fly... I rather be to where I’m from and my whole family is ” (Bruce, forties, Tors Cove, construction worker in Bull Arm, was previously working in Fort McMurray)

“I would think that the communities around here are probably a little bit closer togetherness than what [northeast Avalon]... I don't know for sure. But there’s a lot of, like if there was a death in the family, everybody comes together. If there’s a sick child, everybody comes together and they have fundraisers and bottle drives. Whatever you need to get that family through. That goes right through of the Southern Shore.”

(Kim, forties, office work, Witless Bay, husband is trucking in and around St. www.onthemovepartnership.ca)

A complex combination of housing arrangements while on the move



Rise in informal housing (e.g. room rentals, use of trailers/campers, recreational properties, cabin)

Rob: If it turns out to be a really nice weekend, you know what? I'll call in sick. Sometimes you have to do that. Like when we got the camper last year, I was towing her to the park out on the highway there. I was going to work. So I towed the camper out and we sat her up. I said, "Man, first night, first week in the summer with the camper – I ain't going to work." To me, look at the time you're missing out on.

Jess: That was a fun day.

Rob: Look at the money you're missing out on? I don't care because I'll never get this day back. To me, you've got to do that every now and again. I'll go in after and tell them, "I wasn't sick, but we got a new camper, our first night, I went with Sherry and the girls."

(Rob, Witless Bay, construction in Bull Arm and his daughter Jess, 12 yrs old)

When exiting E-RGM is not an option...

Because of (lack of) work

- “There is no work here. I had no choice but to leave”

(Anthony, 25 yrs old, instrumentation, working in Fort McMurray since 2013)

- “All the girls in my high school [Mobile] expect that. This is part of the reality: men are leaving for work”

(Sara, 24 yrs old, full-time office work in St. John’s, from Witless Bay, boyfriend commutes to Alberta).

When exiting E-RGM is not an option...

Because of housing

“I’m not going to Alberta anymore, only commuting to Bull Arm. I have no choice but to continue to pay off the mortgage” (Willow and Matthew, late thirties, pharmacist and engineer, Intra-provincial LDC, working to Bull Arm)

“When we first built our house, my husband would work through his time off and not come home, just to make more money”

(Nicole, thirties, Witless Bay, working full-time in accounting in St. John’s, lives in Witless Bay, husband commutes to Alberta)

“In Calgary, in the area I was living \$750,000 wouldn’t even get you a shed [...] A friend of my husband bought a house in Fort McMurray for \$800-\$900,000 and were “house poor. We bought a house in the Goulds for \$144,000!” (Melonnee, fifties, Goulds, health care, husband works in Long Harbour, both

Making the best out of it?!

Case study on the co-impacting nature of mobility and housing

“When I divorced about seven or eight years ago, I bought my first home on my own. And then me and my partner, two years ago we bought a new home. So I rented mine that I owned beforehand. I purchased another one out in Clarendville, just because I knew Bull Arm was coming.

I purchased that about five years ago when I just started at Long Harbour and I had got some extra cash. I said “I want to invest this”, so that’s what I did. I made a down payment on it. And that’s rented totally, and the rent out there is awesome! So that’s pretty near paying for that. I mean, that house brings in about \$35,000 a month. And I paid \$190,000 for it, so I’m making a lot of money on that. So I’m hoping that’ll pretty near be paid off by the time I’m ready to retire.

If I have an issue there’s a man out there that I call up on, so I just give him a little bit of money.

So it’s not bad. And my partner’s house in here, we rent the top and we kept the apartment downstairs for us

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