

Exploring Options and Opportunities for Home-Sharing in Bruce County

Tania Dickson
Housing Services Manager, Bruce County

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Hub Solutions - COH

- Hub Solutions is a social enterprise of the Canadian Observatory on Homelessness, located at York University.
- Hub Solutions offers research and evaluation supports to communities across Canada.

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Community Context

What we know about Bruce County



73,244 – 81,724
Between 2016 & 2021

65+

1/3
Adult population seniors



40,000
Employed by 2046

Aging in Place in Empty Homes



40.9%

Two-person households



83.7%

Single-detached dwellings



37.2%

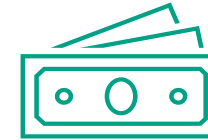
Homes owned by seniors

Housing Affordability Challenge



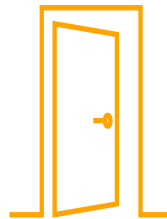
Housing Cost

Increased
costs in
ownership &
maintenance



Income Imbalance

Between increases
in income & housing
costs



Vacancy Rates

Province-wide
decrease in
availability



Housing Options

Lack of diversity in
builds & shortage
of new
construction

Home-Sharing

Opportunity addresses the housing issue through **existing resources**



Affordability of
Housing Units



Maintenance of
Existing Stock



Gap in
Housing Supply

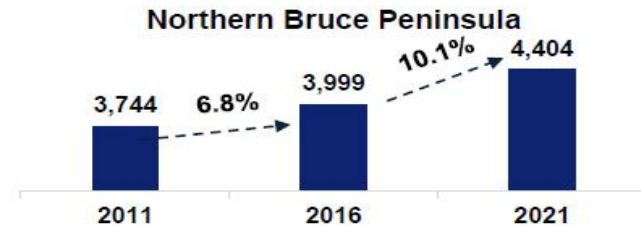


Cost of
Utilities

APPENDIX

Northern Bruce Peninsula

Municipality Stats – Demographic, Economic, and Housing Stock



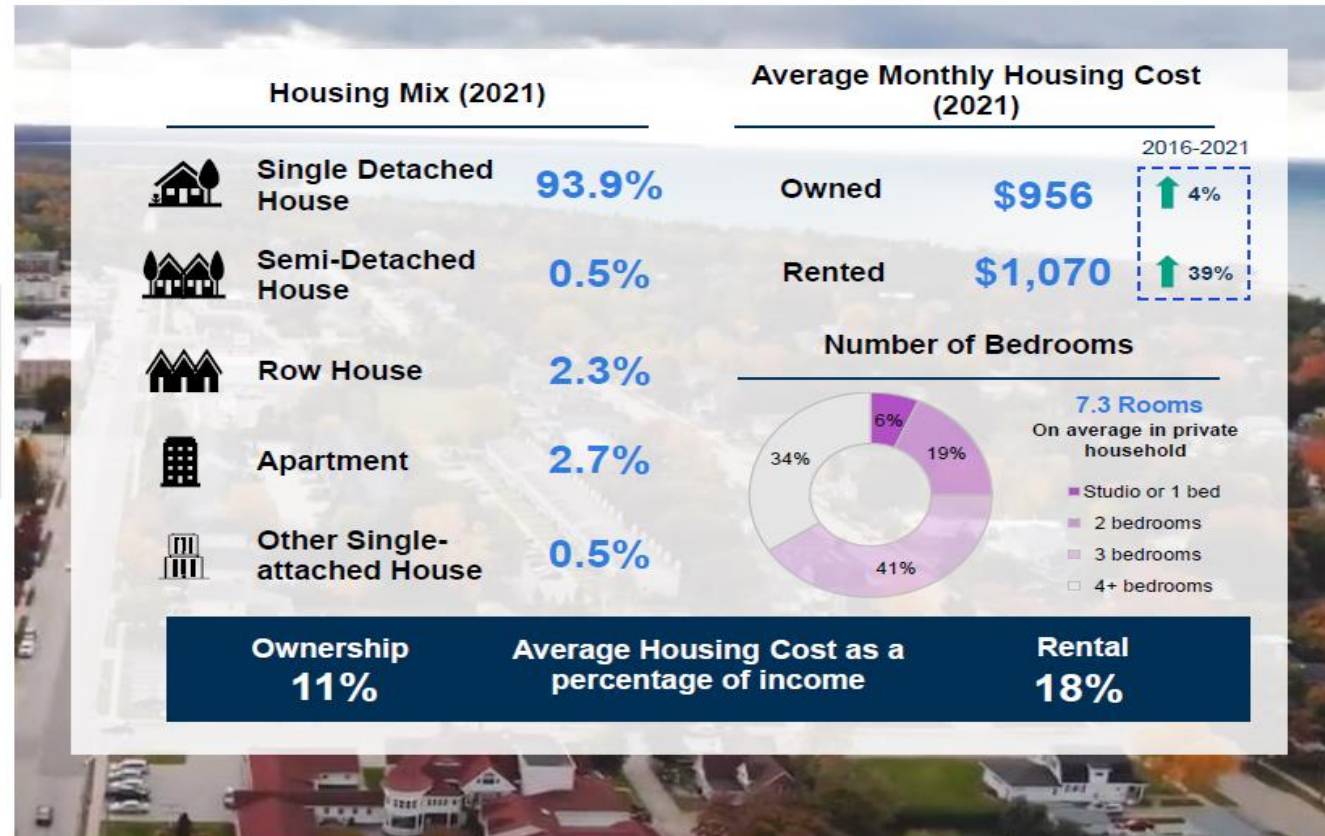
61 Median Age (Years)

16% Growth in Average Income (2015-2020)

Average Value of Households (2021) – **\$593,500**



Retail Trade is the largest employer followed by Construction and Health Care And Social Assistance industry





Research & Data Collection

Research Methods



Literature Review

- Academic Literature
- Grey Literature



Model Scan

Operating Programs



Data Collection

- Surveys
- Interviews & Focus Groups

Research Findings



Benefits

- Housing affordability & stability
- Reduced social isolation & loneliness
- Decreased waiting times for housing



Challenges

- Inter-personal conflict
- Home takeover
- Failure to protect rights of home shares

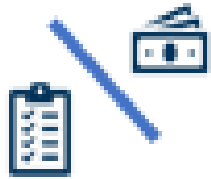
Research Findings



Risk Mitigation Strategies

- Screening & matching procedures
- Detailed occupancy agreements
- Follow up mediation
- Home takeover prevention strategies

Findings: Rental Agreements



Task Exchange

- Subsidized rent
- Help with tasks



Free Accommodation

- No rent
- Exchange services for shelter



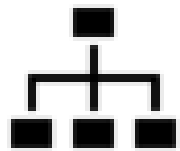
Paid Accommodation

- Full rent
- Not subsidized by tasks



Recommendations & Implementation

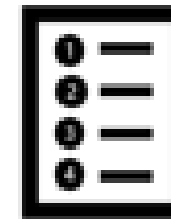
Senior Home-share Program Operational Framework



A. Required
Governance

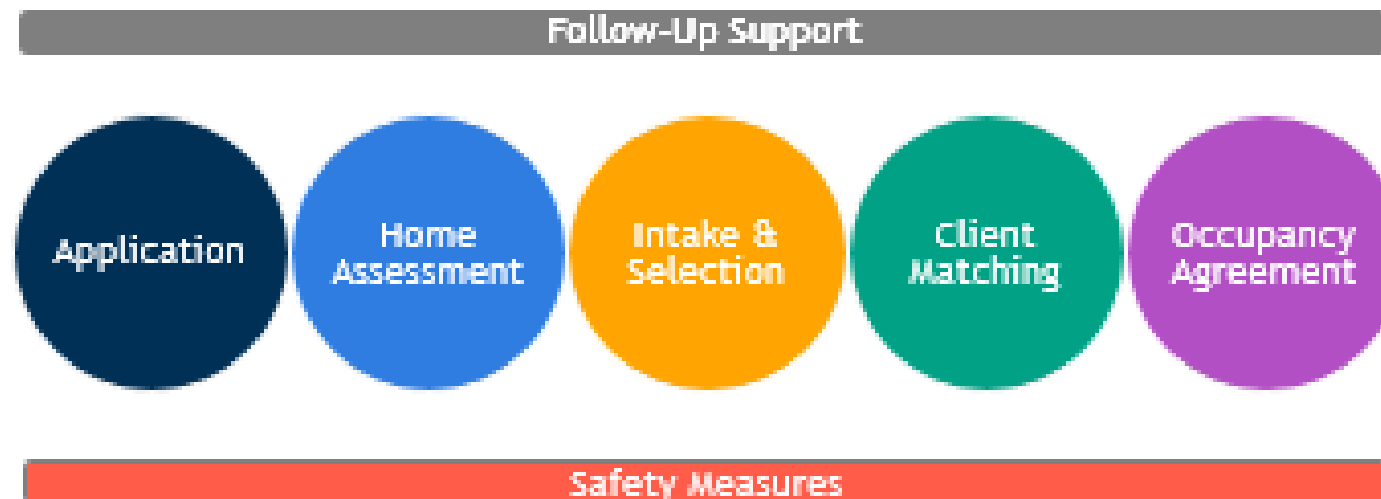


B. Resources for
Implementation



C. Steps for Program
Intervention

C. Processes & Interventions





Conclusion

Take Away

1

Innovative
Solution for
Affordable
Housing

2

Task Exchange
& Full Rent
Options

3

Collaboration &
Transparency
Among Partners



Contact

Tania Dickson

Housing Services Manager
Bruce County

tdickson@brucecounty.on.ca