

Municipality of East Ferris

Housing Targets Key Takeaways

Within the projections completed for this study, East Ferris is expected to grow to 2,461 households (+2.2% annual growth from 2021) by 2035. These projections forecast an increase in households of all sizes during this period, indicating a need for new affordable housing in a range of sizes.

New RGI units make up 0.5% of the total projected dwellings required in 2035. Considering the existing RGI stock in East Ferris, there are 13 net new units required to affordably and suitably house the projected households according to the affordability thresholds used for this study.

New affordable dwellings account for 1.1% of total projected dwellings required in 2035 (0.2% rental, 0.9% ownership). Considering the existing stock of affordable units managed by the DNSSAB, there are 26 net new affordable units required to affordably and suitably house the projected households according to the affordability thresholds used for this study. It should be noted that these households in this target could be housed in existing units in East Ferris that would be rented at more affordable prices.

East Ferris has among the highest average household incomes in Nipissing and is projected for a higher proportion of market housing than other municipalities. Market housing dwellings, including both rental and ownership tenure, account for 97.3% of the projected housing supply in 2035.

Table 10: Demographic overview and projection for the Municipality of East Ferris, 2016-2035

	Actual 2016	Actual 2021	Annual Change 2016-2021	Projected 2035	Annual Change 2021-2035
Population	4,750	4,945	0.8%	6,028	1.6%
Households	1,782	1,890	1.2%	2,461	2.2%

Table 11: Housing targets by affordability and number of bedrooms in 2035

	One Bedroom	Two Bedroom	Three Bedroom	Four- or more- Bedroom	Total	% of Stock
Projected Demand	27	393	1140	901	2461	-
DNSSAB Stock	-	28	-	-	28	1.1%
Projected Net Stock	27	365	1,140	901	2433	98.9%
RGI Units	1	9	2	1	13	0.5%
Affordable Rental	1	-	2	1	4	0.2%
Affordable Ownership	-	7	8	7	22	0.9%
Market Housing	24	349	1128	893	2394	97.3%

Affordability Level	Upper Threshold
RGI Units	DNSSAB Household Income Limit Thresholds
Affordable Rental	60 th Income Decile for Renter Households
Affordable Ownership	Below Average Dwelling Value (Nipissing District)*
Market Housing	All other housing units