



Housing Experiences of Newcomers in Northeast Ontario

NATALYA BROWN

NIPISSING UNIVERSITY



**PATHWAYS TO
PROSPERITY**

Promoting Welcoming Communities in Canada

Overview

Immigration and Housing in Small Centres and Rural Communities

Housing Market in Northeast Ontario

Experiences of Recent Newcomers in the Housing Markets of Timmins and North Bay

Recommendations

Immigration and Housing in Small Centres and Rural Communities

From the Literature:

Attraction and Retention for Small Centres and Communities

Importance of Housing and Public Transit

Navigating the Canadian Housing Market

Neighbours and Neighbourhoods

“Successful integration depends in part on access to supports and services that facilitate immigrants’ settlement experience including affordable housing that is adequate to meet their needs.”

Drolet and Teixeira (2020)

How is Northern Ontario Different?

Federal and Provincial Housing Strategies

Population decline and Labour Shortages

Rural and Northern Immigration Pilot

South-North Migration

Availability

Affordability

Adequacy

Suitability



Source: FedNor

Housing Experiences of Recent Newcomers in Timmins and North Bay

with Anahit Armenakyan, Nipissing University

Purpose: To understand the role of neighbourhoods and housing in facilitating or hindering integration and the creation of sense of community for immigrant newcomers in North Bay and Timmins, Ontario

Research Questions:

- What challenges to acquiring adequate, suitable, and affordable housing do newcomers face during their integration into the North Bay and Timmins communities and how have their housing outcomes changed over time?
- How do newcomers' housing experiences and neighbouring behaviours and interactions impact the creation of sense of community and their perception of North Bay and Timmins as welcoming communities?

Methodology and Data

Surveys and focus groups with newcomers and interviews with key informants (pre-pandemic)

Housing Standards (CMHC)

Neighbourhood Interactions and Perceptions (GSSSI – StatsCan)

Sense of Community (McMillan and Chavis, 1986)

	Participant Group	Total
Survey	Newcomers	44
Interviews	Key informants	17
Focus Groups	Newcomers	31



31%: 18-30 yrs
50%: 31-44 yrs



Median Income:
\$40K – \$50K



- 26% European
- 23% South Asian
- 14% Chinese



57%: Direct migrants



52%: Females



77%: 3 or less persons



- 59% Paid Work
- 21% School



- 36% Family
- 31% Economic
- 20% Student

Housing Experiences & Challenges

Gaps in Rental Availability

Landlord Issues

Language Barriers

Adequacy and Suitability

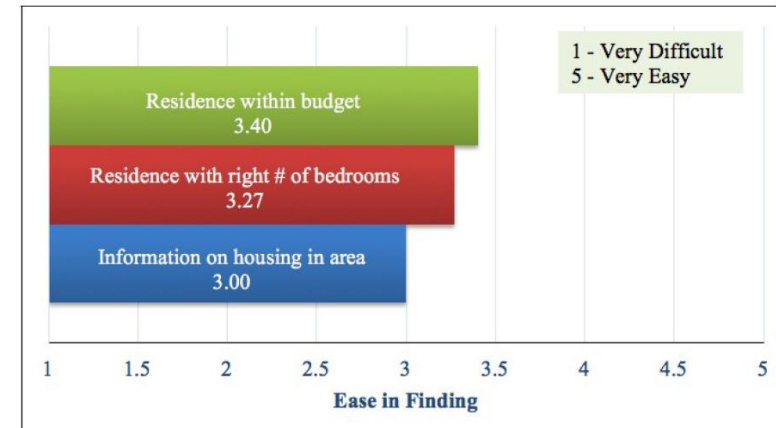
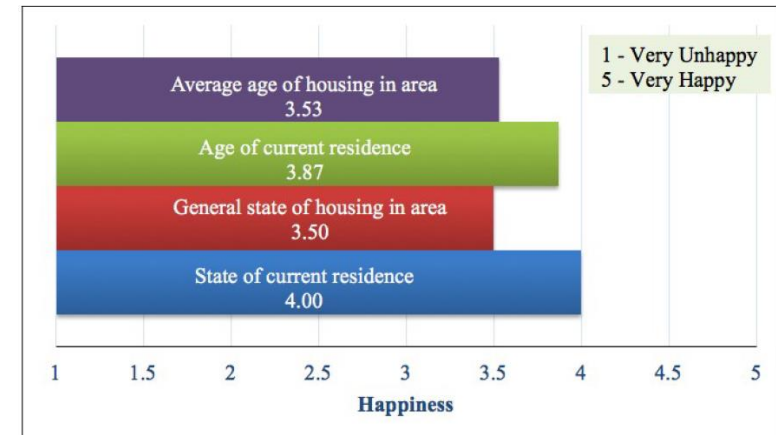
Affordable Home Ownership

Dual Trajectories

Public Transit

“We just didn’t take notice of the small lies, between lies, between the small print, we didn’t take care about finding that so we just signed. It is not a normal one, a normal rental contract ... I can’t understand but I do not like this kind of trick.”

Newcomer, North Bay



Neighbours and Neighbourhoods

Kind and Helpful Neighbours

Small Talk

Winter Chill

Seniors

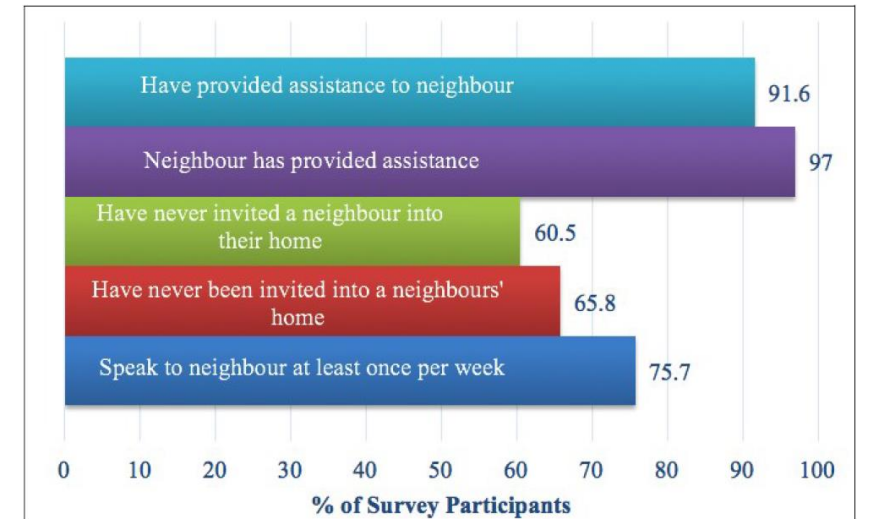
Safety and Illicit Drugs

Isolation

Discrimination

“To these students, these would be very isolated communities. They are coming from India with hustle and bustle and they are going to communities with five thousand people and trying to find jobs. I feel bad for the students having to be bussed because the housing crisis is dire over here.”

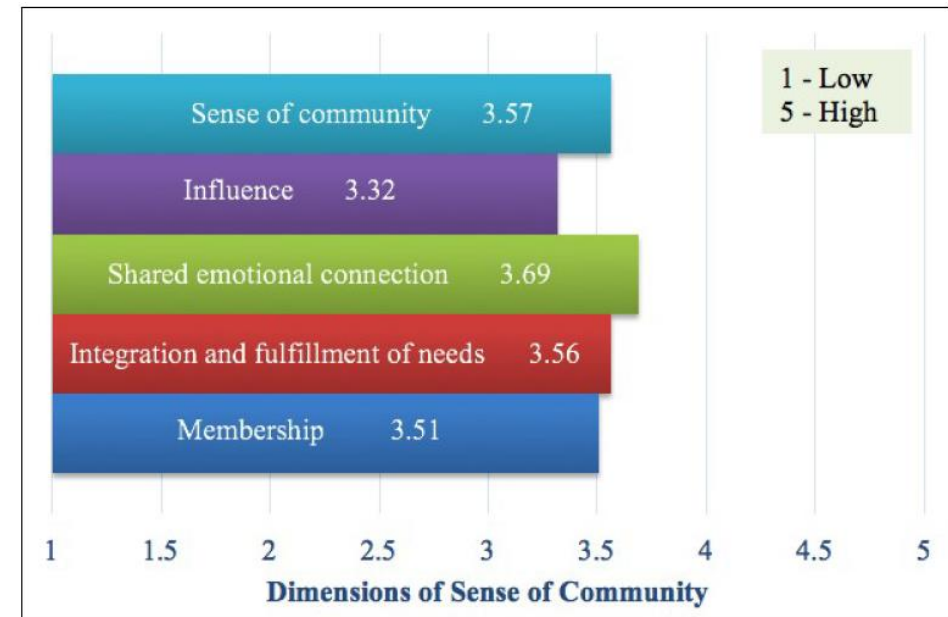
Key Informant, Timmins



Welcoming Communities

Sense of Community

- Membership
- Shared Emotional Connection
- Integration and Fulfilment of Needs
- Influence



Recommendations

Continuous Forecasting and Monitoring

Special attention to Private Rental Housing

Landlord Education

Immigrant-Specific Housing Services

Attraction of Tradespeople in Construction

Complementary Infrastructure

Future Research

Housing and Neighbourhood Experiences during COVID and Post-COVID

RNIP Recommended Immigrants vs Other Newcomer Groups