

Document under Separate Cover
Refer to LPS50-21



2020

State of Housing Report



Contents

| | | | |
|--|-----------|--|-----------|
| 2020 State of Housing | 2 | Rental Housing | 14 |
| Overview | 2 | Rental Unit Stock | 14 |
| Housing Continuum | 3 | Rental Market Vacancy Rate | 14 |
| Assisted vs. Affordable Housing | 3 | Average Monthly Rent | 14 |
| Halton's Housing Model | 4 | Vacancy Rates by Unit Size, 2016 - 2020 | 15 |
| Income and Housing Cost Thresholds | 4 | Vacancy Rates by Municipality, 2016 - 2020 | 15 |
| Housing Supply and Demand Model | 5 | Average Rents & Units by Unit Size, 2016 - 2020 | 16 |
| Assisted and Affordable Thresholds | 6 | Average Rents & Units by Unit Size by Municipality | 16 |
| New Housing Development | 7 | Assisted Housing | 17 |
| New Housing Development | 7 | Assisted Housing in Halton | 17 |
| Regional Housing Mix Target | 7 | Community Housing Administered by Halton | 17 |
| New Housing Completions | 8 | Community Housing Financially Supported by Halton | 17 |
| New Housing Under Construction | 8 | New Assisted Housing Opportunities Since 2014 | 18 |
| New Housing Starts | 8 | Portable Housing Benefits | 19 |
| Five-year Trends: New Housing Completions | 9 | Rent Supplement | 19 |
| Five-year Trends: New Housing Under Construction | 9 | Special Needs Housing | 19 |
| Five-year Trends: New Housing Starts | 9 | Homelessness | 19 |
| Housing Completions by Municipality | 10 | Affordable Rent by Unit-Type | 20 |
| Housing Costs & Affordability | 11 | | |
| New and Resales of Housing | 11 | | |
| Regional Housing Affordability Target | 11 | | |
| New and Resales of Housing by Price Range | 12 | | |
| New Affordable Housing Sales in Halton by Type | 12 | | |
| New Affordable Housing Sales by Municipality | 13 | | |

2020 State of Housing



Overview

Since 2006, Halton Region has prepared the State of Housing Report annually to provide a review of the Region's housing supply and demand.

The report is also used to monitor how well the Region is implementing its vision for managed and sustainable growth, as set out in Halton's Regional Official Plan and the Provincial Growth Plan.

Halton's vision includes advancing the supply of an adequate mix and variety of housing to meet differing physical, social and economic needs. For more details, refer to sections 86(6), 86(6.1), 86(7), 214, 218 and 256.1 of Halton's Regional Official Plan for further detail.

Using Halton's Housing Model, the Report assesses the Region's success in achieving its Regional Official Plan housing targets (section 86(6)), which call for:

- at least 50 per cent of new housing units produced annually in Halton to be in the form of townhouses or multi-storey buildings; and
- at least 30 per cent of new housing units produced annually in Halton to be affordable or assisted housing.

The *State of Housing Report* also provides summary and highlights on:

- Housing supply and demand in Halton for the various housing segments of the housing continuum.
- Income and housing cost thresholds for assisted and affordable housing.
- Achievement of the Regional Official Plan targets related to housing density and affordability.
- New housing developments (starts, under construction, and completions).
- Highlights of housing sales (new and resale) in Halton by housing type and affordability.
- Highlights of rental housing market in Halton (average rents, vacancy rates, and number of units by type).
- Assisted housing activities and initiatives by Halton Region.

2020 State of Housing

Housing Continuum

Housing plays an important role in the lives of Halton's residents. Individuals and families move back and forth across the housing continuum depicted below, depending on changes that affect their personal circumstances.

The continuum is based on the following observations:

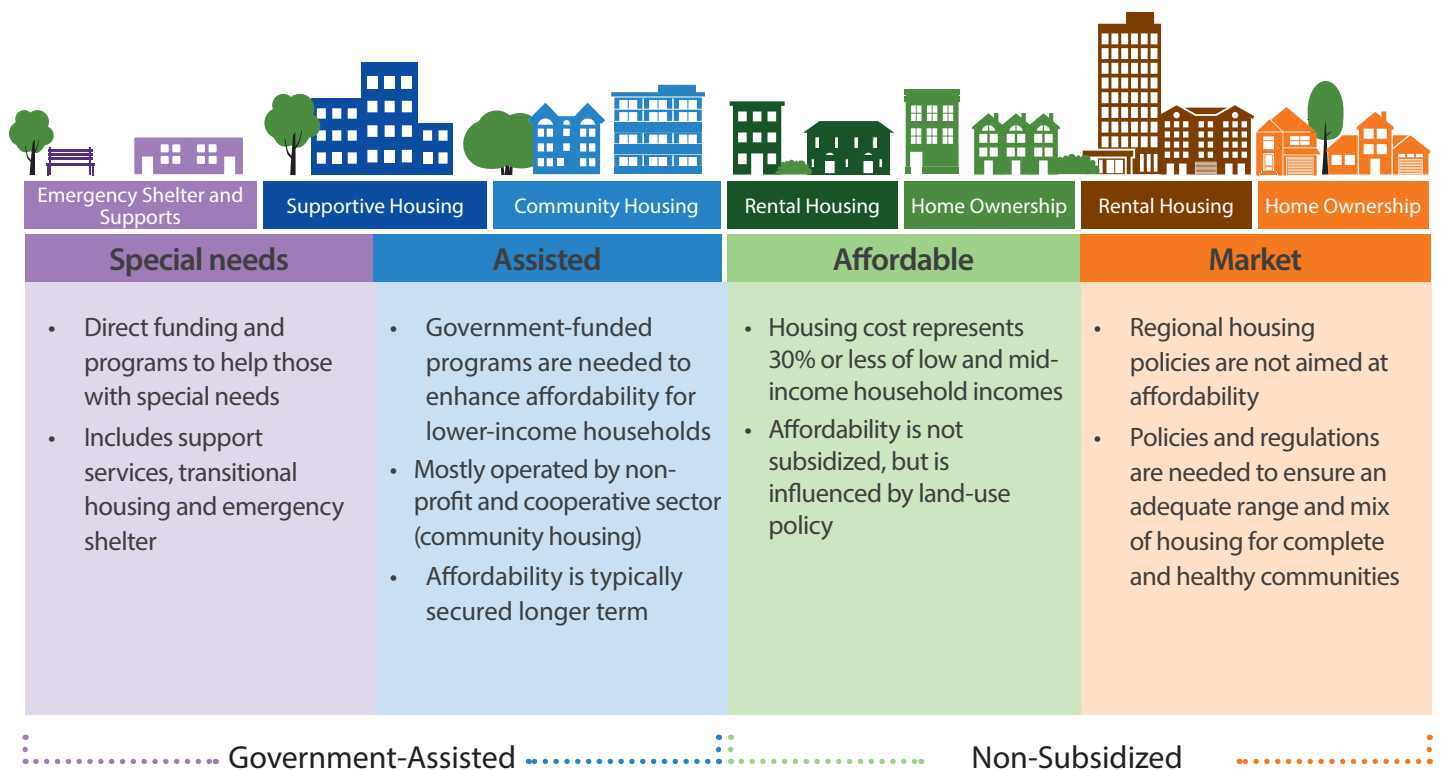
- a range of housing types is required to meet the needs of residents throughout the various stages of their lives and at any level of income;
- private and non-profit sectors play an essential role in providing housing across the continuum; and
- governments have various tools and programs available to provide a range and mix of appropriate housing and supports.

Assisted vs. Affordable Housing

Assisted housing is housing that is affordable for *low and moderate income households* for rent or purchase where part of the housing cost is subsidized through a government program.

Affordable housing is housing with a market price (for purchase) or rent that is affordable to households of low and moderate income, spending no more than 30 per cent of their gross household income on housing, without government assistance.

Affordable rental housing should meet the demand of renter households where they would be able to afford at least three out of ten rental units on the market. Affordable ownership housing should meet the demand of households at the high end and have sufficient income left, after housing expenses, to sustain a basic standard of living.



2020 State of Housing

Halton's Housing Model

Halton's Housing Model gathers various information including household income, household spending, housing costs, and average rents in the region from a variety of data sources. Data sources include Canada Mortgage and Housing Corporation (CMHC), Statistics Canada, and Municipal Property Assessment Corporation (MPAC).

Using the data available, analysis is conducted through the Housing Model that generates thresholds based on household income and housing cost. This calculation is undertaken for both the assisted and affordable (non-assisted) segments of the continuum.

Using the generated thresholds, the Housing Model also generates a snapshot of housing needs by Halton's residents and those looking to live in Halton at a moment in time. These model outcomes may be influenced by the pace of growth or the health of the economy, as well as updates and changes to the inputs or assumptions.

The maximum purchase price or monthly rent generated by the Housing Model represents what a household with that income could afford, based on Regional Official Plan definitions on housing costs for assisted and affordable housing (Section 214(a) of the Regional Official Plan). Affordable rent thresholds per unit-type for some Regional housing programs and initiatives for 2021 are based on CMHC's 2020 annual Rental Market Report and can be found on page 20 of this report.

Income and Housing Cost Thresholds

The tables below provide a summary of the upper limit household income and housing cost thresholds in Halton Region calculated through the Housing Model for 2020.

In 2020, the assisted income threshold increased to \$61,700 from \$57,800 (up by 6.7 per cent). Households with an income below the assisted income threshold typically require some form of government assistance to meet their housing needs, as the private sector in Halton typically does not provide many opportunities to buy or rent below the associated housing cost thresholds. Few housing opportunities exist in the open market to purchase below \$235,800 or rent below \$1,540.

The affordable (non-assisted) income threshold increased slightly to \$107,800 in 2020 from \$107,100 in 2019 (up by 0.7 per cent). Households with an income between the assisted and affordable income thresholds have options to purchase a house priced below the affordable housing cost threshold of \$409,500 or rent with monthly costs below \$2,120.

The maximum affordable purchase price of \$409,500 is used as the index to measure the Regional Official Plan target that 30 per cent of new housing units produced annually are affordable or assisted.

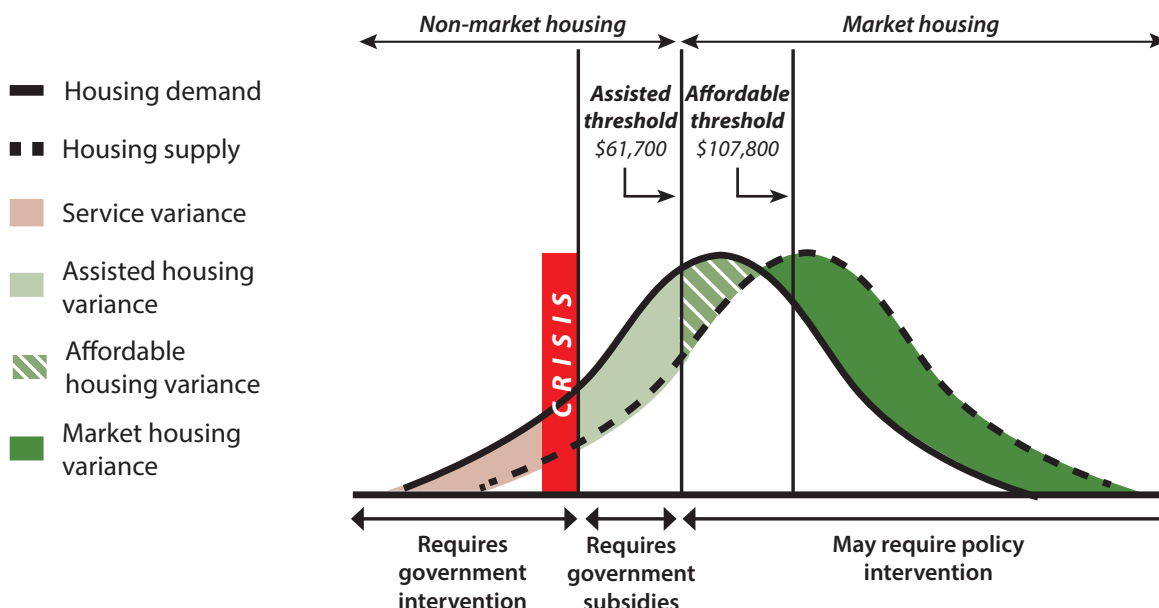
| Assisted | All households (average - 2.8 people) | Small households (1 to 2 persons) | Large households (3+ persons) |
|-------------------------------|--|--------------------------------------|----------------------------------|
| Income threshold | \$61,700 | \$57,500 | \$65,500 |
| Maximum purchase price | \$235,800 | \$222,000 | \$250,500 |
| Maximum monthly rent | \$1,540 | \$1,440 | \$1,640 |

| Affordable (non-assisted) | All households (average - 2.8 people) | Small households (1 to 2 persons) | Large households (3+ persons) |
|---------------------------------------|--|--------------------------------------|----------------------------------|
| Income threshold | \$107,800 | \$74,300 | \$144,300 |
| Maximum purchase price | \$409,500 | \$283,700 | \$546,000 |
| Maximum monthly ownership cost | \$2,690 | \$1,860 | \$3,610 |
| Maximum monthly rent * | \$2,120 | \$1,650 | \$2,630 |

* The mid-point between assisted and affordable monthly ownership costs, based on Halton's definition of Affordable Housing.

2020 State of Housing

Housing Supply and Demand Model



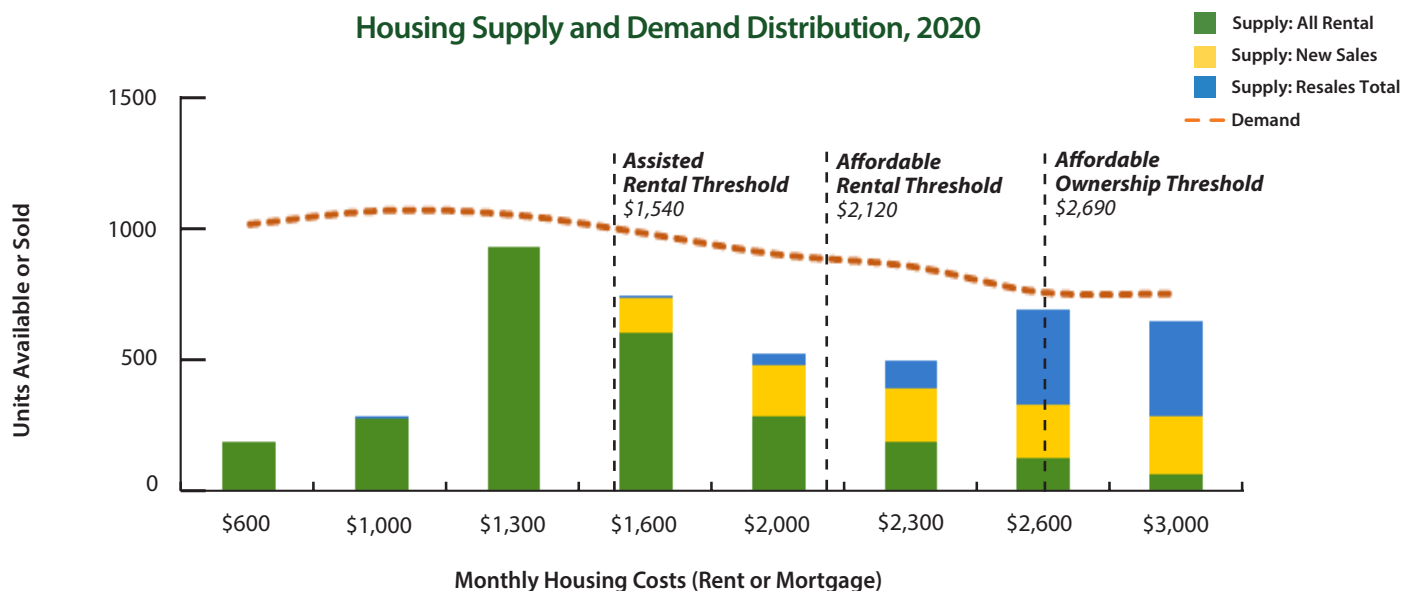
Based on analysis of household income profiles, housing cost thresholds, unit sales, re-sales and rental turnovers, the Housing Model generates a snapshot of supply-demand variances across the housing continuum.

The figure below provides a visualized analysis of the housing supply and demand. It shows the distribution of new sales, re-sales and rental turnovers by price point across the continuum (i.e., the actual housing supply) and compares it with the income distribution of Halton-based households (the modelled

housing demand). Differences between the two are used to quantify potential supply-demand variances by housing segment (typically indicating shortfalls in the assisted and affordable segments).

It should be noted that this diagram is a snapshot in time of the assisted and affordable housing gap, and is influenced by market trends, pace of economic growth and the health of the economy.

Housing Supply and Demand Distribution, 2020



Halton's Housing Model

Assisted and Affordable Shortfalls

The graph below provides a multi-year indication of the shortfall of assisted and affordable housing as a percentage of the total supply by year.

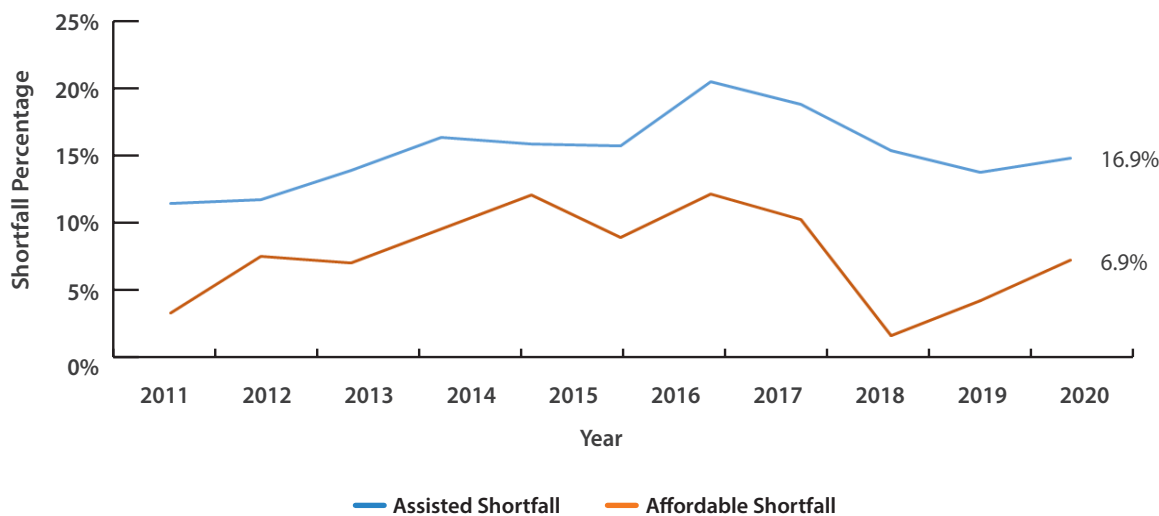
In 2020 there was an overall increase in housing completions (increase by 4.1 per cent from 2019) and increase in number of affordable new unit sales (increase by 290.0 per cent from 2019). Despite the increase in new affordable units, resale home prices outpaced household income and the overall shortfall of affordable units has trended upward from 6.1 per cent in 2019 to 6.9 per cent in 2020.

Although the assisted shortfall increased slightly by 3.0 per cent from 2019 to 16.9 per cent in 2020, ongoing Regional initiatives to increase the number of housing opportunities are significant. Investments from senior levels of government are providing an opportunity to curb the trend line of assisted shortfall.

Key factors influencing these trend lines:

- 2016 Census data indicated that household incomes were higher than previously assumed, resulting in a reduction in the gaps;
- resale home prices outpaced household income;
- growth management policy resulted in a steady increase of higher density housing completions and sales, generally improving affordability (as explained in more detail in the next sections of this report);
- associated with this, the supply of moderately affordable condominium rental housing has increased; and
- almost no new purpose built rental housing has been built in recent years.

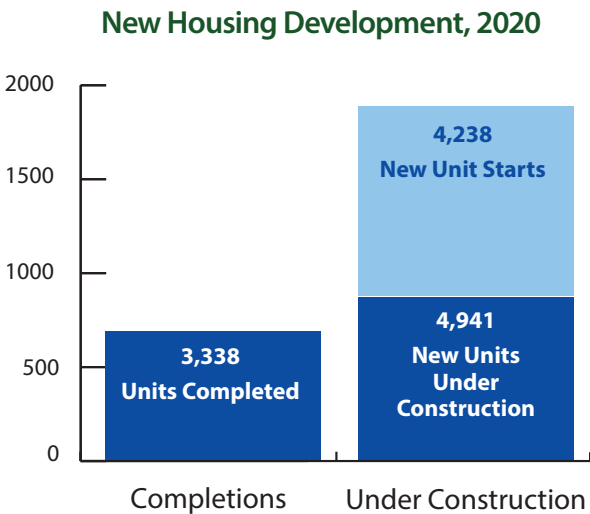
Assisted and Affordable Shortfalls (Supply vs. Demand), 2011 - 2020



New Housing Development

New Housing Development

In 2020, there were a total of 3,338 new housing unit completions in Halton, an increase from 3,208 in 2019 (up by 4.1 per cent). There were 4,941 new housing units under construction, an increase from 4,079 in 2019 (up by 21.1 per cent) with an additional 4,238 new housing unit starts, an increase from 2,152 in 2019 (up by 96.9 per cent).



Source: CMHC Starts and Completions Survey 2020

This section of the report provides an overview of the types of housing being supplied in the regional and local municipal housing markets. The State of Housing report reviews new housing completions, under construction, and starts on an annual basis.

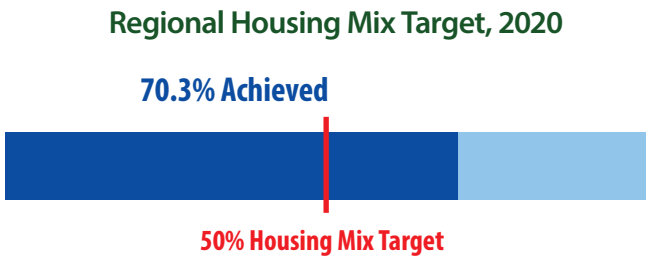
2020 New Housing Highlights

| | 2019 | 2020 | Change |
|--------------------------------------|-------|-------|--------|
| Total new housing completions | 3,208 | 3,338 | 4.1% |
| Total new housing under construction | 4,079 | 4,941 | 21.1% |
| Total new housing starts | 2,152 | 4,238 | 96.9% |

Regional Housing Mix Target

The Housing Mix Target in the Regional Official Plan calls for at least 50 per cent of new housing units produced annually in Halton to be in the form of townhouses or multi-storey buildings (higher density housings). Provision of higher density housing provides the best opportunity to encourage more affordable housing in Halton.

In 2020, townhouse and apartment units accounted for 70.3 per cent of housing completions in Halton. For the tenth consecutive year, the 50 per cent Housing Mix Target was achieved.



New Housing Development

New Housing Completions

New Housing Completions by Type & Municipality, 2020

| | Halton Region | % | Burlington | Halton Hills | Milton | Oakville |
|-----------------------|---------------|-------|------------|--------------|--------|----------|
| Apartment | 1,415 | 42.4% | 379 | 0 | 213 | 823 |
| Townhouse | 932 | 27.9% | 76 | 8 | 348 | 500 |
| Semi-detached | 80 | 2.4% | 0 | 0 | 78 | 2 |
| Single | 911 | 27.3% | 55 | 23 | 260 | 573 |
| Total units | 3,338 | | 510 | 31 | 899 | 1,898 |
| Local Municipal Share | | | 15.3% | 0.9% | 26.9% | 56.9% |

Source: CMHC Starts and Completions Survey 2020

Key trends:

- In 2020, there were 3,338 new housing completions, a 4.1 per cent increase compared to 3,208 in 2019.
- Of the new housing completions, 70.3 per cent were higher density units (townhouse and apartments). The remaining 29.7 per cent were single and semi-detached units.
- Oakville had the highest share of new housing completions in Halton at 56.9 per cent, followed by Milton at 26.9 per cent. Burlington and Halton Hills had shares of 15.3 per cent and 0.9 per cent, respectively.

New Housing Under Construction

New Housing Under Construction by Type & Municipality, 2020

| | Halton Region | % | Burlington | Halton Hills | Milton | Oakville |
|-----------------------|---------------|-------|------------|--------------|--------|----------|
| Apartment | 2,787 | 56.4% | 1,006 | 185 | 344 | 1,252 |
| Townhouse | 1,014 | 20.5% | 130 | 26 | 444 | 414 |
| Semi-detached | 136 | 2.8% | 62 | 16 | 56 | 2 |
| Single | 1,004 | 20.3% | 90 | 126 | 155 | 633 |
| Total units | 4,941 | | 1,288 | 353 | 999 | 2,301 |
| Local Municipal Share | | | 26.1% | 7.1% | 20.2% | 46.6% |

Source: CMHC Starts and Completions Survey 2020

Key trends:

- In 2020, there were 4,941 housing under construction, a 21.1 per cent increase compared to 4,079 in 2019.
- Of the housing under construction, 76.9 per cent were higher density units (townhouse and apartments). The remaining 23.1 per cent were single and semi-detached units.
- Oakville had the highest share of housing under construction in Halton at 46.6 per cent, followed by Burlington at 26.1 per cent. Milton and Halton Hills had shares of 20.2 per cent and 7.1 per cent, respectively.

New Housing Starts

New Housing Starts by Type & Municipality, 2020

| | Halton Region | % | Burlington | Halton Hills | Milton | Oakville |
|-----------------------|---------------|-------|------------|--------------|--------|----------|
| Apartment | 1,902 | 44.9% | 503 | 185 | 0 | 1,214 |
| Townhouse | 942 | 22.2% | 56 | 15 | 313 | 558 |
| Semi-detached | 126 | 2.9% | 62 | 16 | 46 | 2 |
| Single | 1,268 | 32.9% | 60 | 115 | 222 | 871 |
| Total units | 4,238 | | 912 | 331 | 581 | 2,645 |
| Local Municipal Share | | | 16.1% | 7.8% | 13.7% | 62.4% |

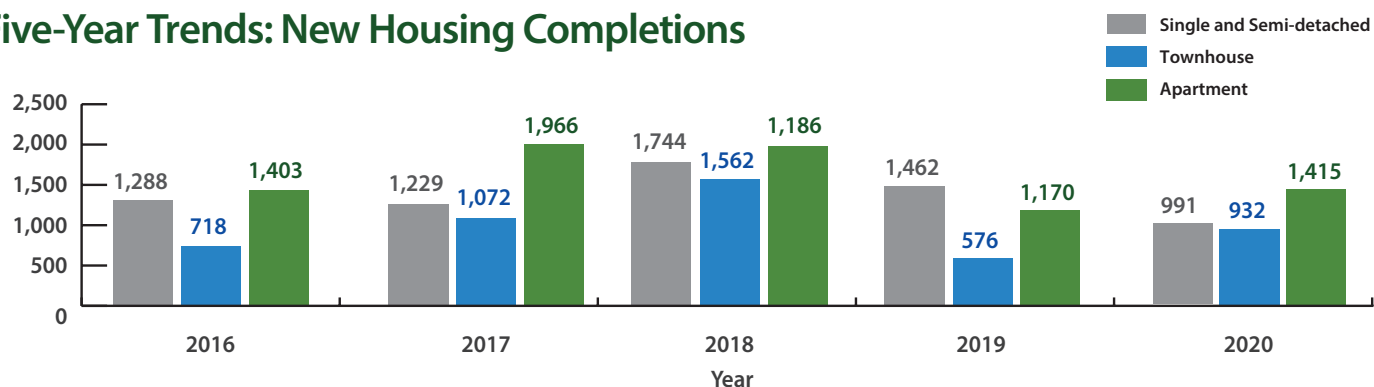
Source: CMHC Starts and Completions Survey 2020

Key trends:

- In 2020, there were 4,238 new housing starts in Halton, a 96.9 per cent increase compared to 2,152 in 2019.
- Of the new housing starts in 2020, 67.1 per cent were higher density units (townhouses and apartments). The remaining 32.9 per cent were single and semi-detached units.
- Similar to trends observed in housing under construction, Oakville had the highest share of new housing starts in Halton at 62.4 per cent, followed by Burlington at 16.1 per cent. Milton and Halton Hills had shares of 13.7 per cent and 7.8 per cent, respectively.

New Housing Development

Five-Year Trends: New Housing Completions

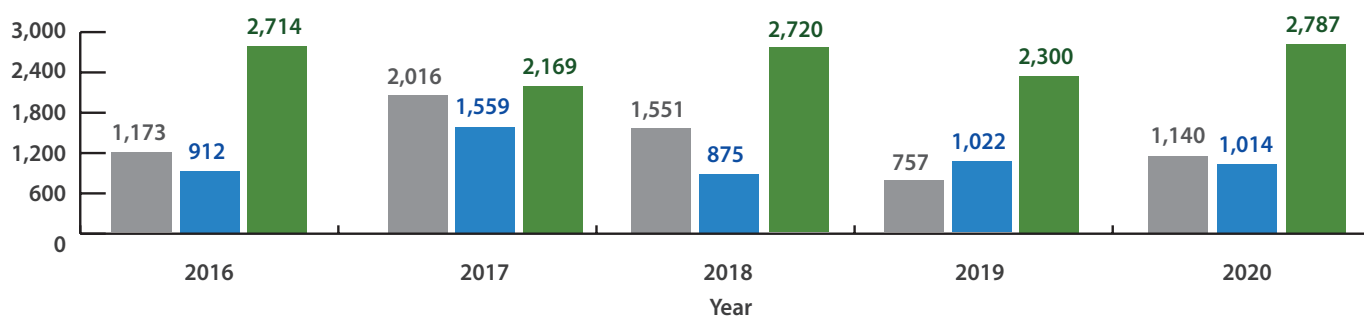


Source: CMHC Starts and Completions Survey 2016-2020

Key trends:

- Over the last five-year period, between 2016 and 2020, the annual average completion of single & semi-detached units were 1,343 units, townhouse unit completions were an average of 972 units per year, and apartment unit completions were 1,428 units per year.

Five-Year Trends: New Housing Under Construction

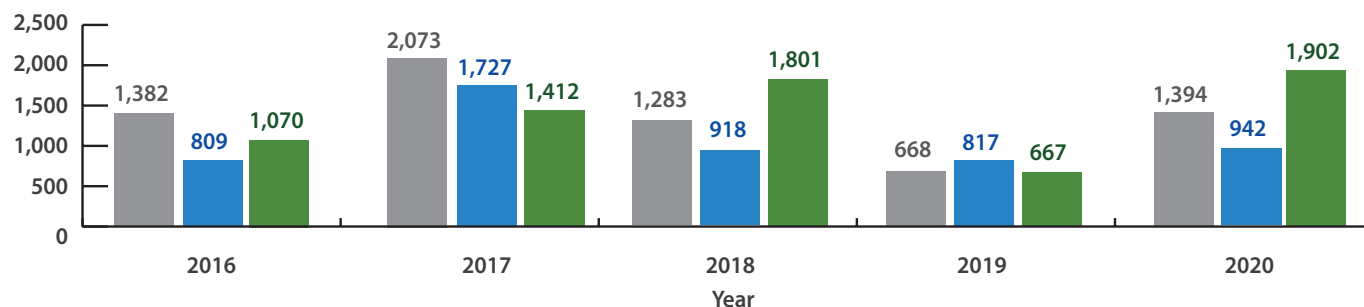


Source: CMHC Starts and Completions Survey 2016-2020

Key trends:

- Over the last five-year period, there were much more apartment units under construction at an average of 2,538 units per year compared to an average of 1,327 single & semi-detached units and an average of 1,076 townhouse units.

Five-Year Trends: New Housing Starts



Source: CMHC Starts and Completions Survey 2016-2020

Key trends:

- Over the last five-year period, new housing starts for single & semi-detached units and townhouse units have gradually declined, whereas new apartment unit starts have gradually increased to its all-time high of 1,902 unit starts in 2020.

New Housing Development

Housing Completions by Municipality

City of Burlington

Annual Housing Completions by Type, 2016 - 2020

| | 2016 | 2017 | 2018 | 2019 | 2020 |
|---------------|------|------|------|------|------|
| Apartment | 188 | 515 | 264 | 779 | 379 |
| Townhouse | 22 | 13 | 0 | 11 | 76 |
| Single & Semi | 61 | 66 | 159 | 130 | 55 |
| Total Units | 271 | 594 | 423 | 920 | 510 |

Source: CMHC Starts and Completions Survey, 2016 - 2020

Key trends in Burlington

- In 2020, 89.2 per cent (455 units) of housing completions in Burlington were higher density units (townhouse and apartments).
- Total housing completions in Burlington decreased in by 44.6 per cent to 510 units in 2020 from 920 units in 2019.
- Between 2016 and 2020, Burlington accounted for 14.5 per cent of Halton's total housing completions (2,718 total units).

Town of Halton Hills

Annual Housing Completions by Type, 2016 - 2020

| | 2016 | 2017 | 2018 | 2019 | 2020 |
|---------------|------|------|------|------|------|
| Apartment | 0 | 56 | 0 | 0 | 0 |
| Townhouse | 65 | 75 | 0 | 0 | 8 |
| Single & Semi | 226 | 77 | 160 | 164 | 23 |
| Total Units | 291 | 208 | 160 | 164 | 31 |

Source: CMHC Starts and Completions Survey, 2016 - 2020

Key trends in Halton Hills

- In 2020, total housing completions in Halton Hills decreased to 31 units from 164 units in 2019, a decrease of 81.1 per cent.
- Since 2018, there has been no apartment unit completions in Halton Hills.
- Between 2016 and 2020, Halton Hills accounted for 4.6 per cent of Halton's total housing completions (854 total units).

Town of Milton

Annual Housing Completions by Type, 2016 - 2020

| | 2016 | 2017 | 2018 | 2019 | 2020 |
|---------------|-------|-------|-------|-------|------|
| Apartment | 342 | 321 | 75 | 382 | 213 |
| Townhouse | 218 | 313 | 765 | 341 | 348 |
| Single & Semi | 496 | 536 | 601 | 709 | 338 |
| Total Units | 1,056 | 1,170 | 1,441 | 1,432 | 899 |

Source: CMHC Starts and Completions Survey, 2016 - 2020

Key trends in Milton

- In 2020, 76.3 per cent (686 units) of housing completions in Milton were higher density units (townhouse and apartments).
- Total housing completions in Milton decreased to 899 units in 2020 from 1,432 in 2019, a decrease of 3.7 per cent.
- Between 2016 and 2020, Milton accounted for 29.0 per cent of Halton's total housing completions (5,998 total units).

Town of Oakville

Annual Housing Completions by Type, 2016 - 2020

| | 2016 | 2017 | 2018 | 2019 | 2020 |
|---------------|-------|-------|-------|------|-------|
| Apartment | 873 | 1,074 | 847 | 9 | 823 |
| Townhouse | 413 | 671 | 797 | 224 | 500 |
| Single & Semi | 505 | 550 | 824 | 459 | 575 |
| Total Units | 1,791 | 2,295 | 2,468 | 692 | 1,898 |

Source: CMHC Starts and Completions Survey, 2016 - 2020

Key trends in Oakville

- In 2020, 56.6 per cent (1,075 units) of housing completions in Oakville were higher density units (townhouse and apartments).
- In 2020, total housing completions in Oakville picked up again to 1,898 units, an increase by 174.3 per cent.
- Between 2016 and 2020, Oakville accounted for 41.2 per cent of Halton's total housing completions (9,144 total units).

Housing Costs & Affordability

This section of the report provides an overview of the new and resale of housing units to assess how well the market is meeting the housing needs of Halton residents and those looking to live in the region.

2020 Housing Sales Highlights

| | 2019 | 2020 | Change |
|---|--------|--------|--------|
| New Sales | 1,728 | 2,347 | 35.8% |
| Resale | 9,996 | 10,565 | 5.7% |
| All Sales | 11,724 | 12,912 | 10.1% |
| Affordable New Sales¹ | 150 | 585 | 290.0% |
| New Assisted Program Units² | 35 | 25 | -28.6% |

¹ This data is based on the closing date, when ownership of the property is transferred to the buyer.

² New assisted program units are captured at the time of funding commitment.

Source: Calculated from MPAC sales data, 2019-2020

New Sales and Resales of Housing

In 2020, there were 12,912 new sales and resales of housing units in Halton. This represents a 10.1 per cent increase compared to 11,724 new sales and resales in 2019. The table below provides a summary of new sales and resales of housing units in 2020 by unit type.

New and Resales of Housing by Type, 2020

| | New | | Resale | | Total |
|---------------------------|------------------|--------------|------------------|--------------|------------------|
| Apartment | 863 | 36.8% | 1,403 | 13.3% | 2,266 |
| Townhouse | 932 | 39.7% | 2,869 | 27.2% | 3,801 |
| Semi-detached | 45 | 2.4% | 604 | 5.7% | 660 |
| Single | 496 | 21.1% | 5,689 | 53.8% | 6,185 |
| All Sales | 2,347 | 18.2% | 10,565 | 81.8% | 12,912 |
| Average Sale Price | \$643,680 | | \$960,089 | | \$902,576 |

Source: Calculated from MPAC sales data, 2020

Regional Housing Affordability Target

Halton Region's **Housing Affordability Target** calls for at least 30 per cent of new housing units produced annually in Halton to be at or below the affordable threshold.

In 2020, 25.9 per cent (610 units) of new housing unit sales were under the Affordable Maximum Purchase Price of \$409,500 in 2020. The affordable new sales include 585 units from market sale and 25 units from the Region's assisted housing program.

Regional Housing Affordability Target Achievement, 2020

25.9% Achieved

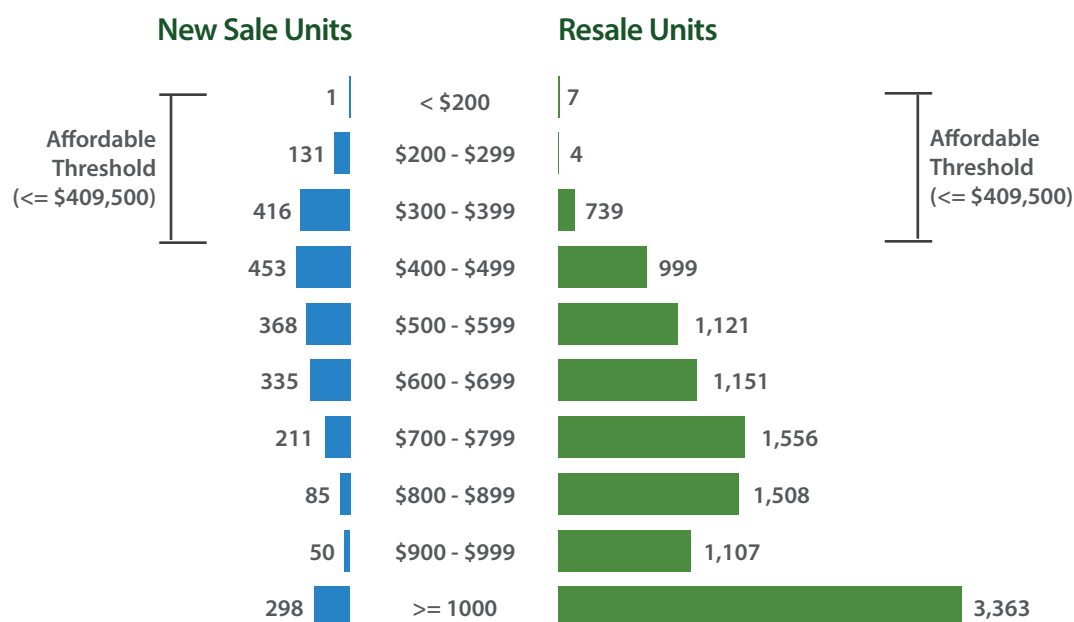


Housing Costs & Affordability

New Sales and Resales of Housing by Price Range

An adequate supply of new affordable housing units is an important element in Halton's vision for sustainable growth, as set out in the Regional Official Plan. In 2020, there were 2,347 new units sold (an increase by 35.8 per cent from 1,728 in 2019) and 10,565 resales (an increase by 5.7 per cent from 9,996 in 2019). The graph below provides the distribution of the new and resale units by price ranges.

It should be noted that Halton Region and the Local Municipalities do not have the ability to influence market resale prices. Units that are captured as affordable new sales (based on the Halton Housing Model) may be resold beyond the affordable threshold in later years, as these transactions take place in the open market.



Source: Calculated from MPAC Sales Data, 2020

New Affordable Housing Sales in Halton by Type

| | <= \$409,500 (Affordable Threshold) | | > \$409,500 | |
|----------------------|--|-------|------------------|-------|
| | Units | % | Units | % |
| Apartment | 513 | 87.7% | 350 | 19.9% |
| Townhouse | 72 | 12.3% | 860 | 48.8% |
| Semi-detached | 0 | 0.0% | 56 | 3.2% |
| Single | 0 | 0.0% | 496 | 28.1% |
| All Units | 585 | | 1,762 | |
| Average Price | \$337,481 | | \$745,341 | |

Source: Calculated from MPAC sales data, 2020

Key trends:

- All new affordable housing sales were comprised of townhouses and apartments, demonstrating the link between higher density housing and affordability.
- Of the 2,347 new units sold in 2020, 585 units were sold at or below the affordable threshold (\$409,500) accounting for 25.9 per cent of the new sales.
- The average price of new units sold at or below the affordable threshold was \$337,481.

Housing Costs & Affordability

New Affordable Housing Sales by Municipality

City of Burlington

| | <= \$409,500 (Affordable Threshold) | | > \$409,500 | |
|---------------|--|-------|-------------|-------|
| | Units | % | Units | % |
| All Units | 101 | 35.2% | 186 | 64.8% |
| Average Price | \$352,533 | | \$745,129 | |

Source: Calculated from MPAC sales data, 2020

Key trends:

- In 2020, new sales in Burlington accounted for 12.0 per cent of total new sales in Halton.
- 35.2 per cent of the new sales in Burlington were at or below the affordable threshold with an average price of \$352,533.

Town of Halton Hills

| | <= \$409,500 (Affordable Threshold) | | > \$409,500 | |
|---------------|--|----|-------------|------|
| | Units | % | Units | % |
| All Units | 0 | 0% | 29 | 100% |
| Average Price | - | | \$876,930 | |

Source: Calculated from MPAC sales data, 2020

Key trends:

- In 2020, new sales in Halton Hills accounted for 1.2 per cent of total new sales in Halton.
- No new sales in Halton Hills were at or below the affordable threshold.

Town of Milton

| | <= \$409,500 (Affordable Threshold) | | > \$409,500 | |
|---------------|--|-------|-------------|-------|
| | Units | % | Units | % |
| All Units | 264 | 23.4% | 863 | 76.6% |
| Average Price | \$324,094 | | \$633,287 | |

Source: Calculated from MPAC sales data, 2020

Key trends:

- In 2020, new sales in Milton accounted for 48.0 per cent of total new sales in Halton.
- 23.4 per cent of the new sales in Milton were at or below the affordable threshold with an average price of \$324,094.

Town of Oakville

| | <= \$409,500 (Affordable Threshold) | | > \$409,500 | |
|---------------|--|-------|-------------|-------|
| | Units | % | Units | % |
| All Units | 220 | 24.3% | 684 | 75.7% |
| Average Price | \$343,519 | | \$934,833 | |

Source: Calculated from MPAC sales data, 2020

Key trends:

- In 2020, new sales in Oakville accounted for 38.5 per cent of total new sales in Halton.
- 24.3 per cent of the new sales in Oakville were at or below the affordable threshold with an average price of \$343,519.

Rental Housing

This section of the report provides an overview of the average rent, vacancy rates, and total number of rental units in Halton and the local municipalities.

2020 Rental Housing Highlights

| | 2019 | 2020 | Change |
|--|----------------|----------------|-------------|
| Average Rent (private townhouse and apartment) | \$1,479 | \$1,583 | 7.0% |
| Bachelor | \$1,074 | \$1,164 | 8.4% |
| 1 Bedroom | \$1,333 | \$1,431 | 7.4% |
| 2 Bedroom | \$1,517 | \$1,636 | 7.8% |
| 3+ Bedroom | \$1,697 | \$1,746 | 2.9% |
| Total # of Units (private townhouse and apartment) | 16,693 | 16,830 | 0.8% |
| Bachelor | 311 | 310 | -0.3% |
| 1 Bedroom | 4,945 | 4,969 | 0.5% |
| 2 Bedroom | 9,300 | 9,394 | 1.0% |
| 3+ Bedroom | 2,137 | 2,157 | 0.9% |

Source: CMHC Rental Market Report, 2019-2020

Rental Unit Stock

Rental housing is an important form of affordable housing for many of Halton's residents.

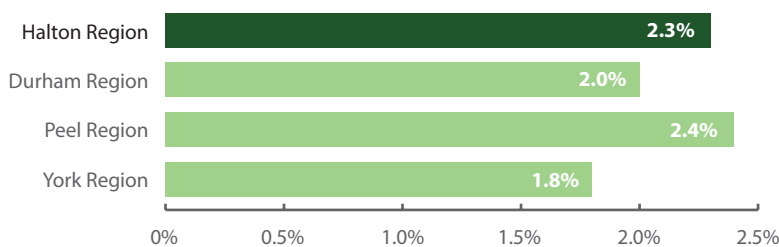
In 2020, there were a total of 16,830 private townhouse and apartment rental units in Halton. The number of rental units continue to remain stagnant with a slight increase from 16,693 units in 2019.

Rental Market Vacancy Rate

Vacancy rates are an important measure to assess the health of the rental market. According to Canada Mortgage Housing Corporation (CMHC), a vacancy rate of at least three per cent (three for every one hundred units) is considered necessary for adequate competition and housing options.

Halton Region's overall vacancy rate for private townhouse and apartments was 2.3 per cent in 2020, up from 1.8 per cent in 2019. The low vacancy rate suggests people continue to experience challenges finding a suitable unit when searching for a rental housing in Halton.

Rental Market Vacancy Rates, 2020



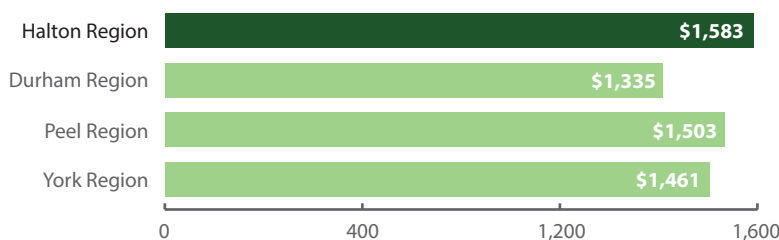
Source: CMHC Rental Market Report, 2020

Average Monthly Rent

Average monthly rent (AMR) is another means to measure the health of the rental market.

In 2020, the AMR of private townhouse and apartments increased to \$1,583 from \$1,479 in 2019, an increase by 7.0 per cent. When compared to other regional municipalities in the Greater Toronto Area, Halton's monthly rent continues to be the highest.

Average Monthly Rents (AMR), 2020



Source: CMHC Rental Market Report, 2020

Rental Housing

Vacancy Rates by Unit Size (Private Rowhouses & Apartments), 2016 - 2020

Vacancy Rates by Unit Size
(Private Townhouses & Apartments), 2016 - 2020

| Unit Type | 2016 | 2017 | 2018 | 2019 | 2020 |
|--------------|------|------|------|------|------|
| Bachelor | 1.4% | 1.5% | 2.8% | 1.9% | 4.4% |
| 1 Bedroom | 1.1% | 1.0% | 1.1% | 1.5% | 2.0% |
| 2 Bedroom | 1.4% | 1.3% | 1.7% | 2.2% | 2.6% |
| 3+ Bedroom | 1.2% | 0.7% | 1.4% | 1.1% | 1.2% |
| Overall rate | 1.3% | 1.1% | 1.5% | 1.8% | 2.3% |

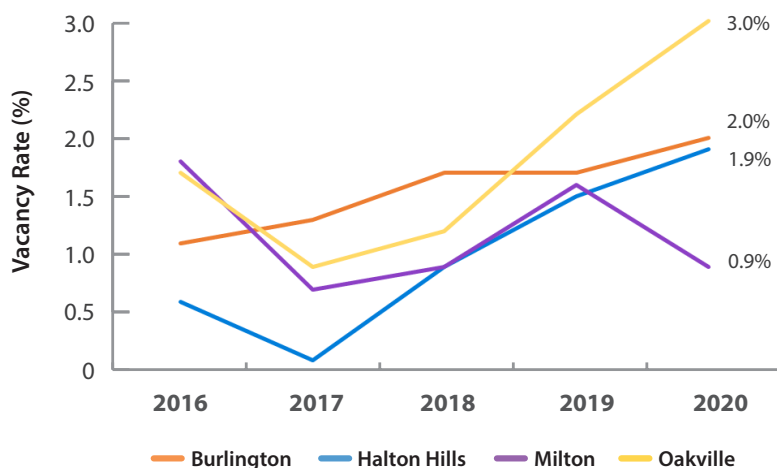
Source: CMHC Rental Market Report, 2016 to 2020

Key trends

- The overall vacancy rate increased to 2.3 per cent in 2020. Vacancy rates for all unit types increased since 2019. Three plus bedroom units had the lowest increase in vacancy rate from 1.1 per cent in 2019 to 1.2 per cent in 2020.
- In 2020, three plus bedroom units had the lowest vacancy rate at 1.2 per cent, followed by one bedroom units at 2.0 per cent. Bachelor units and two bedroom units had vacancy rates of 2.6 per cent and 4.4 per cent, respectively.

Vacancy Rates by Municipality (Private Townhouses & Apartments), 2016 - 2020

Vacancy Rates by Municipality
(Private Townhouses & Apartments), 2016 - 2020



Source: CMHC Rental Market Report, 2016 to 2020

Key trends

- In 2020, the vacancy rate in Milton was the lowest at 0.9 per cent, a decrease from 1.6 per cent in 2019.
- The vacancy rate in Halton Hills was 1.9 per cent, an increase from 1.5 per cent in 2019.
- Burlington's vacancy rate increased to 2.0 per cent in 2020 from 1.7 per cent in 2019.
- Oakville had the highest vacancy rate at 3.0 per cent in 2020, an increase from 2.2 per cent in 2019.

Rental Housing

Average Rent & Units by Unit Size, 2016 - 2020

The average rent of private townhouses and apartments for all unit sizes have steadily increased over the past five years. In 2020, the average rent for all unit types in Halton increased to \$1,583 from \$1,479 in 2019, an increase of 7.0 per cent.

By unit size, the average rent for bachelor units had the highest increase at 8.4 per cent from 2019. The average rent for 3+ bedroom units had relatively the lowest increase at 2.9 per cent from 2019.

Average Rents & Units by Unit Size (Private Townhouses & Apartments), 2016 - 2020

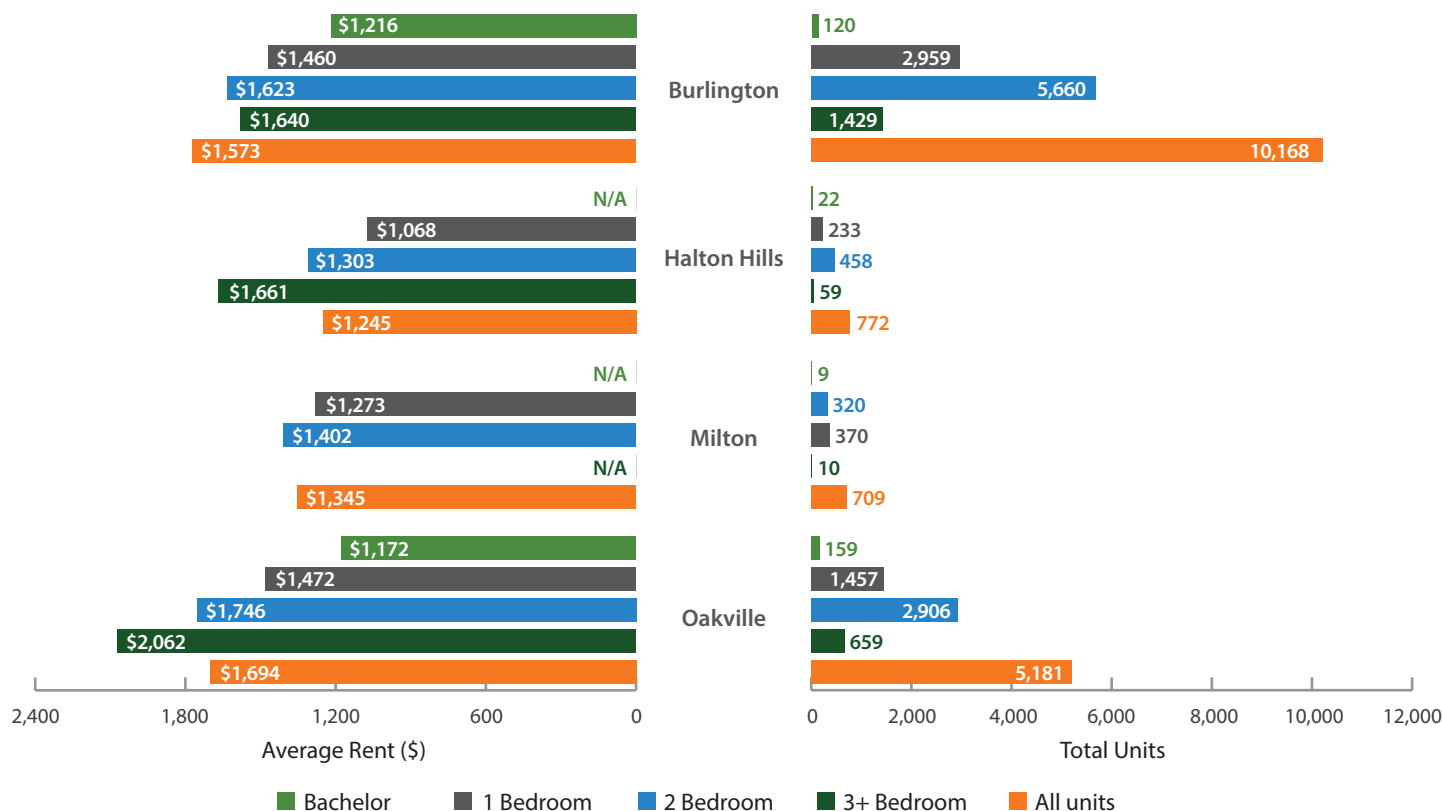
| | 2016 | | 2017 | | 2018 | | 2019 | | 2020 | |
|--------------|----------------|---------------|----------------|---------------|----------------|---------------|----------------|---------------|----------------|---------------|
| | Average Rent | Total Units | Average Rent | Total Units | Average Rent | Total Units | Average Rent | Total Units | Average Rent | Total Units |
| Bachelor | \$905 | 296 | \$916 | 301 | \$1,179 | 298 | \$1,074 | 311 | \$1,164 | 310 |
| 1 Bedroom | \$1,158 | 4,888 | \$1,222 | 4,891 | \$1,268 | 4,884 | \$1,333 | 4,945 | \$1,431 | 4,969 |
| 2 Bedroom | \$1,318 | 8,891 | \$1,374 | 8,891 | \$1,416 | 8,861 | \$1,517 | 9,300 | \$1,636 | 9,394 |
| 3 Bedroom+ | \$1,515 | 2,202 | \$1,612 | 2,209 | \$1,585 | 2,217 | \$1,697 | 2,137 | \$1,746 | 2,157 |
| Total | \$1,290 | 16,122 | \$1,356 | 16,292 | \$1,392 | 16,260 | \$1,479 | 16,693 | \$1,583 | 16,830 |

Source: CMHC Rental Market Report, 2016 to 2020

Average Rent & Units by Unit Size by Municipality, 2020

The graph below provides a summary of average rent & units by unit size and municipality.

Average Rent & Units by Unit Size (Private Townhouses & Apartments) by Municipality, 2020



Source: CMHC Rental Market Report, 2020

Assisted Housing

Assisted Housing in Halton

Halton Region plays a direct role in the assisted and special needs housing area, recognizing that people move back and forth across the housing continuum, depending on their personal circumstances.

Assisted housing plays an important role in helping low and moderate income individuals and families obtain housing that is stable and secure. Assisted housing mostly relates to rental accommodation operated by non-profit and co-operative housing providers (community housing). The assistance may come in the form of capital programs, operating subsidy to housing providers and rental subsidy to eligible households.

Community Housing Administered by Halton

Halton Region administers 3,902 community housing units. Most of these units are governed under social housing legislation (3,600 or 92 per cent). The 3,902 units are located in 58 housing communities, owned and operated by 25 non-profit co-operative and private sector housing providers, including Halton Community Housing Corporation (HCHC).

Halton Region provides rent-geared-to-income (RGI) assistance to 3,110 households living in these communities. RGI recipients are placed from the Halton Access to Community Housing (HATCH) waitlist.

Community Housing Financially Supported by Halton

With the modernization of the community housing sector in Ontario, and new provincial legislation recently introduced via the *Protecting Tenants and Strengthening Community Housing Act, 2020*, we will begin to see community housing providers meeting their mortgage obligations. Halton Region will continue to enter into bi-lateral agreements with these providers to sustain the stock of existing government assisted housing and create additional housing options for Halton residents.

Preserving and modernizing the existing stock of community housing is one of the three long-range policy objectives of Halton's Comprehensive Housing Strategy. As community housing providers reach the end of their legislated obligations, Halton has an interest in ensuring that assisted housing stock remains available to those Halton residents in need and will formalize new partnership arrangements. Progress has already been made. Halton has been successful in negotiating a renewed relationship with three Halton community housing providers who reached the end of their legislated obligations. Seventy-nine assisted housing units were retained in 2020 with a total of 89 assisted housing units retained to-date with Birch Housing, Knox Heritage Place Inc. and Domus Foundation.

This section focuses on the non-market side of the housing continuum where government-funded programs and services are needed to enhance affordability for Halton's residents.

2020 Assisted Housing Highlights

| | 2020 |
|---|-------|
| Total new assisted housing opportunities since 2014 | 913 |
| Total community rental housing units | 3,902 |
| Total rent-geared-to-income (RGI) assistance | 3,110 |
| Halton Housing Help housing crisis resolutions | 1,819 |
| Special needs housing administered (Wheelchair accessible units) | 232 |

Assisted Housing

New Assisted Housing Opportunities Since 2014

Halton Region's Comprehensive Housing Strategy Update - 2014-2024 (CHS) sets a 10-year target to create 550 to 900 new housing opportunities (new units and rent supplements / housing allowances). More than \$100 million in Regional multi-year funding is projected to enable the creation of 550 housing opportunities, with the understanding that the upper target of 900 can only be achieved or exceeded with additional funding from federal and provincial governments.

A five-year review and update of the CHS was approved by Regional Council in 2019. The updated strategy responds to recent Provincial policy changes under the *Housing Services Act, 2011* and recognizes Halton Regions' many achievements during the first five year period of the CHS. It also establishes new actions that the Region will advance over the next five-year period to meet the housing needs of our growing Halton population.

The CHS five-year review also reconfirmed Halton Region's target of creating between 550 to 900 new government assisted housing opportunities over the 10-year life of the strategy.

As reflected in the graph below, Halton Region has created a total of 913 new housing opportunities as of year-end 2020, including:

- 238 new bricks and mortar purpose built rental units;
- 675 additional rent supplements and portable housing allowances; and
- various emergency and transitional housing solutions.

Halton Region has been ambitious and opportunistic. This has culminated in the Region exceeding the 900 upper target of

the CHS in 2020, four years ahead of schedule. Going forward, the Region will continue to support the creation of additional assisted housing opportunities to ensure that Halton residents have access to housing options for all incomes and stages of life. The Region's commitment is unwavering.

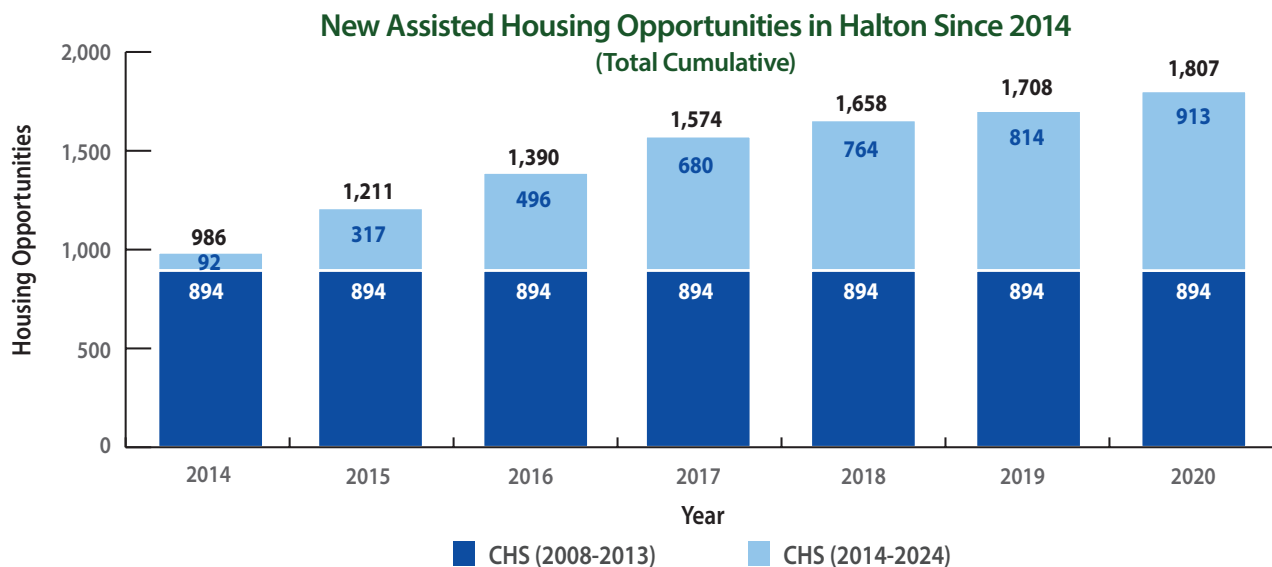
Looking retroactively to when Halton Region first created its CHS in 2008, Halton Region has created 1,807 new housing opportunities to date and includes:

- 526 new bricks and mortar purpose build rental units;
- over 1,050 rent supplements and portable housing allowances; and
- various emergency and transitional housing solutions.

The Region will continue to build upon this record to serve our community.

Halton Region utilizes the following delivery methods for the creation of new housing opportunities under the CHS:

- the creation of new innovative housing programs such as the Halton In-situ Program (HIP). HIP provides income tested portable housing allowance directly to qualified waitlist applicants.
- the creation of new rent supplements through Halton Region's Halton Rental Assistance Program (HRAP). HRAP provides funding to Halton landlords to make units available with deep subsidies for vulnerable Halton residents.
- capital investments made in partnership with the federal and provincial governments resulting in new unit acquisitions, property acquisition and third-party funding for new community housing development.



Assisted Housing

Portable Housing Benefits

Portable Housing Benefits provide an income tested housing allowance directly to qualified Halton applicants on the HATCH waitlist and are a permanent and portable housing solution.

In 2020, 290 Halton families were supported with Portable Housing Benefits.

Rent Supplement

Halton Region operates various rent supplement programs in partnership with private-sector landlords. Under these programs, eligible households are sourced from the HATCH waitlist and receive rental assistance.

In 2020, Halton Region acquired an additional 65 rent supplement housing opportunities. Taking into account reductions in time-limited provincial funding, the rent supplements total at the end of 2020 was 781, including 332 funded through the Halton Rental Assistance Program (HRAP). This program was created in 2012 and provides Halton Region with additional options to enhance the affordability of new housing initiatives.

Special Needs Housing

Special needs housing includes housing that is accessible for people living with physical disabilities and housing that is tied to the provision of personal supports (supportive housing).

In 2020, Halton Region administered 232 wheelchair accessible units (of which 214 can be accessed through the HATCH wait list).

It is estimated that more than 30,000 Halton residents are living with physical difficulties that could impact their housing needs (Canadian Survey on Disability, 2012).

While changes to the Ontario Building Code (OBC) and the *Accessibility for Ontarians with Disabilities Act* (AODA) have further enhanced barrier-free building design requirements in Ontario, there is a shortage of statistical data on the specific need for and production of accessible and adaptable housing units in the marketplace. This shortage can make it difficult for a municipality to know whether current policies and frameworks are sufficient to address the need.

Homelessness

The primary causes of homelessness and the need for emergency shelter relate to unaffordable rents, mental health and addiction issues, family breakdown and loss of employment. Halton Region operates and/or administers various support programs to proactively address these situations.

| initiative | 2020 Achievements |
|--------------------------------------|--|
| Emergency Shelter | 627* single clients were served (225 hotel isolation beds provided in 2020), 133** families were served, an additional 95 were diverted from emergency shelter (Wesley Urban Ministries) |
| Housing Stability Fund | 1,819 housing crisis situations were resolved through outreach and funding, including rental deposits, rental arrears, utility cost arrears, eviction prevention, moving/storage costs and provision of essential furniture/beds |
| Halton Housing Help | 1,264 clients were assisted with finding affordable rental housing in the private marketplace and an additional 132 clients received intensive customized supports |
| Housing First | 21 chronically homeless households were assisted with the provision of permanent housing with individualized support services |
| Housing with Related Supports | 152 subsidized beds across Halton were made available by the Region, operated by housing providers who provide supports to residents at risk of homelessness |

* In 2020, a new tracking platform was introduced to more accurately track inflow and outflow in the singles shelter system. Due to COVID-19, significantly less transient movement of single individuals from other Regions was observed due to lockdowns, lessening the total number of stays. There was, however, increased requests from Halton residents and significantly less movement out of the shelter system, resulting in longer shelter stays on the whole. In 2019, the average length of stay in the single shelter was 12 days. In 2020, the number tripled to an average stay of 40 days, placing significant pressure on the shelter system as a whole.

** An additional 59 families were assisted in 2020 with temporary isolation shelter due to COVID-19.

Affordable Rent by Unit Type

Affordable rent thresholds per unit-type for Regional housing programs and initiatives for 2021 are based on CMHC's 2020 annual Rental Market Report. The appropriate CMHC market or sub-market boundary average market rent or median market rent figure for specific housing programs, initiatives and agreements will be determined by Halton's Chief Planning Official or the Director of Housing Services for the programs for which they are responsible. Affordable rent thresholds may be established at alternate levels as required by Federal/Provincial funding programs or as deemed appropriate by Halton's Chief Planning Official or the Director of Housing Services for the programs for which they are responsible.

Affordable rent thresholds per unit-type for 2022 will be based on CMHC's 2021 Rental Market Report or will be determined by Halton's Chief Planning Official or the Director of Housing Services for the programs for which they are responsible. Annual rent increases may be the lesser of the Provincial rent increase guideline or the corresponding figure for the specific agreement or program in the most recent State of Housing report.

City of Burlington

| | 100% AMR | 100% MMR | 90% AMR | 90% MMR | 80% AMR | 80% MMR | 70% AMR | 70% MMR | 60% AMR | 60% MMR | 50% AMR | 50% MMR |
|------------|----------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Bachelor | 1216.00 | 1220.00 | 1094.40 | 1098.00 | 972.80 | 976.00 | 851.20 | 854.00 | 729.60 | 732.00 | 608.00 | 610.00 |
| 1-Bedroom | 1460.00 | 1460.00 | 1314.00 | 1314.00 | 1168.00 | 1168.00 | 1022.00 | 1022.00 | 876.00 | 876.00 | 730.00 | 730.00 |
| 2-Bedroom | 1623.00 | 1590.00 | 1460.70 | 1431.00 | 1298.40 | 1272.00 | 1136.10 | 1113.00 | 973.80 | 954.00 | 811.50 | 795.00 |
| 3+-Bedroom | 1640.00 | 1560.00 | 1476.00 | 1404.00 | 1312.00 | 1248.00 | 1148.00 | 1092.00 | 984.00 | 936.00 | 820.00 | 780.00 |

Town of Halton Hills

| | 100% AMR | 100% MMR | 90% AMR | 90% MMR | 80% AMR | 80% MMR | 70% AMR | 70% MMR | 60% AMR | 60% MMR | 50% AMR | 50% MMR |
|------------|----------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Bachelor | 835.00 | 750.00 | 751.50 | 675.00 | 668.00 | 600.00 | 601.20 | 540.00 | 501.00 | 450.00 | 417.50 | 375.00 |
| 1-Bedroom | 1068.00 | 1068.00 | 961.20 | 961.20 | 854.40 | 854.40 | 747.60 | 747.60 | 640.80 | 640.80 | 534.00 | 534.00 |
| 2-Bedroom | 1303.00 | 1249.00 | 1172.70 | 1124.10 | 1042.40 | 999.20 | 912.10 | 874.30 | 781.80 | 749.40 | 651.50 | 624.50 |
| 3+-Bedroom | 1661.00 | 1800.00 | 1494.90 | 1620.00 | 1328.80 | 1440.00 | 1162.70 | 1260.00 | 996.60 | 1080.00 | 830.50 | 900.00 |

Town of Milton

| | 100% AMR | 100% MMR | 90% AMR | 90% MMR | 80% AMR | 80% MMR | 70% AMR | 70% MMR | 60% AMR | 60% MMR | 50% AMR | 50% MMR |
|------------|----------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Bachelor | 835.00 | 750.00 | 751.50 | 675.00 | 668.00 | 600.00 | 601.20 | 540.00 | 501.00 | 450.00 | 417.50 | 375.00 |
| 1-Bedroom | 1273.00 | 1250.00 | 1145.70 | 1125.00 | 1018.40 | 1000.00 | 891.10 | 875.00 | 763.80 | 750.00 | 636.50 | 625.00 |
| 2-Bedroom | 1402.00 | 1434.00 | 1261.80 | 1290.60 | 1121.60 | 1147.20 | 981.40 | 1003.80 | 841.20 | 860.40 | 701.00 | 717.00 |
| 3+-Bedroom | 1625.00 | 1676.00 | 1462.50 | 1508.40 | 1300.00 | 1340.80 | 1170.00 | 1206.72 | 975.00 | 1005.60 | 812.50 | 838.00 |

Town of Halton Hills/Town of Milton

| | 100% AMR | 100% MMR | 90% AMR | 90% MMR | 80% AMR | 80% MMR | 70% AMR | 70% MMR | 60% AMR | 60% MMR | 50% AMR | 50% MMR |
|------------|----------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Bachelor | 835.00 | 750.00 | 751.50 | 675.00 | 668.00 | 600.00 | 601.20 | 540.00 | 501.00 | 450.00 | 417.50 | 375.00 |
| 1-Bedroom | 1172.00 | 1150.00 | 1054.80 | 1035.00 | 937.60 | 920.00 | 843.84 | 828.00 | 703.20 | 690.00 | 586.00 | 575.00 |
| 2-Bedroom | 1343.00 | 1323.00 | 1208.70 | 1190.70 | 1074.40 | 1058.40 | 966.96 | 952.56 | 805.80 | 793.80 | 671.50 | 661.50 |
| 3+-Bedroom | 1625.00 | 1676.00 | 1462.50 | 1508.40 | 1300.00 | 1340.80 | 1170.00 | 1206.72 | 975.00 | 1005.60 | 812.50 | 838.00 |

Town of Oakville

| | 100% AMR | 100% MMR | 90% AMR | 90% MMR | 80% AMR | 80% MMR | 70% AMR | 70% MMR | 60% AMR | 60% MMR | 50% AMR | 50% MMR |
|------------|----------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Bachelor | 1172.00 | 1150.00 | 1054.80 | 1035.00 | 937.60 | 920.00 | 843.84 | 828.00 | 703.20 | 690.00 | 586.00 | 575.00 |
| 1-Bedroom | 1472.00 | 1450.00 | 1324.80 | 1305.00 | 1177.60 | 1160.00 | 1059.84 | 1044.00 | 883.20 | 870.00 | 736.00 | 725.00 |
| 2-Bedroom | 1746.00 | 1722.00 | 1571.40 | 1549.80 | 1396.80 | 1377.60 | 1257.12 | 1239.84 | 1047.60 | 1033.20 | 873.00 | 861.00 |
| 3+-Bedroom | 2062.00 | 2100.00 | 1855.80 | 1890.00 | 1649.60 | 1680.00 | 1484.64 | 1512.00 | 1237.20 | 1260.00 | 1031.00 | 1050.00 |

Halton Region

| | 100% AMR | 100% MMR | 90% AMR | 90% MMR | 80% AMR | 80% MMR | 70% AMR | 70% MMR | 60% AMR | 60% MMR | 50% AMR | 50% MMR |
|------------|----------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Bachelor | 1164.00 | * | 1047.60 | * | 931.20 | * | 814.80 | * | 698.40 | * | 582.00 | * |
| 1-Bedroom | 1431.00 | * | 1287.90 | * | 1144.80 | * | 1001.70 | * | 858.60 | * | 715.50 | * |
| 2-Bedroom | 1636.00 | * | 1472.40 | * | 1308.80 | * | 1145.20 | * | 981.60 | * | 818.00 | * |
| 3+-Bedroom | 1746.00 | * | 1571.40 | * | 1396.80 | * | 1222.20 | * | 1047.60 | * | 873.00 | * |

* Data not available at the time of publication

