



2021

# State of Housing Report





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# 2021 State of Housing

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## 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 market 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.

# 2021 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:

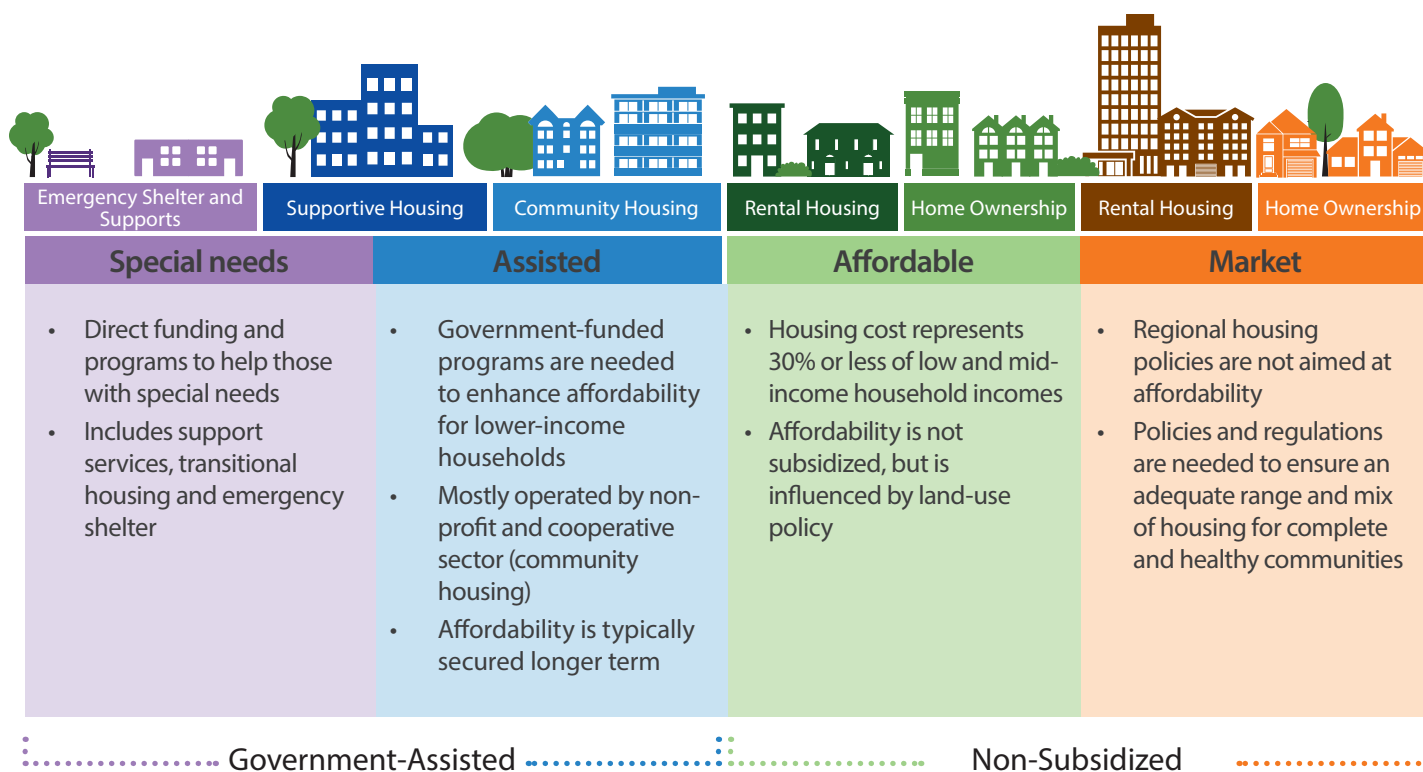
- a range of housing types is required to meet the needs of residents throughout the various stages of their lives and at any level of income;
- private and non-profit sectors play an essential role in providing housing across the continuum; and
- governments have various tools and programs available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



# 2021 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 2022 are based on CMHC's 2021 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 2021.

In 2021, the assisted income threshold increased to \$62,400 from \$61,700 (up by 1.1 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 \$249,500 or rent below \$1,560.

The affordable (non-assisted) income threshold increased to \$121,400 in 2021 from \$107,800 in 2020 (up by 12.6%). Households with an income between the assisted and affordable income thresholds have options to purchase a house priced below the market affordable housing cost threshold of \$480,700 or rent with monthly costs below \$2,300.

The maximum affordable purchase price of \$480,700 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.

<b>Assisted</b>	<b>All households (average - 2.8 people)</b>	<b>Small households (1 to 2 persons)</b>	<b>Large households (3+ persons)</b>
<b>Income threshold</b>	\$62,400	\$58,100	\$67,100
<b>Maximum purchase price</b>	\$249,500	\$232,500	\$268,300
<b>Maximum monthly rent</b>	\$1,560	\$1,450	\$1,680

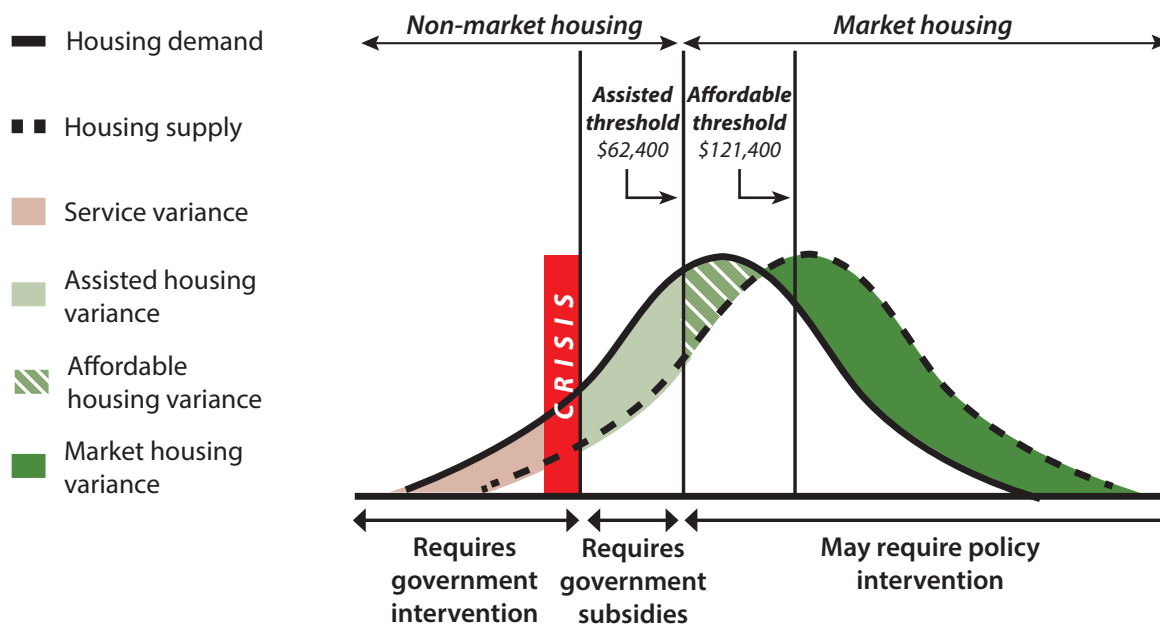
<b>Affordable (non-assisted)</b>	<b>All households (average - 2.8 people)</b>	<b>Small households (1 to 2 persons)</b>	<b>Large households (3+ persons)</b>
<b>Income threshold</b>	\$121,400	\$80,400	\$167,500
<b>Maximum purchase price</b>	\$480,700	\$320,600	\$660,200
<b>Maximum monthly ownership cost</b>	\$3,030	\$2,010	\$4,190
<b>Maximum monthly rent *</b>	\$2,300	\$1,730	\$2,940

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



# 2021 State of Housing

## Housing Supply and Demand Model



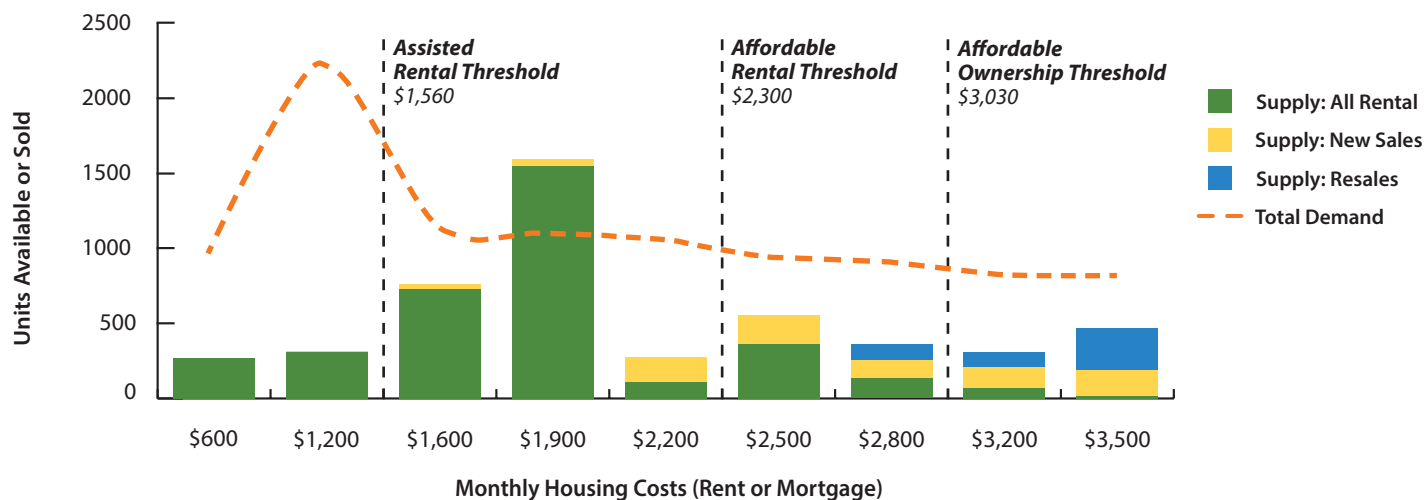
Based on analysis of household income profiles, housing cost thresholds, unit sales, re-sales and rental turnovers, the Housing Model generates a snapshot of supply-demand variances across the housing continuum.

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, 2021



# Halton's Housing Model

## Assisted and Affordable Shortfalls

The graph below provides a multi-year indication of the shortfall of assisted and market affordable housing as a percentage of the 2021 supply by year.

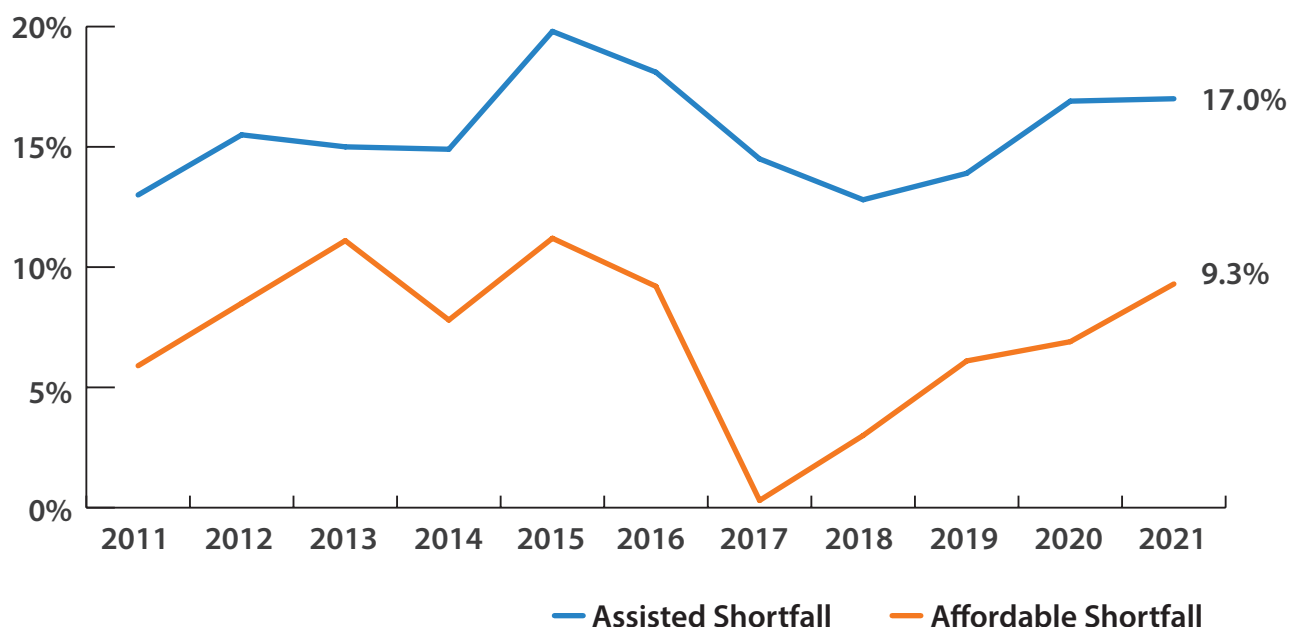
In 2021 there was an overall increase in housing completions (18.7 per cent from 2020) and increase in number of affordable new unit sales (increase by 8.9 per cent from 2020). Despite the increase in new affordable units, resale home prices outpaced household income and overall shortfall of affordable units has continued to trend upward from 6.9 per cent in 2020 to 9.3 per cent in 2021.

Although the assisted shortfall increased slightly by 0.1 per cent from 2020 to 17.0% in 2021, ongoing Regional initiatives to increase the number of housing opportunities are significant and have helped to prevent the shortfall from widening. 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), 2011-2021**



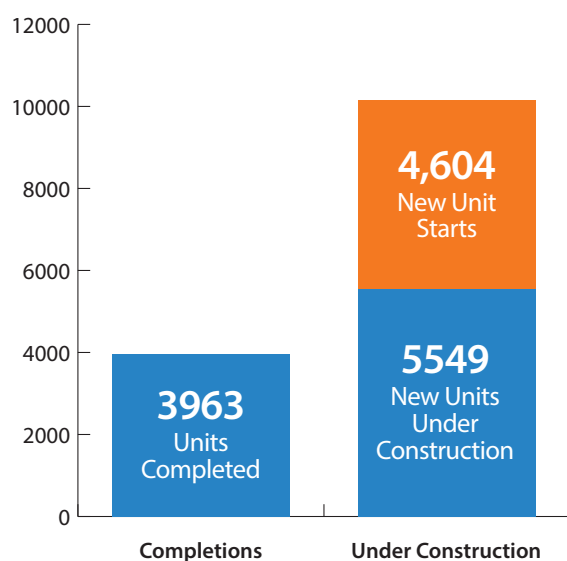


# New Housing Development

## New Housing Development

In 2021, there were a total of 3,963 new housing unit completions in Halton, an increase from 3,338 in 2020 (up by 18.7 per cent). There were 5,549 new housing units under construction, an increase from 4,941 in 2020 (up by 12.3 per cent) with an additional 4,604 new housing unit starts, an increase from 4,238 in 2020 (up by 8.6 per cent).

### New Housing Development, 2021



Source: CMHC Starts and Completions Survey 2021

## 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 market affordable housing in Halton.

In 2021, townhouse and apartment units accounted for 62.7 per cent of housing completions in Halton. For the 11<sup>th</sup> consecutive year, the 50 per cent Housing Mix Target was achieved.

### Regional Housing Mix Target, 2021

62.7% Achieved



50% Housing Mix Target

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.

### 2021 New Housing Highlights

	2020	2021	Change
<b>Total new housing completions</b>	3,338	3,963	18.7%
<b>Total new housing under construction</b>	4,941	5,549	12.3%
<b>Total new housing starts</b>	4,238	4,604	8.6%



# New Housing Development

## New Housing Completions by Type & Municipality, 2021

	Halton Region	%	Burlington	Halton Hills	Milton	Oakville
Apartment	1,521	38.4%	503	0	266	752
Townhouse	964	24.3%	104	14	463	393
Semi-detached	134	3.4%	50	28	54	2
Single	1,344	33.9%	90	121	446	687
Total units	3,963		747	163	1,229	1,824
Local municipal share			18.8%	4.1%	31.0%	46.0%

Source: CMHC Starts and Completions Survey 2021

### Key trends:

- In 2021, there were 3,963 new housing completions, a 18.7 per cent increase compared to 3,338 in 2020.
- Of the new housing completions, 62.7 per cent were higher density units (townhouse and apartments). The remaining 37.3 per cent were single and semi-detached units.
- Oakville had the highest share of new housing completions in Halton at 46 per cent, followed by Milton at 31 per cent. Burlington and Halton Hills had shares of 18.8 per cent and 4.1 per cent, respectively.

## New Housing Under Construction by Type & Municipality, 2021

	Halton Region	%	Burlington	Halton Hills	Milton	Oakville
Apartment	3,503	63.1%	907	185	210	2,201
Townhouse	654	11.8%	96	28	320	210
Semi-detached	138	2.5%	12	36	88	2
Single	1,254	22.6%	73	176	225	780
Total units	5,549		1,088	425	843	3,193
Local municipal share			19.6%	7.7%	15.2%	57.5%

Source: CMHC Starts and Completions Survey 2021

### Key trends:

- In 2021, there were 5,549 housing under construction, a 12.3 per cent increase compared to 4,941 in 2020.
- Of the housing under construction, 74.9 per cent were higher density units (townhouse and apartments). The remaining 25.1 per cent were single and semi-detached units.
- Oakville had the highest share of housing under construction in Halton at 57.5 per cent, followed by Burlington at 19.6 per cent. Milton and Halton Hills had shares of 15.2 per cent and 7.7 per cent, respectively.

## New Housing Starts by Type & Municipality, 2021

	Halton Region	%	Burlington	Halton Hills	Milton	Oakville
Apartment	2,237	48.6%	404	0	132	1,701
Townhouse	608	13.2%	70	16	339	183
Semi-detached	130	2.8%	0	48	80	2
Single	1,629	35.4%	73	171	522	863
Total units	4,604		547	235	1,073	2,749
Local municipal share			11.9%	5.1%	23.3%	59.7%

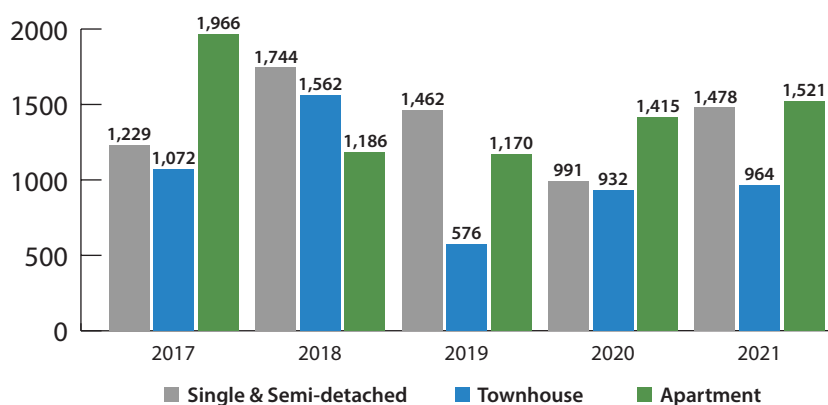
Source: CMHC Starts and Completions Survey 2021

### Key trends:

- In 2021, there were 4,604 new housing starts in Halton, a 8.6 per cent increase compared to 4,238 in 2020.
- Of the new housing starts in 2021, 61.8 per cent were higher density units (townhouses and apartments). The remaining 38.2 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 59.7 per cent, followed by Milton at 23.3 per cent. Burlington and Halton Hills had shares of 11.9 per cent and 5.1 per cent, respectively.

# New Housing Development

## Five-Year Trends: New Housing Completions

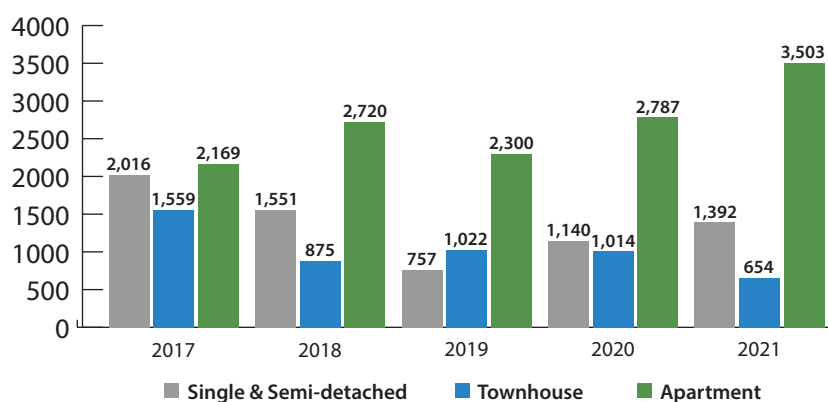


Source: CMHC Starts and Completions Survey 2017-2021

### Key trends:

- Over the last five-year period, between 2017 and 2021, the annual average completion of single & semi-detached units were 1,381 units, townhouse unit completions were an average of 1,021 units per year, and apartment unit completions were 1,452 units per year.

## Five-Year Trends: New Housing Under Construction

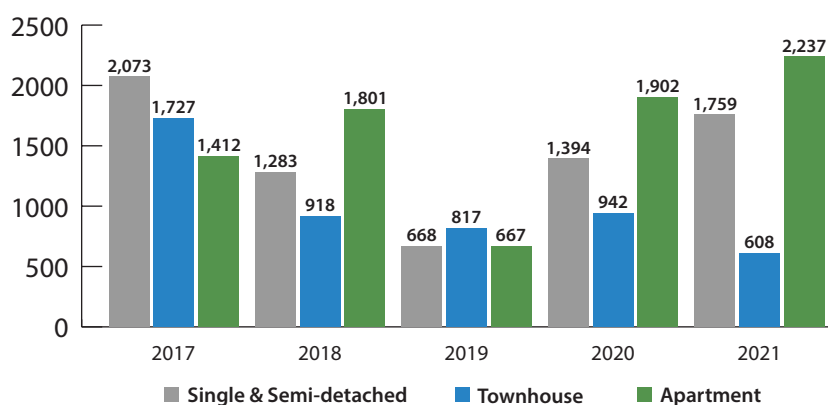


Source: CMHC Starts and Completions Survey 2017-2021

### Key trends:

- Over the last five-year period, there were much more apartment units under construction at an average of 2,696 units per year compared to an average of 1,371 single & semi-detached units and an average of 1,025 townhouse units.

## Five-Year Trends: New Housing Starts



Source: CMHC Starts and Completions Survey 2017-2021

### Key trends:

- Over the last five-year period, new housing starts for single & semi-detached units have gradually declined until 2020 where new housing starts began to increase. New housing starts for townhouse units have gradually declined over the last five years, whereas new apartment unit starts have gradually increased to its all-time high of 2,237 unit starts in 2021.

# New Housing Development

## Housing Completions by Municipality

### City of Burlington

Annual Housing Completions by Type, 2017 - 2021

	2017	2018	2019	2020	2021
Apartment	515	264	779	379	503
Townhouse	13	0	11	76	104
Single & Semi	66	159	130	55	140
Total Units	594	423	920	510	747

Source: CMHC Starts and Completions Survey 2017-2021

#### Key trends in Burlington:

- In 2021, 81.3 per cent (607 units) of housing completions in Burlington were higher density units (townhouse and apartments).
- Total housing completions in Burlington increased by 46.5 per cent to 747 units in 2021 from 510 units in 2020.
- Between 2017 and 2021, Burlington accounted for 16.6 per cent of Halton's total housing completions (3,194 total units).

### Town of Halton Hills

Annual Housing Completions by Type, 2017 - 2021

	2017	2018	2019	2020	2021
Apartment	56	0	0	0	0
Townhouse	75	0	0	8	14
Single & Semi	77	160	164	23	149
Total Units	208	160	164	31	163

Source: CMHC Starts and Completions Survey 2017-2021

#### Key trends in Halton Hills:

- In 2021, total housing completions in Halton Hills increased to 163 units from 31 units in 2020, an increase of 425.9 per cent.
- Since 2018, there has been no apartment unit completions in Halton Hills.
- Between 2017 and 2021, Halton Hills accounted for 3.8 per cent of Halton's total housing completions (726 total units).

### Town of Milton

Annual Housing Completions by Type, 2017 - 2021

	2017	2018	2019	2020	2021
Apartment	321	75	382	213	266
Townhouse	313	765	341	348	463
Single & Semi	536	601	709	338	500
Total Units	1,170	1,441	1,432	899	1,229

Source: CMHC Starts and Completions Survey 2017-2021

#### Key trends in Milton:

- In 2021, 59.3 per cent (729 units) of housing completions in Milton were higher density units (townhouse and apartments).
- Total housing completions in Milton increased to 1229 units in 2021 from 899 in 2020, an increase of 36.7 per cent.
- Between 2017 and 2021, Milton accounted for 32 per cent of Halton's total housing completions (6,171 total units).

### Town of Oakville

Annual Housing Completions by Type, 2017 - 2021

	2017	2018	2019	2020	2021
Apartment	1,074	847	9	823	752
Townhouse	671	797	224	500	383
Single & Semi	550	824	459	575	689
Total Units	2,295	2,468	692	1,898	1,824

Source: CMHC Starts and Completions Survey 2017-2021

#### Key trends in Oakville:

- In 2021, 62.2 per cent (1,135 units) of housing completions in Oakville were higher density units (townhouse and apartments).
- In 2021, total housing completions in Oakville declined to 1,824 units, a decrease of 3.9 per cent.
- Between 2017 and 2021, Oakville accounted for 47.6 per cent of Halton's total housing completions (9,177 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.

## 2021 New Housing Highlights

	2020	2021	Change
<b>New Sales</b>	2,347	2,295	-2.2%
<b>Resale</b>	10,565	12,710	20.3%
<b>All Sales</b>	12,912	15,005	16.2%
<b>Affordable New Sales<sup>1</sup></b>	585	637	8.9%
<b>New Assisted Program Units<sup>2</sup></b>	25	63	152%

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

<sup>2</sup> New assisted program units are captured at the time of funding commitment.

Source: Calculated from MPAC sales data, 2020-2021



## New Sales and Resales of Housing

In 2021, there were 15,005 new sales and resales of housing units in Halton. This represents a 16.2 per cent increase compared to 12,912 new sales and resales in 2020. The table below provides a summary of new sales and resales of housing units in 2021 by unit type.

## New and Resales of Housing by Type, 2021

	New		Resale		Total
<b>Apartment</b>	885	38.6%	1,784	14.0%	2,669
<b>Townhouse</b>	622	27.1%	3,475	27.3%	4,097
<b>Semi-detached</b>	62	2.7%	808	6.4%	870
<b>Single</b>	726	31.6%	6,643	52.3%	7,369
<b>All Sales</b>	2,295	15.3%	12,710	84.7%	15,005
<b>Average Sale Price</b>	\$756,315		\$1,149,263		\$1,089,162

Source: Calculated from MPAC sales data, 2021

## 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 2021, 30.5 per cent (700 units) of new housing unit sales were under the Affordable Maximum Purchase Price of \$480,700 in 2021. The affordable new sales include 637 units from market sale and 63 units from the Region's assisted housing program.

## Regional Housing Affordability Target Achievement, 2021

**30.5% Achieved**



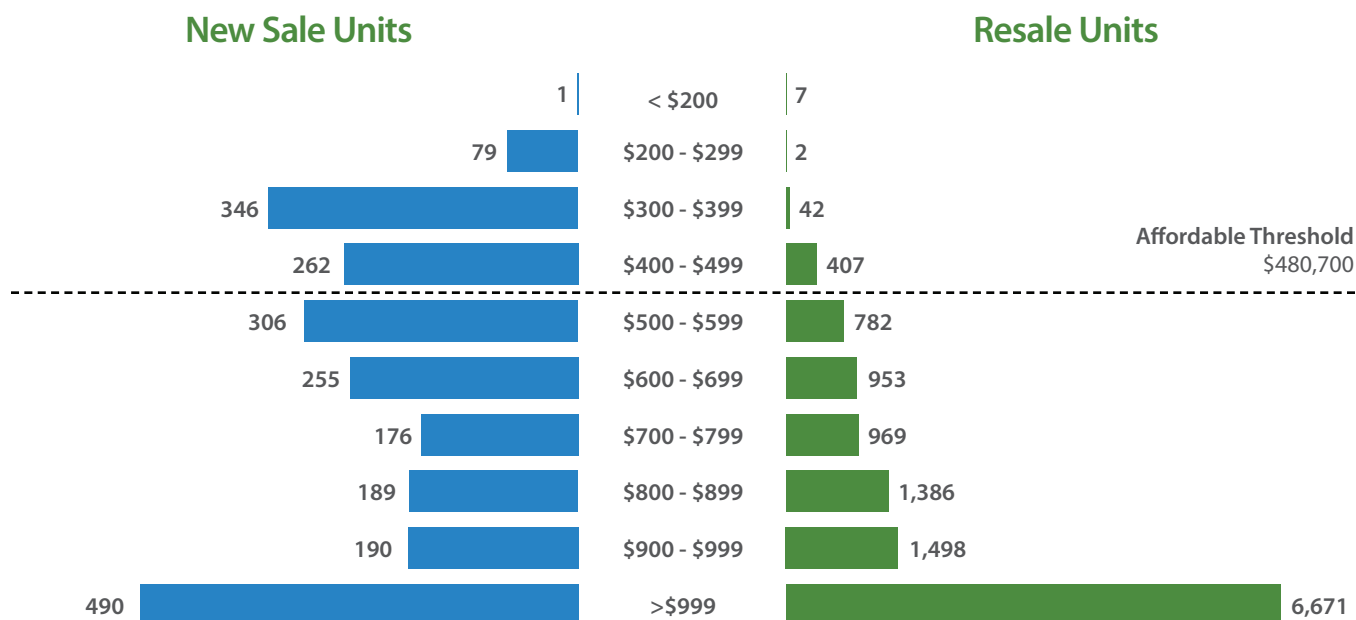
**30% Housing Affordability Target**

# Housing Costs & Affordability

## Number of New and Resale by Price Range

An adequate supply of new market affordable housing units is an important element in Halton's vision for sustainable growth as set out in the Regional Official Plan. In 2021 there were 2,295 new units sold (a decrease by 2.3 per cent from 2,295 in 2020) and 12,710 resales (an increase by 20.3 per cent from 10,565 in 2020). The graph below provides a distribution of the new and resale units by price range.

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, 2021

## New Market Affordable Housing Sales in Halton by Type

	<= \$480,700 (Affordable Threshold)		> \$480,700	
	Units	%	Units	%
Apartment	563	88.4%	322	19.4%
Townhouse	73	11.5%	549	33.1%
Semi-detached	0	0.0%	62	3.7%
Single	1	0.2%	725	43.7%
<b>All Units</b>	<b>637</b>		<b>1,658</b>	
<b>Average Price</b>	<b>\$369,808</b>		<b>\$904,811</b>	

Source: Calculated from MPAC sales data, 2021

### Key trends:

- All but one new market affordable housing sales were comprised of townhouses and apartments, demonstrating the link between higher density housing and affordability.
- Of the 2,295 new units sold in 2021, 637 were sold at or below the affordable threshold (\$480,700) accounting for 28.8 per cent of new sales.
- The average price of new units sold at or below the affordable threshold was \$369,808, up 9.6 per cent increase from \$337,481 in 2020.

# Housing Costs & Affordability

## New Market Affordable Housing Sales by Municipality

### City of Burlington

	<= \$480,700 (Affordable Threshold)		> \$480,700	
	Units	%	Units	%
All Units	212	40.6%	310	59.4%
Average Price	\$361,961		\$897,313	

Source: Calculated from MPAC sales data, 2021

#### Key trends:

- In 2021, new sales in Burlington accounted for 22.7 per cent of total new sales in Halton.
- 40.6 per cent of new sales in Burlington were at or below the affordable threshold with an average price of \$361,961.

### Town of Halton Hills

	<= \$480,700 (Affordable Threshold)		> \$480,700	
	Units	%	Units	%
All Units	0	0.0%	91	100%
Average Price	N/A		\$951,415	

Source: Calculated from MPAC sales data, 2021

#### Key trends:

- In 2021, new sales in Halton Hills accounted for 4.0 per cent of total new sales in Halton.
- No new sales in Halton Hills were at or below the affordable threshold.

### Town of Milton

	<= \$480,700 (Affordable Threshold)		> \$480,700	
	Units	%	Units	%
All Units	240	20.9%	907	79.1%
Average Price	\$376,791		\$771,107	

Source: Calculated from MPAC sales data, 2021

#### Key trends:

- In 2021, new sales in Milton accounted for 50.0 per cent of total new sales in Halton.
- 20.9 per cent of new sales in Milton were at or below the affordable threshold with an average price of \$376,791.

### Town of Oakville

	<= \$480,700 (Affordable Threshold)		> \$480,700	
	Units	%	Units	%
All Units	185	34.6%	350	65.4%
Average Price	\$369,741		\$1,245,817	

Source: Calculated from MPAC sales data, 2021

#### Key trends:

- In 2021, new sales in Oakville accounted for 23.3 per cent of total new sales in Halton.
- 34.6 per cent of new sales in Oakville were at or below the affordable threshold with an average price of \$369,741.

# 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.

## 2021 Rental Housing Highlights

	2020	2021	Change
<b>Average Rent</b> (Private Townhouse and Apartment)	<b>\$1,583</b>	<b>\$1,600</b>	<b>1.1%</b>
Bachelor	\$1,164	\$1,204	3.4%
1 Bedroom	\$1,431	\$1,430	-0.1%
2 Bedroom	\$1,636	\$1,658	1.3%
3+ Bedroom	\$1,746	\$1,775	1.7%
<b>Total # of Units</b> (Private Townhouse and Apartment)	<b>16,830</b>	<b>16,820</b>	<b>-0.1%</b>
Bachelor	310	312	0.6%
1 Bedroom	4,969	5,064	1.9%
2 Bedroom	9,394	9,292	-1.1%
3+ Bedroom	2,157	2,152	-0.2%

Source: CMHC Rental Market Report, 2020-2021

## Rental Unit Stock

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

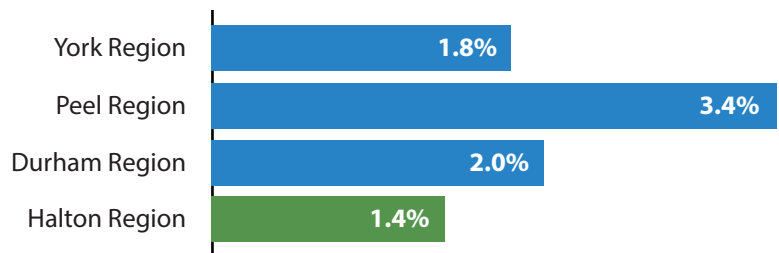
In 2021, there were a total of 16,820 private townhouse and apartment rental units in Halton. The number of rental units continue to remain stagnant with a slight decrease from 16,830 units in 2020.

## 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 1.4 per cent in 2021, down from 2.3 per cent in 2020. 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, 2021



Source: CMHC Rental Market Report 2021

## Average Monthly Rent

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

In 2021, the AMR of private townhouse and apartments increased to \$1,600 from \$1,583 in 2020, an increase by 1.1 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), 2021



Source: CMHC Rental Market Report 2021





# Rental Housing

## Vacancy Rates by Unit Size (Private Townhouses & Apartments), 2017 - 2021

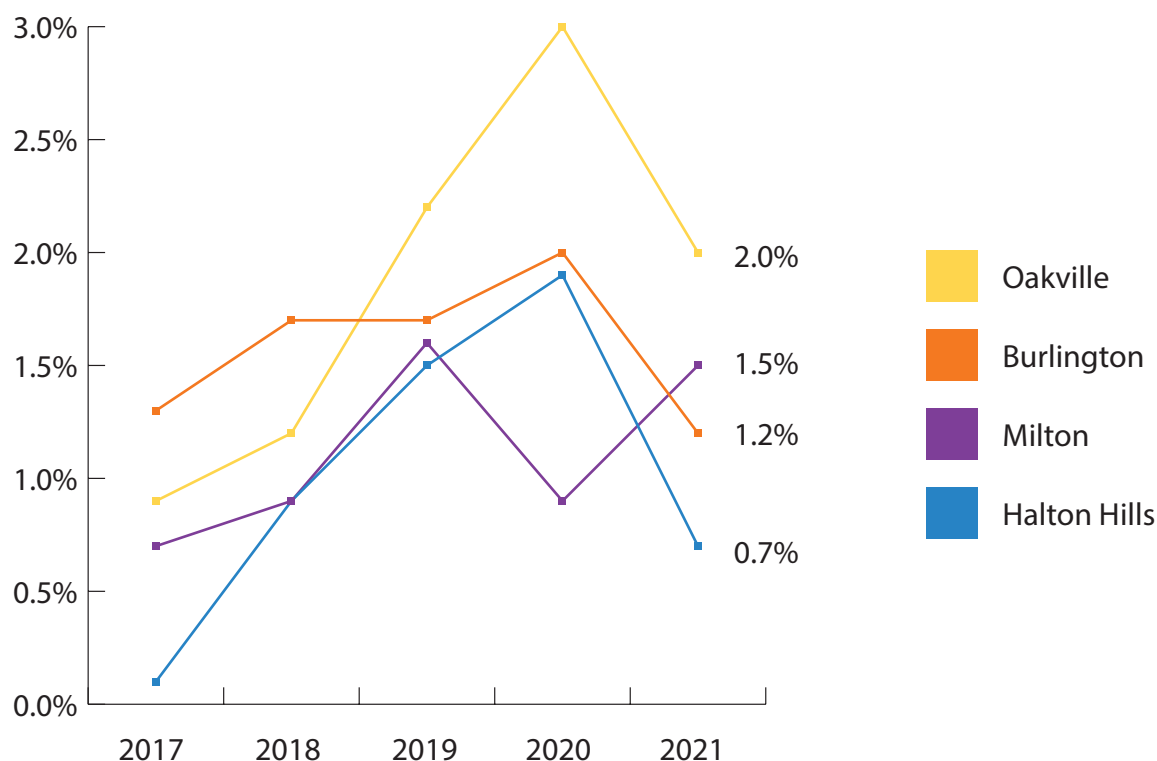
Unit Type	2017	2018	2019	2020	2021
<b>Bachelor</b>	1.5%	2.8%	1.9%	4.4%	3.5%
<b>1 Bedroom</b>	1.0%	1.1%	1.5%	2.0%	1.6%
<b>2 Bedroom</b>	1.3%	1.7%	2.2%	2.6%	1.4%
<b>3+ Bedroom</b>	0.7%	1.4%	1.1%	1.2%	1.2%
<b>Overall Rate</b>	1.1%	1.5%	1.8%	2.3%	1.4%

Source: CMHC Rental Market Report, 2017-2021

### Key trends:

- The overall vacancy rate decreased to 1.4 per cent in 2021, from 2.3 per cent in 2020. Vacancy rates for all unit types decreased in 2021, except for three plus bedrooms which stayed the same from 2020.
- In 2021, three plus bedroom units had the lowest vacancy rate at 1.2 per cent, followed by two bedroom units at 1.4 per cent. Bachelor units and one bedroom units had vacancy rates of 3.5 per cent and 1.6 per cent, respectively.

## Vacancy Rates by Municipality (Private Townhouses & Apartments), 2017 - 2021



Source: CMHC Rental Market Report, 2017-2021

### Key trends:

- In 2021, the vacancy rate in Halton Hills was the lowest at 0.7 per cent, a decrease from 1.9 per cent in 2020.
- Burlington's vacancy rate decreased to 1.2 per cent in 2021 from 2.0 per cent in 2020.
- The vacancy rate in Milton was 1.5 per cent, an increase from 0.9 per cent in 2020.
- Oakville had the highest vacancy rate at 2.0 per cent in 2021, a decrease from 3.0 per cent in 2020.

# Rental Housing

## Average Rent & Units by Unit Size, 2017 - 2021

The average rent of private townhouses and apartments for all unit sizes have steadily increased over the past five years. In 2021, the average rent for all unit types in Halton increased to \$1,600 from \$1,583 in 2020, an increase of 1.1 per cent.

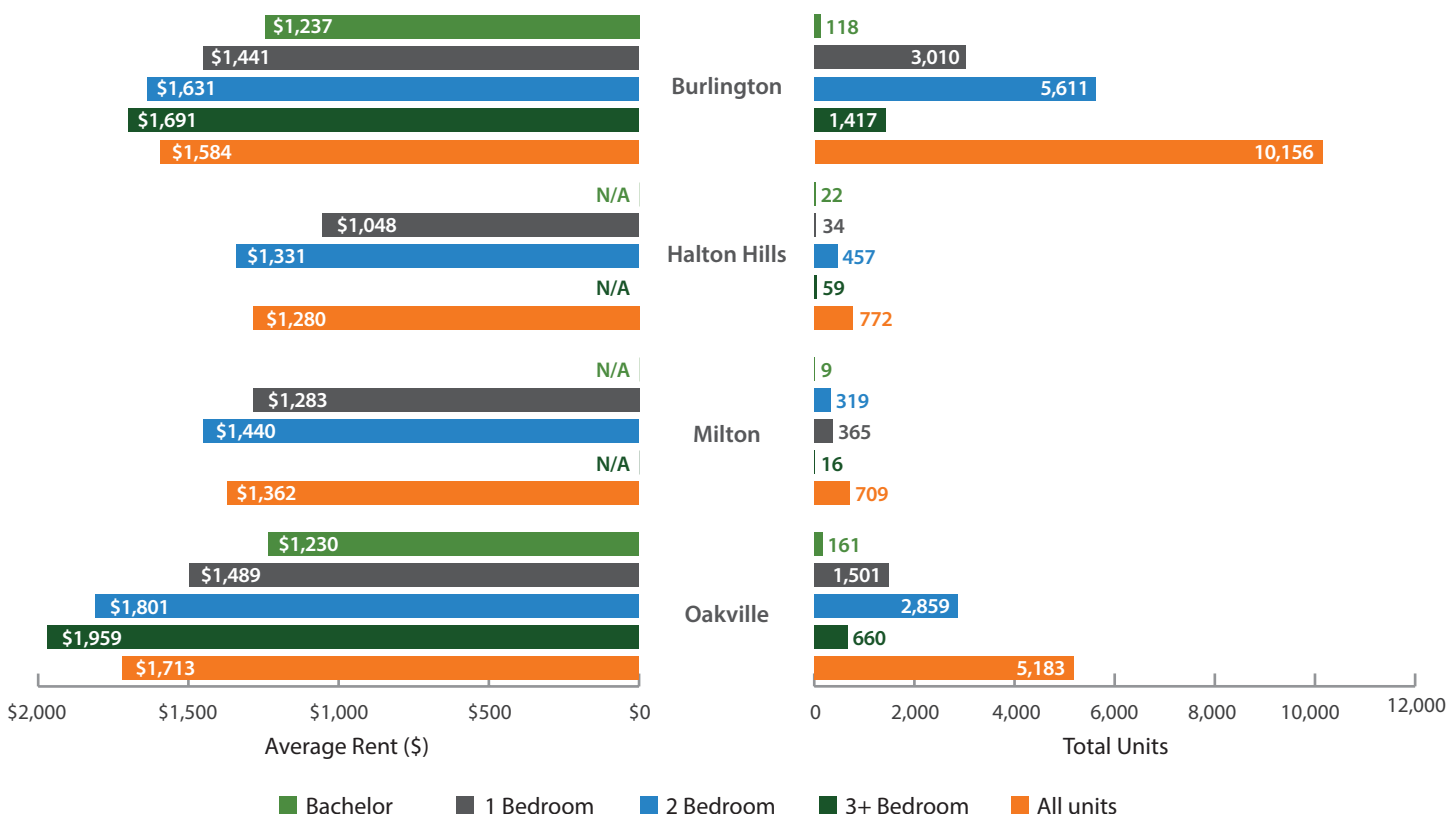
By unit size, the average rent for bachelor units had the highest increase at 3.4 per cent from 2020. The average rent for one bedroom units had remained relatively stagnant with a decrease of 0.1 per cent from 2020.

	2017		2018		2019		2020		2021	
	Average Rent	Total Units	Average Rent	Total Units	Average Rent	Total Units	Average Rent	Total Units	Average Rent	Total Units
Bachelor	\$916	301	\$1,179	298	\$1,074	311	\$1,164	310	\$1,204	312
1 Bedroom	\$1,222	4,891	\$1,268	4,884	\$1,333	4,945	\$1,431	4,969	\$1,430	5,064
2 Bedroom	\$1,374	8,891	\$1,416	8,861	\$1,517	9,300	\$1,636	9,394	\$1,658	9,292
3 Bedroom+	\$1,612	2,209	\$1,585	2,217	\$1,697	2,137	\$1,746	2,157	\$1,775	2,152
<b>Total</b>	<b>\$1,356</b>	<b>16,292</b>	<b>\$1,392</b>	<b>16,260</b>	<b>\$1,479</b>	<b>16,693</b>	<b>\$1,583</b>	<b>16,830</b>	<b>\$1,600</b>	<b>16,820</b>

Source: CMHC Rental Market Report, 2017-2021

## Average Rent & Units by Unit Size (Private Townhouses & Apartments) by Municipality, 2021

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



Source: CMHC Rental Market Report, 2021

# 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 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 current and future Halton residents in need. The Region will formalize new partnership arrangements with community housing providers. 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. A total of 89 assisted housing units have been retained to-date.

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.

## 2021 Assisted Housing Highlights

	2021
Total new assisted housing opportunities since 2014	1,005
Total community rental housing units	3,902
Total rent-geared-to-income (RGI) assistance	3,110
Halton Housing Help housing crisis resolutions	2,131
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 Region's 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 1,005 new housing opportunities as of year-end 2021, including:

- 257 new brick and mortar purpose built rental units;
- 700 additional rent supplements and portable housing allowances;
- 48 supportive housing units; 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 1,899 new housing opportunities to date and includes:

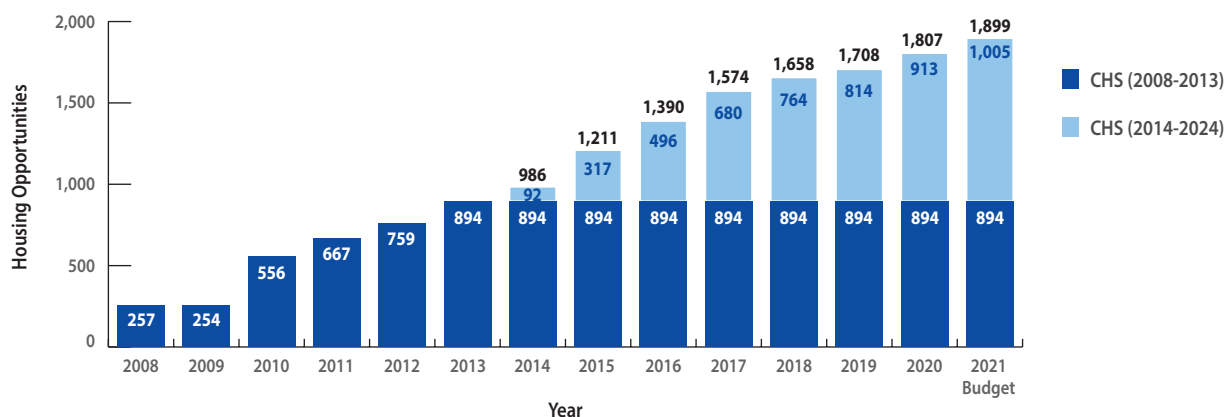
- 545 new brick and mortar purpose built rental units;
- over 1,300 rent supplements and portable housing allowances
- 48 supportive housing units; and
- various emergency and transitional housing solutions.

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:

- A portfolio approach has been developed to meet the objective of providing purpose built rental and assisted units. This positions Halton to deliver over 600 purpose built rental and assisted units over the next 10 years and includes funding third party projects from our private and non-profit sector partners, development on Halton Region and HCHC owned properties. Partnering with the Federal and Provincial governments to fund these important projects will be key to success.
- 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.

### New assisted housing opportunities in Halton (total cumulative)





# 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 2021, 230 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 2021, Halton Region acquired an additional net new 15 rent supplement housing opportunities. The rent supplement total at the end of 2021 was 887, including 459 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 2021, Halton Region administered 232 wheelchair accessible units (of which 214 can be accessed through the HATCH wait list).

## 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. Halton Region also continues to enumerate homelessness bi-annually in accordance with Provincial and Federal guidelines. In 2021, a minimum of 293 households were identified as experiencing homelessness on one night in Halton.

## Homelessness Measures

Emergency Shelter		Halton Housing Help	
Households Served	516	Households Assisted	996
Dependents Served	104	Intensive Case Management	375
Households Housed	224	Housing First	
Households Diverted	712	Households Assisted	25
Housing Stability Fund		Housing with Related Supports	
Households Assisted	2,131	Beds	152

## 2021 Homelessness Initiatives and Achievements

Initiative	2021 Achievements
<b>Emergency Shelter</b>	516 households and 104 dependents were served in shelter settings with 224 households being assisted to secure new permanent housing. An additional 712 households were diverted from emergency shelter and received intensive case management to stabilize their housing in the community.
<b>Housing Stability Fund</b>	2,131 emergency housing situations were resolved through outreach and funding including rental deposits, rental arrears, utility cost arrears, eviction prevention, moving/ storage costs, and the provision of essential furniture/ beds.
<b>Halton Housing Help</b>	996 clients were assisted with finding affordable rental housing in the private marketplace and an additional 375 clients received intensive customized supports.
<b>Housing First</b>	25 chronically homeless households were assisted with the provision of permanent housing with intensive, wrap around individualized support services.
<b>Housing with Related Supports</b>	152 subsidized beds across Halton were made available by the Region, operated by housing providers who provide supports to chronically homeless residents experiencing homelessness.

# Affordable Rent by Unit Type

Affordable rent thresholds per unit-type for Regional housing programs and initiatives for 2022 are based on CMHC's 2021 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 2023 will be based on CMHC's 2022 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	1,237	1,243	1,113	1,118	989	994	865	870	742	745	556	559
1 Bedroom	1,441	1,455	1,296	1,309	1,152	1,164	1,008	1,018	864	873	648	654
2 Bedroom	1,631	1,655	1,467	1,489	1,304	1,324	1,141	1,158	978	993	733	744
3 Bedroom+	1,691	1,643	1,521	1,478	1,352	1,314	1,183	1,150	1,014	985	760	739

## 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	844	*	759	*	675	*	590	*	506	*	422	*
1 Bedroom	1,048	1,042	943	937	838	833	733	729	628	625	524	521
2 Bedroom	1,331	1,255	1,197	1,129	1,064	1,004	931	878	798	753	665	627
3 Bedroom+	1,638	1,600	1,474	1,440	1,310	1,280	1,146	1,120	982	960	819	800

## 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	844	*	759	*	675	*	590	*	506	*	422	*
1 Bedroom	1,283	1,250	1,154	1,125	1,026	1,000	898	875	769	750	641	625
2 Bedroom	1,440	1,436	1,296	1,292	1,152	1,148	1,008	1,005	864	861	720	718
3 Bedroom+	1,638	1,600	1,474	1,440	1,310	1,280	1,146	1,120	982	960	819	800

# Affordable Rent by Unit Type

## Town of Halton Hills/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	844	*	759	*	675	*	590	*	506	*	422	*
1 Bedroom	1,211	1,112	1,089	1,000	968	889	847	778	726	667	605	556
2 Bedroom	1,385	1,330	1,246	1,197	1,108	1,064	969	931	831	798	692	665
3 Bedroom+	1,638	1,600	1,474	1,440	1,310	1,280	1,146	1,120	928	960	819	800

## 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	1,230	1,250	1,107	1,125	984	1,000	861	875	738	750	556	562
1 Bedroom	1,489	1,460	1,340	1,314	1,191	1,168	1,042	1,022	893	876	670	657
2 Bedroom	1,801	1,777	1,620	1,599	1,440	1,421	1,260	1,243	1,080	1,066	810	799
3 Bedroom+	1,959	1,900	1,763	1,710	1,567	1,520	1,371	1,330	1,175	1,140	881	855

## 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	1,204	*	1,083	*	963	*	842	*	722	*	541	*
1 Bedroom	1,430	*	1,287	*	1,144	*	1,001	*	858	*	643	*
2 Bedroom	1,658	*	1,492	*	1,326	*	1,160	*	994	*	746	*
3 Bedroom+	1,775	*	1,597	*	1,420	*	1,242	*	1,065	*	798	*

