



2022

# State of Housing Report





# Contents

---

<b>2022 State of Housing</b>	<b>2</b>	<b>Rental Housing</b>	<b>14</b>
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, 2018-2022	15
Income and Housing Cost Thresholds	4	Vacancy Rates by Municipality, 2018-2022	15
Housing Supply and Demand Model	5	Average Rents & Units by Unit Size, 2018-2022	16
Assisted and Affordable Thresholds	6	Average Rents & Units by Unit Size by Municipality, 2018-2022	16
<b>New Housing Development</b>	<b>7</b>	<b>Assisted Housing</b>	<b>17</b>
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	<b>Affordable Rent by Unit-Type</b>	<b>20</b>
<b>Housing Costs &amp; Affordability</b>	<b>11</b>		
New and Resales of Housing	11		
Regional Housing Affordability Target	11		
New and Resales of Housing by Price Range	12		
New and Resales of Housing in Halton by Type	12		
New and Resales of Housing by Municipality	13		

# 2022 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.

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 65 per cent of new housing units produced annually in Halton to 2031 be in the form of townhouses or multi-storey buildings; and at least 75 per cent each year thereafter; 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.

# 2022 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:

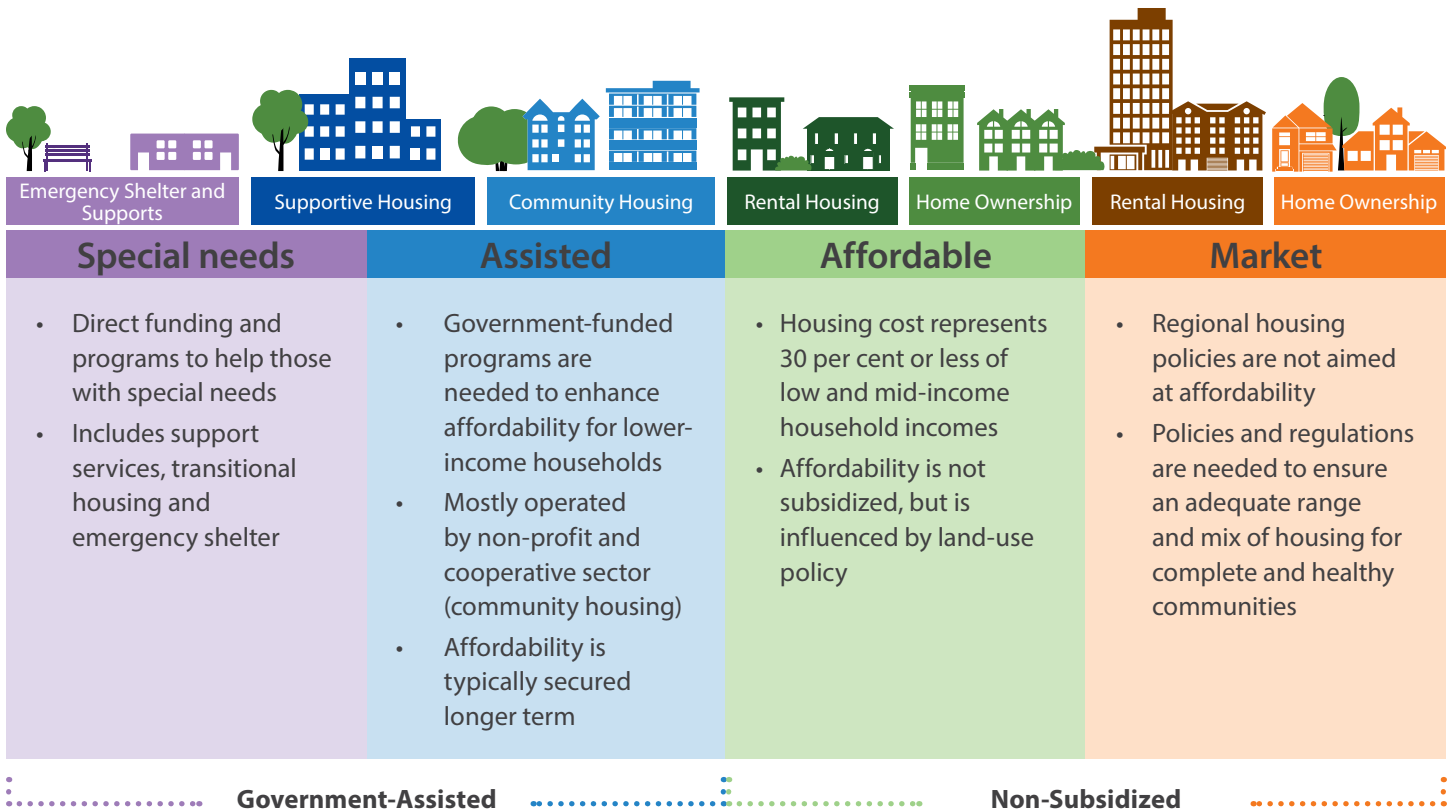
- a range of housing types is required to meet the needs of residents throughout the various stages of their lives and at any level of income;
- private and non-profit sectors play an essential role in providing housing across the continuum; and
- governments have various tools and programs available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



# 2022 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 2022 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 2022.

In 2022, the assisted income threshold increased to \$66,100 from \$62,400 in 2021 (up by 5.9 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 \$235,100 or rent below \$1,650.

The affordable (non-assisted) income threshold decreased to \$121,200 from \$121,400 in 2021 (down by 0.2 per cent). 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 \$496,300 or rent with monthly costs below \$2,340.

The maximum affordable purchase price of \$496,300 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.

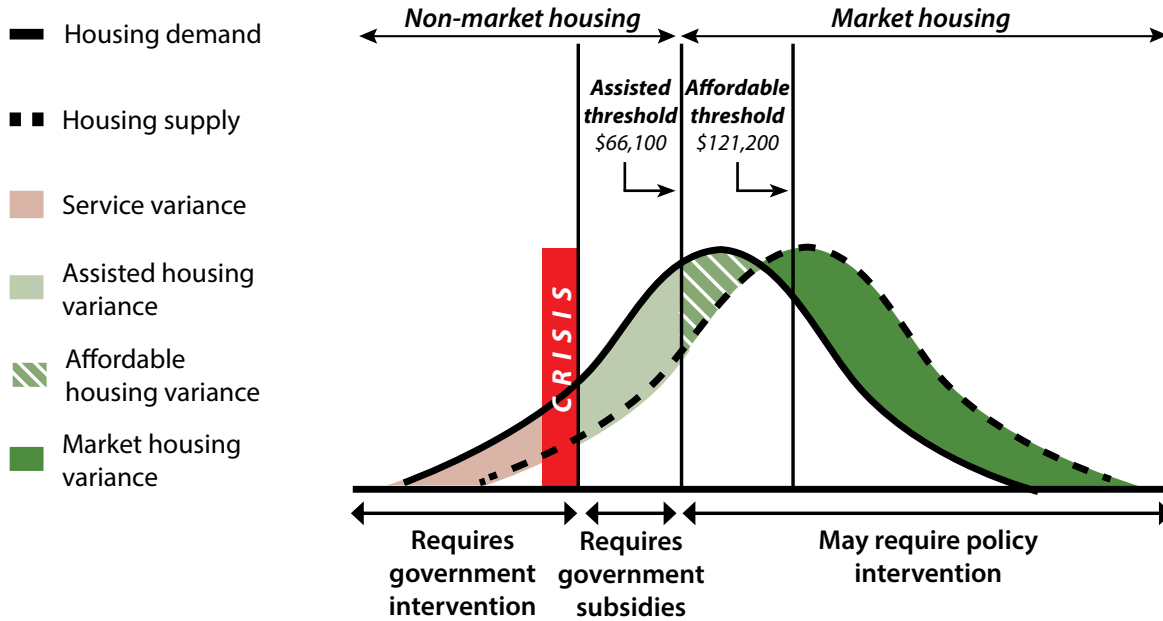
<b>Assisted</b>	All households (average - 2.8 people)	Small households (1-2 persons)	Large households (3+ persons)
<b>Income threshold</b>	\$ 66,100	\$ 61,200	\$ 71,600
<b>Maximum purchase price</b>	\$ 235,100	\$ 217,500	\$ 254,500
<b>Maximum monthly rent</b>	\$ 1,650	\$ 1,530	\$ 1,790

<b>Affordable (non-assisted)</b>	All households (average - 2.8 people)	Small households (1-2 persons)	Large households (3+ persons)
<b>Income threshold</b>	\$ 121,200	\$ 82,500	\$ 162,400
<b>Maximum purchase price</b>	\$ 496,300	\$ 338,100	\$ 664,900
<b>Maximum monthly ownership cost</b>	\$ 3,030	\$ 2,060	\$ 4,060
<b>Maximum monthly rent *</b>	\$ 2,340	\$ 1,800	\$ 2,930

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

# 2022 State of Housing

## Housing Supply and Demand Model



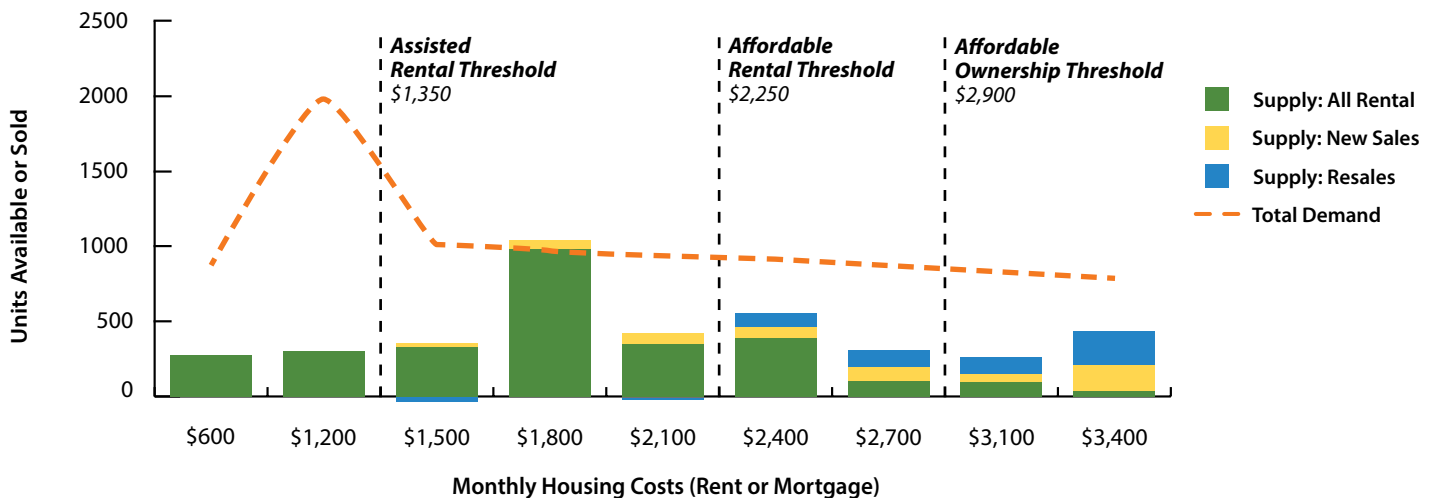
Based on analysis of household income profiles, housing cost thresholds, unit sales, re-sales and rental turnovers, the Housing Model generates a snapshot of supply-demand variances across the housing continuum.

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, 2022



# 2022 State of Housing

## 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 2022 supply by year.

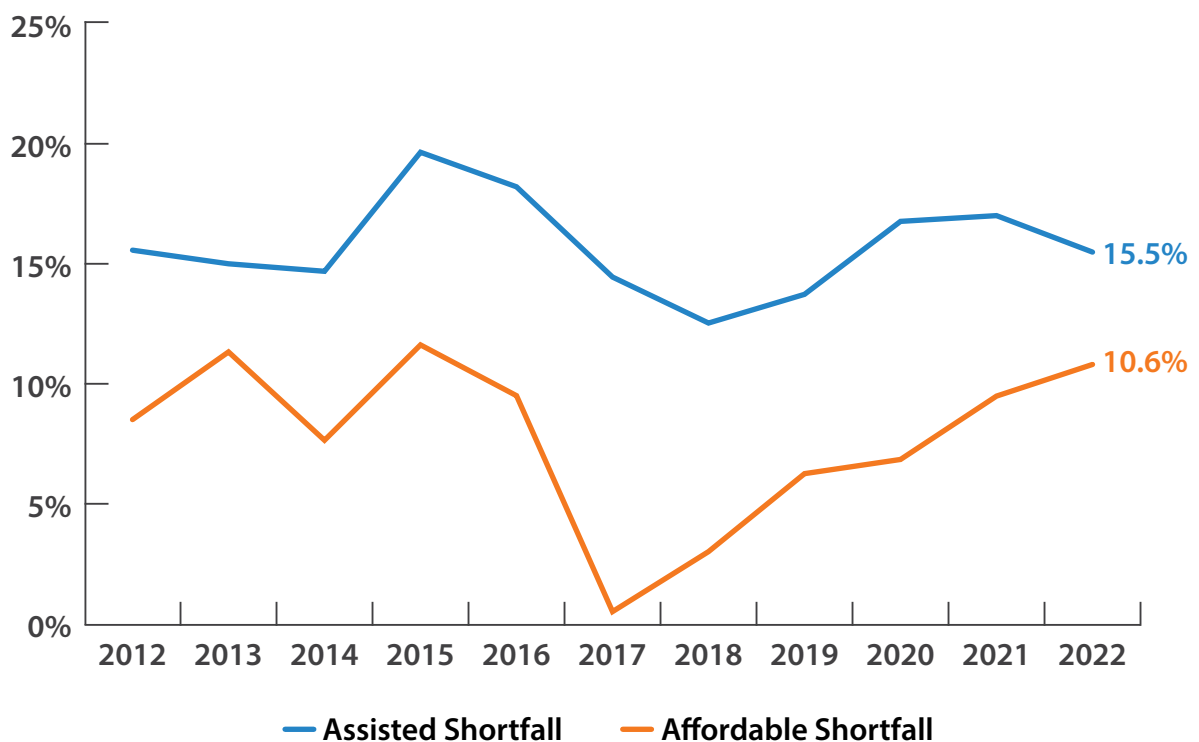
In 2022 there was an overall decrease (46.6 per cent from 2021) in housing completions and decrease (47.7 per cent from 2021) in number of affordable new unit sales. Despite the increase in new affordable units, resale home prices outpaced household income and overall shortfall of affordable units has continued to trend upward from 9.3 per cent in 2021 to 10.6 per cent in 2022.

Although the assisted shortfall decreased slightly by 1.5 per cent per cent from 2021 to 15.5 per cent in 2022, ongoing Regional initiatives to increase the number of housing opportunities are significant and have helped to prevent the shortfall from widening.

Key factors influencing these trend lines:

- Average Household incomes in Halton is higher relative to other surrounding municipalities such as the City of Hamilton and the Region of Peel;
- Resale home prices continue to outpace household income;
- Growth management policies resulted in steady increase of higher density housing completions and sales (i.e. apartments), which has helped to manage general affordability of housing;
- Average rent for one bedroom or more units are generally increasing at a higher rate than previous years, while almost no new purpose built rental housing has been built in recent years

Assisted and Affordable Shortfalls (Supply vs. Demand), 2012-2022



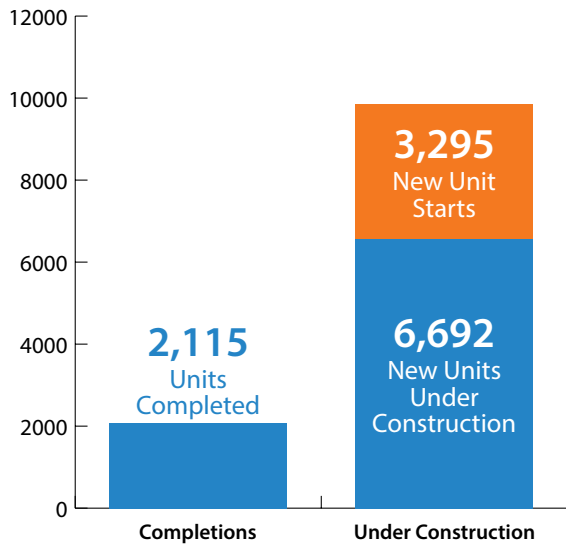


# New Housing Development

## New Housing Development

In 2022, there were a total of 2,115 new housing unit completions in Halton, a decrease from 3,963 in 2021 (down by 46.6 per cent). There were 6,692 new housing units under construction, an increase from 5,549 in 2021 (up by 20.6 per cent) with an additional 3,295 new housing unit starts, a decrease from 4,604 in 2021 (down by 28.4 per cent).

### New Housing Development, 2022



Source: CMHC Starts and Completions Survey 2022

## Regional Housing Mix Target

The Housing Mix Target in the Regional Official Plan now calls for at least 65 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 2022, townhouse and apartment units accounted for 48.1 per cent of housing completions in Halton. For the first time in 11 years, the Housing Mix Target was not achieved.

### Regional Housing Mix Target, 2022



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.

### 2022 New Housing Highlights

	2021	2022	Change
<b>Total new housing completions</b>	3,963	2,115	-46.6%
<b>Total new housing under construction</b>	5,549	6,692	20.6%
<b>Total new housing starts</b>	4,604	3,295	-28.4%



# 2022 State of Housing

## New Housing Completions by Type & Municipality, 2022

	Halton Region	%	Burlington	Halton Hills	Milton	Oakville
Apartment	574	27.1%	0	109	132	333
Townhouse	444	21.0%	26	7	246	165
Semi-detached	134	6.3%	12	36	86	0
Single	963	45.5%	58	132	233	540
<b>Total units</b>	<b>2,115</b>		<b>96</b>	<b>284</b>	<b>697</b>	<b>1,038</b>
<b>Local Municipal Share (%)</b>			<b>4.5%</b>	<b>13.4%</b>	<b>33.0%</b>	<b>49.1%</b>

Source: CMHC Starts and Completions Survey 2022

### Key trends:

- In 2022, there were 2,115 new housing completions, a 40.6 per cent decrease compared to 3,943 in 2021.
- Of the new housing completions, 48.1 per cent were higher density units (townhouses and apartments). The remaining 51.8 per cent were single and semi-detached units.
- Oakville had the highest share of new housing completions in Halton at 49.1 per cent, followed by Milton at 33 per cent. Halton Hills and Burlington had shares of 13.4 per cent and 4.5 per cent, respectively.

## New Housing Under Construction by Type & Municipality, 2022

	Halton Region	%	Burlington	Halton Hills	Milton	Oakville
Apartment	4,843	72.4%	907	76	436	3,424
Townhouse	744	11.1%	70	121	426	127
Semi-detached	4	0.1%	0	0	0	4
Single	1,101	16.5%	142	94	359	506
<b>Total units</b>	<b>6,692</b>		<b>1,119</b>	<b>291</b>	<b>1,221</b>	<b>4,061</b>
<b>Local Municipal Share (%)</b>			<b>16.7%</b>	<b>4.3%</b>	<b>18.2%</b>	<b>60.7%</b>

Source: CMHC Starts and Completions Survey 2022

### Key trends:

- In 2022, there were 6,692 housing under construction, a 20.6 per cent increase compared to 5,549 in 2021.
- Of the housing under construction, 83.5 per cent were higher density units (townhouse and apartments). The remaining 16.6 per cent were single and semi-detached units.
- Oakville had the highest share of housing under construction in Halton at 60.7 per cent, followed by Milton at 18.2 per cent. Burlington and Halton Hills had shares of 16.7 per cent and 4.3 per cent, respectively.

## New Housing Starts by Type & Municipality, 2022

	Halton Region	%	Burlington	Halton Hills	Milton	Oakville
Apartment	1,916	58.1%	0	0	358	1,558
Townhouse	554	16.8%	0	117	352	85
Semi-detached	2	0.1%	0	0	0	2
Single	823	25.0%	127	50	367	279
<b>Total units</b>	<b>3,295</b>		<b>127</b>	<b>167</b>	<b>1,077</b>	<b>1,924</b>
<b>Local Municipal Share (%)</b>			<b>3.9%</b>	<b>5.1%</b>	<b>32.7%</b>	<b>58.4%</b>

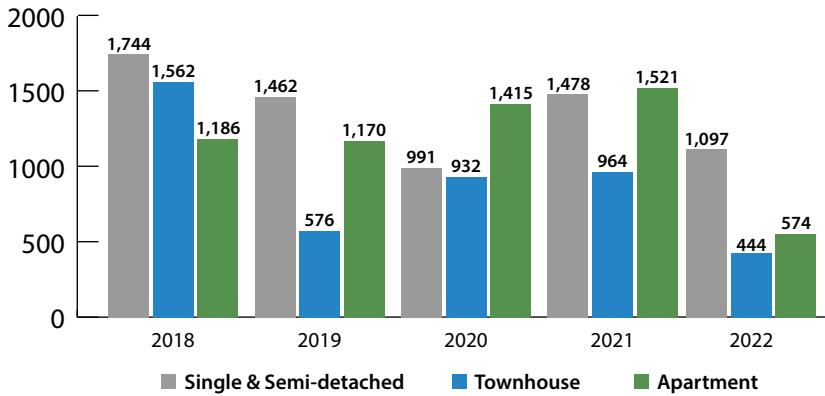
Source: CMHC Starts and Completions Survey 2022

### Key trends:

- In 2022, there were 3,295 new housing starts in Halton, a 28.4 per cent decrease compared to 4,604 in 2021.
- Of the new housing starts in 2022, 74.9 per cent were higher density units (townhouses and apartments). The remaining 25.1 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 58.4 per cent, followed by Milton at 32.7 per cent. Halton Hills and Burlington had shares of 5.1 per cent and 3.9 per cent, respectively.

# New Housing Development

## Five-Year Trends: New Housing Completions

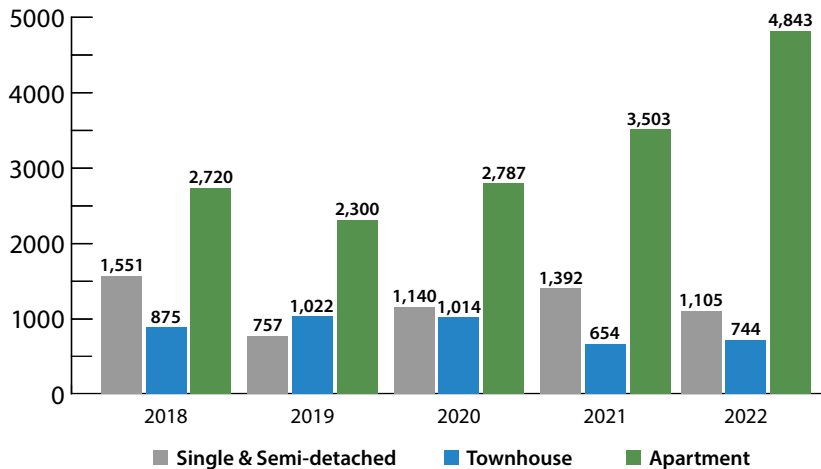


Source: CMHC Starts and Completions Survey 2018-2022

### Key trends:

- Over the last five-year period, between 2018 and 2022, the annual average completion of single & semi-detached units were 1,354 units, townhouse unit completions were an average of 896 units per year, and apartment unit completions were 1,173 units per year.

## Five-Year Trends: New Housing Under Construction

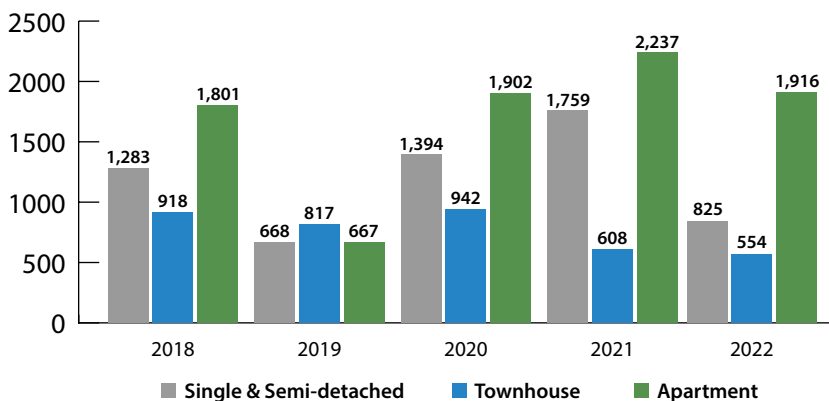


Source: CMHC Starts and Completions Survey 2018-2022

### Key trends:

- Over the last five-year period, there were much more apartment units under construction at an average of 3,231 units per year compared to an average of 1,189 single & semi-detached units and an average of 862 townhouse units.

## Five-Year Trends: New Housing Starts



Source: CMHC Starts and Completions Survey 2018-2022

### Key trends:

- Over the last five-year period, new housing starts for single & semi-detached units have 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 decreased to 1,916 unit starts in 2022.

# 2022 State of Housing

## Housing Completions by Municipality

### City of Burlington

Annual Housing Completions by Type, 2018 - 2022

	2018	2019	2020	2021	2022
Apartment	264	779	379	503	0
Townhouse	0	11	76	104	26
Single & Semi	159	130	55	140	70
<b>Total Units</b>	<b>423</b>	<b>920</b>	<b>510</b>	<b>747</b>	<b>96</b>

Source: CMHC Starts and Completions Survey 2018-2022

#### Key trends in Burlington:

- In 2022, 27.1 per cent (26 units) of housing completions in Burlington were higher density units (townhouse and apartments).
- Total housing completions in Burlington decreased by 87.1 per cent to 96 units in 2022 from 747 units in 2021.
- Between 2018 and 2022, Burlington accounted for 15.8 per cent of Halton's total housing completions (2,696 total units).

### Town of Halton Hills

Annual Housing Completions by Type, 2018 - 2022

	2018	2019	2020	2021	2022
Apartment	0	0	0	0	109
Townhouse	0	0	8	14	7
Single & Semi	160	164	23	149	168
<b>Total Units</b>	<b>160</b>	<b>164</b>	<b>31</b>	<b>163</b>	<b>284</b>

Source: CMHC Starts and Completions Survey 2018-2022

#### Key trends in Halton Hills:

- In 2022, total housing completions in Halton Hills increased to 281 units from 163 units in 2021, an increase of 74.2 per cent.
- Since 2018, there have been no apartment unit completions in Halton Hills until 109 units in 2022.
- Between 2018 and 2021, Halton Hills accounted for 4.7 per cent of Halton's total housing completions (802 total units).

### Town of Milton

Annual Housing Completions by Type, 2018 - 2022

	2018	2019	2020	2021	2022
Apartment	75	382	213	266	132
Townhouse	765	341	348	463	246
Single & Semi	601	709	338	500	319
<b>Total Units</b>	<b>1,441</b>	<b>1,432</b>	<b>899</b>	<b>1,229</b>	<b>697</b>

Source: CMHC Starts and Completions Survey 2018-2022

#### Key trends in Milton:

- In 2022, 54.2 per cent (378 units) of housing completions in Milton were higher density units (townhouse and apartments).
- Total housing completions in Milton decreased to 697 units in 2022 from 1,229 in 2021, a decrease of 43.3 per cent.
- Between 2018 and 2022, Milton accounted for 33.3 per cent of Halton's total housing completions (5,698 total units).

### Town of Oakville

Annual Housing Completions by Type, 2018 - 2022

	2018	2019	2020	2021	2022
Apartment	847	9	823	752	333
Townhouse	797	224	500	383	165
Single & Semi	824	459	575	689	540
<b>Total Units</b>	<b>2,468</b>	<b>692</b>	<b>1,898</b>	<b>1,824</b>	<b>1,038</b>

Source: CMHC Starts and Completions Survey 2018-2022

#### Key trends in Oakville:

- In 2022, 48 per cent (498 units) of housing completions in Oakville were higher density units (townhouse and apartments).
- In 2022, total housing completions in Oakville declined to 1,038 units, a decrease of 43.1 per cent.
- Between 2018 and 2022, Oakville accounted for 46.3 per cent of Halton's total housing completions (7,920 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.

## 2022 New Housing Highlights

	2021	2022	Change
<b>New Sales</b>	2,295	1,656	-27.8%
<b>Resale</b>	12,710	8,977	-29.4%
<b>All Sales</b>	15,005	10,633	-29.1%
<b>Affordable New Sales<sup>1</sup></b>	637	333	-47.7%
<b>New Assisted Program Units<sup>2</sup></b>	63	25	-60.3%

<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, 2021-2022



## New Sales and Resales of Housing

In 2022, there were 10,633 new sales and resales of housing units in Halton. This represents a 29.1 per cent decrease compared to 15,005 new sales and resales in 2021. The table below provides a summary of new sales and resales of housing units in 2022 by unit type.

## New and Resales of Housing by Type, 2022

	New		Resale		Total
<b>Apartment</b>	612	37.0%	1,355	15.1%	1,967
<b>Townhouse</b>	282	17.0%	2,381	26.5%	2,663
<b>Semi-detached</b>	98	5.9%	496	5.5%	594
<b>Single</b>	664	40.1%	4,745	52.9%	5,409
<b>All Sales</b>	1,656		8,977		10,633
<b>Average Sale Price</b>	\$900,699		\$1,358,314		\$1,287,044

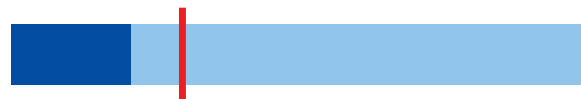
Source: Calculated from MPAC sales data, 2022

## 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 2022, 21.6 per cent (358 units) of new housing unit sales were under the Affordable Maximum Purchase Price of \$496,300 in 2022. The affordable new sales include 333 units from market sale and 25 units from the Region's assisted housing program.

**21.6% Achieved**



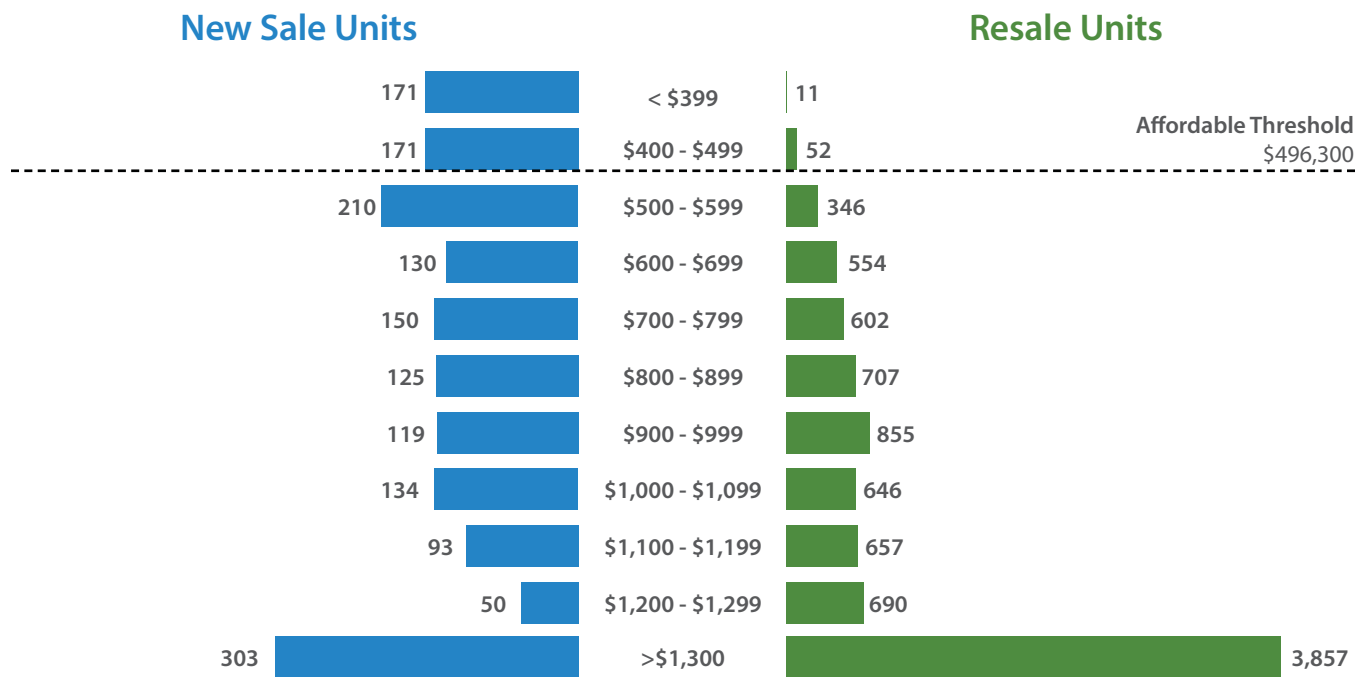
**30% Housing Affordability Target**

# 2022 State of Housing

## 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 2022 there were 1,656 new units sold (a decrease by 27.8 per cent from 2,295 in 2021) and 8,977 resales (an decrease by 29.4 per cent from 12,710 in 2021). 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, 2022

## New Affordable Housing Sales in Halton by Type

	<= \$496,300 (Affordable Threshold)		> \$496,300	
	Units	%	Units	%
Apartment	332	99.7%	280	21.2%
Townhouse	1	0.3%	281	21.2%
Semi-detached	0	0.0%	98	7.4%
Single	0	0.0%	664	50.2%
<b>All Units</b>	<b>333</b>		<b>1,323</b>	
<b>Average Price</b>	<b>\$382,496</b>		<b>\$1,031,131</b>	

Source: Calculated from MPAC sales data, 2022

### Key trends:

- All new market affordable housing sales were comprised of townhouses and apartments, demonstrating the link between higher density housing and affordability.
- Of the 1,656 new units sold in 2022, 333 were sold at or below the affordable threshold (\$496,300) accounting for 20.1 per cent of new sales.
- The average price of new units sold at or below the affordable threshold was \$382,496, up 3.4 per cent increase from \$369,808 in 2021.

# Housing Costs & Affordability

## New Market Affordable Housing Sales by Municipality

### City of Burlington

	<= \$496,300 (Affordable Threshold)		> \$496,300	
	Units	%	Units	%
<b>All Units</b>	81	20.1%	29	79.9%
<b>Average Price</b>	<b>\$273,569</b>		<b>\$1,507,232</b>	

Source: Calculated from MPAC sales data, 2022

#### Key trends:

- In 2022, new sales in Burlington accounted for 6.6 per cent of total new sales in Halton.
- 20.1 per cent of new sales in Burlington were at or below the affordable threshold with an average price of \$273,569.

### Town of Halton Hills

	<= \$496,300 (Affordable Threshold)		> \$496,300	
	Units	%	Units	%
<b>All Units</b>	0	0.0%	165	100%
<b>Average Price</b>	<b>N/A</b>		<b>\$995,668</b>	

Source: Calculated from MPAC sales data, 2022

#### Key trends:

- In 2022, new sales in Halton Hills accounted for 10 per cent of total new sales in Halton.
- No new sales in Halton Hills were at or below the affordable threshold.

### Town of Milton

	<= \$496,300 (Affordable Threshold)		> \$496,300	
	Units	%	Units	%
<b>All Units</b>	1	31.1%	514	68.9%
<b>Average Price</b>	<b>\$228,960</b>		<b>\$927,628</b>	

Source: Calculated from MPAC sales data, 2022

#### Key trends:

- In 2022, new sales in Milton accounted for 24.9 per cent of total new sales in Halton.
- 31.1 per cent of new sales in Milton were at or below the affordable threshold with an average price of \$288,960.

### Town of Oakville

	<= \$496,300 (Affordable Threshold)		> \$496,300	
	Units	%	Units	%
<b>All Units</b>	251	29.0%	615	71.0%
<b>Average Price</b>	<b>\$418,020</b>		<b>\$1,104,701</b>	

Source: Calculated from MPAC sales data, 2022

#### Key trends:

- In 2022, new sales in Oakville accounted for 52.3 per cent of total new sales in Halton.
- 29.0 per cent of new sales in Oakville were at or below the affordable threshold with an average price of \$369,741.

# 2022 State of 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.

## 2022 Rental Housing Highlights

	2021	2022	Change
<b>Average Rent</b> (Private Townhouse and Apartment)	<b>\$1,600</b>	<b>\$1,695</b>	<b>5.9%</b>
Bachelor	\$1,204	\$1,146	-4.8%
1 Bedroom	\$1,430	\$1,510	5.6%
2 Bedroom	\$1,658	\$1,779	7.3%
3+ Bedroom	\$1,775	\$1,821	2.6%
<b>Total # of Units</b> (Private Townhouse and Apartment)	<b>16,820</b>	<b>16,822</b>	<b>0.0%</b>
Bachelor	312	312	0.0%
1 Bedroom	5,064	5,055	-0.2%
2 Bedroom	9,292	9,287	-0.1%
3+ Bedroom	2,152	2,168	0.7%

Source: CMHC Rental Market Report, 2021-2022



## Rental Unit Stock

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

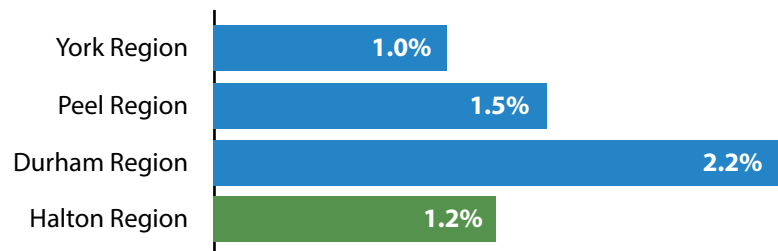
In 2022, there were a total of 16,822 private townhouse and apartment rental units in Halton. The number of rental units continue to remain stagnant with a slight increase from 16,820 units in 2021.

## 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 1.2 per cent in 2022, down from 1.4 per cent in 2021. 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, 2022



Source: CMHC Rental Market Report 2022

## Average Monthly Rent

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

In 2022, the AMR of private townhouse and apartments increased to \$1,695 from \$1,600 in 2021, an increase by 5.9 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), 2022



Source: CMHC Rental Market Report 2022



# Rental Housing

## Vacancy Rates by Unit Size (Private Townhouses & Apartments), 2018 - 2022

### Vacancy Rates by Unit Size (Private Townhouses & Apartments), 2018-2022

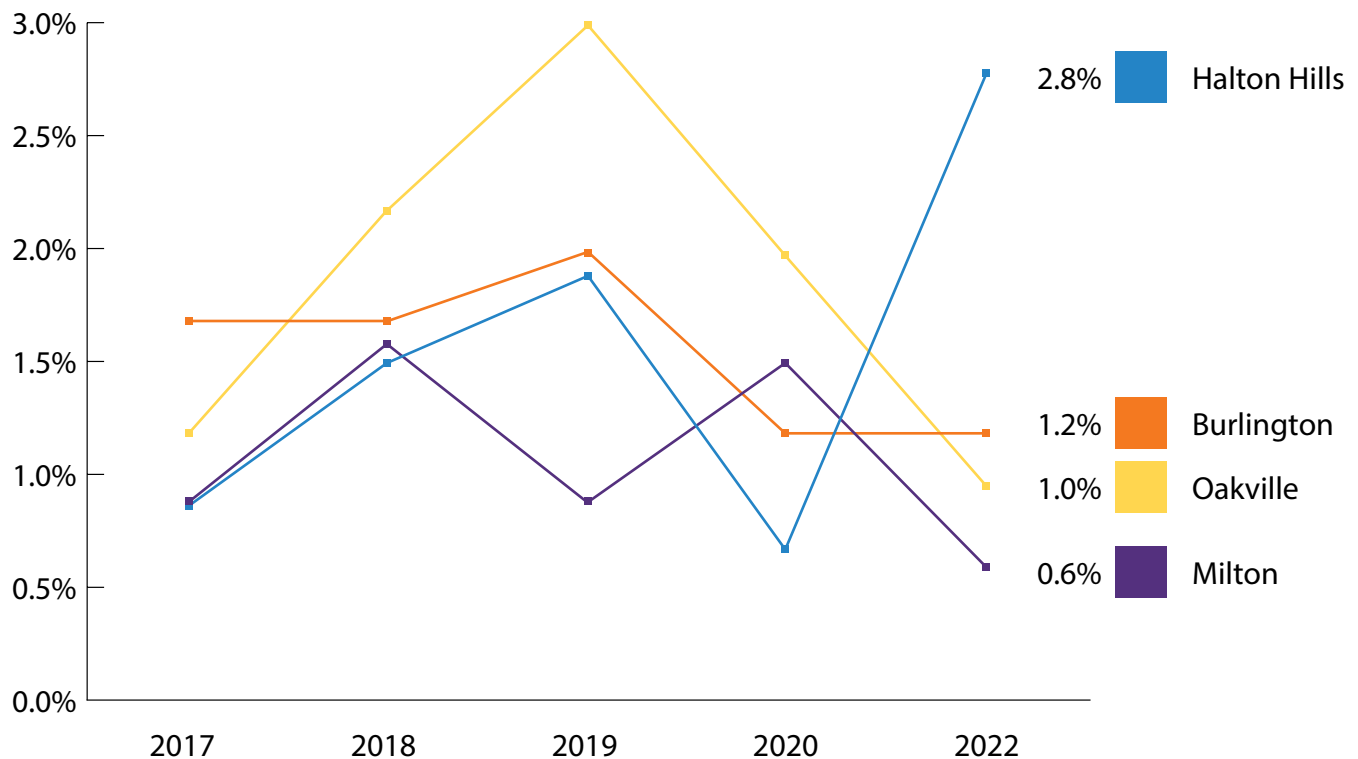
Unit Type	2018	2019	2020	2021	2022
Bachelor	2.8%	1.9%	4.4%	3.5%	0.8%
1 Bedroom	1.1%	1.5%	2.0%	1.6%	1.2%
2 Bedroom	1.7%	2.2%	2.6%	1.4%	1.1%
3+ Bedroom	1.4%	1.1%	1.2%	1.2%	1.2%
<b>Overall Rate</b>	<b>1.5%</b>	<b>1.8%</b>	<b>2.3%</b>	<b>1.4%</b>	<b>1.2%</b>

Source: CMHC Rental Market Report, 2018-2022

#### Key trends:

- The overall vacancy rate decreased to 1.2 per cent in 2022, from 1.4 per cent in 2021. Vacancy rates for all unit types decreased in 2022, except for three plus bedrooms which stayed the same from 2021.
- In 2022, bachelor units had the lowest vacancy rate at 0.8 per cent, followed by two bedroom units at 1.1 per cent. One bedroom units and three plus bedroom units had vacancy rates of 1.2 per cent.

## Vacancy Rates by Municipality (Private Townhouses & Apartments), 2018-2022



Source: CMHC Rental Market Report, 2018-2022

#### Key trends:

- In 2022, the vacancy rate in Milton was the lowest at 0.6 per cent, a decrease from 1.5 per cent in 2021.
- Burlington's vacancy rate decreased to 1.2 per cent in 2022 from 2.1 per cent in 2021.
- The vacancy rate in Oakville was 1.0 per cent, a decrease from 2.0 per cent in 2021.
- Milton had the highest vacancy rate at 2.8 per cent in 2022, an increase from 2.0 per cent in 2021.

# 2022 State of Housing

## Average Rent & Units by Unit Size, 2018 - 2022

The average rent of private townhouses and apartments for all unit sizes have steadily increased over the past five years. In 2022, the average rent for all unit types in Halton increased to \$1,695 from \$1,600 in 2021, an increase of 5.9 per cent.

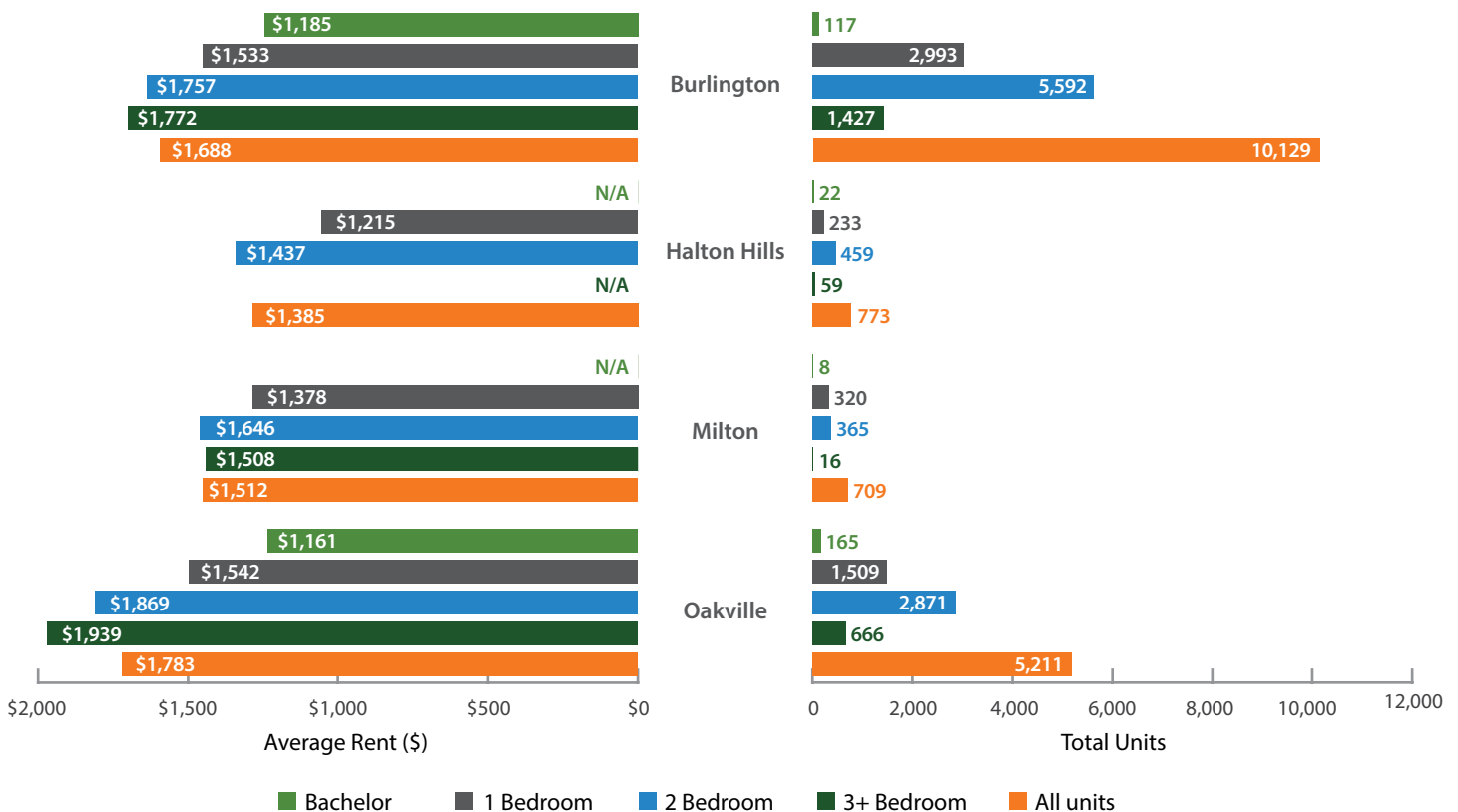
By unit size, the average rent for two bedroom units had the highest increase at 7.3 per cent from 2021. The average rent for one bedroom units had increased by 5.6 per cent from 2021.

	2018		2019		2020		2021		2022	
	Average Rent	Total Units	Average Rent	Total Units	Average Rent	Total Units	Average Rent	Total Units	Average Rent	Total Units
Bachelor	\$1,179	298	\$1,074	311	\$1,164	310	\$1,204	312	\$1,146	312
1 Bedroom	\$1,268	4,884	\$1,333	4,945	\$1,431	4,969	\$1,430	5,064	\$1,510	5,055
2 Bedroom	\$1,416	8,861	\$1,517	9,300	\$1,636	9,394	\$1,658	9,292	\$1,779	9,287
3 Bedroom+	\$1,585	2,217	\$1,697	2,137	\$1,746	2,157	\$1,775	2,152	\$1,821	2,168
<b>Total</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>	<b>\$1,695</b>	<b>16,822</b>

Source: CMHC Rental Market Report, 2018-2022

## Average Rent & Units by Unit Size (Private Townhouses & Apartments) by Municipality, 2022

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



Source: CMHC Rental Market Report, 2022

# 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 3,825 community housing units. Most of these units are governed under social housing legislation (3,523 or 92 per cent). The 3,825 units are located in 56 housing communities, owned and operated by 23 non-profit co-operative and private sector housing providers, including Halton Community Housing Corporation (HCHC).

Halton Region provides rent-gear-to-income (RGI) assistance to 3,091 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.

## 2022 Assisted Housing Highlights

	<b>2022</b>
<b>Total new assisted housing opportunities since 2014</b>	1,021
<b>Total community rental housing units</b>	3,825
<b>Total rent-gear-to-income (RGI) assistance</b>	3,091
<b>Halton Housing Help housing crisis resolutions</b>	2,127
<b>Special needs housing administered (Wheelchair accessible units)</b>	232



# 2022 State of Housing

## New Assisted Housing Opportunities Since 2014

Halton Region's Comprehensive Housing Strategy Update - 2014-2024 (CHS) set a 10-year target to create 550 to 900 new housing opportunities (new capital units and rent supplements / housing allowances).

The upper target of 900 units was achieved and exceeded four years ahead of schedule. As reflected in the graph below, Halton Region has created a total of 1,021 new housing opportunities as of year-end 2022, including:

- 257 new brick and mortar purpose built rental units;
- Over 700 additional rent supplements and portable housing allowances;
- 63 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 1,915 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
- 63 supportive housing units; and various emergency and transitional housing solutions.

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.

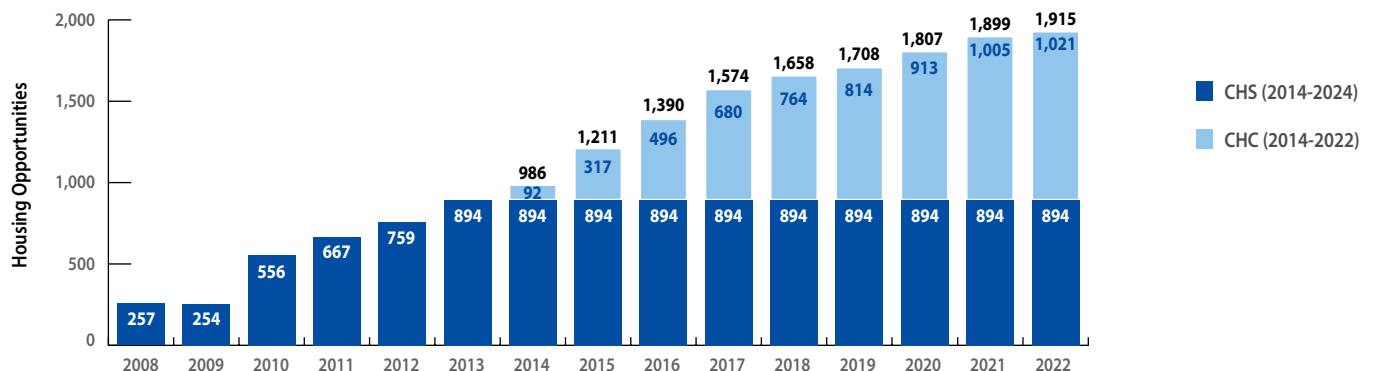
In November, 2021 Regional Council approved an Assisted Housing Portfolio which commits to create up to 600 additional new assisted housing units by 2031 with dedicated investment from the provincial and federal governments.

New housing opportunities are created by:

- partnering with local municipalities, private, non-profit and cooperative housing developers;
- developing units on lands owned by Halton Region and Halton Community Housing Corporation (HCHC);
- purchasing units, buildings and land that generate net new housing stock to address the Halton Access to Community Housing (HATCH) wait list need; and,
- providing rent supplements and portable housing allowance to eligible Halton residents.

The Annual CHS Progress Report, which includes Regional achievements, will be available for Regional Council later this year.

### 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 2022, 150 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.

The rent supplement total at the end of 2022 was 870, including 455 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

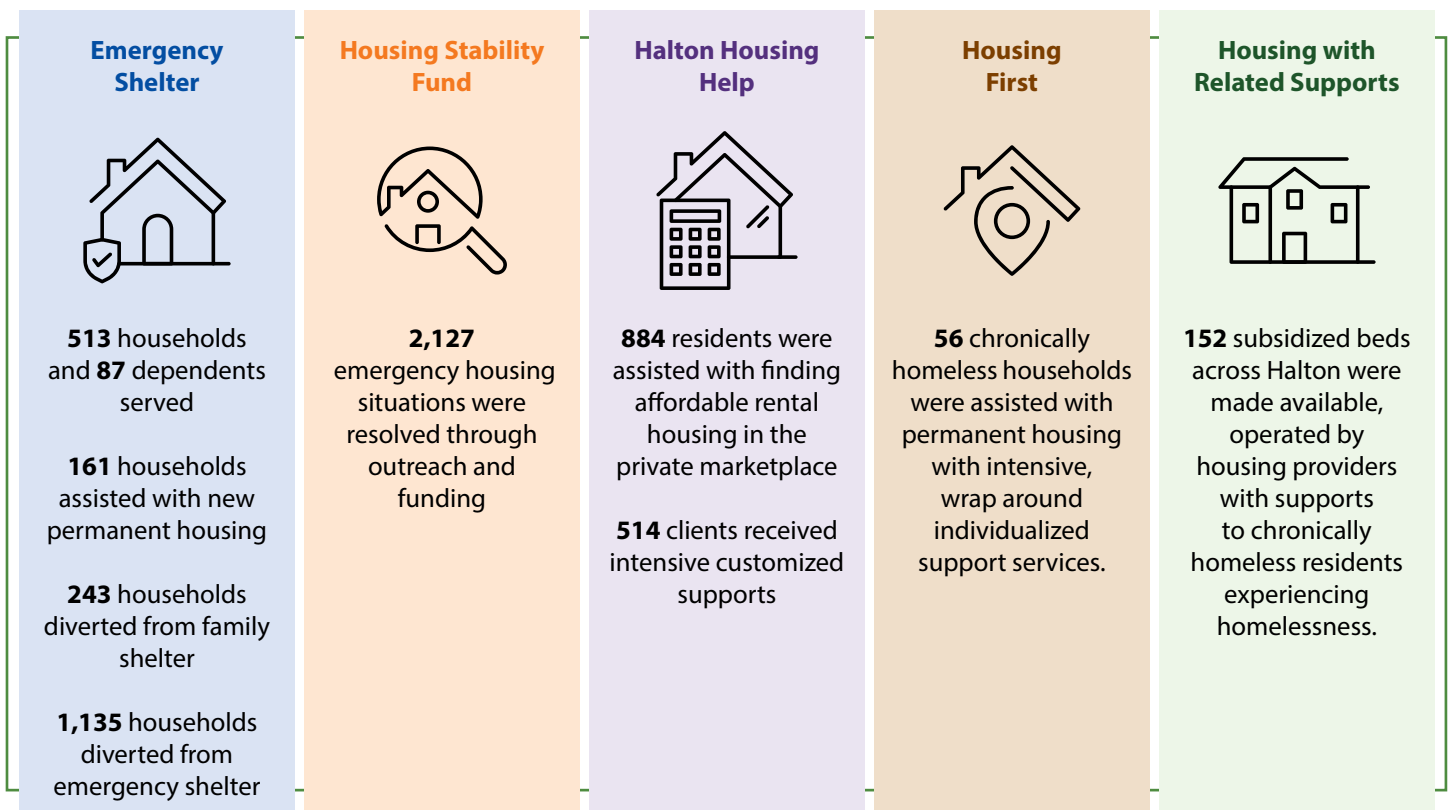
Special needs housing includes housing that is accessible for people living with physical disabilities and housing that is tied to the provision of personal supports (supportive housing).

In 2022, 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 2022, a minimum of 319 individuals were identified as experiencing homelessness for the first time.

## 2022 Homelessness Initiatives and Achievements



# 2022 State of Housing

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 (AMR) or median market rent (MMR) 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	1,185	1,233	1,067	1,110	948	986	830	863	711	740	533	555
1-Bedroom	1,533	1,595	1,380	1,436	1,226	1,276	1,073	1,117	920	957	690	718
2-Bedroom	1,757	1,770	1,581	1,593	1,406	1,416	1,230	1,239	1,054	1,062	791	797
3+Bedroom	1,772	1,715	1,595	1,544	1,418	1,372	1,240	1,201	1,063	1,029	797	772

## 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	*	*	*	*	*	*	*	*	*	*	*	*
1 Bedroom	1,215	1,100	1,094	990	972	880	851	770	729	660	608	550
2 Bedroom	1,437	1,239	1,293	1,115	1,150	991	1,006	867	862	743	719	620
3 Bedroom+	*	*	*	*	*	*	*	*	*	*	*	*

## 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	*	*	*	*	*	*	*	*	*	*	*	*
1 Bedroom	1,378	1,400	1,240	1,260	1,102	1,120	965	980	827	840	689	700
2 Bedroom	1,646	1,580	1,481	1,422	1,317	1,264	1,152	1,106	988	948	823	790
3 Bedroom+	1,508	1,500	1,357	1,350	1,206	1,200	1,056	1,050	905	900	754	750

# 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	991	900	892	*	793	*	694	*	595	*	496	*
1 Bedroom	1,309	1,230	1,178	1,107	1,047	984	916	861	785	738	655	615
2 Bedroom	1,523	1,480	1,371	1,332	1,218	1,184	1,066	1,036	914	888	762	740
3 Bedroom+	1,776	1,674	1,598	1,507	1,421	1,339	1,243	1,172	1,066	1,004	888	837

## 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	1,161	1,200	1,045	1,080	929	960	813	840	697	720	522	540
1 Bedroom	1,542	1,550	1,388	1,395	1,234	1,240	1,079	1,085	925	930	694	698
2 Bedroom	1,896	1,849	1,706	1,664	1,517	1,479	1,327	1,294	1,138	1,109	853	832
3 Bedroom+	1,939	1,891	1,745	1,702	1,551	1,513	1,357	1,324	1,163	1,135	873	851

## 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	1,146	*	1,031	*	917	*	802	*	688	*	516	*
1 Bedroom	1,510	*	1,359	*	1,208	*	1,057	*	906	*	680	*
2 Bedroom	1,779	*	1,601	*	1,423	*	1,245	*	1,067	*	801	*
3 Bedroom+	1,821	*	1,639	*	1,457	*	1,275	*	1,093	*	819	*

