



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Melissa Ricci, Senior Policy Planner

DATE: March 13, 2025

REPORT NO.: PD-2025-010

SUBJECT: Town of Halton Hills Housing Needs Assessment

RECOMMENDATION:

THAT Report PD-2025-010 dated March 13, 2025, regarding the Town of Halton Hills Housing Needs Assessment be received;

AND FURTHER THAT Council receive the Housing Needs Assessment (HNA) attached as appendix A to this report for information;

AND FURTHER THAT the Housing Needs Assessment be submitted to the Association of Municipalities of Ontario (AMO) by March 31, 2025, and published on the Town's website to satisfy the funding requirements of the Canada Community Building Fund (CCBF);

AND FURTHER THAT the Housing Needs Assessment inform the Housing Strategy that will be prepared during Phase 2 of the Official Plan Review in accordance with the approved Terms of Reference.

KEY POINTS:

The following are key points for consideration with respect to this report:

- In 2024, the federal government introduced an integrated approach to housing and infrastructure, requiring communities with a population of 30,000 or greater to complete a Housing Needs Assessment (HNA) to be eligible for federal funding under infrastructure programs, including permanent transit funding and the Canada Community-Building Fund (CCBF).

- The HNA must be completed, published to the municipality's website, and submitted to the Association of Municipalities of Ontario (AMO) by March 31, 2025.
- The Housing Needs Assessment must use the federal template published on the [Infrastructure Canada website](#).
- As part of the Official Plan Review project and as the basis for the preparation of a housing strategy, this template has been populated by N. Barry Lyon Consultants Ltd. (NBLC) in close collaboration with the Town and the Region of Halton.
- This report provides an overview of the key findings of the HNA, which is attached as Appendix A to this report.
- The HNA will inform the Housing Strategy that will be prepared during Phase Two of the Official Plan Review in accordance with the approved Terms of Reference.

BACKGROUND AND DISCUSSION:

NBLC Consulting was retained as part of the Official Plan Review team to assist in the completion of the federal Housing Needs Assessment (HNA) template, prepare a Housing Strategy and undertake a Growth Capacity Analysis, on behalf of the Town. In addition to providing valuable insights into the housing needs of the community, the HNA is required to be completed in order to access federal funding under infrastructure programs, including permanent transit funding and the Canada Community-Building Fund (CCBF).

The HNA was developed based on statistical and other quantitative data analysis to determine both the local housing demand and supply factors at play in the Town. The data included in the HNA is sourced from publicly available data such as Statistics Canada census data and data from the Housing Assessment Resource Tool Dashboard, in addition to real estate data from local real estate boards, MLS, Zonda, Altus, Geowarehouse, and primary research collected through surveys of rental buildings and new housing developments.

The HNA also relies on information and data collected through related documents from the Region (i.e., Halton Region's Official Plan (2024), Comprehensive Housing Strategy (2014-2024), Housing Homelessness Plan (2019-2024), and the 2023 State of Housing Report) and the local municipality (i.e., Halton Hills' Official Plan (2024), 2020 Employment Needs Assessment), as well as general housing-related data collected by both levels of government. Finally, qualitative information collected through interviews and consultation as part of the strategies and studies mentioned above, was also utilized,

As per the federal template, the HNA includes the following components:

- Community Profile and Trends
- Household Profile and Economic Characteristics

- Priority Groups
- Housing Profile
- Projected Housing Needs and Next Steps, and
- Use of Housing Needs Assessment in Long Term Planning

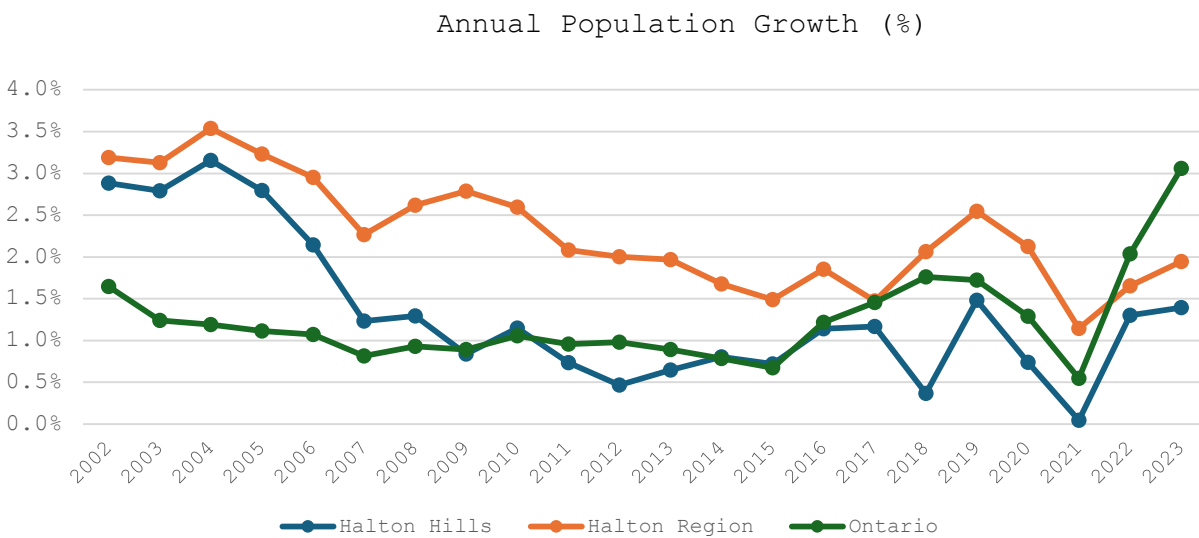
The following subsection summarizes the findings of each of these components with the full document included as Appendix A to this report.

Community Profile and Trends

Halton Hills has grown from roughly 50,000 residents in 2001 to 67,000 in 2023, representing a 34% increase. This is noticeably modest when compared to the wider Region of Halton, which has seen its population grow from roughly 390,000 to 643,000 over the same period, representing a 64% increase. This reflects the finite capacity of the Acton and Georgetown well and stream-based servicing systems and a much more constrained land supply relative to the rest of the Region, particularly Oakville and Milton.

Population growth was stronger in the early 2000s, with Halton Hills’ annual growth rate of around 3% exceeding the population growth of the province. Growth weakened in the 2010s and slowly declined below the province’s annual population growth from the mid-2010s onwards. As of 2023, while the province saw its highest annual rate of 3.1%, Halton Hills’ rate has stayed under 1.5%.

Figure 1: Annual Population Growth



The main source of population growth for Halton Region has long been in residents moving from other parts of the province, and more recently, immigrants and non-permanent residents moving to the Region. Natural growth remains a stable, but slowly declining, source of population growth.

The main age groups that have come through intraprovincial and international migration are middle-aged adults and children. These include a mix of young families, couples, and individual adults, and contribute considerably to the Region’s workforce. Given the

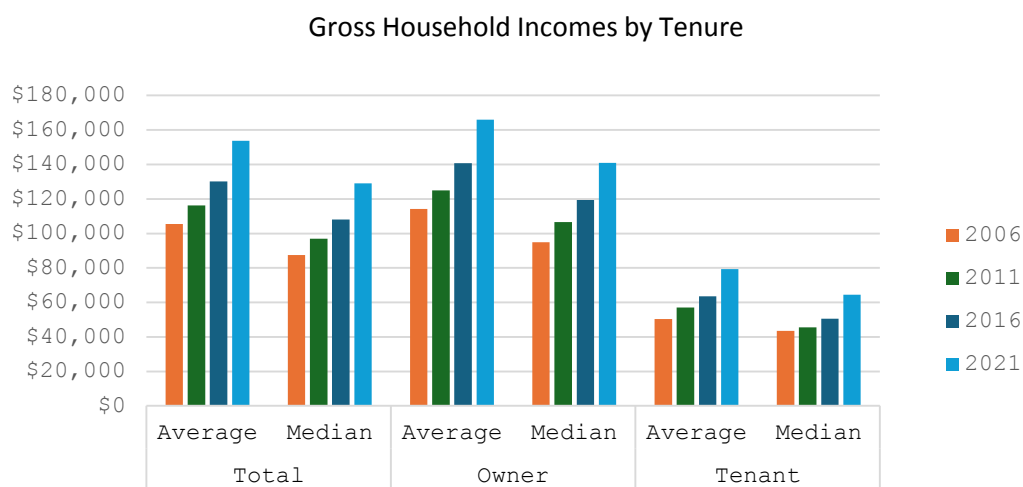
previously referenced servicing constraints and the Town’s smaller urban envelope, it is likely however, that most migrants - particularly younger families - would have moved to the more urbanized areas within the Region, such as Oakville and Milton. These communities have been better positioned to accommodate these groups and include better transit infrastructure, connections to the GTA, job opportunities, greater supply of rental housing, and post-secondary educational institutions. Retirees may be more likely to move to Halton Hills from the more urbanized areas of the Region due to the relatively more affordable housing and lower need for employment opportunities. In addition, increases in home prices in Halton Hills and a general lack of rental housing has also likely limited the Town’s ability to accommodate growth from younger households.

Household Profile and Economic Characteristics

Household incomes in Halton Hills have increased over the last four census periods, with a notably higher increase between 2016 and 2021. While intermittent increases across census periods have been between 5% and 13% until 2016, tenant and owner household incomes (for both median and average incomes) grew by roughly 26% and 18% between 2016 and 2021. While tenant household incomes grew faster, the actual increase for this group (around \$15,700 in average income and \$13,900 in median income) is considerably lower compared to owner households (around \$25,200 in average income and \$21,600 in median income).

This sudden increase may be in part due to the strong employment income growth experienced in the years prior to the pandemic and the introduction of federal assistance programs in response to COVID-19 (e.g., CERB, CESB) softening the impacts of job losses in 2020. Notwithstanding income growth profiles, the figure below illustrates that tenants earn considerably less than owners.

Figure 2: Gross Household Incomes by Tenure



Source: CMHC Housing Portal.

Tenant households, as a share of total households in Halton Hills, have remained steady since 2006 at roughly 15%. Halton Hills remains a primarily owner-oriented community. It is likely that this trend reflects a lack of new investment in rental housing,

rather than a lack of demand for rental homes in the community, which is supported by the low vacancy rate for apartments.

Table 1: Household Distribution by Tenure, Halton Hills

Household Distribution by Tenure, Halton Hills								
Household Tenure	2006		2011		2016		2021	
Owner	16,145	86%	17,615	87%	18,080	86%	18,610	85%
Tenant	2,640	14%	2,645	13%	3,000	14%	3,220	15%
Total	18,785	100%	20,260	100%	21,080	100%	21,825	100%

Source: Statistics Canada

Average Household Size

Average household size has remained steady since 2006 at 2.9 persons per household. As identified in Table 2, household size is also evenly distributed, indicating demand from a variety of household sizes in the community.

Table 2: Average Household Size, Halton Hills

Average Household Size, Halton Hills				
Geography	2006	2011	2016	2021
Halton Hills	2.9	2.9	2.9	2.9
Halton Region	2.8	2.8	2.8	2.8
Ontario	2.6	2.6	2.6	2.6

Source: Statistics Canada

Employment Growth Trends

Between 2001 to 2016, Halton Hills' employment base grew from 15,800 to 22,800 workers, representing a 45% increase in overall growth and 2.5% in average annual growth. Over this period, the employment activity rate – defined as number of local jobs divided by the resident population – increased from 33% to 37%. This however remained lower than the Region-wide activity rate, which stood at 48% in 2016.

Over the past decade, there has been significant provincial growth in the Goods Movement sector, particularly in transportation/warehousing and wholesale trade. This has largely been concentrated in the Regions of Peel, York and Halton. While activity within Halton Region has been focused primarily in neighbouring Milton, over 3.1 million sq. ft. of industrial floorspace has been constructed in the Town over the last decade.

Total employment has increased by roughly 11,163 jobs. While Wholesale Trade, Professional/Scientific/Technical Services, and Education Services were responsible for a significant portion of this growth, employment growth occurred broadly and relatively evenly across most sectors.

Looking forward, it is expected that the employment base will continue to expand, growing to over 65,500 jobs by 2051. This growth will occur alongside significant

population and housing growth forecasted for the Town. This growth in both employment and population in the Town is anticipated to create significant housing demand, which will likely be geared towards smaller and more accessible units as the existing population is expected to age over this period, and family-sized units and homes for younger populations that are expected to populate the developments proposed in the Town's greenfield areas.

Core Housing Need (CHN)

According to the Canada Mortgage and Housing Corporation (CMHC), Core housing need is a 2-stage indicator. It helps to identify households living in dwellings considered unsuitable, inadequate or unaffordable. It also considers if income levels are such that they could not afford alternative suitable and adequate housing in their community¹.

According to the 2021 census, across the Town of Halton Hills there are approximately 1,930 households in core housing need, with 32% of renter households and 5% of owner households being in core housing need. In terms of total numbers, there is a roughly even split of owner and renter households in CHN, with the majority falling within the low and very low-income categories as identified by the Housing Needs Assessment Tool (HART).

Also indicated by the HART data is that household need characteristics heavily favour smaller household sizes for very low-income groups (i.e., 1 person households), with a more even distribution of need for low and moderate-income groups. This indicates that demand would heavily favour studio and one-bedroom homes for low-income groups, and a broader housing size for moderate income groups, which is also reflected in the Region's HART data.

Nearly all households in CHN are very low to low-income households (i.e., households earning 50% or below the Average Median Household Income in Halton Hills). Half of these are one-person households. These reflect the income and household groups for whom alternative shelter that is adequate, suitable, and affordable are out of reach, and who should be prioritized in social and affordable housing programs (See Table 2).

¹ Housing is considered to be affordable when housing costs less than 30% of before-tax household income. Housing is considered to be suitable when there are enough bedrooms for the size and make-up of the household. Housing is considered to be adequate when it is not in need of major repairs ([HNA Template](#), Section 3.6 Households in Core Housing Needs)

Table 2: 2021 Affordable Housing Deficit, Halton Hills

2021 Affordable Housing Deficit (Number of HHs by Income Category), Halton Hills							
Income Category (Max. affordable shelter cost)	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH	Total	Total Households in Income Group
Very Low Income (\$630)	480	70	0	0	0	550	776
Low Income (\$1575)	475	475	180	130	40	1,300	3,288
Moderate Income (\$2520)	0	0	0	30	40	70	3,936
Median Income (\$3780)	0	0	0	0	0	0	4,747
High Income (>\$3780)	0	0	0	0	0	0	8,333
Total	955	545	180	160	80	1,920	21,080

Source: HART Housing Needs Assessment Tool.

Priority Groups

The share of households in CHN has stayed relatively stable over the last two decades for both tenure types, with only a slight dip in 2011. Roughly 5% of owner and 32% of renter households have been in CHN over this period. Some key observations that can be made when comparing household sub-groups in Halton Hills include:

- One-parent and one-person households are significantly more likely to be in CHN than other household types. This is likely due to single income streams present in these households, as well as the presence of a dependent in one-parent households.
- Other non-family households, which include roommates, are slightly more likely to be in CHN than other household types. However, this group constitutes a very small portion of the Town's population (2% of all households).
- Households led by persons under the age of 24 and over 65 are significantly more likely to be in CHN than households maintained from other age groups. This is likely due to more limited income streams (e.g., students working part-time jobs, seniors relying on old age security and pensions), and for older adults, additional living costs associated with health and ageing.
- All immigrant households are slightly more likely to be in CHN than non-immigrant households. However, this group is small compared to the total number of households (roughly 2%).
- Indigenous-led households, specifically tenant households, are significantly more likely to be in CHN than non-Indigenous-led households. This particular group

(Indigenous tenant household) constitutes less than 1% of all household types, but this propensity for CHN is the highest among all sub-groups.

- All owner households living in semi-detached, row, duplex, and apartment housing are more likely to be in CHN than those living in detached housing. This difference is only slight for semi-detached and row housing (roughly 5%) but is significant for duplex (over 10%) and apartment-residing households (over 30%). This may be reflective of the households that can afford more spacious, ground-related housing and those that cannot. It may also tie to the difficulty of maintaining apartment buildings (which in Halton Hills are generally older builds) compared to single-family homes.
- Tenant households living in apartments are more likely to be in CHN than the average tenant household, particularly those residing in single-detached homes. Again, this may relate to lower-income households that can only afford smaller apartment units, as well as the generally higher difficulty in maintaining older apartment buildings.

Social Housing and Homelessness

The Region of Halton has jurisdiction over the management of affordable and social housing. According to the Region of Halton Social and Community Services, the Halton Access to Community Housing (HATCH) wait list has grown by 52% since 2021, currently standing at 7,111 residents. Key information relevant to Halton Hills include:

- 232 Halton Hills residents are on the HATCH wait list, representing 3.2% of all applicants².
- 369 HATCH applicants were housed in 2023 with a rent-geared-to-income subsidy or portable housing benefit. Of these, 35 applicants were housed in Halton Hills.
- Halton Hills has the highest demand in the Region for 1-bedroom non-senior units.
- 75% of HATCH Applicants earn less than \$30,000 per year.

Data provided by the Region of Halton indicates that in the year to date, there have been 9 individuals unsheltered within Halton Hills. Four (4) of these individuals have since accessed emergency shelter and are no longer unsheltered. There are currently 5 known individuals living unsheltered, 3 individuals in Georgetown and 2 in Acton. Of the 4 individuals experiencing hidden homelessness (couch surfing) in Halton Hills in 2024, 3 have since discharged into permanent housing.

Individuals experiencing homelessness in Halton Hills have access to the same programs and supports that are offered to all Halton residents. Services and supports are offered to unsheltered individuals on an ongoing basis by outreach teams active throughout the Region.

² It is also important to note that many households on the Region's waitlist are not currently residing in Halton. If we isolate the waitlist to only those living within Halton Region, 7% of the waitlist is comprised of Halton Hills residents.

Through Halton Region's encampment response, all unsheltered individuals receive an offer for shelter. If accepted, the shelter provider works with the outreach agency to facilitate the intake. In the cases when an offer of shelter is not accepted, Regional staff work with the outreach agency to broker access to warming sources, clean water, washroom facilities, etc. Outreach staff remain engaged with individuals who refuse an offer of shelter to build rapport and trust, with the goal to support a transition to shelter.

There are two emergency shelter facilities in Halton Region serving couples, families and single males. These shelters are located in Oakville and Burlington and offer a total of 99 permanent beds to Halton residents. Emergency shelters are operating at 140% capacity, unable to meet the growing demand. Temporary overflow measures such as hotels and motels are currently in use.

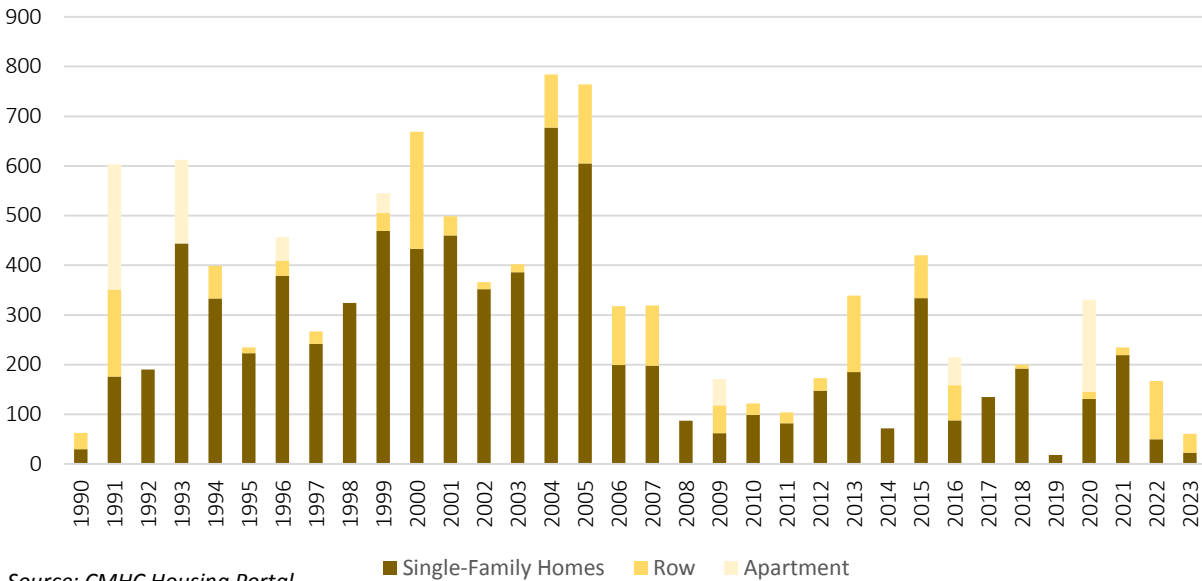
There are also two female-only shelters operated by Halton's Women's Place for all self-identified women (16 years of age and older) and their children fleeing domestic violence. Two emergency short-term shelters are available in the Halton Region, one in Milton and one in Burlington. In addition, Halton Women's Place has three transitional housing units within Halton, which were developed in partnership with Habitat for Humanity and the Halton Region. These units provide housing for women and children as they journey forward towards a life free from violence and abuse. These units support women and children to live independently while also providing case management and community outreach support.

Halton Region also funds and operates programs geared towards homelessness prevention, supportive and transitional housing, and outreach for youth, and individuals experiencing unsheltered and chronic homelessness. Agency programming also offers supports for life skills development, clinical and treatment supports, and other client support services that assist clients in accessing and retaining housing.

Housing Profile

Annual housing starts in the Town peaked in the early 2000s, reaching nearly 800 units per year in 2004 and 2005. This has declined significantly since then, with roughly 60 starts in 2023 and only an average of 180 units per year in the last decade. A small amount of rental has been/is being added to the overall stock. Only 405 rental units have been started since 1990, all of them in the form of apartment housing. Most ownership housing starts have been in single-family homes (i.e., single-detached, semi-detached). Over the last decade, 72% of starts were for single-family homes, 21% for row/townhomes, and 8% for apartment units.

Annual Housing Starts by Typology, Halton Hills



Source: CMHC Housing Portal.

The limited number of starts in recent years reflect the following trends:

- The initial disruptions of COVID-19 on work safety regulations and general housing demand likely limited housing construction activity in 2020 and 2021.
- Growing construction costs, development costs, and borrowing rates hampered construction activity and overall ownership housing demand in 2023 and 2024.
- Constraints on the Town's current servicing capacity; however, the new lake-based servicing system in Georgetown, which is nearing completion, will be able to support projected future growth and development in the Town.

Resulting from the minimal starts seen for rental housing, there has been little change in the overall rental housing universe. Between 1990 and 2023, total rental units in Halton Hills declined slightly from 460 to 440. While there was a marginal increase to 500 units in 2001, this dropped to below 400 in 2011 and has since remained around 440 units.

The distribution across unit types has largely been tilted towards 2-bedroom and 1-bedroom units, which as of 2023 consist of 56% and 36% of the total rental stock respectively. There was a slight decline in 3-bedroom units across the observed period, from 10% in 1991 to 3% in 2023. Studio units have always been a negligible portion of the rental stock in the Town.

Affordable Housing Gap

Overall, the population growth and housing demand increase experienced in the GTHA over the last decade have significantly increased shelter costs throughout the region. While population growth in recent years has been more modest in Halton Hills,

especially in relation to the wider region and province, spillover of high housing prices has most certainly seeped into the Town.

All low-income and most moderate-income households (household incomes ranging from \$60,500 to 139,600) are unable to afford homeownership in Halton Hills. This is more pronounced for townhomes and single-family homes, which are only affordable for the top two income groups. While condominium apartments are affordable to some moderate-income households, these are likely to consist of the smallest portion of the ownership housing stock.

Rental units are slightly more affordable, with more units being affordable to moderate-income households. However, market units still remain out of reach for the households with incomes that range from \$25,800 to \$54,900. These units also form a minority of the overall housing stock, as evidenced by the fact that only 15% of Town households are tenants and that there has been very little rental housing starts over the past three decades.

While social Rent Geared to Income (RGI³) and affordable (below-market rate) housing are alternatives which provide housing that is affordable to low and moderate-income households, there is an inadequate supply of this housing across Halton Hills. Only 298 RGI units, 51 below-market rate/affordable units, and 36 co-op units (a mix of RGI and below-market rate housing) are available across the whole Region. Over 7,100 individuals and families are on the Region's centralized waitlist. Of the over 7,100 individuals on the centralized wait list, 232 are Halton Hills residents.

Affordable Units

Over the last 5 years, no new affordable units for low and very low-income households have been constructed within Halton Hills. However, two relevant projects are currently being reviewed or are under construction, which include:

- In Acton, 12 supportive housing units for individuals experiencing homelessness/mental health & addiction challenges. All units will receive a rent supplement funded by the province's Ministry of Health and Long-Term Care. This project is currently under construction.
- In Georgetown, 7 units for seniors at 70% CMHC Median Market Rent (MMR) and 5 units for women-led households at 79% CMHC MMR. The site plan review process for this project is currently being finalized.

Moreover, 30% of a 157-unit mixed-income development proposed by Kindred Works, a non-profit organization, is targeted as future affordable units. The Official Plan Amendment/ Zoning By-law Amendment application for this project is currently under

³ People living in assisted housing pay a rent based on 30% of their household income (before taxes). Adjustments are made depending on utility coverage included with the rental unit.

review.

Projected Housing Needs

Looking forward, Halton Hills is projected to grow considerably. By 2031, the HNA⁴ projects the Town’s population and housing will increase by nearly 25,912 people and 9,596 homes. Most of these homes are expected to be ground related housing, following historic trends; however, a higher proportion of apartments are also expected (~30% of housing starts looking forward, compared to only 9% since 1990 and 20% since 2015). It is important to note, that consistent with [Report PD-2023-056](#), the 2031 growth projections will be challenging to accomplish and are contingent on factors related to economic conditions, the development industry, and infrastructure planning and investment. Through the Town’s housing pledge, it is acknowledged that significant infrastructure investments are needed for this housing to be delivered, much of which is beyond the Town’s direct control⁵.

In addition to projected growth, the HNA also estimates that there is a current affordable housing deficit in the Town of approximately 1,920 units (**Table 1**). Most of this deficit (~70%) corresponds to demand from low-income households who can afford rents between \$630 to \$1,575 per month, or roughly 50% to 120% of the CMHC Average Market Rent (AMR)⁶. One-person households have the largest deficit.

Table 3- 2021 Affordable Housing Deficit (Number of HHs by Income Category), Halton Hills

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Moderate Income (\$2520)	0	0	0	30	40	70	3,936
Median Income (\$3780)	0	0	0	0	0	0	4,747
High Income (>\$3780)	0	0	0	0	0	0	8,333

⁴ Based on the Town’s Housing Pledge, Provincial Housing Target, and Regional Joint Best Planning Estimates

⁵ <https://www.haltonhills.ca/en/news/mayor-ann-lawlors-march-2024-message.aspx#:~:text=Further%2C%20the%20Province%20has%20required.homes%20under%20construction%20by%202031>

⁶ AMRs are published yearly by the Canada Mortgage and Housing Corporation (CMHC) in the [Rental Market Report](#)

Total	955	545	180	160	80	1,920	21,080
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Source: HART Housing Needs Assessment Tool.

Use of Housing Needs Assessment in Long Term Planning

The HNA will be used in conjunction with Lands Needs Assessments, Municipal Comprehensive Reviews/Official Plan Reviews, and other important planning studies conducted by/for the Town to provide a more comprehensive approach to understanding of the housing conditions noted above. This will also complement existing local incentive programs and funding mechanisms administered by both the Town and the Region to create affordable and market housing. In addition, the HNA will form the basis for the development of the Town's Housing Strategy that will be completed as part of the OP Review.

The above strategies all put in place detailed plans and funding mechanisms to create social, affordable, mid-range, and full market housing over the long term. The strategies seek to engage the private market and non-profits, as well as the Region's Local Housing Corporation. Ultimately, the findings of the HNA confirm the significant need for new housing in the Town and the need for the Town to continue to pursue all sources of funding from senior levels of government to encourage greater investments and supply of housing.

Key Take Aways from the HNA

- There are very few housing options in the market for moderate income households in both ownership and rental tenures.
- There is an acute shortage of rental housing in the Town, with the purpose-built rental universe declining over the past two decades due to insufficient new rental development.
- Rental rates have been rising rapidly, with most options now exceeding \$2,000 per month.
- Renter households are far more likely than owner households to be in Core Housing Need (i.e., living in unaffordable, unsuitable, and/or inadequate housing).
- The supply of ownership housing is also not meeting demand, with new housing development slowing considerably since 2005.
- The Town's ownership housing stock has experienced significant price growth over the last decade. Many households, and particularly first-time home buyers, would be challenged to buy a new or resale home in the local market today.
- The supply of new ownership housing has been focused largely on higher-income households and largely delivered through ground-related homes. New apartments and other lower-cost housing options have represented a small proportion of the Town's housing supply.
- The Town's population is aging, with significant growth observed for those over the age of 55 over the past 20 years, whereas those age 25-44 declined significantly. This is driven by a number of factors (e.g., affordability, diversity in housing supply, employment opportunities).

- A lack of affordability in the ownership market is driving ‘would-be’ purchasers to the already constrained rental market.
- There is a large projected increase in the population by 2051. This will likely create significant housing demand, with a mix of smaller and more accessible units for ageing residents and family-sized units and homes for younger populations that are expected to populate the developments proposed in the Town’s greenfield areas.

Next Steps:

The HNA will be published on the Town’s website and submitted to AMO by March 31st in order to meet federal reporting deadlines. With the completion of the HNA, NBLC will undertake a Housing Strategy as part of the Official Plan Review project.

The strategy will then outline a series of key actions the Town can consider to increase and broaden housing supply, enhance housing choices, and expedite housing development to support the creation of complete communities. These actions will encompass a range of policy, financial, and strategic interventions designed to increase the availability of rental, attainable, and affordable housing. The strategy will also explore ways to broaden housing supply and choice in alignment with local needs and priorities. Housing related targets and policies will be included in the Town’s Official Plan. The Housing Strategy is anticipated to be completed and presented to the public in late spring.

STRATEGIC PLAN ALIGNMENT:

This report identifies a safe and welcoming community as one of the Town’s Strategic priorities.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement was not needed as this report is administrative in nature. Consultation through the Official Plan Review will occur throughout 2025 and be used to update the HNA looking forward.

INTERNAL CONSULTATION:

The Town’s Economic Development and Finance teams were consulted during the preparation of this report. Consultation with the Region of Halton Housing Services and

Strategic Initiatives & Government Relations took place through the preparation of the HNA.

FINANCIAL IMPLICATIONS:

This report will be funded through an existing approved budget source.

Funding has been transferred from Project # 1100-22-2201- Affordable Housing Action Plan, to support the preparation of the HNA and the Housing Strategy as part of the Official Plan Review Project (OP Review Project- 7000-22-0001 Official Plan).

As per [Report CS-2024-022](#), The Town of Halton Hills is required to renew the Municipal Funding Agreement (MFA) for the ten-year period of 2024 to 2034 to receive funding. The total allocation for the Town over the first five years is \$10.4 million. A new requirement for the 2024 to 2034 MFA is the completion of a Housing Needs Assessment (HNA) by municipalities with a population of 30,000 or more at the time of the 2021 Census. The HNA is required to be submitted to AMO and published on the Town's website by March 31, 2025.

Reviewed and approved by,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer