

2019

State of Housing Report

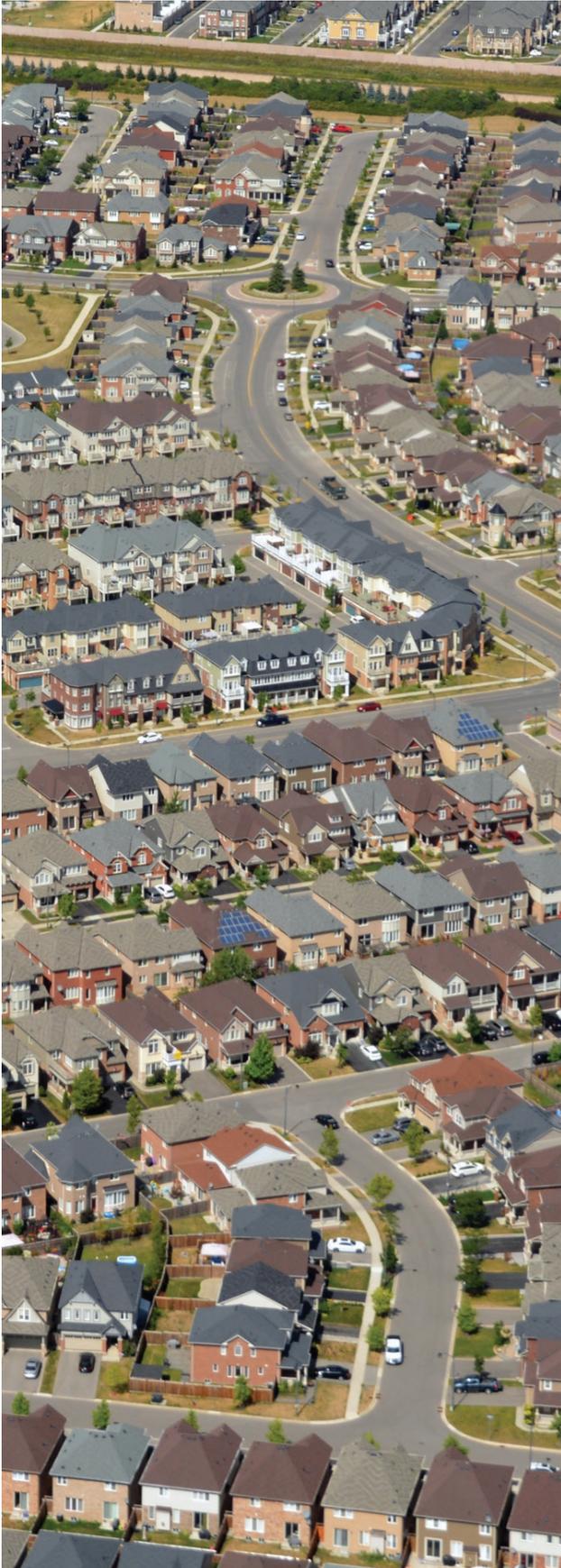


DRAFT - SEPTEMBER 14, 2020

Contents

2019 State of Housing	2	Housing Costs & Affordability	12
Overview	2	Housing Sales in Halton	12
The Housing Continuum	3	Number of New and Resale by Price Range	13
Halton's Housing Model	4	New Affordable Housing Sales in Halton by Dwelling Type	13
2019 Income and Housing Costs	4	New Affordable Housing Sales by Municipality	14
Supply and Demand Model	5	Housing Sales by Type and Municipality, 2015 - 2019	15
New Housing Development	7	Rental Housing	20
Housing Completions	7	Vacancy Rates & Monthly Rent	20
Housing Under Construction	8	Rental market vacancy rates, 2019	20
Housing Starts	8	Rental housing costs, 2019	20
Halton Housing Construction Activity Long-term Trends, 2000 - 2019	9	Average rents & total units (townhouse & apartment) by unit size, 2015 - 2019	21
Housing Completions by Type	9	Assisted Housing	23
Housing Completions by Municipality	9	Community Housing Administered by Halton Region	23
Housing Completions by Municipality, 2000-2019	10	New Assisted Housing Opportunities Since 2008	23
		Halton In-situ Program (HIP)	24
		Rent Supplement	24
		Special Needs Housing	25
		Homelessness	25

2019 State of Housing



Overview

The *State of Housing Report* has been prepared annually since 2006. It provides a review of housing supply and demand in Halton Region and monitors 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.

The 2019 Report provides the following information:

- Housing supply and demand in Halton for the various housing segments of the housing continuum.
- Income and housing cost thresholds for assisted and affordable housing.
- Achievement of the Regional Official Plan targets related to density and affordability.
- 2019 housing sales (new and resale) by Local Municipality, type and affordability.
- New housing developments (starts, under construction, and completions).
- Housing sales (new and resale) by type, price range, and by Local Municipality.
- Rental housing market characteristics (average rents, vacancy rates, and units by type).
- Assisted housing activities and initiatives by Halton Region.

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.

Refer to sections 86(6), 86(6.1), 86(7), 214, 218 and 256.1 of Halton's Regional Official Plan for further detail.

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:

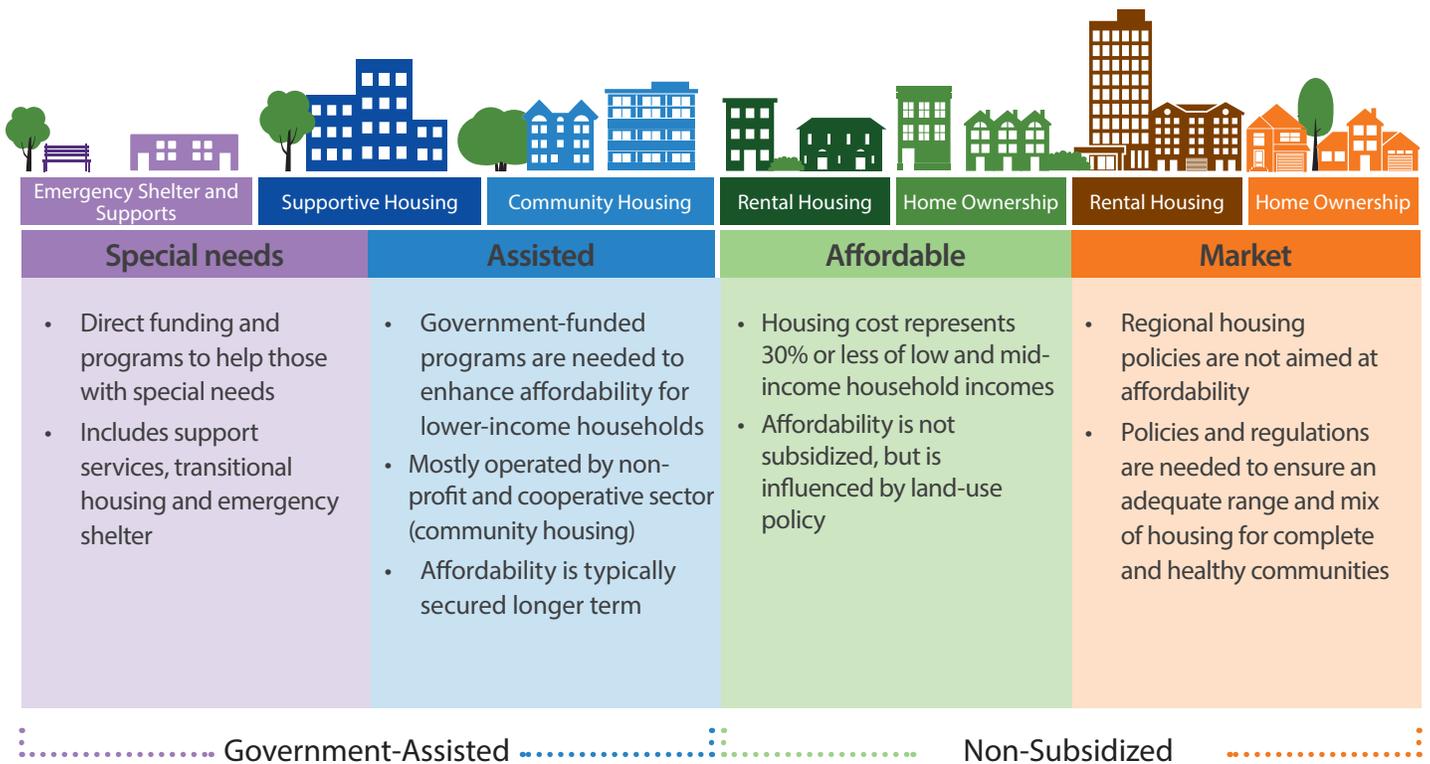
- A range of housing types is required to meet the needs of residents throughout the various stages of their lives and at any level of income;
- Private and non-profit sectors play an essential role in providing housing across the continuum; and
- Governments have various tools and programs available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

Assisted 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.

Household income thresholds for assisted and affordable housing, and the supply and demand for affordable housing are generated annually through analysis conducted in Halton's Housing Model (see page 4 for more information).



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. Using this data, 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. With these thresholds, the Model also generates a snapshot of housing needs of 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 and updates/changes to the inputs or assumptions.

2019 Income and Housing Costs

The tables below provide an overview of the upper limit household incomes in Halton Region for 2019 and corresponding housing cost thresholds, calculated through the Halton Housing Model. The maximum purchase price or monthly rent represents what a household with that income could afford, based on Official Plan definitions on housing costs for assisted and affordable housing. Households with an income below Assisted Income Threshold (\$57,800) 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 opportunities exist in the open market to purchase below \$214,000 or rent below \$1,440).

Households with an income between the Assisted and Affordable Income Threshold (\$57,800 - \$107,100) have option to purchase a house priced below the affordable housing cost threshold (\$393,400) or rent with monthly costs between \$1,440 and \$2,060. The rental rate of \$2,060 is the mid-point of the affordable housing cost range, based on section 214(a) of the Regional Official Plan.

In 2019, the affordable (non-assisted) threshold increased from \$380,800 in 2018 to \$393,400 (up by 3.3 per cent). The income threshold increased slightly from \$104,450 to \$107,100 (up by 2.5 per cent).

The average affordable threshold of \$393,400 is used as the index to measure the Regional Official Plan target that 30 per cent of new housing units produced annually are affordable or assisted.

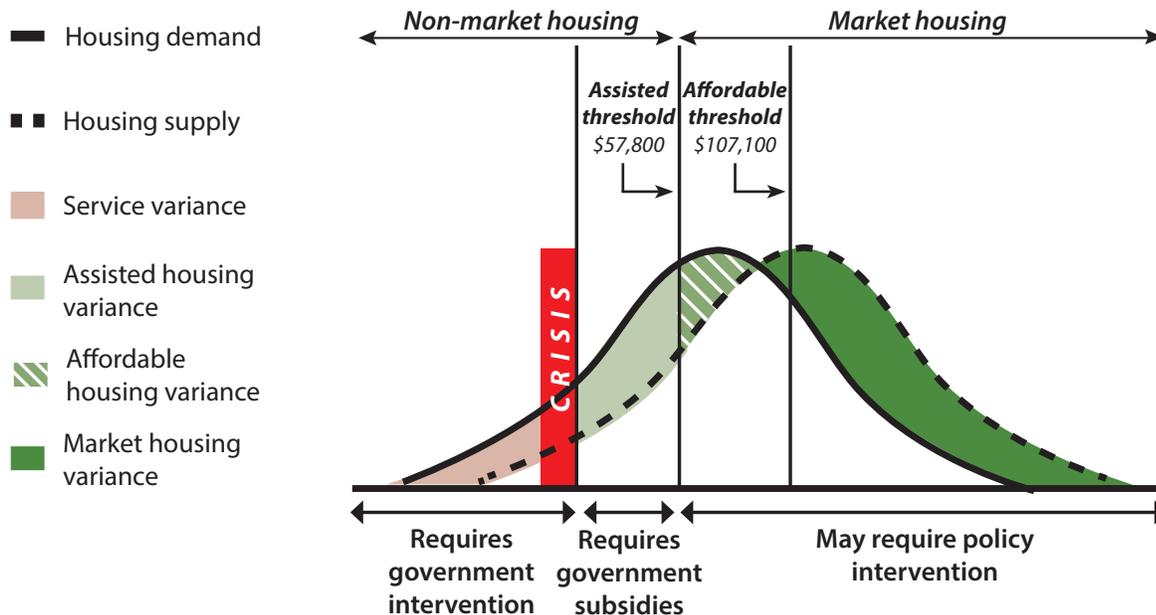
Assisted	All households (average - 2.8 people)	Small households (1 to 2 persons)	Large households (3+ persons)
Income threshold	\$57,800	\$54,700	\$62,200
Maximum purchase price	\$214,000	\$202,700	\$230,300
Maximum monthly rent	\$1,440	\$1,370	\$1,560

Affordable (non-assisted)	All households (average - 2.8 people)	Small households (1 to 2 persons)	Large households (3+ persons)
Income threshold	\$107,100	\$73,700	\$143,500
Maximum purchase price	\$393,400	\$272,300	\$525,300
Maximum monthly ownership cost	\$2,680	\$1,840	\$3,590
Maximum monthly rent *	\$2,060	\$1,610	\$2,580

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

Halton's Housing Model

Supply and Demand Model



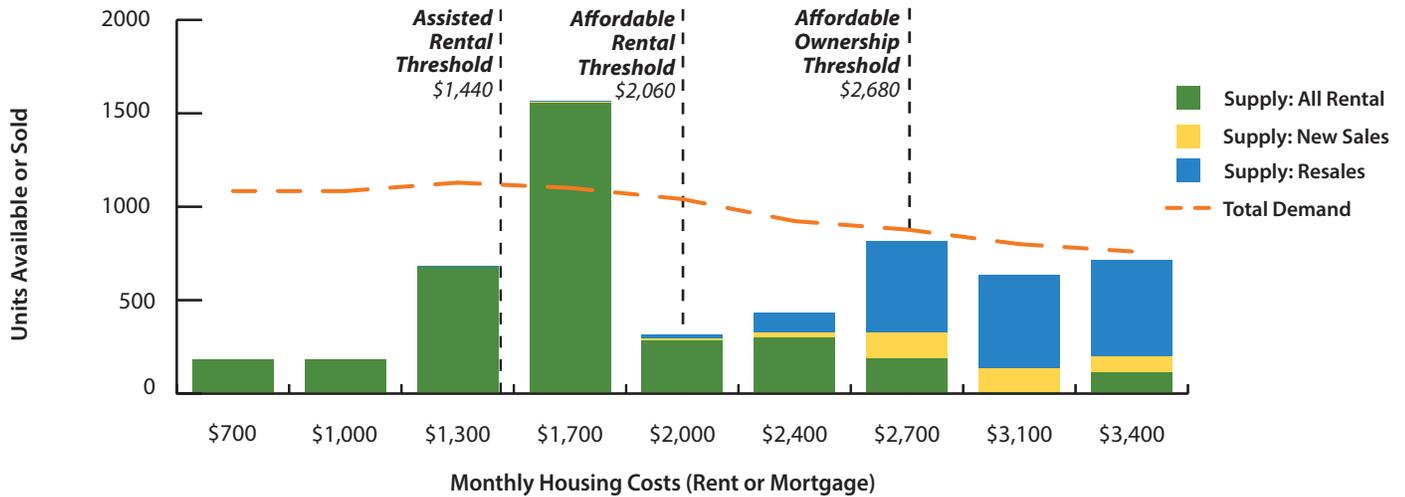
Based on analysis of household income profiles, housing cost thresholds, unit sales, re-sales and rental turnovers, the model generates a snapshot of supply-demand variances across the housing continuum.

The figure above visualizes this analysis. 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.

Halton's Housing Model

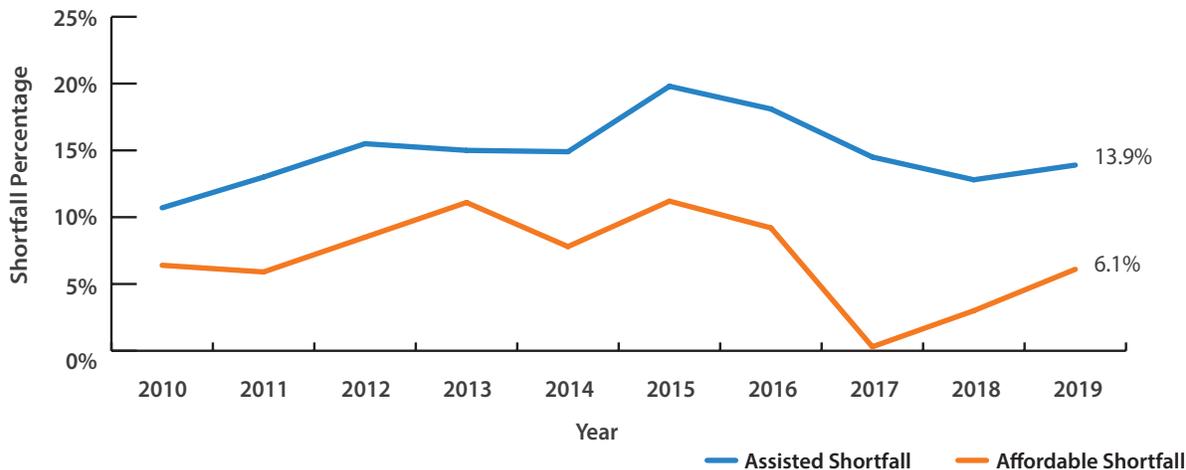
Affordable Housing Cost Distribution, 2019



The figure above shows the distribution of ownership and rental supply in 2019 by price point near the assisted and affordable thresholds. It illustrates that the demand exceeds

supply and that most of the available rental housing is in the affordable (non-assisted) segment. The graph includes only a small portion of ownership sales, as 94 per cent of sales were above the affordable ownership threshold.

Assisted and Affordable Shortfalls (Supply vs. Demand), 2019



The graph above provides a multi-year indication of the shortfall of assisted and affordable housing as a percentage of the total supply in the year. Key factors influencing these trend lines:

- 2016 Census data indicates 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.

- Almost no new purpose built rental housing has been built in recent years.

In 2019, there was an overall decrease in housing completions (decrease by 28.6 per cent from 2018) and decrease in number of affordable new unit sales (decrease by 63.1 per cent from 2018). As a result, the affordable shortfall has trended upward from 3 per cent in 2018 to 6.1 per cent in 2019.

Although the assisted shortfall increased slightly by 1.2 per cent from 2018 to 13.9 per cent in 2019, ongoing Regional initiatives to increase the number of housing opportunities are significant. Investments from senior levels of government are providing an opportunity to curb the trend line of assisted shortfall.

New Housing Development

The State of Housing report reviews new housing development activities on an annual basis. This section of the report provides an overview of the types of housing being supplied in the regional and local municipal housing markets.

Housing Completions

In 2019, there were 3,208 housing completions in Halton, a 28.6 per cent decrease compared to 2018. Of the total housing completions, 39.1 per cent were single detached units and 6.5 per cent were semi-detached units. Townhouse and apartment units represented 18 per cent and 36.5 per cent, respectively. Combined, these higher density units represented 54.4 per cent of housing completions in Halton.

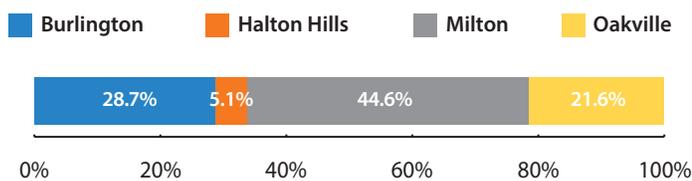
Number of housing completions by type & municipality, 2019

	Units	Halton Region	Burlington	Halton Hills	Milton	Oakville
Apartment	1,170	36.5%	84.7%	0.0%	26.7%	1.3%
Townhouse	576	18.0%	1.2%	0.0%	23.8%	32.4%
Semi-detached	208	6.5%	7.4%	0.0%	9.6%	0.3%
Single	1,254	39.1%	6.7%	100%	39.9%	66.0%
Total units	3,208		920	164	1,432	692
50% Target achievement	54.4%		85.9%	0.0%	50.5%	33.7%

Source: CMHC Starts and Completions Survey 2019

At the local municipal level, the highest number of housing completions were in Milton at 44.6 per cent, followed by Burlington at 28.7 per cent. Oakville accounted for 21.6 per cent of completions, while Halton Hills accounted for 5.1 per cent.

Local Municipal Share of Housing Completions in Halton, 2019



Source: CMHC Starts and Completions Survey, 2019

Housing Mix Target

The Region's Housing Mix Target recognizes that the Region's best opportunity to encourage more affordable housing is through the provision of higher density housing, such as townhouse and apartment units.

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 housing).

In 2019, townhouse and apartment units accounted for 54.4 per cent of housing completions.

54.4% Achieved



54.4 per cent of new units completed in Halton were townhouse and multi-storey housing. The 50 per cent Housing Mix Target was achieved in 2019, for the ninth consecutive year.

Highlights

Housing completions (2019)	3,208
Housing completions 2000 - 2004:	24,803
Proportion of higher density housing:	34.2%
Housing completions 2005 - 2009:	23,168
Proportion of higher density housing:	37.0%
Housing completions 2010 - 2014:	17,050
Proportion of higher density housing:	52.7%
Housing completions 2015 - 2019:	17,607
Proportion of higher density housing:	61.4%

For more information, please see page 8 and 9.

Source: CMHC Starts and Completions Survey 2000-2019

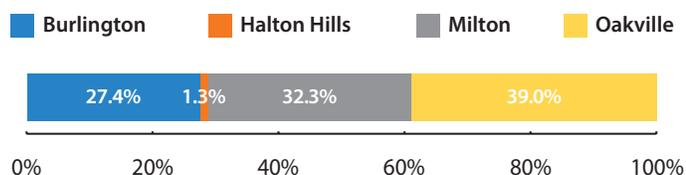
New Housing Development

Housing Under Construction

Number of housing under construction by type & Local Municipality, 2019

	Units	Halton Region	Burlington	Halton Hills	Milton	Oakville
Apartment	2,300	56.4%	79.0%	0.0%	42.3%	54.1%
Townhouse	1,022	25.1%	13.4%	35.8%	36.4%	23.5%
Semi-detached	91	2.2%	0.0%	0.0%	6.8%	0.1%
Single	666	16.3%	7.6%	64.2%	14.6%	22.3%
Total units	4,079		1,117	53	1,317	1,592

Local Municipal Share of Housing Under Construction in Halton, 2019



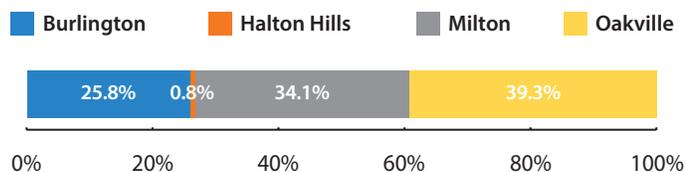
Source: CMHC Starts and Completions Survey, 2019

Housing Starts

Number of housing starts by type & Local Municipality, 2019

	Units	Halton Region	Burlington	Halton Hills	Milton	Oakville
Apartment	667	31.0%	64.7%	0.0%	3.3%	33.5%
Townhouse	817	38.0%	23.7%	0.0%	59.1%	29.8%
Semi-detached	31	1.4%	0.0%	0.0%	3.7%	0.5%
Single	637	29.6%	11.5%	100.0%	34.0%	36.2%
Total units	2,152		556	18	733	845

Local Municipal Share of Housing Starts in Halton, 2019



Source: CMHC Starts and Completions Survey, 2019

Key trends:

- In 2019, there were 4,079 housing under construction, a 20.7 per cent decrease compared to 2018.
- Of the housing under construction, 81.5 per cent were higher density units (townhouse and apartments). The remaining 18.5 per cent were single and semi-detached units.
- Oakville had the highest share of housing under construction in Halton at 39 per cent, followed by Milton at 32.3 per cent. Burlington and Halton Hills had shares of 27.4 per cent and 1.3 per cent, respectively.

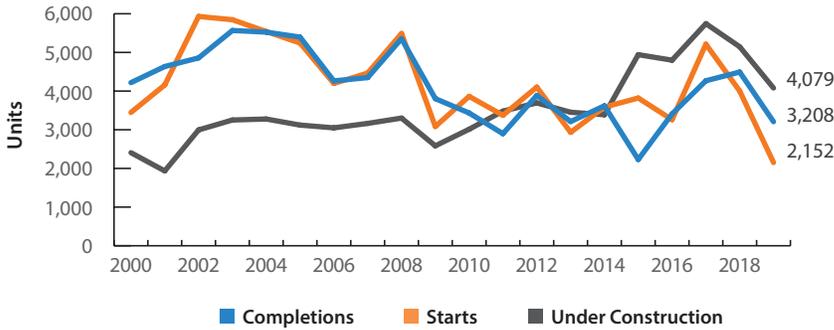
Key trends:

- In 2019, there were 2,152 new housing starts in Halton, a 46.2 per cent decrease compared to 2018.
- Of the new housing starts in 2019, 69 per cent were higher density units (townhouses and apartments). The remaining 31 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 39.3 per cent, followed by Milton at 34.1 per cent. Burlington and Halton Hills had shares of 25.8 per cent and 0.8 per cent, respectively.

New Housing Development

Halton Housing Construction Activity Long-term Trends, 2000 - 2019

Housing Construction Activity by Status, 2000 - 2019



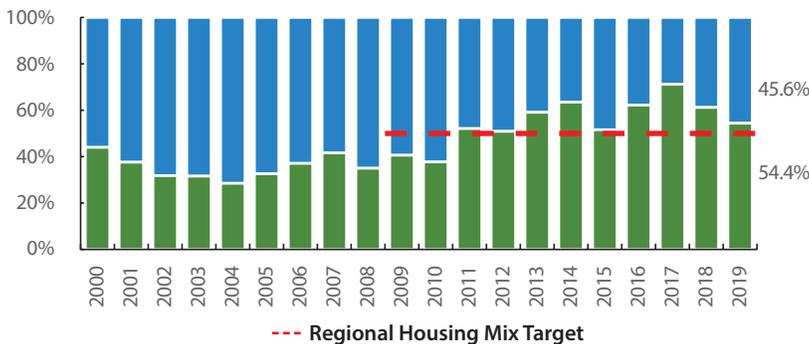
Source: CMHC Starts and Completions Survey 2000-2019

Key trends:

- The overall housing construction activity in Halton has gradually declined since 2017. Generally, housing construction activity in Halton has experienced a cyclical pattern of increases and decreases.
- As a result of continued decreases in both housing starts and under construction in 2019, the overall housing construction activity is anticipated to continue to decrease in 2020.

Housing Completions by Type

Housing Completions by Type, 2000 - 2019

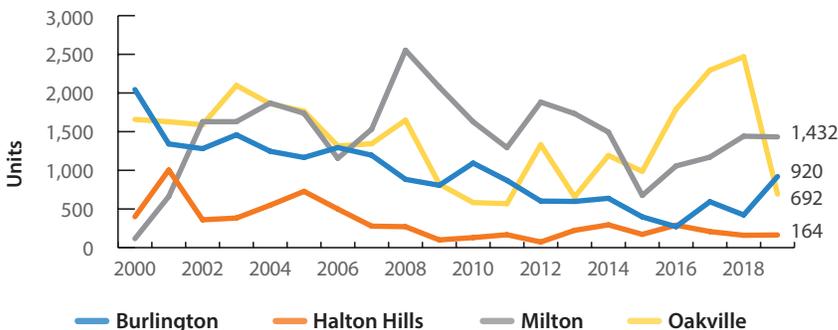


Key trends:

- Since 2011, the Regional Housing Mix Target of 50 per cent has been achieved (50 per cent of new housing units in the form of townhouses or apartments). The Housing Mix Target was adopted by Regional Council in 2009.

Housing Completions by Municipality

Housing Completions by Municipality, 2000 - 2019



Source: CMHC Starts and Completions Survey 2000-2019

Key trends:

- Housing completions in Milton peaked at 2,553 units in 2008, but the number of completions continues to remain high. Milton had the highest number of completions in Halton in 2019 with 1,432 units.
- While housing completions in Burlington has gradually decreased, the number of completions has started to increase beginning in 2017.
- There was a sharp decrease in housing completions in Oakville in 2019 to just 692 units. A similar decline occurred between 2009 and 2011.
- Halton Hills continues to maintain a relatively steady level of housing completions over the long-term.

New Housing Development

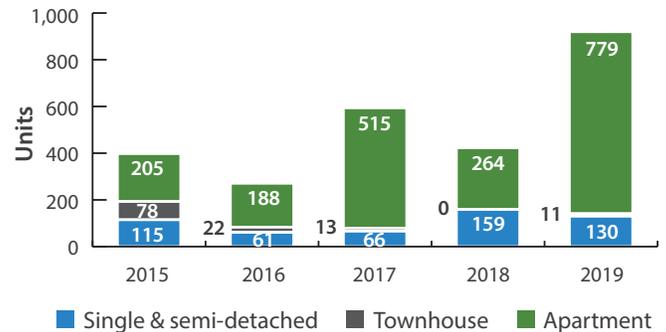
Housing Completions by Municipality, 2000-2019

City of Burlington

Annual Housing Completions by Type, 2015 - 2019

	2015	2016	2017	2018	2019
Apartment	51.5%	69.4%	86.7%	62.4%	84.7%
Townhouse	19.6%	8.1%	2.2%	0.0%	1.2%
Single & Semi	28.9%	22.5%	11.1%	37.6%	14.1%
Total Units	398	271	594	423	920

Source: CMHC Starts and Completions Survey, 2015 - 2019



Key trends:

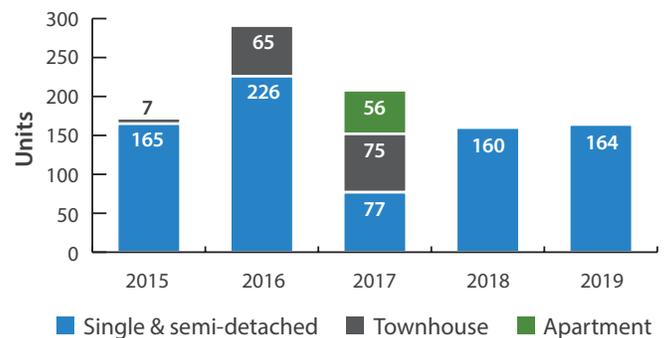
- In 2019, 85.9 per cent of housing completions in Burlington were higher density units (townhouse and apartments).
- Burlington saw the highest number of apartment completions in 2019 (779 units) over the past 5 years.
- Between 2015 and 2019, Burlington accounted for 14.8 per cent of Halton's total housing completions (2,606 total units).

Town of Halton Hills

Annual Housing Completions by Type, 2015 - 2019

	2015	2016	2017	2018	2019
Apartment	0.0%	0.0%	26.9%	0.0%	0.0%
Townhouse	4.1%	22.3%	36.1%	0.0%	0.0%
Single & Semi	95.9%	77.7%	37.0%	100.0%	100.0%
Total Units	172	291	208	160	164

Source: CMHC Starts and Completions Survey, 2015 - 2019



Key trends:

- In 2019, all housing completions in Halton Hills were single and semi-detached units.
- Since 2018, there has been no townhouse or apartment unit completions in Halton Hills.
- Between 2015 and 2019, Halton Hills accounted for 5.7 per cent of Halton's total housing completions (995 total units).

New Housing Development

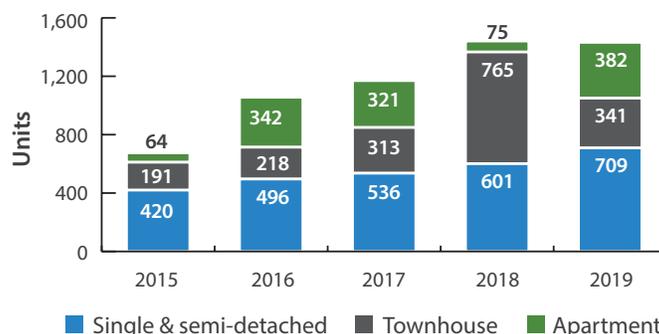
Housing Completions by Local Municipality, 2000-2019 (Continued)

Town of Milton

Annual Housing Completions by Type, 2015 - 2019

	2015	2016	2017	2018	2019
Apartment	9.5%	32.4%	27.4%	5.2%	26.7%
Townhouse	28.3%	20.6%	26.8%	53.1%	23.8%
Single & Semi	62.2%	47.0%	45.8%	41.7%	49.5%
Total Units	675	1,056	1,170	1,441	1,432

Source: CMHC Starts and Completions Survey, 2015 - 2019



Key trends:

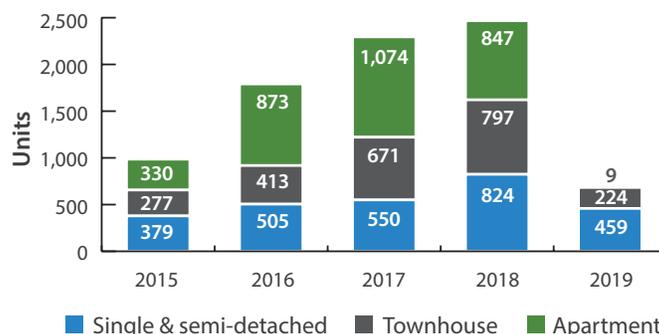
- In 2019, 50.5 per cent of housing completions in Milton were higher density units (townhouse and apartments).
- Between 2018 and 2019, there was a shift toward more apartment unit completions than townhouses.
- Completion of single and semi-detached units gradually increased over the last five years in Milton reaching the highest number of completions in 2019 (709 units).
- Between 2015 and 2019, Milton accounted for 32.8 per cent of Halton's total housing completions (5,774 total units).

Town of Oakville

Annual Housing Completions by Type, 2015 - 2019

	2015	2016	2017	2018	2019
Apartment	33.5%	48.7%	46.8%	34.3%	1.3%
Townhouse	28.1%	23.1%	29.2%	32.3%	32.4%
Single & Semi	38.4%	28.2%	24.0%	34.3%	66.3%
Total Units	986	1,791	2,295	2,468	692

Source: CMHC Starts and Completions Survey, 2015 - 2019



Key trends:

- In 2019, 33.7 per cent of housing completions in Oakville were higher density units (townhouse and apartments).
- The lower percentage of higher density units in 2019 was due to a sharp decrease in number of apartment unit completions.
- Completion of all unit types decreased since 2018.
- Between 2015 and 2019, Oakville accounted for 46.8 per cent of Halton's total housing completions (8,232 total units).

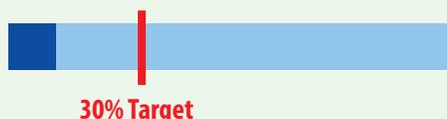
Housing Costs & Affordability

The *State of Housing Report* reviews new and resale house sales to assess how well the market is meeting the housing needs of Halton residents and those looking to live in the region.

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.

Housing Affordability Target

10.7% Achieved



10.7 per cent of new housing unit sales and assisted units fell within Halton's affordability target of \$393,400 in 2019.

Highlights - Halton Region

	2018	2019	Change
New Sales	2,296	1,728	-24.7%
Resale	9,126	9,996	9.5%
All Sales	11,422	11,724	2.6%
Affordable New Sales¹	407	150	-63.1%
New Assisted Program Units²	45	35	-22.2%

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

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

Source: Calculated from MPAC sales data, 2019

Housing Sales in Halton

In 2019, there were 11,724 new and resale housing units sold in Halton. This represents a 2.6 per cent increase compared to 2018. The following table shows the distribution of new and resale units by dwelling type:

	New		Resale		Total
Apartment	90	5.2%	1,549	15.5%	1,639
Townhouse	846	49.0%	2,779	27.8%	3,625
Semi-detached	62	3.6%	571	5.7%	633
Single	730	42.2%	5,097	51.0%	5,827
All Sales	1,728	14.7%	9,996	85.3%	11,724
Average Sale Price	\$790,209		\$842,824		\$835,069

Source: Calculated from MPAC sales data, 2019

Key trends:

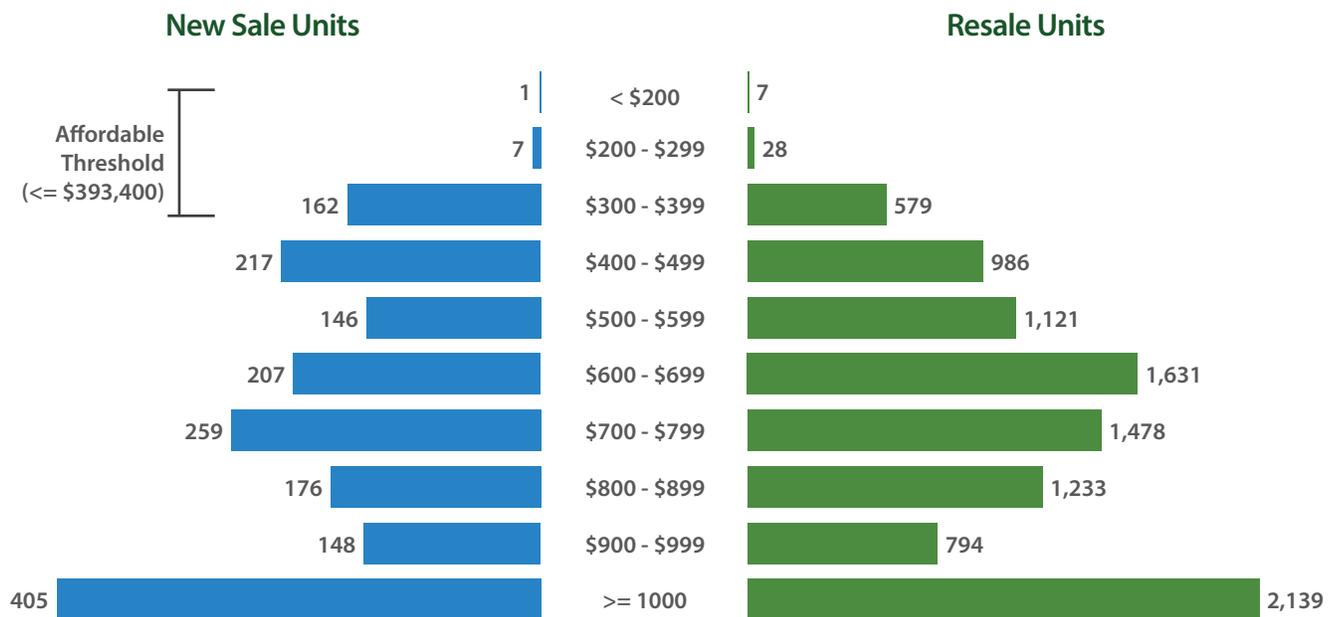
- The total number of housing sales (new and resales) in 2019 increased by 2.6 per cent compared to 2018. The average price of all sales was \$835,069, an increase by 4.0 per cent compared to 2018.
- For new sales, apartment and townhouse units accounted for 54.2 per cent in 2019. The remaining 45.8 per cent of new sales were single and semi-detached units.
- For resales, single and semi-detached units accounted for 56.7 per cent in 2019. The remaining 43.3 per cent of resales were apartment and townhouse units.
- Compared to 2018, the total number of new sales (1,728 units) decreased by 24.7 per cent whereas the total number of resales (9,996 units) increased by 9.5 per cent.
- The average price of new sales was \$790,209 in 2019, an increase by 11.3 per cent compared to 2018. The high increase was due to a large drop in number of new higher density unit sales, namely apartment units.
- The average price of resales was \$842,824 in 2019, an increase by 2.0 per cent compared to 2018. More higher density unit resales (apartment and townhouses) in 2019 resulted in lower increase in average price of resales.

Housing Costs & Affordability

Number of New and Resale by Price Range

An adequate supply of new affordable housing units is an important element in Halton's vision for sustainable growth, as set out in the Regional Official Plan. In 2019, there were 1,728 new units sold and 9,996 resale units sold. The graph below shows the 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, 2019

New Affordable Housing Sales in Halton by Dwelling Type

	<= \$393,400 (Affordable Threshold)		> \$393,400	
	Units	%	Units	%
Apartment	65	43.3%	25	1.6%
Townhouse	85	56.7%	761	48.2%
Semi-detached	0	0.0%	62	3.9%
Single	0	0.0%	730	46.2%
All Units	150		1,578	
Average Price	\$366,111		\$830,523	

Source: Calculated from MPAC sales data, 2019

Key trends:

- All new affordable housing sales were comprised of townhouses and apartments, demonstrating the link between higher density housing and affordability.
- Of the 1,728 new units sold in 2019, 150 units were sold at or below the affordable threshold (\$393,400) accounting for 8.7 per cent of the new sales.
- The average price of new units sold at or below the affordable threshold was \$366,111.

Housing Costs & Affordability

New Affordable Housing Sales by Municipality

City of Burlington

	<= \$393,400 (Affordable Threshold)		> \$393,400	
	Units	%	Units	%
All Units	9	27.3%	24	72.7%
Average Price	\$352,533		\$745,129	

Source: Calculated from MPAC sales data, 2019

Key trends:

- In 2019, new sales in Burlington accounted for 6.0 per cent of total new sales in Halton.
- 27.3 per cent of the new sales in Burlington were at or below the affordable threshold with an average price of \$352,533.

Town of Halton Hills

	<= \$393,400 (Affordable Threshold)		> \$393,400	
	Units	%	Units	%
All Units	1	0.8%	132	99.2%
Average Price	\$361,400		\$990,676	

Source: Calculated from MPAC sales data, 2019

Key trends:

- In 2019, new sales in Halton Hills accounted for 0.7 per cent of total new sales in Halton.
- 0.8 per cent of the new sales in Halton Hills were at or below the affordable threshold with an average price of \$361,400. There was only one unit sold at or below the affordable threshold.

Town of Milton

	<= \$393,400 (Affordable Threshold)		> \$393,400	
	Units	%	Units	%
All Units	139	12.7%	937	87.3%
Average Price	\$369,904		\$707,129	

Source: Calculated from MPAC sales data, 2019

Key trends:

- In 2019, new sales in Milton accounted for 92.7 per cent of total new sales in Halton.
- 12.7 per cent of the new sales in Milton were at or below the affordable threshold with an average price of \$369,904.

Town of Oakville

	<= \$393,400 (Affordable Threshold)		> \$393,400	
	Units	%	Units	%
All Units	1	0.2%	485	99.8%
Average Price	\$104,869		\$1,029,553	

Source: Calculated from MPAC sales data, 2019

Key trends:

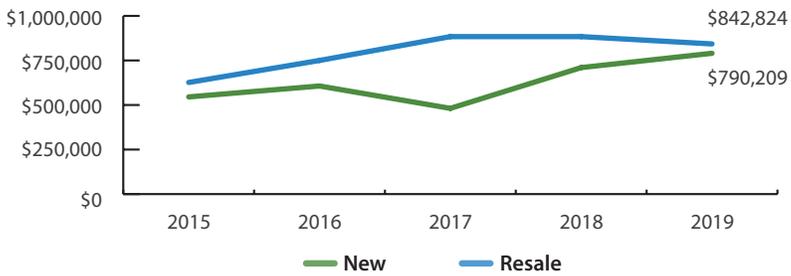
- In 2019, new sales in Oakville accounted for 0.7 per cent of total new sales in Halton.
- 0.2 per cent of the new sales in Oakville were at or below the affordable threshold with an average price of \$104,869. There was only one unit sold at or below the affordable threshold.

Housing Costs & Affordability

Housing Sales by Type and Municipality, 2015 - 2019

Halton Region

**Average New and Resale Price (Halton Region)
2015 - 2019**



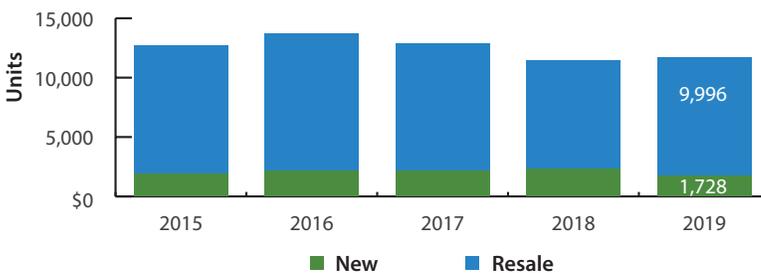
Average Price	New	Resale	All Sales
2015	\$545,404	\$626,458	\$614,554
2016	\$606,626	\$750,020	\$727,467
2017	\$481,110	\$883,787	\$816,320
2018	\$709,991	\$883,787	\$802,931
2019	\$790,209	\$842,824	\$835,069
5-Year Average	\$623,202	\$792,875	\$765,151
Average Annual Change (%)	12.4%	8.2%	8.2%

Source: Calculated from MPAC sales data, 2019

Key trends:

- Between 2015 and 2019, the average price of new sale was \$623,202 and the average price of resale was \$792,875.
- On an average annual basis, the average price of new sales increased at a higher rate of 12.4 per cent per year. The average price of resale increased at an average rate of 8.2 per cent.
- The 5-year average price of both new and resale was \$765,151, which increased at an average rate of 8.2 per cent per year.

**Average New and Resale (Halton Region)
2015 - 2019**



Unit Sales	New	Resale	All Sales
2015	1,871	10,868	12,739
2016	2,155	11,547	13,702
2017	2,157	10,717	12,874
2018	2,295	9,128	11,423
2019	1,728	9,996	11,724
5-Year Average	2,041	10,451	12,739
Average Annual Change (%)	-0.8%	-1.6%	-1.8%

Source: Calculated from MPAC sales data, 2019

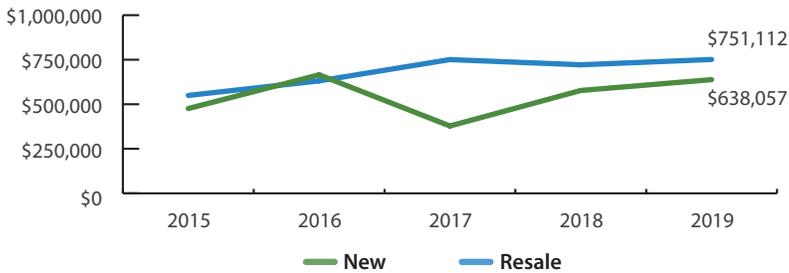
Key trends:

- Between 2015 and 2019, there was an average of 2,041 new sales and an average of 10,451 resales.
- On an average annual basis, the number of new sales decreased by 0.8 per cent and resales decreased by 1.6 per cent.
- The 5-year average number of both new and resale was 12,739 units with an average annual decrease by 1.8 per cent.

Housing Costs & Affordability

City of Burlington

**Average New and Resale Price (Burlington)
2015 - 2019**



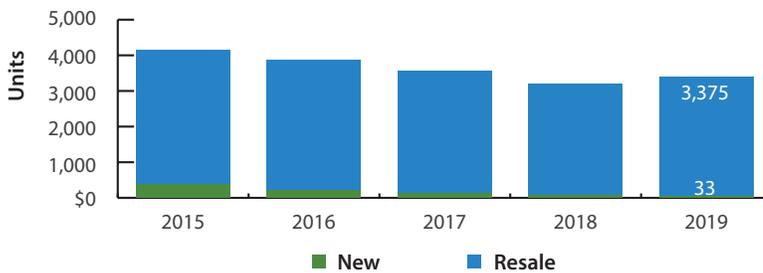
Average Price	New	Resale	All Sales
2015	\$475,941	\$549,547	\$543,058
2016	\$665,079	\$631,054	\$632,897
2017	\$377,995	\$750,603	\$738,593
2018	\$577,261	\$721,395	\$717,931
2019	\$638,057	\$751,112	\$750,017
5-Year Average	\$527,949	\$676,628	\$670,091
Average Annual Change (%)	5.6%	9.3%	8.7%

Source: Calculated from MPAC sales data, 2019

Key trends:

- Between 2015 and 2019, the average price of new sale in Burlington was \$527,949 and the average price of resale was \$676,628.
- On an average annual basis, the average price of new sales increased at a rate of 5.6 per cent per year. The average price of resale increased at a higher average rate of 9.3 per cent.
- The 5-year average price of both new and resale was \$670,091, which increased at an average rate of 8.7 per cent per year.

**Average New and Resale (Burlington)
2015 - 2019**



Unit Sales	New	Resale	All Sales
2015	365	3,775	4,140
2016	210	3,666	3,876
2017	115	3,453	3,568
2018	77	3,127	3,204
2019	33	3,375	3,408
5-Year Average	160	3,429	3,639
Average Annual Change (%)	-44.5%	-2.6%	-4.5%

Source: Calculated from MPAC sales data, 2019

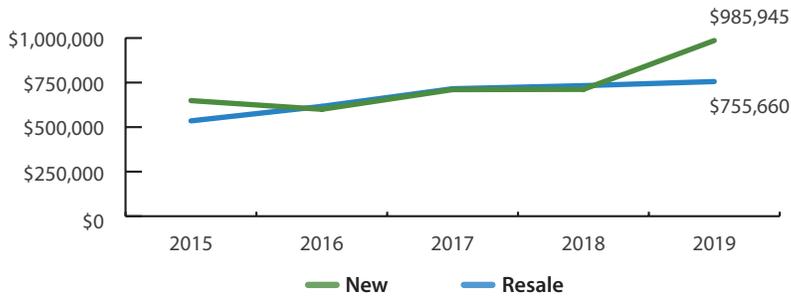
Key trends:

- Between 2015 and 2019, there was an average of 160 new sales and an average of 3,479 resales in Burlington.
- On an average annual basis, the number of new sales decreased by 44.5 per cent and resales decreased by 2.6 per cent.
- The 5-year average number of both new and resale was 3,639 units with an average annual decrease by 4.5 per cent.

Housing Costs & Affordability

Town of Halton Hills

**Average New and Resale Price (Halton Hills)
2015 - 2019**



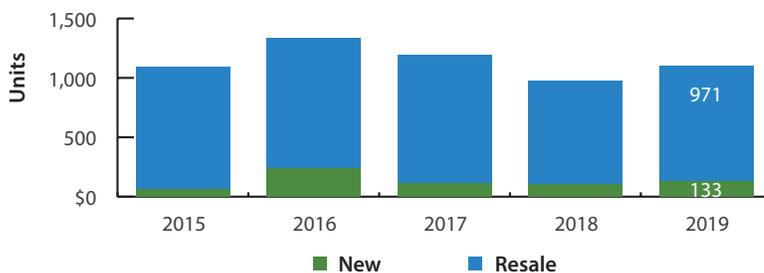
Key trends:

- Between 2015 and 2019, the average price of new sale in Halton Hills was \$720,095 and the average price of resale was \$667,762.
- On an average annual basis, the average price of new sales increased at a higher rate of 12.4 per cent per year. The average price of resale increased at an average rate of 9.2 per cent.
- The 5-year average price of both new and resale was \$673,787, which increased at an average rate of 9.8 per cent per year.

Average Price	New	Resale	All Sales
2015	\$648,715	\$535,077	\$541,719
2016	\$599,973	\$616,320	\$613,374
2017	\$710,466	\$715,331	\$714,876
2018	\$711,854	\$732,645	\$730,354
2019	\$985,945	\$755,660	\$783,403
5-Year Average	\$720,095	\$667,762	\$673,787
Average Annual Change (%)	12.4%	9.2%	9.8%

Source: Calculated from MPAC sales data, 2019

**Average New and Resale (Halton Hills)
2015 - 2019**



Key trends:

- Between 2015 and 2019, there was an average of 131 new sales and an average of 1,008 resales in Halton Hills.
- On an average annual basis, the number of new sales increased by 60.4 per cent and resales decreased by 0.7 per cent.
- The 5-year average number of both new and resale was 1,140 units with an average annual increase by 1.6 per cent.

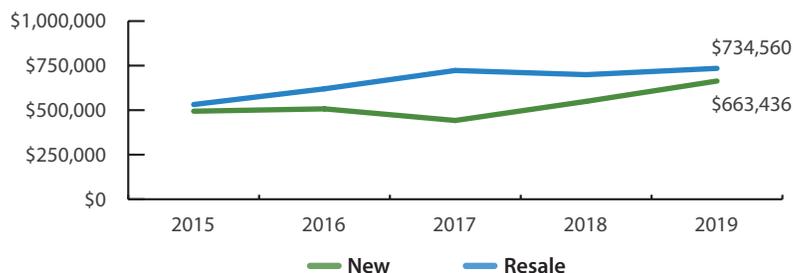
Unit Sales	New	Resale	All Sales
2015	64	1,031	1,095
2016	240	1,092	1,332
2017	112	1,084	1,196
2018	107	864	971
2019	133	971	1,104
5-Year Average	131	1,008	1,140
Average Annual Change (%)	60.4%	-0.7%	1.6%

Source: Calculated from MPAC sales data, 2019

Housing Costs & Affordability

Town of Milton

**Average New and Resale Price (Milton)
2015 - 2019**



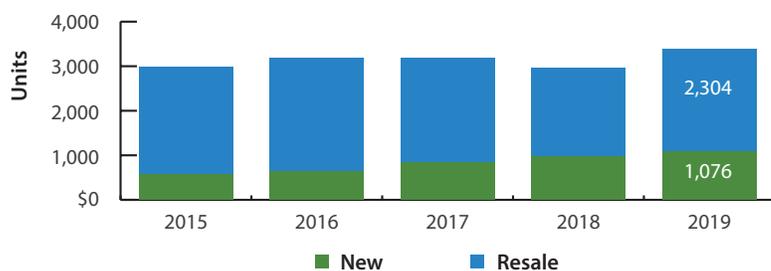
Average Price	New	Resale	All Sales
2015	\$494,089	\$531,540	\$524,392
2016	\$507,271	\$619,792	\$597,154
2017	\$442,066	\$722,678	\$648,680
2018	\$549,316	\$699,132	\$649,329
2019	\$663,436	\$734,560	\$711,918
5-Year Average	\$543,007	\$658,610	\$628,340
Average Annual Change (%)	8.7%	8.8%	8.1%

Source: Calculated from MPAC sales data, 2019

Key trends:

- Between 2015 and 2019, the average price of new sale in Milton was \$543,007 and the average price of resale was \$658,610.
- On an average annual basis, the average price of new sales increased at a rate of 8.7 per cent per year. The average price of resale increased at a slightly higher average rate of 8.8 per cent.
- The 5-year average price of both new and resale was \$628,340, which increased at an average rate of 8.1 per cent per year.

**Average New and Resale (Milton)
2015 - 2019**



Unit Sales	New	Resale	All Sales
2015	569	2,412	2,981
2016	642	2,549	3,191
2017	842	2,351	3,193
2018	981	1,970	2,951
2019	1,076	2,304	3,380
5-Year Average	822	2,317	3,139
Average Annual Change (%)	17.5%	-0.3%	3.5%

Source: Calculated from MPAC sales data, 2019

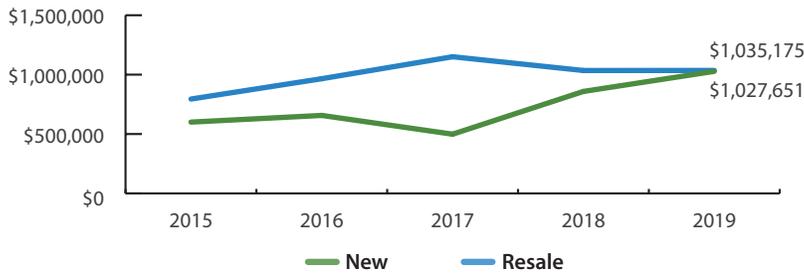
Key trends:

- Between 2015 and 2019, there was an average of 822 new sales and an average of 2,317 resales in Milton.
- On an average annual basis, the number of new sales increased by 17.5 per cent and resales decreased by 0.3 per cent.
- The 5-year average number of both new and resale was 3,139 units with an average annual increase by 3.5 per cent.

Housing Costs & Affordability

Town of Oakville

**Average New and Resale Price (Oakville)
2015 - 2019**



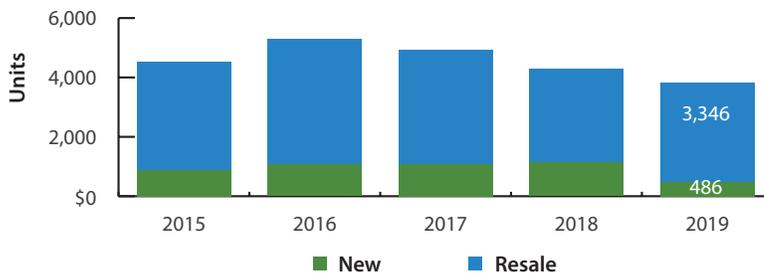
Average Price	New	Resale	All Sales
2015	\$600,319	\$794,540	\$757,053
2016	\$656,585	\$965,604	\$903,660
2017	\$498,615	\$1,150,504	\$1,006,258
2018	\$858,655	\$1,034,604	\$988,323
2019	\$1,027,651	\$1,035,175	\$1,034,221
5-Year Average	\$697,034	\$994,941	\$934,502
Average Annual Change (%)	19.3%	7.7%	8.4%

Source: Calculated from MPAC sales data, 2019

Key trends:

- Between 2015 and 2019, the average price of new sale in Oakville was \$697,034 and the average price of resale was \$994,941.
- On an average annual basis, the average price of new sales increase at a higher rate of 19.3 per cent per year. The average price of resale increased at an average rate of 7.7 per cent.
- The 5-year average price of both new and resale was \$934,502, which increased at an average rate of 8.4 per cent per year.

**Average New and Resale (Oakville)
2015 - 2019**



Unit Sales	New	Resale	All Sales
2015	873	3,650	4,523
2016	1,063	4,240	5,303
2017	1,088	3,829	4,917
2018	1,130	3,166	4,296
2019	486	3,346	3,832
5-Year Average	928	3,646	4,574
Average Annual Change (%)	-7.3%	-1.3%	-3.4%

Source: Calculated from MPAC sales data, 2019

Key trends:

- Between 2015 and 2019, there was an average of 928 new sales and an average of 3,646 resales in Oakville.
- On an average annual basis, the number of new sales decreased by 7.3 per cent and resales decreased by 1.3 per cent.
- The 5-year average number of both new and resale was 4,574 units with an average annual decrease by 3.4 per cent.

Rental Housing

The *State of Housing Report* reviews the average rent and availability of private townhouse and apartment rental units on an annual basis. The report provides an overview of the average rent, vacancy rates, and total number of rental units in the regional and local municipal housing markets.

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

In 2019, there were 16,693 private townhouse and apartment rental units with an average rent of \$1,479.

Highlights - Halton Region

	2018	2019	Change
Average Rent (private townhouse and apartment)	\$1,392	\$1,479	6.3%
Bachelor	\$1,179	\$1,074	-8.9%
1 Bedroom	\$1,268	\$1,333	5.1%
2 Bedroom	\$1,416	\$1,517	7.1%
3+ Bedroom	\$1,585	\$1,697	-7.1%
Total # of Units (private townhouse and apartment)	16,260	16,693	2.7%
Bachelor	298	311	4.4%
1 Bedroom	4,884	4,945	1.2%
2 Bedroom	8,861	9,300	5.0%
3+ Bedroom	2,217	2,137	-3.6%

Source: CMHC Rental Market Report, 2018-2019

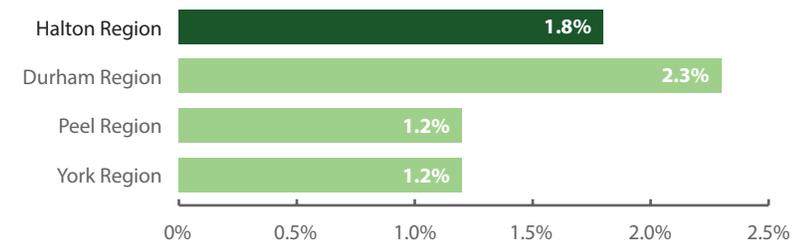
Vacancy Rates & Monthly Rent

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.

To protect the rental housing stock in Halton, the Regional Official Plan policies require that Local Municipalities use a rental housing vacancy rate of three per cent as the minimum threshold to consider permission for the conversion of existing rental housing to ownership tenure, to other uses, or for the demolition of rental housing.

Halton Region's overall vacancy rate for private townhouse and apartments was 1.8 per cent in 2019, up from 1.5 per cent in 2018. The low vacancy rate suggest challenges in finding a suitable unit when searching for a rental housing

Rental market vacancy rates, 2019

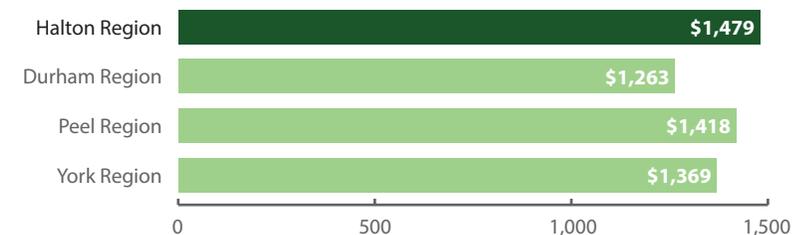


Source: CMHC Rental Market Report, 2019

Rental housing costs, 2019

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

The AMR of private townhouse and apartments increased to \$1,479 in 2019 from \$1,392 in 2018, an increase by 6.3 per cent. When compared to other regional municipalities in the Greater Toronto Area, Halton's monthly rent continues to rank the highest.



Source: CMHC Rental Market Report, 2019

Rental Housing

Vacancy rate by unit size in Halton for private townhouses & apartments, 2015-2019

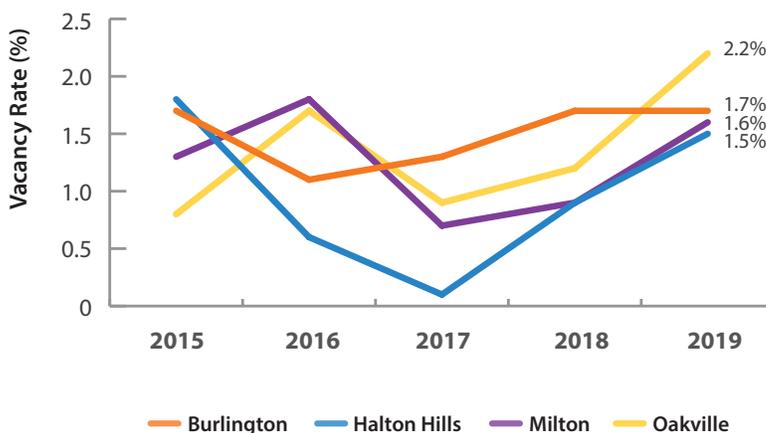
Unit Type	2015	2016	2017	2018	2019
Bachelor	2.0%	1.4%	1.5%	2.8%	1.9%
1 Bedroom	1.3%	1.1%	1.0%	1.1%	1.5%
2 Bedroom	1.5%	1.4%	1.3%	1.7%	2.2%
3+ Bedroom	1.3%	1.2%	0.7%	1.4%	1.1%
Overall rate	1.4%	1.3%	1.1%	1.5%	1.8%

Source: CMHC Rental Market Report, 2015 to 2019

Key trends:

- The overall vacancy rate increased to 1.8 per cent in 2019. While the vacancy rates for 1 bedroom and 2 bedroom units have increased since 2018, the vacancy rates for bachelor and 3+ bedroom units have decreased.
- In 2019, 3+ bedroom units had the lowest vacancy rate at 1.1 per cent, followed by 1 bedroom units at 1.5 per cent. Bachelor units and 2 bedroom units had vacancy rates of 1.9 per cent and 2.2 per cent, respectively.

Overall vacancy rates by Local Municipality for private townhouses & apartments, 2015-2019



Source: CMHC Rental Market Report, 2015 to 2019

Key trends:

- The overall vacancy rates for private townhouses and apartments among the Local Municipalities were as follows:
 - Burlington: 1.7%
 - Halton Hills: 1.5%
 - Milton: 1.6%
 - Oakville: 2.2%
- In 2019, the vacancy rates for private townhouses and apartments in Halton Hills was the lowest at 1.5 per cent, an increase of 0.5 per cent from 2018. The vacancy rate in Milton was 1.6 per cent, an increase of 0.6 per cent from 2018. Burlington's vacancy rate decreased slightly by 0.1 per cent from 2018 to 1.7 per cent in 2019. Oakville had the highest vacancy rate at 2.2 per cent, an increase of 0.9 per cent from 2018.

Average rents & total units (townhouse & apartment) by unit size, 2015 - 2019

	2015		2016		2017		2018		2019	
	Average Rent	Total Units								
Bachelor	\$878	296	\$905	296	\$916	301	\$1,179	298	\$1,074	311
1 Bedroom	\$1,118	4,854	\$1,158	4,888	\$1,222	4,891	\$1,268	4,884	\$1,333	4,945
2 Bedroom	\$1,281	9,735	\$1,318	8,891	\$1,374	8,891	\$1,416	8,861	\$1,517	9,300
3 Bedroom+	\$1,448	2,232	\$1,515	2,202	\$1,612	2,209	\$1,585	2,217	\$1,697	2,137
Total	\$1,250	16,117	\$1,290	16,122	\$1,356	16,292	\$1,392	16,260	\$1,479	16,693

Source: CMHC Rental Market Report, 2015 to 2019

Rental Housing

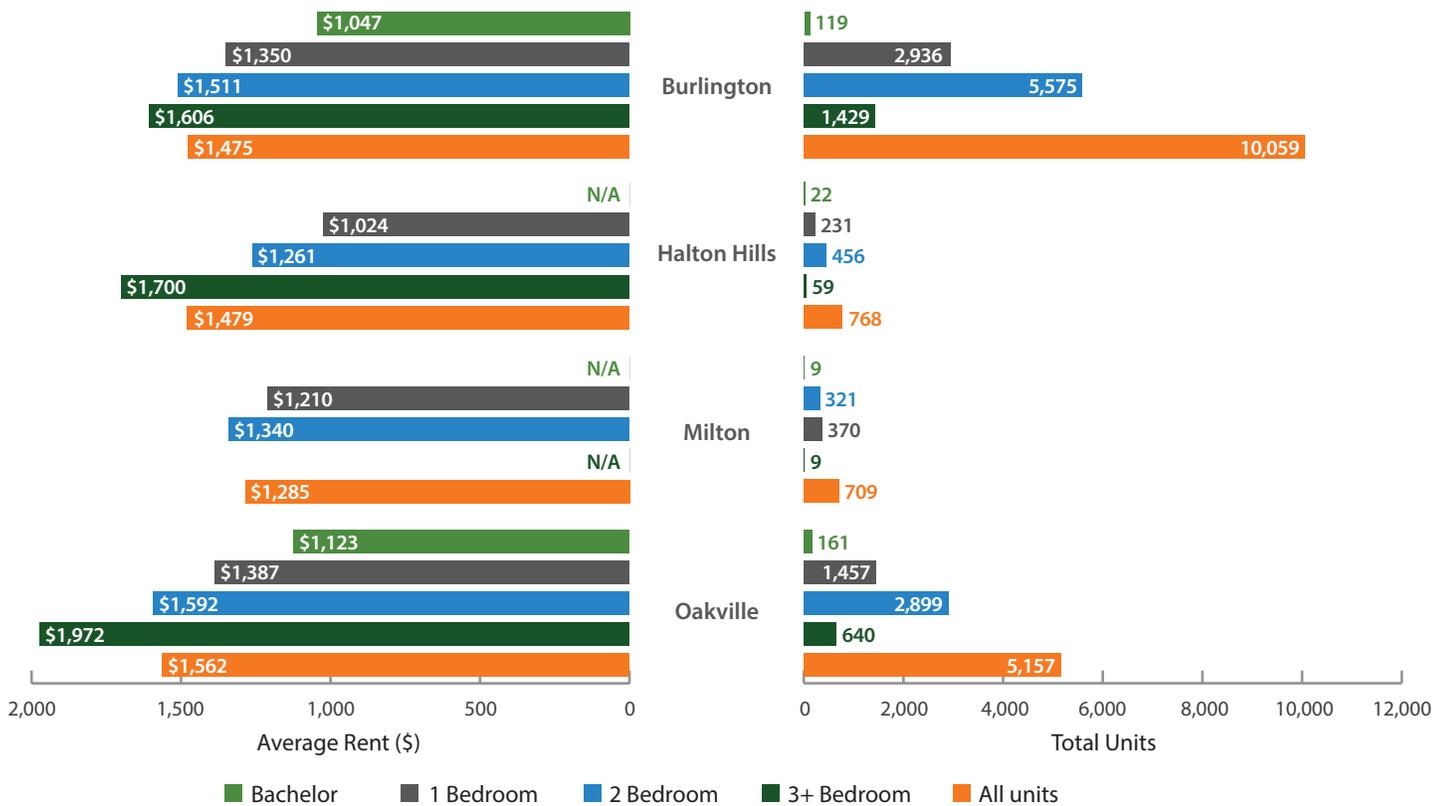
The average private townhouse and apartment rent for all units have steadily increased over the past five years. In 2019, the average rent for all unit types in Halton increased to \$1,479 from \$1,392 in 2018, an increase by 6.3 per cent.

By unit size, the average rents for 2 bedroom and 3+ bedroom units had the highest increase by 7.1 per cent from 2018. The average rents for 2 bedroom and 3+ bedroom units were \$1,517 and \$1,697, respectively.

The average rent for a 1 bedroom unit was \$1,333 in 2019, a decrease by 5.1 per cent from 2018. Although there are very few bachelor units in Halton, the average rent for this unit size in 2019 was \$1,074, a decrease by 8.9 per cent from 2018.

The total number of private townhouse and apartments in Halton increased by 433 units in 2019. The number of 2 bedroom units increased the most by 439 units from 2018, followed by 1 bedroom units and bachelor units by 61 units and 13 units, respectively. The number of 3+ bedroom units decreased by 80 units from 2018.

Average rent (townhouse & apartment) & total units by unit type and Local Municipality, 2019



Source: CMHC Rental Market Report, 2019

By municipality, Oakville had the highest average rent in 2019 at \$1,562 followed by Halton Hills and Burlington at \$1,479 and \$1,475, respectively. Milton had the lowest average rent in 2019 at \$1,285. When compared to the average rents in 2018, the increases were as follows:

- Burlington: +5.8%
- Halton Hills: +5.3%
- Milton: +4.1%
- Oakville: +7.4%

By municipality, Burlington had the highest number of private townhouse and apartment rental units at 10,059 units, which represent 60.3 per cent of Halton's total private townhouse and apartment rental units. Oakville had the second highest number of rental units at 5,157 units, or 30.9 per cent of Halton's total rental units. The remaining 8.8 per cent of Halton's total rental units were located in Halton Hills and Milton that had 768 and 709 rental units, respectively.

Assisted Housing

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 Region

Halton Region administers 3,981 community rental housing units. Most of these units are governed under social housing legislation (3,679 or 93 per cent). The 3,981 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-g geared-to-income (RGI) assistance to 3,171 households living in these communities. RGI recipients are selected from the Halton Access to Community Housing (HATCH) waitlist.

With the expiry of operating agreements for Federal housing providers, the total number of community housing stock in Halton, administered by Halton Region, declined in 2017. The National Housing Strategy announced by the federal government commits to protecting low-income families and preserving the existing community housing stock by providing an investment in a new Canada Community Housing Initiative. A new Federal Community Housing Initiative will also be implemented to assist federal providers with expiring operating agreements. Halton Region continues to monitor and is in regular dialogue with provincial and federal government representatives to ensure that the Region is ready to benefit from this new initiative.

New Assisted Housing Opportunities Since 2008

As reflected in the graph on page 24, Halton Region has created a total of 1,708 new housing opportunities as of year-end 2019, including:

- 501 new bricks and mortar purpose built rental units;
- More than 1,000 additional rent supplements and Halton In-situ Program (HIP) portable housing allowances; and
- various emergency and transitional housing solutions.

Halton Region's Comprehensive Housing Strategy Update – 2014 - 2024 (CHS) sets a 10-year target to create 550 to 900 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 with additional funding from federal and provincial governments. Halton Region will update the CHS consistent with provincial legislation requiring a five-year review. Updates to the CHS will be brought before Regional Council for approval in 2019.

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 (see page 2).

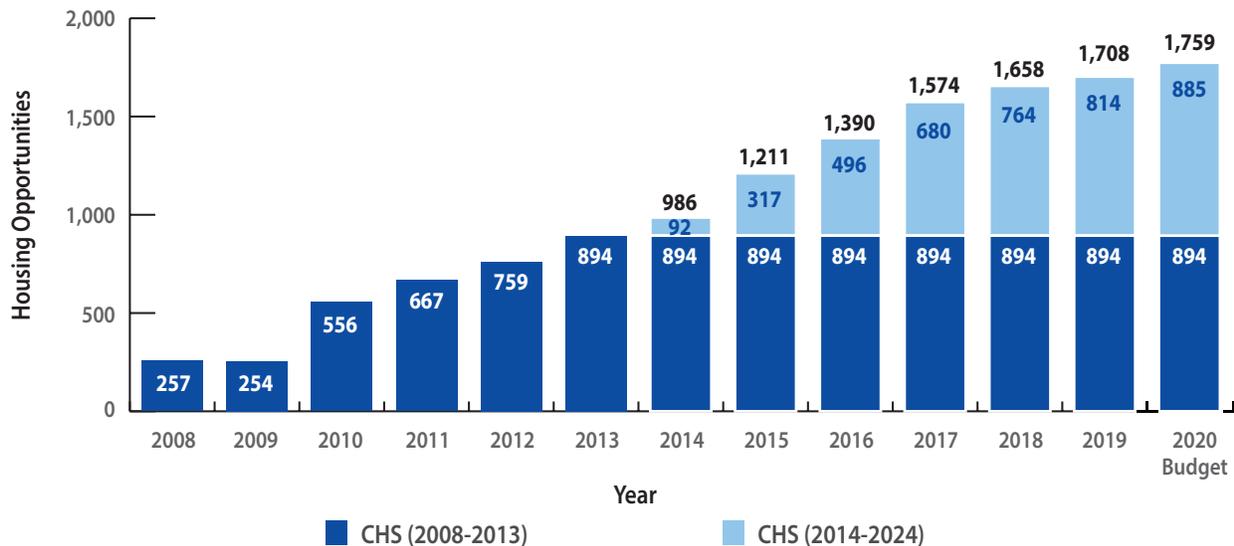
Halton Region plays a direct role in the assisted and special needs housing area, recognizing that people move back and forth across the housing continuum, depending on their personal circumstances.

Assisted Housing

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

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

New assisted housing opportunities in Halton
(total cumulative)



Halton In-situ Program (HIP)

The HIP, launched in the fall of 2014, provides an income tested housing allowance (ranging from \$250 to \$850 per month) directly to qualified Halton applicants on the HATCH waitlist. The program is designed as a permanent and portable housing solution. In 2019, over 290 Halton families were supported with HIP funding.

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 2019, Halton Region acquired an additional 13 rent supplement housing opportunities. Taking into account reductions in time limited provincial funding, the rent supplement total at the end of 2019 was 716, including 276 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.

Assisted Housing

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 2019, Halton Region administered 232 wheelchair accessible units (of which 214 can be accessed through the HATCH wait list).

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

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

Homelessness

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

Homelessness initiative	2019 Achievements
Emergency Shelter	842 single clients were served (32 emergency shelter beds for singles supported by Salvation Army and the Canadian Mental Health Association) 94 families were served, an additional 117 were diverted from emergency shelter (Wesley Urban Ministries)
Housing Stability Fund	2,032 housing crisis situations were resolved through outreach and funding, including rental deposits, rental arrears, utility cost arrears, eviction, moving/storage costs and provision of essential furniture/beds
Halton Housing Help	1,762 clients were assisted with finding affordable rental housing in the private marketplace and an additional 242 clients received intensive customized supports
Housing First	20 chronically homeless households were assisted with the provision of permanent housing with individualized support services
Housing with Related Supports	152 subsidized beds across Halton were made available by the Region, operated by housing providers who provide supports to residents at risk of homelessness

