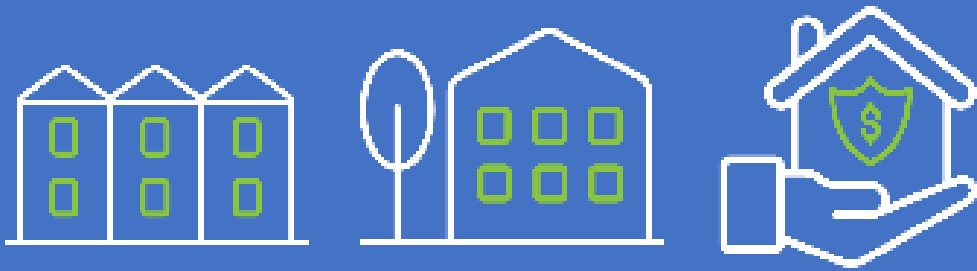


Affordable Housing Needs in the City of Vaughan

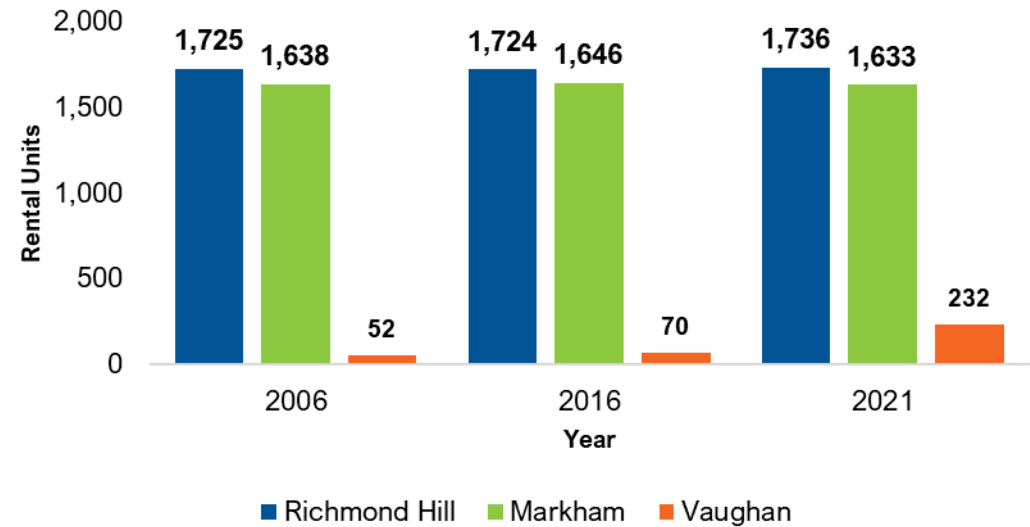


September 2022

Housing Supply: Tenure

- The supply of purpose built rental housing units in Vaughan is minimal – 232 units, compared to 1,736 in Richmond Hill and 1,633 in Markham.
- The proposed project would double the supply for the City.

Purpose Built Rental Units: Vaughan, Richmond Hill and Markham; 2001 - 2021



Housing Supply: House Prices

- House prices and rents have increased rapidly in recent years, which is intensifying the need for affordable housing
- The average rent for a one bedroom unit has risen at twice the rate of inflation in the past 5 years

Trends in Average House Prices and Rents: Vaughan; 2016 - 2021

	2016	2021	% change 2016 - 2021
average house price	\$962,448	\$1,379,820	43.4%
average rent for a one-bedroom	\$1,620	\$2,011	24.1%
CPI (all items)			12.1%

Housing Affordability

- Almost a third of households are facing housing affordability issues and the number is increasing.

Growth of Households Facing Housing Affordability Issues:
Vaughan; 2005 – 2015



37.4%

Growth of Households
Spending **30%+** from
2005 to 2015



41.3%

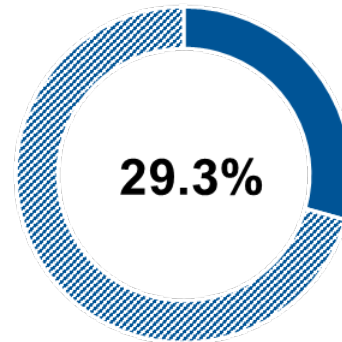
Growth of Households
Spending **50%+** from
2005 to 2015



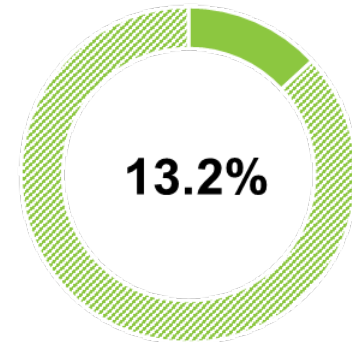
35.5%

Growth of
Households Overall
from 2005 to 2015

Proportion of Households Facing Housing Affordability Issues:
Vaughan; 2015



Households Spending
30%+ of Household
Income on Shelter

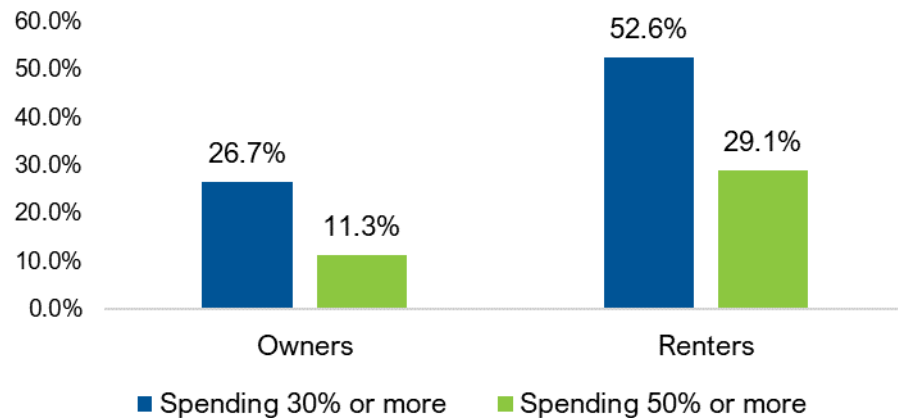


Households Spending
50%+ of Household
Income on Shelter

Housing Affordability: Tenure

- A greater share of renter households are facing housing affordability issues

Proportion of Households Facing Housing Affordability Issues by Tenure: Vaughan; 2015



Growth of Households Facing Housing Affordability Issues by Tenure: Vaughan; 2005 – 2015



26.9%

Growth of Renter Households Spending **30%+** of Household Income on Shelter from 2005 to 2015



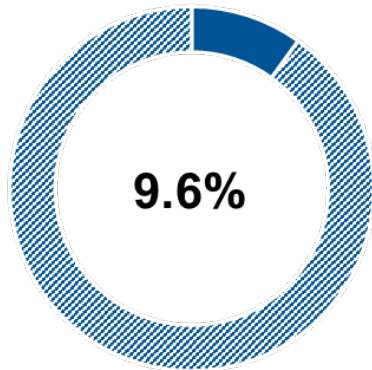
117.9%

Growth of Owner Households Spending **30%+** of Household Income on Shelter from 2005 to 2015

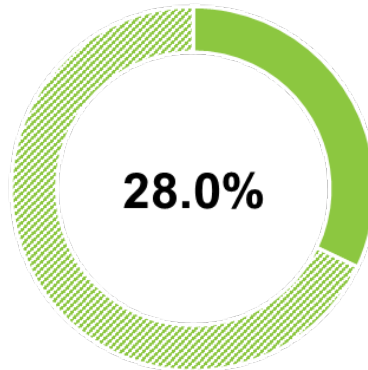
Housing Affordability: Core Housing Need

- A greater share of renter households are in core housing need in Vaughan

Proportion of Households in Core Housing Need by Tenure: Vaughan; 2015

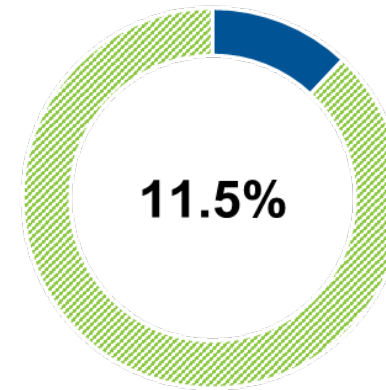


Owner Households in
Core Housing Need
(8,110 households)

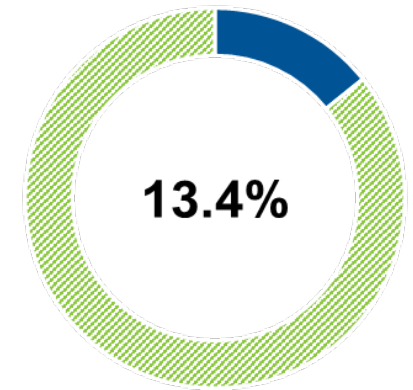


Renter Households in
Core Housing Need
(2,725 households)

Proportion of Households in Core Housing Need: Vaughan and York Region; 2015



Households in Core
Housing Need
in **Vaughan**
(10,835 households)

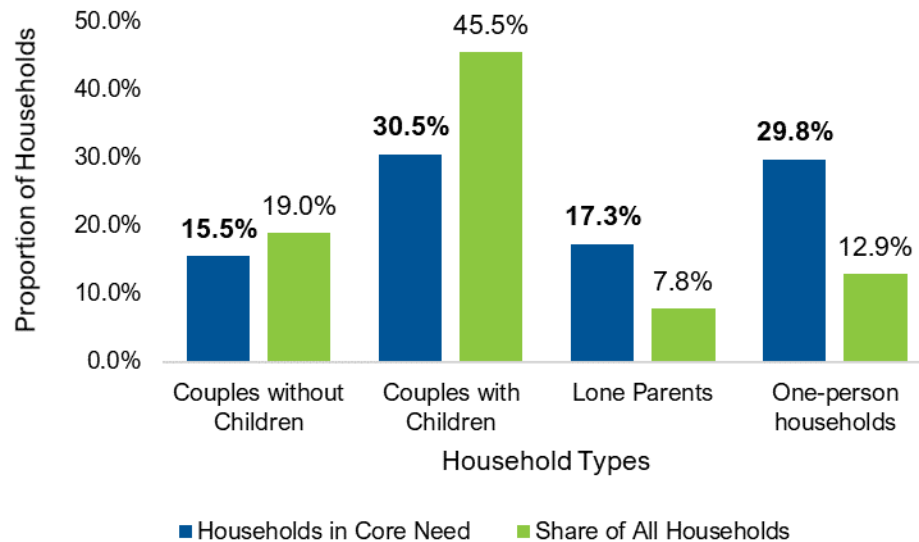


Households in Core
Housing Need
in **York Region**
(47,795 households)

Housing Affordability: Core Housing Need

- Persons living alone and lone-parent households are much more likely to be in core housing need.

Proportion of Households in Core Housing Need by Household Type: Vaughan; 2015



What is Affordable Housing in Vaughan

What Vaughan households can afford in 2021

- Maximum affordable house price = **\$479,000**
 - Household income required = \$130,200
- Maximum affordable rent = **\$1,442**
 - Renter household income required = \$57,680

Source: MMAH PPS Tables

House Prices in Vaughan (December 2021)

- Average house price = **\$1,379,820**
 - Detached = \$1,944,689
 - Townhouse = \$1,270,883
 - Condo Apt = \$698,433
- Average rent
 - One-bedroom = **\$2,011**
 - Three-bedroom = **\$2,995**

Source: Toronto Regional Real Estate Board

Housing Need: Individuals with Developmental Disabilities

Approximately 1.1% of Canadians aged 15+ live with a developmental disability.

Although there have been advances to the range of living options available, including options such as group homes, supported independent living, and individual residential models, many individuals continue to face tremendous barriers in accessing desirable, affordable, and inclusive housing that meet their needs.

Nearly **25,000** Canadians with significant developmental disabilities are in core housing need

Canadians with developmental disabilities are **2.7×** more likely to live in inadequate housing than the general population

Source: CMHC. 2021. Literature Reviews On Housing Needs: Developmental Disabilities, 2019.

Housing Need: Individuals with Developmental Disabilities

Some of the overarching issues that impact housing for people with developmental disabilities include:

- **Increased levels of poverty:** People with developmental disabilities in Canada earn on average \$32,952 less than the general population.
- **Barriers to employment:** People with developmental disabilities are 2.4 times less likely to be employed; some of the commonly reported barriers to employment include a fear of losing disability supports and lack of education and training.
- **Housing and supports:** There is a lack of available supportive housing and many adults with disabilities face limited housing options due to a lack of resources or supports. This also has significant impact on youth who have aged out of services.
- **Increased levels of social exclusion:** People with disabilities often experience higher levels of social isolation where they live.