

Housing Needs Assessment

Town of Oakville



OAKVILLE



SHS CONSULTING




Engagement Presentation | December 10, 2024

Today's Session

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Purpose of Today

-  Introduce the Housing Needs Assessment study and approach.
-  Present key findings collected to date for discussion and validation.
-  Work together to identify trends, patterns, challenges and barriers surrounding housing supply and demand, including affordable housing.



1 Study Overview

The following slides will introduce the Housing Needs Assessment.

This includes the purpose of the study, the timeline, and how this series of conversations will inform the final report.





Introduction to the Study

Study Purpose

The Town of Oakville is completing a **Housing Needs Assessment study to inform policies and programs to create affordable housing**. The study will help identify current and future housing needs and address housing gaps in the current and projected housing supply.

This study will support the future development of housing policies and programs including:

- **Inclusionary Zoning** policies and by-law for lands within protected Major Transit Stations Areas
- **Community Improvement Plan** that may incentivize the development of affordable housing
- **Official Plan** housing policies, updates and amendments
- **Community Planning Permit System** by-law provisions

It will also strengthen advocacy efforts to be eligible for Federal funding programs such as the **Canada Community Building Fund**.

Methodology

The key components and methods used to inform and complete the Housing Needs Assessment include:



Quantitative analysis of data from Statistics Canada, CMHC, the Town or other sources in order to assess:

- **Demographic patterns** that informs housing demand;
- Current and anticipated patterns within the **non-market and private housing stock** in the Town; and
- The **affordability of the Town's current housing supply** and the associated impacts on Town residents.



Analysis of qualitative data collected through stakeholder conversations to inform, validate, and expand upon the above analysis and better understand the local housing needs and trends.



The development of housing targets, including affordable housing targets that take into consideration current household trends and project population growth.



Financial analysis and modelling to assess the impacts of an Inclusionary Zoning by-law on the housing market, and the impact of potential CIP policies.



The report will conclude with a discussion of **promising practices, recommendations, and next steps.**

Study Timeline

Focus Group 1

This session is to seek feedback on **trends and patterns with regards to housing supply and demand**, and to identify **challenges and barriers** to maintaining and creating new affordable housing.

This is also an opportunity to validate and receive feedback on preliminary quantitative findings.

Focus Group 2

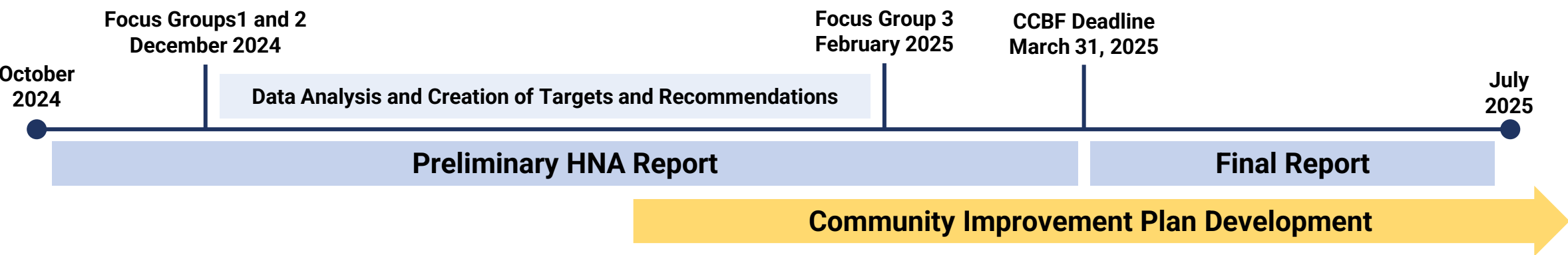
This session is intended to **introduce the objectives and preliminary methodology** for the creation of Inclusionary Zoning and Community Improvement Plan programs, and to seek **confirmation regarding the assumptions proposed** to be used to inform associated financial viability analysis.

This is also an opportunity to validate and receive feedback on preliminary quantitative findings.

Focus Group 3

This session is to **present and receive feedback on the key findings** coming out of the Housing Needs Assessment, including housing targets, key housing gaps and recommendations and next steps.

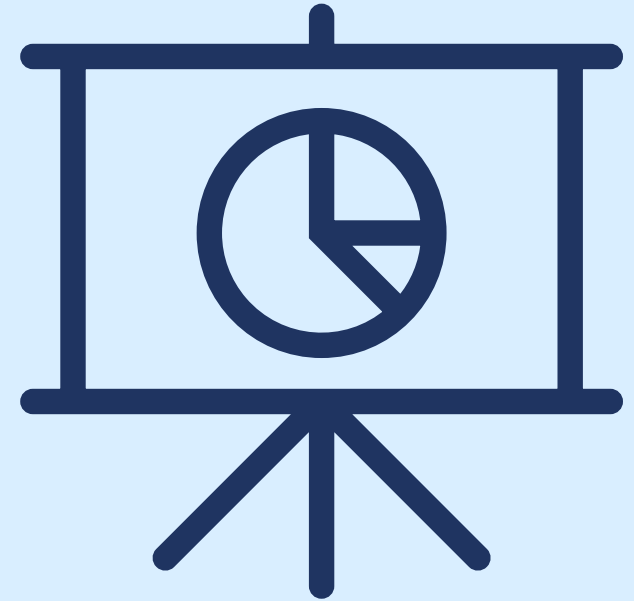
Everyone here today is encouraged to attend this session in February!



2 Key Findings to Date

The following slides will explore some key findings collected to date.

Data is organized into three profiles that explore trends in demographics, housing supply, and housing affordability.



Demographic Profile

Population Trends



Oakville has experienced a high rate of population and household growth in recent years. Between 2016 and 2021, Oakville's population grew by +10.3% (20,340 people) compared to +8.8% in Halton and +5.8% in Ontario. Oakville made up a significant share (41%) of Halton's growth in population during this time. Similar patterns can be observed in household growth.



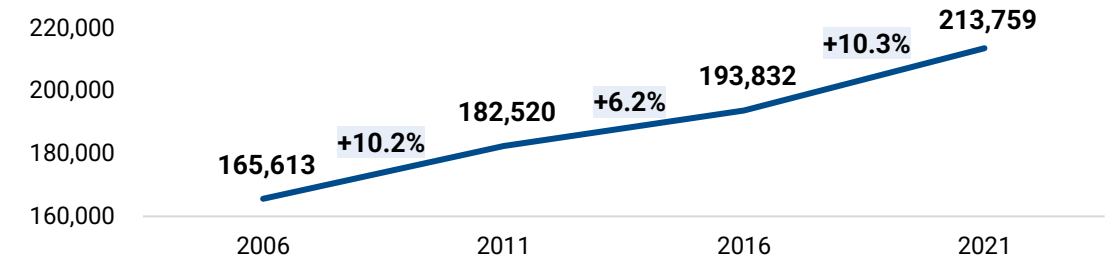
Recent growth was made up entirely by immigrants and non-permanent residents. The number of non-immigrants experienced a net decline (-360 people) from 2016 to 2021.



Newcomers to Oakville are primarily made up of adults aged 35 to 44 and youth 19 and under. According to analysis by Watson & Associates, between 2016 and 2021, persons aged 35 to 44 and 19 or under made up 95% of net migration to Oakville, while young adults (aged 20 to 34) and the population aged 55 to 64 experienced negative net migration.

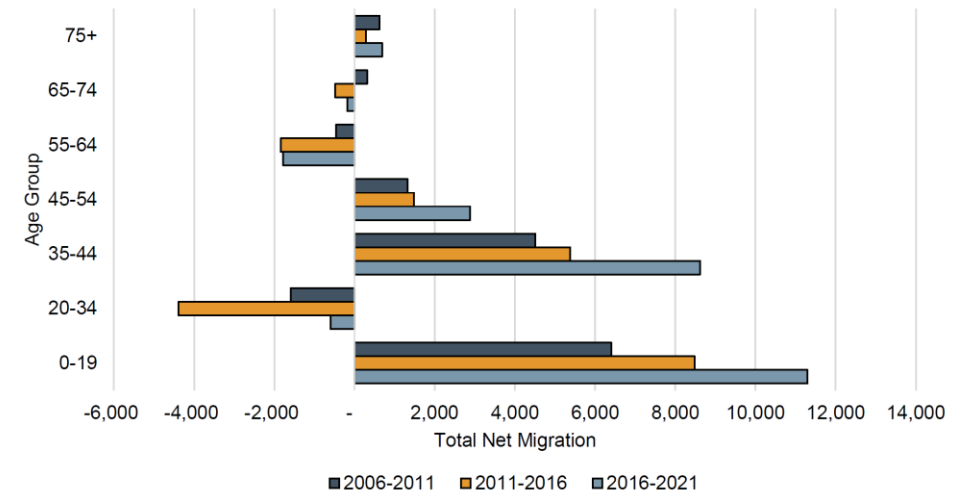
All data from Statistics Canada Community Profiles, 2006-2021 unless otherwise stated.

Figure 1: Total Population, Oakville, 2006-2021



The rate of population growth between 2016 and 2021 represented a return to growth rates seen from 2006 to 2011, following a slow down from 2011 to 2016.

Figure 2: Net Migration by Major Age Group, Oakville, 2006 to 2021



Source: Watson and Associates Economists Ltd., Growth Analysis Study, 2024

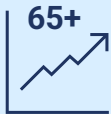
Household Trends



Ownership rates are high in Oakville, but the proportion of renter households is growing. Ownership rates are high in Oakville (77.5%) and Halton (78%) compared to Ontario (68.4%), however this rate has been steadily decreasing in Oakville (from 84.1% in 2006). Renters represented 60% of all household growth between 2016 and 2021.



Household incomes among low-income households are similar between the Town and Region, despite higher average incomes in Oakville. While the average household income in Oakville in 2020 was \$26,000 greater than that of Halton, median household incomes were more comparable (\$7,000 greater in Oakville). Within households in the 30th percentile or below, incomes were quite similar between Oakville and Halton.



Senior-led households are growing. Nearly half of households (47.7%) have a primary maintainer aged 45 to 64, with a quarter each being led by adults aged 25 to 44 (26.1%) and 65+ (25.6%). Despite this, close to a half (42%) of all household growth between 2016 and 2021 was among senior-led (65+) households.

Figure 3: Household Tenure, Oakville and Halton, 2006-2021

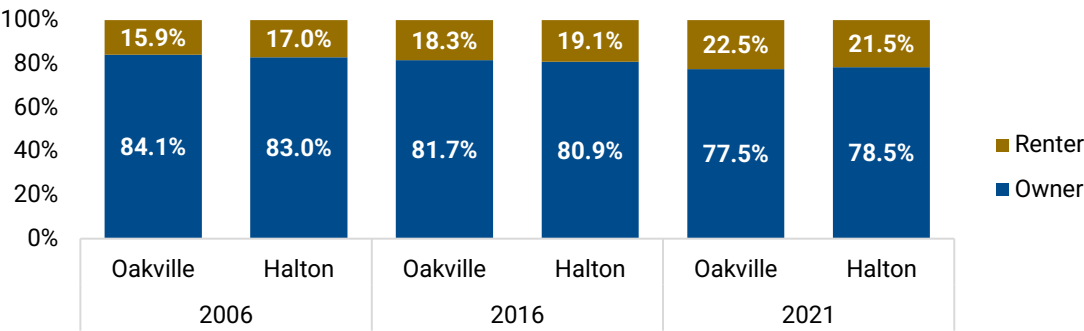
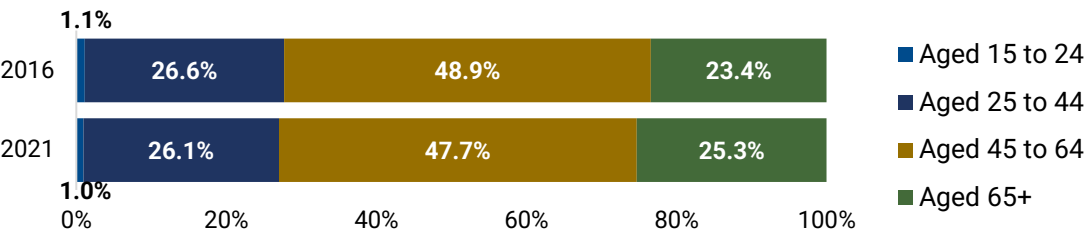


Figure 4: Household Maintainer Age, Oakville, 2006-2021



New and Existing Housing Stock



Single-detached dwellings are the most common housing form in Oakville, but apartments below 5 storeys experienced the fastest growth. In 2021, single-detached dwellings made up 58.6% of the housing stock, slightly above the Halton Region (56.8%) and Ontario (53.6%) proportion. Apartments below 5 storeys were just 7.7% of the housing stock, but grew +37.1% between 2016 and 2021, well above the Halton (+18.4%) and Ontario (+4.4%) rates.



Oakville has a relatively new housing stock. In 2021, 38.3% of all dwellings were constructed between 2001 and 2021, well above the Ontario (26.1%) proportion. This may correspond to the lower rate of housing in need of major repairs in Oakville (3.3%) than Halton (3.6%) and Ontario (5.7%).



Oakville's housing stock is oversized relative to household sizes. As of 2021, 77.9% of dwellings were large dwellings with 3 or more bedrooms, with the remaining being primarily two-bedroom (14.8%) or one-bedroom/bachelor units (7.3%). In contrast, nearly half (46.1%) of households in Oakville are 1- or 2-person households.



There are currently 1873 assisted housing units in Oakville. This includes 1086 units from Halton Community Housing Corporation, 309 co-operative housing units, 450 non-profit units, and 28 units from a private housing provider.

Figure 5: Dwelling Types, Oakville, 2021

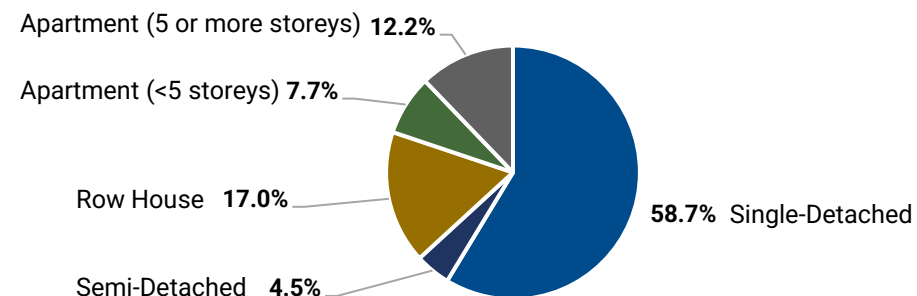
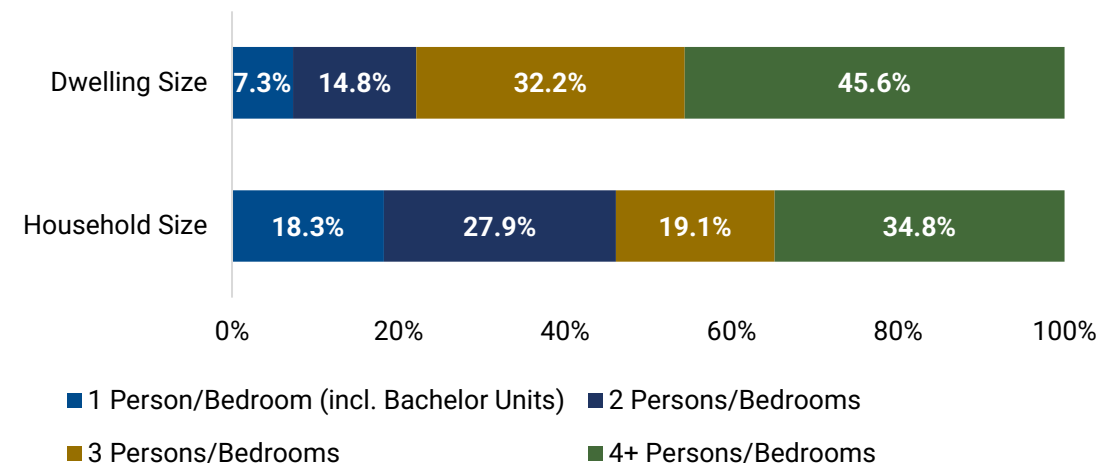


Figure 6: Household and Dwelling Sizes, Oakville, 2021



Renter and Ownership Trends



The majority of renter households appear to be living in non-purpose-built rental units. Despite there being 16,530 renter households in Oakville in 2021, only 5,183 units were reported in the primary market by CMHC. This suggests up to 69% of households are living in the secondary market.



Rents are increasing. Average market rent in the primary market in Oakville increased by +51.7% from 2014-2023, the fastest growth across the region.



Most renter households occupied apartments in Oakville but were shifting towards lower-density dwellings. Apartments made up 51.3% of dwellings occupied by renter households 2021, a decline from 57.7% in 2016. This was driven by the increase in renter households occupying single-detached dwellings (+1,865 households, +103.9%) from 2016 to 2021.



Most housing completions were intended for the ownership market. From 2020 to 2023, 48.9% of housing completions have been apartments, above the 33.5% rate over the previous decade. However, between 2020 and 2023, only 8.9% of all housing completions were intended for the primary rental market.

Figure 7: Primary Rental Market Average Rents by Unit Size, Oakville, 2014-2023

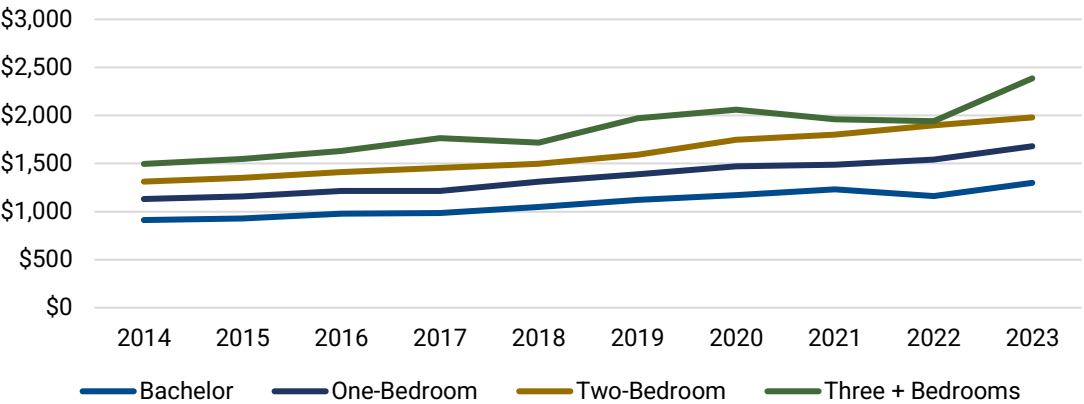
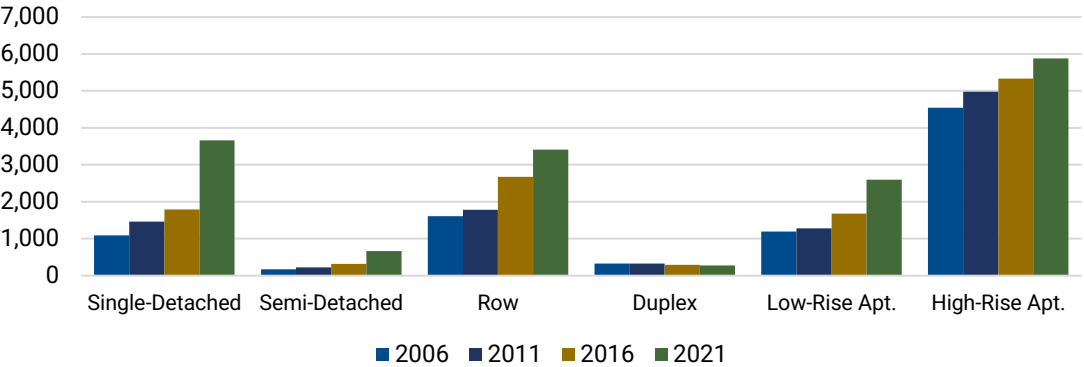


Figure 8: Renter Households by Dwelling Type, Oakville, 2006-2021



Housing Affordability Profile

Core Housing Need

As of 2021, 1 in 10 households were in core housing need. In 2021, 10% of households in Oakville were in core housing need. While this was lower than the rate across Ontario (12.1%), it was the highest of any municipality in Halton, which ranged from 7.9 to 9.1%.

The majority of these households are experiencing exclusively affordability issues. Of the households in core housing need in 2021, 86.2% were experiencing only an affordability issue, 3.9% were exclusively experiencing an adequacy or suitability issue, and 9.8% were below multiple standards.

Nearly 1 in 4 (24.2%) renter households were in core housing need in 2021. In comparison, 6.1% of owner households were in core housing need.

Core housing need is also noticeably higher in low-income households (38.9%), one-person households (24.3%) and lone-parent households (19.5%).

Core housing need rates have likely increased since 2021. Between 2021 and 2022, the rate of core housing need across Ontario increased by nearly 3 percentage points (11.9% to 14.5%), as measured in the Canadian Housing Survey. The lower rates of core housing need in 2021 are generally attributed to the financial supports available in response to the COVID-19 pandemic.

*Households are considered to be in core housing need when their housing requires them to pay beyond 30% of their income, requires major repairs, or has too few bedrooms, and the household can't afford the local market alternative.

Below data is from Statistics Canada Community Profile and Custom Tabulation data.

Figure 9: Proportion of households in core housing need falling below certain housing standards, Oakville, 2021

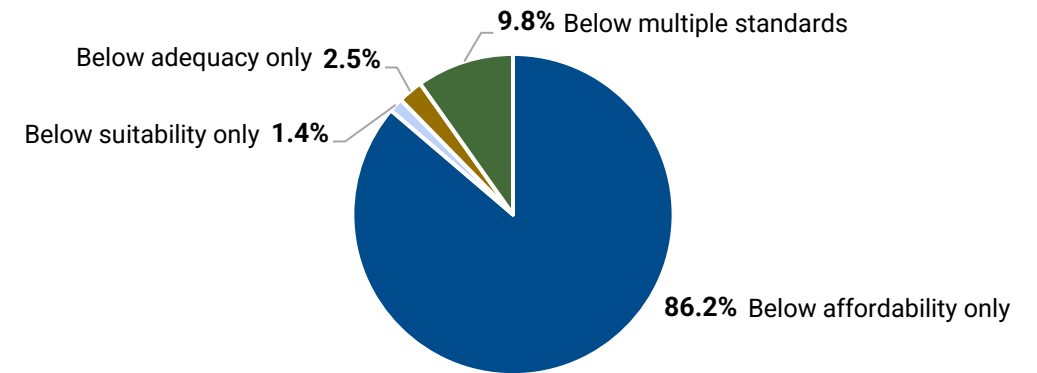
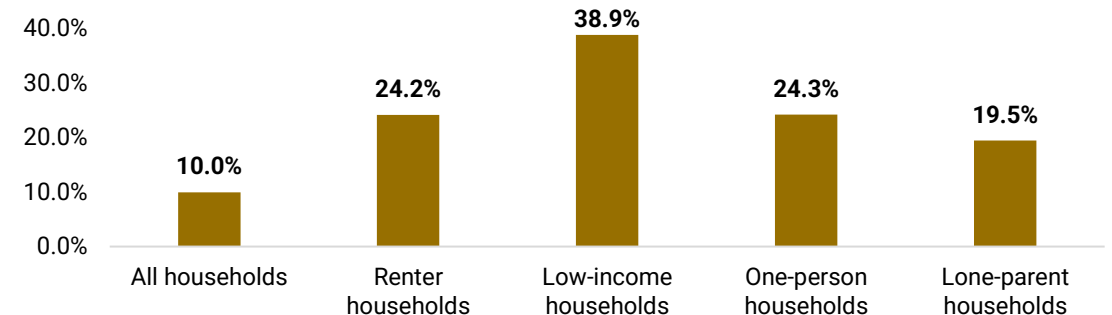


Figure 10: Proportion of households in core housing need by select demographic characteristics, 2021



Ownership Affordability

As of 2023, only households in the top 20-30% of incomes can afford even less expensive housing forms. The following analysis calculates affordable purchase prices based on current income levels, breaking this down by income decile. This is then compared to average sales prices in Oakville.

Table 1: Affordability table for Town of Oakville ownership market, 2023

Ownership Affordability		Oakville Ownership Market (Q4 2023)					
	2023 Income (All HH)	Max Affordable Price	Single-Detached	Semi-Detached	Row/Townhouse	Apartments	Total Average Price
			\$1,961,907	\$1,020,353	\$1,093,145	\$988,957	\$1,531,381
Low Income Deciles 1-3	\$41,739	\$155,770	NO	NO	NO	NO	NO
	\$67,883	\$253,340	NO	NO	NO	NO	NO
	\$92,881	\$346,631	NO	NO	NO	NO	NO
Moderate Income Deciles 4-6	\$118,108	\$440,777	NO	NO	NO	NO	NO
	\$147,921	\$554,574	NO	NO	NO	NO	NO
	\$180,028	\$680,234	NO	NO	NO	NO	NO
High Income Deciles 7-9	\$220,162	\$837,330	NO	NO	NO	NO	NO
	\$277,496	\$1,061,739	NO	YES	NO	YES	NO
	\$380,697	\$1,465,705	NO	YES	YES	YES	NO

Rental Affordability

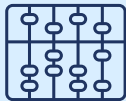
The majority of low-income households can't afford any size of unit based on the current market, and even some moderate-income households can't afford larger units. The following analysis calculates affordable rent rates based on current income levels, breaking this down by income decile. This is then compared to current average market rent in the primary rental market.

Table 2: Affordability table for Town of Oakville rental market, 2023

Rental Affordability		Oakville Rental Market (2023) - Average Prices					
	2023 Income (Renter HH)	Max Affordable Price	Bachelor	One-Bedroom	Two-Bedroom	Three or More Bedrooms	All
			\$1,299	\$1,680	\$1,980	\$2,386	\$1,925
Low Income Deciles 1-3	\$24,998	\$625	NO	NO	NO	NO	NO
	\$38,070	\$952	NO	NO	NO	NO	NO
	\$52,747	\$1,319	YES	NO	NO	NO	NO
Moderate Income Deciles 4-6	\$68,342	\$1,709	YES	YES	NO	NO	NO
	\$84,854	\$2,121	YES	YES	YES	NO	YES
	\$104,348	\$2,609	YES	YES	YES	YES	YES
High Income Deciles 7-9	\$128,428	\$3,211	YES	YES	YES	YES	YES
	\$160,535	\$4,013	YES	YES	YES	YES	YES
	\$224,749	\$5,619	YES	YES	YES	YES	YES

Data Sources: Statistics Canada Census of Population Custom Tabulation, Toronto Regional Real Estate Board Community Profile for Oakville, 2023 Q4, Bank of Canada Mortgage Rates (5-year rolling average), Oakville Property Tax Rate, 2023, Ministry of Municipal Affairs and Housing PPS Housing Tables, Ontario CPI from 2020 to 2023 (+14.7%), affordable price based on SHS calculation that assumes maximum affordable home price or rent with household spending 30% of their income on shelter costs. Table 1 calculations assume 5% down payment (or minimum down payment for units over \$1 million) and 25 year amortization period.

Experiences of Homelessness



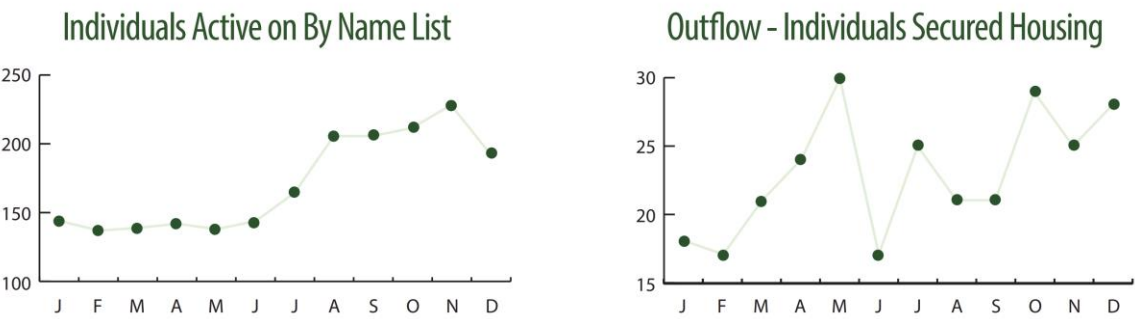
As of the 2021 Point-in-Time Count conducted by the Region of Halton, there were 293 individuals or heads of households experiencing homelessness. Of note, 42% of those experiencing homelessness identified as racialized, compared to only 36% of the region’s population based on the 2021 census.



The number of people experiencing homelessness ranged from approximately 140 to 225 over the course of 2023. The number of people on the By-Name List* for Halton Region ranged from around 140 near the beginning of the year to around 200 by the end of the year. Over the course of the year, 346 individuals experienced homelessness for the first time, while 117 returned to homelessness.

*The By-Name List is a real-time data tool that helps to connect individuals experiencing homelessness to services and track the prevalence of homelessness.

Figure 11: By-Name List Data, Halton Region, 2023



Source: Halton Region’s Coordinated Access 2023 Dashboard, Attachment #2 to Report No. 22-05-24

Inclusionary Zoning

Inclusionary Zoning

Inclusionary zoning (IZ) refers to a zoning by-law that requires developers to provide a set amount of affordable housing in their market-rate residential development as a condition of development approval. The Ontario regulations require a financial analysis of the potential impact of an IZ by-law. This is commonly done through a residual land value analysis.

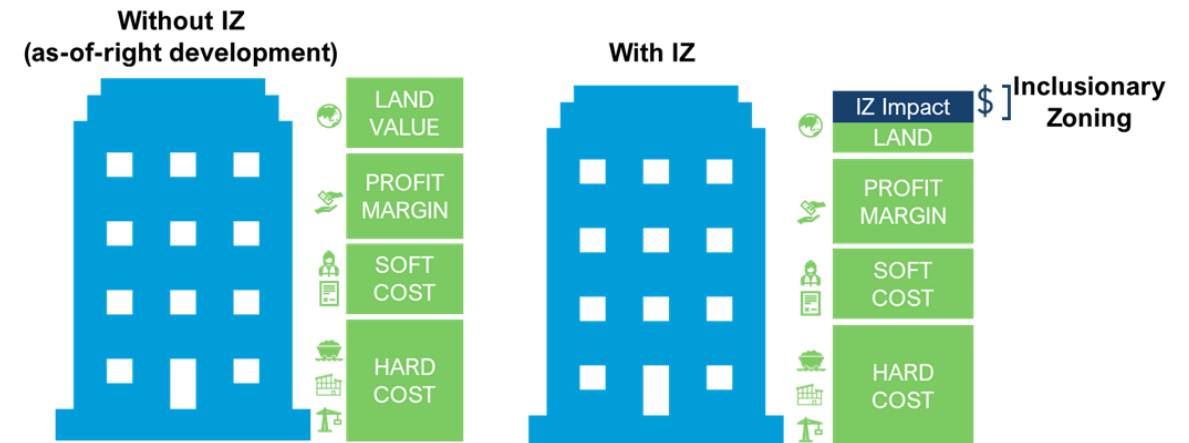
In developing an Inclusionary Zoning program, **several parameters must be decided on**, including but not limited to:

- Period and depth of affordability;
- Percentage of units required to be affordable;
- What building sizes and typologies IZ would be applied to;
- Neighbourhoods IZ will be applied to (limited to PMTSAs or DPPS areas as per provincial requirements);
- Reporting and monitoring requirements.

Figure 12: Residual land value method



Figure 13: Illustration of the financial impact of Inclusionary Zoning



Affordable Housing Incentives

Affordable Housing Incentives

A Community Improvement Plan, or CIP, is a plan that sets a framework for revitalization, redevelopment and renewal of an area that is supported by programs. They are created through Section 28 of the Planning Act.

Common incentives provided through a CIP include:

- Up front grants;
- Fee reimbursements;
- Annual grants tied to property taxes; and
- Incentives for the creation of new additional dwelling units.

Figure 14: Common types of CIP programs



UP-FRONT
GRANT



REIMBURSEMENT



ANNUAL GRANT
(TIEG)



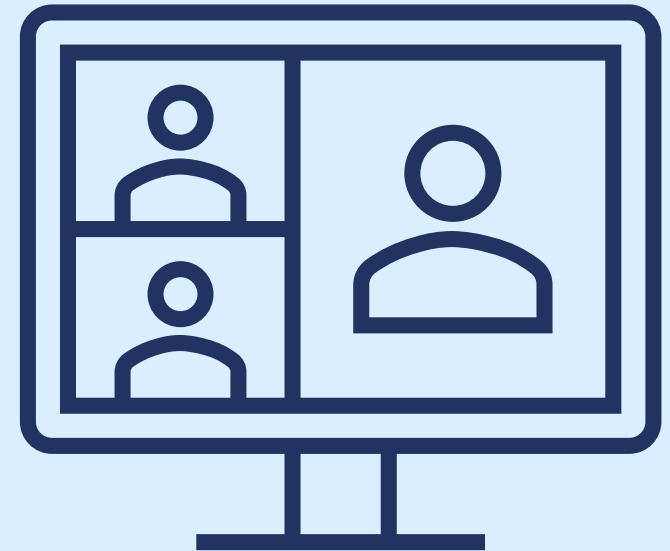
ADU
INCENTIVES*

*While the Town currently permits Additional Residential Units up to a total of 3 units on applicable lots, incentives can be implemented to increase uptake and potentially require conditions around affordability.

3 Discussion

We'll be moving to breakout rooms for this section.

Following the discussion, we'll return together to conclude and outline next steps.



Before we begin, let's start with a quick round of introductions!

Let everyone know your name, organization, and a brief reason why you're here today.

We have lots to discuss today, so we kindly ask you to keep introductions to under a minute.



Needs in your Community

1. **What needs are you seeing in your community with regards to housing or experiences of homelessness?** How are housing needs and challenges impacting the work your organization does?
2. **What changes have you seen over time with regards to these housing needs?** Can you speak to changes in any of the following:
 - Formation of households
 - Experiences of housing precarity or homelessness
 - Gaps in housing options
 - Any other changes you'd like to emphasize
3. **Can you speak to the particular needs or challenges among groups facing systemic barriers, including any groups that you serve?** This could include Indigenous, racialized, 2SLGBTQIA+ and gender diverse residents, residents fleeing violence, residents with disabilities, veterans, or other at-risk groups.



Don't worry if we don't cover everything today – there will be opportunity after the session to provide further written input.

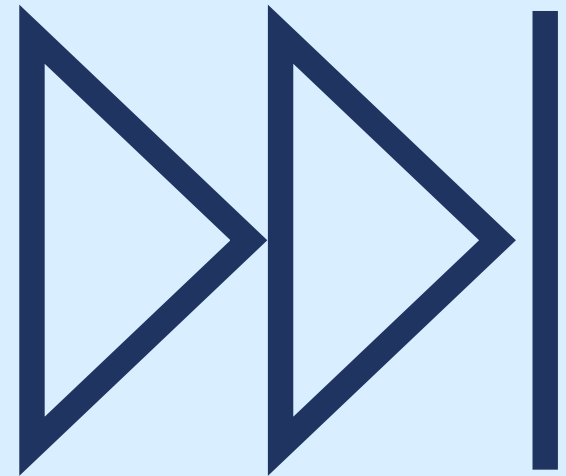
Responding to the Findings

4. **Are there any findings shared here today that you would like to emphasize or expand upon?**
5. **Are there any findings you found surprising, or that didn't align with the trends you're seeing in your community?** Are there any key housing needs or trends you've seen in your community that are not reflected in these findings?

Addressing Barriers

6. **What are some key factors that you feel are contributing to housing challenges in Oakville?** This could include demographic, economic, geographic or other considerations.
7. **What barriers have you faced developing or providing housing, connecting people to housing or services, or otherwise supporting your community as it relates to housing?**
8. **What solutions would you like to see the Town of Oakville implement to facilitate affordable housing?** As you answer, try to consider Oakville's unique role as a lower-tier municipality, compared to other actors such as Halton Region or higher levels of government.

4 Next Steps



Next Steps

The findings from today's session will be summarized, used to inform the next stages of analysis, and incorporated into the final report.

In addition to the remaining analysis, we will bring forward housing targets, key housing gaps, recommendations and next steps for discussion in February.

We encourage everyone who participated today to return to our final focus group in February to discuss these findings.

Thank you!

Keep an eye out for the invite to the final focus group session, to be hosted in February 2025!

Appendix: Jurisdictional Considerations

	Federal Government	Provincial Government	Halton Region	Town of Oakville
Legislation/Regulation	<ul style="list-style-type: none"> • Taxation (e.g. capital gains tax) • Regulates built form through the National Building Code • Additional laws that impact housing, e.g. mortgage or financial requirements 	<ul style="list-style-type: none"> • Taxation (e.g. land transfer tax) • Regulates subsidized housing via the Housing Services Act • Directs land use planning and built-form via the Planning Act and Ontario Building Code • Shapes municipal powers through the Municipal Act 	<ul style="list-style-type: none"> • Property taxation • Not a legislator, primarily an administrator and service provider: <ul style="list-style-type: none"> • Creating and administering subsidized housing • Providing and administering homelessness prevention and housing stability services (including emergency and transitional shelter) 	<ul style="list-style-type: none"> • Property taxation • Directing land use planning, including the Official Plan and Zoning By-laws • Managing property standards through local by-laws
Policy	<ul style="list-style-type: none"> • Directs housing programs via the National Housing Strategy 	<ul style="list-style-type: none"> • Community Housing and Renewal Strategy guides funding and programs for subsidized housing • Housing Supply Action Plan shapes market housing 	<ul style="list-style-type: none"> • Directs local housing and homelessness programs through their Comprehensive Housing Strategy 	<ul style="list-style-type: none"> • Directs housing policy primarily through Official Plan, Housing Strategy
Funding	Major Funder , including: <ul style="list-style-type: none"> • Creation of affordable housing • Homelessness prevention programs • Local housing programs and infrastructure • Direct subsidization (e.g. CMHC mortgage insurance) 	Major Funder , including: <ul style="list-style-type: none"> • Creation of affordable housing • Homelessness prevention programs • Rental subsidies • Local housing programs and infrastructure • Direct subsidization (e.g. CMHC mortgage insurance) 	Primarily an administrator of funds (i.e. issues funds from higher level of governments). Provides limited funding of their own.	Limited capacity as a funder with regards to housing. Includes: <ul style="list-style-type: none"> • Provision of incentives (e.g. fee reductions, grants, land donation) • Direct subsidies (e.g. property tax reductions)
Outside of Current Scope	<ul style="list-style-type: none"> • Land use planning (with some exceptions) • Directly building (present day) 	<ul style="list-style-type: none"> • Directly building (present day) 	<ul style="list-style-type: none"> • Land use planning (following Bill 185) 	<ul style="list-style-type: none"> • Directly building • Rental subsidies • Homelessness prevention