

2018 Regional Housing Strategy Data Update

April 2021

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Executive Summary

In 2018, the Region of Peel retained SHS Consulting to develop a Regional Housing Strategy, which included analysis of the varied housing needs of Peel residents and a roadmap including targets, tools and strategies to address Peel's housing challenges and support the development of complete communities. One of the main components of the Housing Strategy was the Housing Needs Assessment, which looked at housing demand, supply, and affordability indicators for the Region and the local municipalities of Mississauga, Brampton, and Caledon.

This report is an update to Component 1 of the Regional Housing Strategy: The Housing Needs Assessment. It provides updated data where available and also includes additional indicators at the local municipal level that were not included in the original strategy. In addition, this report briefly considers the impacts of COVID-19 on housing in the Region of Peel, recognizing the dynamic nature of the pandemic on our understanding of short and medium-term impacts.

It is important to note that this report should be read in conjunction with and as a supplementary document to the 2018 Regional Housing Strategy. Where updated data is not available, information has not been included in this report. Figure numbers generally reference the original figures in the Regional Housing Strategy.

In general, the key findings tend to closely mirror the trends and results of the findings from the 2018 Needs Assessment. Combined, the previous trends and updated trends to the housing needs assessment analysis can be found below:

Housing Demand

- The Region is growing faster than most comparator municipalities, and Ontario as a whole;
- There is a need to plan for an aging population;
- Peel is experiencing increasing rates of housing instability and homelessness;
- The needs of Peel residents by household type is varied; and
- Household income growth differs based on local municipality and household type.

Housing Supply

- Nearly half of all housing in Peel Region is single-detached dwellings, but development trends suggest that high density dwellings are on the rise;
- Housing prices and rental rates are increasing much faster than household incomes;
- Most of the rental supply increase is from the secondary rental market; and
- More supportive and subsidized housing is required to keep up with need, and existing units must be maintained.

Housing Affordability:

- An increasing number of Peel households are facing affordability challenges, and need varies by household type; and
- There is a gap between housing supply and housing need, which is more significant for low income households.

Impacts of COVID-19 on Residential Development and Housing Need

- The low impact growth scenario forecast suggests that residential recovery would begin in 2021 and normalized by 2023, whereas the high impact scenario suggests that recovery would begin in 2022 and normalize in 2025 or 2026;
- Building permits issued in 2020 suggest that the pandemic is not impacting residential development equally across municipalities, or across stock types; and
- Resale home sales and prices across all dwelling types in Peel Region are steadily increasing and recovering than what has previously been experienced during the height of pandemic in early 2020.

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Background & Purpose

In 2018, the Region of Peel retained SHS Consulting to develop a Regional Housing Strategy to study the varied housing needs of Peel residents and to develop a roadmap including targets, tools and strategies to address Peel's housing challenges and support the development of complete communities. The Regional Housing Strategy was developed through four components of work:

- Component 1: Housing Needs Assessment
- Component 2: Long- and Short-Term Outcomes and Targets
- Component 3: Roles and Responsibilities of the Region and Partners
- Component 4: Financial Incentives and Planning Tools

The Regional Housing Strategy was aligned with relevant Federal and Provincial direction including the principles of the Federal National Housing Strategy and the previous Growth Plan, 2017. It also supported the visions and goals of Regional initiatives including the 2015-2035 Strategic Plan and the Region's Growth Management Strategy, and considered local municipal housing research and initiatives including the City of Mississauga's Making Room for the Middle and Caledon's Housing Study.

Since 2018, the Regional Housing Strategy has been used to develop the Peel Housing and Homelessness Plan (2018-2028) as required under the *Housing Services Act*, and Regional Official Plan policy directions as part of Peel 2041+: Regional Official Plan Review, in addition to supporting many other initiatives across a range of Regional divisions.

In 2021, the Region continues to advance key housing objectives and strategies. The purpose of this document is to provide updated data to that provided in Component 1 of the Regional Housing Strategy, the Housing Needs Assessment, where available. The impacts of COVID-19 on Peel's housing supply and demand are also considered.

Important reader's note: This document should be read in conjunction with and as a supplementary document to the 2018 Regional Housing Strategy. Where updated data is not available, information has not been included in this report. Figure numbers generally reference the original figures in the Regional Housing Strategy.

Data Sources & Limitations

The data sources used in this report align with the data sources in the Housing Strategy, where applicable, and include Statistics Canada (e.g. Census custom tabulation data and Census Profiles for Peel Region and the local municipalities), Canada Mortgage Housing Corporation (CMHC), data provided by Peel Data Centre and other Peel Region divisions, and the Toronto Real Estate Board (TREB).

It should be noted that this updated document strictly focuses on new data available at the time of the creation of this report. Please note that some of the sources listed above have not been updated since the 2018 Needs Assessment, such as with the Statistics Canada Census.

Update to the Region of Peel Housing Needs Assessment

The Regional Housing Strategy Needs Assessment explores housing demand, supply, affordability, and gaps along the housing continuum through a series of measures. The following sections provide updated and supplemented data where available, including some data from new sources.

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Housing Demand

The housing demand analysis in the Regional Housing Strategy explores population and household trends, employment and economic indicators, rates of shelter use, education indicators, and income measures. Key findings demonstrated:

- The Region is growing faster than most comparator municipalities, and Ontario as a whole;
- There is a need to plan for an aging population;
- Peel is experiencing increasing rates of housing instability and homelessness;
- The needs of Peel residents by household type is varied; and
- Household income growth differs based on local municipality and household type.

This section provides expanded data related to labour participation rates and household income measures.

Unemployment and Labour Participation

The table below provides additional information regarding the employment, unemployment, and participation rates for the local municipalities over the last 15 years, to supplement the Region wide data included in the Regional Housing Strategy.

The unemployment rate for each local municipality increased from 2001 to 2011, but slightly decreased in 2016. The labour participation rate has been decreasing in both Mississauga and Brampton over the last 15 years and currently sits below 70%. Caledon's participation rate has been relatively stable. Further, the employment rate has slightly decreased for each local municipality between 2001 and 2016.

Figure 16a: Trends in the Participation Rate, Unemployment Rate, Full-time Employed Rate, Part-time Employed Rate; Mississauga, Brampton, Caledon, and Peel Region: 2001–2016

Year	Labour Force Rates	Mississauga	Brampton	Caledon	Peel Region
2001	Participation rate	72.6%	74.8%	76.9%	73.5%
	Employment rate	68.7%	71.0%	74.4%	69.8%
	Unemployment rate	5.3%	5.1%	3.3%	5.1%
2006	Participation rate	70.8%	72.5%	74.7%	71.6%
	Employment rate	66.2%	67.7%	71.7%	67.0%
	Unemployment rate	6.5%	6.6%	4.1%	6.4%
2011	Participation rate	68.2%	69.1%	72.3%	68.8%
	Employment rate	62.3%	62.6%	67.6%	62.6%
	Unemployment rate	8.7%	9.5%	6.5%	8.9%
2016	Participation rate	66.4%	67.9%	72.1%	67.3%
	Employment rate	60.8%	62.3%	68.2%	61.8%
	Unemployment rate	8.3%	8.3%	5.5%	8.2%

Source: Statistics Canada Census 2001, 2006, 2011, and 2016

Figure 16b builds upon the information shown in the Housing Strategy by providing 2019 information. The proportion of full time employed has decreased slightly in Peel Region, but overall has been relatively unchanged.

Figure 16b: Trends in the Participation Rate, Unemployment Rate, Full-time Employed Rate, Part-time Employed Rate; Peel Region: 2001–2019

Proportion of Labour Force	2001	2006	2011	2016	2019
Participation Rate	73.5%	71.6%	68.8%	67.3%	**
Unemployment Rate	5.1%	6.4%	8.9%	8.2%	**
Full time employed	85.4%	84.9%	84.2%	84.1%	83.5%
Part time employed	73.5%	71.6%	68.8%	67.3%	**

Source: Statistics Canada Census 2001, 2006, 2011, and 2016; Peel Region Open Data 2019.

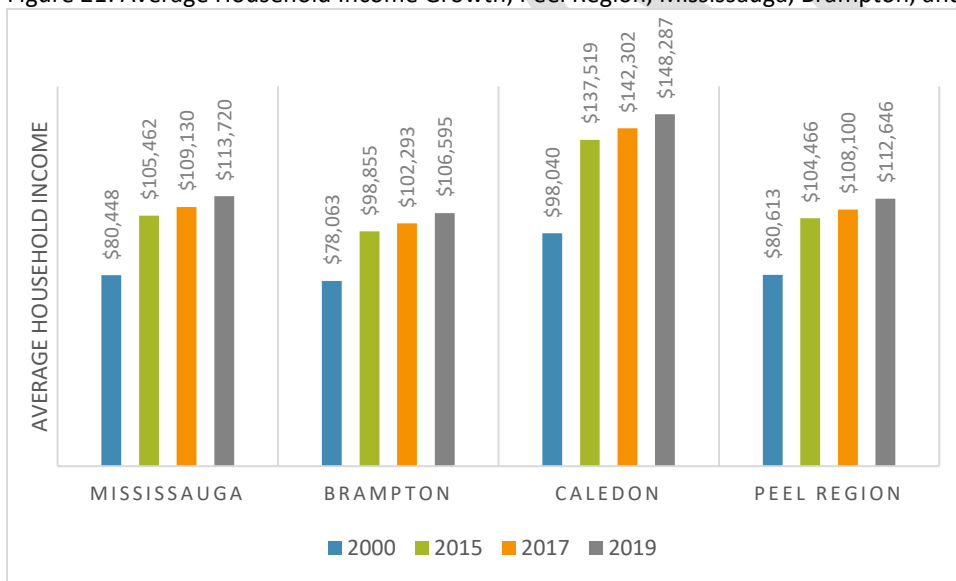
Note: no data is available for the local municipalities

**data unavailable

Average Household Income

Figure 21 depicts average household incomes for Peel Region and its local municipalities, while also providing updated 2019 data. Overall, average household incomes have been increasing since 2000. On average, Peel households earned \$112,646 in 2019; up by 40% from 2000. Among the local municipalities, Caledon had the highest average household income in 2019 at \$148,287 per year, followed by Mississauga (\$113,720) and Brampton (\$106,595). Over the last 19 years, Caledon has experienced a 51% increase in its average household income, whereas Mississauga witnessed 41% and Brampton saw 37%. These trends are similar to what was depicted in the Housing Strategy.

Figure 21: Average Household Income Growth; Peel Region, Mississauga, Brampton, and Caledon: 2000–2019



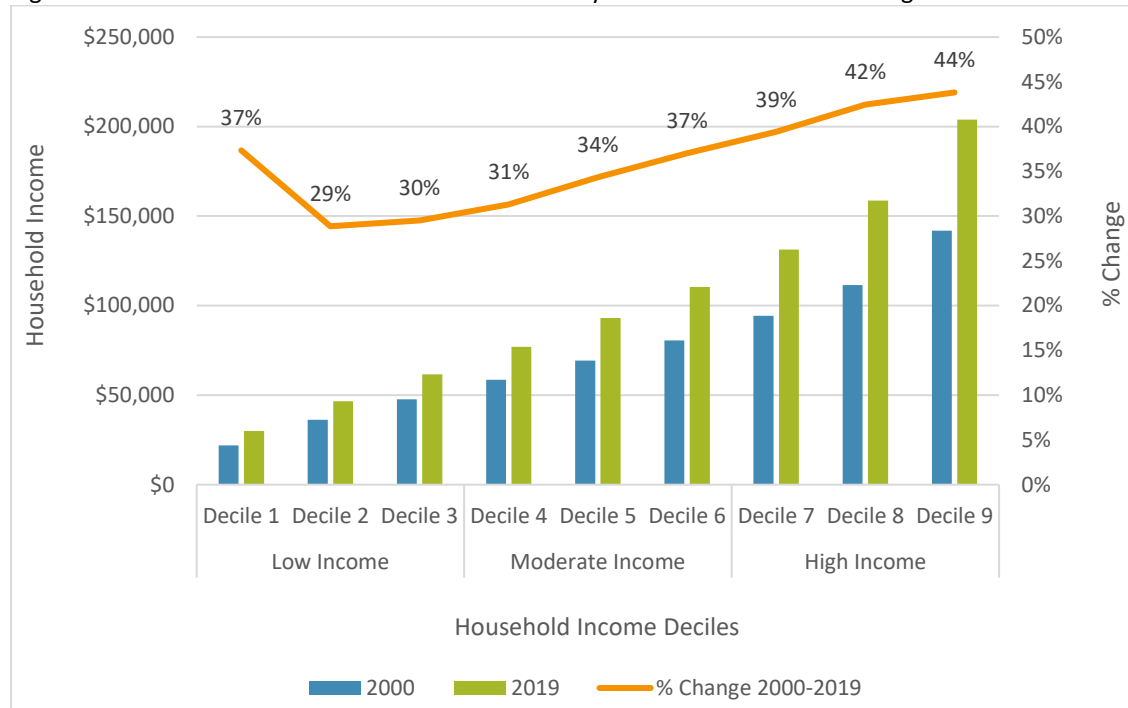
Source: Statistics Canada Census 2001 and 2016; Peel Region Measuring & Monitoring Program; and household income estimates based on the consumer price index (CPI) growth rate for Canada from 2015-2019

Household Income Deciles

The following figure reveals the household income deciles for Peel Region for 2000 and 2019. As the data shows, household incomes in the higher income deciles saw a larger rate of increase from 2000 to 2019 while incomes in the lower income deciles, particularly the second to the fifth income deciles, saw lower rates of increase. Surprisingly, households in the first income decile saw relatively higher income

growth compared to the second to the fifth income deciles between 2000 to 2019. However, this suggests that the gap between households with low incomes and households with high incomes is growing.

Figure 22: Income Growth and Income Growth Rate by Household Deciles: Peel Region: 2000 and 2019



Source: Statistics Canada Custom Tabulation data, 2001, 2006, 2011, 2016; and Peel Region estimates based on the CPI growth rate for Canada from 2015-2019

Figure 23 provides the household income deciles for Peel Region and the local municipalities. Overall, the data below shows the significant differences between household incomes among the local municipalities. Across the 2019 income deciles, Mississauga has the lowest household incomes while Caledon has the highest. However, it is not until the 7th income decile where Mississauga surpasses Brampton in household income. Most households across the Region earn about the same amount at the 6th income decile (moderate income households), except for Caledon.

Figure 23: Estimated 2019 Total Household Income Deciles (Ownership Households): Mississauga, Brampton, Caledon, and Peel Region

	Low Income			Moderate Income			High Income		
	Decile 1	Decile 2	Decile 3	Decile 4	Decile 5	Decile 6	Decile 7	Decile 8	Decile 9
Mississauga	\$26,367	\$42,851	\$57,616	\$73,012	\$89,641	\$108,086	\$130,697	\$160,707	\$210,500
Brampton	\$34,409	\$50,777	\$65,403	\$79,441	\$94,110	\$109,590	\$127,963	\$151,394	\$188,747
Caledon	\$42,055	\$64,292	\$86,150	\$104,808	\$123,086	\$142,618	\$166,729	\$197,913	\$251,349
Peel Region	\$30,062	\$46,608	\$61,642	\$76,930	\$93,137	\$110,456	\$131,374	\$158,712	\$203,944

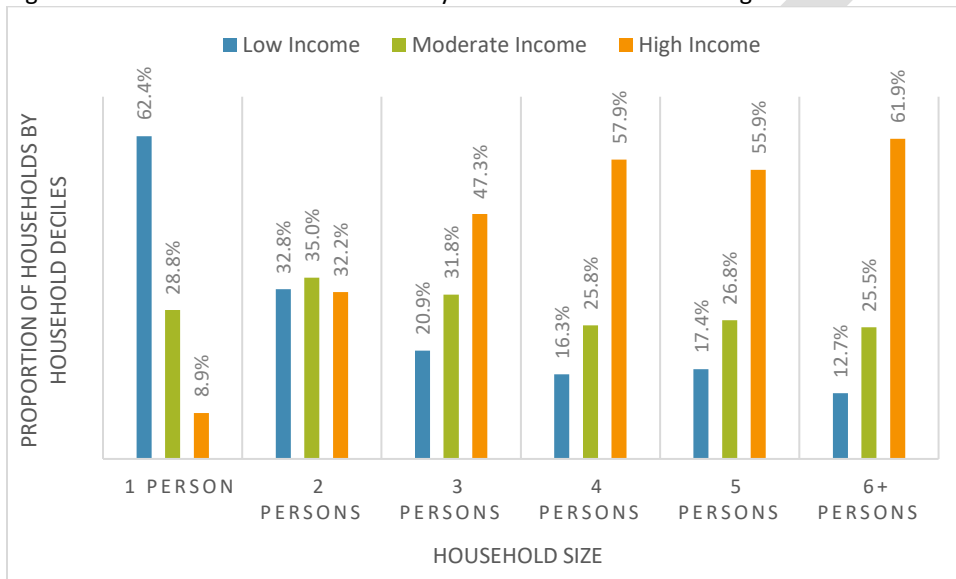
Source: Statistics Canada Custom Tabulation data, 2001, 2006, 2011, 2016; and Peel Region estimates based on the CPI growth rate for Canada from 2015-2019

Household Income Deciles by Household Size

Figures 24a, b, and c, provide an update to this section in the Housing Strategy by incorporating specific local municipal data on household income deciles by household size. In general, household incomes increase with household size. These trends align with the Housing Strategy analysis for Peel.

In Mississauga, a larger proportion of low-income households tend to live alone (62.4%), when compared to 8.9% of high-income households. Across all household sizes, moderate income households tend to remain consistent, except when it comes to two-person household where this income group slightly surpasses low- and high-income earners. However, as the number of persons increase in a household, this tends to correspond with an increase in the percentage of high-income households.

Figure 24a: Household Income Deciles by Household Size: Mississauga: 2016



Source: Statistics Canada Custom Tabulation data 2016

A similar trend is evident with Brampton, whereby a larger proportion of low-income households tend to live alone (71.1%). However, as the number of persons increase in a household, it tends to correspond with higher household incomes.

Figure 24b: Household Income Deciles by Household Size: Brampton: 2016



Source: Statistics Canada Custom Tabulation data 2016

Again, in Caledon a larger proportion of low-income households tend to live alone (77.2%) and moderate-income households tend to remain relatively flat across all household sizes. However, as the number of persons in a household increases, so does the percentage of high-income households.

Figure 24c: Household Income Deciles by Household Size: Caledon: 2016



Source: Statistics Canada Custom Tabulation data 2016

Household Income Deciles by Household Type

Figures 25a, b, and c, provide an update to this section in the Housing Strategy by incorporating specific local municipal data on household income deciles by household type. These trends align with the Housing Strategy analysis.

In Mississauga, persons living alone, youth households, seniors, lone parents, and recent immigrants have the highest share of households with low incomes and some of the lowest share of households with high incomes. Couples with children, multiple and other family households, as well as larger households are less likely to have low incomes.

Figure 25a: Household Income Deciles by Household Type: Mississauga: 2016

	Low Income	Moderate Income	High Income
Youth (under 25 yrs old)	79%	17%	4%
Persons living alone	62%	29%	9%
Recent Immigrant Households	57%	28%	16%
Lone parents	45%	35%	20%
Seniors (65+ yrs old)	42%	31%	27%
Two or more persons household (non-family)	38%	36%	26%
Indigenous Households	36%	33%	32%
Immigrant Households	32%	31%	37%
Households with a Person with a Disability	31%	31%	38%
Couples without Children	28%	35%	38%
Couples with Children	17%	27%	55%
Large Families (5+ persons)	15%	26%	58%
Multiple & Other Family Households	9%	27%	64%

Source: Statistics Canada Custom Tabulation Data 2016.

As seen with Mississauga, in Brampton persons living alone, youth households, seniors, lone parents, and recent immigrants have the highest share of households with low incomes and some of the lowest share of households with high incomes. Couples with children, multiple and other family households, as well as larger households are less likely to have low incomes. In addition, households with a person with a disability tend to have higher incomes in Brampton.

Figure 25b: Household Income Deciles by Household Type: Brampton: 2016

	Low Income	Moderate Income	High Income
Youth (under 25 yrs old)	75%	18%	8%
Persons living alone	71%	23%	6%
Recent Immigrant Households	51%	32%	17%
Lone parents	51%	32%	18%
Seniors (65+ yrs old)	46%	26%	27%
Two or more persons household (non-family)	39%	34%	27%
Indigenous Households	35%	29%	35%
Immigrant Households	30%	31%	39%
Households with a Person with a Disability	28%	29%	43%
Couples without Children	33%	32%	35%
Couples with Children	21%	31%	48%
Large Families (5+ persons)	14%	30%	56%
Multiple & Other Family Households	11%	29%	59%

Source: Statistics Canada Custom Tabulation Data 2016.

In Caledon, persons living alone, youth households, and seniors, lone parents, Indigenous households, and recent immigrants have the highest share of households with low incomes and some of the lowest share of households with high incomes. Couples with children, multiple and other family households, as well as larger households are less likely to have low incomes. In addition, there are fewer moderate-income one-person households in the Town when compared to the rest of the local municipalities.

Figure 25c: Household Income Deciles by Household Type: Caledon: 2016

	Low Income	Moderate Income	High Income
Youth (under 25 yrs old)	80%	20%	0%
Persons living alone	77%	17%	6%
Recent Immigrant Households	48%	29%	19%
Lone parents	52%	31%	17%
Seniors (65+ yrs old)	53%	27%	19%
Two or more persons household (non-family)	39%	39%	22%
Indigenous Households	43%	23%	40%
Immigrant Households	36%	30%	34%
Households with a Person with a Disability	33%	28%	39%
Couples without Children	35%	34%	31%
Couples with Children	15%	31%	54%
Large Families (5+ persons)	13%	26%	61%
Multiple & Other Family Households	14%	30%	57%

Source: Statistics Canada Custom Tabulation Data 2016.

Household Income Deciles by Household Tenure

Figures 26a, b, and c, build upon this section in the Housing Strategy by providing additional local municipal data regarding household income deciles by household tenure.

In Mississauga, renter households tend to disproportionately have low incomes when compared to homeowners, and high-income households are significantly more likely to be homeowners. However, both renters and owners are balanced in the moderate-income category.

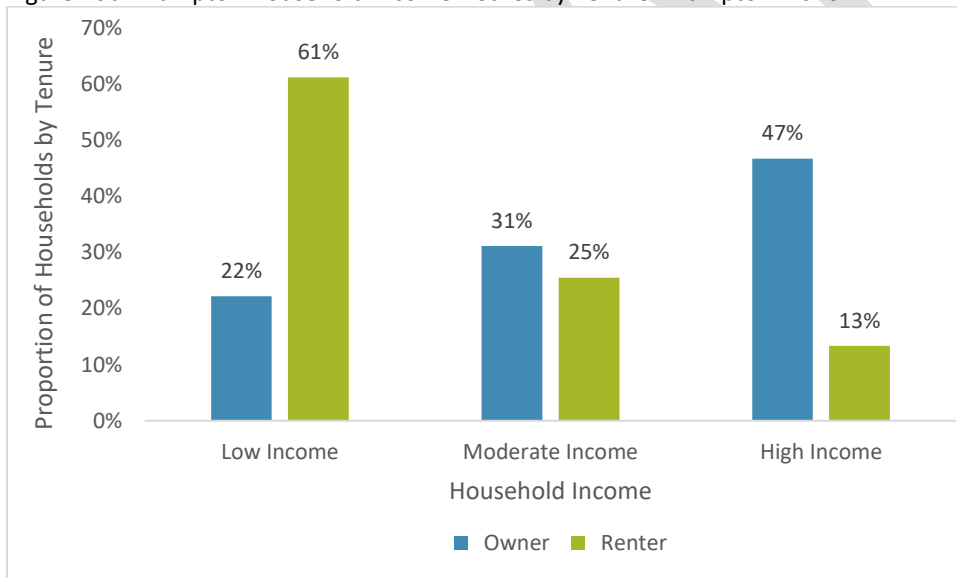
Figure 26a: Mississauga Household Income Deciles by Tenure: Mississauga: 2016



Source: Statistics Canada Custom Tabulation data 2016

Similar to Mississauga, renter households in Brampton tend to disproportionately have low incomes when compared to homeowners, and there are slightly more homeowners in the moderate-income category as compared to Mississauga.

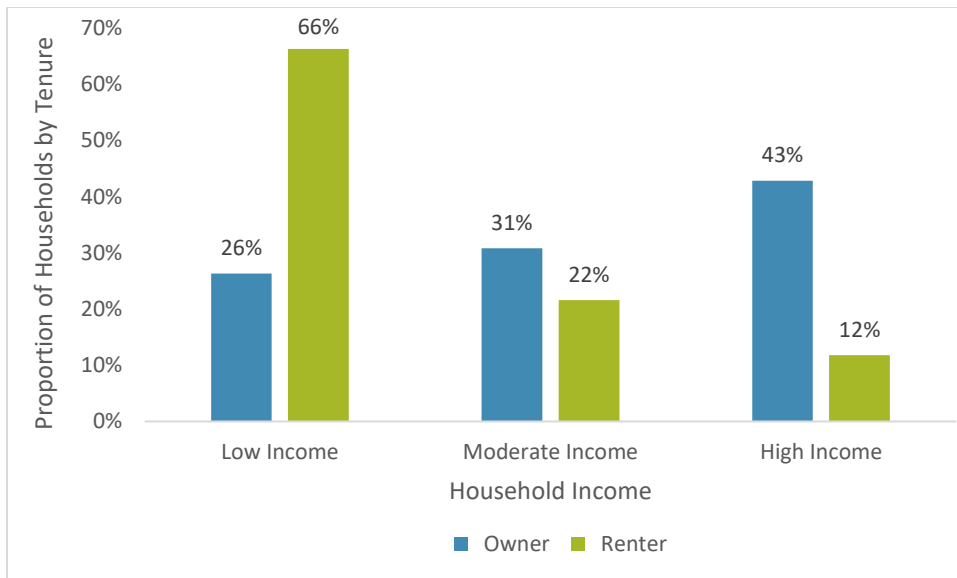
Figure 26b: Brampton Household Income Deciles by Tenure: Brampton: 2016



Source: Statistics Canada Custom Tabulation data 2016

As seen with the other local municipalities, low income households tend to be renters. There are fewer renters in the Town that have moderate incomes when compared to homeowners, and over 40% of owners tend to have high incomes.

Figure 26c: Caledon Household Income Deciles by Tenure: Caledon: 2016



Source: Statistics Canada Custom Tabulation data 2016

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Housing Supply

The housing supply analysis in the Regional Housing Strategy examines available housing options by comparing recent housing activity to housing need. The key findings demonstrate:

- Nearly half of all housing in Peel Region is single-detached dwellings, but development trends suggest that high density dwelling are on the rise;
- Housing prices and rental rates are increasing much faster than household incomes;
- Most of the rental supply increase is from the secondary rental market;
- More subsidized housing is required to keep up with need, and existing units must be maintained; and
- More supportive housing is required to keep up with need.

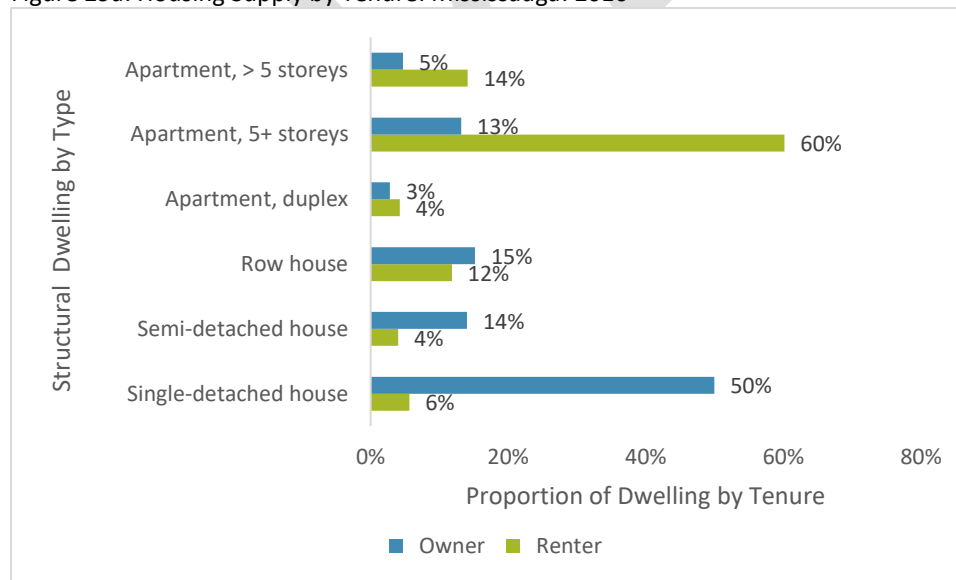
This section provides additional data related to dwelling types in the Region by tenure, condition of dwellings, new ownership housing completions and new rental stock.

Dwellings by Tenure

Figures 29a, b, and c, build upon the information in the Housing Strategy by providing specific information on the local municipalities regarding their housing supply by tenure.

In Mississauga, half of all owned dwelling units were single-detached houses, whereas 60% of renters occupied apartments 5 storeys or larger. Row houses (15%) and semi-detached houses (14%) were the second most common dwelling types among homeowners.

Figure 29a: Housing Supply by Tenure: Mississauga: 2016

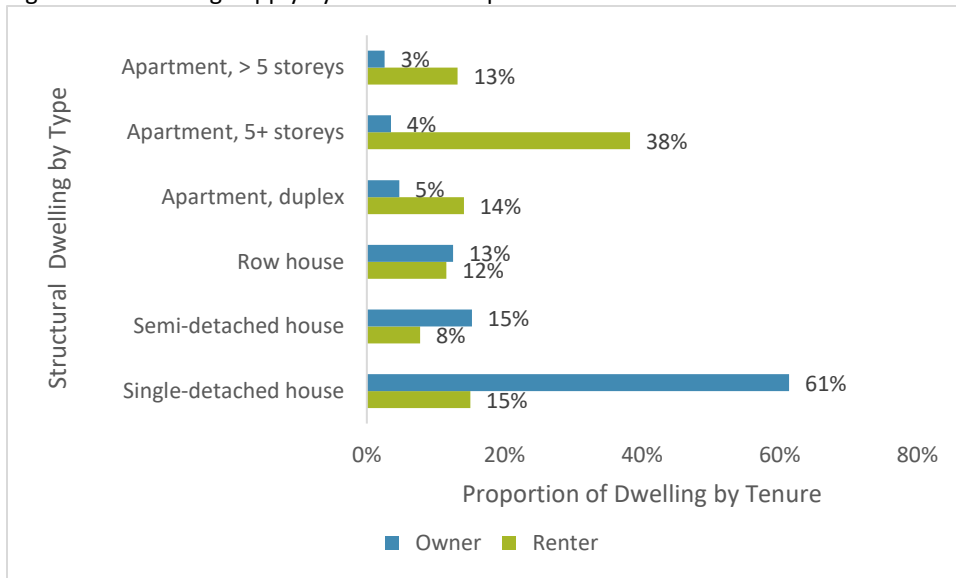


Source: Statistics Canada Census 2016

In Brampton, 61% of all owned dwelling units were single-detached houses, whereas 38% of all apartments 5 storeys or larger were occupied by renters. Row houses (13%) and semi-detached houses

(15%) were the second most common dwelling types among homeowners. However, a larger proportion of rental units in Brampton are apartment duplexes when compared to Mississauga.

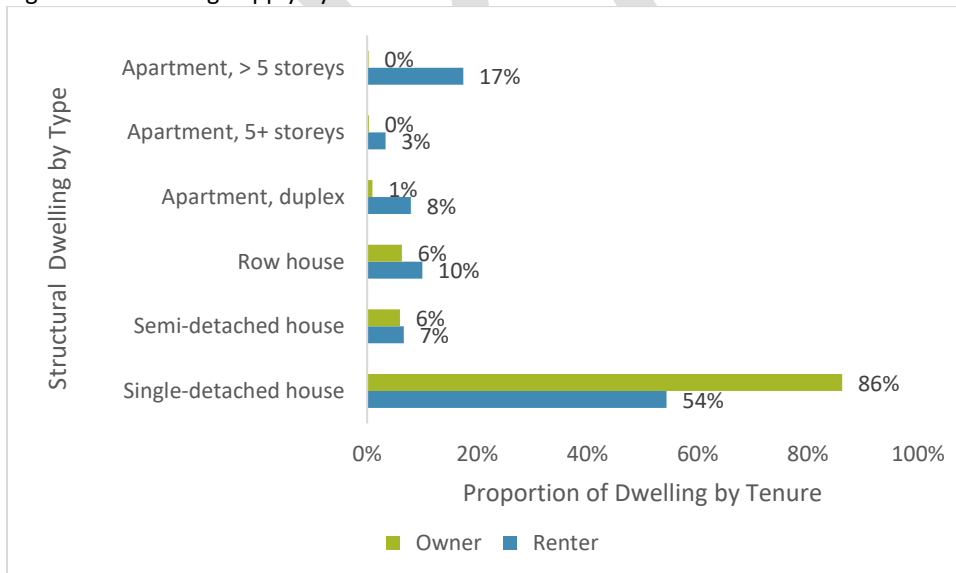
Figure 29b: Housing Supply by Tenure: Brampton: 2016



Source: Statistics Canada Census 2016

In Caledon, 86% of all owned dwelling units were single-detached houses and surprisingly 54% of single-detached units were also being rented. Moreover, only 3% of all apartments 5 storeys or larger were occupied by renters, whereas 17% of smaller apartment buildings were rented out.

Figure 29c: Housing Supply by Tenure: Caledon: 2016



Source: Statistics Canada Census 2016

Age and Condition of Dwellings

Figure 32 provides specific information on the local municipalities regarding housing condition and tenure, which is consistent with and builds upon the information shown in the Housing Strategy. Overall, 70% or higher of all ownership and rental dwellings across the local municipalities required regular maintenance, whereas about 25% or higher of all units required minor repairs in each jurisdiction.

Figure 32: Housing Supply by Housing Condition and Tenure: Mississauga, Brampton, Caledon, and Peel Region: 2016

		Owner	Renter
Mississauga	Regular maintenance needed	73%	73%
	Minor repairs needed	23%	20%
	Major repairs needed	4%	7%
Brampton	Regular maintenance needed	77%	76%
	Minor repairs needed	20%	18%
	Major repairs needed	3%	6%
Caledon	Regular maintenance needed	71%	67%
	Minor repairs needed	25%	27%
	Major repairs needed	4%	6%
Peel Region	Regular maintenance needed	75%	74%
	Minor repairs needed	22%	20%
	Major repairs needed	4%	6%

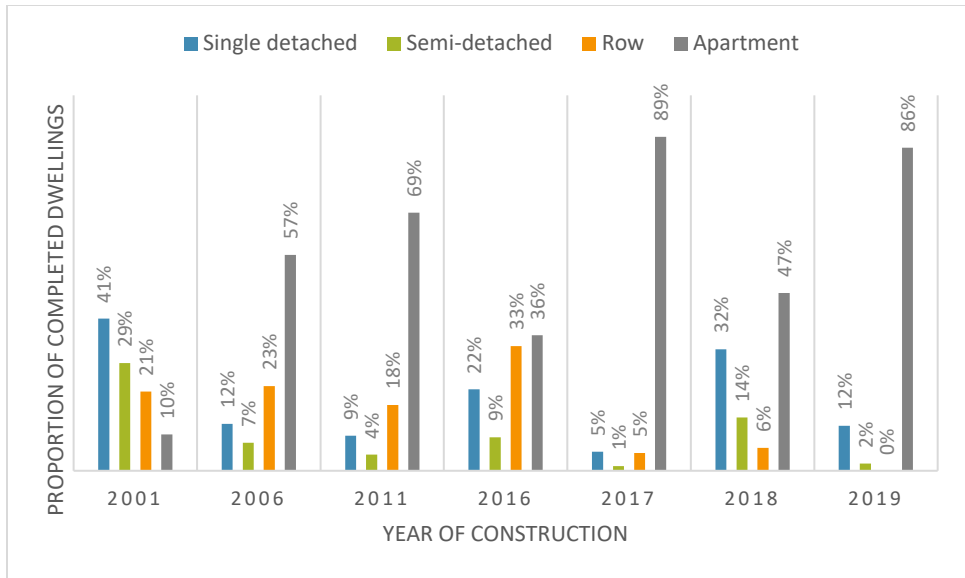
Source: Statistics Canada Custom Tabulation 2016

Housing Completions

The charts below build upon what is presented in the Housing Strategy by providing further information on housing completions by dwelling type and tenure for the local municipalities.

Figure 33a showcases the housing completions that have occurred in Mississauga from 2001 to 2019. Single- and semi-detached dwellings have been decreasing as a proportion of new units since 2001, whereas apartment units have significantly increased since 2006. In 2019, apartments made up 86% of all housing completions in the city as the focus of growth in the municipality is primarily a result of infill and intensification.

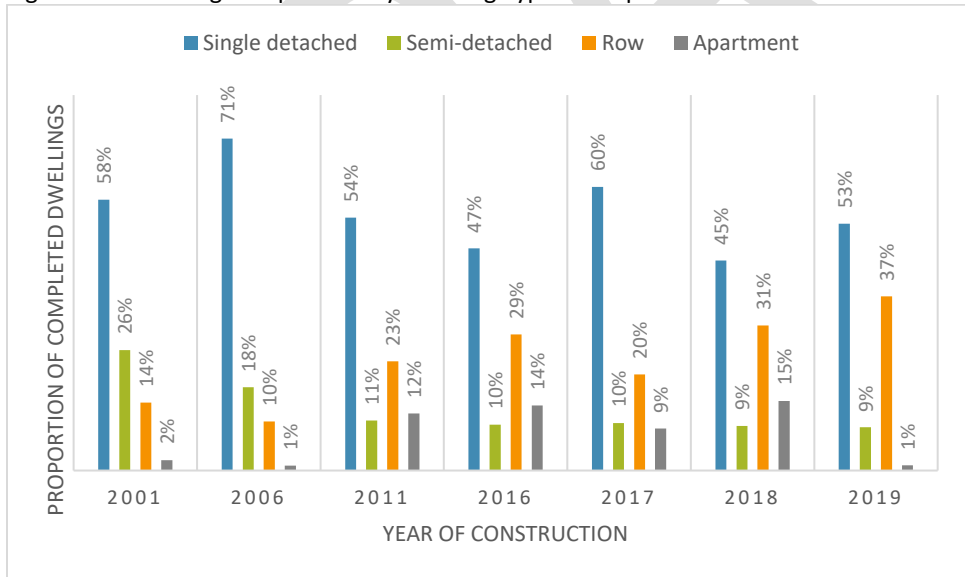
Figure 33a: Housing Completions by Dwelling Type: Mississauga: 2001–2019



Source: CMHC Housing Information Portal

Figure 33b highlights the housing completions that have occurred in Brampton from 2001 to 2019. Since 2001, single-detached units have continued to make up a large share of Brampton’s new housing stock, as Brampton develops their remaining greenfield areas. Of interest in Brampton however is that townhouse completions have increased since 2006 and are nearing the proportion of single-detached units.

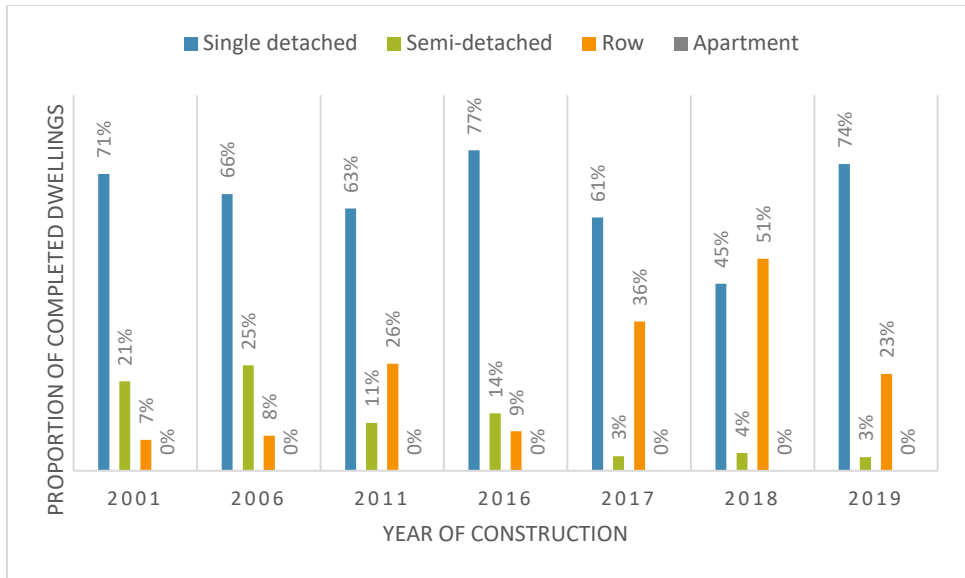
Figure 33b: Housing Completions by Dwelling Type: Brampton: 2001–2019



Source: CMHC Housing Information Portal

Figure 33c highlights the housing completions that have occurred in Caledon from 2001 to 2019. Similar to Brampton, the bulk of new units produced were consistently single-detached units over the last 18 years. However, there has been a rise in the completions of townhouses since 2017.

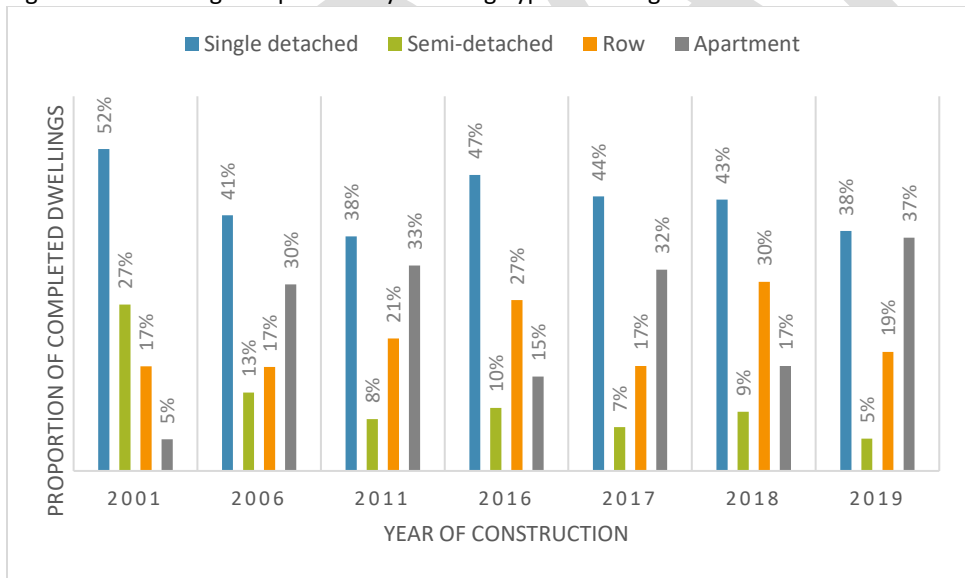
Figure 33c: Housing Completions by Dwelling Type: Caledon: 2001–2019



Source: CMHC Housing Information Portal

Figure 33d highlights the housing completions that have occurred in Peel Region from 2001 to 2019. Similar to what has been experienced above, single-detached units have been the most popular dwelling type for newly constructed units since 2001. However, apartments and townhouses have been increasing since 2006 and are providing a larger share of new housing stock in recent years.

Figure 33d: Housing Completions by Dwelling Type: Peel Region: 2001–2019



Source: CMHC Housing Information Portal

Figure 34 builds upon what has been presented in the Housing Strategy regarding trends in housing completions by tenure for each of the local municipalities. From 2001 to 2019, most newly constructed dwellings were either homeownership units or condo units in the Region. The bulk of condo units were constructed in Mississauga, whereas the homeownership units were constructed in Brampton and Caledon. Very few units constructed over the last 18 years have been rental. The fact that primary rental units make up such a small proportion of all housing completions is an issue, given the changing

demographics in Peel Region and increasing need for housing for seniors, person with disabilities, and other household types. The lack of more diverse and affordable housing supply options (e.g. primary rental units) hinders the ability of households to progress along the housing continuum within a municipality.

Figure 34: Trends in Housing Completions by Tenure: Mississauga, Brampton, Caledon, and Peel Region: 2001–2019

	Year	Homeowner	Rental	Condo
Mississauga	2001	77%	3%	20%
	2006	29%	0%	71%
	2011	20%	0%	80%
	2016	41%	11%	48%
	2017	11%	11%	78%
	2018	53%	0%	47%
	2019	14%	5%	81%
Brampton	2001	96%	0%	4%
	2006	95%	0%	5%
	2011	77%	1%	22%
	2016	78%	12%	10%
	2017	90%	0%	10%
	2018	81%	0%	18%
	2019	81%	0%	19%
Caledon	2001	100%	0%	0%
	2006	71%	0%	29%
	2011	98%	0%	2%
	2016	100%	0%	0%
	2017	100%	0%	0%
	2018	100%	0%	0%
	2019	100%	0%	0%
Peel Region	2001	89%	1%	10%
	2006	61%	0%	39%
	2011	57%	0%	43%
	2016	76%	10%	14%
	2017	67%	3%	30%
	2018	80%	0%	20%
	2019	55%	2%	43%

Source: CMHC Housing Information Portal

Residential Building Permits

The growth in the number of new residential units increased by 41% in the Region, from 6,786 units in 2016 to 9,574 units in 2019. During the same duration, Mississauga experienced 69% growth and Brampton experienced 34% growth; Caledon witnessed a 24% decrease in total units produced. Over the last few years there has been a decrease in the production of single-detached units across the Region and for each local municipality. On the other hand, apartment units have been increasing significantly between 2016 and 2019 for Mississauga (79%) and Brampton (783%). The high percentage increase in Caledon (3400%) is a result of an increase from 1 unit in 2016 to 35 units in 2019. Moreover, semi-detached units are on the rise in all areas expect for Caledon.

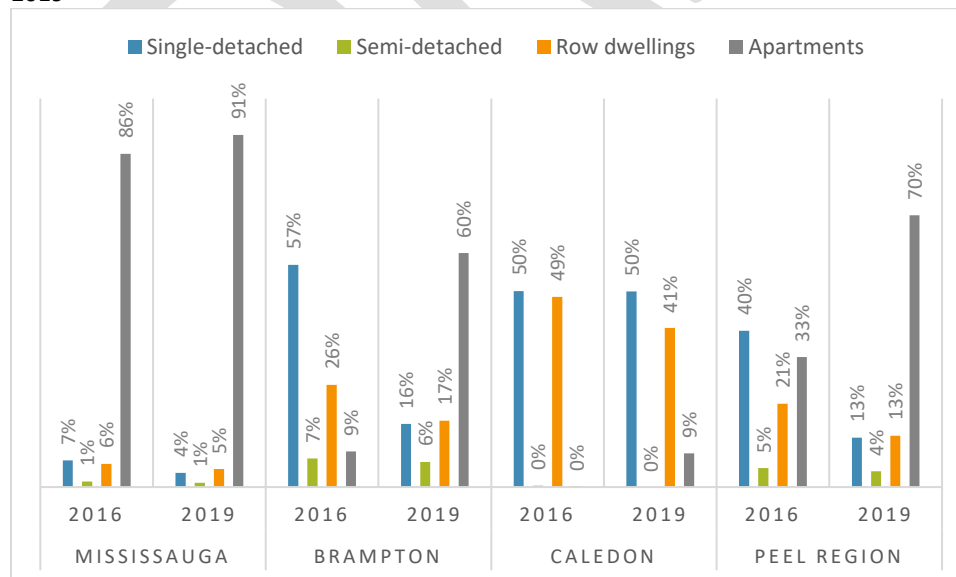
Figure 35a: Residential Building Permits Growth Trends: Mississauga, Brampton, Caledon, and Peel Region: 2016–2019

% Change (2016-2019)	Single-detached	Semi-detached	Row dwellings	Apartments	Total
Mississauga	-9%	25%	31%	79%	69%
Brampton	-62%	17%	-13%	783%	34%
Caledon	-24%	-100%	-36%	3400%*	-24%
Peel Region	-55%	17%	-13%	195%	41%

Source: Peel Data Centre. *Note: apartment units in Caledon increased by 1 unit in 2016 to 35 units in 2019.

Similar to what has been presented in the Housing Strategy, which highlighted that single-detached units made up the largest share of building permits issues from 2011 to 2016, permits for apartments now make up the largest share of building permits issued in both 2016 and 2019. This indicates that apartments will continue to make up a large share of all new housing completions in the near future. In 2019, permits for single detached homes made up 4% of all building permits issued in Mississauga and 16% in Brampton, which is significant when compared to 2016 proportions. However, the proportion of new apartment types has increased at a much faster rate for all the local municipalities.

Figure 35b: Residential Building Permits Growth Trends: Mississauga, Brampton, Caledon, and Peel Region: 2016–2019



Source: Peel Data Centre

Market Housing

Market Ownership Housing

Figure 36 shows trends in average house prices for all dwelling types across the Region and provides new 2019 information. These trends are very similar to what was reported in the Housing Strategy and indicate a significant increase in home prices over the last 14 years. Overall, sale prices of all home types in each jurisdiction have experienced at least an 143% increase, and the average price across the Region is \$754,250.

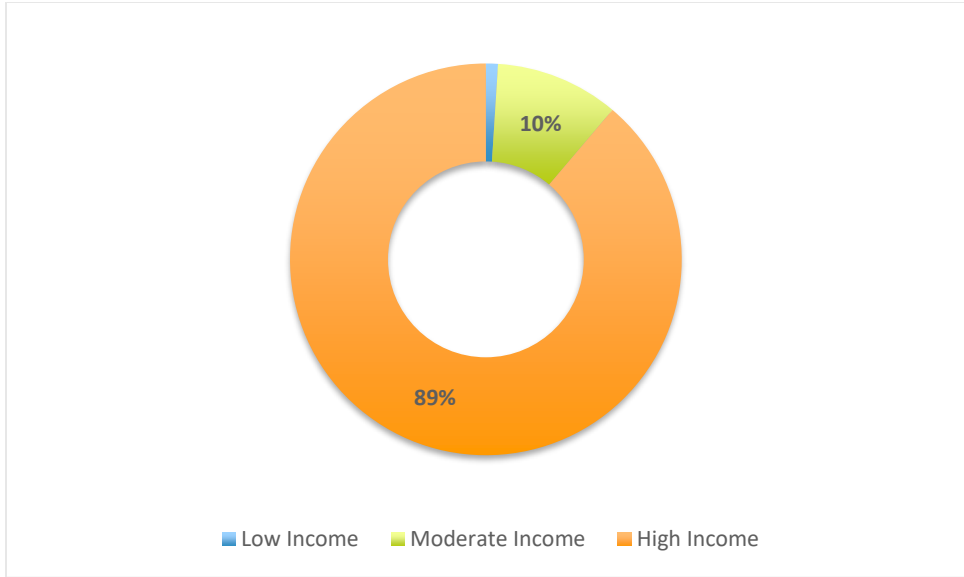
Figure 36: Trends in Average House Prices for All Dwellings: Peel Region, Mississauga, Brampton, and Caledon: 2005–2019

	Type	2005	2017	2019	% Change (2005-2019)
Peel Region	All homes	\$302,347	\$722,428	\$754,250	149%
	Detached	\$379,563	\$958,767	\$954,453	151%
	Semi	\$272,975	\$674,505	\$704,245	158%
	Town/Row	\$232,402	\$628,443	\$607,653	161%
	Condominium	\$185,545	\$387,211	\$466,729	152%
Brampton	All homes	\$281,372	\$699,295	\$727,324	158%
	Detached	\$323,758	\$823,874	\$845,154	161%
	Semi	\$254,874	\$638,809	\$671,519	163%
	Town/Row	\$214,353	\$602,223	\$587,537	174%
	Condominium	\$167,515	\$347,290	\$405,448	142%
Mississauga	All homes	\$310,449	\$721,952	\$759,998	145%
	Detached	\$429,495	\$1,142,304	\$1,105,480	157%
	Semi	\$287,977	\$727,001	\$754,021	162%
	Town/Row	\$241,339	\$725,581	\$623,722	158%
	Condominium	\$188,735	\$393,949	\$479,939	154%
Caledon	All homes	\$389,026	\$951,501	\$946,675	143%
	Detached	\$414,490	\$1,063,850	\$1,040,004	151%
	Semi	\$268,848	\$677,843	\$693,131	158%
	Town/Row	\$255,694	\$633,398	\$658,003	157%
	Condominium	**	\$600,875	\$667,333	**

Source: Toronto Real Estate Board Market Watch Report; Peel Data Centre. **Note: Data Suppressed

The following graph shows the current supply of dwellings in Peel Region based on the 2019 assessed value of residential properties and the affordable house prices for low-, moderate-, and high-income households. There are essentially no ownership units available for households with low incomes. Only 0.01% of the Region's total ownership stock was affordable to these households. Households with moderate incomes, representing 30% of all households in Peel Region, would also find it challenging to find an affordable home as only 10% of the total supply of owned homes is affordable to households with incomes in the 4th to 6th income deciles. In contrast, 89% of the total supply of owned dwellings is affordable to households with high incomes.

Figure 38: Proportion of Dwellings Affordable to Each Household Income Decile: Peel Region: 2019



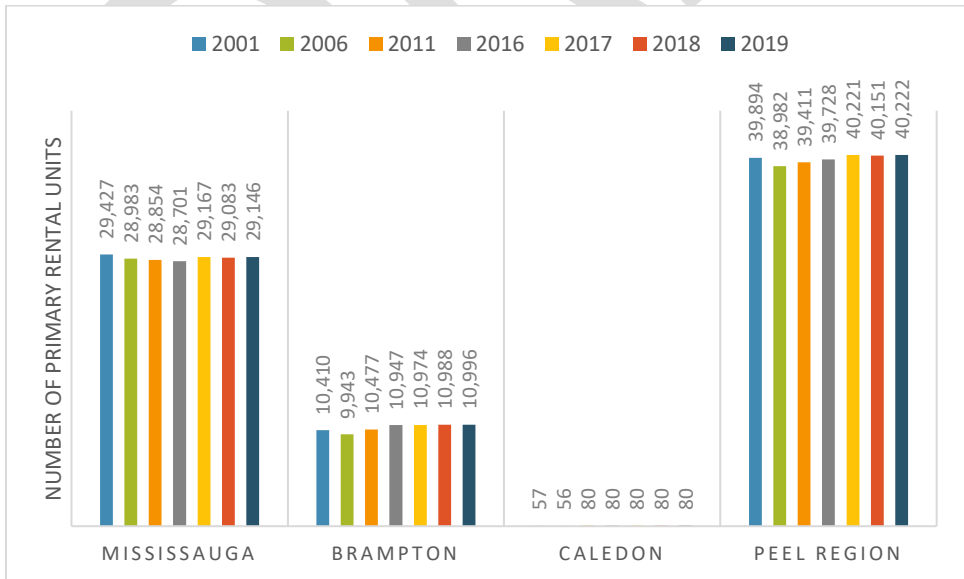
Source: Peel Region Housing Measuring and Monitoring Program

Market Rental Housing

Primary Rental Universe

Figure 39 provides an update to the Housing Strategy’s section on the number of primary rental (or purpose-built rental) units among the local municipalities and the Region, while also incorporating newer information. In 2019, the Region has 40,222 primary rental units which has been relatively consistent since 2001. In the last 19 years, the bulk of primary rental units were built in Mississauga (including 74% of all the units in 2019) and the remainder come from Brampton.

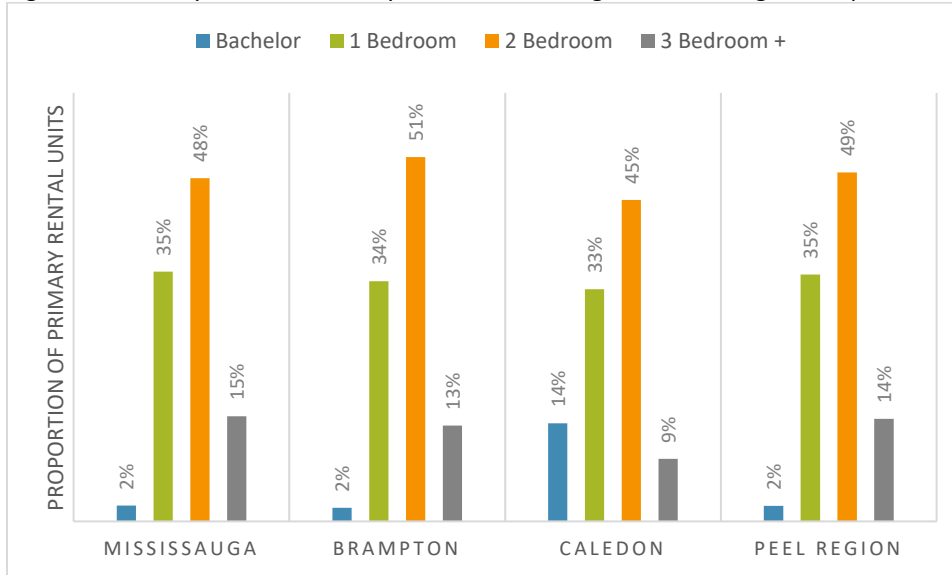
Figure 39: Primary Rental Market by Number of Units: Peel Region, Mississauga, Brampton, and Caledon: 2001–2019



Source: CMHC Housing Information Portal

Figure 40 highlights the proportion of primary rental units by local municipality and the Region based on 2019 data from CMHC’s Housing Information Portal. Overall, all three local municipalities are consistent with the Region as it relates to unit sizes. The most common unit size is 2-bedroom units, followed by 1-bedroom units. Less than 15% of the total purpose-built stock consists of 3-bedroom units or larger.

Figure 40: Primary Rental Market by Unit Size: Peel Region, Mississauga, Brampton, and Caledon: 2019

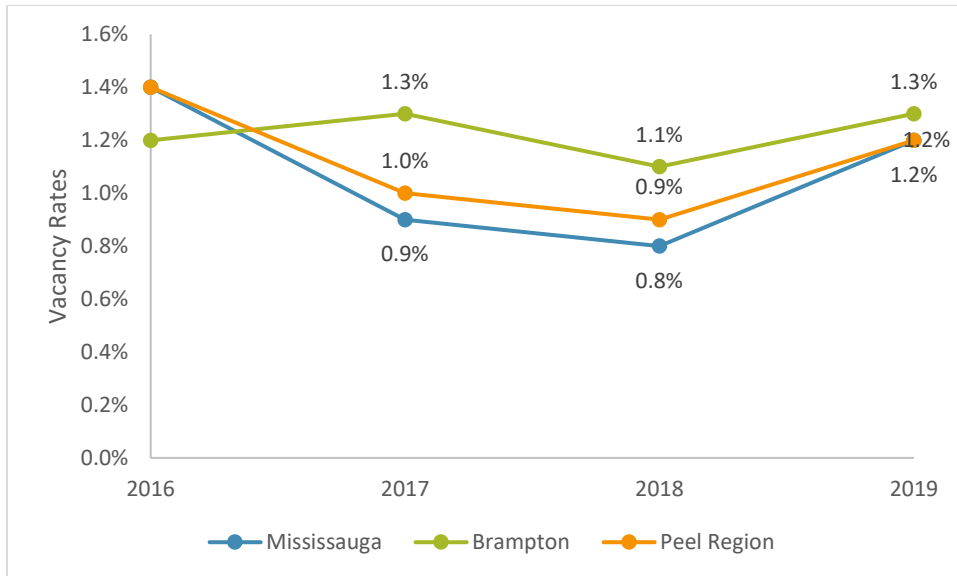


Source: CMHC Housing Information Portal

Vacancy Rates

Figure 41 provides an update to the vacancy rates in the primary rental universe for the local municipalities and Peel Region. Overall, vacancy rates across the Region are still very low and do not meet the 3% threshold of what is considered a balanced rental market as defined by CMHC. In 2019, the Region’s vacancy rate was 1.2%.

Figure 41: Vacancy Rates in the Primary Rental Market over Time: Mississauga, Brampton, and Peel Region: 2016–2019



Source: CMHC Housing Information Portal. Note: Data for Caledon has been suppressed by CMHC.

Figure 42 shows the rental vacancy rates in 2019 by unit type for Peel Region and the local municipalities. The results and trend of this analysis are similar to what has been presented in the Housing Strategy, meaning that rental unit demand (especially one-bedroom, two-bedroom, and three-bedroom units at the local level) is very high. Since all unit types had vacancy rates well below 3.0%, this indicates a significant need for additional purpose-built rental housing.

Figure 42: Vacancy Rates by Unit Type: Mississauga, Brampton, and Peel Region: 2019

2019	Mississauga	Brampton	Peel Region
Bachelor	2.1%	**	2.1%
1 Bedroom	1.2%	1.0%	1.2%
2 Bedroom	1.2%	1.3%	1.2%
3 Bedroom +	1.2%	1.5%	1.3%
All bedroom type	1.2%	1.3%	1.2%

Source: CMHC Housing Information Portal. Note: Data for Caledon has been suppressed by CMHC

**Data suppressed

Average Market Rents

Figure 43 has been updated to reflect 2019 CMHC data and shows trends in the average market rent of primary rental dwellings. In the last 9 years, average rents have increased by 33% across the local municipalities and the Region. These trends mirror what has been stated in the Housing Strategy and signify that similar to average house prices, average rents in Peel Region are becoming less affordable for households with low and moderate incomes.

Figure 43: Trends in the Average Market Rent of Primary Rental Dwellings: Mississauga, Brampton, and Peel Region: 2010–2019

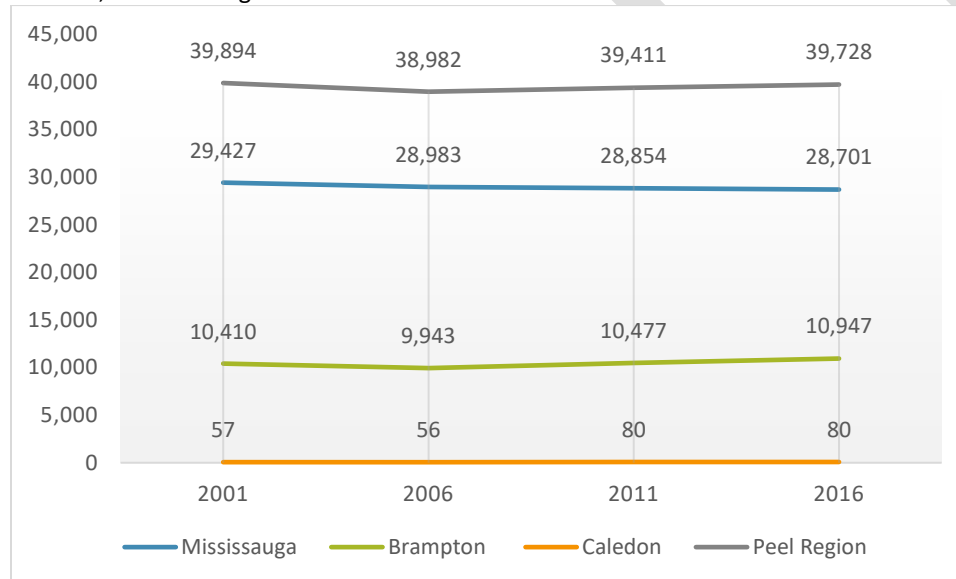
Average Rents	Mississauga	Brampton	Peel Region
2010	\$1,064	\$1,050	\$1,060
2019	\$1,425	\$1,401	\$1,418
% Change	34%	33%	34%

Source: CMHC Housing Information Portal. Note: Data for Caledon has been suppressed by CMHC

Secondary Rental Market

Of the 102,350 total rental units in Peel Region in 2016, 39,728 are in the primary rental market, making up about 40% of the total rental supply in Peel Region. Over the last 15 years, the growth of primary rental units has remained stable in all the local municipalities. However, this stability is mainly due to growth being minimal.

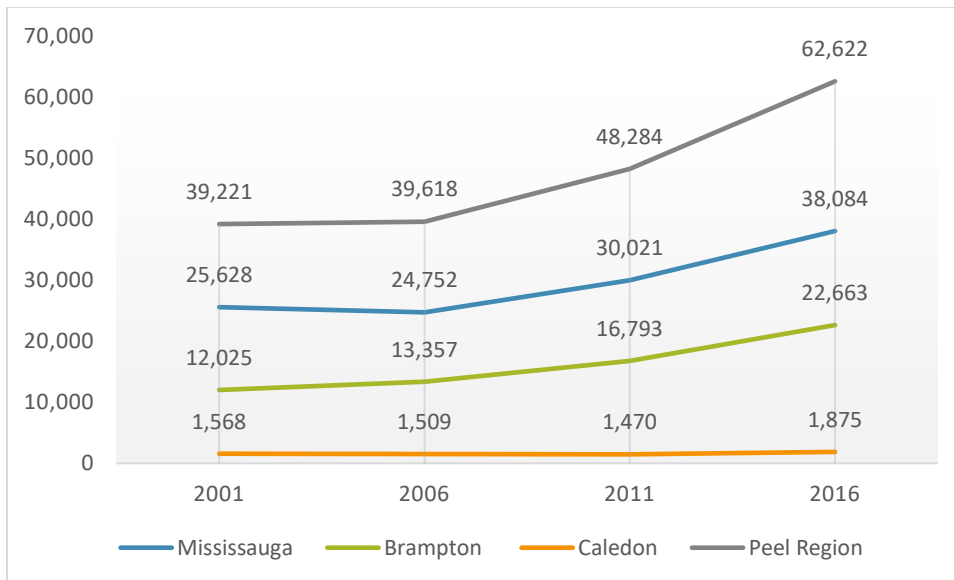
Figure 44a: Trends in the Number of Rental Housing Units (Primary Rental Market): Mississauga, Brampton, Caledon, and Peel Region: 2001–2016



Source: Statistics Canada Custom Tabulation 2001, 2006, and 2011; Statistics Canada Community Profiles 2016

However, secondary rental market units across the Region have been increasing and driving the growth over the same timeframe. In fact, this portion of the total rental supply which consists of 62,129 units (60.7%) has contributed to all the rental growth across the local municipalities. From 2001 to 2016, secondary rental market units have increased by 60% in Peel Region, whereas primary rentals have remained stagnant. While the secondary rental market is a good source of rental units and provides a more diverse range of rental housing as some of these units are single and semi-detached homes, these units are still not as stable in tenure as units in the primary rental market.

Figure 44b: Trends in the Number of Rental Housing Units (Secondary Rental Market): Mississauga, Brampton, Caledon, and Peel Region: 2001–2016



Source: Statistics Canada Custom Tabulation 2001, 2006, and 2011; Statistics Canada Community Profiles 2016; and CMHC Housing Information Portal

Condominium Rental Units

According to CMHC’s Rental Market Report, there were 13,540 condominium units in Peel Region which were being rented and about 47,651 units in the condominium universe as of October 2019. This means that 28.4% of the condominium universe was being rented in 2019. However, the number of condominium units continues to increase year-over-year, as well as the number of these units being rented out.

Figure 44c: Trends in the Average Market Rent of Rental Condominium Units: Peel Region: 2018–2019

	Condominium Universe		Rental Units		% of Units in Rental	
	2018	2019	2018	2019	2018	2019
Peel Region	46,602	47,651	13,214	13,540	28.4%	28.4%

Source: CMHC Rental Housing Market Report, 2019

Average Rents

As based on the CMHC Rental Market Report, the average market rent for rented condominium units in Peel Region in 2019 was \$2,201, up from \$1,912 in 2018; an increase of 15.0%. This year-over-year increase far exceeds provincial rental increase guidelines and what has been reported for the average rents for primary market units.

Figure 44d: Trends in the Average Market Rent of Rental Condominium Units (CMHC): Peel Region: 2018–2019

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Peel Region	**	**	\$1,639	\$1,831	\$1,956	\$2,275	\$2,016	\$2,431	\$1,912	\$2,201

Source: CMHC Rental Housing Market Report, 2019

In the TREB Rental Market Report, Q4 2019 bachelor apartment units were leased for \$1,730 on average in the Region, whereas 1-bedroom (\$2,143), 2-bedroom (\$2,536), and 3-bedroom units (\$2,626) far exceeded what has been reported by CMHC.

Figure 44e: Average Market Rents across Rental Condominium Units (TREB): Peel Region: 2019

2019	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +
Peel Region	\$1,730	\$2,143	\$2,536	\$2,626

Source: Toronto Real Estate Board (TREB)

Vacancy Rates

Similar to what has been shown in the Housing Strategy, the vacancy rate for rented condominium units in Peel Region in 2019 was 0.4%, far below what is considered a ‘healthy’ vacancy rate and even lower than the rate for purpose-built rental units as outlined by CMHC. Over the last few years, the vacancy rate across the Region and local municipalities hovers at around 1.0% or lower. While recent changes in provincial legislation offer more protection for tenants in the secondary rental market, the trends in vacancy rates and average rents suggest that this rental housing supply is still less stable than the primary rental market.

Secondary Suites

As based on the Region of Peel’s Housing Measuring and Monitoring Program, which collects and analyzes data from local municipal registries, there are approximately 5,900 registered secondary suites as of 2019 across the Region¹. The bulk of these units derive from Brampton (4,794 units or 81%), followed by Mississauga (1,058 units or 18%). It is estimated that there are 48 secondary suites in Caledon, which makes up about 1%. Over the years, the number of secondary suites has been increasing and the Region is currently undertaking further research and analysis to better understand this sub-market.

¹ Please note that local secondary suite registries do not fully represent or encapsulate all secondary suites found within a municipality. Non-registered or non-licensed secondary suites tend to outnumber those that are properly licensed or registered.

Non-Market Housing

Emergency Shelters

From July 1, 2018 to June 30, 2019, the Region had five emergency shelters with a total of 489 beds across Mississauga and Brampton. Two shelters that are not a part of this list include the Family Life Resource Centre (18 beds) and Interim Place North (54 beds), since they are funded by the Province and run by a separate non-profit organization. Overall, these trends are consistent to what has been experienced in the original strategy with the average length of stay per visit ranging from 6.5 days to 35.8 days.

Figure 45: Shelters and Occupancy Rates: Mississauga, Brampton, and Peel Region: 2018-2019

City	Shelter Name	Max Capacity (Individuals)	Target Group	Avg. Length of Stay per Visit (Days)
Brampton	Wilkinson Road Shelter	94 beds	Single Males	6.5
	Brampton Queen Street Youth Shelter	40 beds	Youth	9.4
Mississauga	Cawthra Shelter	110 Beds	Single Men, Women, Couples	13.3
	Peel Family Shelter	60 units (225 beds)	Families	35.8
	Our Place Peel	20 beds	Youth	23.9
Peel Total		489 beds		

Source: Peel Region, July 1, 2018 to June 30, 2019

Transitional Housing

Transitional housing bridges the gap between emergency shelters and permanent housing. Between 2018 to 2019, there were a total of 86 transitional housing beds and units in Peel Region with the majority located in Mississauga. These results are similar to what has been expressed in the Housing Strategy. In general, the Region has 193 clients in transitional housing.

Figure 46: Transitional Beds: Mississauga, Brampton, and Peel Region: 2018-2019

City	Organization Name	Mandate	Type	Number
Mississauga	Angela's Place	Families	Unit	20
	Peel Youth Village	Youth	Unit	48
Brampton	New Leaf (St. Leonard's Place)	Single Males	Bed	18
Peel Total				86

Source: Peel Region, July 1, 2018 to June 30, 2019

*Note: there are 193 clients in transitional housing

Subsidized Housing

Figure 52 highlights and provides updated information regarding the centralized waiting list (CWL) in Peel Region. Please note that the centralized waiting list is a regional management tool used to better understand and track subsidized housing requests across Peel Region. While it may indicate demand by

proxy, it is not necessarily an indicator of the true scale of need for housing that is affordable. From 2018 to 2019, 14,997 households are on the centralized waiting list. During this time, 7,307 total applications were received, and 18% of households were added to the CWL. However, only 4% households have been placed in housing from the CWL. The number of households on the CWL has only increased in the last several years and these trends support the findings found in the Housing Strategy in that more supply is required to keep up with need and demand.

Figure 52: The Characteristics and Number of Households on the Centralized Waiting list: Peel Region: 2018-2019

Centralized Wait List (CWL) - Peel Region	
Total Applications Received	7,307
Total Households Added to CWL	18%
Total Placed from CWL	4%

Source: Peel Region, July 1, 2018 to June 30, 2019

Figure 53a provides a further breakdown of the households on the CWL by mandate. In general, almost half of all households on the waiting list consist of families, whereas singles (28%) and seniors (24%) are almost split equally and make up the remaining half. These trends tend to mirror what has been witnessed in the Housing Strategy.

Figure 53a: Number and Proportion of All Households on the Centralized Waiting List by Mandate: Peel Region: 2018-2019

CWL Household Composition by Mandate	
Families	48%
Singles	28%
Seniors	24%
Total	100%

Source: Peel Region, July 1, 2018 to June 30, 2019

Figure 53b provides information on the current residences of households who are on the waiting list. About 45% of households derive from Mississauga, whereas 26% are from Brampton. Only 1% of Caledon residents reside in the Town and are on the waiting list. However, it should be noted that almost one-third of households who are on the Region's waiting list do not live in Peel Region at all. This suggests that the demand and interest for subsidized housing units in Peel Region is strong and will continue to increase in the coming years.

Figure 53b: Number and Proportion of Current Residence of Households on the Centralized Waiting List: Peel Region: 2018-2019

Current Residence of Households on the CWL	
Brampton	26%
Caledon	1%
Mississauga	45%
Other	29%
Total	100%

Source: Peel Region, July 1, 2018 to June 30, 2019

Housing Affordability

The housing affordability analysis in the Regional Housing Strategy provided information about how much Peel residents are spending on housing, core housing need metrics and how much of Peel's housing supply is affordable by tenure. Key findings demonstrate:

- An increasing number of Peel households are facing affordability challenges, and need varies by household type; and
- There is a gap between housing supply and housing need, which is more significant for low income households.

This section provides new and updated information related to household income spent on shelter, core housing need, and the affordability of current housing stock.

Income Spent on Shelter by Household Type and Household Deciles

Figures 58a, b, and c, demonstrate that certain households with low and moderate incomes are more likely to face housing affordability issues than others. Overall, these trends are consistent with what has been outlined in the Housing Strategy under this section.

In Mississauga, on average, 72.3% of households with low incomes had housing affordability issues, as they spent 30% or more of their income on shelter. About 42.8% of households with low incomes experienced paying more than 50% of their income towards shelter. In fact, every household type within the low-income category experienced affordability issues. A similar trend can be observed among households with moderate incomes, whereby 27.7% of all households experienced affordability issues by spending 30% or more on shelter. A small percentage of households with moderate incomes had severe housing affordability issues. Further, only a small proportion of households with high incomes were facing housing affordability issues.

Figure 58a: Proportion of Income Spent on Shelter by Household Type: Mississauga: 2016

	Low Income		Moderate Income		High Income	
	30%+	50%+	30%+	50%+	30%+	50%+
Total - All Households	72.3%	42.8%	27.7%	3.7%	3.5%	0.2%
Larger Households (5+ persons)	86.8%	59.4%	45.0%	9.4%	4.5%	0.2%
Recent Immigrant Households	89.1%	68.3%	39.2%	5.7%	7.6%	0.0%
Youth (under 25 yrs)	87.8%	69.3%	26.3%	2.5%	0.0%	0.0%
Couples with Children	83.9%	55.9%	36.4%	5.5%	3.9%	0.2%
Multiple & Other Family Households	79.2%	52.3%	36.7%	6.6%	3.6%	0.1%
Two or more persons household (non-family)	75.9%	51.6%	24.3%	2.3%	2.4%	0.0%
Immigrant Households	72.3%	43.3%	31.0%	4.5%	4.1%	0.2%
Lone parents	70.7%	40.9%	25.8%	2.9%	3.6%	0.2%
Persons living alone	71.8%	39.4%	19.5%	1.5%	3.4%	0.3%
Households with a Person with a Disability	69.8%	38.6%	28.7%	4.9%	3.6%	0.2%
Indigenous Households	68.0%	35.0%	20.4%	0.0%	2.2%	0.0%
Couples without Children	57.8%	31.3%	17.7%	2.0%	2.4%	0.1%

Seniors (65+ yrs)	58.5%	25.7%	14.4%	2.3%	2.2%	0.2%
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Source: Statistics Canada Custom Tabulation data 2016.

In Brampton, as in Mississauga, every household type within the low-income category experienced affordability issues (spending 30% or more on shelter), and overall, a total of 70.0% of households with low incomes had housing affordability issues. About 38.5% of households with low incomes experienced paying more than 50% of their income towards shelter. For moderate income households, 35.7% of all households experienced affordability issues by spending 30% or more on shelter. A small percentage of households with moderate incomes had severe housing affordability issues, and only a small proportion of households with high incomes were facing housing affordability issues.

Figure 58b: Proportion of Income Spent on Shelter by Household Type: Brampton: 2016

	Low Income		Moderate Income		High Income	
	30%+	50%+	30%+	50%+	30%+	50%+
Total - All Households	70.0%	38.5%	35.7%	3.6%	4.8%	0.1%
Larger Households (5+ persons)	86.6%	51.2%	52.2%	6.0%	6.0%	0.2%
Recent Immigrant Households	78.8%	52.4%	52.9%	6.3%	10.1%	0.0%
Couples with Children	83.0%	49.6%	41.9%	4.1%	4.7%	0.1%
Youth (under 25 yrs)	79.6%	53.7%	25.0%	3.1%	0.0%	0.0%
Multiple & Other Family Households	79.5%	44.8%	49.1%	5.8%	5.7%	0.1%
Two or more persons household (non-family)	73.1%	44.0%	22.6%	2.8%	3.6%	0.0%
Immigrant Households	72.6%	41.4%	42.1%	4.5%	6.0%	0.2%
Lone parents	69.0%	36.6%	29.5%	2.3%	4.9%	0.3%
Persons living alone	65.6%	33.8%	17.2%	1.8%	4.4%	0.0%
Households with a Person with a Disability	67.8%	37.7%	36.4%	3.3%	4.1%	0.3%
Indigenous Households	63.6%	35.2%	16.4%	0.0%	2.2%	0.0%
Couples without Children	50.2%	25.2%	18.7%	1.5%	2.7%	0.1%
Seniors (65+ yrs)	52.4%	21.9%	16.0%	1.4%	2.8%	0.0%

Source: Statistics Canada Custom Tabulation data 2016.

As with the other local municipalities, 53.4% of Caledon households with low incomes had housing affordability issues, and approximately 25% of households with low incomes experienced paying more than 50% of their income towards shelter. For moderate income households, 15.7% of all households experienced affordability issues by spending 30% or more on shelter. A small percentage of households with moderate incomes had severe housing affordability issues, and only a small proportion of households with high incomes were facing housing affordability issues.

Figure 58c: Proportion of Income Spent on Shelter by Household Type: Caledon: 2016

	Low Income		Moderate Income		High Income	
	30%+	50%+	30%+	50%+	30%+	50%+
Total - All Households	53.4%	25.8%	15.7%	1.2%	2.3%	0.0%
Larger Households (5+ persons)	88.0%	49.4%	32.7%	2.3%	3.8%	0.0%
Recent Immigrant Households	80.0%	60.0%	0.0%	0.0%	0.0%	0.0%
Youth (under 25 yrs)	66.7%	33.3%	0.0%	0.0%	0.0%	0.0%

Couples with Children	68.1%	34.8%	15.8%	0.9%	1.8%	0.0%
Multiple & Other Family Households	64.2%	34.3%	31.5%	2.8%	4.8%	0.0%
Two or more persons household (non-family)	32.0%	20.0%	24.0%	0.0%	14.3%	0.0%
Immigrant Households	52.7%	28.0%	19.4%	1.8%	5.7%	0.0%
Lone parents	58.5%	25.0%	13.4%	2.1%	0.0%	0.0%
Persons living alone	55.8%	25.7%	10.6%	0.0%	0.0%	0.0%
Households with a Person with a Disability	51.1%	21.8%	18.9%	0.0%	1.3%	0.0%
Indigenous Households	53.8%	23.1%	0.0%	0.0%	0.0%	0.0%
Couples without Children	35.9%	17.1%	9.7%	0.6%	0.7%	0.0%
Seniors (65+ yrs)	33.1%	11.5%	7.2%	0.0%	1.1%	0.0%

Source: Statistics Canada Custom Tabulation data 2016.

Core Housing Need

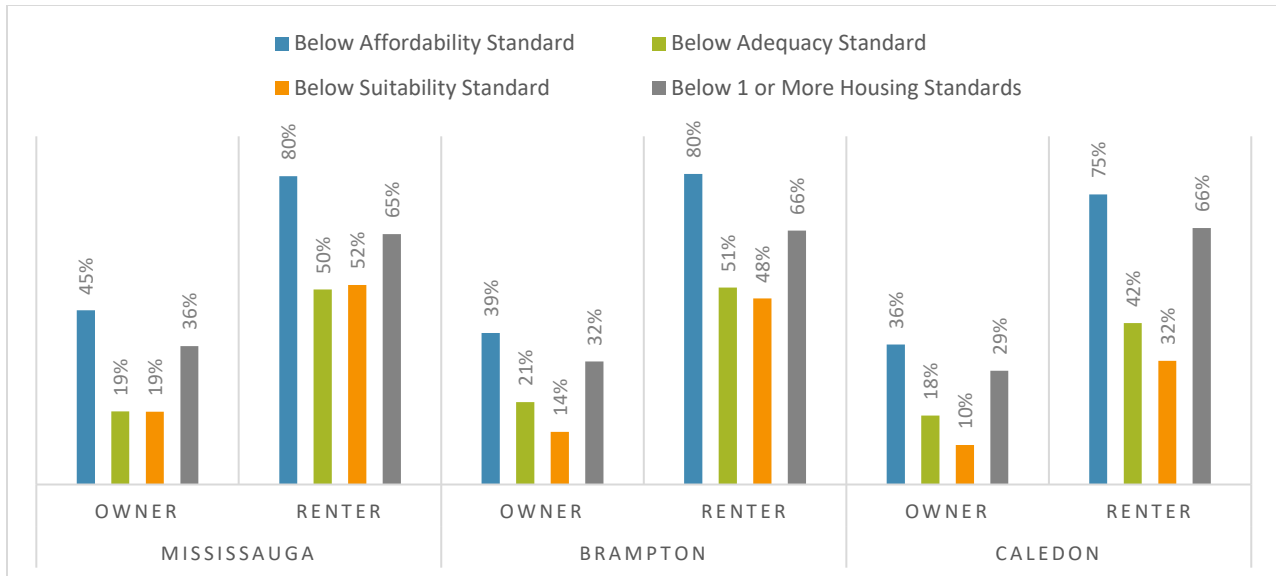
Figure 60 highlights the proportion of households in core housing need by household tenure for each local municipality.

In Mississauga, 36% of all owner households and 65% of all renter households were in core housing need. This includes 45% of homeowners and 80% of renter households that fell below the affordability standard. Further, there are more renter households that fell below both the suitability and adequacy standards than ownership households.

In Brampton, 32% of all owner households and 66% of all renter households were in core housing need. About 39% of all homeowners and 66% of renters fell below to the affordability standard. Again, there are more renter households that fell below both the suitability and adequacy standards than ownership households.

In Caledon, 29% of all owner households and 66% of all renter households were in core housing need. As seen previously, renter households have been falling below all three core housing need standards when compared to ownership households, especially in areas like affordability.

Figure 60: Proportion of Households in Core Housing Need by Household Tenure: Mississauga, Brampton, and Caledon: 2016



Source: Statistics Canada Custom Tabulation 2016 and CMHC Housing Information Portal

Ownership and Rental Housing Affordability

Rental Housing Affordability

Figures 61a, b, c, d, e, f, g, and h, provide an update to the previous Figure 61 in the Housing Strategy by providing new 2019 data and focusing on the local municipalities, as well as the Region. Please note that since rental information on Caledon was not available, this analysis could not be completed for the Town.

Figure 61a provides a comparison of 2019 Mississauga average market rents (AMR) from CMHC and Mississauga renter household income deciles. In 2019, only bachelor units were affordable to households in the 4th income decile, whereas both bachelors and 1-bedrooms were affordable to those in the 5th income decile. Almost all unit types were affordable to the those in the 6th income decile, except for 3-bedroom units or larger. However, all units were affordable to those with high incomes (deciles 7th or higher).

Figure 61a: Comparison of Average Market Rents and Renter Household Income Deciles: Mississauga, 2019

Mississauga Deciles (2019)		Affordable Rents by Decile	CMHC AMR by Unit Type (2019)				
			Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +	Total
			\$1,007	\$1,297	\$1,462	\$1,652	\$1,425
Decile 1	\$14,918	\$373	No	No	No	No	No
Decile 2	\$23,620	\$591	No	No	No	No	No
Decile 3	\$33,131	\$828	No	No	No	No	No
Decile 4	\$42,569	\$1,064	Yes	No	No	No	No
Decile 5	\$52,489	\$1,312	Yes	Yes	No	No	No
Decile 6	\$63,080	\$1,577	Yes	Yes	Yes	No	Yes
Decile 7	\$76,427	\$1,911	Yes	Yes	Yes	Yes	Yes
Decile 8	\$93,538	\$2,338	Yes	Yes	Yes	Yes	Yes

Decile 9	\$121,886	\$3,047	Yes	Yes	Yes	Yes	Yes
Decile 10	\$121,887+	\$3,048+	Yes	Yes	Yes	Yes	Yes

Source: CMHC Rental Market Report 2019, Statistics Canada Custom Tabulation data 2016 and Region of Peel Affordable Rental Price Calculation and spending 30% on housing costs

The table below directly compares 2019 Mississauga average market rents from TREB’s Q4 Rental Market report for apartments – which of includes rentals not considered a part of the purpose-built universe (e.g. rented condos) – and Mississauga renter household income deciles. Unlike what has been witnessed in the previous table, all the unit types found on TREB are more expensive due to the lack of purpose-built rental supply and demand for secondary market units. In fact, the majority of apartment unit types are not affordable to Mississauga renter households, especially those below the 6th income decile (i.e. low- and moderate- income households) and most are unable to rent a bachelor condo unit in today’s market. These results suggest a strong need for more affordable rental housing in the form of purpose-built rentals.

Figure 61b: Comparison of TREB Q4 Average Market Rents for Apartments and Renter Household Income Deciles: Mississauga, 2019

Mississauga Deciles (2019)		Affordable Rents by Decile	TREB AMR by Unit Type, 2019 (Apartments)			
			Bachelor \$1,817	1 Bedroom \$2,157	2 Bedroom \$2,569	3 Bedroom + \$2,719
Decile 1	\$14,918	\$373	No	No	No	No
Decile 2	\$23,620	\$591	No	No	No	No
Decile 3	\$33,131	\$828	No	No	No	No
Decile 4	\$42,569	\$1,064	No	No	No	No
Decile 5	\$52,489	\$1,312	No	No	No	No
Decile 6	\$63,080	\$1,577	No	No	No	No
Decile 7	\$76,427	\$1,911	Yes	No	No	No
Decile 8	\$93,538	\$2,338	Yes	Yes	No	No
Decile 9	\$121,886	\$3,047	Yes	Yes	Yes	Yes
Decile 10	\$121,887+	\$3,048+	Yes	Yes	Yes	Yes

Source: TREB Rental Market Report Q4 2019, Statistics Canada Custom Tabulation data 2016 and Region of Peel Affordable Rental Price Calculation and spending 30% on housing costs

Figure 61c compares 2019 Brampton average market rents with Brampton renter household income deciles. Most of the units were affordable to households at the 6th income decile or higher. Those in the 5th decile could afford bachelors or 1-bedroom units at most, whereas those at the 4th decile could only afford a bachelor unit in the City. This analysis suggests that Brampton is more affordable to rent than Mississauga.

Figure 61c: Comparison of Average Market Rents and Renter Household Income Deciles: Brampton, 2019

Brampton Deciles (2019)		Affordable Rents by Decile	CMHC AMR by Unit Type (2019)				Total \$1,401
			Bachelor \$917	1 Bedroom \$1,274	2 Bedroom \$1,447	3 Bedroom + \$1,583	
Decile 1	\$17,869	\$447	No	No	No	No	No

Decile 2	\$26,331	\$658	No	No	No	No	No
Decile 3	\$35,853	\$896	No	No	No	No	No
Decile 4	\$44,152	\$1,104	Yes	No	No	No	No
Decile 5	\$53,883	\$1,347	Yes	Yes	No	No	No
Decile 6	\$63,899	\$1,597	Yes	Yes	Yes	Yes	Yes
Decile 7	\$76,311	\$1,908	Yes	Yes	Yes	Yes	Yes
Decile 8	\$93,205	\$2,330	Yes	Yes	Yes	Yes	Yes
Decile 9	\$121,000	\$3,025	Yes	Yes	Yes	Yes	Yes
Decile 10	\$121,001+	\$3,026+	Yes	Yes	Yes	Yes	Yes

Source: CMHC Rental Market Report 2019, Statistics Canada Custom Tabulation data 2016 and Region of Peel Affordable Rental Price Calculation and spending 30% on housing costs

The table below directly compares 2019 Brampton average market rents from TREB’s Q4 Rental Market report for apartments and Brampton renter household income deciles. As seen previously with Mississauga, most apartment unit types are not affordable to Brampton renter households, especially those below the 6th income decile. Only high-income households are able to afford such rents. However, when compared to Mississauga, Brampton consists of slightly more affordable units. Regardless, these results suggest a strong need for more affordable rental housing in the form of purpose-built rentals.

Figure 61d: Comparison of TREB Q4 Average Market Rents for Apartments and Renter Household Income Deciles: Brampton, 2019

Brampton Deciles (2019)		Affordable Rents Price by Decile	TREB AMR by Unit Type, 2019 (Apartments)			
			Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +
			\$1,600	\$1,848	\$2,165	\$2,324
Decile 1	\$17,869	\$447	No	No	No	No
Decile 2	\$26,331	\$658	No	No	No	No
Decile 3	\$35,853	\$896	No	No	No	No
Decile 4	\$44,152	\$1,104	No	No	No	No
Decile 5	\$53,883	\$1,347	No	No	No	No
Decile 6	\$63,899	\$1,597	No	No	No	No
Decile 7	\$76,311	\$1,908	Yes	Yes	No	No
Decile 8	\$93,205	\$2,330	Yes	Yes	Yes	Yes
Decile 9	\$121,000	\$3,025	Yes	Yes	Yes	Yes
Decile 10	\$121,001+	\$3,026+	Yes	Yes	Yes	Yes

Source: TREB Rental Market Report Q4 2019, Statistics Canada Custom Tabulation data 2016 and Region of Peel Affordable Rental Price Calculation and spending 30% on housing costs

Figure 61e compares 2019 Peel Region average market rents with Regional renter household income deciles. Overall, the results are very similar to what has been presented above, especially when comparing to Mississauga’s analysis. Those with high incomes (decile 7th or higher) can afford all the unit types in the Region – this is in stark contrast to those who have lower incomes (deciles 1st – 3rd) where no units are affordable. Those at the 6th decile can afford almost anything except 3-bedroom units or larger.

Figure 61e: Comparison of Average Market Rents and Renter Household Income Deciles: Peel Region, 2019

Peel Region Deciles (2019)		Affordable Rents by Decile	CMHC AMR by Unit Type (2019)				Total
			Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +	
			\$987	\$1,291	\$1,458	\$1,635	
Decile 1	\$15,793	\$395	No	No	No	No	No
Decile 2	\$24,567	\$614	No	No	No	No	No
Decile 3	\$34,138	\$853	No	No	No	No	No
Decile 4	\$43,234	\$1,081	Yes	No	No	No	No
Decile 5	\$53,085	\$1,327	Yes	Yes	No	No	No
Decile 6	\$63,513	\$1,588	Yes	Yes	Yes	No	Yes
Decile 7	\$76,600	\$1,915	Yes	Yes	Yes	Yes	Yes
Decile 8	\$93,815	\$2,345	Yes	Yes	Yes	Yes	Yes
Decile 9	\$121,964	\$3,049	Yes	Yes	Yes	Yes	Yes
Decile 10	\$121,965+	\$3,050+	Yes	Yes	Yes	Yes	Yes

Source: CMHC Rental Market Report 2019, Statistics Canada Custom Tabulation data 2016 and Region of Peel Affordable Rental Price Calculation and spending 30% on housing costs

The table below directly compares 2019 Peel Region average market rents from TREB’s Q4 Rental Market report for apartments and Peel renter household income deciles. As seen previously with the locals, all the unit types found on TREB are more expensive due to the lack of purpose-built rental supply and demand for secondary market units. Most apartment unit types are not affordable to Peel renter households, especially those below the 6th income decile and most are unable to rent a bachelor condo unit in today’s market. Only high-income households are able to afford such rents. Regardless, these results suggest a strong need for more affordable rental housing in the form of purpose-built rentals.

Figure 61f: Comparison of TREB Q4 Average Market Rents for Apartments and Renter Household Income Deciles: Peel Region, 2019

Peel Region Deciles (2019)		Affordable Rents by Decile	TREB AMR by Unit Type, 2019 (Apartments)			
			Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +
			\$1,730	\$2,143	\$2,536	\$2,626
Decile 1	\$15,793	\$395	No	No	No	No
Decile 2	\$24,567	\$614	No	No	No	No
Decile 3	\$34,138	\$853	No	No	No	No
Decile 4	\$43,234	\$1,081	No	No	No	No
Decile 5	\$53,085	\$1,327	No	No	No	No
Decile 6	\$63,513	\$1,588	No	No	No	No
Decile 7	\$76,600	\$1,915	Yes	No	No	No
Decile 8	\$93,815	\$2,345	Yes	Yes	No	No
Decile 9	\$121,964	\$3,049	Yes	Yes	Yes	Yes
Decile 10	\$121,965+	\$3,050+	Yes	Yes	Yes	Yes

Source: TREB Rental Market Report Q4 2019, Statistics Canada Custom Tabulation data 2016 and Region of Peel Affordable Rental Price Calculation and spending 30% on housing costs

Figure 61g breaks down and cross references households by household size across Peel Region with various bedroom count scenarios and CMHC average market rents. In addition, it reveals what these

Peel households would need to earn in order to afford a rental unit, as well as revealing which renter income decile groups they would fall into along the continuum as based on household size. The general trends from this analysis can be seen below:

- Although one-person households make up 16% of all the Region’s households, they would need to earn \$41,691 in order to afford a bachelor unit, which makes it affordable at the 6th renter income decile. However, if one-person households wish to upgrade to a one-bedroom unit, they would need to earn \$62,747 to afford a unit at \$1,291. This unit type is only affordable to those with higher incomes at the 8th renter income decile.
- For two-person households who make up 24% of all households in Peel Region, these households would need to earn \$53,295 to afford a one-bedroom unit for \$1,291. If these households wish to upgrade to a two-bedroom unit, they would need to earn \$64,153 in order to afford one at \$1,458. Based on these findings, two-person households are better able to afford these purpose-built rental unit types since they would fall under the moderate-income group category (i.e. 5th and 6th renter income deciles).
- For three-person households who make up 19% of all households in the Region, these households would need to earn \$61,059 for a two-bedroom unit for \$1,458. However, if they wish to upsize to a three-bedroom unit, they would need to earn \$72,344 in order to afford one at \$1,635. Again, based on these findings three-person households are better able to afford these purpose-built rental unit types since they would fall under the moderate-income group category (i.e. 5th and 6th renter income deciles).

Figure 61g: Households by Households Size and Bedroom Count Scenarios Compared to CMHC Average Market Rents, Housing Affordability, and Renter Household Income Deciles: Peel Region, 2019

Household Size	% of Households by Household Size	Bedroom Unit Count*	Average Rental Rates (CMHC)	Renter Household Income Level Required to Afford (30% or less)	Unit Type Affordability Based on Renter Household Income Decile Group and Household Size
1	16%	Bachelor	\$987	\$41,691	Decile 6
1	16%	1	\$1,291	\$62,747	Decile 8
2	24%	1	\$1,291	\$53,295	Decile 5
2	24%	2	\$1,458	\$64,153	Decile 6
3	19%	2	\$1,458	\$61,059	Decile 5
3	19%	3	\$1,635	\$72,344	Decile 6

Source: CMHC Rental Market Report 2019, Statistics Canada Custom Tabulation data 2016 and Region of Peel Affordable Rental Price Calculation and spending 30% on housing costs

*Based on scenarios/the assumption of how households utilize bedroom units

Figure 61h below breaks down and cross references households by household size across Peel Region with various bedroom count scenarios and average rental rates from TREB. In addition, it reveals what these Peel households would need to earn in order to afford a rental unit, as well as revealing which renter income decile groups they would fall into along the continuum as based on household size. The general trends from this analysis can be seen below:

- For one-person households who make up 16% of all the Region’s households, they would need to earn \$81,368 or more in order to afford a bachelor and/or one-bedroom unit. This means

that only one-person households that belong in the 9th renter income decile or higher can afford a unit type at this price point.

- For two-person households who make up 24% of all households in Peel Region, these households would need to earn \$91,666 to afford a one-bedroom unit for \$2,143. However, if these households wish to upgrade to a two-bedroom unit, they would need to earn \$116,556 in order to afford one at \$2,536. Based on these findings, only two-person households at the 8th renter income decile or higher can afford these units at this price point.
- For three-person households who make up 19% of all households in the Region, these households would need to earn \$102,422 for a two-bedroom unit for \$2,536. However, if they wish to upsize to a three-bedroom unit, they would need to earn \$127,381 in order to afford one at \$2,626. Again, based on these findings only three-person households at the 8th renter income decile or higher can afford these units at these market prices.

Figure 61h: Households by Households Size and Bedroom Count Scenarios Compared to Average TREB rental rates, Housing Affordability, and Renter Household Income Deciles: Peel Region, 2019

Household Size	% of Households by Household Size	Bedroom Unit Count*	Average Rental Rates (TREB)	Renter Household Income Level Required to Afford (30% or less)	Unit Type Affordability Based on Renter Household Income Decile Group and Household Size
1	16%	Bachelor	\$1,730	\$81,368	Decile 9
1	16%	1	\$2,143	\$81,369+	Decile 10
2	24%	1	\$2,143	\$91,666	Decile 8
2	24%	2	\$2,536	\$116,556	Decile 9
3	19%	2	\$2,536	\$102,422	Decile 8
3	19%	3	\$2,626	\$127,381	Decile 9

Source: TREB Rental Market Report 2019, Statistics Canada Custom Tabulation data 2016 and Region of Peel Affordable Rental Price Calculation and spending 30% on housing costs

*Based on scenarios/the assumption of how households utilize bedroom units

Ownership Affordability

Figure 62a, b, c, and d, provide an update to the previous Figure 62 found in the Housing Strategy by providing 2019 data and focusing on the local municipalities, as well as the Region as it relates to ownership affordability. Overall, similar trends were shown in the Housing Strategy regarding this data.

The table below provides a comparison of 2019 Mississauga average home prices from TREB and Mississauga total household income deciles. In 2019, no ownership units were affordable to Mississauga households from the 1st income decile to the 7th decile. Only high-income households could afford a home based on the income-based affordability threshold. Only those at the 9th decile or higher had access to most units on the market.

Figure 62a: Comparison of Average House Prices to Affordable House Prices by Mississauga Household Income Deciles: Mississauga, 2019

Mississauga Deciles (2019)		Affordable House Price by Decile	Average Home Price by Home Type (2019)				
			All homes	Detached	Semi	Town/Row	Condo
			\$759,998	\$1,105,480	\$754,021	\$623,722	\$479,939
Decile 1	\$26,367	\$100,982	No	No	No	No	No
Decile 2	\$42,851	\$164,117	No	No	No	No	No
Decile 3	\$57,616	\$220,664	No	No	No	No	No
Decile 4	\$73,012	\$279,631	No	No	No	No	No
Decile 5	\$89,641	\$343,319	No	No	No	No	No
Decile 6	\$108,086	\$413,961	No	No	No	No	No
Decile 7	\$130,697	\$500,703	No	No	No	No	Yes
Decile 8	\$160,707	\$620,530	No	No	No	No	Yes
Decile 9	\$210,500	\$819,684	Yes	No	Yes	Yes	Yes
Decile 10	\$210,501+	\$819,685+	Yes	Yes	Yes	Yes	Yes

Source: Toronto Real Estate Board Market Outlook 2019, Statistics Canada Custom Tabulation data 2016 and Region of Peel Affordable House Price Calculation based on a 5% down payment and spending 30% on housing costs

The table below provides a comparison of 2019 Brampton average home prices from TREB and Brampton total household income deciles. Similar to Mississauga, the bulk of units on the market were affordable to high-income households. However, condo units were more affordable to those in the 6th income decile (i.e. the upper most limit to what is affordable to Brampton’s moderate-income households). Only those at the 9th decile or higher had access to most units on the market.

Figure 62b: Comparison of Average House Prices to Affordable House Prices by Brampton Household Income Deciles: Brampton, 2019

Brampton Deciles (2019)		Affordable House Price by Decile	Average Home Price by Home Type (2019)				
			All homes	Detached	Semi	Town/Row	Condo
			\$727,324	\$845,154	\$671,519	\$587,537	\$405,448
Decile 1	\$34,409	\$131,786	No	No	No	No	No
Decile 2	\$50,777	\$194,474	No	No	No	No	No
Decile 3	\$65,403	\$250,488	No	No	No	No	No
Decile 4	\$79,441	\$304,252	No	No	No	No	No
Decile 5	\$94,110	\$360,432	No	No	No	No	No
Decile 6	\$109,590	\$419,722	No	No	No	No	Yes
Decile 7	\$127,963	\$490,227	No	No	No	No	Yes
Decile 8	\$151,394	\$584,570	No	No	No	No	Yes
Decile 9	\$188,747	\$734,979	Yes	No	Yes	Yes	Yes
Decile 10	\$188,748+	\$734,980+	Yes	Yes	Yes	Yes	Yes

Source: Toronto Real Estate Board Market Outlook 2019, Statistics Canada Custom Tabulation data 2016 and Region of Peel Affordable House Price Calculation based on a 5% down payment and spending 30% on housing costs

The table below provides a comparison of 2019 Caledon average home prices from TREB and Caledon total household income deciles. In 2019, nothing was affordable to Caledon households from the 1st income decile 1 to the 7th decile. Only high-income households could afford a home based on their affordability threshold. Those households at the 8th decile or higher had access to semis, townhouses, and condos.

Figure 62c: Comparison of Average House Prices to Affordable House Prices by Caledon Household Income Deciles: Caledon, 2019

Caledon Deciles (2019)		Affordable House Price by Decile	Average Home Price by Home Type (2019)				
			All homes	Detached	Semi	Town/Row	Condo
			\$946,675	\$1,040,004	\$693,131	\$658,003	\$667,333
Decile 1	\$42,055	\$161,069	No	No	No	No	No
Decile 2	\$64,292	\$246,235	No	No	No	No	No
Decile 3	\$86,150	\$329,947	No	No	No	No	No
Decile 4	\$104,808	\$401,407	No	No	No	No	No
Decile 5	\$123,086	\$471,409	No	No	No	No	No
Decile 6	\$142,618	\$546,217	No	No	No	No	No
Decile 7	\$166,729	\$638,744	No	No	No	No	No
Decile 8	\$197,913	\$764,189	No	No	Yes	Yes	Yes
Decile 9	\$251,349	\$978,749	Yes	No	Yes	Yes	Yes
Decile 10	\$251,350+	\$978,750+	Yes	Yes	Yes	Yes	Yes

Source: Toronto Real Estate Board Market Outlook 2019, Statistics Canada Custom Tabulation data 2016 and Region of Peel Affordable House Price Calculation based on a 5% down payment and spending 30% on housing costs

The table below provides a comparison of 2019 Peel Region average home prices and Regional total household income deciles. As seen above and as discussed in the Housing Strategy, nothing was affordable to households from the 1st income decile 1 to the 7th decile. Only high-income households could afford a home based on their affordability threshold.

Figure 62d: Comparison of Peel Region Average House Prices to Affordable House Prices by Peel Region Household Income Deciles: Peel Region, 2019

Peel Region Deciles (2019)		Affordable House Price by Decile	Average Home Price by Home Type (2019)				
			All homes	Detached	Semi	Town/Row	Condo
			\$754,250	\$954,453	\$704,245	\$607,653	\$466,729
Decile 1	\$30,062	\$115,135	No	No	No	No	No
Decile 2	\$46,608	\$178,504	No	No	No	No	No
Decile 3	\$61,642	\$236,084	No	No	No	No	No
Decile 4	\$76,930	\$294,634	No	No	No	No	No
Decile 5	\$93,137	\$356,707	No	No	No	No	No
Decile 6	\$110,456	\$423,038	No	No	No	No	No
Decile 7	\$131,374	\$503,297	No	No	No	No	Yes

Appendix II - Draft Inclusionary Zoning Feasibility Analysis and Policy Directions

Decile 8	\$158,712	\$612,827	No	No	No	Yes	Yes
Decile 9	\$203,944	\$794,156	Yes	No	Yes	Yes	Yes
Decile 10	\$203,945+	\$794,157+	Yes	Yes	Yes	Yes	Yes

Source: Toronto Real Estate Board Market Outlook 2019, Statistics Canada Custom Tabulation data 2016 and Region of Peel Affordable House Price Calculation based on a 5% down payment and spending 30% on housing costs

DRAFT

Impacts of COVID-19 on Residential Development and Housing Need in 2020

Preliminary analysis was undertaken to understand the impacts of the COVID-19 pandemic on residential development in the Region of Peel. With support from Hemson Consulting Ltd., a series of growth forecasts were developed that looked at how development could be affected by the pandemic, and when the industry could be expected to recover. In the low-impact growth scenario, the forecast suggested that residential recovery would begin in 2021 and normalized by 2023. In the high impact scenario, recovery would begin in 2022 and normalize in 2025-2026.

New Residential Development

Preliminary analysis based on building permits issued in 2020 (to September) suggests that the pandemic is not impacting residential development equally across municipalities, or across stock types. Single and semi-detached housing development has been tracking more in line with the medium/high impact scenarios, with a slower recovery predicted, whereas townhouse and apartment development has been more aligned with the low-impact scenario, with apartments performing strongest this year. This means that Mississauga is seeing less of an impact, being primarily higher density development, as compared to low density development in Brampton.

Resale Housing Market

The Toronto Real Estate Board provides insight on the resale housing market during the pandemic. Overall, the record rate of home sales in the fall continued with 8,766 sales reported in November across the Greater Toronto Area. Sales have increased by 24% compared to November of last year. Year-over-year growth in sales was stronger for single-family homes in the 905 regions. TREB states that this is partly due to very low borrowing costs over the last several months. Moreover, competition between buyers for ground-related dwellings have been strong, which supports the annual rates of growth.

The average selling price for all home types combined was up by 13% across the Greater Toronto Area and market conditions tightened in many single-family market segments in Q4 2020. This has resulted in a year-over-year increase in average selling prices for single-, semi-detached houses, and townhouses. TREB states this may be a short-term phenomenon until the market transitions to a post-COVID period whereby population growth returns to normal levels. This period will lead to an increase in demand for apartment units.

These trends are true for Peel Region as well. When comparing sales from all home types in October 2019 to those in October 2020, this translates to a 30% increase year-over-year. The average purchase price for a resale home across all dwelling types during this time also increased by 14%. This suggests that home sales and prices are increasing and recovering than what has previously been experienced during the height of COVID in early 2020.

Resale Condominium Market

Based on insight from Urbanation, year-over-year, Peel Region experienced a decrease in sales for condominium units and an increase in purchase prices between Q3 2019 and Q3 2020. Quarterly sales only decreased by 5% across the Region, whereas average purchase prices increased by 11%. This would suggest that demand is slowly increasing to areas like Mississauga and Brampton, since they contain the bulk of the Region's apartment units.

Urbanation reports that the resale condominium market has continued to post annual sales growth in November with activity up by 7% year-over-year across the Greater Toronto Area. This was almost entirely driven by sales in the 905 region (23% increase).

Due to the dynamic nature of the pandemic, these results should be considered highly subject to change, and the Region will continue to monitor development trends to understand and plan for COVID-related growth impacts.

Non-Market Housing

While the resale housing market is doing well to rebound from the first wave of the pandemic, the non-market housing section of Peel Region has been receiving financial support from senior levels of government, and the Region has been working closely with each local municipality and various housing providers to help support lower-income households in need during this tragic time.

In 2020, the Region has received \$28.9 million from the Federal Reaching Home and Provincial Social Services Relief Fund to support the homeless and other vulnerable groups during the pandemic, including receiving essential health and social services. This emergency funding has allowed and will continue to allow the Region, together with local municipal and community partners to support vulnerable residents in Peel, by meeting basic needs and ensuring access to essential services and supports (i.e. preventing the spread of the virus within the shelter system). In addition during the pandemic, the Region has also housed over 600 households into permanent housing to ease the pressures on our emergency shelter system.

