Draft Housing Needs Assessment

City of Hamilton

October 18, 2024

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Introduction and Acknowledgements

This Housing Needs Assessment study is being undertaken by SHS on behalf of the City of Hamilton. This initial report being brought to the General Issues Committee is the first draft of the quantitative and qualitative analysis, with a more comprehensive final Housing Needs Assessment report to follow later in 2024. The final report will include further data analysis as appropriate based on stakeholder feedback; a fulsome What We Heard report; a review of relevant federal, provincial and municipal policies, strategies and programs including definitions of affordable; and more localized analysis of housing need to support decision making on investments in housing.

We would like to thank staff from the City of Hamilton for their direction, input, and assistance throughout this study.

We would also like to thank all the participants involved in this study, including the City's HSIR Steering Committee and Advisory Committee, and local stakeholders, who provided valuable data and information for this study, as well as the public who provided important insight into housing needs in the city via a community survey and through attending pop-up community events across the city.

The following team members make up the project team at **SHS**.

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The following staff members from the **City of Hamilton** make up the core project team contributing to this work.

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Executive Summary

This section provides an overview of the key insights and themes that arose through the detailed analysis and engagement undertaken for the Housing Needs Assessment.

This study was conducted by SHS as one of the requirements for the Housing Accelerator Fund, a Federal funding initiative through which the City of Hamilton signed an agreement for $93.5 million to incentivize 2,675 net new residential units by 2027.

Executive Summary

Summary of Key Housing Insights

1. There is a need for increased primary rental units, including affordable rental units, to meet growing demand.

37,120
purpose-built rental units

In 2021, the number of renter households in the City of Hamilton far exceeded the supply of purpose-built rental units. As a result, many renter households would have had to seek alternatives on the secondary rental market, which lack security of tenure and are generally more expensive.

Renter households also had notably lower incomes than owner households in Hamilton and were more likely to face affordability issues (37.5%) than owner households (15.8%) during this period.

What We Heard

- Making **rental housing** more **affordable** was the **top housing priority** of survey respondents (71% of respondents)

The ***barriers and challenges*** to addressing this insight are that there are ***limitations on controlling the tenure of buildings*** and as such there may be a need to incentivize rental housing. ***Significant capital and operating funding*** is also required to support the development of affordable housing.

Key Housing Insights

1. There is a need for increased primary rental units, including affordable rental units, to meet growing demand.
2. There is a need to rehabilitate and maintain the existing rental housing stock.
3. There is a need for greater diversity in housing sizes, particularly smaller ownership dwellings and larger family-sized rental options.
4. There is a need for housing to support an aging population, including affordable aging-in-place and supportive housing.

In 2021, Hamilton had a higher rate of dwellings in need of major repairs than province-wide. This may have been driven by the large proportion of dwellings constructed in 1960 or earlier (32.8%), above the Ontario average (22.7%).

5.7% in need of major repairs in **Ontario**

Renter households were also more likely to be in core housing need than the province-wide rate. This was likely due to higher rates of inadequate housing. The ***barriers and challenges*** to addressing this insight are the need to ***ensure that rents do not dramatically increase*** when buildings are rehabilitated.

4. *There is a need for housing to support an aging population, including affordable aging-in-place and supportive housing.*

Older adults (65+ years) were the second-fastest growing population (+12.1%) between 2016 and 2021, while middle-aged adults aged 45-64 years were the second-largest age cohort. This indicates that Hamilton's population distribution will continue to have large proportions of older individuals over the next few decades. These populations will need supports, including measures for affordable aging-in-place, as they age.

3. *There is a need for greater diversity in housing sizes, particularly smaller ownership dwellings and larger family-sized rental options.*

60% small households

32% small dwellings

In 2021, small households (i.e., 1-2 person households) accounted for 60% of all households, while small dwellings (i.e., 1–2-bedroom dwellings) represented just 32% of the housing stock. As a result, the available housing supply was disproportionately larger units, which tend to be more expensive and create a barrier for entering the ownership market.

However, renter households faced the opposite challenge during this period. Only 7.3% of the purpose-built rental universe were 3- or more-bedroom dwellings in 2023, indicating the need for family sized purpose-built rental units. The ***barriers and challenges*** to addressing this insight are that there are ***limitations*** on ***controlling the size of units in new developments***.

The ***barriers and challenges*** to addressing this insight include that ***supportive housing*** is generally ***funded by the province***. Additionally, older adults in need of this supportive housing are often ***lower-income or on fixed incomes***.

What We Heard

> "I'm over 80 years old and living alone in a 3-bedroom. I **can't move** because it's **too expensive.**"

Summary of Community Engagement

In addition to significant quantitative analysis, the key findings of this report were developed through extensive consultations with **key stakeholders** and **local residents**.

A resident survey was launched concurrently with several community pop-ups across the City of Hamilton to hear community feedback on the state of housing in the City. Focus groups were conducted with the Housing Sustainability and Investment Roadmap (HSIR) Steering and Advisory Committees and Hamilton is Home, an alliance of community housing providers in the City of Hamilton. One further focus group is scheduled with the Community Partnership Action Table (CPAT) for October 29, 2024. Key themes that arose through the community engagement include:

Key Themes

Engagement Snapshot

279

surveys completed.

12

Community pop-ups.

4

Focus groups.

Project Background

This section introduces the context and purpose of the study.

An overview of the City of Hamilton is provided to situate the Housing Needs Assessment.

Context

On January 1, 2001, the City of Hamilton was formed through the amalgamation of Hamilton and its five neighbouring municipalities: Ancaster, Dundas, Flamborough, Glanbrook, and Stoney Creek. This history creates a unique geography to the modern City, home to 569,350 individuals across 222,805 households in 15 Wards.

The City of Hamilton experienced substantial population growth (+6.0%) between 2016 and 2021 and will require targeted investment to ensure that housing supply keeps pace with demand.

City Council established the Housing Secretariat through adoption of the Housing Sustainability and Investment Roadmap in April 2023, embracing a “Whole of Hamilton” approach to identify and facilitate housing solutions that result in safe, affordable, rental and ownership housing for lower-income residents.

Housing Secretariat & HSIR

The City has simultaneously undertaken several major policy initiatives regarding affordable housing under the umbrella of the Housing Sustainability and Investment Roadmap (HSIR).

The Housing Secretariat will oversee all elements of implementation for the HSIR as well as the Action Plan for their Housing Accelerator Fund program funding.

Purpose of this Study

As a single-tier municipality, the City of Hamilton is the Municipal Service Manager, a formal designation through the Housing Services Act. As the Service Manager, the City has responsibility for the provision of housing and homelessness services, along with senior levels of government. The provision of sufficient housing to meet needs is a growing concern across the country, province, and region. Many actions have been proposed at all levels of government to address this concern, including a recent federal initiative, the Housing Accelerator Fund (HAF) program.

In 2022, the Federal Government announced a plan to support municipalities nation-wide in accelerating the creation of 100,000 new residential units using an investment of $4 billion dollars in a new program called the HAF program. On March 20, 2023, Canadian Mortgage and Housing Corporation released the Pre-Application Reference Material for the HAF program. The primary objectives of the program are to create an additional supply of housing at an accelerated pace and enhance certainty in the approvals and building process.

The City of Hamilton submitted its HAF program application to the federal government in June 2023 and signed an agreement in October 2023 for an allocation of $93.5 million for the incentivization of 2,675 net new residential units by 2027.

This Housing Needs Assessment is being undertaken to fulfill the requirements of the HAF program, as well as to help better understand the housing needs across the City and define the City's role in addressing these needs. The needs assessment will inform how to best utilize HAF funding to build the housing that is urgently needed in Hamilton.

This study will provide an overview of findings and observations based on a detailed review of data, reports, engagement and consultation, and other ancillary information.

This initial report contains an overview of public engagements conducted to-date, and City-wide analysis of population and household demographics, housing supply, ownership and rental affordability.

These findings are synthesized into key insights, which include a discussion of barriers and challenges to addressing top housing issues in Hamilton.

Objectives of the Housing Needs Assessment

The Housing Needs Assessment (HNA) is being completed to fulfill the requirements of the federal Housing Accelerator Fund program being administered by CMHC to have an up-to-date Housing Needs Assessment. The results of this HNA are also intended to form the basis of a comprehensive housing response that will ensure sufficient and sustainable housing options along the housing continuum in the City of Hamilton. This assessment builds on the 2022 assessment performed as part of the inclusionary zoning impact assessment, as this report includes a broader range of data and data for the years 2022 and 2023 where available.

The objective of this HNA is to highlight housing needs and priorities across the City through a comprehensive quantitative analysis and comprehensive community engagement to contextualize the housing data. The results of this assessment will help decision-makers, stakeholders and community members develop a meaningful understanding of the current and future housing situation and key housing issues impacting demand and supply, form a platform for strategy and policy decisions, and create a basis for future targeted funding from the City and upper levels of government.

The HNA will inform the City's approach to addressing Hamilton's current housing crisis and complement recent initiatives adopted by the City of Hamilton including the Housing Action plan for the purpose of the Housing Accelerator Fund (HAF), the Housing Sustainability and Investment Roadmap (HSIR), the Housing and Homelessness Action Plan (HHAP), and other ongoing projects with links to housing.

Study Components

The Housing Needs Assessment will include:

1	Community and stakeholder **engagement**
2	Review of relevant federal, provincial and municipal **policies, strategies & programs***
3	Environmental scan of **definitions of "affordable" across the housing continuum***
4	Calculation of **construction cost benchmarks** for for estimating the funding needed to reach the housing targets
5	Develop and identify roles in addressing **housing needs and priorities**
6	**Housing Needs Assessment** Report including features of housing demand, supply, and affordability and identification of key housing insights, barriers and challenges, and recommendations on targeting future investment in housing*

*Policy context, review of affordability definitions, and recommendations on investment are to be included in next draft

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Glossary

This section includes definitions of technical terms used throughout the Housing Needs Assessment

Glossary of Terms

Housing and Dwelling Terms

Dwelling Type: The type of dwelling refers to the built-form or structure type of a dwelling where someone lives.

- **Single detached dwellings** are not attached to any other dwelling or structure (except its own garage or shed).
- **Semi-detached dwellings** are one of two dwellings attached side by side to each other, but not attached to any other dwelling or structure (except its own garage or shed).
- **Row houses** are one of three or more dwellings joined side by side, but without any other dwellings either above or below.
- **Low-rise apartments** are multi-unit apartment structures with fewer than five storeys.
- **High-rise apartments** are multi-unit apartment structures with five or more storeys.

Dwelling Age and Condition Definitions

Dwelling Condition: The condition of a dwelling refers to whether the dwelling is in need of repairs *(see: Adequate Housing)*. This does not include desirable re-modelling or additions.

- **Regular maintenance needed** includes dwellings where only regular maintenance, such as painting or furnace cleaning, is required.
- **Minor repairs needed** includes dwellings needing only minor repairs such as dwellings with missing or loose floor tiles, bricks or shingles; or defective steps, railing or siding.
- **Major repairs needed** includes dwellings needing major repairs such as dwellings with defective plumbing or electrical wiring; and dwellings needing structural repairs to walls, floors or ceilings.

Dwelling Construction Age: Period of construction refers to the period in time during which the building or dwelling was originally constructed. This refers to the period in which the building was completed, not the time of any later remodeling, additions or conversions.

Population and Household Terms

Household Type: Household type refers to the composition of persons who occupy the same dwelling.

- **Census family** is defined as a married couple and the children, if any, of either and/or both spouses; a couple living common law and the children, if any, of either and/or both partners; or a parent of any marital status in a one-parent family with at least one child living in the same dwelling and that child or those children.
- **Multigenerational households** means households with three or more generations. These households contain at least one person who is both the grandparent of a person in the household and the parent of another person in the same household.
- **Other census family household** includes both one-census-family households with additional persons and multiple-census-family households.
- **Two- or more-person non-family household** means a group of two or more persons who live together but do not constitute a census family.

Household tenure refers to whether the household owns or rents their private dwelling.

- **Owner households** are considered to own their dwelling if some member of the household owns the dwelling even if it is not fully paid for, for example if there is a mortgage or some other claim on it.
- **Renter households** are considered to rent their dwelling if no member of the household owns the dwelling.

Immigration Status: Refers to households where the primary household maintainer has immigrant status in Canada.

Household Income: The total combined income from all household members, before taxes and deductions.

Primary Household Maintainer: First person in the household identified as someone who pays the rent or the mortgage, or the taxes, or the electricity bill, and so on, for the dwelling. In the case of a household where two or more people are listed as household maintainers, the first person listed is chosen as the primary household maintainer.

Housing Affordability Measures

Shelter-to-Income Ratio (STIR): A commonly accepted benchmark for measuring affordability in the Canadian context is where a household spends no more than 30% of its gross household income on housing costs. This is referred to the shelter-cost-to-income ratio, or STIR, and is a key indicator of affordability.

- A household facing **affordability issues** is a household spending 30% or more of their gross household income on shelter costs.
- A household facing **deep affordability issues** is a household spending 50% or more of their gross household income on shelter costs.

Core Housing Need: A more complete measure for defining affordability as it assesses the adequacy, suitability, and affordability of housing. Core housing need refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability, or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds).

- **Dwelling Adequacy:** Adequate housing is reported by their residents as not requiring any major repairs.
- **Dwelling Suitability:** Suitable housing has enough bedrooms for the size and composition of resident households according to the National Occupancy Standard (NOS), conceived by the Canada Mortgage and Housing Corporation and provincial and territorial representatives.

Low-income population: The low-income measure, after tax, (LIM-AT) refers to a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects the fact that a household's needs increase, but at a decreasing rate, as the number of members increases.

- Low-income status is typically presented for persons but, since the LIM-AT threshold and household income are unique and shared by all members within each household, low-income status based on LIM-AT can also be reported for households.

Residential Development Terms

Housing Start: In the Starts and Completions Survey, a start is defined as the beginning of construction work on a building. This is usually when the concrete has been poured for the whole of the footing around the structure or an equivalent stage where a basement will not be part of the structure.

Housing Completion: For purposes of the Starts and Completions Survey, a Completion is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10% of the proposed work remains to be done.

Dwelling unit: In the Starts and Completions Survey, a dwelling unit is defined as a structurally separate set of self-contained living premises. A dwelling unit has a private entrance from outside the building or from a common hall, lobby or stairway inside the building. The entrance must be one that can be used without passing through another separate dwelling unit.

Methodology

This assessment presents observations about Hamilton's housing system based on an analysis of housing supply and demand, informed by feedback received through a public engagement process.

The data is primarily from publicly available sources including census data from Statistics Canada and housing data from CMHC. The City of Hamilton provided key non-public data.

Overview of Methodology

Housing demand is driven by population trends, household characteristics, household incomes and the economic characteristics of the community.

The key data points include:

- Population trends, including projections, population age trends, and demographic trends,
- Household characteristics, including tenure, size, and composition, as well as characteristics of primary household maintainers,
- Household incomes, including average incomes and income decile information, and
- Economic characteristics, including labour market trends, industries of employment, and commuting patterns.

Supply Data

Housing supply includes the existing market and non-market housing stock, and trends in the creation of new housing. The key data points include:

- The existing housing stock, including dwelling types and the age and composition of the stock,
- New Dwelling trends, including housing starts and completions, and planning application pipeline insights,
- Non-market (Supportive, transitional, and emergency) housing stock characteristics.

Affordability Data

This housing needs assessment includes an examination of the affordability of housing stock in relation to the household incomes in the community. The key data points include:

- Proportion of the population spending 30% or more on shelter costs,
- Prevalence of core housing need,
- Market housing supply, including ownership and rental prices and vacancy rates, and
- Affordability of existing ownership and rental housing.

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The data sources used in this analysis are collected and published on different schedules, with not all data available on an annual basis.

Data Sources

The quantitative data sources used throughout this study comes from the following sources, unless otherwise stated:

- Statistics Canada Census of Population: 2006, 2011, 2016, 2021
- CMHC Rental Market Survey
- CMHC Rental Market Report
- CMHC Housing Starts and Completions Survey
- CMHC Market Absorption Survey
- Data provided by the City of Hamilton including on non-market housing, building permits, residential sales data, construction costs, and surplus municipal lands.

Data provided by the **City of Hamilton on non-market housing, building permits, residential sales data, construction costs, surplus municipal lands, and more** is updated at least annually and includes data from **2023 and 2024**.

Data collected from **CMHC** provides housing statistics that are updated annually and provides values into **2023**. This includes data on the **primary rental market, housing construction, the price of newly constructed units**. Housing statistics from CMHC have been used extensively to help inform the assessment, due in large part to their reliability and reporting frequency.

Data collected from **Statistics Canada** is used to create a robust social-economic profile of the City but is only updated every five (5) years. The most recent census data available is from **2021**. This includes **population and household demographics, and labour characteristics, housing stock characteristics, housing affordability characteristics**.

- Statistics Canada releases data on a schedule; while the data is from 2021, certain values were not released to the public until 2022 or 2023.
- Core housing need and shelter-to-income ratio are two measures of housing affordability gathered by Statistics Canada. These measures were collected again in 2022 and recently released.
- Due to the COVID-19 pandemic, the 2021 Census of Population was impacted by the public health measures that were implemented to slow the spread of COVID-19. These measures impacted economic conditions and how Canadians worked and lived.

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Data Sources

Qualitative data was gathered through:

- an online survey;
- 12 public engagement "Pop-up" sessions; and
- 4 focus group sessions with not-for-profit and affordable housing providers.

The qualitative data gathered through these activities is used to contextualize the statistical data, and help understand community priorities, challenges and opportunities in a way that the raw quantitative data does not provide.

Roles & Responsibilities

This section identifies the key actors in Hamilton's housing sector, highlighting their responsibilities and how they can contribute to improved housing outcomes in the future.

Actors in the Housing Sector

Private Sector Developers

Most housing is built by the private sector and sold at market price. These companies are responsible for acquiring sufficient capital to operate their business and managing the risks inherent with the large amounts of money and length of time that construction of new housing entails. Their development decisions are guided by the urban planning framework put in place by the City of Hamilton and they must comply with the local development and building by-laws.

Private Sector Rental Providers

Most rental housing in Hamilton is provided by the private sector at market prices. Some providers participate in programs to provide below market programs, through government funding.

Not for Profit Housing Providers

These are non-governmental affordable housing providers that offer a wide array of rental housing. They may provide supportive housing for individuals that need help with activities of daily living, beyond lower housing costs. Many, but not all, receive government funding to improve affordability or to fund staff to provide the supports their clientele require.

//Actors in the Housing Sector

City of Hamilton – Establishes land use policies

The Province provides the overarching policy and legislative framework for the planning and approval of housing which the City must adhere too. The City's Official Plans establishes local land use policies that sets out the types and locations of housing across the entire municipality.

City of Hamilton – As the Municipal Service Manager

The City, in the role of Service Manager, is responsible for delivery of Ontario Works (social assistance), childcare, and social housing through the *Housing Services Act*. The Service Manager must identify housing needs in their communities, develop a 10-year local housing and homelessness plan, and design and deliver services to people either directly or through delivery partners. A significant portion of government funding for housing flows through the Service Manager, either directly by the Service Manager or by their delivery partners.

City of Hamilton – Housing Secretariat

The Housing Secretariat Division of the City of Hamilton embraces a “Whole of Hamilton” approach to identify and facilitate housing solutions that result in safe, affordable, rental and ownership housing for lower-income residents. The Secretariat is guided by the Housing Sustainability & Investment Roadmap which focuses on four pillars of activity; new construction, acquisition of at-risk affordable housing, preservation of existing affordable housing and increasing the provision of housing-based supports.

Hamilton – Provider of affordable housing

Hamilton provides affordable housing that is safe, well maintained, cost effective and that supports the diverse needs of our many communities. Most of the housing is provided on a rent-geared-to-income (RGI) basis.

Roles in the Housing System

Province of Ontario

The Provincial government sets the rules for Ontario's land use planning and oversees how municipalities implement them. It also administers and updates Ontario's Building Code, funds construction and repair of social housing and affordable rental housing, and sets the annual rent-increase guideline and other rules related to rental housing.

Federal Government

Through Canada's Housing Action Plan the Federal government is supporting the housing system across Canada through:

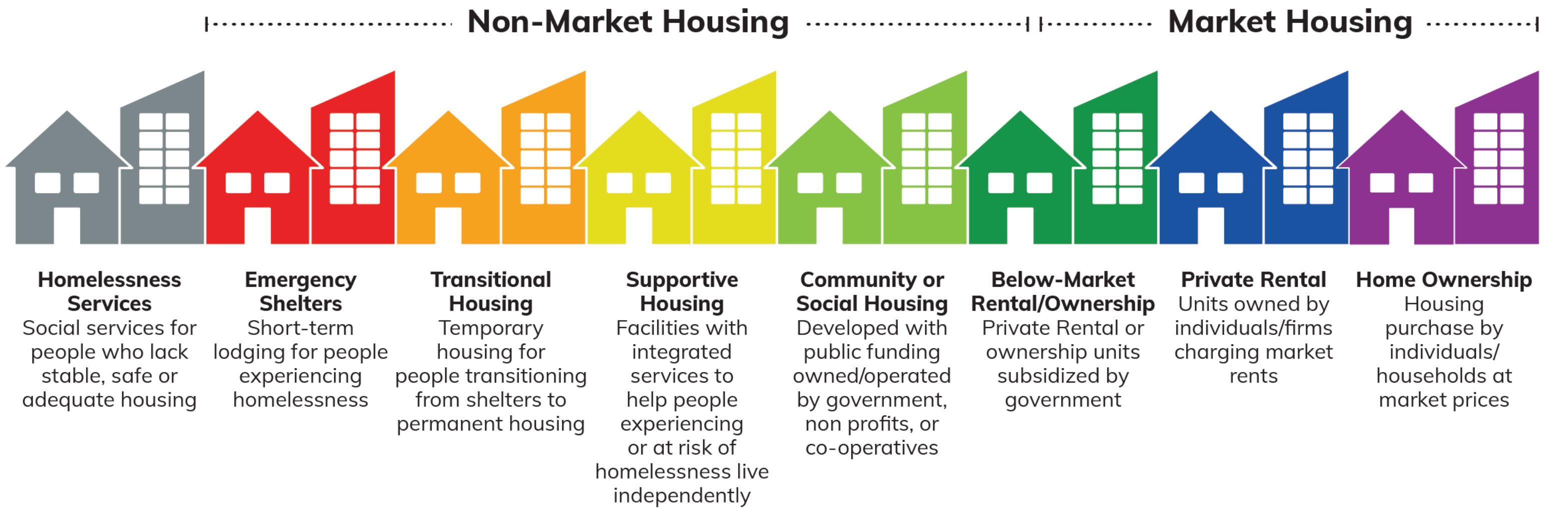
- More financing for apartment construction,
- Funding and financing towards construction of new affordable housing with the Affordable Housing Fund,
- Removal of the GST from new rental housing, and
- Additional programs to support creation of co-op housing, making federally owned land available for housing development, and providing funding to municipalities through the Housing Accelerator Fund.

Canada's Housing Action Plan includes and continues to support the National Housing Strategy programs administered through CMHC.

Housing Continuum

This is particularly true for individuals and families with low- and moderate-incomes or for people with unique housing and support needs.

While the housing continuum appears to be linear, it is not. People can move back and forth along the continuum through different stages of their lifetime. For example, a young couple may start in affordable rental housing when they settle in the geographical community, move to ownership housing as they expand their family, then downsize into a market rental unit during retirement, and move into supportive housing in their old age. As such, it is important for each geographical community to have an adequate supply of housing options within the housing system.



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What We Heard

This section provides an analysis of qualitative data to supplement the comprehensive statistical analysis conducted as part of the Housing Needs Assessment. A resident survey and community pop-ups were hosted to better understand the housing need in the community.

Included in this section is an overview of What We Heard from residents through public consultation. The findings from this data is used throughout the quantitative analysis to help contextualize and interpret the data.

Overview of Engagements

Resident Survey

A resident survey was launched digitally through SurveyMonkey from September 4th to October 14th, 2024. The survey asked residents to share their experiences with regards to housing and identify housing priorities/needs in their communities. Paper copies of the survey were made available to residents at each of the community pop-up locations.

The City of Hamilton and SHS conducted community-based pop-ups to hear directly from the community on housing priorities/needs in locations across the City.

Pop-Up Dates and Locations

- **Perkins Centre – Ward 4:** Sept. 4
- **HPL, Barton Branch – Ward 3:** Sept. 5
- **Hamilton Farmers' Market – Ward 2:** Sept. 7
- **HPL, Central Library – Ward 2:** Sept. 7
- **Sackville Hill Seniors Rec Centre – Ward 7:** Sept. 10
- **Stoney Creek:**
  - **Recreation Centre – Ward 5:** Sept. 11
  - **Municipal Service Centre – Ward 10:** Sept. 16
- **Valley Park Recreation Centre – Ward 9:** Sept. 17

- **Williams Fresh Café – Hamilton Centre**: Oct. 1
- **Binbrook Branch Library – Flamborough**: Oct. 8
- **Hamilton Community House 41 – Hamilton East**: Oct. 8
- **Westmount Recreation Centre – Hamilton West**: Oct. 9
- **CF Lime Ridge Mall – Hamilton Mountain**: Oct. 10

Resident Survey

Engagement Snapshot

surveys completed.

60%

of respondents were aged 30 to 54 years.

68%

of respondents have lived in the City of Hamilton for more than 10 years.

The majority of survey respondents lived in single-detached dwellings (64.8%), followed by apartment units (13.0%). By comparison, 56.2% of households in Hamilton lived in single-detached dwellings, and 28.2% of households lived in apartment units according to 2021 Census data.

While just 12.2% of survey respondents lived in one-person households, one-person households made up 27.9% of all households in Hamilton in 2021.

Figure 2 • Household Size of Respondents

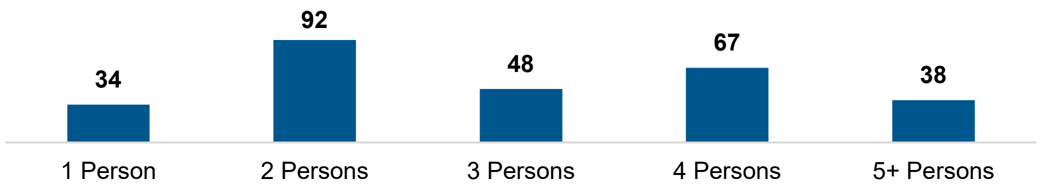
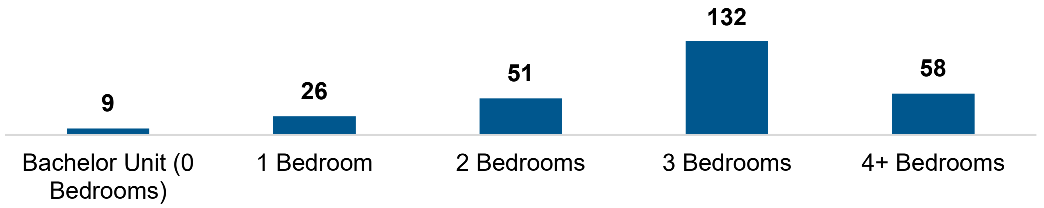


Figure 3 • Dwelling Size of Respondents



// Resident Survey: Key Themes

64	I have accessed a mental health program in the last five years.
43	I have been hospitalized or used the emergency room more than once a year in the last five years.
37	I am a person with a disability.
31	I am a member of the 2SLGBTQIA+ community.
29	I am low-income and/or in receipt of social assistance.

Satisfaction with housing

77% of respondents felt their current place meets the needs of their household.

Figure 4 • Satisfaction with Current Housing

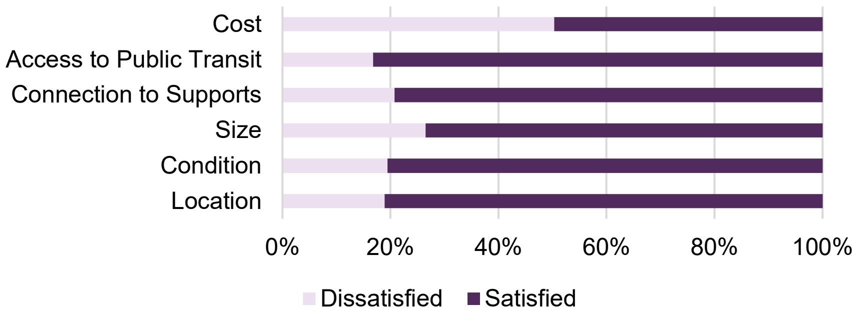
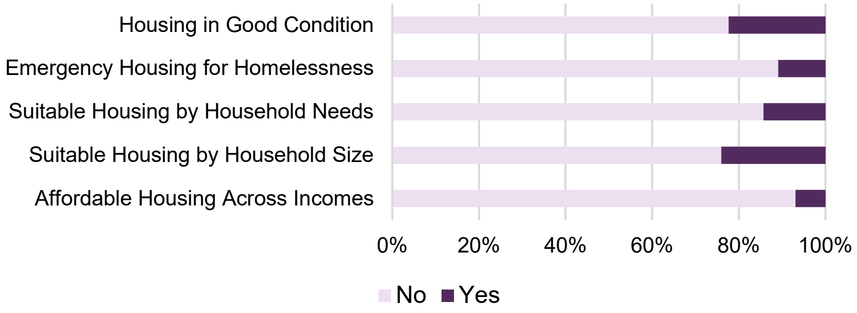


Figure 5 • Perception of Housing Availability in the Community



Top housing issues

Make rental housing more affordable.

66%

Provide housing and support for people experiencing homelessness.

44%

Ensure there is a wider range of home prices so more people can afford to buy a house.

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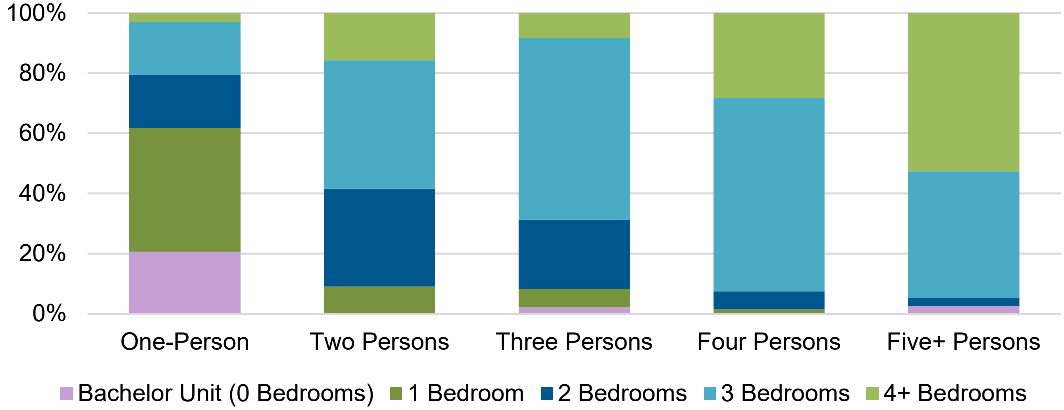
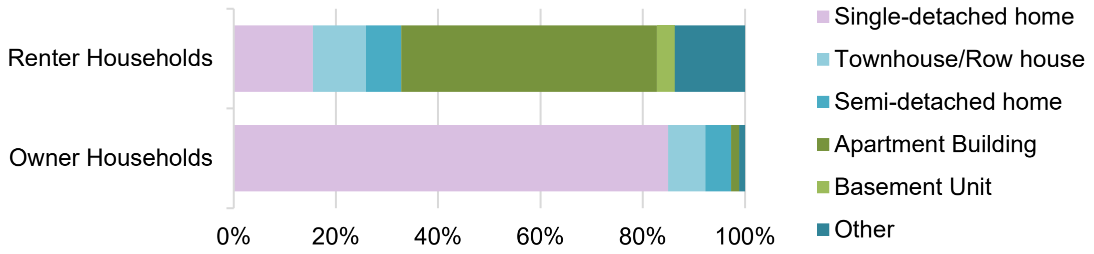


The majority of respondents were large households in large dwellings, which differs from the overall household distribution in Hamilton. In 2021, census data indicated that small households made up approximately 60% of all households. However, small dwellings were just 36% of all dwellings during this period, meaning many of the City's households were small households in large dwellings. This mismatch is not represented as strongly in the demographics of the survey respondents.

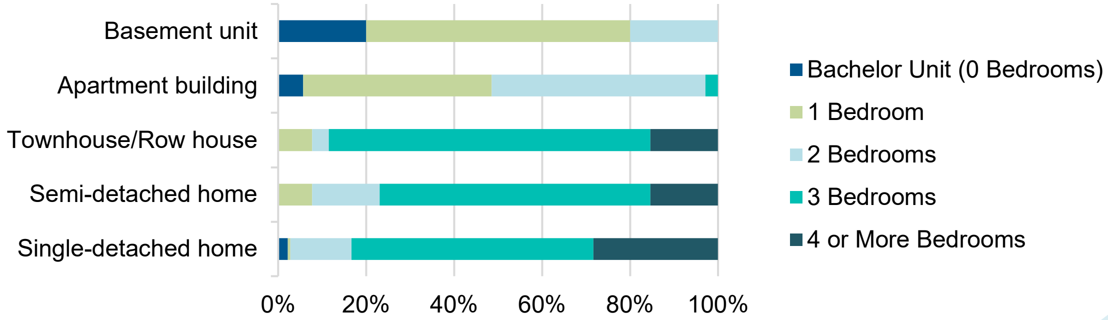
Dwelling types and sizes

Figure 7 • Proportion of Dwelling Types by Household Tenure



Among survey respondents, renter households lived in more diverse and denser housing forms, including apartments. These dwelling forms tended to be smaller in size. Owner households (94.4%) were more likely than renter households (5.6%) to live in single-detached dwellings. Owner households made up 75.6% of all survey respondents, which may account for an over-representation of large household and dwelling sizes within survey results.

Figure 8 • Proportion of Dwelling Sizes by Dwelling Type



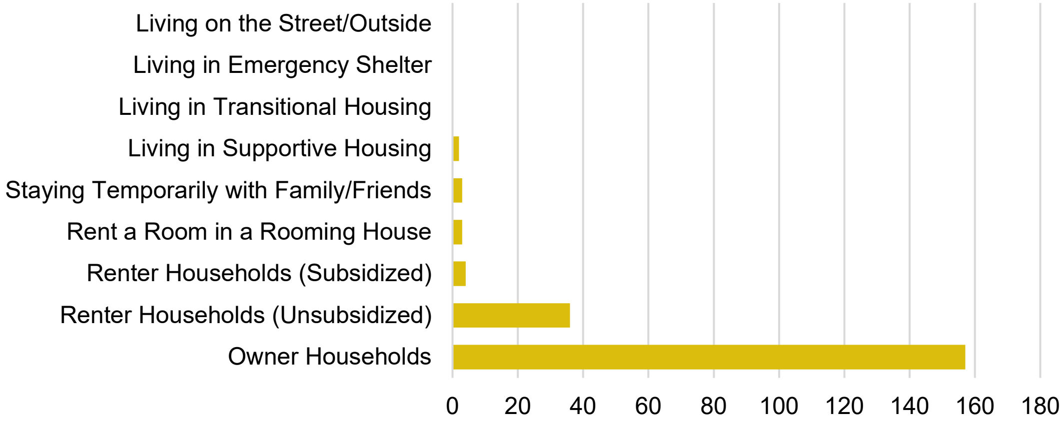
// Resident Survey: Key Themes

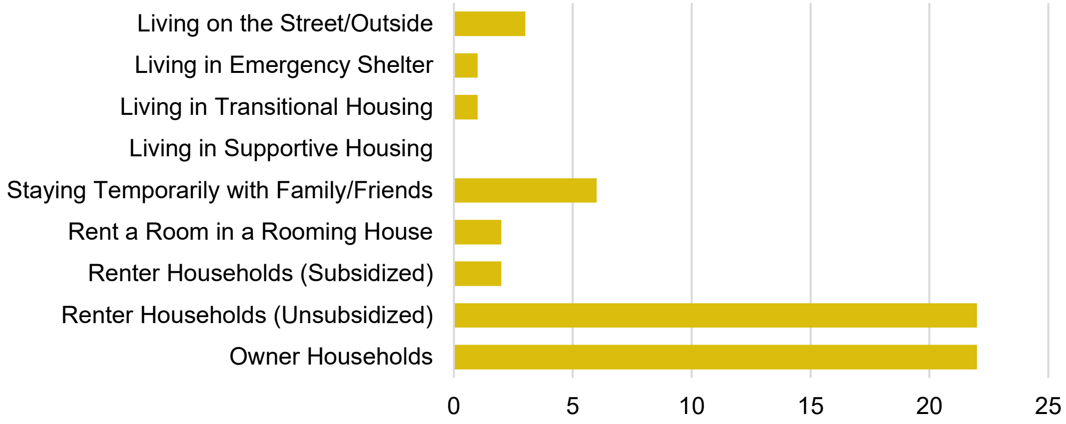
Housing needs by tenure

The survey reached three (3) respondents currently living on the street/outside, all of whom indicated that their current living arrangements did not meet their current needs.

As a HAF funded project, this report must be completed by December 2024. As a result of these timelines, there were limitations on the extent of the consultation that could be undertaken. Further engagement with priority population groups, including those with lived experience of homelessness, will be undertaken by the City as part of the next steps to address the housing needs identified in this report.

Figure 10 • Households Living in a Place that Does Not Meet Their Needs





Community Pop-Ups

12 community pop-ups across

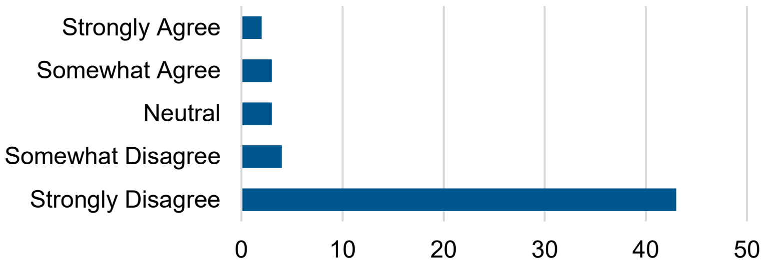
7 Wards and **5** Federal Electoral Districts

- There is a concern about rising homelessness and encampments across Hamilton.
- There is a need for greater supply of permanently affordable and supportive housing units.
- Increase the housing supply through innovative best practices (e.g., tiny homes, converting vacant buildings).
- We need increased rental protections to prevent renovictions and maintain a good state of repair.
- Increasing the supply of housing is not sufficient without ensuring safety and quality of buildings / neighbourhoods.

Throughout the pop-up event, targeted prompts were provided to create an interactive environment for residents to speak to housing need, challenges, and experiences in their community.

Residents were asked to place stickers on boards to represent how satisfied or dissatisfied they felt with features of the place they lived, and how strongly they agreed or disagreed with various statements about the state of housing in their community.

Figure 11 • "There is Housing Affordable to a Wide Range of Incomes"



Top housing issues

Provide housing and support for people experiencing homelessness.

50

Make rental housing more affordable.

37

Increase the availability of rental housing.

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//Community Pop-Ups: Key Insights

Providing housing and support for people experiencing homelessness was the **top housing issue** among those who attended the community pop-ups. Across 283 responses, 51 people (18.0%) selected this as a top housing issue for their community.

Residents expressed concerns that following the COVID-19 pandemic, there has been a rise in homelessness. Community members indicated that encampments have increased across parks, conveying frustration that the City appears to have a policy of inaction. Concerns were articulated both for those experiencing homelessness, and their need for permanent housing and supports, as well as for residents of nearby areas, and the perceived safety risks.

"People should absolutely NOT be camping, nor living on the street. We've seen estimates of $125K per person. To give these people wraparound services, surely people could be helped more efficiently"

-Resident

"No more encampments in parks"

-Resident

"Start by asking people who are unhoused what housing they want and then work to create it"

-Resident

"There are encampments like I've never seen before"

-Resident

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//Community Pop-Ups: Key Insights

Across 48 responses, 80.0% either somewhat or strongly disagreed that there was housing suitable to different needs and abilities in their community.

Residents expressed that a comprehensive approach to the housing crisis would require permanent supports for residents, both in terms of affordability and the level of support and care provided.

"Support services in all communities to help people stay housed"
-Resident

"Need more barrier-free housing for people with disabilities"
-Resident

"We are losing more affordable housing than we are building."
-Resident

"Affordable housing for all"
-Resident

Look to increase the housing supply through innovative best practices (e.g., tiny homes, converting vacant buildings).

"Check out other cities that have a successful 'tiny home' community"
-Resident

"Offer to pay 100% of construction of secondary suites. Less than 1/2 the cost of paying developers $500-$500,00/apartment. *For waitlist households."
-Resident

"The City should help to turn vacant buildings into affordable housing"
-Resident

"Use modular construction: faster, competitive pricing, sustainable, fewer/no deficiencies."
-Resident

//Community Pop-Ups: Key Insights

Residents expressed the need to ensure that the existing rental stock and renter households are protected. These concerns spanned the quality of buildings renter households occupied, to the relationship between tenant and landlord and the precarity this conferred on tenants throughout occupancy.

Making rental housing more affordable and increasing the availability of rental housing were both among the top 3 housing priorities for community members in attendance at pop-ups.

"How do we improve outcomes for people at risk of losing their housing? Renovictions, etc."
-Resident

"Too much displacement - gentrification, people living in tents/parks"
-Resident

"More support for preventing renovictions"
-Resident

"Increased tenant support with unscrupulous landlords"
-Resident

Increasing the supply of housing is not sufficient without ensuring safety and quality of buildings / neighbourhoods.

"Living in Ward 2 - our home has been vandalized, burglarized, I've been spit on, chased down the street multiple times. I am a female. I do not feel safe. We need solutions. 911."

-Resident

Focus Groups

- HSIR Steering Committee met on September 24th, 2024.
- The HSIR Advisory Committee met on October 3rd, 2024.
- Hamilton is Home met on October 9th, 2024.
- The Community Partnership Action Table will meet on October 29th, 2024.

Hamilton Housing Needs Assessment

This Housing Needs Assessment examines the demand and supply factors for housing in the City of Hamilton and is based on statistical and other quantitative data analysis that provides the foundation for the Key Housing Insights. These insights are the concise conclusions that can be derived from the data.

This section provides a snapshot of the **demographic profile** in the City of Hamilton, highlighting factors influencing housing demand, including an overview of population characteristics and projections, household trends, and income characteristics.

Overview

The demand profile for a community is used to describe the demand for housing. The demand-side characteristics examined include:

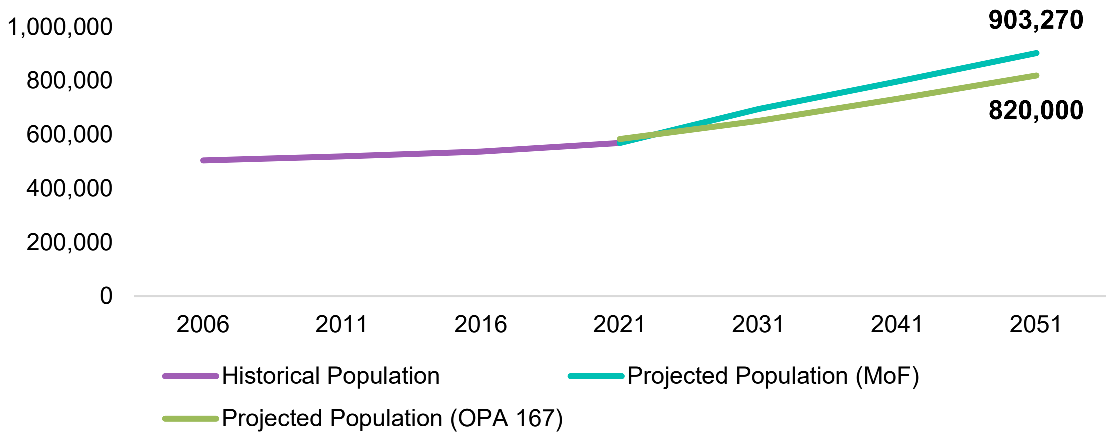
- **Population trends**, including projections, population age trends, and demographic trends,
- **Household characteristics**, including tenure, size, and composition, as well as characteristics of primary household maintainers,
- **Household incomes**, including average incomes
- **Economic characteristics**, including labour market trends and industries of employment.

Population Trends

In addition to Ministry of Finance population projections, the City of Hamilton previously prepared detailed population projections as part of the Municipal Growth Plan to inform the City of Hamilton Official Plan.

The City of Hamilton adopted these population projections into the Official Plan in July 2023, estimating that the population of the City will reach 820,000 people by 2051. This represents an increase of 44.0% from the census population count in 2021.

Figure 12: Historical Population and Population Projections in the City of Hamilton, 2006 - 2051



Source: Statistics Canada Community Profiles, 2006 – 2021; Ministry of Finance Population Projections; Hemson Consulting Ltd. based on Statistics Canada Census data and Growth Plan Schedule 3 forecasts for 2051 for the City of Hamilton (Note: the Hemson projections used a different methodology than the Ministry of Finance projections, hence the discrepancy in numbers)

Population Age

What We Heard

- The most common age for survey respondents were those aged 40 to 54 years (32.2%), followed by those aged 30 to 39 years (29.8%).
- The survey did not reach any children aged 0 to 14 years, who made up 16.0% of the Hamilton population in 2021.

Immigration

In 2021, the City of Hamilton had 145,550 immigrants (25.9% of the population). This was below the provincial (30.0%) proportion of immigrants during this period.

Across all Wards, Ward 5 (34.4%) had the highest proportion of immigrants, followed by Ward 8 (31.8%). The areas in the City with the lowest proportions of immigrants were Ward 4 (16.3%) and Ward 15 (17.6%).

Hamilton experienced an increase in the immigrant population (+15,185 people, +11.6%) between 2016 and 2021. This was above the rate of increase province-wide (+354,440 people, +9.2%).

Immigrant Birth-Place

The most common birthplace for all immigrants in Hamilton in 2021 was Asia (57,220 people, 10.2% of the population), followed by Europe (56,750 people, 10.1%).

Among recent immigrants, the most common place of birth was Asia (12,530 people, 2.2%), followed by Africa (3,175 people, 0.6%).

Recent immigrant refers to an immigrant that has moved to Canada within five years of the Census period.

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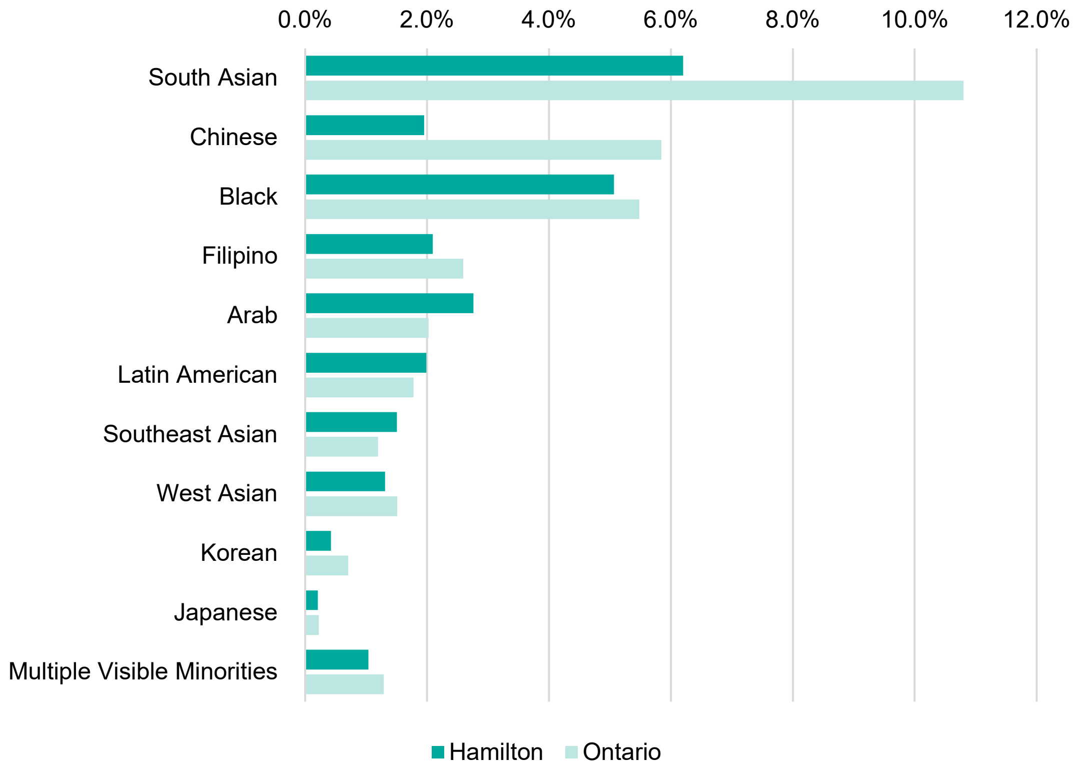
Visible Minorities

Figure 13: Proportion of Visible Minorities in the City of Hamilton and Ontario, 2021



Source: Statistics Canada Community Profiles, 2021

Indigenous Population

The City of Hamilton had 12,520 people (2.2%) who identified as Indigenous in 2021, below the province-wide rate (2.9%). This represented an increase of 385 people (+3.2%) from 2016 levels. However, this was a slower rate of increase than experienced province-wide (+32,190 people, +8.6%).

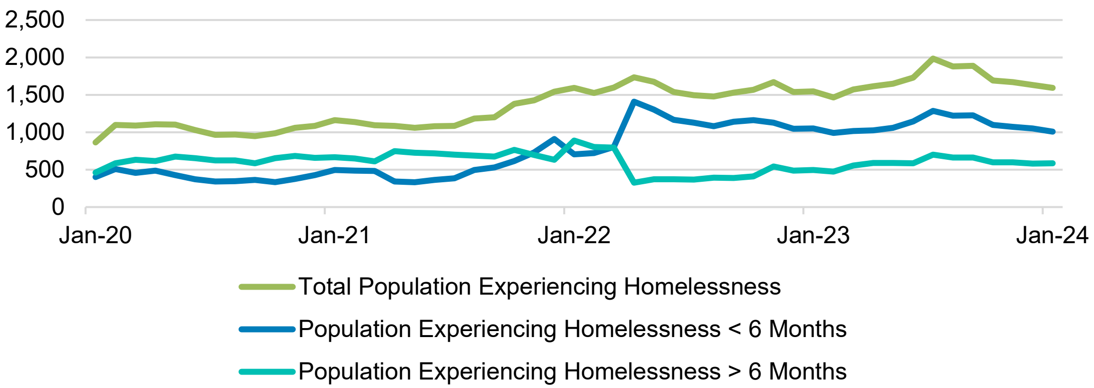
Populations Experiencing Homelessness

Inflow/Outflow Ratio is a measure of the number of individuals entering over the number of individuals exiting a state of homelessness.

The inflow/outflow ratio declined over this period, from 10.7 in January of 2020 to 0.9 in January 2024.

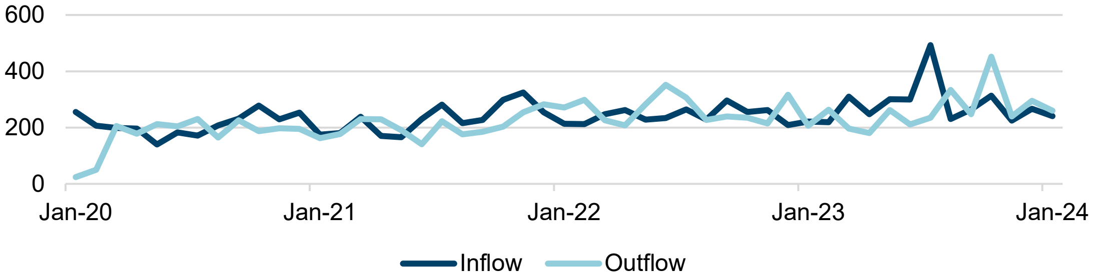
However, between March 2023 and January 2024 the inflow/outflow ratio has more consistently averaged near 1.0.

Figure 14: Population Experiencing Homelessness in Hamilton, 2020 – 2024



Source: Contains public sector Data made available under the City of Hamilton's Open Data License

Figure 15: Inflow and Outflow of Those Experiencing Homelessness in Hamilton, 2020 – 2024



Source: Contains public sector Data made available under the City of Hamilton's Open Data License

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Point in Time Count

TOP 3 REASONS FOR MOST RECENT HOUSING LOSS

- Not enough income
- Landlord/tenant conflict
- Unfit/unsafe housing conditions

TOP 5 BARRIERS TO FINDING HOUSING

- Rent too high
- Low income
- No income assistance
- Poor Housing Conditions
- Discrimination

Source: City of Hamilton “2022 Point in Time Connection Results”

Indigenous Homelessness

The results of the City’s 2021 point in time count indicated that Indigenous people were over-represented among the population of those experiencing homelessness. Across all respondents, 23% identified as Indigenous or as having Indigenous ancestry, while just 2.2% of the population of the City identified as Indigenous according to 2021 census data.

INDIGENOUS ANCESTRY

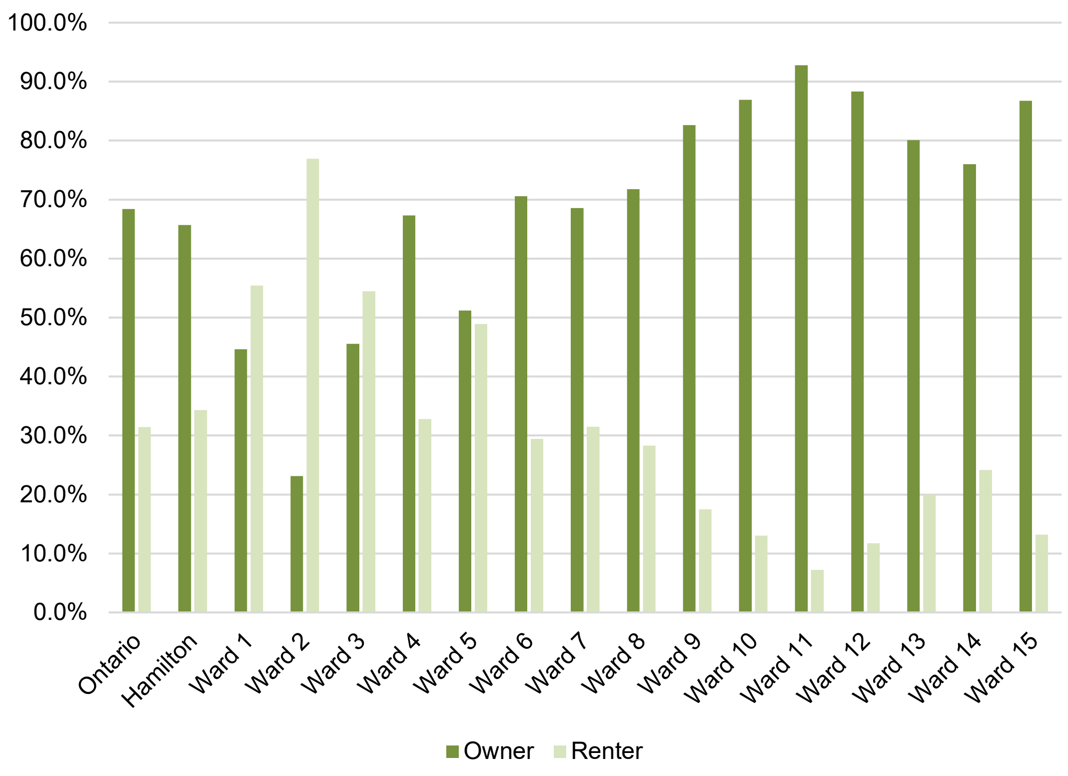
23% identified as Indigenous or as having Indigenous ancestry

Source: City of Hamilton “2022 Point in Time Connection Results”

The *Hamilton Urban Indigenous Strategy* has an action that the City will through further work identify how to increase accessible and affordable housing for Indigenous people through a Housing and Homelessness Action Plan.

Household Trends

Figure 16: Household Tenure in Ontario and the City of Hamilton by Ward, 2021



Source: Statistics Canada Community Profiles, 2021

Household Size

Between 2016 and 2021, four- or more-person households experienced the most growth (+3,640 households, +7.2%), above the provincial rate (+5.2%). One-person households (+2,535 households, +4.3%) experienced the lowest growth rate over this period.

What We Heard

- The most common household size of survey respondents was 2-person households (32.8%). One-person households were just 12.7% of respondents.
- 34.9% of respondents lived with a spouse/partner and one or more young children.

Household Type

The most common household type in the City in 2021 were one-person households (27.9%), followed by couples with children (27.2%), and couples without children (22.8%).

In 2021, the proportion of lone-parent families in Hamilton (10.3%) was above the provincial rate (9.2%).

Household Maintainer Age

In 2021, the most common age cohort for primary household maintainers was those aged 45 to 64 years (85,745 households, 38.5%).

Between 2016 and 2021, households maintained by those aged 65 years and older experienced the greatest increase (+6,280 households, +11.1%).

Primary Household Maintainer refers to the first person in the household identified as someone who pays the rent or the mortgage, or the taxes, or the electricity bill, and so on, for the dwelling.

Household Income

What We Heard

- 93.0% of survey respondents said that there **was not housing affordable** to a **wide range of incomes** in the City of Hamilton.

Survey respondents expressed

- “We are trying to save to buy a home and finding it **further from reach** (rather than closer) the **more we save**.”
- Rent is always paid, however **gas**, **hydro** and other **bills go unpaid every month**”
- “**Can’t afford to move** … landlord is starting renovations (N13) as it is an older building, and *I don’t know where I will move to*”

Labour Characteristics

In December 2023,the unemployment rate for the Hamilton Census Metropolitan Area was 4.9% when seasonally adjusted, slightly below the province-wide unemployment rate (5.5%). This represented a decrease of 1.5 percentage points from the unemployment rate of 6.4% reported at the end of Q3 2023 for the Hamilton Census Metropolitan Area.

The Hamilton Census Metropolitan Area had a participation rate seasonally adjusted at 64.1% in December 2023, roughly consistent with the Ontario rate (64.3%).

Labour force participation rate is the ratio between the total labour force divided by the total working-age population.

Working age population in Canada refers to people aged 15 to 64.

Industry

In 2021, the most common industry of employment in the City of Hamilton was health care and social assistance (41,515 jobs, 14.3%), followed by retail trade (32,750 jobs, 11.3%), and manufacturing (31,280 jobs, 10.7%).

Between 2016 and 2021, the public administration sector (+11,500 jobs, +92.1%) experienced the greatest increase, followed by health care and social assistance (+5,235 jobs, +14.4%). Over this period, accommodation and food services (-2,455 jobs, -13.4%) and manufacturing (-1,875 jobs, -5.7%) sectors experienced the greatest decline.

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Key Takeaways

Populations Experiencing Homelessness

The population of those experiencing homelessness has increased from 864 individuals in 2020 to 1,592 individuals in 2024. This increase is driven by the population of those experiencing homelessness for a period of less than six months (+606 people, +151.1%).

Indigenous people are over-represented among the population of those experiencing homelessness. 23% identified as Indigenous or as having Indigenous ancestry, while just 2.2% of the total population identify as Indigenous.

Household Trends

Hamilton has experienced rapid changes in household tenure and size in recent years. Between 2016 and 2021, renter households (+11.5%) increased substantially faster than owner households (+2.3%). As a result, there was an increased demand for purpose-built rental units.

During this period, four- or more-person households grew at the fastest rate (+7.2%), while one-person households experienced the slowest growth (+4.3%). This may be due to insufficient supply of small dwellings in the City.

This section is an overview of the **supply profile** of the City of Hamilton, highlighting factors influencing housing supply, including dwelling statistics, housing starts and completions, and market rents and prices.

Housing supply data is crucial in determining the need for different housing types in the City of Hamilton. Supply data will be compared against demand data to help determine the need for housing in Hamilton.

Overview

The housing stock profile for a community is used to describe the supply of housing in the community. Several supply-side characteristics are examined, including:

- The **existing housing stock**, including dwelling types and the age and composition of the stock,
- **New Dwelling trends**, including housing starts and completions, and planning application pipeline insights,
- **Non-market** (RGI, transitional, and emergency) housing stock characteristics, and
- **Market housing supply**, including ownership and rental prices.

Housing Supply

Key Context •

60% of households were considered 'small' households in 2021.

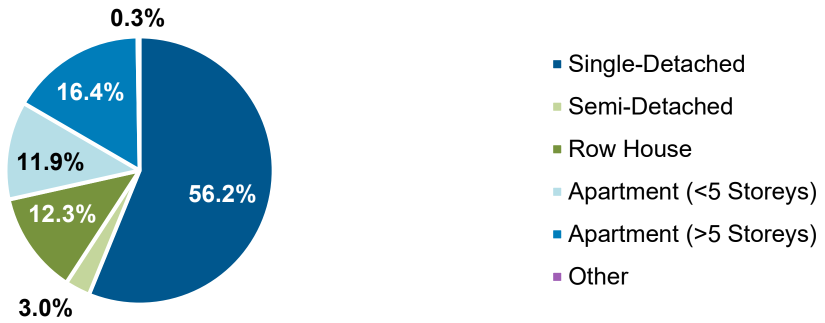
Dwelling Type

The most common dwelling type in the City of Hamilton in 2021 was single-detached dwellings (125,130 dwellings, 56.2%), followed by high-rise apartments (36,465 units, 16.4%) and low-rise apartments (26,425 units, 11.9%). High-rise apartments were heavily concentrated in Ward 2, making up 61.9% of the housing stock in the Ward in 2021. Ward 2 accounted for 33.0% of all high-rise apartments in Hamilton during this period.

Usual place of residence refers to the main dwelling in which the person lives most of the time. It is used to identify the person as a member of a particular household.

Between 2016 and 2021, high-rise apartments experienced the largest growth (+2,900 units, +8.6%) in absolute terms, while row houses grew at the fastest rate (+2,735 dwellings, +11.1%).

Figure 17: Dwellings by Type in the City of Hamilton, 2021



Source: Statistics Canada Community Profiles, 2021

Dwelling Age

What We Heard

- 62.1% of survey respondents said people in their community did not live in housing in good condition.

At community pop-ups, residents expressed:

- "Student houses around McMaster are in a **very poor condition**."
- "Even decent buildings have **cockroaches**."
- "Our home has been **vandalized**, burglarized … *I do not feel safe*."

Dwelling Condition

The age of dwellings plays a role in dwelling condition, as housing requires maintenance and upkeep over the course of its lifespan. The City of Hamilton (6.6%) had a higher rate of dwellings in need of major repairs than the province (5.7%) in 2021.

Between 2016 and 2021, the number of dwellings in need of major repairs in the City declined (-125 dwellings, -0.8%). However, this was a slower rate of decline than experienced province-wide (-1.2%).

Dwelling Suitability

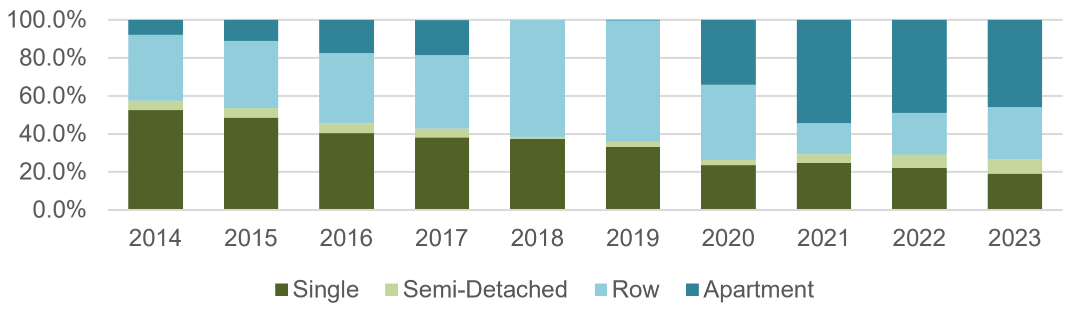
In 2021, 6.2% of dwellings in Hamilton were not suitable. This was below the proportion in Ontario (6.7%).

However, this represented an increase of 2,900 dwellings (+26.5%) considered not suitable from 2016 levels, and a faster rate of increase compared to the province-wide rate (+18.7%).

Housing suitability refers to whether a dwelling has enough bedrooms for the size & composition of a private household, according to the National Occupancy Standard.

Housing Completions

Figure 18: Housing Completions by Dwelling Type in Hamilton, 2014 – 2023

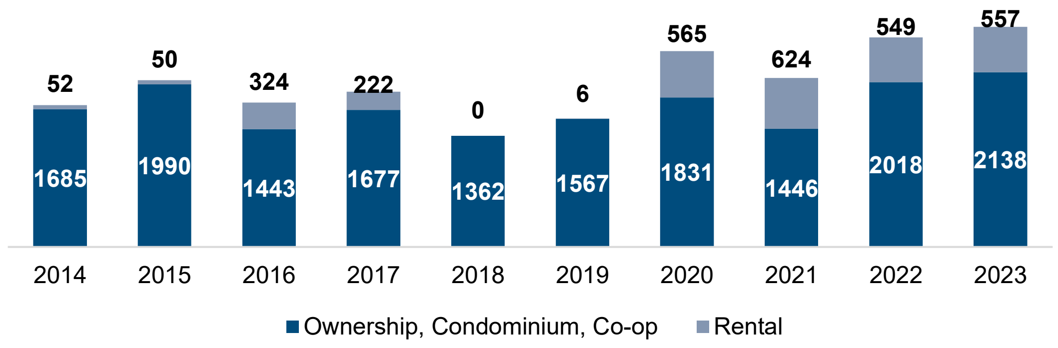


Source: CMHC Housing Starts and Completion Survey, 2014-2023

Housing Completions by Tenure

As development has shifted towards denser housing forms, there has been an increase in rental housing completions. In 2014, rental housing made up just 3.0% of all housing completions. By 2023, this had increased to 20.7% of housing completions in the City. Rental housing completions reached a peak in 2021, with 624 housing completions, representing 30.1% of all housing completions during the period.

Figure 19: Housing Completions by Dwelling Tenure in Hamilton, 2014 – 2023



Source: CMHC Housing Starts and Completion Survey, 2014-2023

Housing Starts

What We Heard

At community pop-ups, residents expressed:

- "How come there are so many **vacant buildings** and how can they **provide housing**?"
- "Do something about Jamesville, 7-8 years of **nothing**."
- "Too much **displacement**, **gentrification**, people living in **tents/parks**."

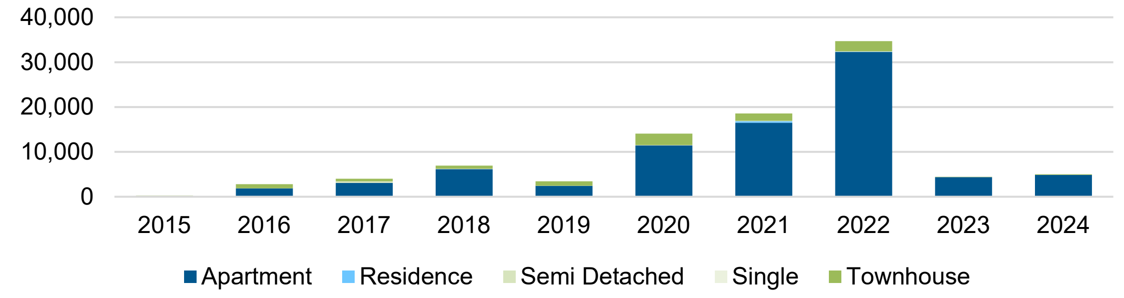
Housing Starts by Tenure

Rental housing starts experienced a peak in 2022, with 1,119 housing starts. This represented an 817.2% increase from the 122 rental housing starts in 2014. However, by 2023 rental housing starts had begun to decline again, reaching a total of 487 housing starts. This was still an increase of 299.2% from 2014 levels but represented a 56.5% decline from the previous year.

Residential Development Applications (by number of units)

Residential development applications by number of units peaked in 2022, with 34,692 units under application. Applications included site plan applications, zoning by-law amendments, and official plan amendments. Apartments were the most common dwelling type for applications over the past ten years, making up 88.3% of all units processed for residential development applications between 2015 and 2024.

Figure 20: Residential Development Applications by Dwelling Type, 2015 – 2024



Source: City of Hamilton, 2015 – 2024

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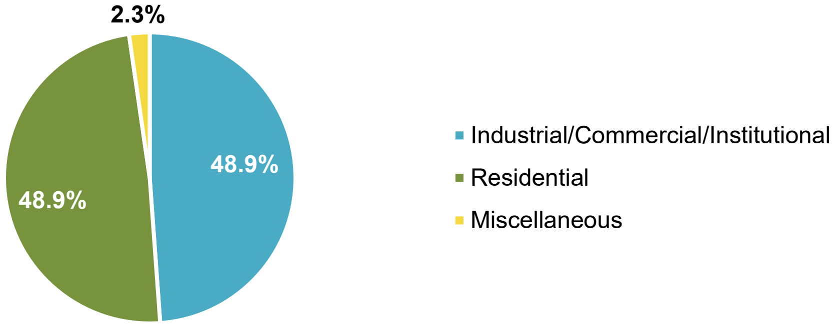
Building Permits

Building Permit Values

Residential building permits ($23.67 million) accounted for 48.9% of the total value ($48.44 million) of building permits issued in January 2024.

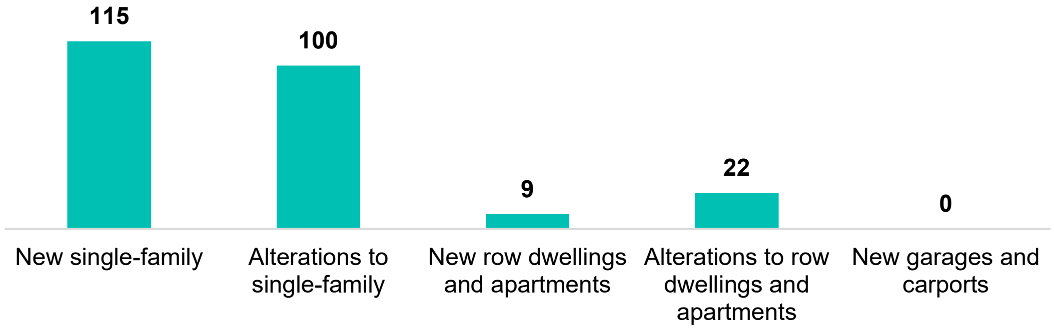
Single-family dwellings were the highest-value building permits issued during this period at $16.12 million, followed by alterations to one- and two-family dwellings ($3.38 million), and alterations to row dwellings and apartments ($2.92 million).

Figure 21: Proportion of Building Permit Value by Building Permit Type in Hamilton, January 2024



Source: City of Hamilton, 2024

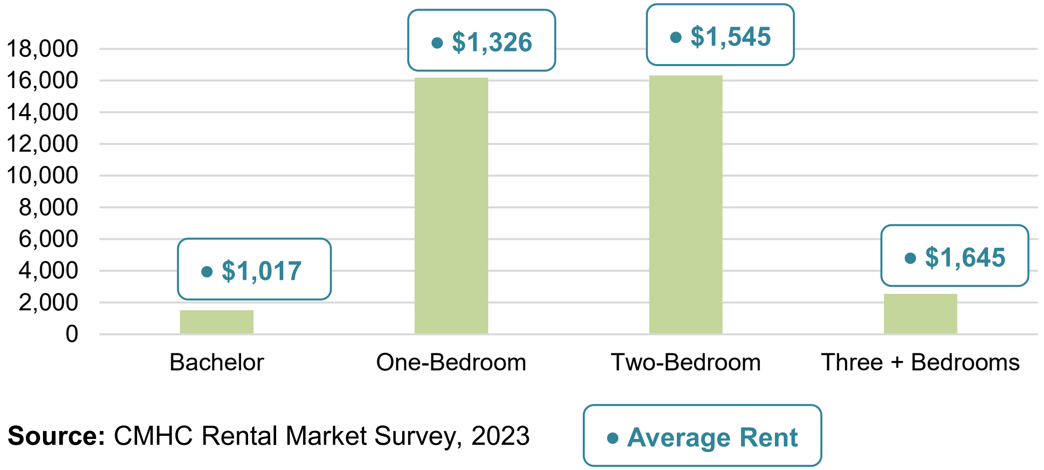
Figure 22: Residential Building Permits by Dwelling Type in Hamilton, January 2024



Source: City of Hamilton, 2024

Market Housing

Figure 23: Primary Rental Universe by Unit Size and Average Rents in Hamilton, 2023



Source: CMHC Rental Market Survey, 2023

Average Primary Market Rent

The average primary market rent for all units in Hamilton was $1,431 in 2023. This represented an increase of 15.2% from the previous year, and an increase of 76.0% from the average rent of $813 in 2014.

Over the last ten years, one-bedroom units have experienced the greatest increase in rent (+79.2%) to an average of $1,326 in 2023. While three- or more-bedroom dwellings had the highest average rent ($1,645) in 2023, this dwelling size experienced the lowest rate of rent increase (+63.0%) from 2014 to 2023.

Secondary Rental Universe

In 2021, there were an estimated 39,280 renter households (51.4%) in the secondary rental market. This figure includes renter households in single-detached houses, semi-detached houses, freehold townhouses, duplex apartments, accessory suites, condominiums, one or two apartments in a commercial structure, and social and affordable housing.

In 2023 there were 10,272 social and affordable housing units in the City of Hamilton. As a result, it is likely that most renters in the secondary rental market were accessing market-rate units in 2021.

Primary Rental Universe refers to all purpose-built row projects and apartment structures with three or more units.

Secondary Rental Market includes rental dwellings not originally purpose-built for the rental market.

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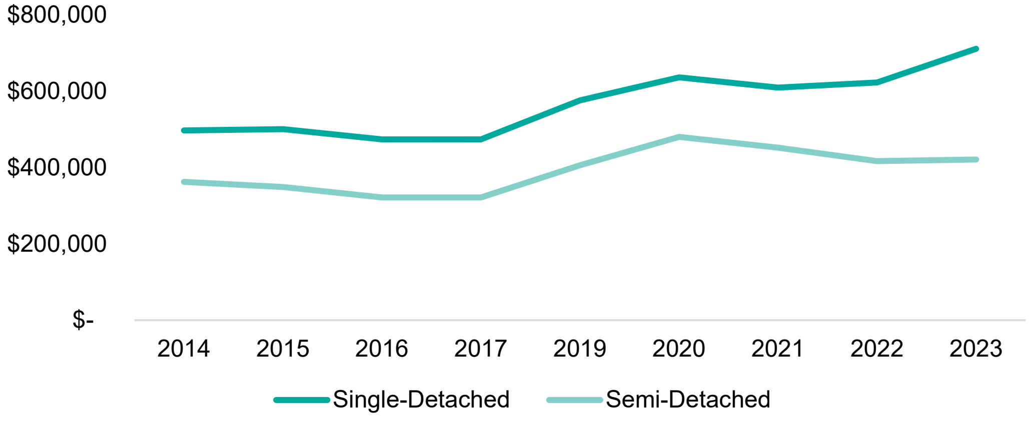
Ownership Market Average Dwelling Price

Figure 24: Average Price of Newly Constructed Units by Dwelling Type in Hamilton, 2014 – 2023



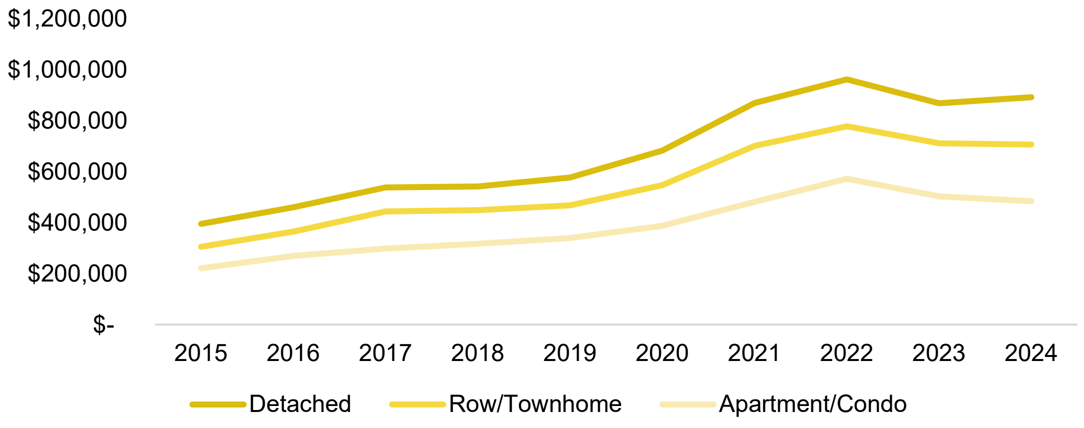
Source: CMHC Absorption Survey, 2014 – 2023

Real estate data from the City of Hamilton indicates that the average sales price for detached houses in 2024 was $892,940. This represented an increase of 125.8% from the average re-sale price of $395,408 in 2015.

Row houses were the second-most expensive dwelling form in 2024, with an average re-sale price of $706,747. However, this represented the fastest rate of increase (+131.3%) from 2015, when the average re-sale price for this dwelling form was $305,495.

Apartments had the lowest average re-sale price ($484,346) in 2024, an increase of 118.9% from the average re-sale price ($221,288) in 2015.

Figure 25: Average Price of Re-sale Units by Dwelling Type in Hamilton, 2015 – 2024

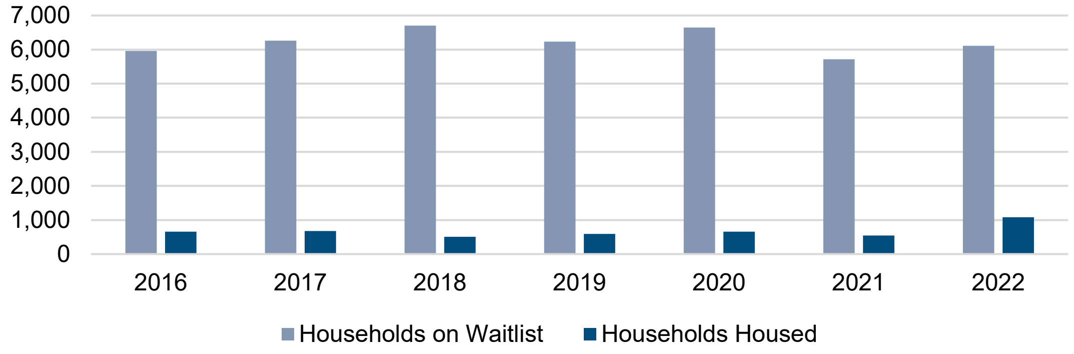


Source: City of Hamilton, 2015 – 2024

Rent-Geared-to-Income refers to when a household pays no more than 30% of its net income on rent.

Affordable and Non-market Housing

Figure 26: Households Active On and Successfully Housed from the ATH Waitlist in Hamilton, 2016 – 2022



Source: City of Hamilton, 2016 – 2022

In November 2023, 73.0% of CityHousing Hamilton tenants resided in rent-geared-to-income (RGI) units. The remaining tenants had income levels exceeding the threshold for RGI units and lived in affordable market rent units, with rents below the median market rent set by the Canada Mortgage and Housing Corporation (CMHC) for the City of Hamilton.

Access to Housing Waitlist

In December 2022, there were 6,110 households on the Access to Housing (ATH) Waitlist. While this represented an increase of 394 households (+6.9%) from 2021, households on the ATH waitlist had declined by 537 households (-8.1%) from 2020 levels. Among the households on the ATH waitlist in 2023, 930 (15.2%) were living in RGI units and awaiting transfer to another unit. However, this number is an under-representation of households waiting for housing due to a backlog of approximately 2,000 applications awaiting input into the system.

There were 1,082 households successfully housed from the ATH waitlist in 2022. This was an increase (+541 households, +100.0%) from the 541 households successfully housed off the waitlist in 2021. Of the 1,082 households that were successfully housed from the ATH waitlist in 2022, 653 (60.4%) households were housed in an RGI unit. The remaining 429 households received a Canada-Ontario Housing Benefit (COHB).

Shelter System

Transitional Housing

The City of Hamilton had two organizations offering transitional housing in 2023. YWCA Transitional Living Program had 65 transitional beds for women and non-binary individuals for up to one year of housing.

Wesley Urban Ministries and Wesley Youth Housing offered 15 placements with 24/7 staffing support, as well as providing youth aged 16 to 21 with temporary housing for up to 2 years.

Available shelter beds are calculated by taking Sector Bed Capacity – City Funded Occupancy.

Table 1 • Emergency Shelters in Hamilton, 2024

Organization	Mandate	Beds
Good Shepherd Men's Centre & West Ave	Men	54 beds
Mission Services Men Centre	Men	58 beds
Salvation Army Booth Centre	Men	86 beds
Good Shepherd Mary's Place	Women	25 beds
Good Shepherd West Ave Overflow Temporary Shelter	Women	20 beds
St. Joseph's Womankind	Women	6 beds
Mission Services Emma's Place	Women	15 beds
Good Shepherd Family Centre	Family	80 beds (across 20 rooms)
Good Shepherd Notre Dame House	Youth	21 beds
Hotel Overflow (Admiral Inn and Sheraton Hotel)		Up to 208 beds (52 hotel rooms)

Source: City of Hamilton, 2024

Temporary Extended Services

Table 2 • Drop In and Extended Services in Hamilton, 2024

Organization	Mandate	Beds
Living Rock Ministries	Youth <25	50 daytime spaces
Christ's Church Cathedral		50 daytime spaces
Good Shepherd Cathedral	Men, *2S, T, NB**	50 night-time spaces
Willow's Place	Women, *T, NB**	45 night-time spaces
YWCA Carole Anne's Place	Women, *T, NB**	40 night-time spaces
Mission Services Men's Shelter	Men	35 emergency shelter beds

Source: City of Hamilton, 2024

Two-spirit, transgender, and non-binary people

Drop-In and Outreach

The City of Hamilton provides several services to meet the basic needs of individuals and households and connect them to additional housing resources and supports. In 2023, these included the City of Hamilton Housing Services, Housing Focused Street Outreach, Hamilton Regional Indian Centre, Living Rock Youth Drop-In, Mission Services – Willow's Place, YWCA – Carol Anne's Place.

Additionally, for winter response measures, the City operated a Warming Bus, extended hours for recreation centres, and designated the Hamilton Public Library – Central Library as a warming space for operation during extended hours and on statutory holidays.

Rapid Rehousing (RRH)

In 2023, Mission Services, Housing UP Rapid Rehousing offered mobile case manager support and housing stabilization support for up to nine months. Good Shepherd, Rapid Rehousing Program worked with women and families to provide team-based supports for up to six (6) months after housing was obtained.

Intensive Case Management

The City of Hamilton provides longer-term case management and housing support to higher acuity individuals and households experiencing long-term homelessness, addictions, or struggles with mental health.

In 2023, Hamilton Regional Indian Centre, Indigenous Housing Services provided supports for Indigenous people experiencing homelessness to move into permanent housing. Good Shepherd Housing First Intensive Case Management Program supported housing stabilization within 18 – 24 months for women, youth, and families. Mission Services Housing UP ICM and Wesley Urban Ministries, Wesley Hamilton Housing Services Intensive Case Management Housing supported men to move into housing and provided stabilization services for up to 18 – 24 months.

Key Takeaways

Key Context

Renter households grew by 7,855 households between 2016 and 2021.

Non-Market Housing

The demand for non-market housing outpaced supply, as the number of households on the Access to Housing waitlist (6,110 households) roughly equaled the number of City-owned non-market housing units (6,974 units).

This is compounded by the ~2,000 applications to the Access to Housing waitlist that had yet to be processed in December of 2022.

However, there was an increase in the number of individuals and households successfully housed from the Access to Housing waitlist (+541 households, +100.0%) between 2021 and 2022. Additionally, the City has expanded temporary emergency services, creating an additional 100 day-time and 135 nighttime drop-in spaces and 35 emergency shelter beds in 2024.

This section provides an analysis of shelter-to-income ratio, core housing need, and **affordability** of the rental and ownership housing markets.

Overview

The affordability analysis assesses indicators of housing affordability in the community and the relationship between the demographic profile and what housing is available. Several affordability indicators are assessed, including:

- Proportion of the population **spending 30% or more on shelter costs,**
- Prevalence of **core housing need,** and
- **Affordability of existing ownership and rental housing market.**

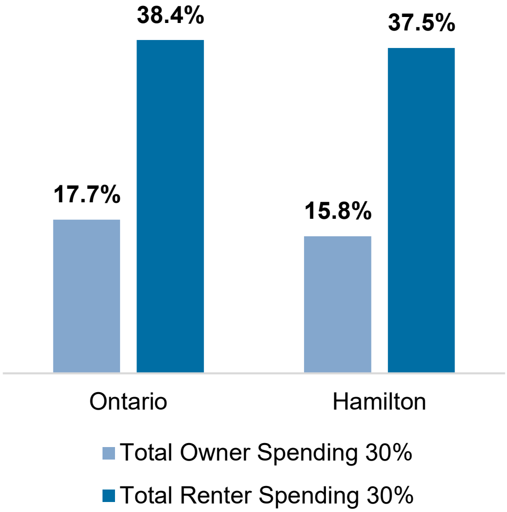
Affordability Trends

Shelter Cost to Income Ratio (STIR) by Tenure

Renter households (37.5%) were more likely than owner households (15.8%) to be facing affordability issues in 2021.

However, between 2016 and 2021, renter households experienced a greater decline (-2,481 households, -8.0%) than owner households (-872 households, -3.6%) in those facing affordability challenges.

Figure 27: Proportion of Households Facing Affordability Issues by Tenure in Hamilton and Ontario, 2021



Source: Statistics Canada Community Profiles, 2021

Shelter-Cost-to-Income Ratio refers to a benchmark for measuring affordability where households spend no more than 30% of gross household income on shelter costs.

Shelter costs include (where applicable) mortgage payments, rent, property taxes, condominium fees, electricity, heat, water, and other municipal services.

Core Housing Need

The 2022 Canadian Housing Survey, conducted by CMHC and Statistics Canada, provided the first insights into core housing need levels post-pandemic. The results were published in September 2024 and indicated that while rates of core housing need had dropped across most household tenures during the pandemic in 2021, numbers had risen again by 2022.

In 2022, 41,450 (13.5%) households in the Hamilton Census Metropolitan Area were in core housing need. This was slightly below the provincial rate (14.5%). However, this represented an increase in core housing need from 2021 (+25.4%) and 2018 (+28.7%).

Table 3 • Core Housing Need in the Hamilton Census Metropolitan Area, 2018 – 2022

	2018		2021		2022	
	#	%	#	%	#	%
Total	32,200 households	10.8%	33,050 households	11.5%	41,450 households	13.5%
Owner Households	7,550 households	3.5%	11,300 households	5.6%	12,900 households	6.3%
Renter Households	24,650 households	29.4%	21,800 households	25.2%	28,600 households	27.8%
Renters in Social and Affordable Housing	4,350 households	33.5%	3,550 households	30.6%	3,500 households	29.9%
Renters Not in Social and Affordable Housing	20,250 households	28.6%	18,200 households	24.3%	25,100 households	27.6%

Source: Canadian Housing Survey, 2018 – 2022

Core Housing Need

Core Housing Need by Tenure

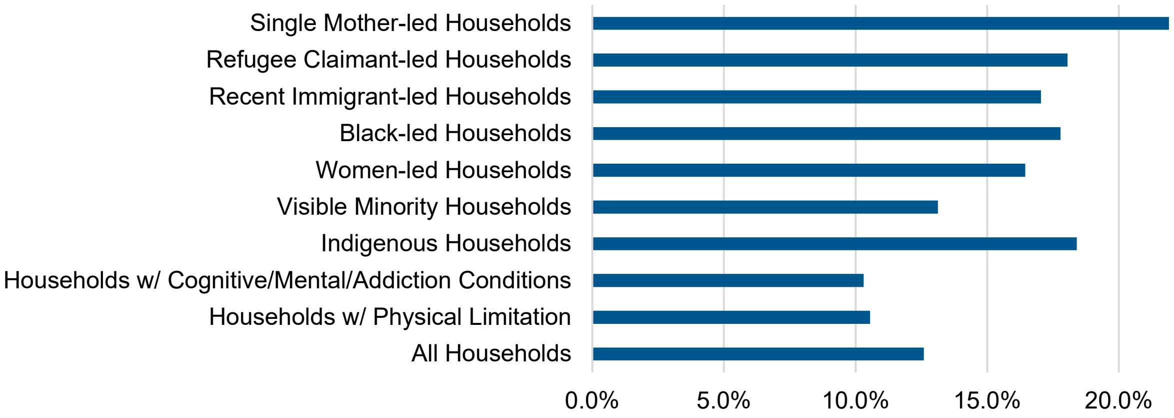
Broken down by tenure, 20,115 renter households (26.3%) were in core housing need in 2021, well above the rate for owner households (7,940 households, 5.4%). The COVID-19 pandemic resulted in a decline of households experiencing core housing need due to government relief programs. As a result, these numbers should be treated with caution. However, it is notable that from 2016 to 2021, despite government relief programs that disproportionately targeted low-income households, renter households (-6.0%) experienced a lower decline in rates of core housing than owner households (-9.9%).

Core Housing Need by Mental and Physical Health and Addictions Conditions

In 2021, 64,615 households in Hamilton had a member with a physical activity limitation. Of these households, 6,815 (10.5%) were in core housing need. This was below the rate across all households (12.7%) in Hamilton, but above the rate of households with a member with activity limitations in core housing need province-wide (10.2%).

During this period, Hamilton had 39,710 households with a member with cognitive, mental, or addiction conditions. Among these households, 4,095 (10.3%) were in core housing need, above the Ontario (9.8%) proportion.

Figure 28: Proportion of Households by Type in Core Housing Need in Hamilton, 2021



Source: GTHA Housing Data Repository, 2023

Indigenous Households in Core Housing Need

Black-led Households in Core Housing Need

In 2021, 1,555 (17.8%) Black-led households of the 7,190 Black-led households in Hamilton were in core housing need. This was below the province-wide rate (20.8%), but above the City-wide rate (12.6%) for households in core housing need.

Visible Minorities in Core Housing Need

There were 50,035 visible minority households in Hamilton in 2021, of which 6,570 (13.1%) were in core housing need. This was below the province-wide rate (16.7%) of visible minority households in core housing need, but above the Hamilton rate for households in core housing need (12.6%) during this period.

Immigrant & Refugee-led Households in Core Housing Need

There were 5,750 households led by recent immigrants in the City of Hamilton in 2021. During this period, 980 (17.0%) recent immigrant-led households were in core housing need, slightly below the province-wide rate (18.2%).

In 2021, there were 13,210 households led by refugee claimants. Among these households, 2,385 households (18.1%) were in core housing need, below the province-wide rate (21.6%).

Women-led Households in Core Housing Need

The City of Hamilton had 97,070 women-led households in 2021, making up 43.6% of all households in the City during this period. Women-led households had 15,965 (16.4%) households in core housing need in 2021, above the province-wide rate (15.1%). Of the 21,205 single mother-led households during this period, 21.9% (4,645 households) were in core housing need.

Core Housing Need by Age

Households with a primary maintainer under 24 (16.9%), over 65 (19.5%) and over 85 (19.5%) were all more likely to be in core housing need than the proportion across all Hamilton households (12.6%).

Core Housing Need by Household Size

Core Housing Need by Household Income

Households earning between 21% to 50% of the area median household income (AMHI) were the most likely cohort by income to be in core housing need, with 20,710 (53.5%) households in this income bracket experiencing core housing need in 2021. This was well above the province-wide rate (47.0%).

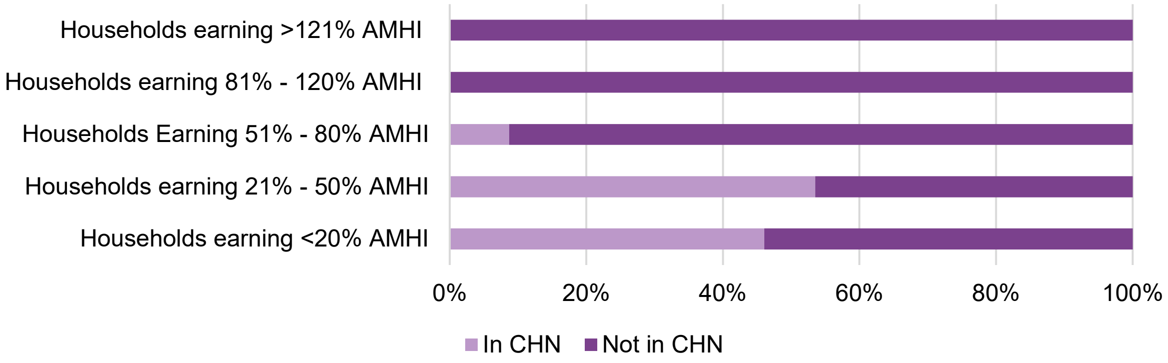
During this period, households earning 20% or less of AMHI (46.1%) were the next most likely to be in core housing need, well above the province-wide rate (35.4%). Households in this income bracket typically occupy non-market and subsidized housing. While renter households in subsidized housing (30.3%) were more likely than renter households not in subsidized housing (25.7%) to be in core housing need in 2021.

Core Housing Need by Subsidized Housing Access

In 2021, renter households in subsidized housing (30.3%) were more likely than renter households not in subsidized housing (25.7%) to be in core housing need. However, renter households in subsidized housing (30.3%) were less likely to be in core housing need than households earning 20% or less of AMHI (46.1%), and households earning between 21% and 50% of AMHI (53.5%).

The higher rates of core housing need amongst both low-income household cohorts relative to those in subsidized housing indicates that low-income households not in affordable housing face affordability, suitability, and adequacy challenges at disproportionate rates. Access to subsidized housing significantly improves rates of core housing need among low-income households.

Figure 29: Proportion of Households by Household Income in Core Housing Need in Hamilton, 2021



Source: GTHA Housing Data Repository, 2023

Key Takeaways

	Detached	Row/Townhome	Apartment/Condo
Average Re-sale Price, Hamilton (2018)	$ 542,345	$ 448,929	$ 317,160
Average Re-sale Price, Hamilton (2023)	$ 868,033	$ 711,589	$ 503,419
% Increase in Average Re-sale Price (2018-2023)	**60%**	**59%**	**59%**
Household Income Required (2018)	$ 127,389	$ 105,447	$ 74,496
Household Income Required (2023)	$ 203,888	$ 167,142	$ 118,246
Median Household Income (2023)		**$ 88,554**	
Affordable for Household Income Decile (2023)	*Ninth Decile and higher*	*Ninth Decile and higher*	*Seventh Decile and higher*

Table 5 ● Rental affordability for the City of Hamilton, 2023

	Bachelor	One-Bedroom	Two-Bedroom	Three+ Bedroom
Universe Size (# of Units)	1,528	16,194	16,328	2,544
Average Rent Price	*$1,017*	$1,326	$1,545	*$1,645*
% Increase in Average Rent Price (2018-2023)	**36.3%**	**44.8%**	**42.4%**	**30.9%**
Household Income Required	*$40,680*	$53,040	$61,800	*$65,800*
Median Renter Household Income (2023)		**$ 60,888**		
Affordable for Household Income Decile	*Fourth Decile and higher*	*Fifth Decile and higher*	*Sixth Decile and higher*	*Sixth Decile and higher*

Key Housing Insights

This section summarizes the key housing insights identified in the previous sections of this report.

The key housing insights were determined by comparing demographic trends and forecasts, household characteristics, and economic considerations in Hamilton with the existing and planned housing supply and trends in housing affordability. Insights are additionally informed and augmented by the findings of the public and stakeholder consultation.

Key Housing Insights

Through the quantitative and qualitative analysis, the following key insights on housing need in the City of Hamilton were identified:

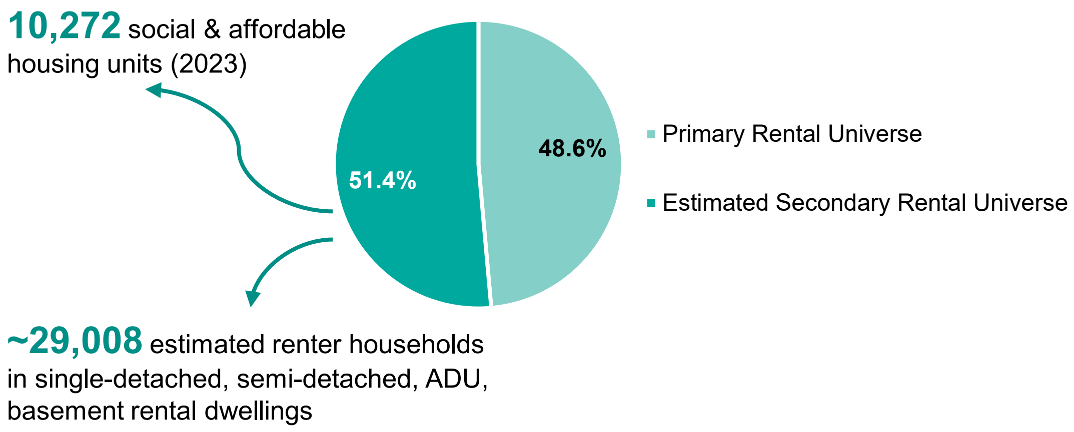
1. There is a need for increased primary rental units, including affordable rental units, to meet growing demand.
2. There is a need to rehabilitate and maintain the existing rental housing stock.
3. There is a need for greater diversity in housing sizes, particularly smaller ownership dwellings and larger family-sized rental options.
4. There is a need for housing to support an aging population, including affordable aging-in-place and supportive housing.

Key Insight 1 •

Condominium apartments have formed an increasing proportion of rental dwellings in recent years and make up a substantial portion of rental dwellings in the secondary rental market.

The share of condominium units offered as rentals (5,585 dwellings, 27.1%) in 2023 reached a record high, having increased from 2022 levels (4,460 dwellings, 24.6%). In 2023, the average market rent for condominium apartments was $2,317, well above the average market rent ($1,431) in the primary rental universe during this period.

Figure 30: Rental Universe in Hamilton, 2021



Source: Statistics Canada Community Profiles, 2021; CMHC Rental Market Survey, 2021

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// Key Insight 1 • There is a need for increased primary rental units to meet growing demand.

Barriers and Challenges

What We Heard

- Making **rental housing** more **affordable** was the **top housing priority** of survey respondents (72% of respondents)

At community pop-ups, residents highlighted the need for

- "**Increased tenant support** with unscrupulous landlords"
- "More support for **preventing renovictions**"
- "**Affordable housing** for <u>all</u>"
- "How do we improve outcomes for people **at risk of losing their housing**? Renovictions, etc."

Key Insight 2 •

What We Heard

At community pop-ups, residents expressed

"We need to **renovate** our existing affordable housing stock."

Barriers and Challenges

There is a need to ensure that rents do not dramatically increase when buildings are rehabilitated.

Rehabilitation of privately owned rental buildings include the risk of displacement of the tenants (potentially including renoviction) and of significantly increased rents to recoup the owner's capital investment.

Rehabilitation of municipally owned buildings do not include this risk however, as the municipality will ensure that rents remain affordable and that displacement is minimized.

There are successful programs that aid private rental building owners in understanding the benefit of upgrading their buildings, and identifying the highest value upgrades to invest in.

There are also successful programs where the municipality provides incentives and low-cost loans in exchange for ensuring that rents do not significantly increase as a result of the rehabilitation and renovation work.

Key Insight 3 •

There is a need for larger rental tenure dwellings.

The purpose rental market supply is skewed differently, with only 2,544 units (7.3%) with 3+ bedrooms, and a large household (3+ people) proportion of 40%.

This indicates a need for increased family-sized purpose-built rental supply.

Barriers and Challenges

There are limitations on controlling the size of units in new developments.

The challenges include that new ground related (detached, semi-detached, townhouse) units tend to be larger “family-friendly” units with 3 or more bedrooms, with little interest in building one- or two-bedroom units.

In large condominium developments, the development industry leans towards a large proportion of small one bedroom or studio units. These units respond to the overall need for smaller unit sizes, but are often too small for households that are downsizing from their ground-related home.

A strategy to address these challenges is to create Official Plan policies that identify minimum and maximum proportions of small (1 bedroom or smaller) units and larger (3+ bedroom) units. These policies can apply to low density subdivisions (more smaller units) and to large apartments (more larger units). Another strategy is to encourage “missing middle” development in apartment-style built forms which may result in smaller units.

Key Insight 4 •

Barriers and Challenges

Supportive housing is generally funded by the Province.

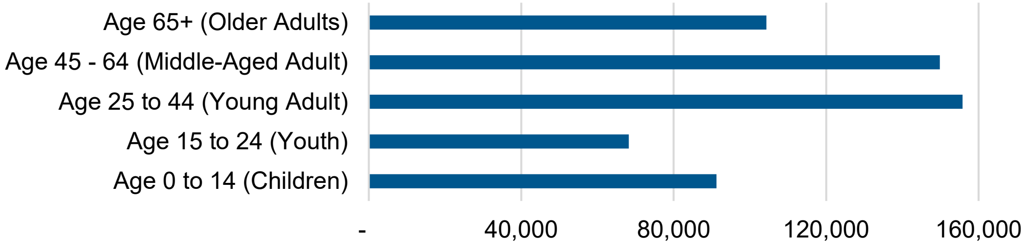
Expanding supportive housing to respond to the growing proportion of older adults in Hamilton is contingent on funding from the Province.

Lower income older adults need supportive housing.

There is a risk that the households that need renovations to their home to help them age in place may not have the funds to pay for the renovations. This can be due to their need for supportive housing limiting their employment options, or they have retired and are living on a fixed income.

There are many successful strategies for helping these households fund and have the necessary modifications made. One of these strategies is for the homeowner to borrow from the City with a low or zero cost loan that will be repaid when the home is sold.

Figure 31: Population by Age Cohort in Hamilton, 2021



Source: Statistics Canada Community Profiles, 2021

What We Heard

At community pop-ups, residents expressed

"I'm over 80 years old and living alone in a 3-bedroom. I **can't move** because it's **too expensive**."

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Next Steps

The creation of the final draft of the Housing Needs Assessment will incorporate the feedback received through the additional consultation and further quantitative data analysis.

The final draft will also include further data analysis as appropriate based on stakeholder feedback; a fulsome What We Heard report; a review of relevant federal, provincial and municipal policies, strategies and programs including definitions of affordable; and more localized analysis of housing need to support decision making on investments in housing.