



**DEVELOPMENT SERVICES
MEMORANDUM**

Page: 1
File: N/A
Pending #:

TO: MAYOR, J. LEHMAN AND MEMBERS OF COUNCIL

FROM: S. WHITE, RPP, SENIOR PLANNER, EXT. 4517

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES
B. ARANIYASUNDARAN, P.ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: UPDATED 2021 AFFORDABLE HOUSING MONITORING REPORT

DATE: SEPTEMBER 12, 2022

The purpose of this Memorandum is to provide members of Council with a revised 2021 Affordable Housing Monitoring Report.

Purpose of the Revised Report

Staff have received updated information that was unavailable in advance of the original release of the 2021 Affordable Housing Monitoring Report on May 17, 2021. The following information, which was noted as missing in Staff Report DEV015-22, is now available and has been updated in the monitoring report:

1. The 2021 affordable home price, as established by the County of Simcoe;
2. The percentage of homes sold in new plans of subdivision and condominiums below the 2021 affordable home price threshold; and
3. The number of applicants on the County of Simcoe centralized waitlist for rent-geared-to-income units in Barrie.

Additionally, the estimated percentage of homes sold in 2020 and 2019, at or below the respective affordable home prices, has been adjusted (see the reasoning below).

Summary of Revisions

The following information has been revised in the attached 2021 Affordable Housing Monitoring Report:

1. The 2021 maximum affordable house price, as calculated in two ways (now on pages 4 and 8 of the report):
 - a. Using adjusted median total household income: The maximum affordable housing price, including 5% down payment, was calculated by the County of Simcoe at \$319,800. This was calculated using the Canada Mortgage Housing Corporation (CMHC) Mortgage Affordability Calculator, and an adjusted median household income of \$85,303. Adjusted median household income was determined by the County of Simcoe using the 2015 income data reported by Statistics Canada in the 2016 Census, a Consumer Price Index of 139.5 for 2021, and the inflation calculator available at: <https://inflationcalculator.ca/ontario/>
 - b. Based on 10% below average resale price: Using this method, the regional maximum affordable house price was calculated at \$593,879. This was calculated by the Canada Mortgage and Housing Corporation (CMHC) based on data from the Canadian Real Estate Board (CREB).
2. The estimated percentage of homes sold in 2021 in new plans of subdivision and condominiums at or below the 2021 affordable home price (\$319,800):



DEVELOPMENT SERVICES
MEMORANDUM

Page: 2
File: N/A
Pending #:

- a. The percentage is zero (0). This number was estimated using the occupancies report data from the City’s building permit system, which showed there were a total of 402 new ownership units ready for occupancy in 2021, and sales data from the Teranet Database, which noted no first-time sales at or below \$319,800 (updated on pages 4 and 8 of the report).
- 3. The estimated percentage of homes sold in 2020 and 2019 at or below the respective affordable home prices for those years (revisions found on page 8):
 - a. In 2019, the estimated percentage of homes sold at or below the 2019 affordable home price (\$303,117) was changed from 26% to 30.7%. This is because the total residential dwelling units occupied in 2019 was adjusted from 314 to 267. This decrease in units occurred because staff removed units that had been counted as ownership units but were actually new rental units in multi-residential buildings.
 - b. In 2020, the estimated percent of homes sold at or below the 2020 affordable home price (\$316,400) was changed from 2% to 1.3%. This is because the total residential dwelling units occupied in 2020 was adjusted from 342 to 453. This increase in units occurred because staff had previously switched data sources for occupancy information in 2020, and had used the Building Report, instead of consistently using the occupancies report from the building permit system. In the Building Report, occupancies for multi-residential units were not counted until all units within the building had been completed, which resulted in units being counted in different reporting years. To ensure consistency in reporting from year to year, staff have recalculated the total number of ownership units ready for occupancy in 2020 using the occupancies report from the building permit system.
- 4. The number of applicants on the County’s centralized waiting list for rent-geared-to-income housing in 2021, and the chart illustrating the geographic location of applicants using 2021 waitlist data (on page 7 of the revised report):
 - a. In 2021, there were 2,975 households on the centralized waitlist; this is an increase of 79 households as compared to 2020. Households can be added to the waiting list for more than one community; for example, households could be placed on the waitlist for Barrie, as well as Orillia and Collingwood.
 - b. The household composition based on geographic location in 2021 is similar to the composition in 2020, with a slight increase in the number of Barrie residents and Simcoe County residents on the waitlist, and a slight decrease in the number of applicants from outside Simcoe County or who did not indicate an address.
 - c. Household demographics of the Barrie waitlist in 2021 were as follows:

With Dependents	No Dependents	Seniors	Total Households
794	997	1184	2975

- d. Demand for both one bedroom senior and non-senior units was greatest in 2021; a total breakdown of the unit type requested by households on the Barrie waitlist in 2021 was as follows:

1 Bedroom (Non-Senior)	1 Bedroom (Senior)	2 Bedroom (Non-Senior)	2 Bedroom (Senior)	3 Bedroom	4 Bedroom	5 Bedroom
997	1161	320	23	290	184	N/A



**DEVELOPMENT SERVICES
MEMORANDUM**

Page: 3
File: N/A
Pending #:

APPENDIX "A"

2021 Affordable Housing Monitoring Report (Updated August 2022)

(ATTACHED)