



Housing Needs Assessment:

City of Barrie Council Presentation

Affordable Housing Strategy Update

June 7, 2023

Agenda

- Overview of the Project
- Summary of the Housing Needs Assessment
- Next Steps
- Questions

Overview of the Project

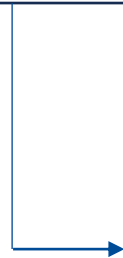
PHASE 1 – Housing Needs Assessment

- HNA including supply, demand and gaps analysis
- Public engagement meeting
- Stakeholder consultations



PHASE 2 – Policy Options and Recommendations

- Exploring strategies to increase affordable housing options
- Why are there housing gaps?
- Case studies – what is being done elsewhere?
- Recommendations on strategies and suggested implementation tools



PHASE 3 – Updated Affordable Housing Strategy

- Public engagement meeting & stakeholder consultations
- Reporting on all work including feedback from consultations
- Recommendations on advocacy and partnership approaches



Housing Needs Assessment Summary



HNA Summary and Key Findings

- *Ownership and rental affordability is very strained in Barrie*
- *Very limited options for low and moderate-income households*
- *Housing costs are rising at a far higher rate than incomes*
- *Ownership housing is unaffordable for almost all households, driving more households to the rental market*
- *Market-rate rental housing is mostly unaffordable to low and moderate-income households*
- *Barrie should be planning for, and encouraging, a greater and broader supply of housing, rental housing should be highest priority*

Why Invest in Affordable Housing?

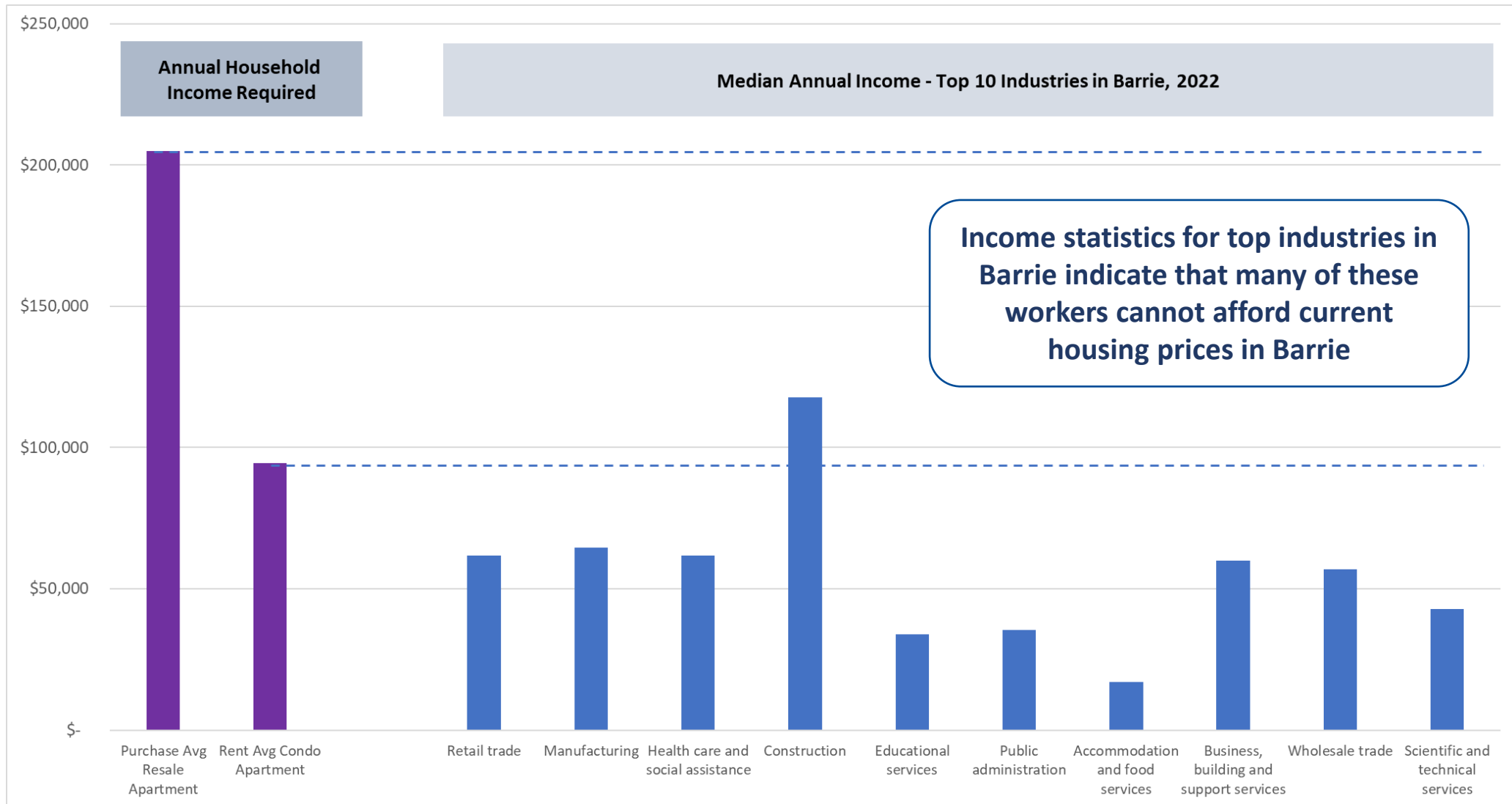
Negative Impacts on Households

- Ability to spend on necessities like food, transportation, education
- Some households living in unsuitable/inadequate conditions
- Impacts to physical health
- Impacts to mental health
- Relationship impacts
- Lack of stability

It is an *Economic Development* Issue!

- Impacts employee recruitment
 - Service jobs, nurses, teachers, and other jobs that are integral in every community
- Productivity and employee retention is reduced
- Commute times are lengthened (+ increased transportation costs)
- Less local spending on goods and services

Why Invest in Affordable Housing?



Affordability Thresholds by Income Decile

Ownership Affordability Thresholds, City of Barrie			
Income Group	Decile Group	All Household Income	Affordable Purchase Price
Low Income	1st	\$35,343	\$117,237
	2nd	\$53,014	\$175,855
	3rd	\$69,360	\$230,077
Moderate Income	4th	\$85,595	\$283,933
	5th	\$102,714	\$340,719
	6th	\$120,386	\$399,338
High Income	7th	\$142,475	\$472,610
	8th	\$171,191	\$571,018
	9th	\$216,473	\$728,207

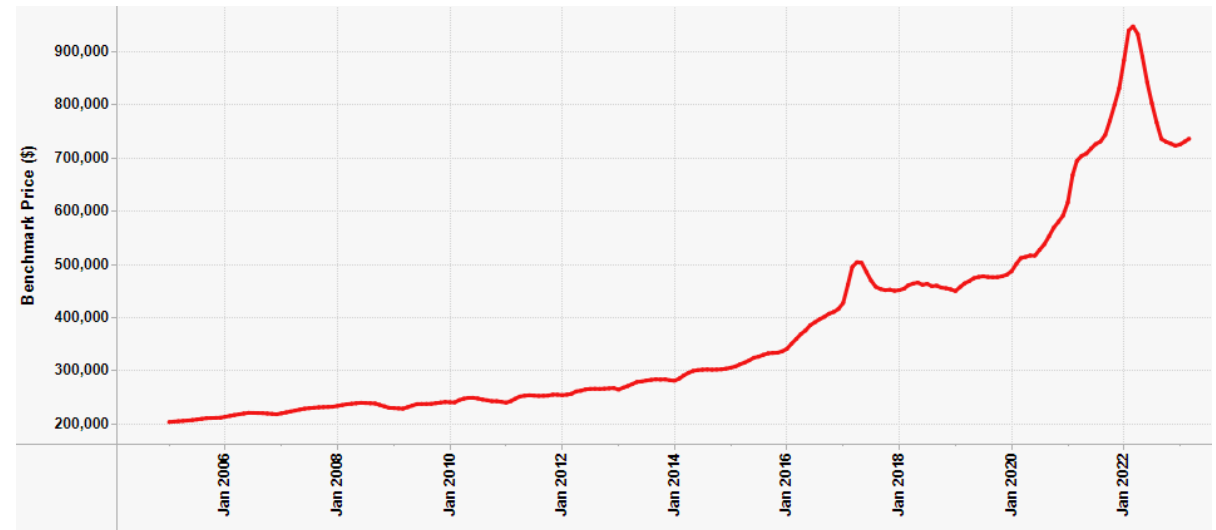
Rental Affordability Thresholds, City of Barrie			
Income Group	Decile Group	Renter Household Income	Affordable Monthly Rent
Low Income	1st	\$25,402	\$635
	2nd	\$35,784	\$895
	3rd	\$47,271	\$1,182
Moderate Income	4th	\$56,990	\$1,425
	5th	\$69,360	\$1,734
	6th	\$81,730	\$2,043
High Income	7th	\$97,192	\$2,430
	8th	\$117,072	\$2,927
	9th	\$149,102	\$3,728

- The data above sorts the income of All Households and Renter Households by income decile in Barrie.
- The data is based on the 2021 Census that represents 2020 incomes, which are then inflated using the Consumer Price Index (CPI) to estimate current income levels.
- Based on these income deciles, we have estimated the maximum affordable purchase price and maximum monthly rental rate based on housing costs of 30% of gross household income

Ownership Housing

- Supply of ownership housing not meeting demand
- Significant price growth over past decade...+172% in resale market – incomes only up 34%
- Recent price decline offset by higher borrowing costs
- Lack of affordability drives households to rental market – ownership households on decline

Average Resale Benchmark Price: City of Barrie, January 2005 to March 2023



Mortgage Payment Sensitivity Analysis

Mortgage Amount	\$946,000	\$735,000
Interest Rate	3.0%	5.5%
Mortgage Length	25	25
Monthly Mortgage Payment	\$4,395	\$4,328

Ownership Housing Affordability Gaps

	Unaffordable
	Affordable

Ownership Housing Affordability Gap Analysis, City of Barrie										
Income Decile		1	2	3	4	5	6	7	8	9
Affordability Threshold		\$117,237	\$175,855	\$230,077	\$283,933	\$340,719	\$399,388	\$472,610	\$517,018	\$728,207
Housing Type	Purchase Price									
NEW SALE										
Single-Detached										
Two-Bedroom	\$1,080,000									
Three-Bedroom	\$1,170,000									
Four-Bedroom	\$1,325,000									
Semi-Detached										
Three-Bedroom	\$885,000									
Four-Bedroom	\$1,000,000									
Condominium Apartment										
One-Bedroom	\$530,000									
Two-Bedroom	\$765,000									
Three-Bedroom	\$995,000									
Townhouse										
Two-Bedroom	\$795,000									
Three-Bedroom	\$820,000									
RESALE										
Single/Semi-Detached¹										
Two-Bedroom	\$870,000									
Three-Bedroom	\$990,000									
Four-Bedroom	\$1,050,000									
Condominium Apartment										
One-Bedroom	\$510,000									
Two-Bedroom	\$620,000									
Three-Bedroom	\$660,000									
Townhouse										
Two-Bedroom	\$685,000									
Three-Bedroom	\$720,000									

1. Resale data for single/semi-detached homes is not broken down by single-detached versus semi-detached.

Note: Limited data available for certain housing types.

Source: Simcoe County Realtor, Altus Data Studio, NBLC.

Rental Housing

- New rental development has been stagnant – just 350 net new units in 20 years
- Rental rates are rising rapidly – many options now over \$2,000 per month
- Vacancy has tightened over past decade
- Renter households are driving growth in Barrie
- Renter households are far more likely than owners to be in Core Housing Need

Average Rental Housing Prices (Feb 2023 Survey)

New Purpose-Built Rental Apartments	\$2,370
<i>One-Bedroom</i>	\$2,035
<i>Two-Bedroom</i>	\$2,650
<i>Three-Bedroom</i>	\$3,005
Older Purpose-Built Rental Apartments	\$1,960
<i>One-Bedroom</i>	\$1,750
<i>Two-Bedroom</i>	\$1,900
<i>Three-Bedroom</i>	\$2,400

Secondary Rental Market

Condominium Apartment	\$2,215
Townhouse	\$2,470
Single/Semi-Detached Home	\$2,680
Basement Apartment	\$1,735

Rental Housing Affordability Gaps

	Unaffordable
	Affordable

Rental Housing Affordability Gap Analysis, City of Barrie										
Income Decile		1	2	3	4	5	6	7	8	9
Affordability Threshold		\$635	\$895	\$1,182	\$1,425	\$1,734	\$2,043	\$2,430	\$2,927	\$3,728
Housing Type	Average Rental Rate									
New Purpose-Built Rental Apartments										
One-Bedroom	\$2,034									
Two-Bedroom	\$2,648									
Three-Bedroom	\$3,005									
Old Purpose-Built Rental Apartments										
One-Bedroom	\$1,753									
Two-Bedroom	\$1,897									
Three-Bedroom	\$2,368									
Privately Leased Condominiums										
Studio	\$1,594									
One-Bedroom	\$2,093									
Two-Bedroom	\$2,338									
Three-Bedroom	\$2,857									
Privately Leased Townhouses										
Two-Bedroom	\$2,259									
Three-Bedroom	\$2,527									
Privately Leased Single/Semi-Detached Homes¹										
Two-Bedroom	\$2,332									
Three-Bedroom	\$2,706									
Four-Bedroom	\$3,098									
Privately Leased Secondary Units (Basement Apartments)										
One-Bedroom	\$1,601									
Two-Bedroom	\$1,823									

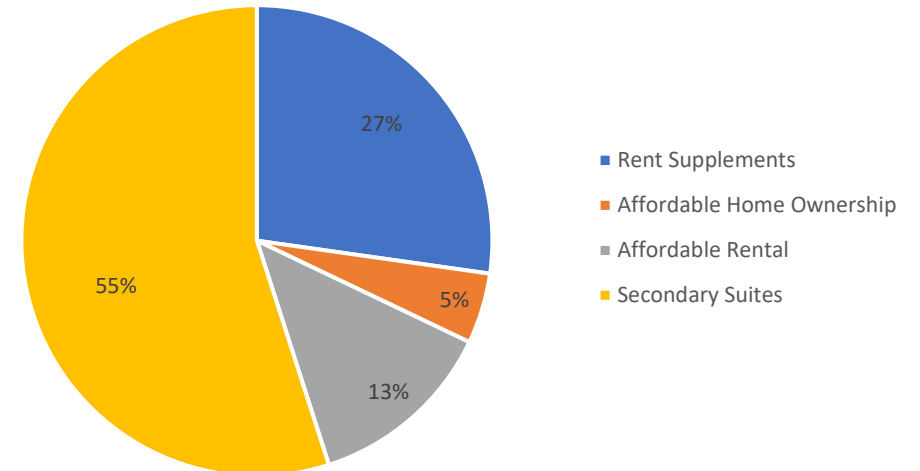
1. Private lease data for single/semi-detached homes is not broken down by single-detached versus semi-detached.

Source: Simcoe County Realtor, Altus Data Studio, NBLC.

Affordable Housing

- 1,265 RGI units in Barrie
- 1,073 new affordable housing units created under County strategy in Barrie
 - Mix of secondary suites, rent supplements, affordable ownership/rental units
- Represents 128% of target of 840 units by 2024
- 62% of County waitlist is in Barrie (2,996 households)

Affordable Housing Units Created in Barrie Under Current Simcoe County Strategy



Affordable & Social Housing Affordability Gaps

	Unaffordable
	Affordable

Community/Affordable Housing Affordability Gap Analysis, City of Barrie												
Income Decile				1	2	3	4	5	6	7	8	9
Affordability Threshold				\$635	\$895	\$1,182	\$1,425	\$1,734	\$2,043	\$2,430	\$2,927	\$3,728
% CMHC AMR	Program	Monthly Rental Rate										
100% AMR	New Affordable Housing/Housing Benefits/Rent Supplements	Bachelor	\$1,073									
		One-Bedroom	\$1,336									
		Two-Bedroom	\$1,545									
		Three-Bedroom	\$1,818									
80% AMR		Bachelor	\$858									
		One-Bedroom	\$1,069									
		Two-Bedroom	\$1,236									
		Three-Bedroom	\$1,454									
60% AMR	Low-End of Market (LEM)	Bachelor	\$644									
		One-Bedroom	\$802									
		Two-Bedroom	\$927									
		Three-Bedroom	\$1,091									
RGI	Community Housing		-									

Core Housing Need

- A household is in Core Housing Need if their housing is one or more of the following: **unaffordable, inadequate, unsuitable**
- 35% of renters (5,040 households) and 9% of owners (3,160 households) in Core Housing Need (2016)
- Average household in Core Housing Need spends ~50% of income on housing costs
- Mostly households in lower income deciles

Who Are the Households in Core Housing Need?

- ❖ Renter households
- ❖ One-person households
- ❖ Households with at least one senior
- ❖ Households with at least one person with activity limitations
- ❖ Households with the primary maintainer over 55
- ❖ Lone-parent households
- ❖ Aboriginal renter households
- ❖ Immigrant households

Core Housing Need Households, Barrie (2016)						
Tenure	Average Gross HH Income	Average Monthly Housing Costs	Average STIR* Before Taxes	Median Gross HH Income	Median Monthly Housing Costs	Median STIR* Before Taxes
Owner	\$35,053	\$1,415	51.4	\$33,772	\$1,440	47.3
Renter	\$29,542	\$1,147	50.0	\$27,282	\$1,102	47.5

*Shelter-Cost-to-Income-Ratio
Source: CMHC, Census Canada.



Next Steps



1. Complete Phase 1 Public Consultation - 3 smaller sessions (led by LURA)
2. Phase 1 Stakeholder Consultations - 5 meetings with stakeholder groups (led by NBLC)
3. Phase 2 – Summer 2023
 - Develop policy recommendations to improve housing outcomes
 - Determine how to meet affordable housing goals
 - Develop affordable housing targets
 - Explore implementation strategies to encourage affordable housing development
 - Return to Council in Fall 2023 to seek direction on policy options
4. Phase 3 – Fall 2023



Questions?

