

ONTARIO HOUSING AFFORDABILITY

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The research report investigates how housing affordability in Ontario differs between immigrants and non-immigrants based on income and education levels. Based on the findings, we made recommendations such as preferred mortgage rates for newcomers and first-time buyer immigrants, as well as introducing a social housing structure in collaboration with the private sector to provide low-cost rentals. The study emphasizes the need for continued attention to housing affordability in Ontario, taking into account income, immigration status, and the nuanced experiences of different groups.

Core Housing Need (CHN)



14% (N= 7333)

of Ontario Residents have CHN

We found that 15% of immigrants (231 out of 1,548) have core housing needs while 13% of Canadian-born citizens (652 out of 5,009) had core housing needs.

- Core housing need means that a household fails to meet at least one of three standards established for housing adequacy, suitability, and affordability (Canadian Housing Survey, 2021)

Ontario Households In Core Housing Need



43%
of low income households

7%
middle income

9%
upper-middle income

0%
upper income

- A significant disparity in core housing need was found across the different income levels.

Shelter Cost



\$1,462

Monthly average shelter cost of Ontario residents who **own** their homes.



\$1,070

Monthly average shelter cost of Ontario residents who **rent** their homes.

Immigrants pay higher shelter costs, on average, than Canadian-born citizens.



Immigrants

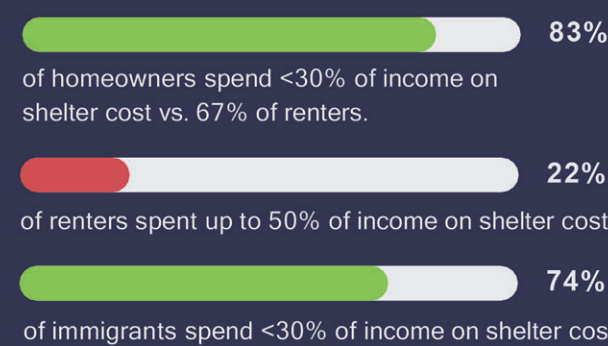
\$1,408/month



Canadians

\$1,224/month

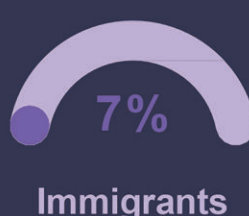
Shelter-Cost-to-Income is a key affordability ratio



Average Shelter Cost across Education level



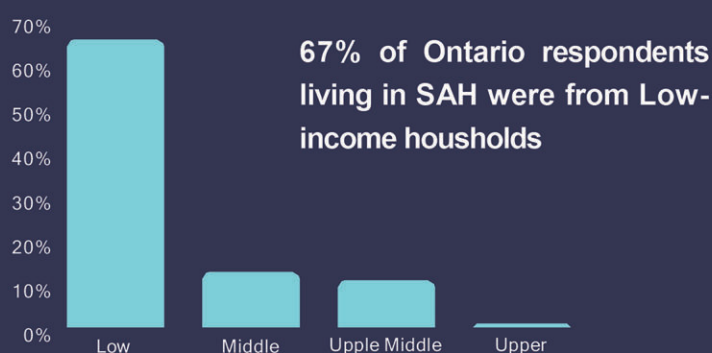
First-Time Homeownership rates



Immigrants had a higher proportion of first-time homebuyers within the past five years at 7%, compared to 6% among Canadian-born residents. Immigrants, had a higher average income of \$97,767 compared to \$93,140 for Canadian-born individuals, potentially have a stronger financial base for the housing market

Social and Affordable Housing (SAH)

257 Living in Social Housing residents out of 1,017 Ontarian residents live in social housing i.e. housing provided by employer or government, etc.



Housing Affordability Satisfaction

43% of all Ontarian respondents were satisfied with their housing affordability

Recommendations



Subsidize housing for first-time immigrant buyers, especially in less populated areas, to alleviate housing stress in crowded regions.



Partner with the private sector to construct affordable rental apartments in densely populated low-income areas, streamlining building processes.



Introduce a 'Rent-to-Own' scheme and a tiered rent control system for newer apartments to help lower-income residents afford housing.



Research immigrant housing experiences to inform and ensure equitable housing program designs for all.

References

Statistics Canada. (2021). Canadian Housing Survey: Public Use Microdata File. <https://www150.statcan.gc.ca/n1/pub/46-25-0001/462500012021001-eng.htm>