

Core Housing Need Statistics – part 1

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Core housing need statistics – part 1

My presentation will have 3 parts:

- Introduction to core-need statistics
 - A guide to the tables
 - Observations about Canadian core-need figures
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Core need statistics – part 2

Then Kevin Sullivan will address you on:

- core-need in Ontario
 - core-need in Ottawa
 - how the Ontario Ministry of Housing uses core-need data
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Section 1

Introduction to Core-Need Statistics from CMHC

CMHC has developed and applied nationally-recognized housing standards.

- CMHC defines a dwelling as **ACCEPTABLE** when it is:
 - **ADEQUATE** in condition, requiring no major repairs;
 - **SUITABLE** in size, i.e) providing enough bedrooms for the household size and composition according to the National Occupancy Standard (NOS); and
 - **AFFORDABLE**, costing less than 30% of total before tax household income.
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Dwelling Suitability

The National Occupancy Standard (NOS) requires one bedroom for each:

- cohabitating Adult Couple;
- unattached household member 18 years old or older;
- same-sex pair of children under age 18;
- additional boy or girl, unless there are two opposite sex siblings under age 5, in which case, they can share a bedroom

A a one-person household can occupy a bachelor unit.

The NOS was developed to encompass the common elements of provincial/territorial standards.

Dwelling Affordability

Households must be able to pay for the following for less than 30% of total before-tax household income:

- Renters – rent plus any payments for electricity, fuel, water and other municipal services; and
- Owners – mortgage payments (principal and interest), property taxes, and any condominium fees, plus payments for electricity, fuel, water and other municipal services

Core Housing Need

A household is in CORE HOUSING NEED if:

- its dwelling falls below one or more of the adequacy, suitability, or affordability housing standards, **and**
- it would **have to spend** 30% or more of before tax household income to pay the median rent of alternative, acceptable market housing meeting all three housing standards.

Section 2

Guide to the Tables

Guide to the Tables

For the conference CMHC has provided two large tables of core housing need statistics

- Each table covers first Canada
 - Then Ontario and
 - Then Ottawa (the Ontario part of the Ottawa-Gatineau CMA – Census Metropolitan Area)
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Important Qualifiers

- The notes to the tables point out important qualifiers
 - The tables exclude
 - Farm households
 - Households living in band housing
 - Those paying shelter costs greater than their incomes
 - Households headed by persons under 30 in school full time are not considered in core need because they are in a transitional stage
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Table 1

Table 1 shows the data many of us are used to seeing in Core Need Tables

- The top line (first four columns) covers all households in Canada
 - It shows
 - total number of households
 - average household income
 - average shelter costs
 - average STIR – shelter cost to income ratio
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Details of Table 1

- Going from left to right the table then shows the same four figures for different households in different positions.
 - (p. A1) first owners, then renters
 - (p. A2) total household not in core need
 - then split between owners and renters
 - the total and then owner/renter breakdown is shown on each page
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Details of Table 1 cont....

- (p. A3) households in core need
 - (p. A4) households in core need with STIRS < 30%
 - (p. A5) households in core need with STIRS > 30%
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Details of Table 1 cont....

- (p. A6) Households in core need with STIRS between 30% and 50%
 - (p. A7) Households in core need with STIRS > 50%
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Table 2

- Table 2 shows core need figures in a way most of us are less used to seeing them
 - Table 2 has the same columns as Table 1.
 - However the rows present a different sorting of household types.
 - The rows show households broken down by the number of bedrooms required under the National Occupancy Standard
 - Then within each size of apartment the households are broken down by household income
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Tables 1 and 2

- Tables 1 and 2 provide corrected core need data
 - When originally issued, both the 1996 and the 2001 core need data was incorrect due to a systematic error in classification
 - See the handout for the details
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Section 3

Observations about Canadian Core Need Figures

Some observations from the tables

Canada (owners and renters together)			
Page		Number (thousands)	% of the total
A1	Total Households	10,805	100%
A2	Not in core need	9,320	86.3%
A3	In core need	1,484	13.7%
A4	STIRS < 30%	159	1.5%
A6	STIRS 30-50%	751	7.0%
A7	STIRS >50%	573	5.3%
A5	STIRS >30%	1,324	12.3%

Some observations from the tables

Canada (Renters only)				
Page		Renters (thousands)	Renters as % of renters	Renters as % of all Households
A1	Total Households	3,575	100%	33.1%
A2	Not in core need	2,565	71.7%	23.7%
A3	In core need	1,010	28.3%	9.3%
A4	STIRS < 30%	92	2.6%	0.9%
A6	STRIS 30-50%	532	14.9%	4.9%
A7	STIRS >50%	386	10.8%	3.6%
A5	STIRS >30%	918	25.7%	8.5%

Across Households on Average

- Average Household income rises with age of household maintainer until the age of 65 (retirement) and then declines.

Age of Maintainer	Ave. Income	% of Average
Canada- Total Households	\$60,976	
15-29	\$44,938	74%
30-44	\$66,574	109%
45-64	\$72,427	119%
65+	\$41,009	67%

Within Family Households

- Average Household income rises with age of household maintainer until the age of 65 (retirement) and then declines.

Age of Maintainer	Ave. Income	% of Average
Canada-Family Households	\$71,466	
15-29	\$50,962	71%
30-44	\$72,355	102%
45-64	\$82,616	116%
65+	\$53,868	75%

Within Family Households cont...

- That pattern applies to couples (with or without children) who make up the bulk of family households.

Within Lone Parent Families

- Within lone parent families the pattern is a little different. Income rises with age of household maintainer and does not fall below the average for household maintainers who are seniors

Canada-Lone Parent Households	Ave. Income	% of Average
Age of Maintainer:	\$43,651	
15-29	\$25,408	58%
30-44	\$38,268	88%
45-64	\$53,204	122%
65+	\$47,672	109%

Among Lone Parent Families

- Among lone parent families, young lone parents have relatively less income than young couples
- whereas older lone parents have relatively more.

Average Income	Total Households	Family Households	Lone-parent family households
Age of Maintainer:	\$60,976	\$71,446	\$43,651
15-29	74%	71%	58%
30-44	109%	102%	88%
45-64	119%	116%	122%
65+	67%	75%	109%

Multiple Family Households

- Multiple family households are few in number (191,000 out of 10,805,000 households).
- Average household income rises with age of household maintainer until the age of 65 (retirement). The pattern show less variation by age.

Canada- Total Households	Ave. Income	% of Average
Age of Maintainer:	\$97,436	
15-29	\$82,109	84%
30-44	\$94,455	97%
45-64	\$104,448	107%
65+	\$88,828	91%

Multiple Family Households cont...

- Multiple family households have more income than single family households.

Average Income	Total Households	Family Households	Multiple Family Households
Age of Maintainer	\$60,976	\$71,446	\$97,436
15-29	\$44,938	\$50,692	\$82,109
30-44	\$66,574	\$72,355	\$94,455
45-64	\$72,427	\$82,616	\$104,448
65+	\$41,009	\$53,868	\$88,828