

Oakville's Vital Signs® Expanded Housing Content and Context Information

Our community conversations kept coming back to one basic need— affordable housing—and how vulnerable individuals and families are struggling to stay in the community and make ends meet.

Affordable housing

Affordable housing is “defined as housing with a market price or rent that is affordable to households of low and moderate income, spending no more than 30 per cent of their gross household income, with sufficient income remaining to meet other daily living needs without government assistance.”¹ In 2014, the affordable income threshold in Halton Region was \$100,960 annually for an average family; making the maximum purchase price \$348,300 or maximum monthly rent \$2,524.² Only four per cent of affordable new home sales were located in Oakville in 2014.³

Vacancy rates and rental prices

The Canadian Mortgage and Housing Corporation considers a three per cent vacancy rate to be the minimum for a healthy rental market. In 2014, Oakville's overall vacancy rate was 1.6 per cent.⁴ Halton Region had the highest average monthly rent for private apartments among regional municipalities in the Greater Toronto Area last year (\$1,189).⁵ Average monthly rent in Oakville was \$1,264.⁶

Assisted housing

Halton Region households with an annual income below \$44,800 (the 2014 assisted income threshold in Halton Region⁷) may require government assistance to meet their housing needs. Households that would be spending 30 per cent or more of their income to pay the market rent of units accessed through Halton Access to Community Housing (HATCH) may be eligible for rent-gear-to-income (RGI) assistance. RGI recipients are selected from the HATCH wait list. At the end of 2014, there were 3,906 people waiting for RGI housing in Halton Region.⁸

Housing mix and density

Halton Region requires that at least 50 per cent of new home completions be apartments and townhouses—usually a more affordable type of housing. In 2014, apartments and townhouses made up 57.4 per cent of new home completions in Oakville.⁹

Citizen priorities for controlling the rate and type of growth

When asked to consider how the town should prioritize expenditures related to controlling the rate and type of growth in Oakville, residents were more likely to identify “ensuring town implements sustainable development standards” (33 per cent) or “protecting the character of existing neighbourhoods” (30 per cent) over “ensuring a mix of housing types throughout the town” (15 per cent) or “support high density housing around transit hubs” (only six per cent although that was an increase from three per cent in 2013).¹⁰

Homeless in Oakville

The Halton Lighthouse Shelter and Family Emergency Shelter is operated by the Salvation Army in Oakville with funding from Halton Region. The Lighthouse Shelter offers 30 beds for homeless men, women and youth (16+) and also houses the SafePlace program— eight additional beds operated by the Canadian Mental Health Association Halton Region for homeless individuals with mental health needs. Up to 20 families can also be accommodated at emergency apartment units, and through the temporary use of hotels and motels.

^{1,2,3,4,5,7,9} Source: Halton Region 2014 State of Housing Report

⁶ Source: Amount provided by Halton Region, Housing Services Division

⁸ Source: 2015 Waiting Lists Survey, ONPHA'S Report on waiting lists statistics for Ontario

¹⁰ Source: Town of Oakville, 2015 Citizen Survey