



# Housing Summit

Defining Affordable Housing and Attainable Housing



# CHMC's Definition: What is affordable housing?

In Canada, housing is considered “affordable” if it costs less than 30% of a household’s before-tax income. Many people think the term “affordable housing” refers only to rental housing that is subsidized by the government. In reality, it’s a very broad term that can include housing provided by the private, public and non-profit sectors. It also includes all forms of housing tenure : rental, ownership and co-operative ownership, as well as temporary and permanent housing. (from CMHC Website)

# The Housing Continuum (from CMHC website)

## THE HOUSING CONTINUUM



# 2014 Provincial Policy Statement

## Definition of 'Affordable'

**Affordable:** means

a) in the case of **ownership housing**, the least expensive of:

1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or

2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

b) in the case of **rental housing**, the least expensive of:

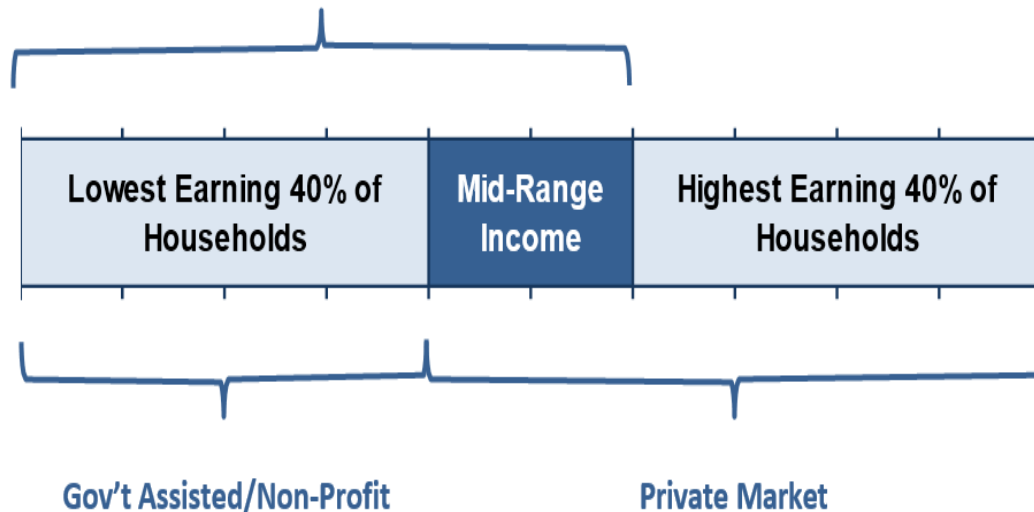
1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or

2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

# Mid-Range Income Households

## TARGET HOUSEHOLDS

Provincial Definition of Affordable



**Mid-Range Income Households** are included in Provincial definition of “affordable” but do not qualify to apply for housing supports. They are meant to be housed by the private market.





# Housing Data: Affordable House Prices and Rents

Section 1.4 of the Provincial Policy Statement, 2014 (PPS, 2014) requires planning authorities to provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents. These policies also require the establishment and implementation of affordable housing targets.

# Defining Attainability



## Narrow Definition:

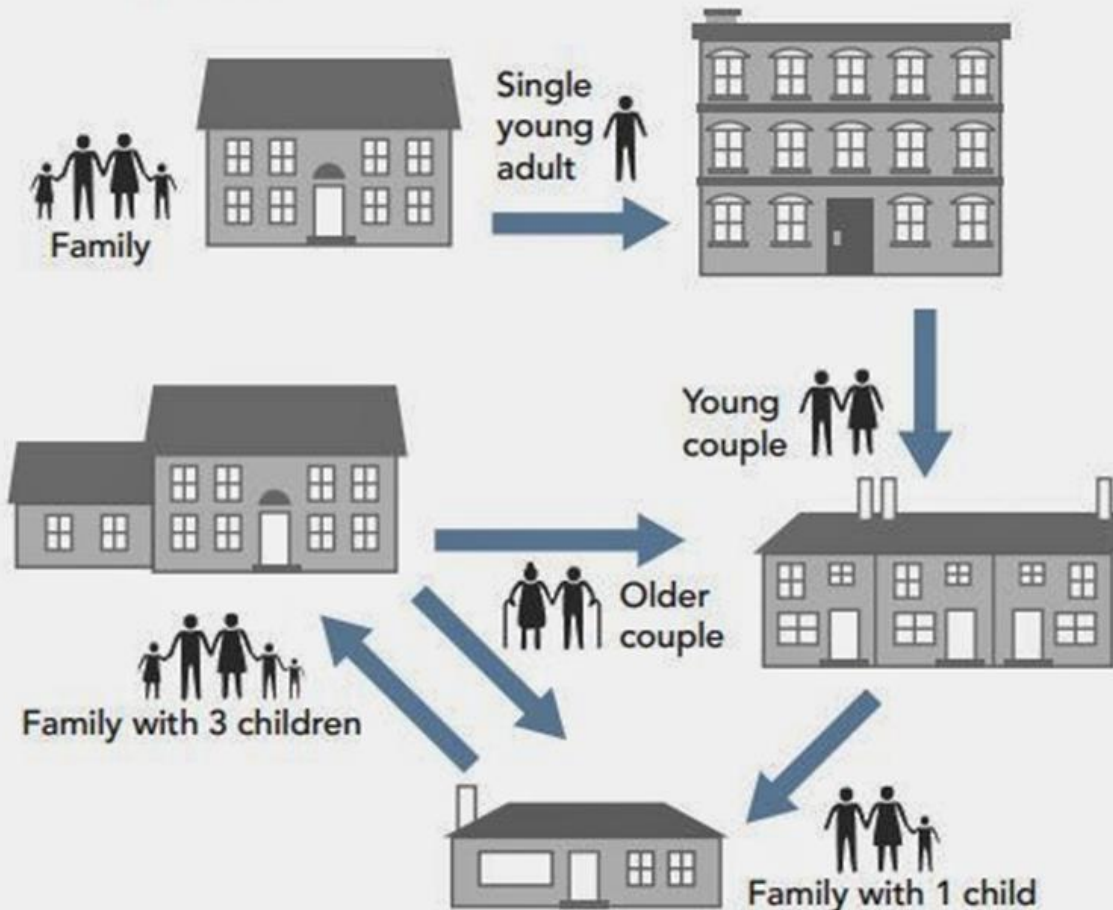
Attainable housing conforms to the standard definition of affordable housing. This definition, which was developed by Canada Mortgage & Housing Corporation, holds that housing is affordable (attainable) when it consumes no more than 30% of a household's gross, pre-tax income.

## Broader Definition:

The term attainable housing is used, without reference to the CMHC affordability metric, to describe the ability of households to enter, and graduate to successively higher levels of, the local housing market. Implicit in this usage of attainability is the idea that a range of housing options (type, size, tenure, cost) exists in the local market. Households at various income levels can find and secure (attain) suitable housing, and can ultimately advance to a different level.

# Attainability: Housing Lifecycle

## HOUSING LIFE CYCLE



## What Groups Are Missing?

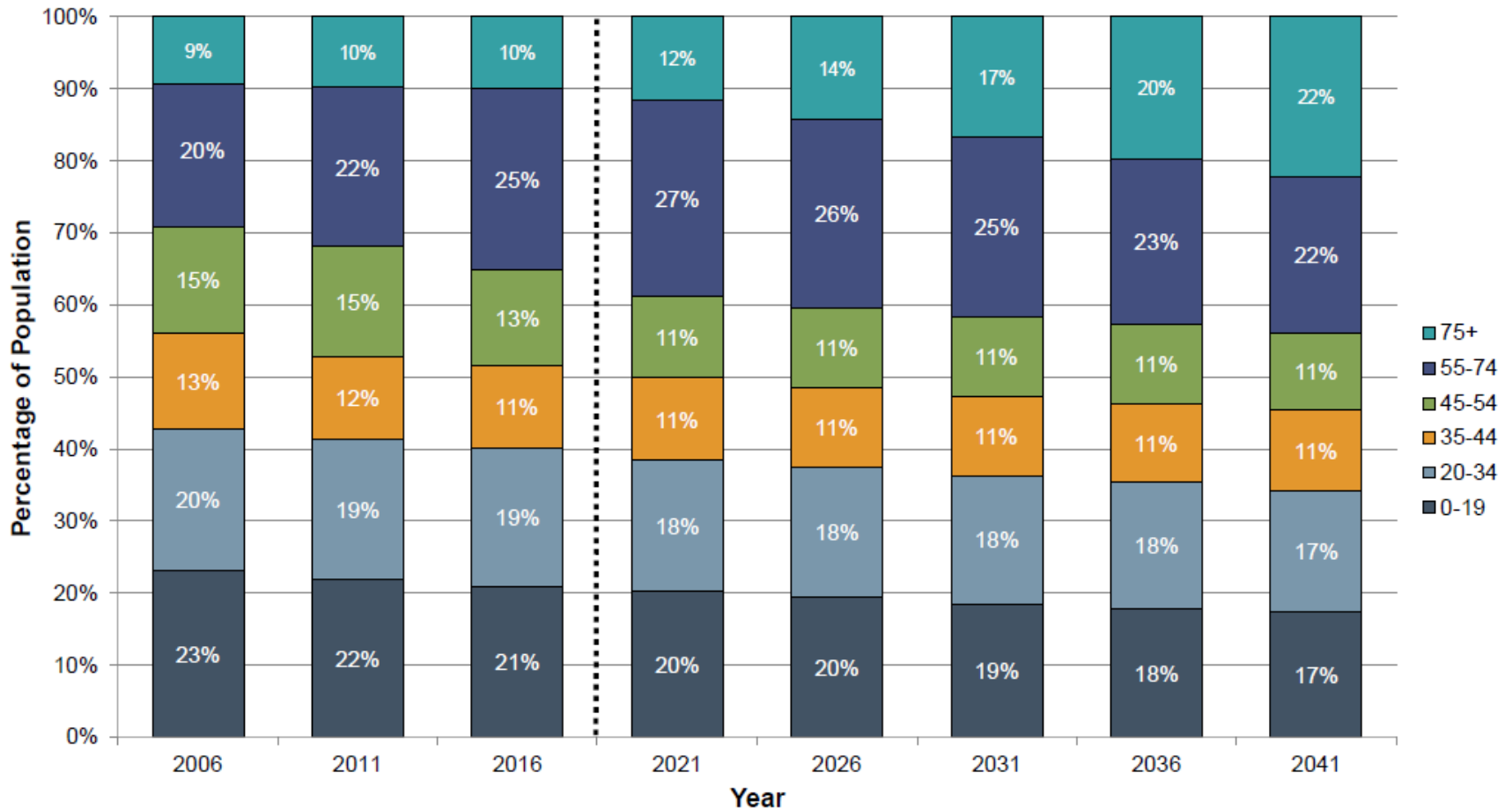
- Single Households
- Single Parent Households
- Childless Household
- Step Family Household
- Extended Family Household
- Grandparent Family Household
- People Moving to a New Community to 'test drive it'
- Spouse working away from home on a contract
- Highly Skilled Professional taking a short term contract in a new community
- Economically Interrupted Households

• Other groups?



# Attainability: Changing Demographics

**City of Belleville  
Population by Age Forecast, 2016 to 2041**



Source: Derived from 2006 to 2016 Statistics Canada Census by Watson & Associates Economists Ltd. Population forecast from 2021 to 2041 are estimates by Watson & Associates Economists Ltd., 2018.  
Note: Population includes an undercount of approximately 2.5%

Thank you!

