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New Data Provides a Snapshot of Ontario's Affordable Housing Needs -and it's bad.

Toronto: Today, the [Alliance for a Liveable Ontario \(ALO\)](#) released new data that shows the deficit of affordable housing in Ontario by unit type and income.

"Size wise, the biggest need is for about 300,000 one-bedroom units renting at about \$1,100 per month," said Franz Hartmann, ALO Coordinator. "More generally, there are almost 640,000 households in Ontario that are living in homes that are the wrong size and cost way more than what people can afford."

The data was compiled by the [Housing Assessment Research Tool \(HART\)](#) team using 2021 Federal Census data. They looked at household and dwelling size, household income, and how much money people were paying for shelter costs (rent, mortgages, etc....). People living in a home that wasn't the right size and/or paying more than 30% of their household income on shelter costs were considered living in a housing deficit.

"We need governments from all levels to make it a priority to get these different housing types built and keep them affordable," said David Crombie, ALO Founder and former Toronto Mayor who oversaw massive housing construction in the 1970s. "Unfortunately, this isn't happening in Ontario."

"The Province is still pushing for more sprawl style housing that is too expensive and not suited to meet Ontario's real housing deficit," said Crombie. "Every big house that gets built out in the suburbs diverts labour and construction material from building the types of housing we need where people already live."

"The data confirms that building 'McMansions' on the Greenbelt or prime farmland is not the answer to our affordable housing crisis," said Anne Golden, ALO Founder and former head of the Conference Board of Canada. "We need government policies and incentives directed at solving the real housing deficit. We need governments to work with both non-profit and private housing developers and providers. And we need to ensure the building industry has a streamlined and shortened approvals process that allows them to put shovels in the ground for the housing we need."

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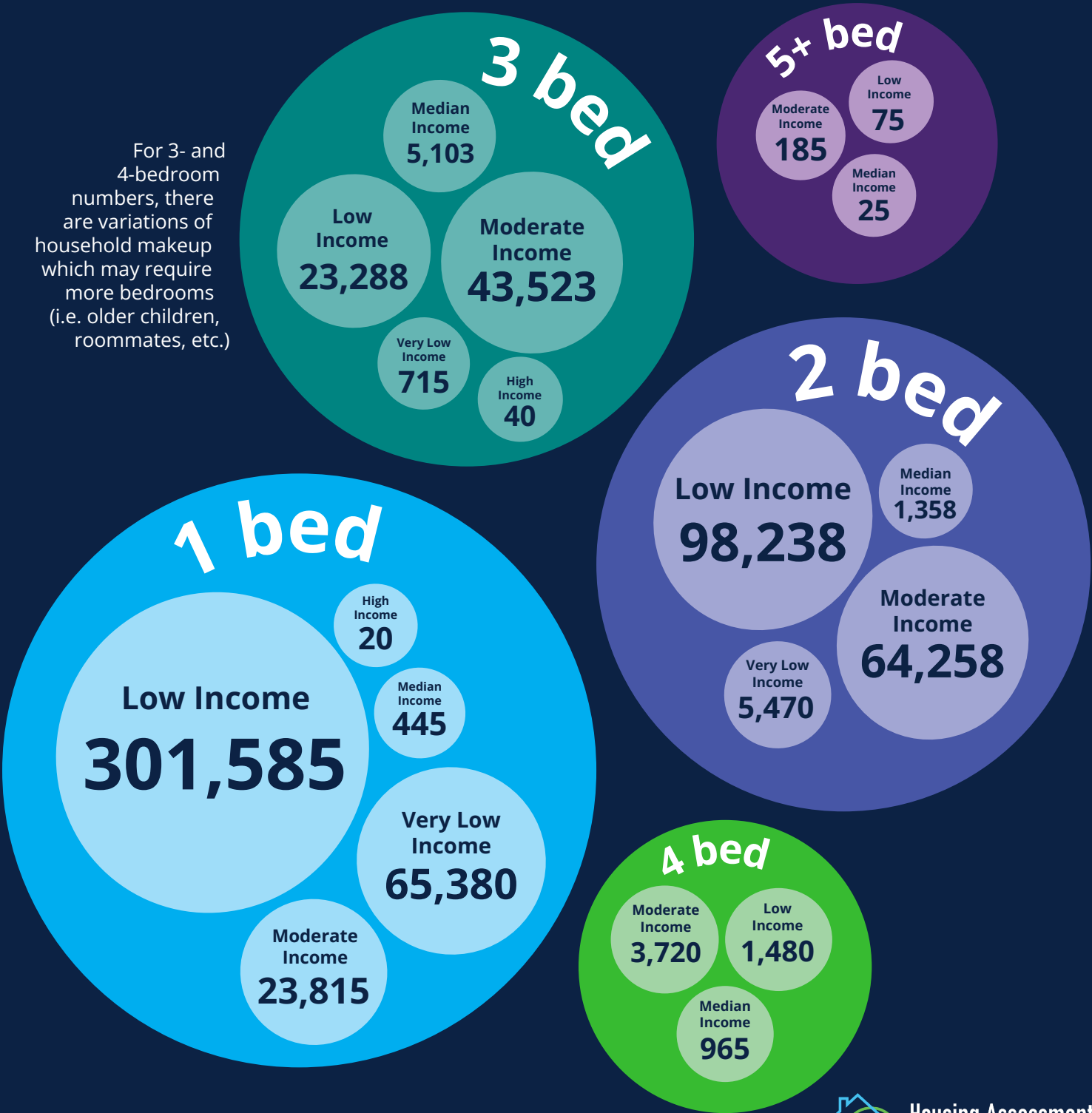
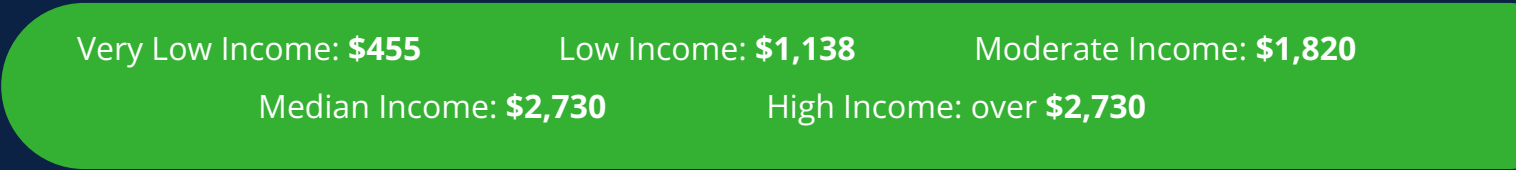
Housing needs by home size and income category (2021)

Housing need in the province of Ontario are far from homogenous.

Of the nearly 640,000 households that are in core housing need, there is need for over a quarter-million one-bedroom homes costing no more than \$1,138 per month, *as well as* a need for almost 45,000 three bedroom homes costing no more than \$1,820 per month. There is still housing need even for those who earn median income or higher.

The diagram below shows the existing deficit of homes affordable to different income categories.

Maximum monthly shelter cost thresholds for these income categories are as follows:



Ontario

Housing needs by home size and income category (2021)

Across the province of Ontario there was an existing deficit of nearly 640,000 affordable homes in 2021. This housing need is far from homogenous.

Using census data including tenure, household income, household size, dwelling type, and shelter costs, we determined the deficit of adequate homes exists for households across all income categories, which are defined according to the difference between household income and the Area Median Household Income (AMHI). The AMHI is approximately \$7,583 per month in Ontario. The maximum monthly shelter cost thresholds—30% of gross household income—for these income categories are as follows:

- Very Low Income (less than 20-30% of AMHI): \$455
- Low Income (20-49% AMHI): \$1,138
- Moderate Income (50-79% AMHI): \$1,820
- Median Income (80-119% AMHI): \$2,730
- High Income (120% or more of AMHI): Over \$2,730

Low Income households make up over half of the total housing need, with a deficit of over 420,000 homes costing no more than \$1,138 per month. Very Low and Moderate Income households also face substantial needs, with deficits of over 70,000 homes costing no more than \$455, and over 130,000 costing no more than \$1,820 monthly.

Ontarians are also facing deficits of affordable homes that are an adequate size according to the size and makeup of the household. Though the single largest need is for 1-bedroom homes, with a deficit of over 390,000, there is also a need for nearly 170,000 affordable 2-bedroom homes, and over 70,000 affordable 3-bedroom homes, in addition to several thousand 4- and 5+-bedrooms.

The largest household type in the core housing need is Low Income households in need of 1-bedroom homes. Of the nearly 640,000 households that are in core housing need, over 300,000 fall into this category, requiring 1-bedroom homes costing no more than \$1,138. An additional 98,000 households are in need of 2-bedroom homes at the same monthly costs. There are also substantial needs for 1-bedroom homes costing no more than \$455 per month for Very Low Income households, and 2- and 3-bedroom homes costing no more than \$1,820 per month for Moderate Income Households.

Median and High Income households face smaller deficits—7,896 homes costing no more than \$2,730, and 60 homes costing any amount over \$2,730, respectively. The majority of this housing need is for home sizes between 1 and 3 bedrooms.

Number of Households in Housing Need

	Income Category and Monthly Rent (at 30% of median gross household income)				
	Very Low Income Max rent: \$455/m	Low Income Max Rent: \$1,138/m	Moderate Income Max Rent: \$1,820/m	Median Income Max Rent: \$2,730/m	High Income Max rent: \$2,730+/m
Home Size					
1-Bedroom	65,380	301,585	23,815	445	20
2-Bedroom	5,470	98,238	64,258	1,358	0
3-Bedroom	715	23,288	43,523	5,103	40
4-Bedroom	0	1,480	3,720	965	0
5+-Bedroom	0	75	185	25	0
Total	71,565	424,666	135,501	7,896	60

*For 3- and 4-bedroom numbers, there are variations of household makeup which may require more bedrooms (e.g. older children, roommates, etc.)