

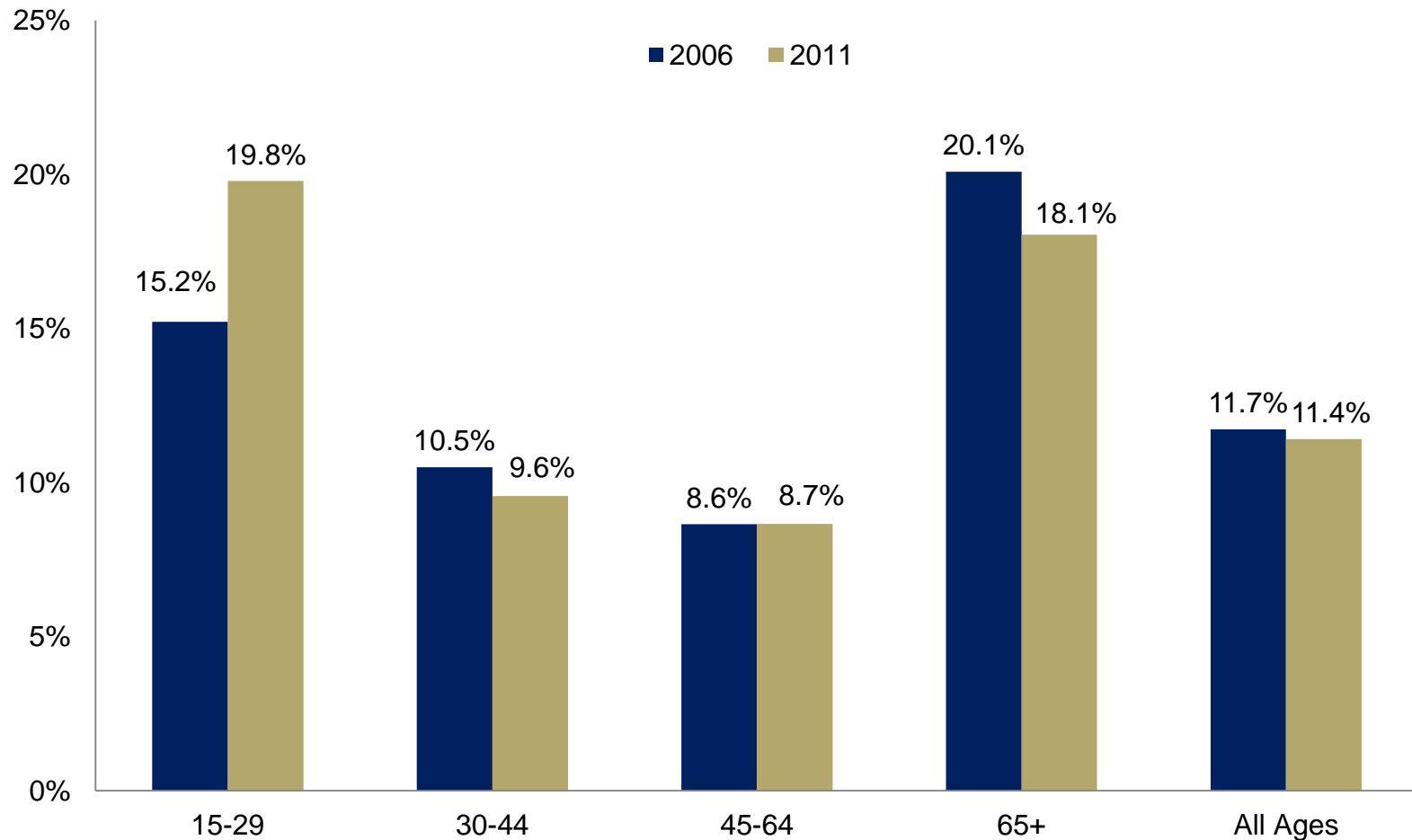
# Dufferin County Housing Market Update

Orangeville  
November 24, 2015



*Housing market intelligence you can  
count on*

# Dufferin County Core Housing Need



Source: CMHC



# Assessing Housing Need

## Adequate

- Housing does not require any major repairs (no defective plumbing or electrical wiring, or structural repairs to walls, floors or ceilings).

## Suitable

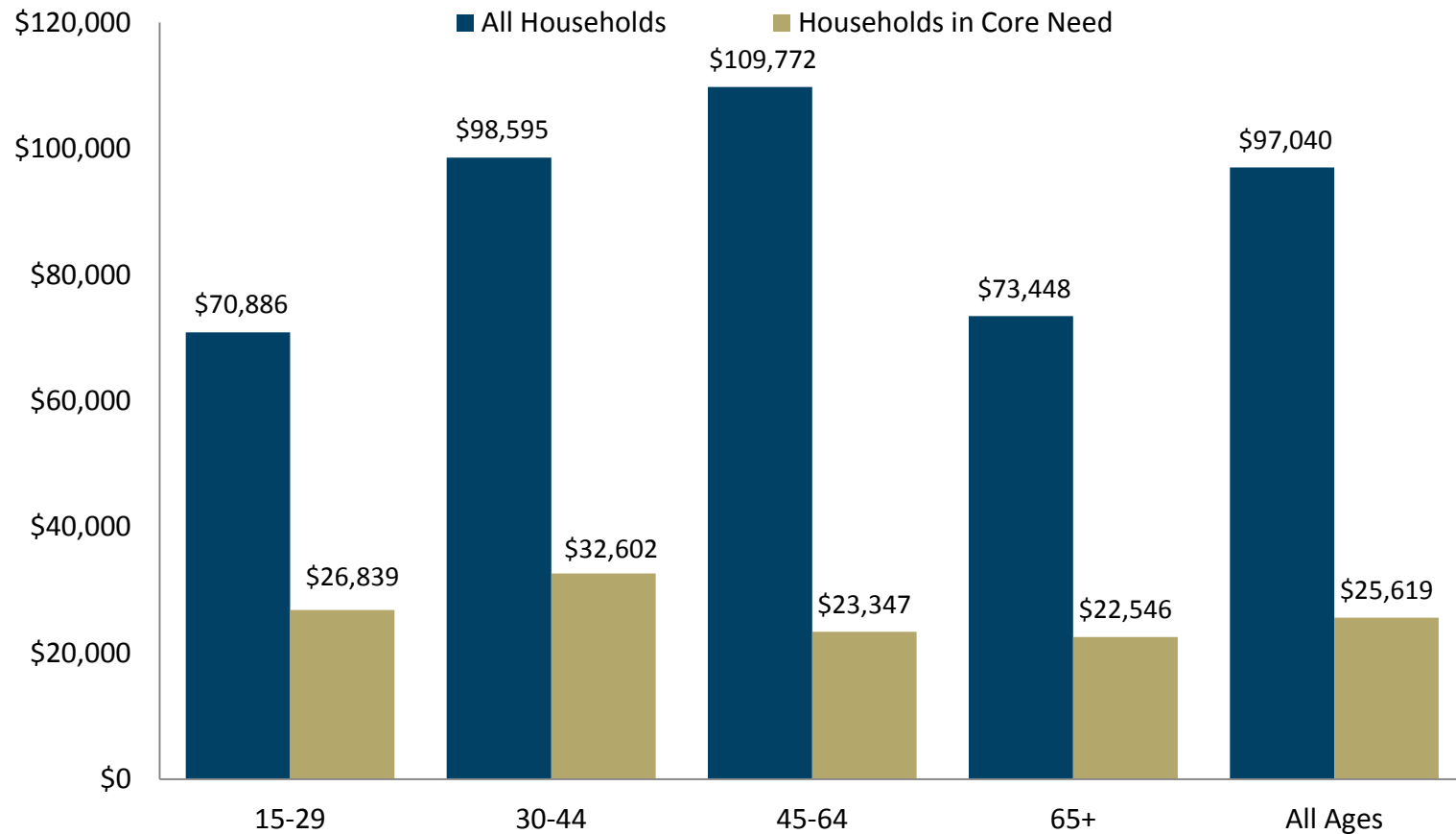
- Enough bedrooms for the size and make-up of residents (e.g. one bedroom for each cohabiting adult, unattached member of 18 years of age and older).

## Affordable

- Housing costs are less than 30 per cent of before tax income.

# Dufferin County Core Housing Need

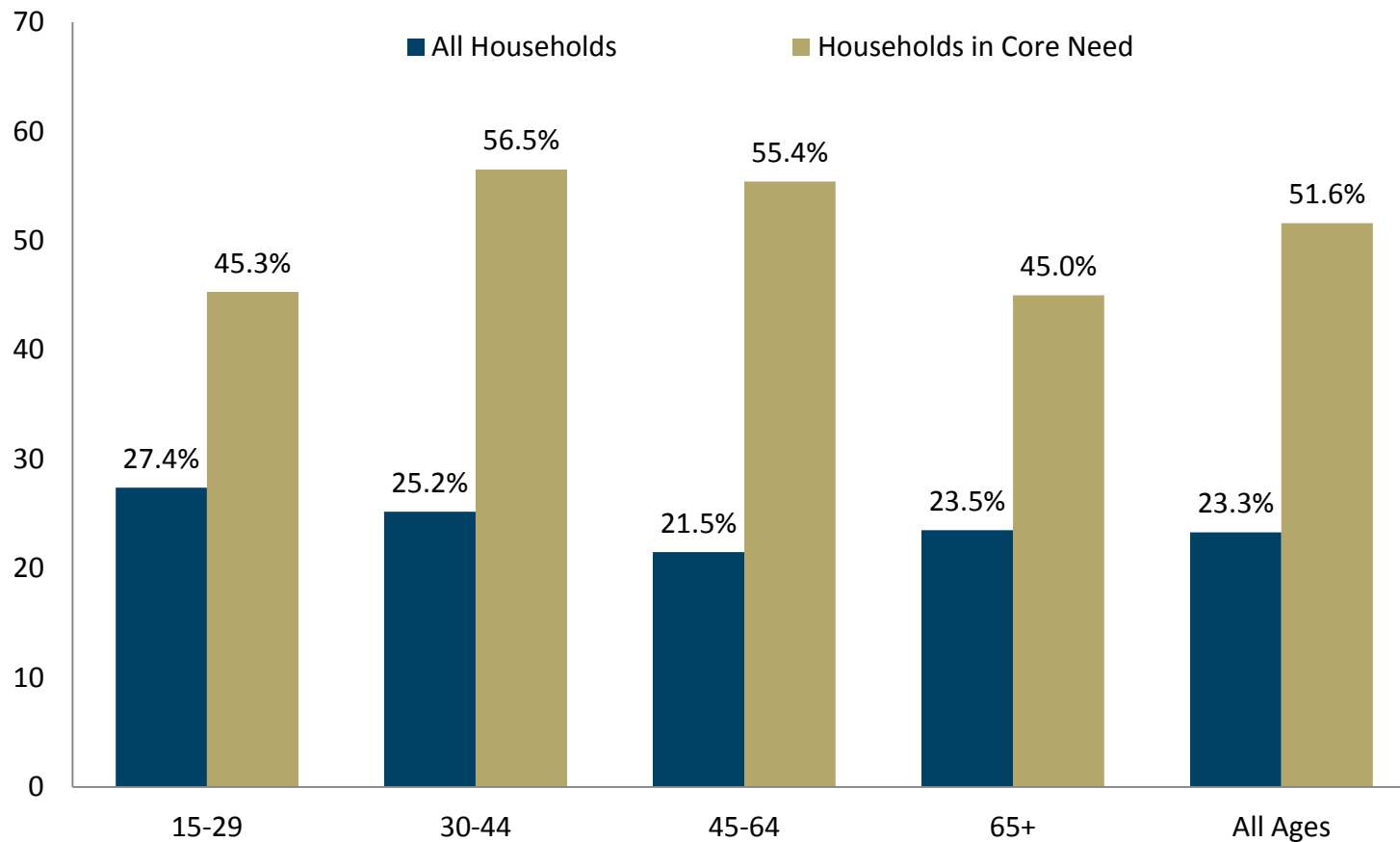
Average Household Income by Age and Type, 2011



Source: CMHC

# Dufferin County Core Housing Need

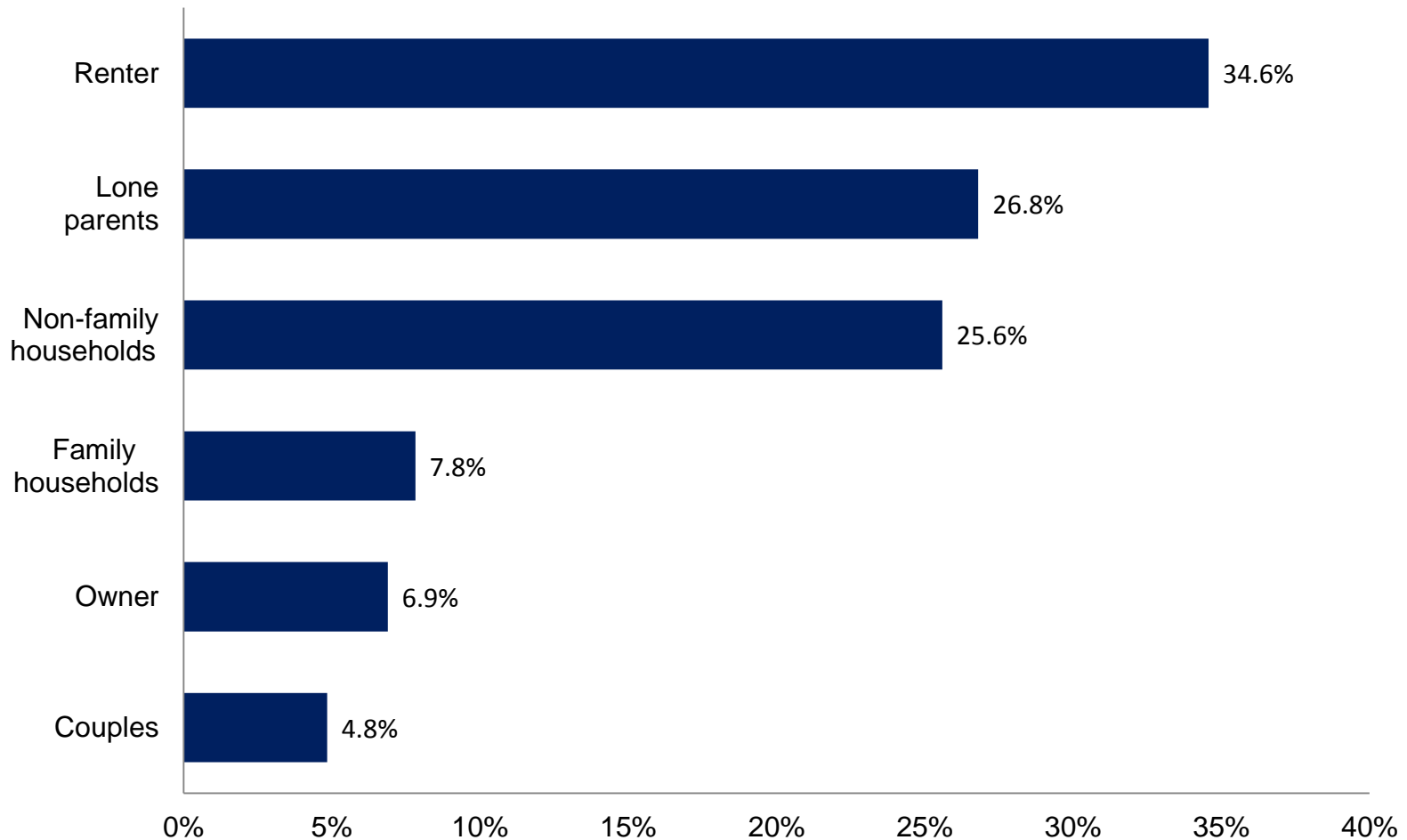
Share of Income Spent on Shelter (%) by Age and Type



Source: CMHC

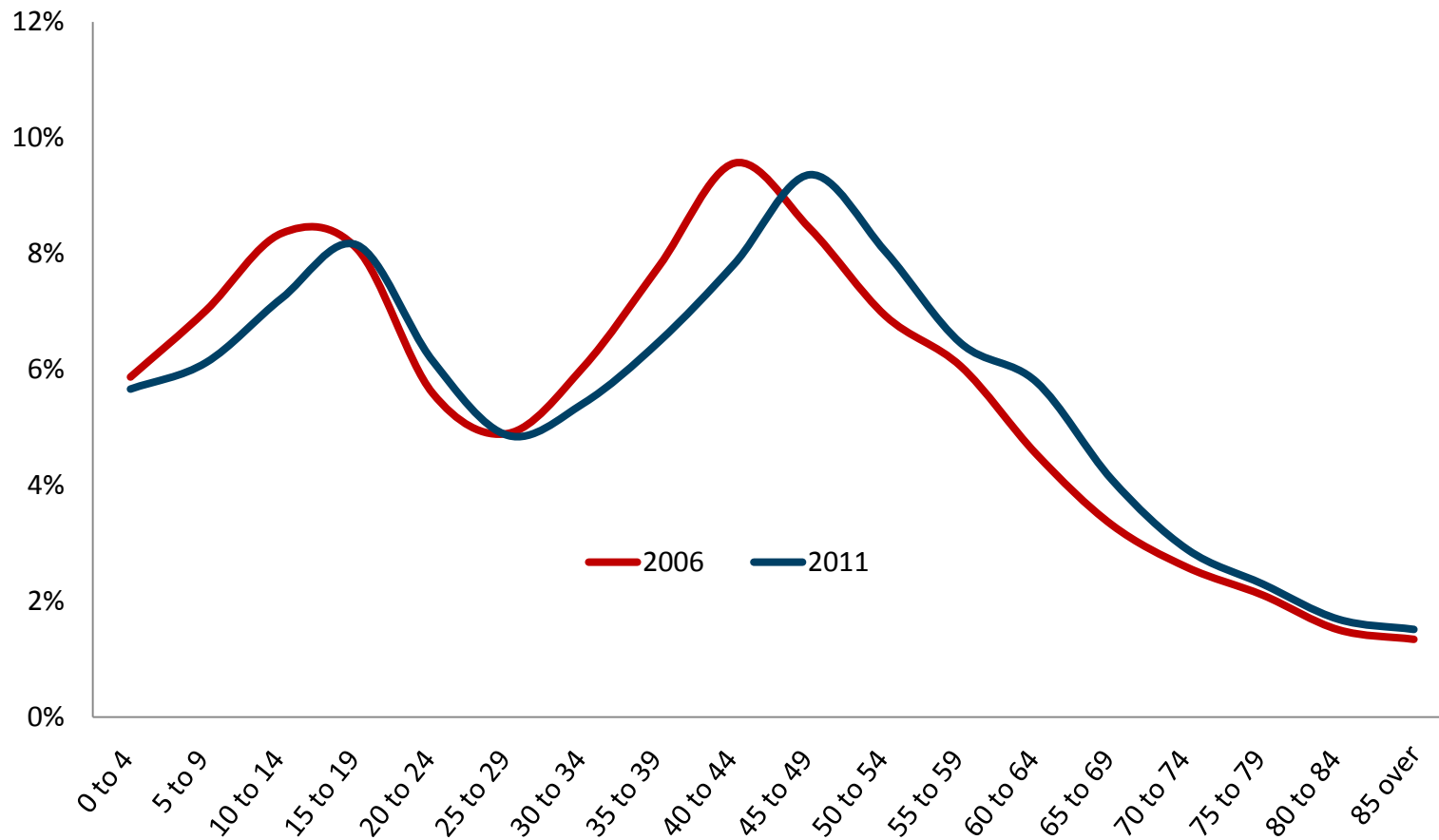
# Highest among renter and lone parent households

Incidence of Core Housing Need, 2011



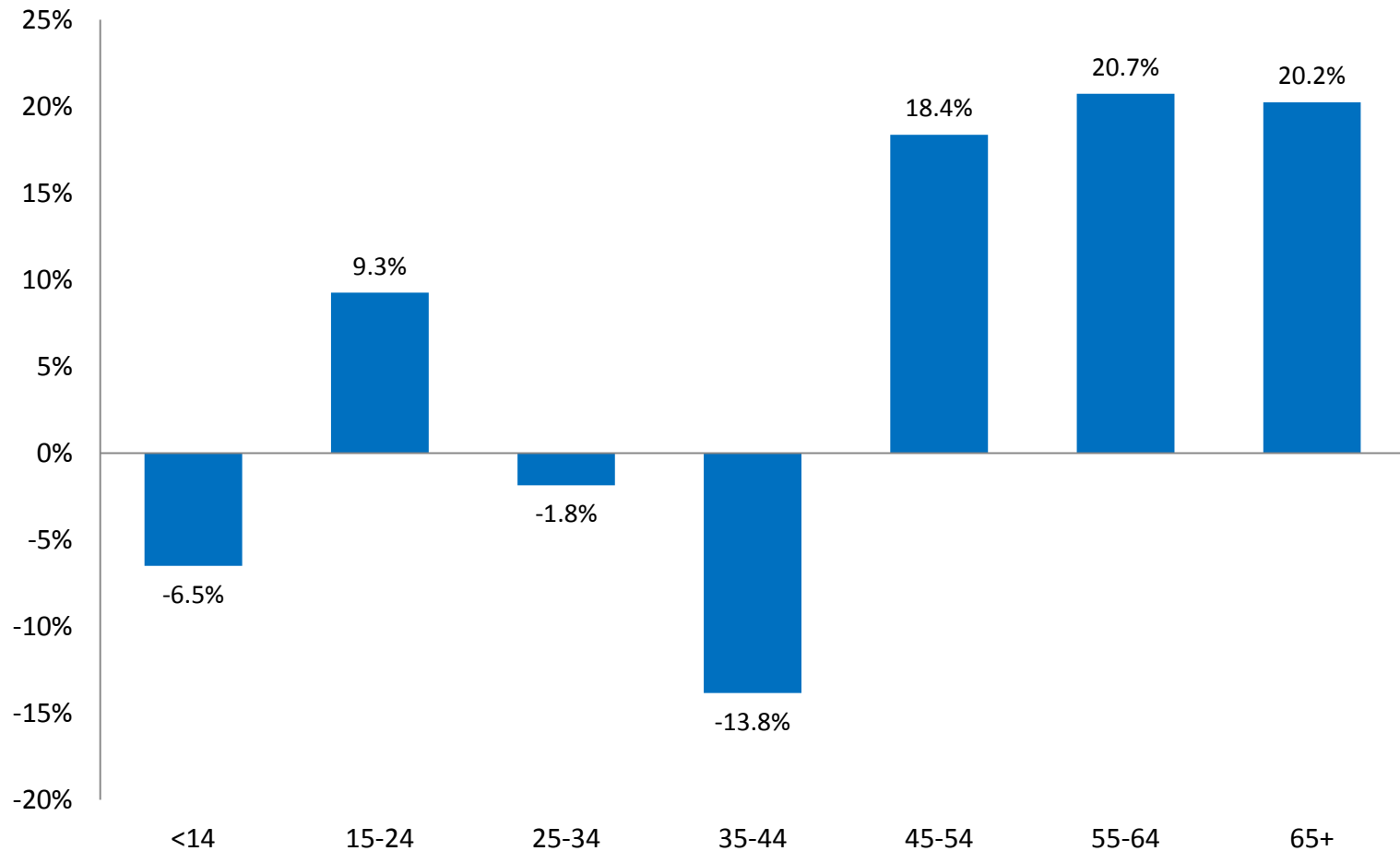
Source: CMHC

# Age Distribution, Dufferin County 2006, 2011



Source: Statistics Canada (Census of Canada)

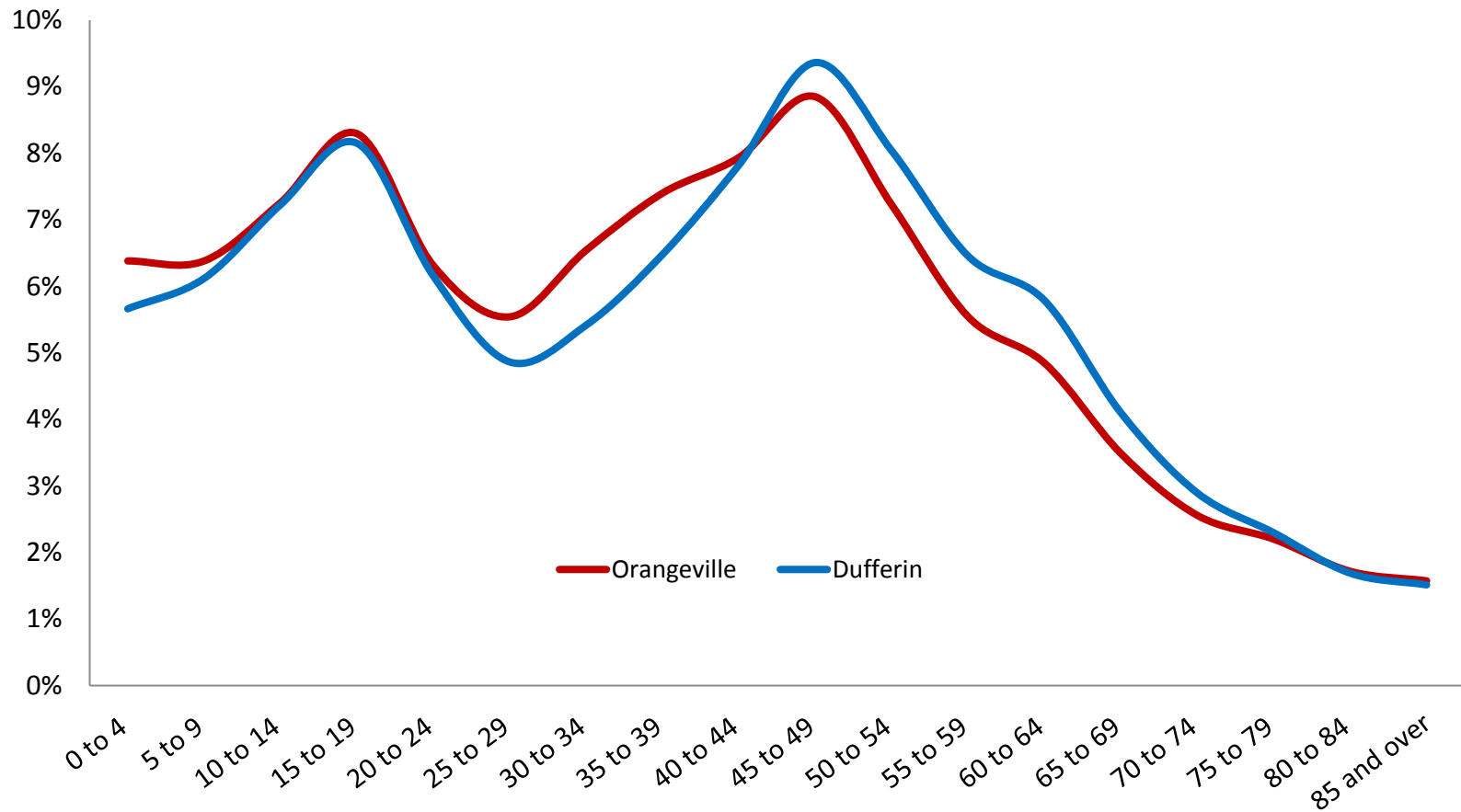
# Population Growth, Dufferin County, 2006-2011



Source: Statistics Canada

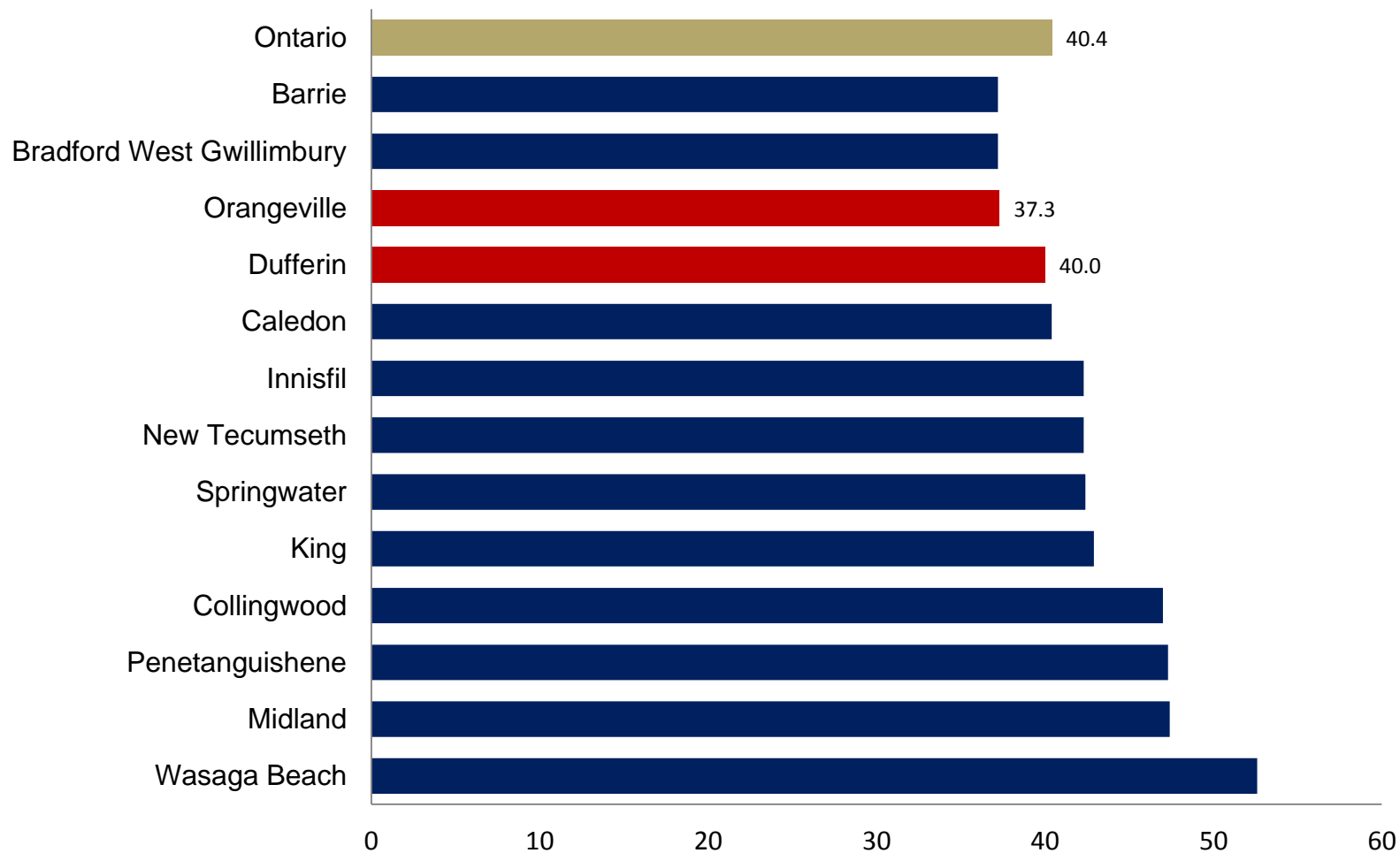


# Age Distribution, 2011 Orangeville and Dufferin County



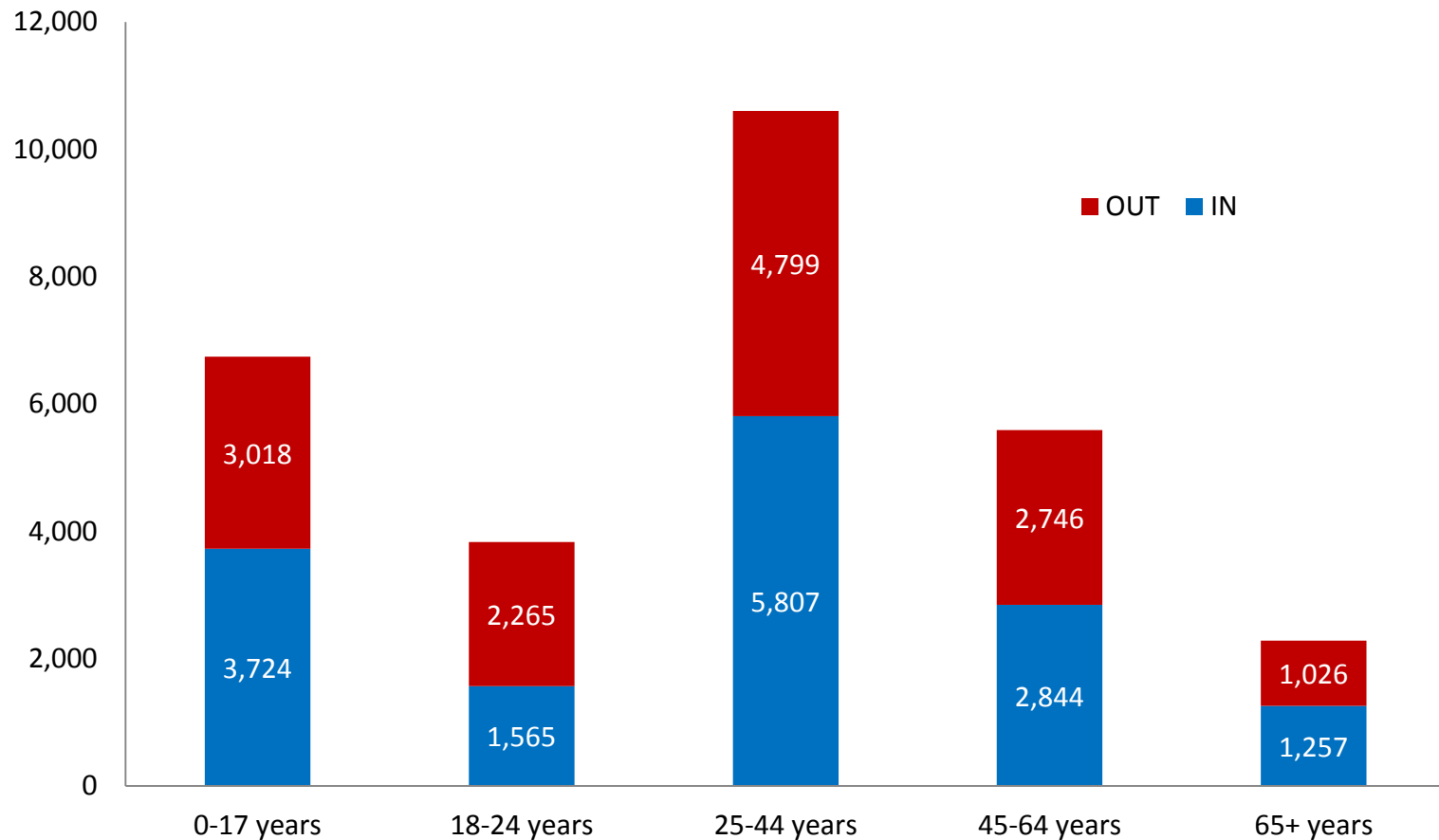
Source: Statistics Canada (Census of Canada)

# Median Age of Population



Source: Statistics Canada (Census 2011)

# Migration, Dufferin County, 2006-2011



Source: Statistics Canada



# Dufferin County Labour Market

	Dufferin	Ontario
Participation rate	70.7%	65.5%
Employment rate	65.7%	60.1%
Unemployment rate	7.0%	8.3%
Full-time Share	79.4%	75.3

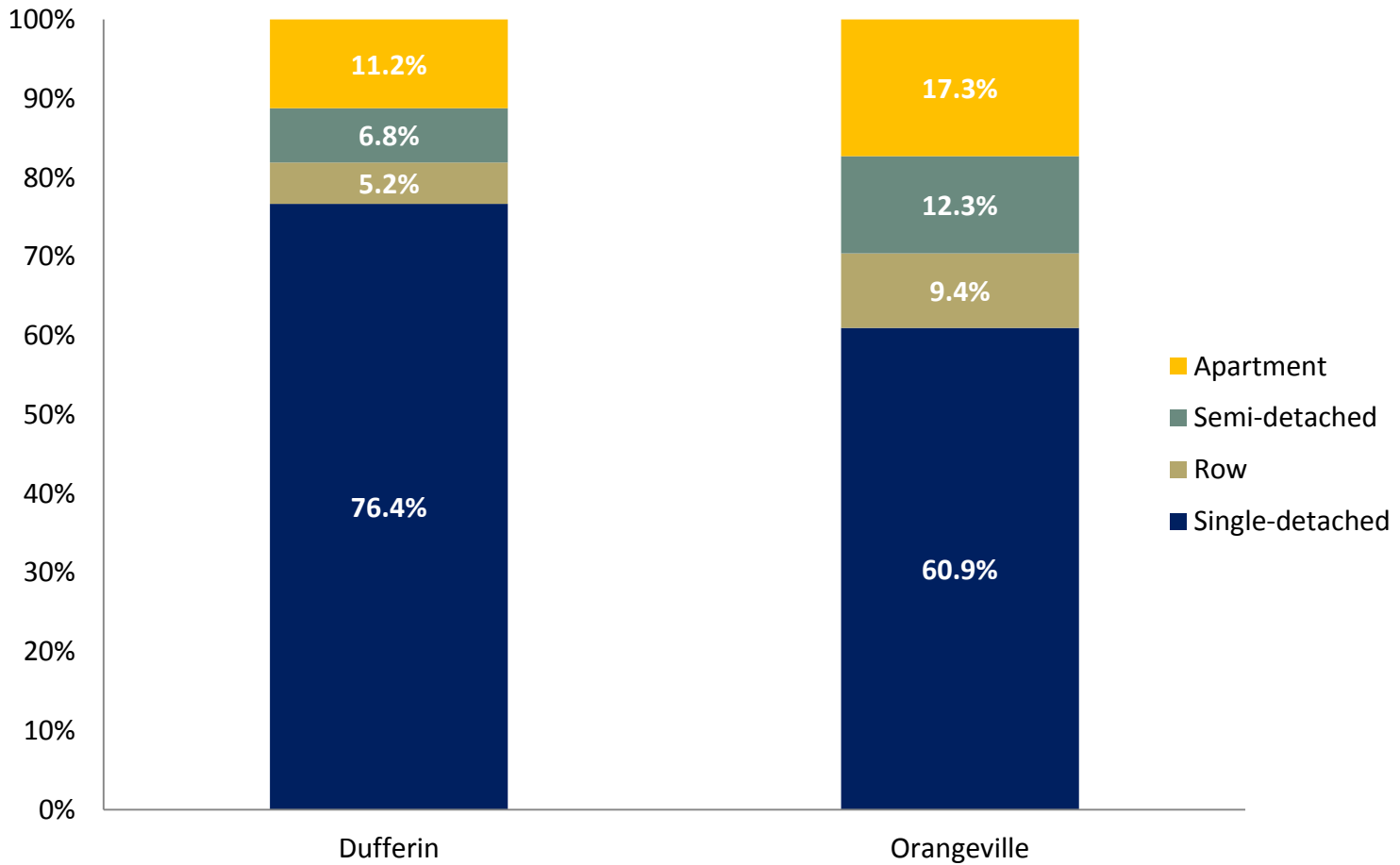
Source: Statistics Canada – NHS 2011

# Top Industries in Dufferin County

Industry	Number of Employed	Share of Employed
Manufacturing	4,065	12.7%
Retail trade	3,805	11.9%
Health care and social assistance	2,775	8.7%
Construction	2,620	8.2%
Transportation and warehousing	1,995	6.3%
Educational services	1,980	6.2%
Public administration	1,890	5.9%
Accommodation and food services	1,865	5.8%
Wholesale trade	1,825	5.7%
Administrative and support, waste management and remediation	1,510	4.7%
Other services (except public administration)	1,465	4.6%
Professional, scientific and technical services	1,405	4.4%
Finance and insurance	1,005	3.1%
Agriculture, forestry, fishing and hunting	970	3.0%
Arts, entertainment and recreation	640	2.0%
Information and cultural industries	575	1.8%
Real estate and rental and leasing	520	1.6%

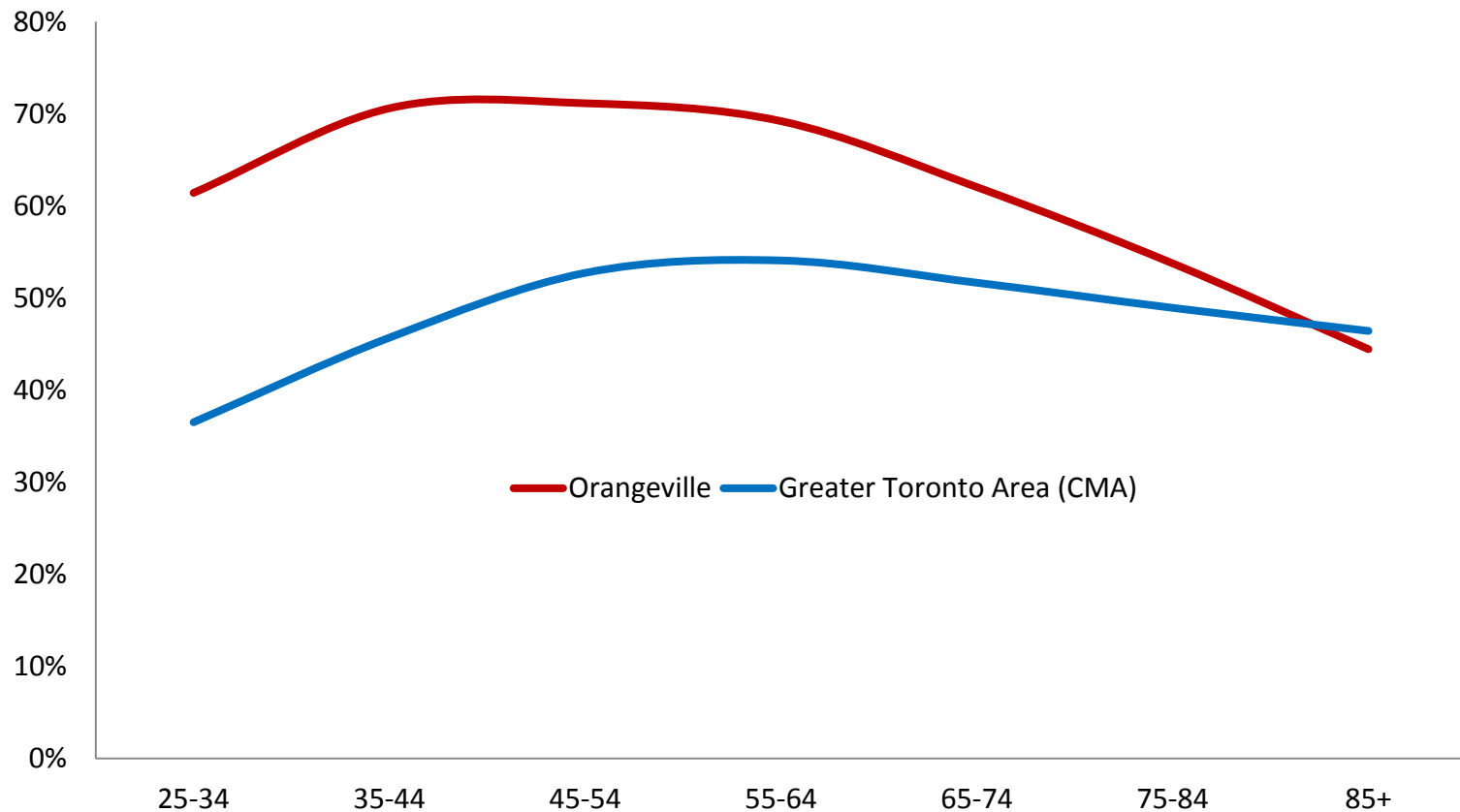
Source: Statistics Canada – NHS 2011

# Current Housing Stock



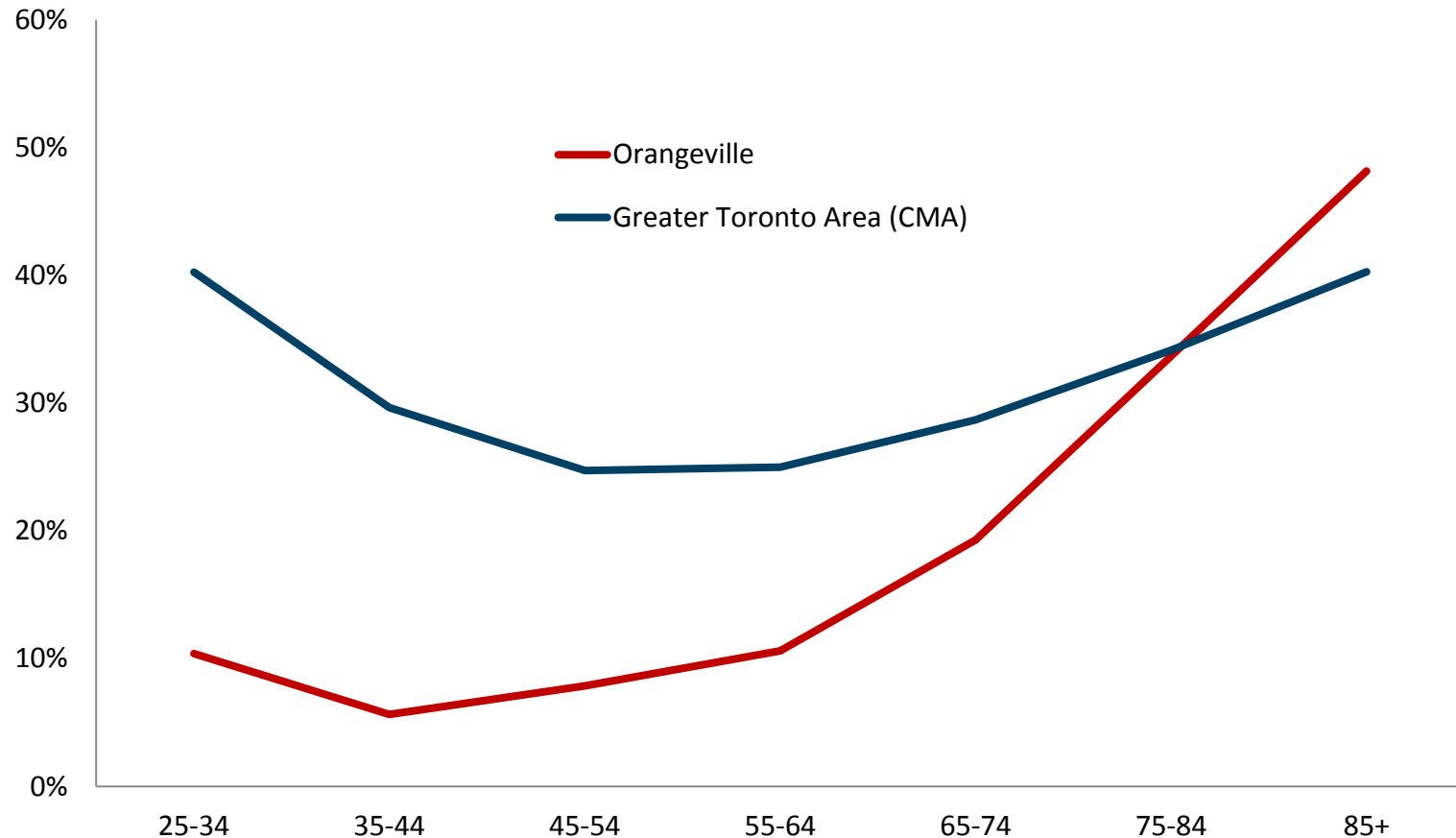
Source: Statistics Canada (2011 Census)

# Age Distribution, Single-detached Homes, 2011



Source: Statistics Canada (National Household Survey)

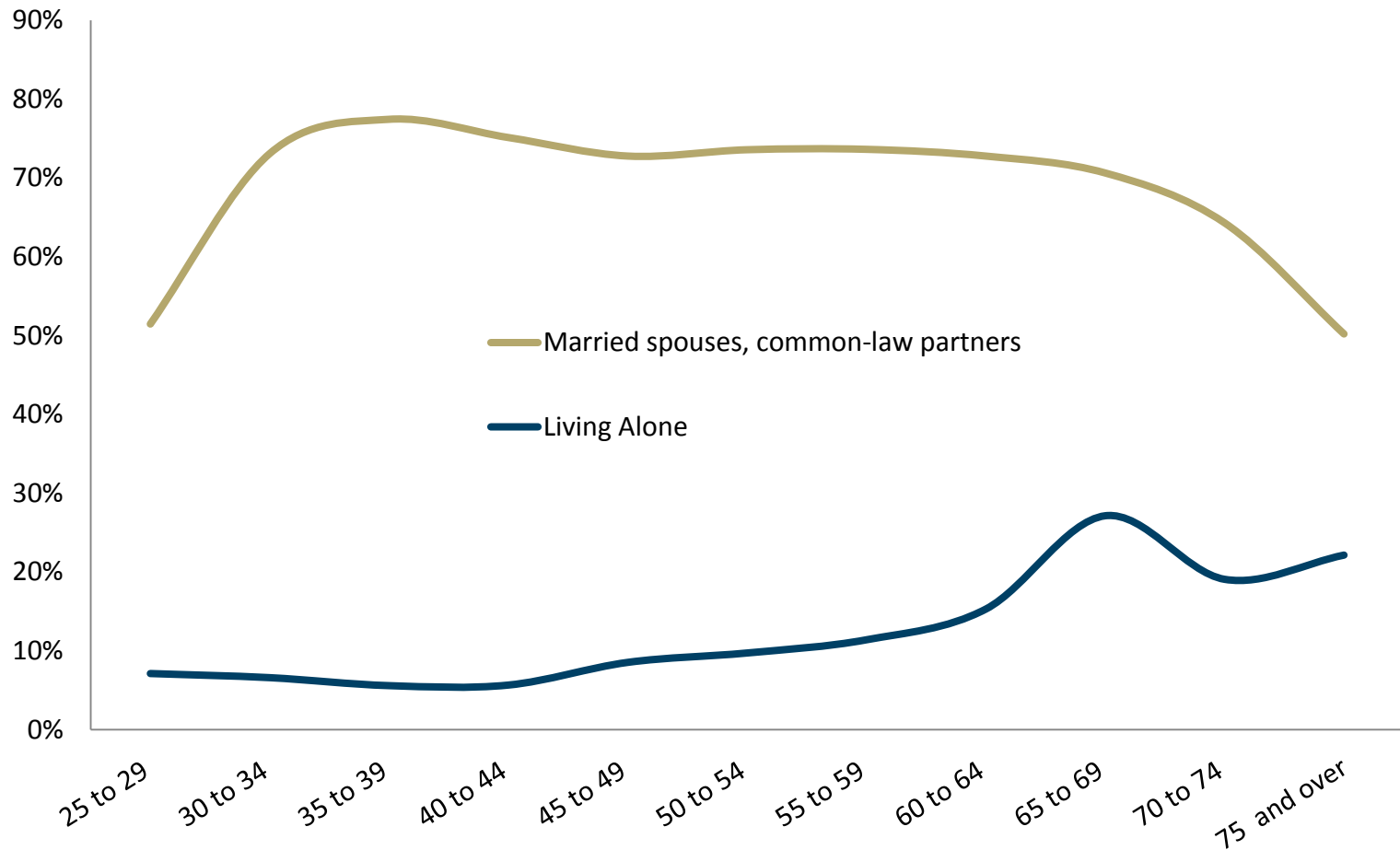
# Age Distribution, Apartments, 2011



Source: Statistics Canada (National Household Survey)

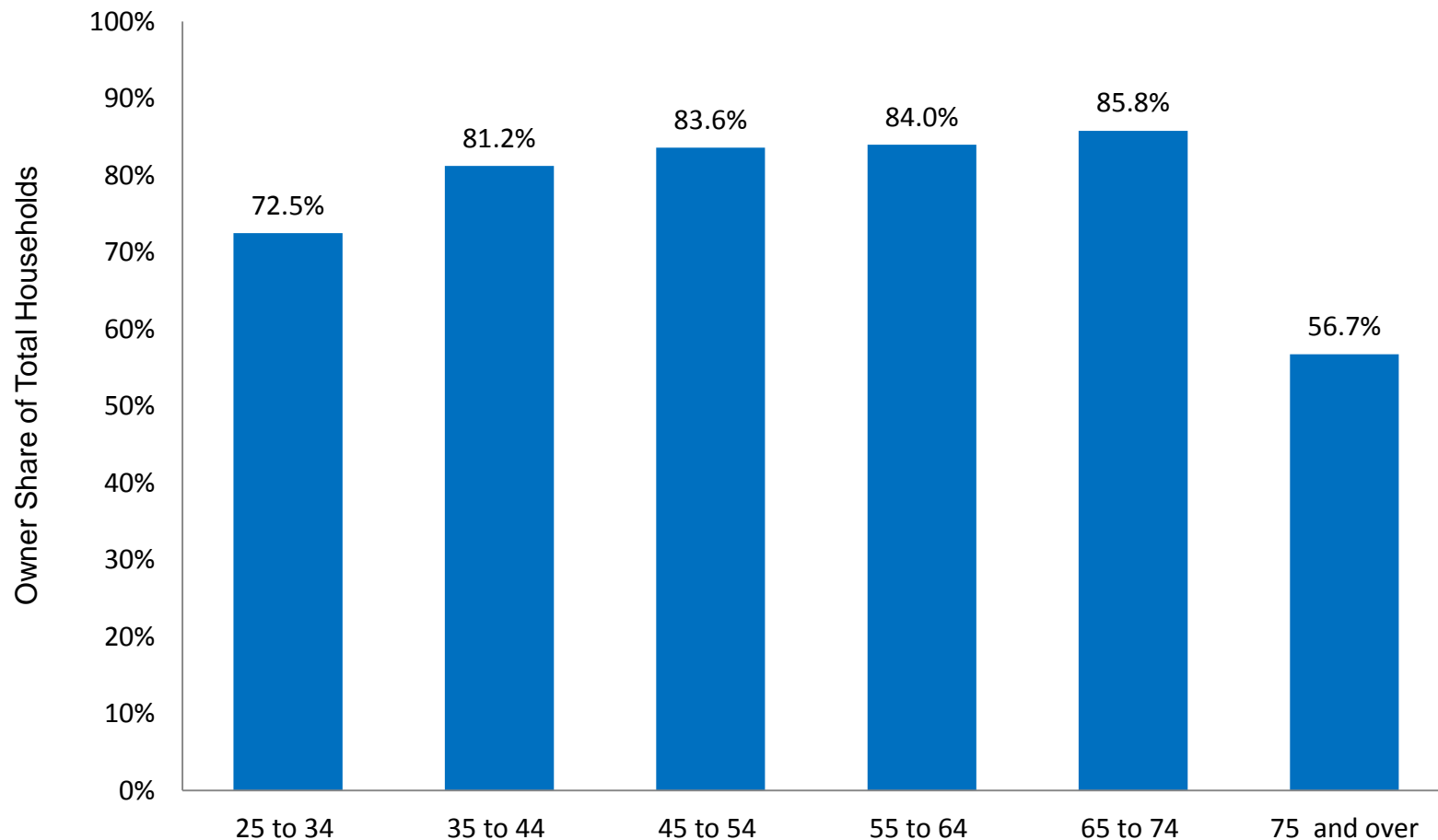


# Living Arrangements By Age, Orangeville, 2011



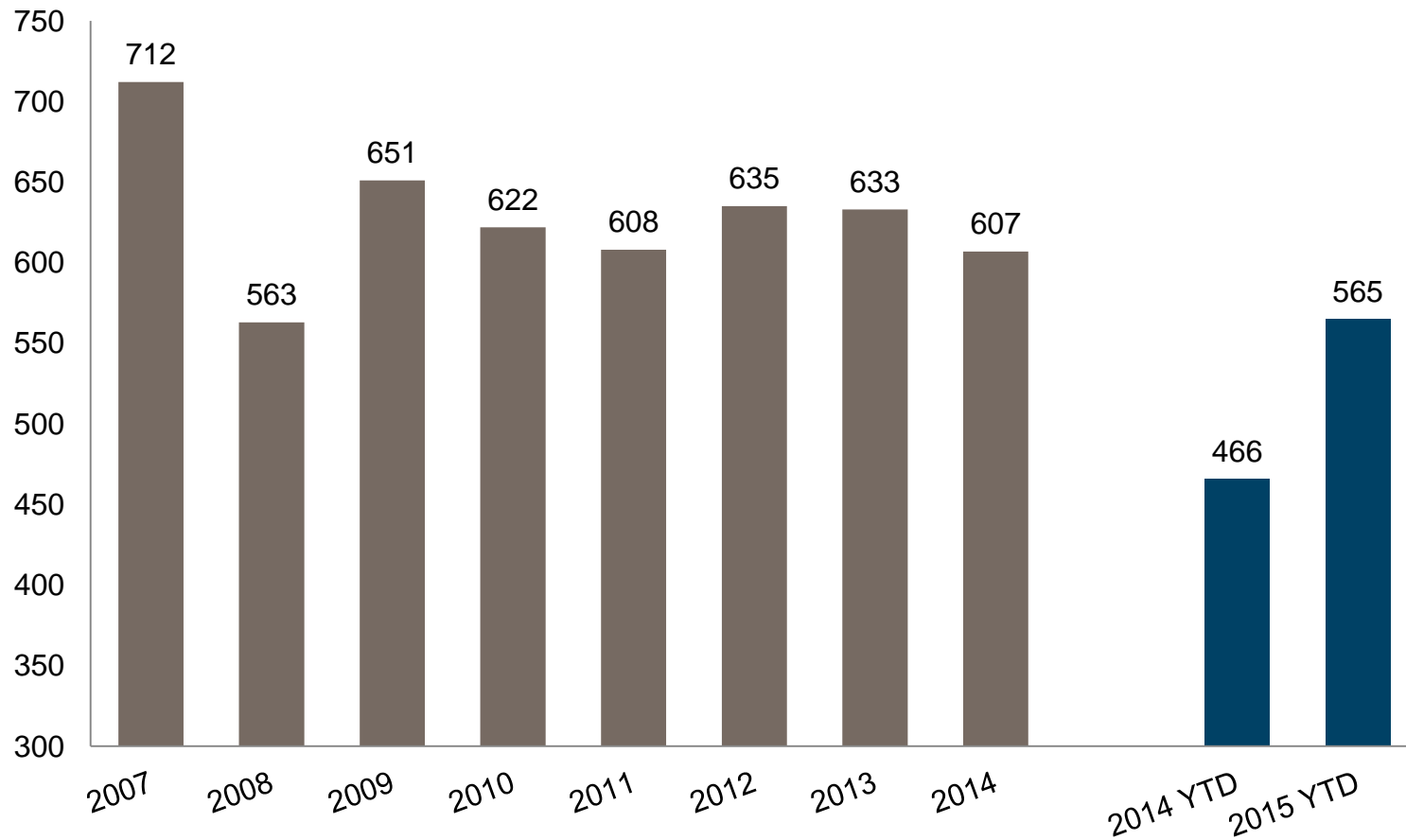
Source: Statistics Canada (National Household Survey)

# Orangeville Rate of Homeownership by Age



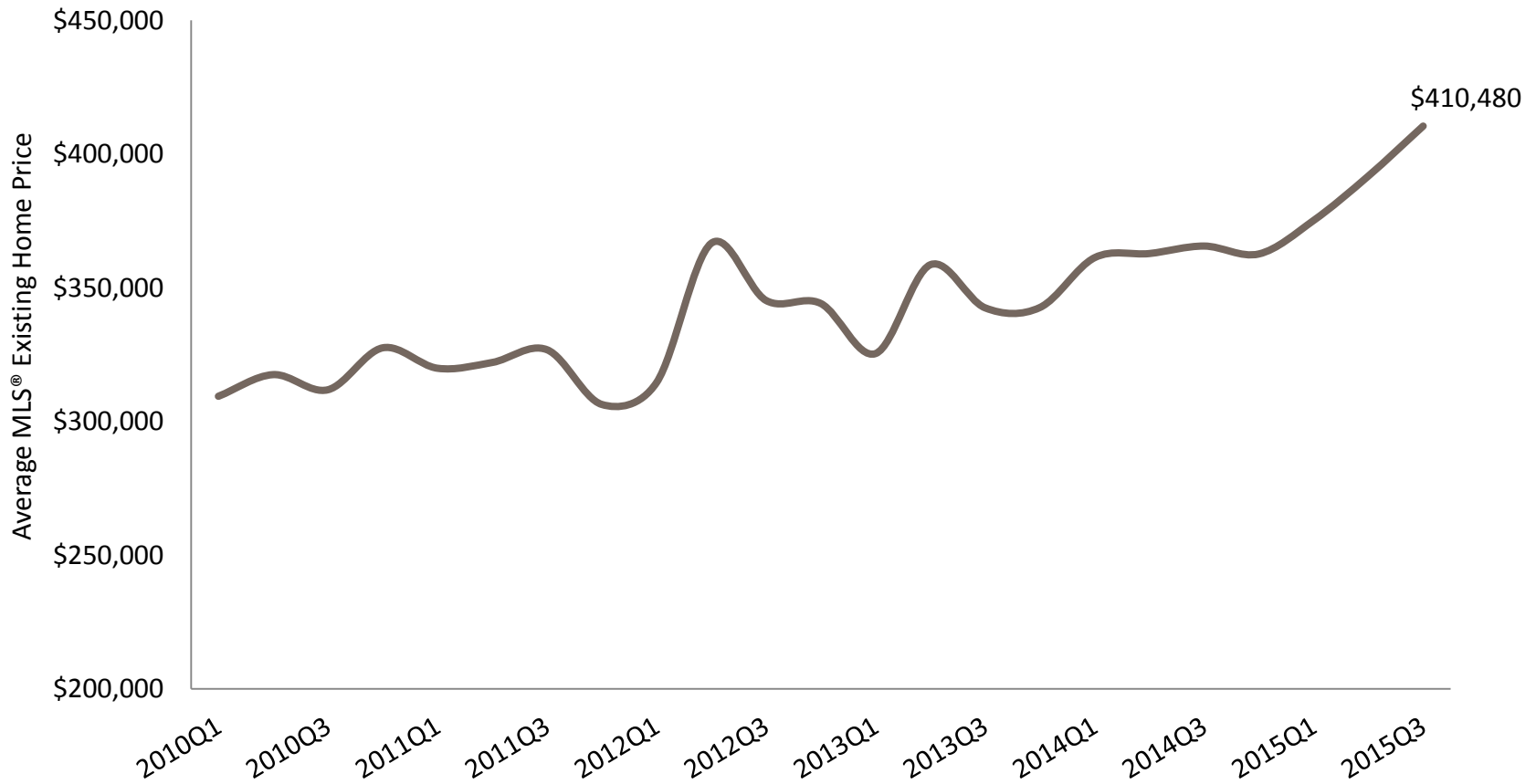
Source: Statistics Canada (National Household Survey)

# Orangeville & Area Home Sales on Record Pace



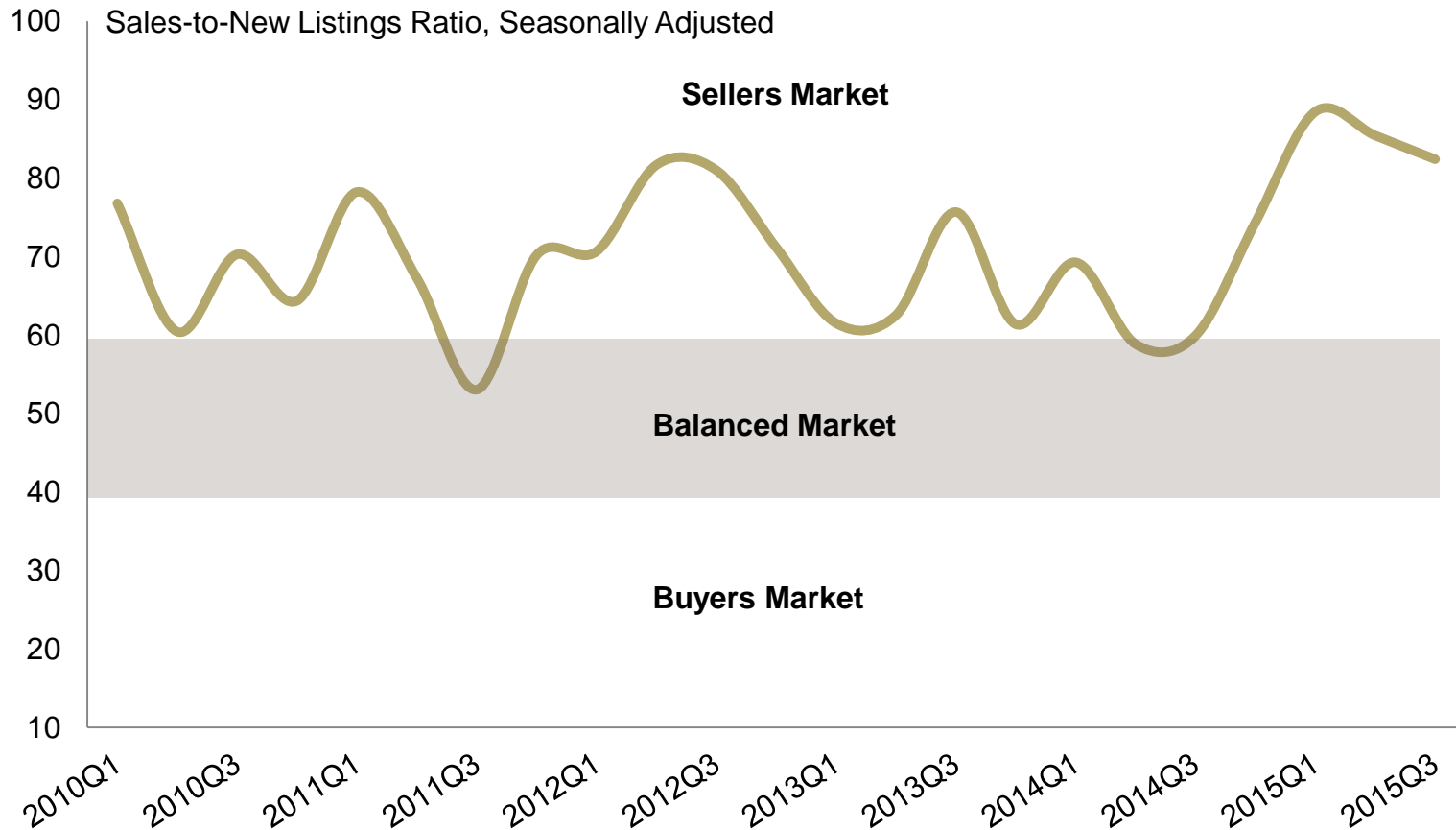
Source: CREA  
YTD=January-October

# Prices Up Strongly in 2015



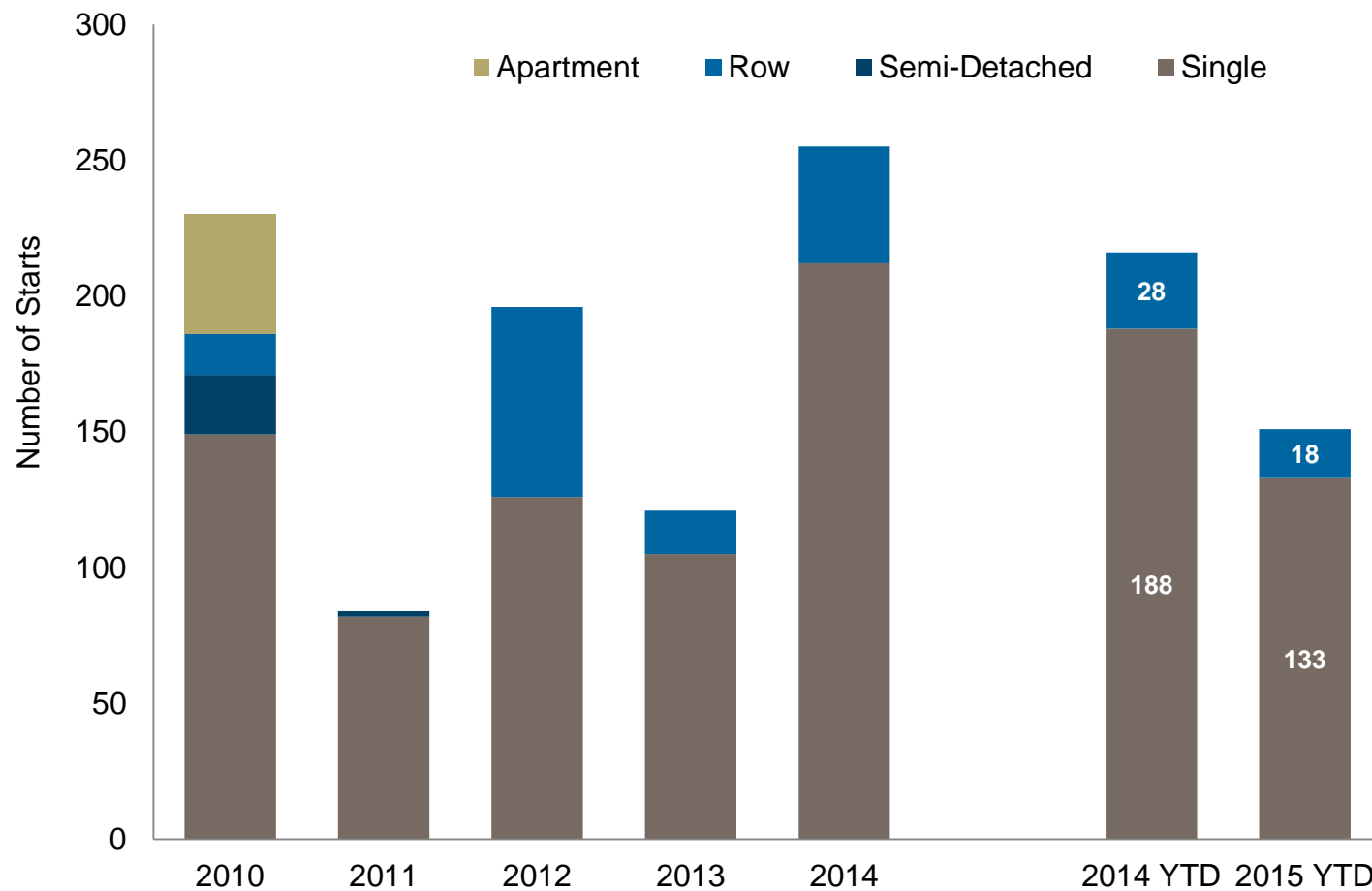
Source: CREA

# Orangeville & Area Market in High Demand



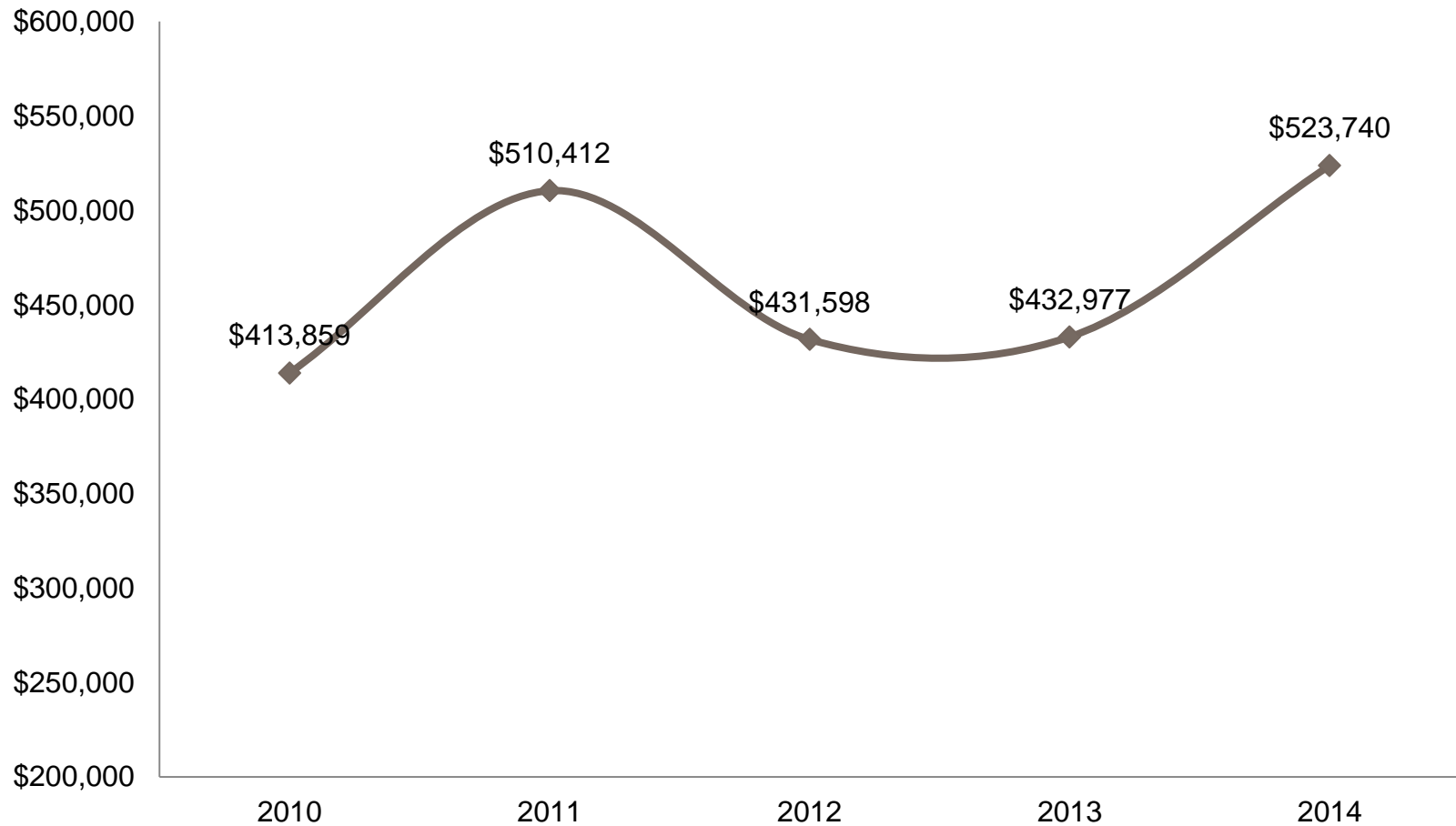
Source: CREA

# Orangeville/Mono Housing Starts



Source: CMHC, YTD=Jan-Oct

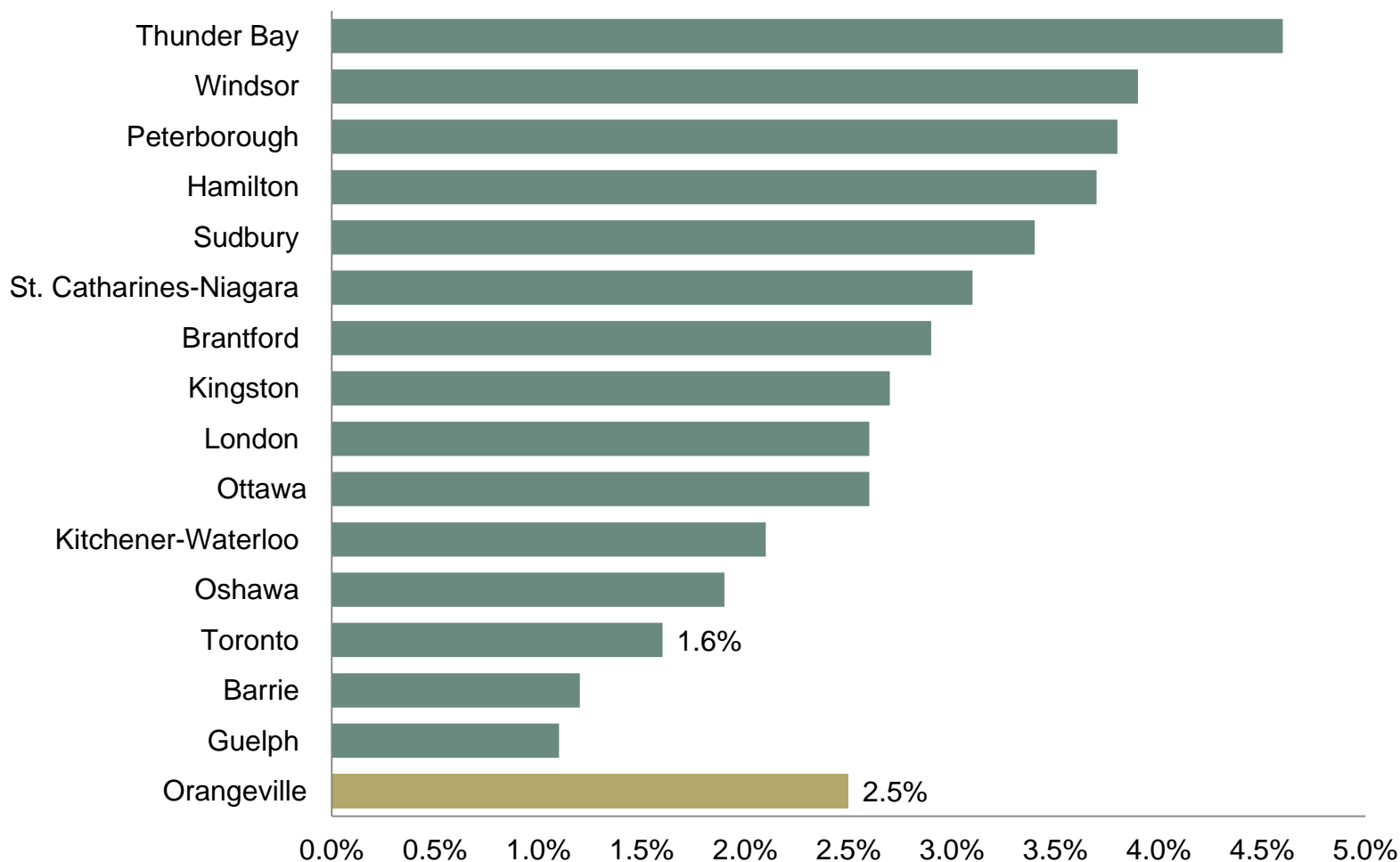
# Orangeville/Mono New Home Prices



Source: CMHC Absorption Survey,

# Ontario rental market vacancy rates in Fall 2015

October 2015 vacancy rates by select centres



Source: CMHC Rental Market Survey

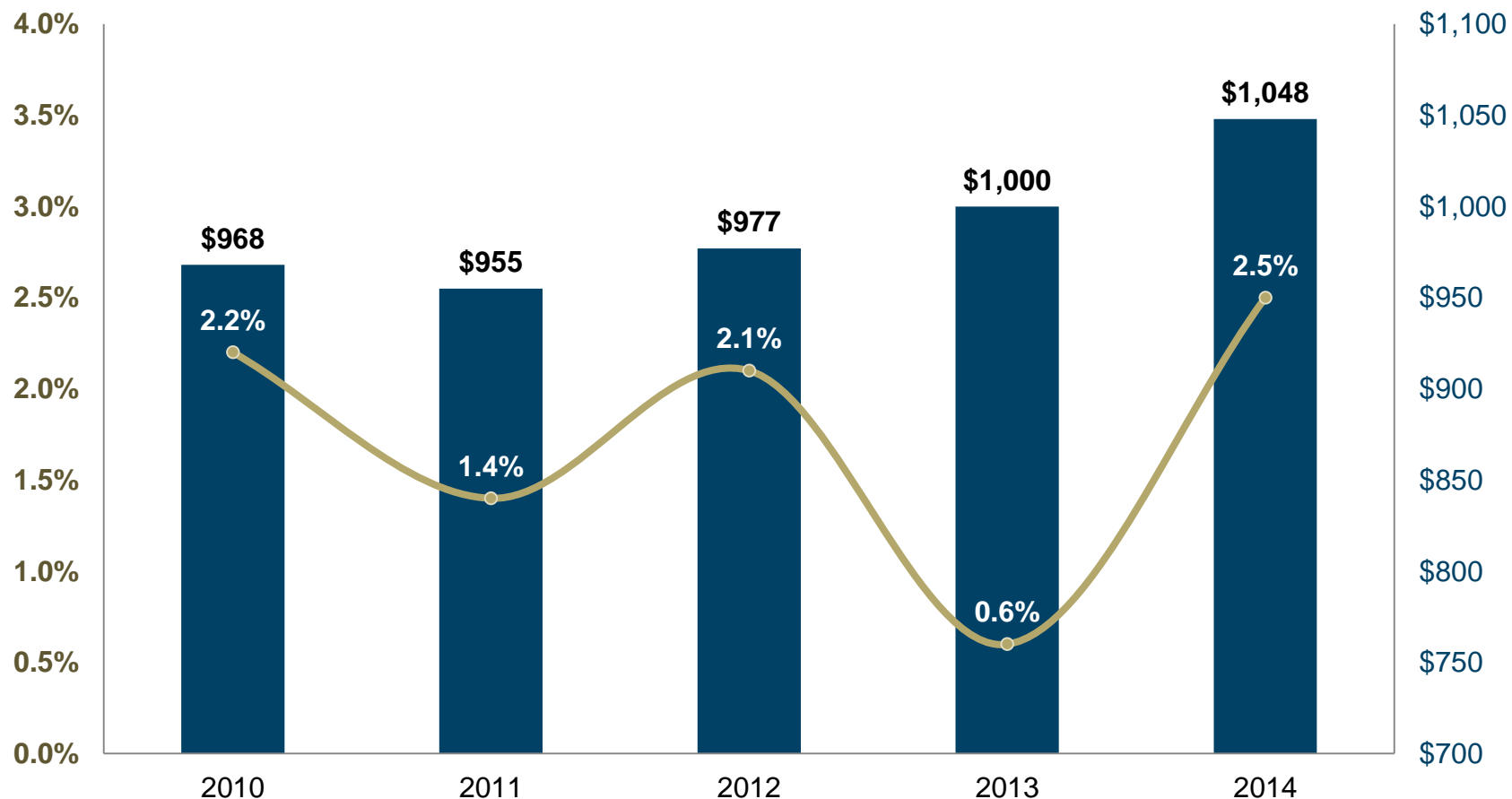
CANADA MORTGAGE AND HOUSING CORPORATION



# Orangeville/Mono Rental Market

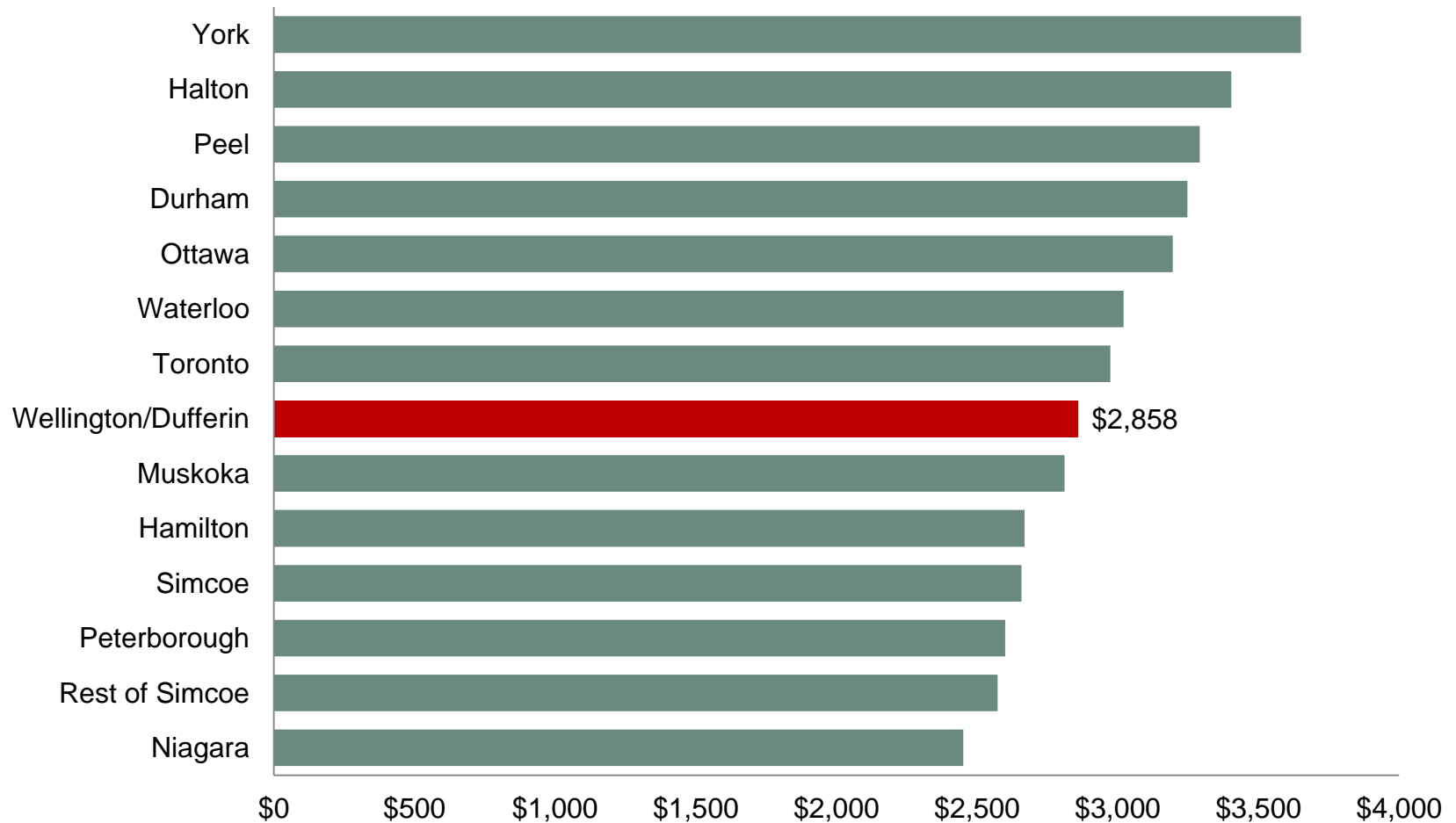
Vacancy Rate

Two-bedroom  
Rent



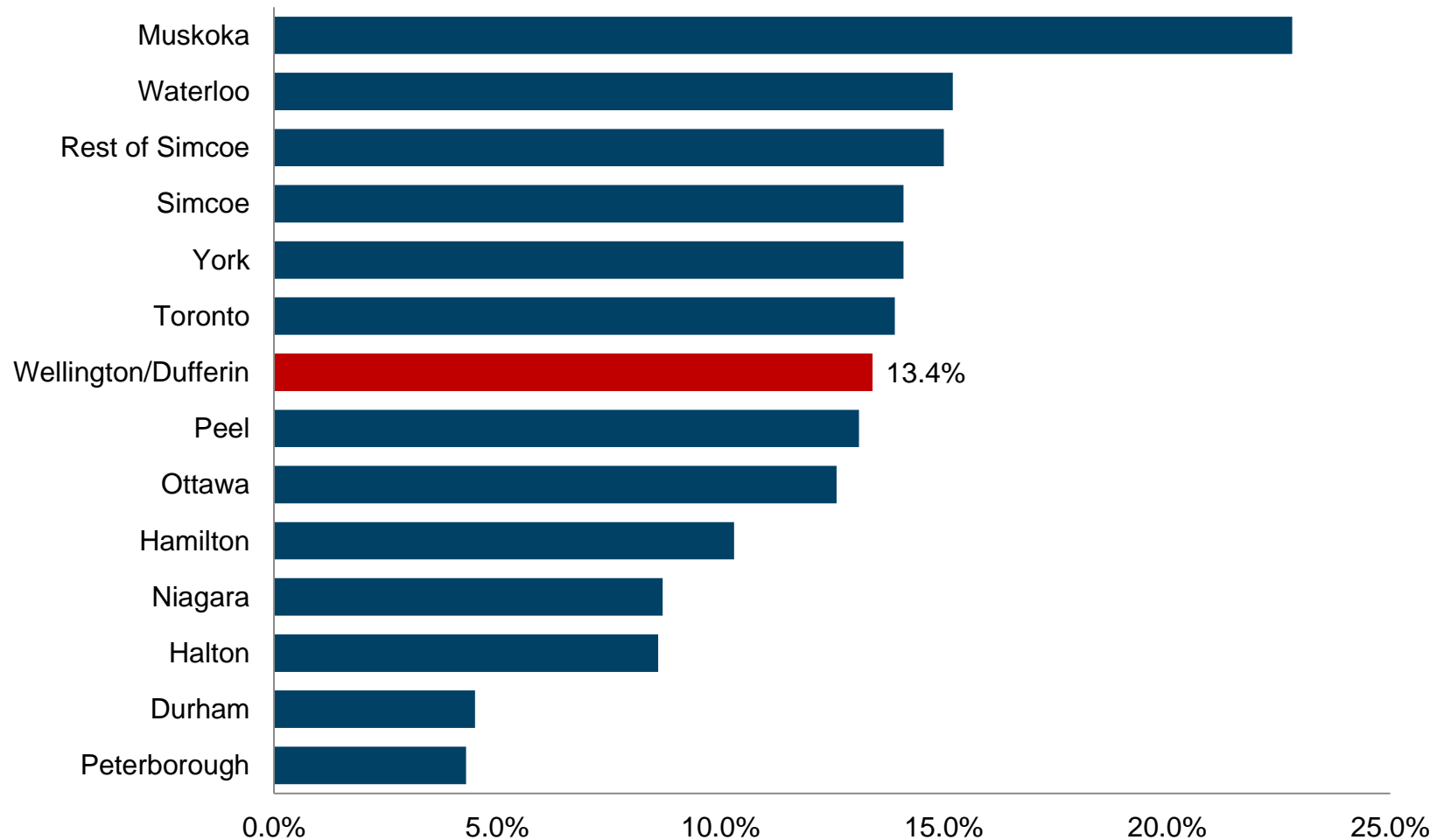
Source: CMHC Rental Market Survey

# Average Rents, Studio/Private Unit, Seniors' Housing, 2015



Source: CMHC

# Vacancy Rates, Seniors' Housing, 2015



Source: CMHC



# Thank You

# Questions?

Andrew Scott  
Senior Market Analyst  
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# Investments in Affordable Housing 2014 - 2019





# Investment in Affordable Housing

## Investment in Affordable Housing (IAH) Program:

- The Federal Government through CMHC provides \$80.13M per fiscal year to the Province of Ontario
- Cost matched by the Province
- Total investment of \$160.26M per fiscal year
- Annual allocations are provided to the 47 Local Service Managers across the province.
- Flexibility to design and deliver a range of affordable housing programs to address local housing needs and priorities.





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