



WATERLOO REGION'S
VitalSigns.

2022
APPENDIX

PRESENTATION TO WATERLOO
REGION ASSOCIATION OF REALTORS
WITH UPDATED 2021 CENSUS DATA

Affordable Housing in
Waterloo Region –
October 13, 2022

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Waterloo Region Community Foundation and Affordable Housing



Vision: Sustainable, Equitable, Thriving Communities

Mission: Bringing communities together to solve the issues of today and tomorrow by amplifying voices, maximizing resources, and co-creating solutions

Values: Equity, Catalysts, Collaboration, Approachability, Accountability, Impact

For more information visit www.wrcf.ca



Find detailed reports at: <https://www.wrcf.ca/publications>

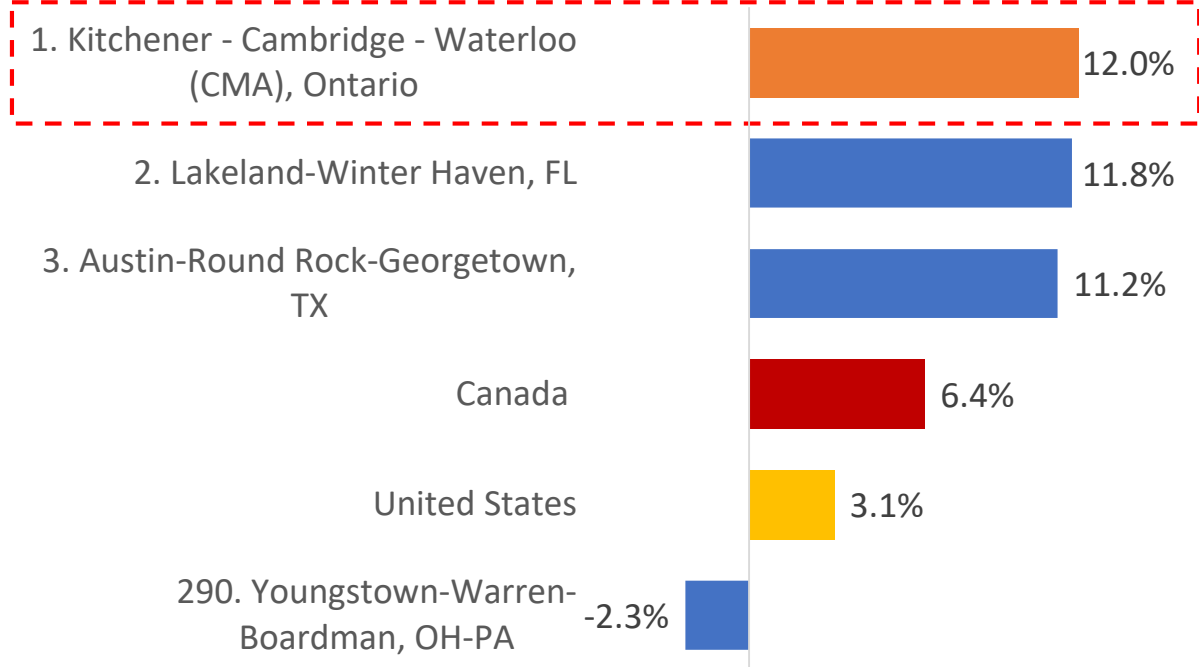


Population growth

Before the pandemic: Waterloo Region was growing faster than any other large or medium Metropolitan Area across Canada or the United States



Fastest growing Metropolitan areas in Canada and the United States by percentage population growth, populations over 500,000, most recent 5 years as at time of publication of the 2021 Waterloo Region Vital Signs Report



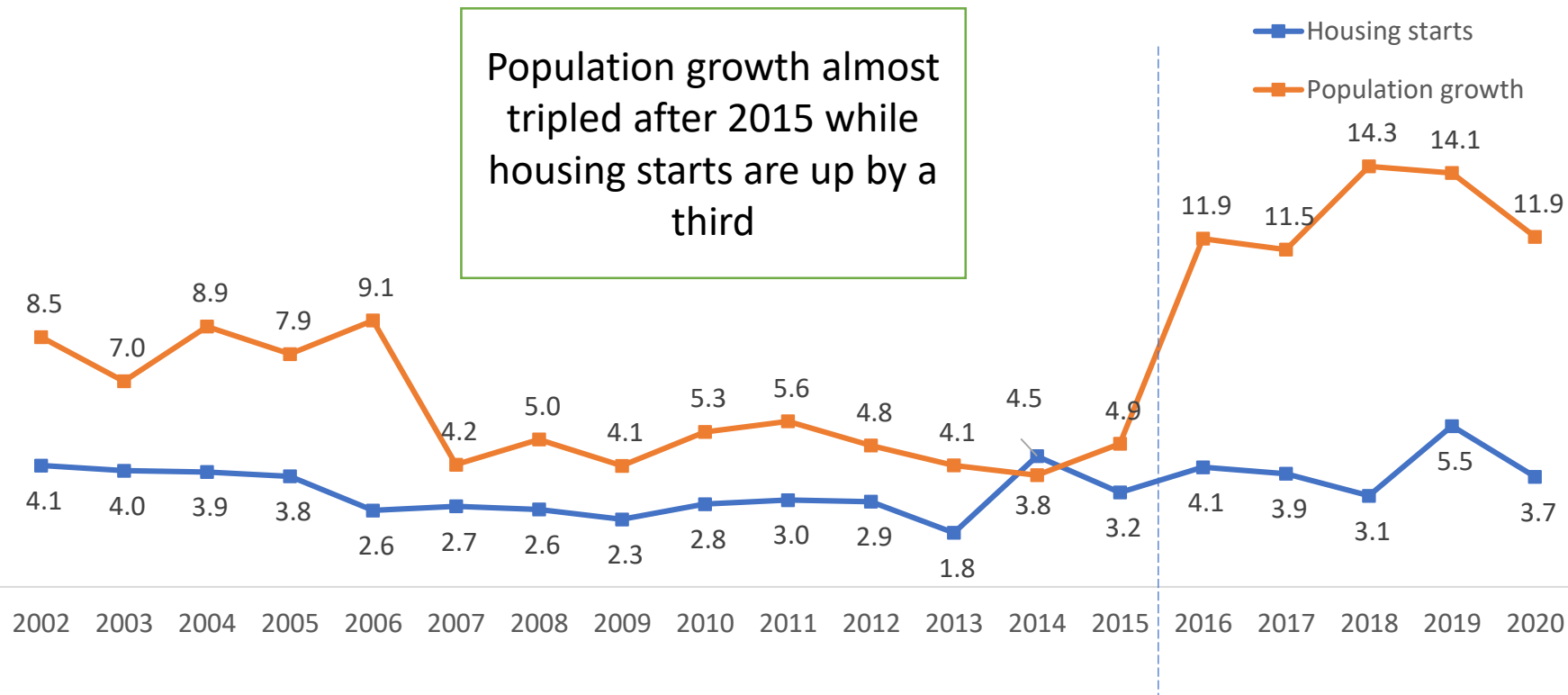
- With a **12% growth rate over 5 years**, the **Kitchener-Cambridge-Waterloo CMA** had the highest growth rate of any of the 290 metropolitan areas with 500,000 plus people across Canada or the United States
- The Metropolitan area added more than **63,700** people, bringing total population just under **594,000** people in 2020

Sources: Statistics Canada and Census Bureau of the United States.
For detailed notes, see the 2021 Waterloo Region Vital Signs Report

Population growth has soared - and housing starts haven't kept up



Population growth (thousands) versus housing starts (thousands), 2002 to 2020, Kitchener-Cambridge-Waterloo CMA



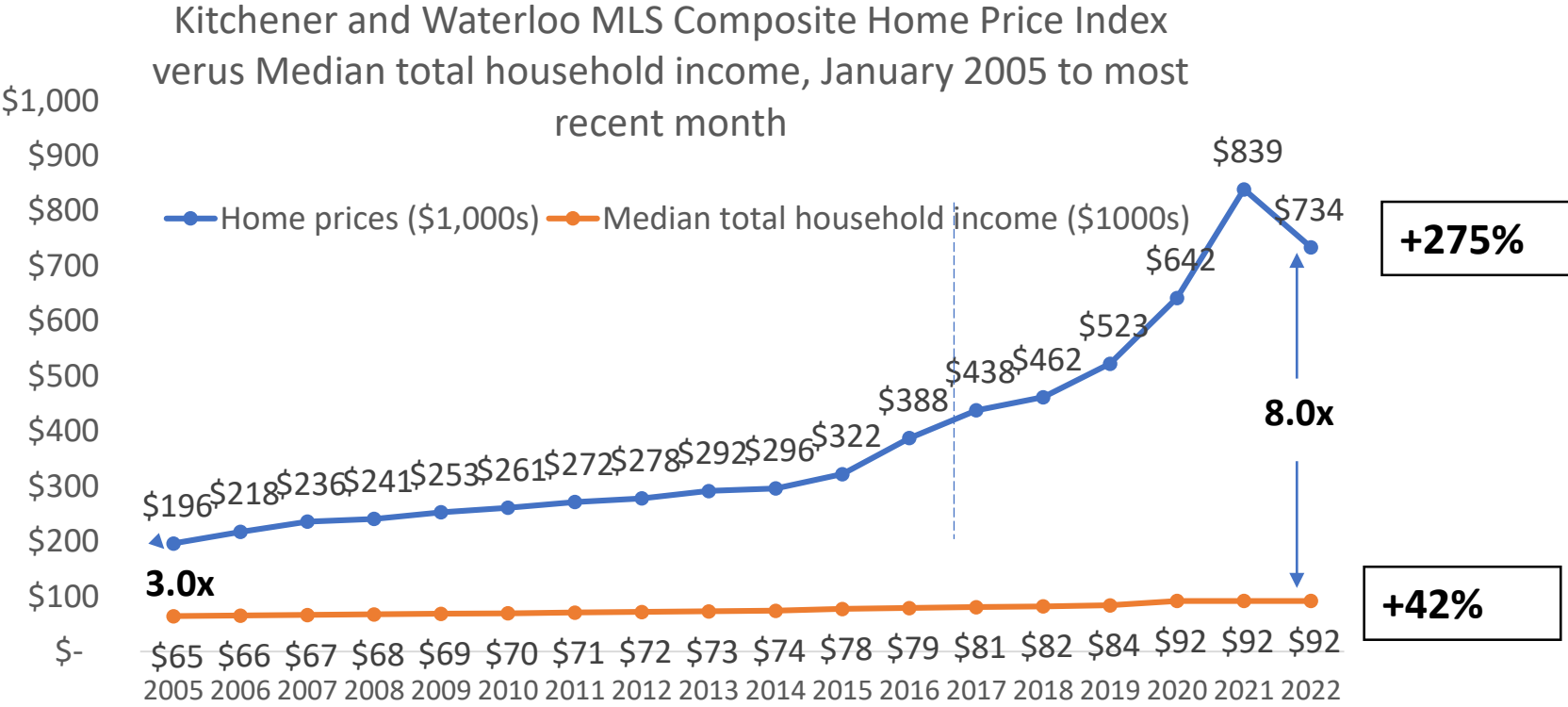
Source: Statistics Canada's Population estimates and CMHC Housing Starts Survey. Analysis by Author. Note: Housing starts are calculated for the entire year; Population estimates are for July 1 each year, and the most recent data are estimates and may be revised in the future.

Affordability





Stagnant income and soaring housing prices - Kitchener and Waterloo homes prices are now 8 times higher than median household income, up from 3.0 times higher than income in 2005



House prices to median income for **Kitchener Waterloo (8.0x)** are similar to early pandemic ratios in San Diego (8.0x in 2020), or Greater London UK (8.6x), San Francisco (9.6x), and Toronto (9.9x)

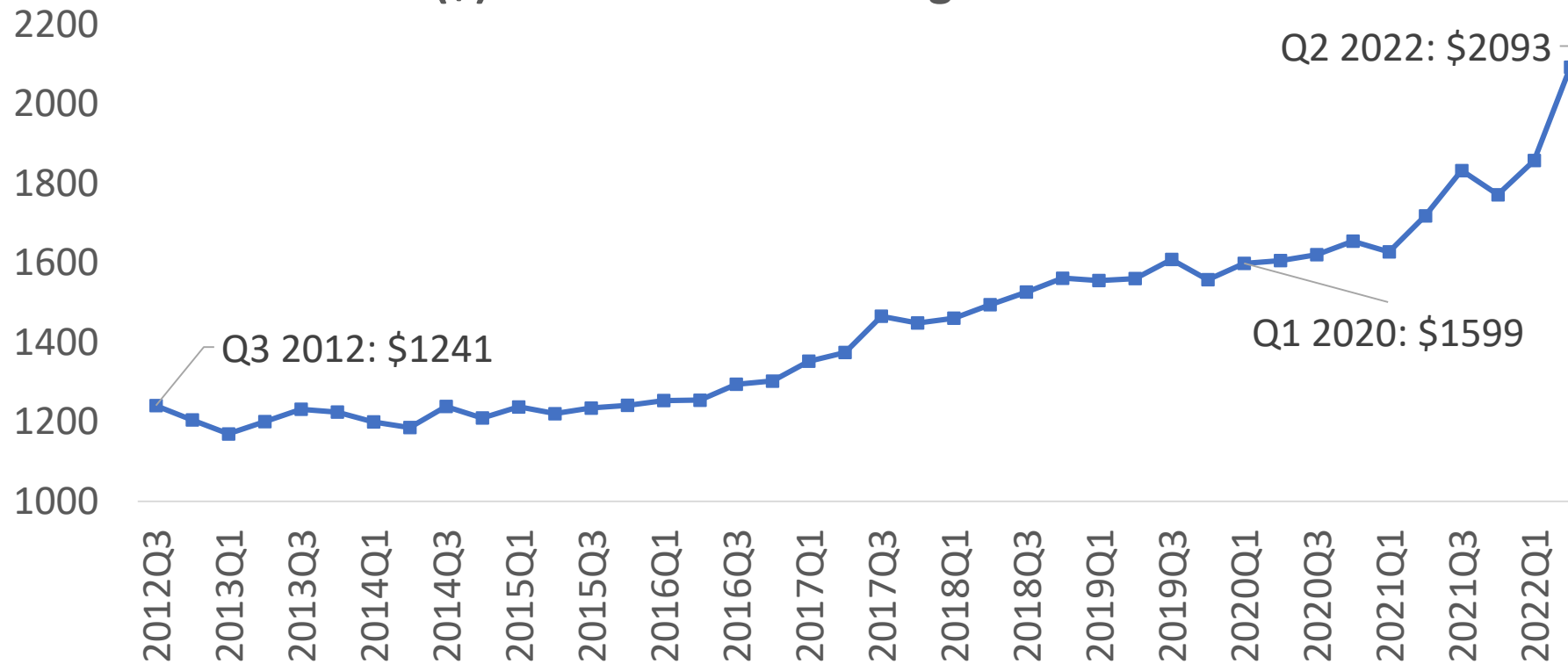
Source for non-local comparisons: Demographia. Note: Methods of calculating this ratio differ and comparisons should be interpreted with caution.

Source: For detailed notes and sourcing, please see the full report. Income is actuals for the 2005, 2010, and 2015 from the Census and National Household Survey. The rest are estimates. Home prices - The data reflects information from January 2005, and every other year shows data for the end of the year (December) or the most recent data point (ugust for 2022). Data includes Woolwich, Wilmot, and Wellesley and excludes North Dumfries and Cambridge.

Declining home prices has not yet led to shrinking mortgage payments



Average Scheduled Monthly Payments for New Mortgage Loans (\$) – Kitchener Cambridge Waterloo CMA



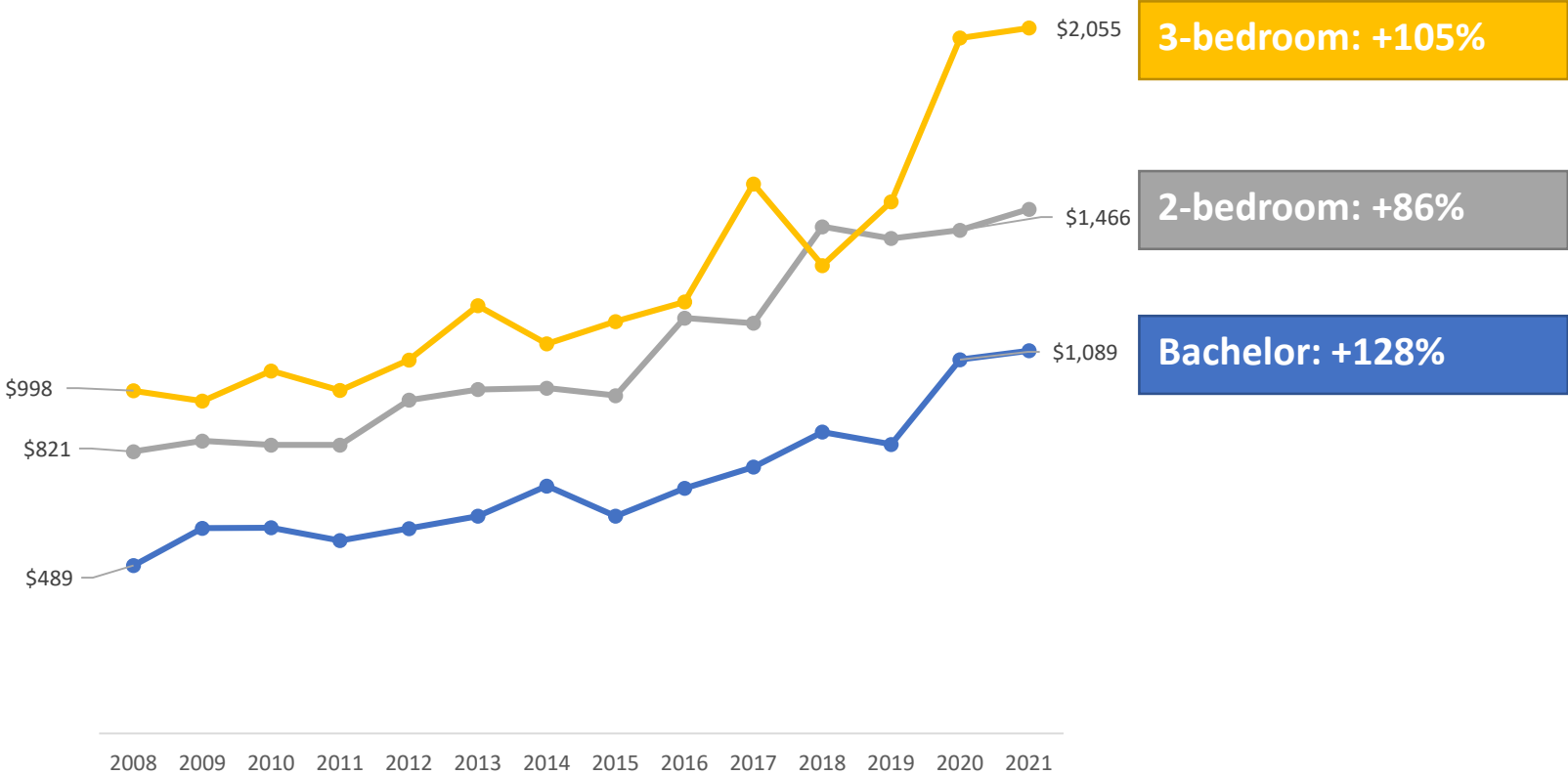
+69%:

Only 5 of 34 Canadian Metropolitan Areas had larger increases than Waterloo Region over this time

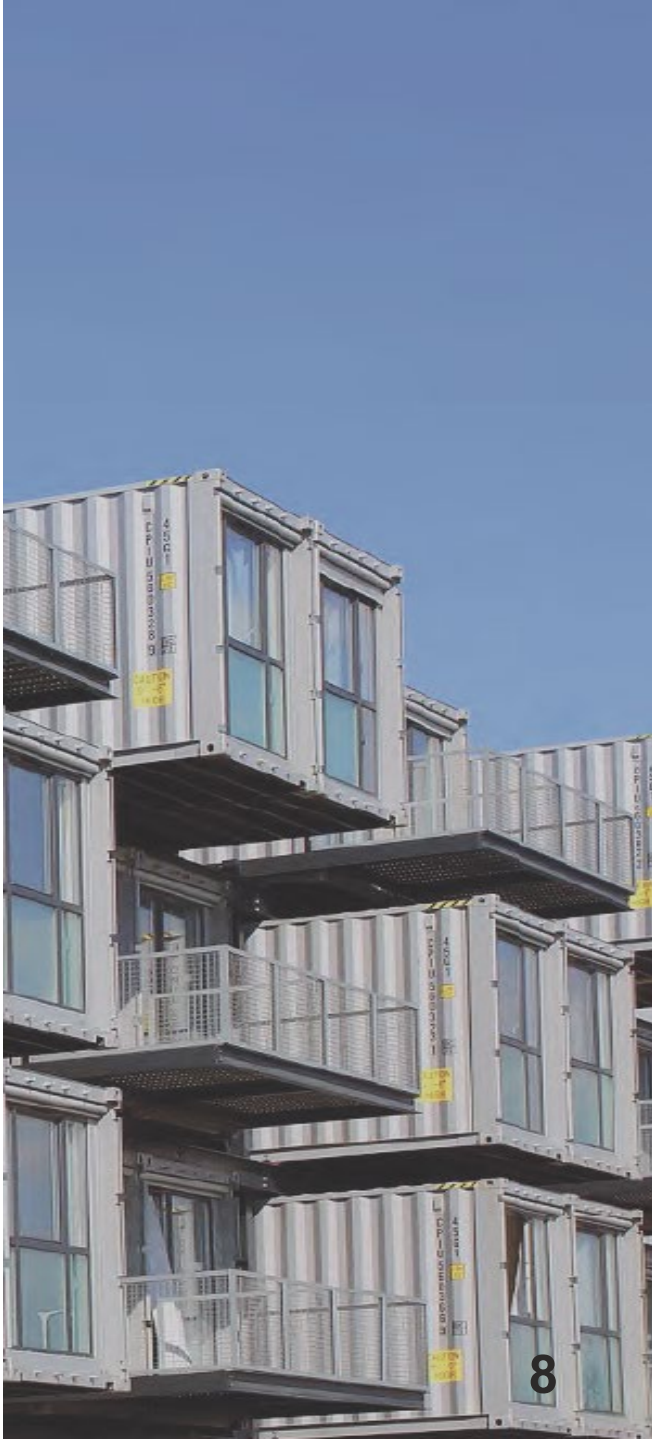
Source: Equifax Canada via CMHC

Rent of vacant apartments has surged at slower but still staggering levels in recent years

Average rent of a vacant apartment, Kitchener-Waterloo-Cambridge, 2008 to 2021



Source: Canada Mortgage and Housing Corporation (CMHC) Rental Market Surveys. Analysis by author and based on some data provided directly by CMHC staff. Note: Data is from October of each year. The CMHC survey does not reflect all rental units. This dataset does not cover condos, basements, and whole-home rentals, among other important sources of rental units on the market.



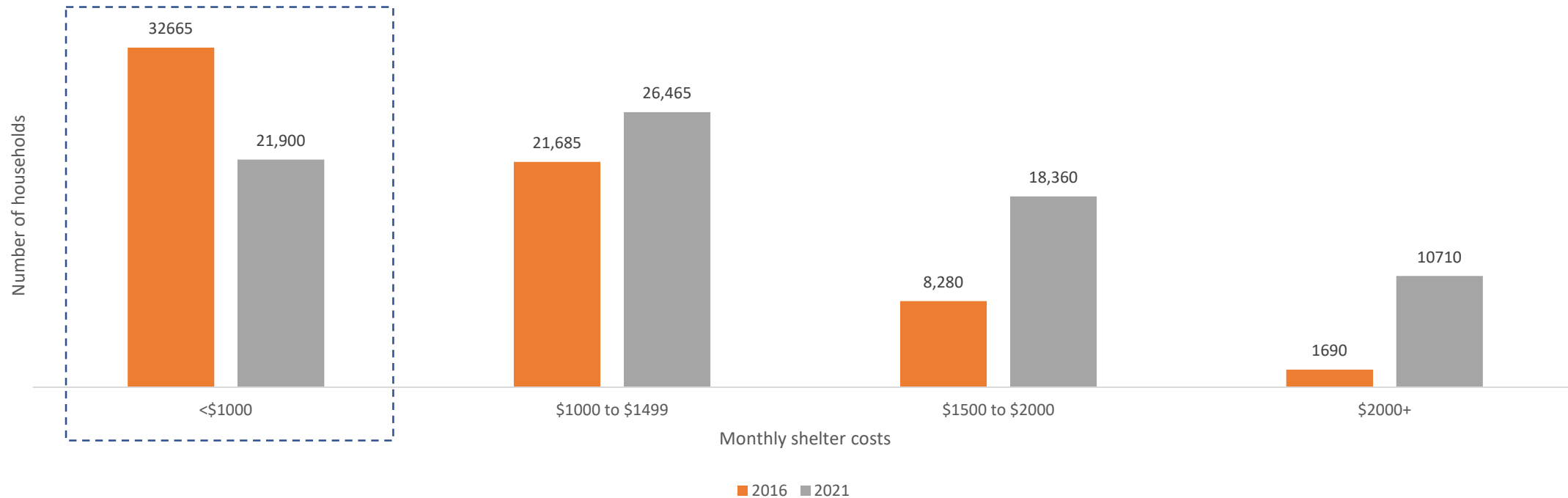
Rental affordability: CMHC's rental market survey indicated that in 2021, a unit needed to be renting for less than **\$1050** per month to be affordable to the bottom 40 percent of household by income

The number of units affordable to the bottom 40% of the population by income has dropped by 10,000 in just 5 years



Renters

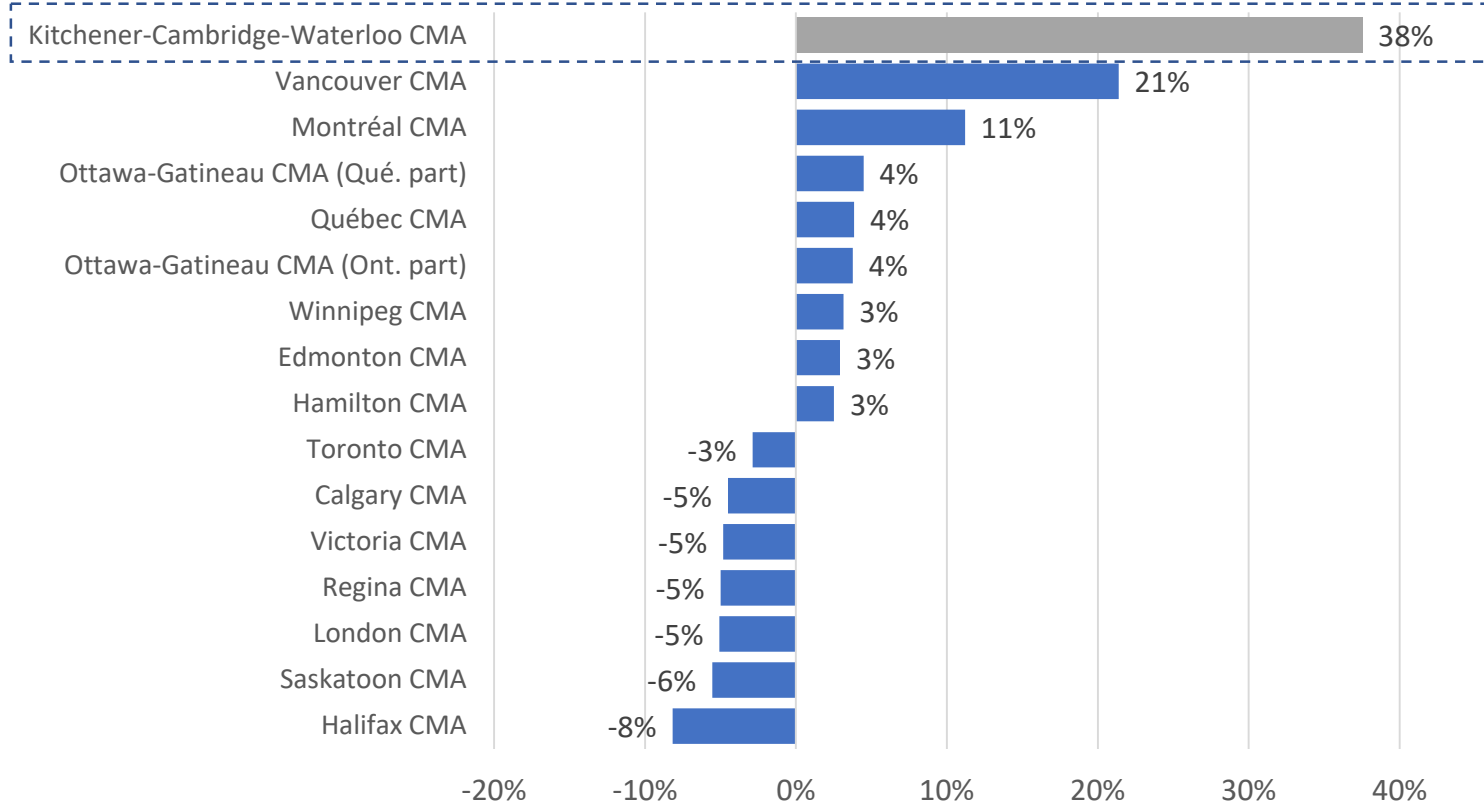
Number of households by monthly shelter cost for renters, Kitchener-Waterloo-Cambridge CMA, 2016 vs 2021



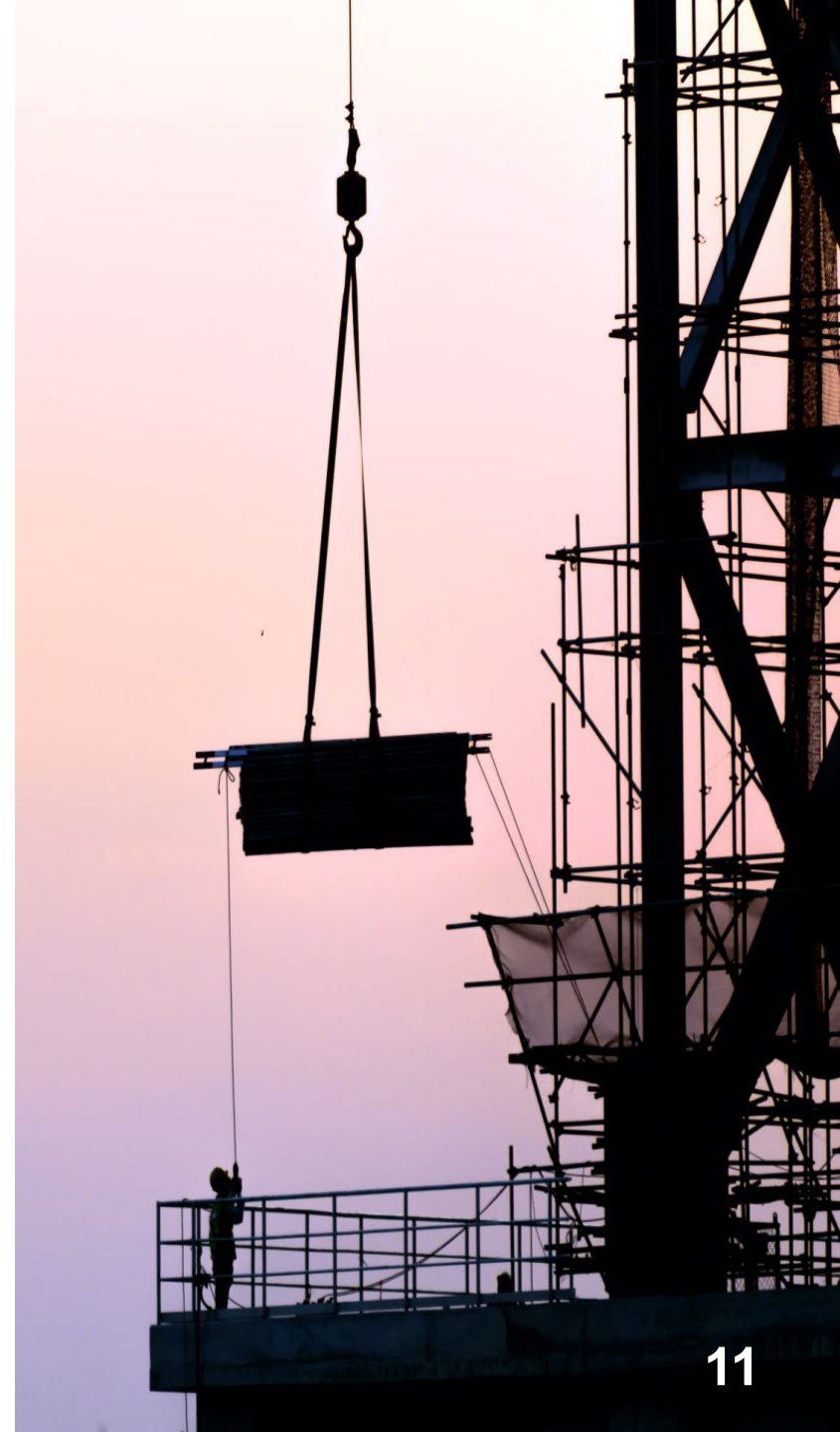
Source: Census of Canada Shelter cost by tenure data Analysis by author.

With these changes, Condo rental prices for 2-bedroom units are increasing at crisis levels in Waterloo Region

Change in average rent for 2-bedroom condos, 2021 vs 2020



Source: CMHC Rental Market Survey





Unsuitable housing

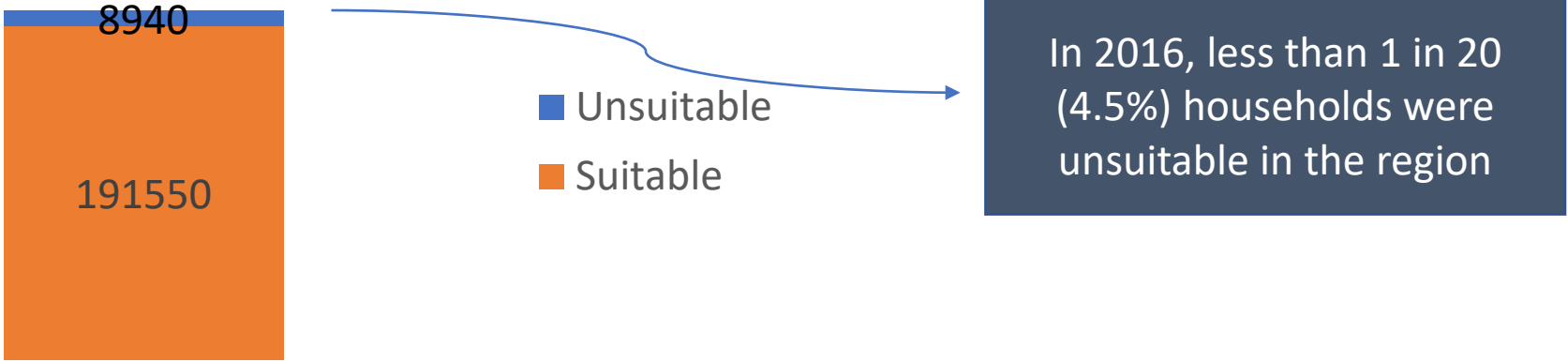
“Housing suitability’ refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is, whether the dwelling has enough *bedrooms* for the size and composition of the household.”

- Census of Canada Definitions



Less than 1 in 20 households were unsuitable in Waterloo Region in the 2016 Census

Number of households that are living in unsuitable conditions, 2016, KWC CMA



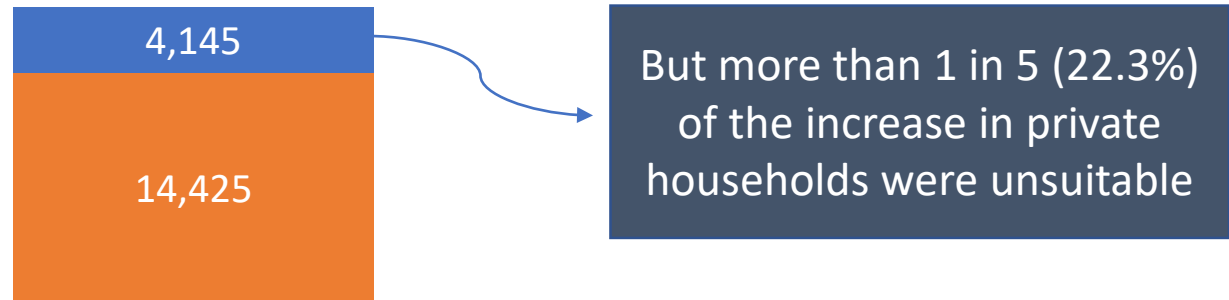
Sources: Statistics Canada Census Tables on Housing Suitability



But almost 1 in 4 of the increase in private households were unsuitable

Waterloo region added about 18,500 new private households between 2016 and 2021...

Number of additional private households living in unsuitable conditions, 2021, KWC CMA



Sources: Statistics Canada Census Tables on Housing Suitability

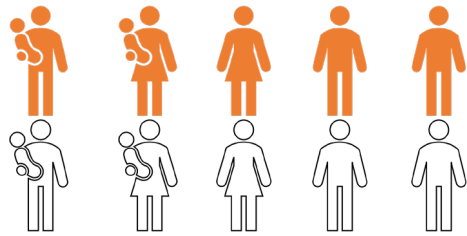
Between 2016 and 2021, the number of renting households increased by **20%**, unsuitable renting households increased by **60%**, and significantly unsuitable (two or more bedroom shortfall) households increased by **121%**

- **Kitchener Waterloo Cambridge CMA**



What does this all mean for Waterloo Region?

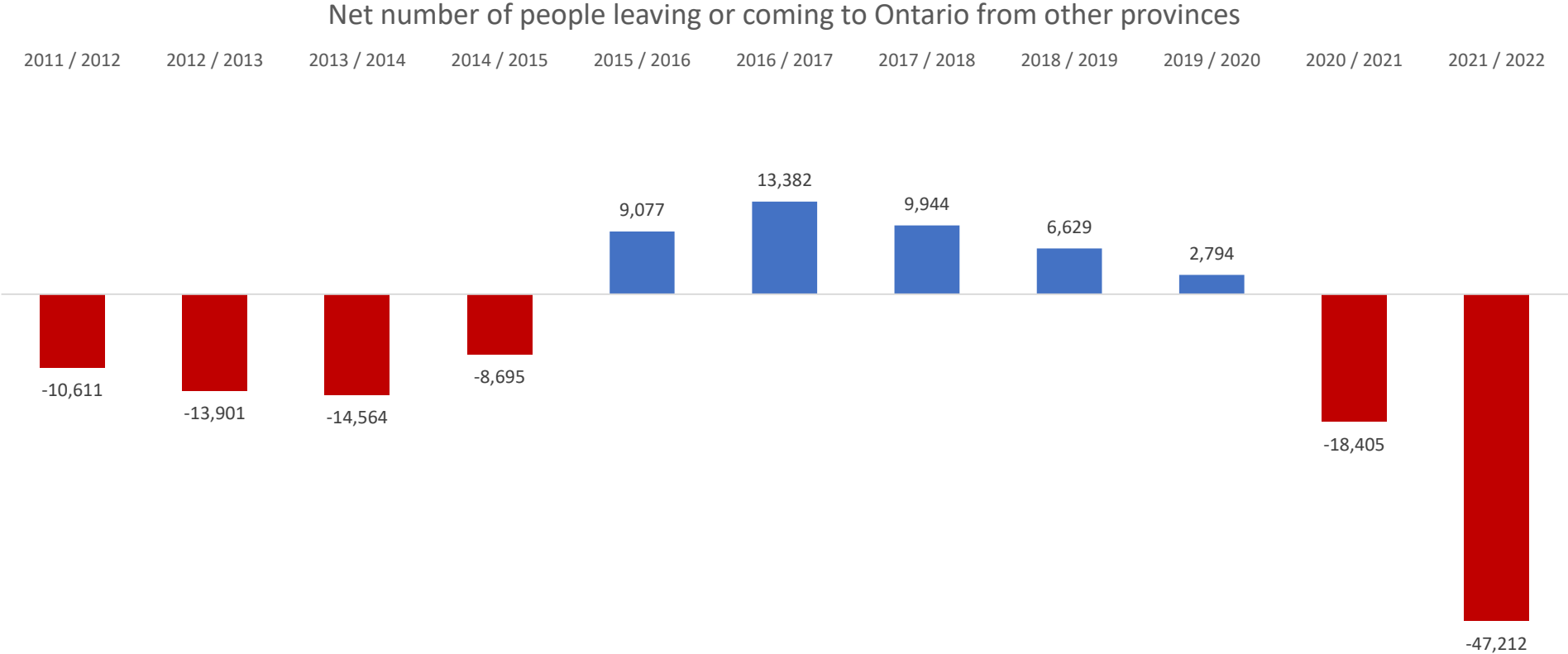
Many youth are looking to leave the province



45% of those 18 to 29
across Ontario
considered moving out
of the province in the
previous year, in one
2021 study

Source: Abacus Data

The last two years have seen a stunning increase in the number of people leaving the province for other provinces



Source: Statistics Canada. Table 17-10-0015-01 Estimates of the components of interprovincial migration, by age and sex, annual



What does it mean for the community?

- Homelessness has been rapidly rising in the region along with food bank usage and other signs of significant financial strain
- People spending a higher percentage of income on housing have considerably lower life satisfaction, while people considering moving have lower civic engagement and sense of belonging in their community
- What will our community look like as these issues persist in the long term? What sort of investments can be made to minimize the impact?



Other opportunities



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1

Check out Kindred Credit Union's [Affordable Housing GIC](#) created in partnership with WRCF

2

Read our 2021 Vital Signs Report on Affordable Housing in Waterloo Region available at wrcf.ca/publications

3

Check WRCF's website to learn more, and see upcoming opportunities for in-person [conversations](#) being hosted around the region in November

4

Sign up for WRCF's newsletter to keep updated on activities, funding opportunities, and more going on in the community