

## Report PDR-PCD-17-16

**To:** Chair McQueen and Members of the Planning and Community Development Committee  
**From:** Randy Scherzer, Director of Planning  
**Meeting Date:** March 15, 2016  
**Subject:** **Housing Study Data Update**  
**Status:** Recommendation adopted by Committee as presented per Resolution PCD57-16; Endorsed by County Council April 5, 2016 per Resolution CC46-16;

### Recommendation(s)

**WHEREAS the 2015 budget included funds to complete a Housing Study Data Update in order to update the data from the 2010 Housing Study to be utilized by both the County Housing Department and the County Planning Department;**

**AND WHEREAS SHS Consulting was awarded the contract to conduct the Housing Study Data Update;**

**NOW THEREFORE BE IT RESOLVED THAT PDR-PCD-17-16 which provides highlights from the Housing Study Data Update be received;**

**AND THAT staff be directed to utilize this information for various housing programs and policies and to share this data with the local municipalities.**

Every effort has been made to ensure this document is accessible in accordance with the Ontarians with Disabilities Act, 2001 (ODA) and the Accessibility for Ontarians with Disabilities Act, 2005 (AODA). To request this information in an alternate format, please contact Rob Hatten at [Robert.Hatten@grey.ca](mailto:Robert.Hatten@grey.ca) or 519-372-0219 ext. 1235.

### Background

The 2015 budget included funds to complete a Housing Study Data Update. The previous Housing Study was completed in 2010. It is important to update the data to ensure that the information being utilized to develop policies and programs is as current

as possible. An RFQ was released in the Fall of 2015. Several bids were received and the lowest bidder being SHS Consulting was awarded the contract. SHS Consulting specializes in studies of this nature and have developed Housing Studies for a number of municipalities throughout Ontario. Throughout the Fall and Winter of 2015, SHS Consulting updated the Housing Study Data utilizing a variety of data sources including building statistics, Statistics Canada data and MPAC data. Data was also provided by the Grey County Housing Department as background information to support the data update. Attached to this report is the final draft of the Housing Study Data Update.

The following are some highlights from the Housing Study Data Update:

*One-person households made up the second largest proportion of households in the County, making up just over a quarter (26.4%) of all households. This proportion increased from 25% in 2006. Similar to trends in 2006, Owen Sound (35.2%) and Hanover (31.8%) had the highest proportion of one-person households among the local municipalities. These trends demonstrate an increasing need for housing options suitable for smaller households.*

*In contrast, the proportion of households having four or more persons increased from 16% in 2006 to 19.7% in 2011. Southgate had the largest proportion of households in this category with more than a quarter (28.1%) of all households. Other local municipalities having a larger proportion of households with four or more people include Grey Highlands (23.6%), Georgian Bluffs (23.0%), West Grey (22.5%) and Chatsworth (21.1%). This suggests that while there is a growing need for housing options suitable for one- and two-person households, there is also a need for housing options suitable for families and larger households.*

**Table 6: Private Households by Number of Persons per Household, 2011**

Municipality	1 Person		2 Persons		3 Persons		4 or more Persons	
	Units	%	Units	%	Units	%	Units	%
The Blue Mountains	745	26.2%	1,320	46.4%	295	10.4%	480	16.9%
Meaford	1,190	25.7%	1,980	42.7%	625	13.5%	840	18.1%
Owen Sound	3,385	35.2%	3,435	35.7%	1,380	14.4%	1,405	14.6%
West Grey	1,060	21.8%	2,085	42.8%	630	12.9%	1,095	22.5%
Grey Highlands	895	23.9%	1,490	39.7%	485	12.9%	885	23.6%
Southgate	530	20.2%	970	37.0%	385	14.7%	735	28.1%
Chatsworth	510	20.7%	1,095	44.4%	345	14.0%	520	21.1%

Hanover	1,005	31.8%	1,210	38.3%	365	11.6%	585	18.5%
Georgian Bluffs	725	17.7%	1,805	44.1%	615	15.0%	940	23.0%
<b>Grey County</b>	<b>10,045</b>	<b>26.4%</b>	<b>15,385</b>	<b>40.4%</b>	<b>5,125</b>	<b>13.5%</b>	<b>7,480</b>	<b>19.7%</b>

Source: Statistics Canada Census, 2011

*Household incomes for the different municipalities in Grey County in 2015 were estimated using custom tabulation data from the National Household Survey (2011) and Ontario inflation rates. Similar to the data for average and median incomes, household income estimates for 2015 show a wide range of incomes within the local municipalities in Grey County. These data suggest that certain municipalities in Grey County may have a higher need for affordable housing options compared to other municipalities in the County.*

<b>Table 11: Estimated 2015 Total Household Income by Decile, Grey County</b>							
	<b>2nd Decile</b>	<b>3rd Decile</b>	<b>4th Decile</b>	<b>5th Decile</b>	<b>6th Decile</b>	<b>8th Decile</b>	<b>Average</b>
West Grey	\$30,585	\$41,420	\$51,906	\$64,615	\$76,367	\$106,645	\$74,838
Southgate	\$38,433	\$45,610	\$53,919	\$61,641	\$72,598	\$110,679	\$76,991
Grey Highlands	\$31,294	\$41,365	\$53,871	\$64,330	\$80,876	\$114,181	\$77,240
Hanover	\$26,658	\$35,107	\$43,280	\$50,853	\$62,374	\$103,604	\$70,041
Chatsworth	\$36,823	\$48,886	\$53,922	\$62,621	\$77,799	\$111,289	\$76,824
The Blue Mountains	\$39,013	\$52,599	\$64,071	\$72,498	\$92,955	\$133,847	\$98,505
Meaford	\$32,007	\$45,325	\$55,322	\$70,575	\$82,906	\$119,791	\$79,274
Georgian Bluffs	\$39,617	\$49,914	\$63,155	\$74,781	\$87,829	\$137,420	\$91,202
Owen Sound	\$26,520	\$35,511	\$44,214	\$53,944	\$64,499	\$97,274	\$67,622
<b>Grey County</b>	<b>\$31,183</b>	<b>\$41,496</b>	<b>\$51,801</b>	<b>\$61,682</b>	<b>\$74,833</b>	<b>\$111,762</b>	<b>\$77,199</b>

Source: Statistics Canada Custom Tabulations and SHS Calculations based on 2010-2015 Ontario inflation rates

*The Provincial Policy Statement (PPS, 2014) defines affordable rental housing as housing for which rent does not exceed 30% of gross annual household income for low and moderate income households or for which the rent is at or below the average market rent of a unit in the regional market area. Low and moderate income households are defined as households with incomes in the lowest 60% of the income distribution for the regional market area.*

Using the provincial definition, rental housing in Grey County is affordable. On the other hand, when rental rates are compared to household incomes by deciles, households with incomes falling within the lower income deciles in certain municipalities may not be able to afford average market rents without spending more than 30% of their gross annual household income. Using the household incomes of all households (both owner and renter households), households with incomes falling within the first and second income deciles in Owen Sound and Hanover would not be able to afford the average rents in those municipalities. This suggests that these households would need some form of financial assistance to avoid having to spend more than 30% of their income on housing costs.

The PPS defines affordable ownership housing as housing for which the purchase price does not exceed 30% of gross annual household income for low and moderate income households or housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area. Low and moderate income households are defined as households with incomes in the lowest 60% of the income distribution for the regional market area. Using this definition, the maximum affordable purchase price for households with low and moderate incomes in Grey County is \$311,095.

Using the Provincial definition of affordable rental housing, the maximum affordable monthly rent in Grey County is \$1,011. Based on the data presented in Table 23, this suggests that rental housing in the County is affordable. However, as noted above, the average rental rates in some municipalities are not affordable to households with incomes falling within the first and second income deciles. These households would need some form of financial assistance or need to be accommodated in non-market housing.

While the maximum affordable purchase price for Grey County as a whole is \$311,095, this threshold varies greatly among the local municipalities in the County. The maximum affordable purchase price in Hanover (based on estimated 2015 household incomes) is \$259,301. In contrast, the maximum affordable purchase price for The Blue Mountains is \$386,428.

**Table 27: Housing Purchase Price Affordability by Total Household Income Deciles, Grey County, 2015**

	2nd Decile	3rd Decile	4th Decile	5th Decile	6th Decile	8th Decile	Average
West Grey	\$127,146	\$172,190	\$215,781	\$268,615	\$317,470	\$443,341	\$311,114
Southgate	\$159,772	\$189,607	\$224,152	\$256,252	\$301,804	\$460,110	\$320,065
Grey Highlands	\$130,095	\$171,963	\$223,953	\$267,431	\$336,217	\$474,669	\$321,100

Hanover	\$110,822	\$145,947	\$179,921	\$211,403	\$259,301	\$430,701	\$291,173
Chatsworth	\$153,080	\$203,227	\$224,161	\$260,326	\$323,423	\$462,646	\$319,371
The Blue Mountains	\$162,185	\$218,662	\$266,356	\$301,386	\$386,428	\$556,427	\$409,504
Meaford	\$133,058	\$188,423	\$229,982	\$293,392	\$344,656	\$497,994	\$329,557
Georgian Bluffs	\$164,694	\$207,501	\$262,545	\$310,878	\$365,122	\$571,281	\$379,142
Owen Sound	\$110,250	\$147,626	\$183,804	\$224,257	\$268,134	\$404,386	\$281,115
<b>Grey County</b>	<b>\$129,632</b>	<b>\$172,507</b>	<b>\$215,346</b>	<b>\$256,424</b>	<b>\$311,095</b>	<b>\$464,615</b>	<b>\$320,932</b>

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

\*\*Affordable Purchase Price is based on 10% down payment, 25-year amortization period and 4.06% interest rate

*As noted in the 2010 report, the housing markets of The Blue Mountains, Meaford and Grey Highlands are much stronger than the housing markets of the other local municipalities. As such, the area covered by the Southern Georgian Association of Realtors, which includes these three municipalities, is considered the regional market area for these municipalities. The remaining municipalities are covered by the Realtors Association of Grey Bruce Owen Sound so this area was used as the regional market area for these municipalities.*

*Following the Provincial definition of affordable ownership housing being 10% less than the average for the regional market area, the affordable house price for The Blue Mountains, Meaford and Grey Highlands is \$307,295 and \$232,112 for the remaining local municipalities. As the data in the following table demonstrate, there is a gap in affordable ownership housing in most municipalities in Grey County as the average resale price is higher than the affordable house price. In certain cases, such as in The Blue Mountains (gap is \$296,629) and Grey Highlands (gap is \$115,329), the gap is quite significant.*

*In contrast, in Hanover and Owen Sound, the average resale housing price is less than the identified affordable housing price. This suggests that ownership housing is more affordable in these two municipalities.*

**Table 29: Housing Purchase Price Affordability 10% Below Regional Market Value, Grey County, 2015**

Average MLS Resale Price	Average RMA Value	Average RMA less 10%	Difference between RMA less 10% and Average Resale Price
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The Blue Mountains	\$603,924	\$341,439	\$307,295	\$296,629
Meaford	\$308,598	\$341,439	\$307,295	\$1,303
Grey Highlands	\$422,624	\$341,439	\$307,295	\$115,329
Georgian Bluffs	\$295,128	\$257,902	\$232,112	\$63,016
Southgate	\$249,074	\$257,902	\$232,112	\$16,962
West Grey	\$265,540	\$257,902	\$232,112	\$33,428
Chatsworth	\$258,128	\$257,902	\$232,112	\$26,016
Hanover	\$219,779	\$257,902	\$232,112	-\$12,333
Owen Sound	\$215,116	\$257,902	\$232,112	-\$16,996
<b>Grey County</b>	<b>\$315,323</b>	<b>\$315,323</b>	<b>\$283,791</b>	<b>\$31,532</b>

Source: Southern Georgian Association of Realtors and Realtors Association of Grey Bruce Owen Sound

*The following table presents the affordable monthly rental rates for each of the local municipalities based on household income deciles. Using the Provincial definition of affordable rental housing and as previously discussed, there are not housing affordability gaps for rental housing in the local municipalities in Grey County.*

<b>Table 30: Housing Rental Rate Affordability by Renter Household Income Deciles, Grey County, 2015</b>							
	<b>2nd Decile</b>	<b>3rd Decile</b>	<b>4th Decile</b>	<b>5th Decile</b>	<b>6th Decile</b>	<b>8th Decile</b>	<b>Average</b>
West Grey	\$499	\$611	\$715	\$877	\$1,116	\$1,605	\$1,075
Southgate	\$546	\$745	\$807	\$961	\$1,219	\$1,541	\$1,079
Grey Highlands	\$449	\$539	\$728	\$781	\$842	\$2,543	\$1,360
Hanover	\$497	\$581	\$683	\$862	\$1,048	\$1,315	\$942
Chatsworth	\$586	\$676	\$982	\$1,404	\$1,555	\$2,130	\$1,632
The Blue Mountains	\$461	\$599	\$758	\$926	\$1,196	\$1,429	\$1,146
Meaford	\$517	\$605	\$651	\$739	\$865	\$1,487	\$1,061
Georgian Bluffs	\$549	\$551	\$582	\$946	\$1,213	\$1,769	\$1,162
Owen Sound	\$467	\$570	\$689	\$830	\$997	\$1,511	\$1,037
<b>Grey County</b>	<b>\$479</b>	<b>\$585</b>	<b>\$703</b>	<b>\$841</b>	<b>\$1,011</b>	<b>\$1,527</b>	<b>\$1,076</b>

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

The following table provides a summary of the demand and supply in Grey County. The highlighted amounts represent the identified affordable house price based on the Provincial definition. The approximate number of units priced at or below the affordability threshold is based on the municipal tax assessment. The approximate number of households with incomes able to purchase units at or below the threshold is calculated based on the total number of households in 2011 as well as the estimated household incomes for 2015.

The table shows that for most municipalities, there are more units falling at or below the affordability threshold than there are households requiring affordable units. It should be noted, however, that these units are based on the municipal tax assessment so the listing/ asking price may be higher. Additionally, there may be more units closer to the higher end of the threshold, suggesting that households with incomes falling within the lower income deciles would still not be able to afford homeownership without spending more than 30% of their income on housing costs.

**Table 31: Local Municipal Affordability Demand and Supply, Grey County, 2015**

	Total Households (2011)	6th Decile	10% below RMV	Approx. Number of Units Below Affordability Threshold	Approx. Number of Households with Incomes Able to Purchase Units at or Below Threshold	Difference	Number of Renter Households	Difference	% Difference of Total Households
The Blue Mountains	2,845	\$386,428	\$307,295	1,694	1,423	-272	385	-657	-23.1%
Meaford	4,635	\$344,656	\$307,295	3,156	2,549	-607	660	-1,267	-27.3%
Grey Highlands	3,750	\$336,217	\$307,295	2,845	1,950	-895	485	-1,380	-36.8%
Georgian Bluffs	4,090	\$365,122	\$232,112	1,695	1,432	-264	300	-564	-13.8%
Southgate	2,620	\$301,804	\$232,112	1,173	1,127	-46	265	-311	-11.9%
West Grey	4,870	\$317,470	\$232,112	2,379	2,192	-188	725	-913	-18.7%
Chatsworth	2,465	\$323,423	\$232,112	1,285	1,060	-225	215	-440	-17.9%
Hanover	3,160	\$259,301	\$232,112	1,855	1,738	-117	1,090	-1,207	-38.2%
Owen Sound	9,610	\$268,134	\$232,112	4,869	5,286	417	3,985	-3,569	-37.1%
		Average MLS Resale Price							



Hanover	3,160	\$219,779	1,743	1,643	-100	1,090	-1,190	-37.7%
Owen Sound	9,610	\$215,116	4,279	4,325	46	3,985	-3,940	-41.0%

Source: Southern Georgian Association of Realtors, Realtors Association of Grey Bruce Owen Sound, Grey County Tax Assessment Roll Data, Statistics Canada Custom Tabulations and SHS calculations

*Based on National Household Survey data, the following table shows the increase in average housing costs and the median household income in Grey County and its local municipalities. Overall, the average rent and average house prices in the County increased by 20% from 2006 to 2011. In comparison, the median household income in the County increased by only 13.2% during the same time period. While the increase in the average value of dwellings from 2006 to 2010 (20.5%) is less than that seen in 2001 to 2006 (62.6% based on the 2010 report), this increase is still significantly greater than the increase in household incomes. This suggests that incomes are not keeping pace with housing costs.*

*Among the local municipalities, Meaford saw the highest rate of increase in median household incomes; increasing by 25.2% from 2006 to 2011. It is one of only two local municipalities which saw a higher rate of increase in household incomes compared to the average value of dwellings. Similarly, Owen Sound saw an increase of 20.8% in the median household income compared to a 17.6% increase in the average value of dwellings.*

**Table 35: Household Income, Average Rent and Value of Dwelling Increase, Grey County, 2006 and 2010**

	Median Household Income			Average Rent			Average Value of Dwelling		
	2006	2011	% Increase	2006	2011	% Increase	2006	2011	% Increase
West Grey	\$52,119	\$59,205	13.6%	\$596	\$705	18.3%	\$223,459	\$281,833	26.1%
Southgate	\$56,710	\$56,480	-0.4%	\$621	\$845	36.1%	\$226,565	\$250,565	10.6%
Grey Highlands	\$51,771	\$58,944	13.9%	\$633	\$854	34.9%	\$277,475	\$327,117	17.9%
Hanover	\$44,771	\$46,595	4.1%	\$665	\$791	18.9%	\$180,631	\$226,702	25.5%
Chatsworth	\$50,647	\$57,378	13.3%	\$559	\$717	28.3%	\$213,087	\$276,506	29.8%
The Blue Mountains	\$59,061	\$66,428	12.5%	\$854	\$898	5.2%	\$406,839	\$498,576	22.5%
Meaford	\$51,634	\$64,666	25.2%	\$684	\$757	10.7%	\$261,355	\$315,908	20.9%
Georgian Bluffs	\$62,082	\$68,520	10.4%	\$557	\$676	21.4%	\$258,625	\$302,207	16.9%
Owen Sound	\$40,919	\$49,428	20.8%	\$616	\$760	23.4%	\$191,623	\$225,275	17.6%
<b>Grey County</b>	<b>\$49,912</b>	<b>\$56,518</b>	<b>13.2%</b>	<b>\$638</b>	<b>\$770</b>	<b>20.7%</b>	<b>\$244,305</b>	<b>\$294,327</b>	<b>20.5%</b>



The information contained in the Housing Study Data Update will be utilized by the County Housing Department and the Planning Department to create and update various programs and policies associated with housing, including affordable housing policies and initiatives.

## Financial/Staffing/Legal/Information Technology Considerations

Funds were included in the 2015 budget to complete the Housing Study Data Update. The project was completed within budget.

## Link to Strategic Goals/Priorities

Goal 2 of the Corporate Strategic Plan is enabling healthy and resilient communities by pursuing strategies and offering services that strengthen communities, put people first and improve quality of life opportunities. By developing housing policies and programs that support a diverse range of housing types throughout the County, including the development of affordable housing, will help enable healthy and resilient communities.

## Attachments

Grey County Housing Data Update Report - February 25, 2016

Respectfully submitted by,

Randy Scherzer  
Director of Planning

Prepared by:

# COUNTY OF GREY

## HOUSING DATA 2015 UPDATE

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*Final*



# Introduction

This report presents selected tables from the County of Grey Housing Study Phase One and Phase Two reports with updated data and analysis.

## Updated Tables from the Phase One Report

Similar to the trends observed in 2006, the largest proportion of households in Grey County in 2011 were two-person households. This proportion increased from 39% in 2006 to 40.4% in 2011. The Town of the Blue Mountains had the highest proportion of two-person households in the County (46.4%) followed by Chatsworth (44.4%) and Georgian Bluffs (44.1%).

One-person households made up the second largest proportion of households in the County, making up just over a quarter (26.4%) of all households. This proportion increased from 25% in 2006. Similar to trends in 2006, Owen Sound (35.2%) and Hanover (31.8%) had the highest proportion of one-person households among the local municipalities. These trends demonstrate an increasing need for housing options suitable for smaller households.

In contrast, the proportion of households having four or more persons increased from 16% in 2006 to 19.7% in 2011. Southgate had the largest proportion of households in this category with more than a quarter (28.1%) of all households. Other local municipalities having a larger proportion of households with four or more people include Grey Highlands (23.6%), Georgian Bluffs (23.0%), West Grey (22.5%) and Chatsworth (21.1%). This suggests that while there is a growing need for housing options suitable for one- and two-person households, there is also a need for housing options suitable for families and larger households.

**Table 6: Private Households by Number of Persons per Household, 2011**

Municipality	1 Person		2 Persons		3 Persons		4 or more Persons	
	Units	%	Units	%	Units	%	Units	%
The Blue Mountains	745	26.2%	1,320	46.4%	295	10.4%	480	16.9%
Meaford	1,190	25.7%	1,980	42.7%	625	13.5%	840	18.1%
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Georgian Bluffs	725	17.7%	1,805	44.1%	615	15.0%	940	23.0%
<b>Grey County</b>	<b>10,045</b>	<b>26.4%</b>	<b>15,385</b>	<b>40.4%</b>	<b>5,125</b>	<b>13.5%</b>	<b>7,480</b>	<b>19.7%</b>

Source: Statistics Canada Census, 2011

The following data show that the housing stock in the County is relatively old, with 86% of rental dwellings and 76% of owned dwellings being built before 1991. The condition of housing, particularly rental housing, may be an issue due to the older housing stock. Overall, only 5% of the housing stock was built between 2006 and 2011. Hanover has the largest proportion of newer housing stock, with 13% being built between 2006 and 2011.

**Table 7: Period of Housing Construction, County of Grey, 2011**

Municipality		Total Dwellings		Before 1946		1946 to 1970		1971 to 1990		1991 to 2000		2001 to 2005		2006 to 2011	
		Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
West Grey	#	4,150	725	1,395	245	570	135	1,160	215	545	105	205	0	275	0
	%			34%	34%	14%	19%	28%	30%	13%	14%	5%	0%	7%	0%
Southgate	#	2,355	265	750	100	290	85	550	60	490	0	120	0	155	0
	%			32%	38%	12%	32%	23%	23%	21%	0%	5%	0%	7%	0%
Grey Highlands	#	3,265	485	1,070	85	365	175	890	150	360	35	355	30	230	0
	%			33%	18%	11%	36%	27%	31%	11%	7%	11%	6%	7%	0%
Hanover	#	2,075	1,090	485	210	635	285	595	280	105	130	175	40	75	145
	%			23%	19%	31%	26%	29%	26%	5%	12%	8%	4%	4%	13%
Chatsworth	#	2,245	215	830	70	245	50	580	85	310	0	155	0	125	0
	%			37%	33%	11%	23%	26%	40%	14%	0%	7%	0%	6%	0%
The Blue Mountains	#	2,460	385	335	95	420	75	735	110	410	60	260	0	300	20
	%			14%	25%	17%	19%	30%	29%	17%	16%	11%	0%	12%	5%
Meaford	#	3,980	660	1,240	120	625	195	1,105	260	490	60	250	0	265	0

	%			31%	18%	16%	30%	28%	39%	12%	9%	6%	0%	7%	0%
<b>Georgian Bluffs</b>	#	3,790	300	715	75	655	85	1,630	65	380	75	170	0	235	0
	%			19%	25%	17%	28%	43%	22%	10%	25%	4%	0%	6%	0%
<b>Owen Sound</b>	#	5,620	3,985	2,255	1,020	1,175	1,380	1,505	1,240	390	170	185	0	105	160
	%			40%	26%	21%	35%	27%	31%	7%	4%	3%	0%	2%	4%
<b>Grey County</b>	#	29,930	8,110	9,090	2,025	4,975	2,460	8,750	2,475	3,480	645	1,875	140	1,765	370
	%			30%	25%	17%	30%	29%	31%	12%	8%	6%	2%	6%	5%

Source: Statistics Canada Custom Tabulations, 2011

Similar to the trend observed in 2005, median and average incomes of households and individuals in Grey County are less than the median and average incomes in the province as a whole. On the other hand, while incomes in Ontario are higher than in Grey County, individual and household incomes in Grey County saw a higher rate of change from 2005 to 2010. Average household incomes in Grey County increased by 13.1% from 2005 to 2010 compared to 10.0% in Ontario. Likewise, average individual incomes in Grey County increased by 14.8% compared to 10.9% in Ontario.

In 2010, Owen Sound had the lowest average household income among the Grey County municipalities followed by Hanover and West Grey. In contrast, The Blue Mountains had the highest average household income followed by Georgian Bluffs. There is a difference of over \$28,000 between the average household income in Owen Sound and The Blue Mountains.

<b>Table 10: Local Pre-Tax Incomes, 2010</b>				
	<b>Households</b>		<b>Individuals</b>	
	<b>Median</b>	<b>Average</b>	<b>Median</b>	<b>Average</b>
West Grey	\$59,205	\$68,572	\$27,723	\$34,527
Southgate	\$56,480	\$70,545	\$25,687	\$33,662
Grey Highlands	\$58,944	\$70,773	\$27,999	\$35,847
Hanover	\$46,595	\$64,177	\$26,973	\$35,468
Chatsworth	\$57,378	\$70,392	\$26,770	\$34,484
The Blue Mountains	\$66,428	\$90,258	\$34,694	\$46,243
Meaford	\$64,666	\$72,637	\$30,002	\$37,235
Georgian Bluffs	\$68,520	\$83,566	\$31,550	\$39,462
Owen Sound	\$49,428	\$61,960	\$27,510	\$35,319
<b>Grey County</b>	<b>\$56,518</b>	<b>\$70,736</b>	<b>\$28,511</b>	<b>\$36,649</b>
Ontario	\$66,358	\$85,772	\$30,526	\$42,264

Source: Statistics Canada National Household Survey, 2011

Household incomes for the different municipalities in Grey County in 2015 were estimated using custom tabulation data from the National Household Survey (2011) and



Ontario inflation rates. Similar to the data for average and median incomes, household income estimates for 2015 show a wide range of incomes within the local municipalities in Grey County. These data suggest that certain municipalities in Grey County may have a higher need for affordable housing options compared to other municipalities in the County.

<b>Table 11: Estimated 2015 Total Household Income by Decile, Grey County</b>							
	<b>2nd Decile</b>	<b>3rd Decile</b>	<b>4th Decile</b>	<b>5th Decile</b>	<b>6th Decile</b>	<b>8th Decile</b>	<b>Average</b>
West Grey	\$30,585	\$41,420	\$51,906	\$64,615	\$76,367	\$106,645	\$74,838
Southgate	\$38,433	\$45,610	\$53,919	\$61,641	\$72,598	\$110,679	\$76,991
Grey Highlands	\$31,294	\$41,365	\$53,871	\$64,330	\$80,876	\$114,181	\$77,240
Hanover	\$26,658	\$35,107	\$43,280	\$50,853	\$62,374	\$103,604	\$70,041
Chatsworth	\$36,823	\$48,886	\$53,922	\$62,621	\$77,799	\$111,289	\$76,824
The Blue Mountains	\$39,013	\$52,599	\$64,071	\$72,498	\$92,955	\$133,847	\$98,505
Meaford	\$32,007	\$45,325	\$55,322	\$70,575	\$82,906	\$119,791	\$79,274
Georgian Bluffs	\$39,617	\$49,914	\$63,155	\$74,781	\$87,829	\$137,420	\$91,202
Owen Sound	\$26,520	\$35,511	\$44,214	\$53,944	\$64,499	\$97,274	\$67,622
<b>Grey County</b>	<b>\$31,183</b>	<b>\$41,496</b>	<b>\$51,801</b>	<b>\$61,682</b>	<b>\$74,833</b>	<b>\$111,762</b>	<b>\$77,199</b>

Source: Statistics Canada Custom Tabulations and SHS Calculations based on 2010-2015 Ontario inflation rates

The Provincial Policy Statement (PPS, 2014) defines affordable rental housing as housing for which rent does not exceed 30% of gross annual household income for low and moderate income households or for which the rent is at or below the average market rent of a unit in the regional market area. Low and moderate income households are defined as households with incomes in the lowest 60% of the income distribution for the regional market area.

Using the provincial definition, rental housing in Grey County is affordable. On the other hand, when rental rates are compared to household incomes by deciles, households with incomes falling within the lower income deciles in certain municipalities may not be

able to afford average market rents without spending more than 30% of their gross annual household income. Using the household incomes of all households (both owner and renter households), households with incomes falling within the first and second income deciles in Owen Sound and Hanover would not be able to afford the average rents in those municipalities. This suggests that these households would need some form of financial assistance to avoid having to spend more than 30% of their income on housing costs.

**Table 23: Grey County Average Rental Housing Costs, 2015**

	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>Total</b>
West Grey	**	\$511	\$581	\$740	\$567
Southgate	**	**	**	**	\$700
Grey Highlands	**	**	**	**	**
Hanover	**	**	**	**	\$762
Chatsworth	**	**	**	**	**
The Blue Mountains	**	**	**	**	**
Meaford	**	\$693	\$866	\$905	\$806
Georgian Bluffs	**	**	**	**	**
Owen Sound	\$574	\$706	\$861	\$896	\$798

Source: CMHC Housing Information Portal for West Grey, Meaford and Owen Sound for April 2015; Grey County Rent Supplement Report for Hanover and Southgate (Dundalk)

The PPS defines affordable ownership housing as housing for which the purchase price does not exceed 30% of gross annual household income for low and moderate income households or housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area. Low and moderate income households are defined as households with incomes in the lowest 60% of the income distribution for the regional market area. Using this definition, the maximum affordable purchase price for households with low and moderate incomes in Grey County is \$311,095.

**Table 25: Total Household Incomes and Ownership Affordability, Grey County, 2015**

	2010	*Estimated 2015	Annual Carrying Cost (30% of Income)	**Affordable Purchase Price
2nd Decile	\$28,572	\$31,183	\$9,355	\$129,633
3rd Decile	\$38,022	\$41,496	\$12,449	\$172,507
4th Decile	\$47,464	\$51,801	\$15,540	\$215,346
5th Decile	\$56,518	\$61,682	\$18,505	\$256,424
6th Decile	\$68,568	\$74,833	\$22,450	\$311,095
7th Decile	\$83,173	\$90,773	\$27,232	\$377,359
8th Decile	\$102,405	\$111,762	\$33,529	\$464,615
9th Decile	\$136,663	\$149,151	\$44,745	\$620,045
<b>Average</b>	\$70,736	\$77,199	\$23,160	\$320,932

Source: Statistics Canada National Household Survey, 2011 and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

\*\*Affordable Purchase Price is based on 10% down payment, 25-year amortization period and 4.06% interest rate

Using the Provincial definition of affordable rental housing, the maximum affordable monthly rent in Grey County is \$1,011. Based on the data presented in Table 23, this suggests that rental housing in the County is affordable. However, as noted above, the average rental rates in some municipalities are not affordable to households with incomes falling within the first and second income deciles. These households would need some form of financial assistance or need to be accommodated in non-market housing.

**Table 26: Renter Household Incomes and Rental Affordability, Grey County, 2015**

	<b>2010</b>	<b>*Estimated 2015</b>	<b>Annual Carrying Cost (30% of Income)</b>	<b>Affordable Monthly Rent</b>
<b>2nd Decile</b>	\$17,562	\$19,167	\$5,750	\$479
<b>3rd Decile</b>	\$21,434	\$23,393	\$7,018	\$585
<b>4th Decile</b>	\$25,754	\$28,107	\$8,432	\$703
<b>5th Decile</b>	\$30,841	\$33,659	\$10,098	\$841
<b>6th Decile</b>	\$37,059	\$40,445	\$12,134	\$1,011
<b>7th Decile</b>	\$45,548	\$49,710	\$14,913	\$1,243
<b>8th Decile</b>	\$55,961	\$61,074	\$18,322	\$1,527
<b>9th Decile</b>	\$77,482	\$84,562	\$25,369	\$2,114
<b>Average</b>	\$39,447	\$43,051	\$12,915	\$1,076

Source: Statistics Canada National Household Survey, 2011 and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

While the maximum affordable purchase price for Grey County as a whole is \$311,095, this threshold varies greatly among the local municipalities in the County. The maximum affordable purchase price in Hanover (based on estimated 2015 household incomes) is \$259,301. In contrast, the maximum affordable purchase price for The Blue Mountains is \$386,428.

**Table 27: Housing Purchase Price Affordability by Total Household Income Deciles, Grey County, 2015**

	2nd Decile	3rd Decile	4th Decile	5th Decile	6th Decile	8th Decile	Average
West Grey	\$127,146	\$172,190	\$215,781	\$268,615	\$317,470	\$443,341	\$311,114
Southgate	\$159,772	\$189,607	\$224,152	\$256,252	\$301,804	\$460,110	\$320,065
Grey Highlands	\$130,095	\$171,963	\$223,953	\$267,431	\$336,217	\$474,669	\$321,100
Hanover	\$110,822	\$145,947	\$179,921	\$211,403	\$259,301	\$430,701	\$291,173
Chatsworth	\$153,080	\$203,227	\$224,161	\$260,326	\$323,423	\$462,646	\$319,371
The Blue Mountains	\$162,185	\$218,662	\$266,356	\$301,386	\$386,428	\$556,427	\$409,504
Meaford	\$133,058	\$188,423	\$229,982	\$293,392	\$344,656	\$497,994	\$329,557
Georgian Bluffs	\$164,694	\$207,501	\$262,545	\$310,878	\$365,122	\$571,281	\$379,142
Owen Sound	\$110,250	\$147,626	\$183,804	\$224,257	\$268,134	\$404,386	\$281,115
<b>Grey County</b>	<b>\$129,632</b>	<b>\$172,507</b>	<b>\$215,346</b>	<b>\$256,424</b>	<b>\$311,095</b>	<b>\$464,615</b>	<b>\$320,932</b>

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

\*\*Affordable Purchase Price is based on 10% down payment, 25-year amortization period and 4.06% interest rate

As noted in the 2010 report, the housing markets of The Blue Mountains, Meaford and Grey Highlands are much stronger than the housing markets of the other local municipalities. As such, the area covered by the Southern Georgian Association of Realtors, which includes these three municipalities, is considered the regional market area for these municipalities. The remaining municipalities are covered by the Realtors Association of Grey Bruce Owen Sound so this area was used as the regional market area for these municipalities.

Following the Provincial definition of affordable ownership housing being 10% less than the average for the regional market area, the affordable house price for The Blue Mountains, Meaford and Grey Highlands is \$307,295 and \$232,112 for the remaining local municipalities. As the data in the following table demonstrate, there is a gap in

affordable ownership housing in most municipalities in Grey County as the average resale price is higher than the affordable house price. In certain cases, such as in The Blue Mountains (gap is \$296,629) and Grey Highlands (gap is \$115,329), the gap is quite significant.

In contrast, in Hanover and Owen Sound, the average resale housing price is less than the identified affordable housing price. This suggests that ownership housing is more affordable in these two municipalities.

<b>Table 29: Housing Purchase Price Affordability 10% Below Regional Market Value, Grey County, 2015</b>				
	<b>Average MLS Resale Price</b>	<b>Average RMA Value</b>	<b>Average RMA less 10%</b>	<b>Difference between RMA less 10% and Average Resale Price</b>
The Blue Mountains	\$603,924	\$341,439	\$307,295	\$296,629
Meaford	\$308,598	\$341,439	\$307,295	\$1,303
Grey Highlands	\$422,624	\$341,439	\$307,295	\$115,329
Georgian Bluffs	\$295,128	\$257,902	\$232,112	\$63,016
Southgate	\$249,074	\$257,902	\$232,112	\$16,962
West Grey	\$265,540	\$257,902	\$232,112	\$33,428
Chatsworth	\$258,128	\$257,902	\$232,112	\$26,016
Hanover	\$219,779	\$257,902	\$232,112	-\$12,333
Owen Sound	\$215,116	\$257,902	\$232,112	-\$16,996
<b>Grey County</b>	<b>\$315,323</b>	<b>\$315,323</b>	<b>\$283,791</b>	<b>\$31,532</b>

Source: Southern Georgian Association of Realtors and Realtors Association of Grey Bruce Owen Sound

The following table presents the affordable monthly rental rates for each of the local municipalities based on household income deciles. Using the Provincial definition of affordable rental housing and as previously discussed, there are not housing affordability gaps for rental housing in the local municipalities in Grey County.

**Table 30: Housing Rental Rate Affordability by Renter Household Income Deciles, Grey County, 2015**

	2nd Decile	3rd Decile	4th Decile	5th Decile	6th Decile	8th Decile	Average
West Grey	\$499	\$611	\$715	\$877	\$1,116	\$1,605	\$1,075
Southgate	\$546	\$745	\$807	\$961	\$1,219	\$1,541	\$1,079
Grey Highlands	\$449	\$539	\$728	\$781	\$842	\$2,543	\$1,360
Hanover	\$497	\$581	\$683	\$862	\$1,048	\$1,315	\$942
Chatsworth	\$586	\$676	\$982	\$1,404	\$1,555	\$2,130	\$1,632
The Blue Mountains	\$461	\$599	\$758	\$926	\$1,196	\$1,429	\$1,146
Meaford	\$517	\$605	\$651	\$739	\$865	\$1,487	\$1,061
Georgian Bluffs	\$549	\$551	\$582	\$946	\$1,213	\$1,769	\$1,162
Owen Sound	\$467	\$570	\$689	\$830	\$997	\$1,511	\$1,037
<b>Grey County</b>	<b>\$479</b>	<b>\$585</b>	<b>\$703</b>	<b>\$841</b>	<b>\$1,011</b>	<b>\$1,527</b>	<b>\$1,076</b>

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

The following table provides a summary of the demand and supply in Grey County. The highlighted amounts represent the identified affordable house price based on the Provincial definition. The approximate number of units priced at or below the affordability threshold is based on the municipal tax assessment. The approximate number of households with incomes able to purchase units at or below the threshold is calculated based on the total number of households in 2011 as well as the estimated household incomes for 2015.

The table shows that for most municipalities, there are more units falling at or below the affordability threshold than there are households requiring affordable units. It should be noted, however, that these units are based on the municipal tax assessment so the listing/ asking price may be higher. Additionally, there may be more units closer to the higher end of the threshold, suggesting that households with incomes falling within the lower income deciles would still not be able to afford homeownership without spending more than 30% of their income on housing costs.



**Table 31: Local Municipal Affordability Demand and Supply, Grey County, 2015**

	Total Households (2011)	6th Decile	10% below RMV	Approx. Number of Units Below Affordability Threshold	Approx. Number of Households with Incomes Able to Purchase Units at or Below Threshold	Difference	Number of Renter Households	Difference	% Difference of Total Households
The Blue Mountains	2,845	\$386,428	\$307,295	1,694	1,423	-272	385	-657	-23.1%
Meaford	4,635	\$344,656	\$307,295	3,156	2,549	-607	660	-1,267	-27.3%
Grey Highlands	3,750	\$336,217	\$307,295	2,845	1,950	-895	485	-1,380	-36.8%
Georgian Bluffs	4,090	\$365,122	\$232,112	1,695	1,432	-264	300	-564	-13.8%
Southgate	2,620	\$301,804	\$232,112	1,173	1,127	-46	265	-311	-11.9%
West Grey	4,870	\$317,470	\$232,112	2,379	2,192	-188	725	-913	-18.7%
Chatsworth	2,465	\$323,423	\$232,112	1,285	1,060	-225	215	-440	-17.9%
Hanover	3,160	\$259,301	\$232,112	1,855	1,738	-117	1,090	-1,207	-38.2%
Owen Sound	9,610	\$268,134	\$232,112	4,869	5,286	417	3,985	-3,569	-37.1%
		Average MLS Resale Price							
Hanover	3,160	\$219,779		1,743	1,643	-100	1,090	-1,190	-37.7%
Owen Sound	9,610	\$215,116		4,279	4,325	46	3,985	-3,940	-41.0%

Source: Southern Georgian Association of Realtors, Realtors Association of Grey Bruce Owen Sound, Grey County Tax Assessment Roll Data, Statistics Canada Custom Tabulations and SHS calculations

Based on National Household Survey data, the following table shows the increase in average housing costs and the median household income in Grey County and its local municipalities. Overall, the average rent and average house prices in the County increased by 20% from 2006 to 2011. In comparison, the median household income in the County increased by only 13.2% during the same time period. While the increase in the average value of dwellings from 2006 to 2010 (20.5%) is less than that seen in 2001 to 2006 (62.6% based on the 2010 report), this increase is still significantly greater than the increase in household incomes. This suggests that incomes are not keeping pace with housing costs.

Among the local municipalities, Meaford saw the highest rate of increase in median household incomes; increasing by 25.2% from 2006 to 2011. It is one of only two local municipalities which saw a higher rate of increase in household incomes compared to the average value of dwellings. Similarly, Owen Sound saw an increase of 20.8% in the median household income compared to a 17.6% increase in the average value of dwellings.

**Table 35: Household Income, Average Rent and Value of Dwelling Increase, Grey County, 2006 and 2010**

	Median Household Income			Average Rent			Average Value of Dwelling		
	2006	2011	% Increase	2006	2011	% Increase	2006	2011	% Increase
West Grey	\$52,119	\$59,205	13.6%	\$596	\$705	18.3%	\$223,459	\$281,833	26.1%
Southgate	\$56,710	\$56,480	-0.4%	\$621	\$845	36.1%	\$226,565	\$250,565	10.6%
Grey Highlands	\$51,771	\$58,944	13.9%	\$633	\$854	34.9%	\$277,475	\$327,117	17.9%
Hanover	\$44,771	\$46,595	4.1%	\$665	\$791	18.9%	\$180,631	\$226,702	25.5%
Chatsworth	\$50,647	\$57,378	13.3%	\$559	\$717	28.3%	\$213,087	\$276,506	29.8%
The Blue Mountains	\$59,061	\$66,428	12.5%	\$854	\$898	5.2%	\$406,839	\$498,576	22.5%
Meaford	\$51,634	\$64,666	25.2%	\$684	\$757	10.7%	\$261,355	\$315,908	20.9%
Georgian Bluffs	\$62,082	\$68,520	10.4%	\$557	\$676	21.4%	\$258,625	\$302,207	16.9%
Owen Sound	\$40,919	\$49,428	20.8%	\$616	\$760	23.4%	\$191,623	\$225,275	17.6%
<b>Grey County</b>	<b>\$49,912</b>	<b>\$56,518</b>	<b>13.2%</b>	<b>\$638</b>	<b>\$770</b>	<b>20.7%</b>	<b>\$244,305</b>	<b>\$294,327</b>	<b>20.5%</b>

Source: Statistics Canada National Household Survey, 2011, Statistics Canada Custom Tabulations and County of Grey Housing Study Phase 1 Report Table 35

# Updated Table from the Phase Two Report

The following table identifies the recommended housing targets by type based on the historical housing type mix as well as housing completions for 2012 to 2014.

<b>Table 3: Recommended % of Housing Growth by Type, County of Grey, 2016-2031</b>			
	<b>Low Density</b>	<b>Medium and High Density</b>	<b>Total</b>
2001 actual	79%	21%	100%
2011 actual	79%	21%	100%
2016 - 2021	77%	23%	100%
2021 - 2026	75%	25%	100%
2026 - 2031	73%	27%	100%
<b>Total</b>	<b>76%</b>	<b>24%</b>	<b>100%</b>

Source: Hemson Consulting (2015). Grey County GMS Update - Draft Local Growth Distribution and Seasonal Unit Outlook; and SHS Calculations

## Appendix A: Georgian Bluffs

Number of Total Households and Renter Households by Total Household Income Deciles, Georgian Bluffs, 2011					
	Total Households		Renter Households		Renter Households as a Proportion of Total Households
	#	%	#	%	
Total Households	4,085		270		
1st Decile	410	10%	120	44%	29%
2nd Decile	410	10%	40	15%	10%
3rd Decile	405	10%	25	9%	6%
4th Decile	410	10%	35	13%	9%
5th Decile	420	10%	30	11%	7%
6th Decile	400	10%	0	0%	0%
7th Decile	405	10%	20	7%	5%
8th Decile	410	10%	0	0%	0%
9th Decile	415	10%	0	0%	0%
10th Decile	400	10%	0	0%	0%
Median Household Income	\$68,520		\$34,662		
Average Household Income	\$83,566		\$42,589		

Source: Statistics Canada Custom Tabulations

**Total Household Incomes and Affordable House Prices, Georgian Bluffs, 2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Annual Carrying Cost</b>	<b>Affordable Purchase Price</b>
Median Household Income	\$68,520	\$74,781	\$22,434	\$310,878
Average Household Income	\$83,566	\$91,202	\$27,361	\$379,142
2nd Decile	\$36,300	\$39,617	\$11,885	\$164,694
3rd Decile	\$45,735	\$49,914	\$14,974	\$207,501
4th Decile	\$57,867	\$63,155	\$18,946	\$262,545
5th Decile	\$68,520	\$74,781	\$22,434	\$310,878
6th Decile	\$80,476	\$87,829	\$26,349	\$365,122
7th Decile	\$97,919	\$106,866	\$32,060	\$444,262
8th Decile	\$125,915	\$137,420	\$41,226	\$571,281
9th Decile	\$161,882	\$176,674	\$53,002	\$734,464

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

\*\*Affordable Purchase Price is based on 10% down payment, 25-year amortization period and 4.06% interest rate

**Renter Household Incomes and Affordable Monthly Rents, Georgian Bluffs, 2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Monthly Rent</b>
Median Household Income	\$34,662	\$37,829	\$946
Average Household Income	\$42,589	\$46,481	\$1,162
2nd Decile	\$20,116	\$21,954	\$549
3rd Decile	\$20,187	\$22,032	\$551
4th Decile	\$21,349	\$23,300	\$582
5th Decile	\$34,662	\$37,829	\$946
6th Decile	\$44,463	\$48,526	\$1,213

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

## Appendix B: Owen Sound

Number of Total Households and Renter Households by Total Household Income Deciles, Owen Sound, 2011					
	Total Households		Renter Households		Renter Households as a Proportion of Total Households
	#	%	#	%	
Total Households	9,600		3,990		
1st Decile	1005	10%	825	21%	82%
2nd Decile	905	9%	675	17%	75%
3rd Decile	970	10%	620	16%	64%
4th Decile	965	10%	515	13%	53%
5th Decile	955	10%	430	11%	45%
6th Decile	965	10%	265	7%	27%
7th Decile	975	10%	260	7%	27%
8th Decile	940	10%	175	4%	19%
9th Decile	965	10%	130	3%	13%
10th Decile	955	10%	95	2%	10%
Median Household Income	\$49,428		\$30,422		
Average Household Income	\$61,960		\$38,022		

Source: Statistics Canada Custom Tabulations



**Total Household Incomes and Affordable House Prices, Owen Sound, 2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Annual Carrying Cost</b>	<b>Affordable Purchase Price</b>
Median Household Income	\$49,428	\$53,944	\$16,183	\$224,257
Average Household Income	\$61,960	\$67,622	\$20,286	\$281,115
2nd Decile	\$24,300	\$26,520	\$7,956	\$110,250
3rd Decile	\$32,538	\$35,511	\$10,653	\$147,626
4th Decile	\$40,512	\$44,214	\$13,264	\$183,804
5th Decile	\$49,428	\$53,944	\$16,183	\$224,257
6th Decile	\$59,099	\$64,499	\$19,350	\$268,134
7th Decile	\$70,699	\$77,159	\$23,148	\$320,764
8th Decile	\$89,130	\$97,274	\$29,182	\$404,386
9th Decile	\$118,071	\$128,860	\$38,658	\$535,692

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

\*\*Affordable Purchase Price is based on 10% down payment, 25-year amortization period and 4.06% interest rate

**Renter Household Incomes and Affordable Monthly Rents, Owen Sound,  
2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Monthly Rent</b>
Median Household Income	\$30,422	\$33,202	\$830
Average Household Income	\$38,022	\$41,496	\$1,037
2nd Decile	\$17,107	\$18,670	\$467
3rd Decile	\$20,873	\$22,780	\$570
4th Decile	\$25,243	\$27,550	\$689
5th Decile	\$30,422	\$33,202	\$830
6th Decile	\$36,531	\$39,869	\$997

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

## Appendix C: Meaford

Number of Total Households and Renter Households by Total Household Income Deciles, Meaford, 2011					
	Total Households		Renter Households		Renter Households as a Proportion of Total Households
	#	%	#	%	
Total Households	4,635		640		
1st Decile	465	10%	175	27%	38%
2nd Decile	460	10%	185	29%	40%
3rd Decile	470	10%	85	13%	18%
4th Decile	465	10%	60	9%	13%
5th Decile	465	10%	35	5%	8%
6th Decile	460	10%	35	5%	8%
7th Decile	455	10%	45	7%	10%
8th Decile	460	10%	0	0%	0%
9th Decile	475	10%	0	0%	0%
10th Decile	460	10%	20	3%	4%
Median Household Income	\$64,666		\$27,095		
Average Household Income	\$72,637		\$38,898		

Source: Statistics Canada Custom Tabulations

**Total Household Incomes and Affordable House Prices, Meaford, 2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Annual Carrying Cost</b>	<b>Affordable Purchase Price</b>
Median Household Income	\$64,666	\$70,575	\$21,172	\$293,392
Average Household Income	\$72,637	\$79,274	\$23,782	\$329,557
2nd Decile	\$29,327	\$32,007	\$9,602	\$133,058
3rd Decile	\$41,530	\$45,325	\$13,597	\$188,423
4th Decile	\$50,690	\$55,322	\$16,597	\$229,982
5th Decile	\$64,666	\$70,575	\$21,172	\$293,392
6th Decile	\$75,965	\$82,906	\$24,872	\$344,656
7th Decile	\$90,777	\$99,072	\$29,722	\$411,859
8th Decile	\$109,762	\$119,791	\$35,937	\$497,994
9th Decile	\$137,199	\$149,736	\$44,921	\$622,477

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

\*\*Affordable Purchase Price is based on 10% down payment, 25-year amortization period and 4.06% interest rate

**Renter Household Incomes and Affordable Monthly Rents, Meaford,  
2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Monthly Rent</b>
Median Household Income	\$27,095	\$29,571	\$739
Average Household Income	\$38,898	\$42,452	\$1,061
2nd Decile	\$18,954	\$20,686	\$517
3rd Decile	\$22,159	\$24,184	\$605
4th Decile	\$23,869	\$26,050	\$651
5th Decile	\$27,095	\$29,571	\$739
6th Decile	\$31,717	\$34,615	\$865

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

## Appendix D: Grey Highlands

<b>Number of Total Households and Renter Households by Total Household Income Deciles, Grey Highlands, 2011</b>					
	<b>Total Households</b>		<b>Renter Households</b>		<b>Renter Households as a Proportion of Total Households</b>
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	
Total Households	3,760		340		
1st Decile	375	10%	125	37%	33%
2nd Decile	380	10%	120	35%	32%
3rd Decile	375	10%	0	0%	0%
4th Decile	380	10%	20	6%	5%
5th Decile	375	10%	0	0%	0%
6th Decile	355	9%	0	0%	0%
7th Decile	400	11%	0	0%	0%
8th Decile	390	10%	55	16%	14%
9th Decile	355	9%	20	6%	6%
10th Decile	375	10%	0	0%	0%
Median Household Income	\$58,944		\$28,622		
Average Household Income	\$70,773		\$49,851		

Source: Statistics Canada Custom Tabulations

**Total Household Incomes and Affordable House Prices, Grey Highlands, 2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Annual Carrying Cost</b>	<b>Affordable Purchase Price</b>
Median Household Income	\$58,944	\$64,330	\$19,299	\$267,431
Average Household Income	\$70,773	\$77,240	\$23,172	\$321,100
2nd Decile	\$28,674	\$31,294	\$9,388	\$130,095
3rd Decile	\$37,902	\$41,365	\$12,410	\$171,963
4th Decile	\$49,361	\$53,871	\$16,161	\$223,953
5th Decile	\$58,944	\$64,330	\$19,299	\$267,431
6th Decile	\$74,105	\$80,876	\$24,263	\$336,217
7th Decile	\$87,437	\$95,427	\$28,628	\$396,705
8th Decile	\$104,621	\$114,181	\$34,254	\$474,669
9th Decile	\$134,701	\$147,009	\$44,103	\$611,143

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

\*\*Affordable Purchase Price is based on 10% down payment, 25-year amortization period and 4.06% interest rate



**Renter Household Incomes and Affordable Monthly Rents, Grey Highlands, 2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Monthly Rent</b>
Median Household Income	\$28,622	\$31,237	\$781
Average Household Income	\$49,851	\$54,406	\$1,360
2nd Decile	\$16,474	\$17,979	\$449
3rd Decile	\$19,768	\$21,574	\$539
4th Decile	\$26,664	\$29,100	\$728
5th Decile	\$28,622	\$31,237	\$781
6th Decile	\$30,846	\$33,665	\$842

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

## Appendix E: West Grey

Number of Total Households and Renter Households by Total Household Income Deciles, West Grey, 2011					
	Total Households		Renter Households		Renter Households as a Proportion of Total Households
	#	%	#	%	
Total Households	4,870		725		
1st Decile	490	10%	175	24%	36%
2nd Decile	485	10%	135	19%	28%
3rd Decile	480	10%	100	14%	21%
4th Decile	490	10%	100	14%	20%
5th Decile	480	10%	75	10%	16%
6th Decile	495	10%	35	5%	7%
7th Decile	485	10%	60	8%	12%
8th Decile	480	10%	15	2%	3%
9th Decile	510	10%	30	4%	6%
10th Decile	475	10%	0	0%	0%
Median Household Income	\$59,205		\$32,152		
Average Household Income	\$68,572		\$39,398		

Source: Statistics Canada Custom Tabulations

**Total Household Incomes and Affordable House Prices, West Grey, 2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Annual Carrying Cost</b>	<b>Affordable Purchase Price</b>
Median Household Income	\$59,205	\$64,615	\$19,384	\$268,615
Average Household Income	\$68,572	\$74,838	\$22,451	\$311,114
2nd Decile	\$28,024	\$30,585	\$9,175	\$127,146
3rd Decile	\$37,952	\$41,420	\$12,426	\$172,190
4th Decile	\$47,560	\$51,906	\$15,572	\$215,781
5th Decile	\$59,205	\$64,615	\$19,384	\$268,615
6th Decile	\$69,973	\$76,367	\$22,910	\$317,470
7th Decile	\$81,435	\$88,876	\$26,663	\$369,474
8th Decile	\$97,716	\$106,645	\$31,993	\$443,341
9th Decile	\$130,297	\$142,203	\$42,661	\$591,162

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

\*\*Affordable Purchase Price is based on 10% down payment, 25-year amortization period and 4.06% interest rate

**Renter Household Incomes and Affordable Monthly Rents, West Grey, 2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Monthly Rent</b>
Median Household Income	\$32,152	\$35,090	\$877
Average Household Income	\$39,398	\$42,998	\$1,075
2nd Decile	\$18,277	\$19,947	\$499
3rd Decile	\$22,412	\$24,460	\$611
4th Decile	\$26,213	\$28,608	\$715
5th Decile	\$32,152	\$35,090	\$877
6th Decile	\$40,910	\$44,648	\$1,116

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

## Appendix F: Hanover

Number of Total Households and Renter Households by Total Household Income Deciles, Hanover, 2011					
	Total Households		Renter Households		Renter Households as a Proportion of Total Households
	#	%	#	%	
Total Households	3,155		1,060		
1st Decile	320	10%	210	20%	66%
2nd Decile	310	10%	205	19%	66%
3rd Decile	320	10%	145	14%	45%
4th Decile	315	10%	150	14%	48%
5th Decile	310	10%	130	12%	42%
6th Decile	315	10%	125	12%	40%
7th Decile	280	9%	50	5%	18%
8th Decile	350	11%	45	4%	13%
9th Decile	315	10%	0	0%	0%
10th Decile	320	10%	0	0%	0%
Median Household Income	\$46,595		\$31,611		
Average Household Income	\$64,177		\$34,529		

Source: Statistics Canada Custom Tabulations

**Total Household Incomes and Affordable House Prices, Hanover, 2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Annual Carrying Cost</b>	<b>Affordable Purchase Price</b>
Median Household Income	\$46,595	\$50,853	\$15,256	\$211,403
Average Household Income	\$64,177	\$70,041	\$21,012	\$291,173
2nd Decile	\$24,426	\$26,658	\$7,997	\$110,822
3rd Decile	\$32,168	\$35,107	\$10,532	\$145,947
4th Decile	\$39,656	\$43,280	\$12,984	\$179,921
5th Decile	\$46,595	\$50,853	\$15,256	\$211,403
6th Decile	\$57,152	\$62,374	\$18,712	\$259,301
7th Decile	\$71,492	\$78,025	\$23,407	\$324,362
8th Decile	\$94,930	\$103,604	\$31,081	\$430,701
9th Decile	\$134,626	\$146,927	\$44,078	\$610,803

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

\*\*Affordable Purchase Price is based on 10% down payment, 25-year amortization period and 4.06% interest rate

**Renter Household Incomes and Affordable Monthly Rents, Hanover, 2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Monthly Rent</b>
Median Household Income	\$31,611	\$34,499	\$862
Average Household Income	\$34,529	\$37,684	\$942
2nd Decile	\$18,223	\$19,888	\$497
3rd Decile	\$21,290	\$23,235	\$581
4th Decile	\$25,029	\$27,316	\$683
5th Decile	\$31,611	\$34,499	\$862
6th Decile	\$38,408	\$41,918	\$1,048

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

## Appendix G: Southgate

Number of Total Households and Renter Households by Total Household Income Deciles, Southgate, 2011					
	Total Households		Renter Households		Renter Households as a Proportion of Total Households
	#	%	#	%	
Total Households	2,615		255		
1st Decile	265	10%	70	27%	26%
2nd Decile	250	10%	50	20%	20%
3rd Decile	270	10%	40	16%	15%
4th Decile	265	10%	0	0%	0%
5th Decile	295	11%	65	25%	22%
6th Decile	230	9%	0	0%	0%
7th Decile	260	10%	0	0%	0%
8th Decile	255	10%	30	12%	12%
9th Decile	270	10%	0	0%	0%
10th Decile	255	10%	0	0%	0%
Median Household Income	\$56,480		\$35,222		
Average Household Income	\$70,545		\$39,530		

Source: Statistics Canada Custom Tabulations



**Total Household Incomes and Affordable House Prices, Southgate, 2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Annual Carrying Cost</b>	<b>Affordable Purchase Price</b>
Median Household Income	\$56,480	\$61,641	\$18,492	\$256,252
Average Household Income	\$70,545	\$76,991	\$23,097	\$320,065
2nd Decile	\$35,215	\$38,433	\$11,530	\$159,772
3rd Decile	\$41,791	\$45,610	\$13,683	\$189,607
4th Decile	\$49,405	\$53,919	\$16,176	\$224,152
5th Decile	\$56,480	\$61,641	\$18,492	\$256,252
6th Decile	\$66,520	\$72,598	\$21,779	\$301,804
7th Decile	\$81,285	\$88,712	\$26,614	\$368,793
8th Decile	\$101,412	\$110,679	\$33,204	\$460,110
9th Decile	\$136,446	\$148,914	\$44,674	\$619,060

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

\*\*Affordable Purchase Price is based on 10% down payment, 25-year amortization period and 4.06% interest rate

**Renter Household Incomes and Affordable Monthly Rents, Southgate, 2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Monthly Rent</b>
Median Household Income	\$35,222	\$38,440	\$961
Average Household Income	\$39,530	\$43,142	\$1,079
2nd Decile	\$20,014	\$21,843	\$546
3rd Decile	\$27,288	\$29,781	\$745
4th Decile	\$29,585	\$32,288	\$807
5th Decile	\$35,222	\$38,440	\$961
6th Decile	\$44,669	\$48,751	\$1,219

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

## Appendix H: Chatsworth

Number of Total Households and Renter Households by Total Household Income Deciles, Chatsworth, 2011					
	Total Households		Renter Households		Renter Households as a Proportion of Total Households
	#	%	#	%	
Total Households	2,470		165		
1st Decile	245	10%	40	24%	16%
2nd Decile	250	10%	40	24%	16%
3rd Decile	245	10%	20	12%	8%
4th Decile	245	10%	0	0%	0%
5th Decile	245	10%	25	15%	10%
6th Decile	250	10%	40	24%	16%
7th Decile	245	10%	0	0%	0%
8th Decile	250	10%	0	0%	0%
9th Decile	250	10%	0	0%	0%
10th Decile	245	10%	0	0%	0%
Median Household Income	\$57,378		\$51,460		
Average Household Income	\$70,392		\$59,826		

Source: Statistics Canada Custom Tabulations

**Total Household Incomes and Affordable House Prices, Chatsworth, 2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Annual Carrying Cost</b>	<b>Affordable Purchase Price</b>
Median Household Income	\$57,378	\$62,621	\$18,786	\$62,621
Average Household Income	\$70,392	\$76,824	\$23,047	\$76,824
2nd Decile	\$33,740	\$36,823	\$11,047	\$36,823
3rd Decile	\$44,793	\$48,886	\$14,666	\$48,886
4th Decile	\$49,407	\$53,922	\$16,176	\$53,922
5th Decile	\$57,378	\$62,621	\$18,786	\$62,621
6th Decile	\$71,285	\$77,799	\$23,340	\$77,799
7th Decile	\$84,696	\$92,435	\$27,731	\$384,269
8th Decile	\$101,971	\$111,289	\$33,387	\$111,289
9th Decile	\$124,271	\$135,626	\$40,688	\$563,822

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

\*\*Affordable Purchase Price is based on 10% down payment, 25-year amortization period and 4.06% interest rate

**Renter Household Incomes and Affordable Monthly Rents, Chatsworth, 2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Monthly Rent</b>
Median Household Income	\$51,460	\$56,162	\$1,404
Average Household Income	\$59,826	\$65,293	\$1,632
2nd Decile	\$21,475	\$23,437	\$586
3rd Decile	\$24,783	\$27,048	\$676
4th Decile	\$35,988	\$39,276	\$982
5th Decile	\$51,460	\$56,162	\$1,404
6th Decile	\$56,992	\$62,200	\$1,555

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

## Appendix I: The Blue Mountains

Number of Total Households and Renter Households by Total Household Income Deciles, The Blue Mountains, 2011					
	Total Households		Renter Households		Renter Households as a Proportion of Total Households
	#	%	#	%	
Total Households	2,850		345		
1st Decile	280	10%	105	30%	38%
2nd Decile	290	10%	90	26%	31%
3rd Decile	280	10%	45	13%	16%
4th Decile	285	10%	85	25%	30%
5th Decile	290	10%	20	6%	7%
6th Decile	285	10%	0	0%	0%
7th Decile	285	10%	0	0%	0%
8th Decile	300	11%	0	0%	0%
9th Decile	275	10%	0	0%	0%
10th Decile	280	10%	0	0%	0%
Median Household Income	\$66,428		\$33,954		
Average Household Income	\$90,258		\$42,001		

Source: Statistics Canada Custom Tabulations

**Total Household Incomes and Affordable House Prices, The Blue Mountains, 2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Annual Carrying Cost</b>	<b>Affordable Purchase Price</b>
Median Household Income	\$66,428	\$72,498	\$21,749	\$301,386
Average Household Income	\$90,258	\$98,505	\$29,552	\$409,504
2nd Decile	\$35,747	\$39,013	\$11,704	\$162,185
3rd Decile	\$48,195	\$52,599	\$15,780	\$218,662
4th Decile	\$58,707	\$64,071	\$19,221	\$266,356
5th Decile	\$66,428	\$72,498	\$21,749	\$301,386
6th Decile	\$85,172	\$92,955	\$27,886	\$386,428
7th Decile	\$101,388	\$110,652	\$33,196	\$460,001
8th Decile	\$122,641	\$133,847	\$40,154	\$556,427
9th Decile	\$175,214	\$191,224	\$57,367	\$794,952

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates

\*\*Affordable Purchase Price is based on 10% down payment, 25-year amortization period and 4.06% interest rate

**Renter Household Incomes and Affordable Monthly Rents, The Blue Mountains, 2015**

	<b>2010 Income</b>	<b>2015 Income*</b>	<b>Affordable Monthly Rent</b>
Median Household Income	\$33,954	\$37,057	\$926
Average Household Income	\$42,001	\$45,839	\$1,146
2nd Decile	\$16,879	\$18,421	\$461
3rd Decile	\$21,939	\$23,944	\$599
4th Decile	\$27,779	\$30,317	\$758
5th Decile	\$33,954	\$37,057	\$926
6th Decile	\$43,843	\$47,849	\$1,196

Source: Statistics Canada Custom Tabulations and SHS Calculations

\*Estimated 2015 incomes are calculated based on 2010-2015 Ontario inflation rates