



# Housing is Fundamental

City & County  
of Peterborough

2016  
11<sup>th</sup> Edition

A report to the community from the Affordable Housing Action Committee

Let's be clear about something. Housing is an income issue. Housing affordability, appropriateness or suitability are all determined by household income. When I first heard this declared some years ago, I thought the speaker was being simplistic and dismissive. I wasn't having any part of it. I now know this person was right; housing is an income issue.

Then why aren't we shifting our attention to income sufficiency? Why do we persist in examining shelter-to-income ratios allowing the blame to fall exclusively on the cost of shelter? Why do we aggravate ourselves with creative tactics to subsidize the cost of rents? Moreover, our interventions to save households from their episodic housing emergencies are numerous, ongoing and costly. This is not to suggest that, as conscientious people, we would do otherwise. But, when income deficiency is so commonly the reason for housing burden, why aren't we naming the culprit?

Currently, social policy does not adequately address the issue of income security. Any examination of income requirements for modest living in Ontario municipalities would reveal the shortfalls. According to the last census, the Peterborough Census Metropolitan Area had 29,385 individuals each earning less than \$15,000 (before tax) annually. We had 49,407 individuals each earning below the income median of \$29,294 (before tax). The income requirement for modest living is not within the grasp of far too many individuals and households in the Peterborough (CMA).

If the will existed, social policy could have a rewrite – a revision that would provide minimal levels of income for adequate shelter, nutrition, clothing, medication and other life essentials without any one of the foregoing being sacrificed. This is far from a prescription for two cars in the driveway but rather an enabling of individuals to acquire the basic necessities of life. Currently such a plan is being proffered in something called the Basic Income Guarantee.

But there is something that is gaining traction: the notion of rent subsidy programs that are being used increasingly by all levels of government. Small, monthly amounts reduce the cost of housing and allow people to meet other essential needs like food and medicine. These are perhaps the most effective tools in quickly bringing affordability to households in severe need and preventing homelessness. This is quite different from the capital-intensive, time-consuming building of new affordable units that too often miss the target (i.e. Low income households cannot afford these new units.). (see additional information in this issue)

All of the above plans and measures hold something in common. They ameliorate income insecurity. To improve housing affordability, income sufficiency must be addressed. Housing is essentially an income issue!

**Paul Armstrong, Chair, Community Education Sub-committee**

## Peterborough CMA Rental Market (2014 - 2015)

vacancy rate 3.7% up from 2.9%  
(statistically insignificant)

both rental demand and supply stable in 2015

new supply exerted modest upward  
pressure on vacancy rates

some supply growth from competing rental housing  
(i.e. condo rentals, student housing, senior's  
residences and assisted rental)

demand flat for purpose-built rental units

9 fewer units became occupied in 2015

continued growth for employment in  
25 – 44 age category

historically low mortgage rates encourage some  
new homeownership

natural rate of population change in Peterborough  
CMA is negative

migration remains main source of population additions

slower net migration contributes to higher vacancy rates

demand for one-bedroom rental units strong  
in Downtown area

renters paid 3.0% more for rent in Downtown  
area due to higher demand

employment did not support movement of young  
people from parents' homes into rental units

employment for 15-24 age group declined in  
Q3 from a year earlier

unemployment rate in Peterborough above  
provincial average for last four years

rental demand from students remained strong

*Source: CMHC Rental Market Report  
(Peterborough), Fall 2015*

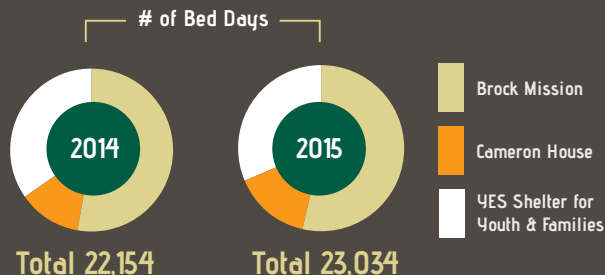
## Housing Market HIGHLIGHTS

*Source: CMHC, Housing Market Outlook,  
Peterborough CMA, Fall 2015*

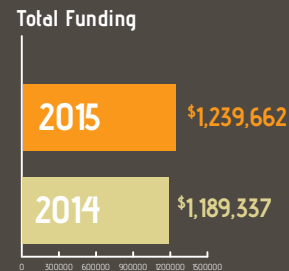
- ▶ New home construction to increase in 2016 and stabilize the year after.
- ▶ Existing home sales to continue their upward trend.

- ▶ The resale home market will be balanced with price growth in the five per cent range, but affordability will begin to decline.
- ▶ The average vacancy rate will decrease slightly over the forecast horizon.

## Peterborough Emergency Shelter Costs



**4.0% increase**



**4.2% increase**

## O.W. And O.D.S.P Caseload City and County of Peterborough

|             | Ontario Works (O.W.) | Ontario Disability Support Program (O.D.S.P.) |
|-------------|----------------------|---|
| 2010 (Dec.) | 3,680*               | 3,921   |
| 2011 (Dec.) | 3,816*               | 4,154   |
| 2012 (Dec.) | 3,948*               | 4,243*  |
| 2013 (Dec.) | 3,802*               | 4,452*  |
| 2014 (Dec.) | 3,833*^              | 4,644*^                                       |
| 2015 (Dec.) | 3,888*               | 4,773+  |

Source: Social Services Division, City of Peterborough; Ontario Disability Support Office, Peterborough

\*reflect annual year-to-date averages at year's end  
^data for Nov. and Dec. 2014 used to determine annual average are preliminary and not final

+2015 ODSP number is average for period January to November

**O.W. caseloads have increased by 1.4% (2014-2015)**

**O.D.S.P. caseloads have increased by 2.8% (2014-2015)**

## Renting 59% Cheaper than Emergency Shelter in Peterborough

|          | One Person | Emergency Shelter | Bachelor Apartment | Savings by Renting |
|----------|------------|-------------------|--------------------|--------------------|
| MONTHLY  |            | \$1,636.99        | \$666.00           | <b>\$970.99</b>    |
| ANNUALLY |            | \$19,643.86       | \$7992.00          | <b>\$11,651.86</b> |

Source: CMHC Rental Market Stats, Fall 2015; Social Services, City of Peterborough Emergency Shelter Stats and AHAC Custom Calculations

NOTE: Savings, achieved by renting rather than using emergency shelter, would likely be required in some portion to pay for supportive services that would maintain individuals in their apartments.

## Average # individuals sheltered per night in Peterborough

2011 ➡ **47** individuals

2012 ➡ **57** individuals

2013 ➡ **57** individuals

2014 ➡ **61** individuals

2015 ➡ **63** individuals

Custom Calculations: A.H.A.C.

## Social Housing Wait List: FACTS

**1,305**  
applications as of  
Dec. 31, 2015

**657**  
non-senior single  
applicants  
on list (50.3% of  
applicants)

**507**  
new applications  
in 2015

## Applicants:

### Social Housing Wait List: Housing Access Peterborough

Number on Wait List (Dec. 31, 2015) Source: Housing Access Peterborough

Couples & Non-Senior Singles

**779**

## Non-Senior Single Person Households

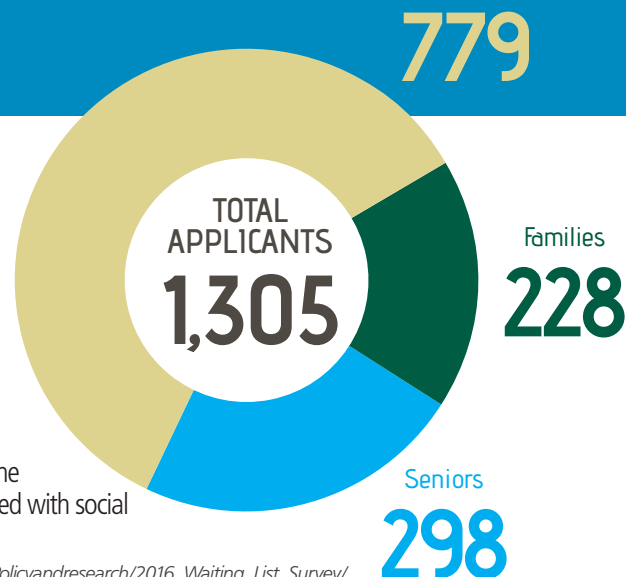
The largest demand for social housing comes from non-senior single persons. Studies suggest that this group is the most vulnerable of any household complement. "...low-income, one-person households confront severe affordability issues in the private market and experience long wait times for social housing."

Source: Social Housing Wait Lists and the One-Person Household in Ontario  
Suzanne Swanton, Canadian Policy Research Networks Research Report, January 2009

## Social Housing Deficit

The number of social housing units in Peterborough is insufficient to accommodate all those on the wait list. However, portable rent supplements could fill the void while reducing the costs associated with social housing. A.H.A.C.

ALSO SEE: Ontario Non-Profit Housing Association's 2016 Waiting Lists Survey Report [www.onpha.on.ca/onpha/web/Policyandresearch/2016\\_Waiting\\_List\\_Survey/Content/PolicyAndResearch/Waiting\\_Lists\\_2016/2016\\_Waiting\\_Lists\\_Survey.aspx?hkey=08cff4ce-7f97-4af4-910c-c64954d28a4a](http://www.onpha.on.ca/onpha/web/Policyandresearch/2016_Waiting_List_Survey/Content/PolicyAndResearch/Waiting_Lists_2016/2016_Waiting_Lists_Survey.aspx?hkey=08cff4ce-7f97-4af4-910c-c64954d28a4a)



### Average Private Market Rents & Required Minimum Income

|                  | Rent    | Hourly Wage | Annual Wage |
|------------------|---------|-------------|-------------|
| <b>Bachelor</b>  | \$666   | \$13.66     | \$26,640    |
| <b>1 Bedroom</b> | \$816   | \$16.74     | \$32,640    |
| <b>2 Bedroom</b> | \$959   | \$19.67     | \$38,360    |
| <b>3 Bedroom</b> | \$1,172 | \$24.04     | \$46,880    |

Source: Canada Mortgage and Housing Rental Market Report, FALL 2015 (Peterborough CMA) and Custom Calculations (AHAC)

· Market rents may or may not include heat and hydro.

· Rents are 'affordable' (CMHC definition) when wages are at or above the numbers in the chart.

· Rents are deemed affordable when they represent no more than 30% of the gross, combined household income. (CMHC)

· Hourly wage based on an individual working 37.5 hours weekly for a full year (1,950 hrs.)

### PRIVATE APARTMENT AVERAGE RENTS (\$)

Peterborough Census Metropolitan Area

| October 2014/15  |                 |
|------------------|-----------------|
| <b>Bachelor</b>  | \$638/\$666     |
| <b>1 Bedroom</b> | \$803/\$816     |
| <b>2 Bedroom</b> | \$952/\$959     |
| <b>3 Bedroom</b> | \$1,149/\$1,172 |

Source: Rental Market Report, Fall 2015, Canada Mortgage and Housing Corporation (CMHC)

### Dollar Sense

"Investments in affordable and social housing are remarkably cost-effective. Especially in periods of economic instability, every dollar invested in social and affordable housing reaps a dividend. The Mowat Centre estimates every dollar spent on housing investments results in a \$1.52 increase in real GDP. Furthermore, providing better housing can result in cost savings. The average cost of a shelter bed in Toronto in 2012 was over \$52 per night, adding up to \$1,500 per month. For context, the average monthly rent for a bachelor apartment in Toronto in 2012 was \$840, 44 percent cheaper. For people with mental health issues or who have experienced chronic homelessness, stable, affordable housing results in significant savings in use of health and emergency services."

Note: The average shelter cost per bed night in Peterborough is \$53.82

Source: Access to Housing, Upstream and the Wellesley Institute, 2015

[www.wellesleyinstitute.com/housing/access-to-housing-heia-in-the-federal-election/](http://www.wellesleyinstitute.com/housing/access-to-housing-heia-in-the-federal-election/)

### What Would It Cost?

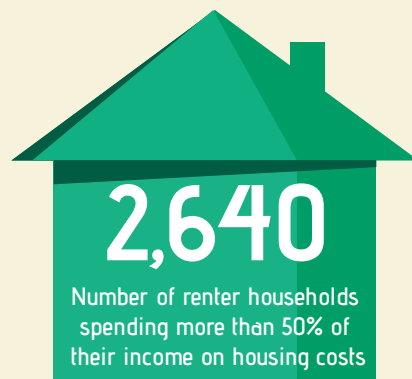
The Canadian Rental Housing Index states that there are 2,640 households in Peterborough City and County in "severe core housing need", i.e. spending in excess of 50% of household income for their rent and other associated housing costs. What would it cost to provide a monthly rent supplement to each of these households?

### Number of Households Spending More Than 50%

If our municipality could offer rent supplements to those most vulnerable households in severe core housing need (i.e. those spending upwards of 70% of total income on rent and utilities), it would be arguably among the most cost-effective investments to social infrastructure. An annual investment of two million dollars, for example, is small in light of current annual investments in physical infrastructure and other capital expenditures.

**Small rent supplements become enormous assets in the hands of renter households who experience severe core housing need. Studies show that almost all rent supplement dollars are spent in the local economy in which they are issued.**

Affordable Housing Action Committee



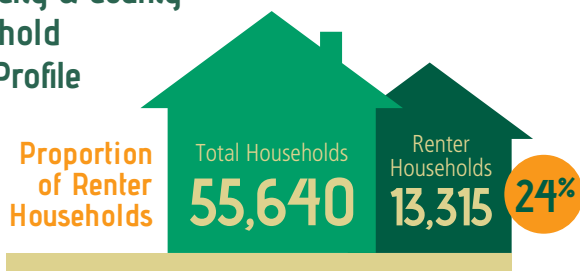
### Monthly Rent Supplement



**\$396,000 MONTHLY \$528,000**

**\$4,752,000 ANNUALLY \$6,336,000**

Source: The Canadian Rental Housing Index, <http://rentalhousingindex.ca/>  
A.H.A.C. Custom Calculations



## Affordability & Overspending

| Average renter household income \$38,823           |   |
|--|---|
| Average rent + utilities<br><b>\$867</b>           | Average % of income spent on rent + utilities<br><b>27%</b> |
| Number of renter households spending more than 30% | <b>6,475</b> or <b>49%</b>                                  |
| Number of renter households spending more than 50% | <b>2,640</b> or <b>20%</b>                                  |

## Overcrowding

Number of renter households living in overcrowded conditions = **965**

Share of overcrowded renter households = **7%**

Source: <http://rentalhousingindex.ca/>

## What is the Canadian Rental Housing Index

Developed by a partnership of non-profit housing organizations and credit unions, the CRHI, using the latest census data, tracked income, affordability and overcrowding in more than 800 cities, regions, and federal ridings across Canada. It considered all types of rental accommodation, including social housing, purpose-built rental, condos, houses and secondary suites.

### CRHI Highlights: (across Canada)

**40%** of renter households pay in excess of 30% of before-tax income on rent and housing related expenses

**20%** of renter households pay more than 50% of income on rent and housing related expenses

**more than 10%** of renter households are living in overcrowded conditions

**no housing being built** for households earning below \$40,000

**no rent-geared-to-income housing** built in the last 20 years

**"affordability"** called a crisis in big and small communities across Canada

Source: <http://rentalhousingindex.ca/>

## KEY FINDINGS

<http://rentalhousingindex.ca/>

for Peterborough City and County  
from the Canadian Rental Housing Index 2015



### AFFORDABILITY measures percent of before-tax income spent on rent and utilities

- lowest income quarter is in 'severe core housing need' - average spending = 68%
- second to the lowest income quarter is in 'core housing need' - average spending = 39%
- top two income quarters - costs are deemed to be affordable
- 'core housing need' - all renter households - 49% or 6,475 households
- 'severe core housing need' - all renter households - 20% or 2,640 households

### DISTRIBUTION of renter households across apartment type and income quarters

- renters very evenly distributed across income quarters
- concentration of renters in one and two bedroom units

### INCOME GAP measures additional income required for affordability (i.e. 30% of gross income)

- greatest gap in lowest income quarter - average \$ to close gap = \$15,151 or 127%
- second lowest income quarter - average \$ to close gap \$7,971 or 31%

### OVERCROWDING in apartments not suitable for household size and composition (CMHC National Occupancy Standard)

- households experiencing overcrowding = 965 or 7% of total apartment universe

### OVERSPENDING measures renter households in 'severe core housing need' (i.e. spending more than 50%)

- greatest overspending in lowest income quarter = 2,060 households or 62% of renters in that quarter
- overspending in total apartment universe = 2,640 households or 20% of all renters

### BEDROOM SHORTFALL

- 4% or 1,100 more bedrooms required to house all renters suitably

### PROVINCIAL AND TERRITORIAL RANKING

- 39th of 49
- overall condition designation - SEVERE













### CANADIAN RANKING

- 250th of 284
- overall condition designation - SEVERE

## How Does Peterborough City and County Measure Up?

Provincial/Territorial Ranking - 39th among 49

Canada Ranking - 250<sup>th</sup> among 284

| Measured Rental Aspect<br>Peterborough County | Provincial /<br>Territorial<br>Condition  | Canada-Wide<br>Condition  |
|---|---|---|
| <b>Affordability</b>                          |  Critical      |  Severe        |
| <b>Overspending</b>                           |  Critical      |  Severe        |
| <b>Income Gap</b>                             |  Severe        |  Severe        |
| <b>Overcrowding</b>                           |  Satisfactory  |  Satisfactory  |
| <b>Bedroom Shortfall</b>                      |  Satisfactory  |  Satisfactory  |
| <b>OVERALL<br/>INDEX RATING</b>               |  <b>SEVERE</b> |  <b>SEVERE</b> |

Quality indicators: Satisfactory, Moderate, Poor, Severe, Critical.

Source: <http://rentalhousingindex.ca/>

If you are a household  
**earning less than \$20,388**  
and renting a 2-bedroom  
apartment in Peterborough  
City & County:

- ▶ you are one of 925 households
- ▶ you spend (on average) \$723 monthly (rent and utilities)
- ▶ you spend (on average) 76% of your total before-tax household income on rent and utilities
- ▶ you require (on average) an additional \$17,454 annually or 152% of your current household income to make your rent and utilities affordable (i.e. 30% or less of household income)
- ▶ you have a 76% likelihood of spending more than 50% of your income on rent and utilities

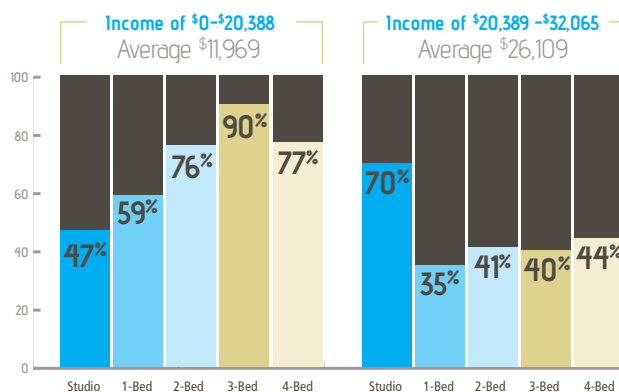
Source: <http://rentalhousingindex.ca/>

### Affordability

Measures the percent of renter household income spent on rent plus utilities.

Note: All renter households in these two income brackets spend more than 30% of their incomes each month on rent plus utilities.

Source: <http://rentalhousingindex.ca/>



In Peterborough, a total of 965 or 7% of renter households are living in conditions that are too small for their household size and composition.

Source: <http://rentalhousingindex.ca/>

### Income Gap

Measures the additional income a household would need per year to make its current rent affordable, i.e. 30% of before-tax income.

Households earning less than **\$20,388**



would need to earn an average of  
**127% more income**  
or **\$15,151** annually

...In order to make their rent affordable.\*

In Peterborough, renter households earning less than \$20,388 would need to earn an average 127% more income or \$15,151 more per year to make their current rent affordable.

\*Affordable means paying 30% or less of household income for rent and utilities. Source: <http://rentalhousingindex.ca/>

### Overspending

Measures renter households spending more than 50% of their before-tax income on rent plus utilities - "severe core housing need"

**62% of households** (2,060 households) earning less than \$20,388 spend more than 50% of total income on housing and utilities.

**2,640 households** from all income brackets spend in excess of 50% of income on housing and utilities.

Source: <http://rentalhousingindex.ca/>

Peterborough would need at least 4% or 1,100 more bedrooms to house all renters suitably.

Source: <http://rentalhousingindex.ca/>

41% of renter households in "core housing need" are also in "severe core housing need".

Source: <http://rentalhousingindex.ca/>



Peterborough is not an exception to 'core housing need' trends in the rest of Canada.

"...today the supply of public, nonprofit and cooperative housing is in a downward spiral. As a result, over a million low-income households are facing a real housing crisis."

"...housing markets are not able to produce the accommodation needed by many sections of the population."

Source: Addressing Core Housing Need in Canada, Canadian Centre for Policy Alternatives, Manitoba Office, Oct. 2015 <https://www.policyalternatives.ca/publications/reports/addressing-core-housing-need-canada>

**We frequently forget that the approximately 35,000 homeless people in Canada on any given night are NOT included in 'core housing need' statistics.**

## MYTH & MISCONCEPTION

### 1. There is a significant housing affordability issue in Peterborough, City and County.

When half of the renter households are paying more than 30% of their total income on housing and a large portion of those pay in excess of 50%, no one would argue the above statement. While we might agree with the statement, we seldom look further to seek the cause. Housing affordability is an outgrowth of income insecurity. There are a significant number of low income households in Peterborough. (According to the 2011 Census, 29,385 individuals in the Peterborough CMA had incomes below \$15,000.)

### 2. Using a variety of strategies and approaches, governments will eradicate the housing affordability problem.

This is highly improbable given the scope of the problem. No level of government has established a plan to comprehensively ensure that all renter households spend no more than 30% of household income for housing and housing-related costs.

### 3. The provision of "affordable" rental units will address the affordability issue.

The scope of the problem far exceeds the number of units that can be built. **Moreover, "affordable" rents in newly built units are simply not affordable to the vast majority of renter households who find themselves in "core housing need".** (e.g. With a household income of \$15,000., the monthly affordable rent would be \$375.)

### 4. Homelessness is a perpetual problem with little change over time.

Effective efforts to provide appropriate housing with supports for homeless persons are growing in terms of energies, funding and inter-agency coordination. Homeless individuals are being housed.

However, far more important than these efforts are the many effective interventions that prevent homelessness. Prevention of homelessness is not only imperative, it is more humane than expensive management once people are on the streets. In Peterborough the Housing Stability Fund (HSF), the Homelessness Coordinated Response Team (HCRT) and the Homelessness Support Services Coordinating Committee (HSSCC) work effectively in the prevention of homelessness.

Source: Affordable Housing Action Committee

## Ontario's Long-Term Affordable Housing Strategy 2016 Update

### THE VISION:

"Every person has an affordable, suitable and adequate home to provide the foundation to secure employment, raise a family and build strong communities."

<http://www.mah.gov.on.ca/Page13782.aspx#LTAHS>

### ONE OF THE KEY STRATEGIES:

The development of a portable housing benefit allowing people the flexibility to choose where they live.

<http://www.mah.gov.on.ca/Page13782.aspx#LTAHS>

### THE CONFUSION:

Lack of concrete details leave us guessing. Who are the intended recipients of this benefit? How broad is the intended distribution of the benefit?

A portable housing benefit is exactly what renter households in "extreme core housing need" require. These are the households experiencing the most dire housing burden in Peterborough City and County, impacting their very health, safety and wellbeing. Can the Ontario Government appreciate the gravity of this group's life circumstances? Will the "portable housing benefit" bring relief to the most vulnerable households in our community?

Source: Affordable Housing Action Committee

## Purpose-built "Affordable Units" are Not Always Affordable

### EXAMPLE:

2 bedroom average market rent = \$959.00 (CMHC Fall 2015)

2 bedroom "affordable" rent (80% of average market rent) = \$767.00

For a rent of \$767.00, annual income required to meet CMHC standard\* for affordability = \$30,688.00

Therefore all household incomes less than \$30,688.00 cannot afford to rent this "affordable unit".

\*CMHC affordability standard = no more than 30% of household income can be spent on housing and housing-related costs

**Note:** Total number of 2 bedroom renter-households in Peterborough County = 4,855

Total number of 2 bedroom renter-households in Peterborough City and County with incomes below \$32,065 = 2,330

Therefore almost half of 2 bedroom renter-households cannot afford the monthly rent of \$767.

Purpose-built "affordable units" require large capital investments. Some form of government cost mitigation strategies are then applied to create "affordable" rents (e.g. 80% of market rents). Rent subsidies (supplements) are not capital intensive, allow rents to be more affordable and often permit tenants to stay in their current apartments.

Source: AHAC

## Rent Subsidy Programs: More Prevalent in Past Ten Years

- Investment in Affordable Housing program (IAH) contains rent supplement and housing allowance components
- Federal Government committed to funding rent supplements to address homelessness (At Home/Chez Soi project)
- Ministries of Health and Long-Term Care (MOHLTC) and Community and Social Services (MCSS) using rent subsidies to create supportive housing
- Service managers turning to rental subsidy programs to address their housing needs
- Municipalities creating their own rental assistance programs – Region of Peel and Region of Halton
- First three years of IAH Program: over 7,000 rent subsidies provided while 1,694 new “affordable units” were created

Source: *Making ends meet: Opportunities and challenges of rental assistance programs*, Ontario Non-Profit Housing Association



Governments must now be seen as responding quickly to housing needs, thus making subsidies that provide shelter immediately seem more effective than investing in long-term construction projects.

Ontario Non-Profit Housing Association

Rent supplement and housing allowance programs that allow participants to rent in the private market generally provide greater choice than traditional social housing programs, which require households to relocate to a specific RGI unit.

Ontario Non-Profit Housing Association  
(RGI = rent-geared-to-income)



## Affordability Cannot Be Achieved on the Supply Side Alone

Due to the overwhelming need for affordable units and the prohibitive cost associated with their construction, reliance on supply solutions is not feasible. Immediate financial assistance is required in order to help low and moderate-income households. Rent subsidies in the form of rent supplement and housing allowance programs can provide a solution for more households in much less time.

### How great is the need for affordable rental units in Peterborough?

49% of all renter households spend in excess of 30% of their before-tax income on housing and housing related expenses.

2,640 renter households spend in excess of 50% of their before-tax income on housing and housing related expenses.

The social housing wait-list is not shrinking.

The Canadian Rental Housing Index describes Peterborough's rental housing condition as “severe”.

Peterborough has the worst ‘core housing need’ rate of any census metropolitan area in Canada.

For a more complete discussion on rent subsidies, please see: *Making Ends Meet: Opportunities and challenges of rental assistance programs*, The Ontario Non-Profit Housing Association, 2015

[www.onpha.on.ca/onpha/Content/PolicyAndResearch/focusONs/Making%20ends%20meet.aspx](http://www.onpha.on.ca/onpha/Content/PolicyAndResearch/focusONs/Making%20ends%20meet.aspx)

## Affordable Housing As Economic Development

### Q. How significant is housing in economic growth?

**A.** CMHC claims that roughly 17 per cent of Canada's economy is generated through the construction, purchase, resale, and renovation of housing and related spending. Yet investment in affordable housing is often absent from economic plans and job creation proposals.

### Q. Is affordable housing expected to be an economic driver in Ontario in the next ten years?

**A.** Demand for affordable housing in Ontario is predicted to increase significantly over the next ten years. At the same time, the supply of rental housing that is affordable to low-and moderate-income Ontarians is declining.

### Q. What are the indirect outcomes of affordable housing?

**A.** There is strong evidence that quality affordable housing also generates improved social outcomes for low-and-moderate-income households. Good quality affordable housing yields positive health and education outcomes by lowering household stress, enabling the purchase of nutritious food, and supporting family stability. In turn, a healthy and educated workforce can attract employers and job-related investment in communities. For children living in inadequate or unaffordable housing, a secure home improves their likelihood of academic achievement and affordable housing can reduce government expenditures on high-cost programs.

### Q. What is the economic multiplier effect of affordable housing?

**A.** When renter households move from unaffordable housing to affordable housing, the percentage of their income that they spend on housing decreases. This results in more spending on goods and services, and because low-income households tend to spend their discretionary income primarily within their community, they can help stimulate the local economy and spur job creation.

Source: *Affordable Housing As Economic Development*, Ontario Non-Profit Housing Association

ALSO SEE: [www.torontohousing.ca/news/20090526/affordable\\_housing\\_key\\_economy](http://www.torontohousing.ca/news/20090526/affordable_housing_key_economy) Toronto Community Housing Corporation 2016

The Provincial Poverty Reduction Strategy 2014-2019 is committed to ending homelessness. This goal is impossible to achieve without an increased focus on “affordable housing” and supportive housing solutions.

# Housing is Fundamental

## Income Inequality: Highest Since Great Depression

This divide has impacted all income groups, resulting in the decline of the middle class and an increase in poverty. Income inequality also impacts crime levels and quality of life. Leading economists now claim that income inequality is hurting the economy. Some of today's inequality may be inefficient rather than growth promoting.

Skill biased technical change and globalization are usually cited as the largest contributors to inequality. However, institutional forces such as rent extraction, policies that favour the wealthy, a decline in union rates, and deregulation are also playing a significant role.

Amid economic uncertainty, a shrinking middle class and growing inequality in Canada is now at the forefront of the public affairs agenda in Ottawa.

Source: *The Hill Times Events*, January 26, 2016  
[www.hilltimes.com/events/DMC.html](http://www.hilltimes.com/events/DMC.html)

**The richest 62 individuals in the world own the same wealth as the 3.6 billion poorest people.** *An Economy for the 1%*

## A Living Wage

Across Canada and the United States, Living Wage calculations reveal what hourly wage is needed for the provision of life essentials. These calculations demand uniformly objective costings within each community. Prescriptive soft-ware is then used for final calculations.

### Peterborough's Living Wage Calculation Results

| Year | Wage             |
|------|------------------|
| 2012 | \$16.47 per hour |
| 2015 | \$17.65 per hour |

For additional information go to: [www.pspc.on.ca/sites/default/files/attach/Living%20Wage%202015%20report\\_0.pdf](http://www.pspc.on.ca/sites/default/files/attach/Living%20Wage%202015%20report_0.pdf)

## Affordable Housing Could Mean Fewer or No Trips to the Food Bank

### How To Reduce the Need for Food Banks

- ▶ Create basic income to replace provincial social assistance programs
- ▶ Increase the availability of affordable housing
- ▶ Facilitate skills development needed for well-paying jobs

**If all rents were affordable according to household income, could food banks be eliminated?**

## 2015 Canadian Food Bank Facts

- 852,137 people helped monthly
- 35.85% were children
- food bank use 26.1% higher than in 2008 (global financial crisis)
- 1.3% increase in help compared to 2014
- more than 50% of food banks increased their help
- 1.7 million unique individuals helped

## 2015 Ontario Food Bank Facts

**358,963** people helped monthly **32.3%** were children

**3.1%** fewer people helped compared to 2014

**21.4%** increase in help since 2008 (global financial crisis)

**90%** of clients were rental or social housing tenants

Source: *Hunger Count*, 2015

[www.foodbankscanada.ca/Hunger-in-Canada/HungerCount-2015.aspx](http://www.foodbankscanada.ca/Hunger-in-Canada/HungerCount-2015.aspx)

## Disturbing Trends in Ontario, 2015:

35% increase in food bank use by persons over age 65

Today we live in a culture that prefers to segregate itself from its aging parents in terms of living arrangements. On average senior individuals using food banks will spend 70% of their OAS and GIS income on housing.

Too many seniors are without sufficient income for their basic needs. David Goyette has suggested that a basic income guarantee endorsed by the mayors of Edmonton and Calgary would address this need.

Source: *Troubling Number of Peterborough Seniors Using Food Banks*, David Goyette, *Peterborough Examiner*, December 24, 2015

[www.thepeterboroughexaminer.com/2015/12/24/troubling-number-of-peterborough-seniors-using-food-banks](http://www.thepeterboroughexaminer.com/2015/12/24/troubling-number-of-peterborough-seniors-using-food-banks)

**For a complete list of current rent supplements, go to:**

<http://www.peterborough.ca/Assets/City+Assets/Housing/Rent+Supplement+Program+Outline+2016.pdf>

**For up-to-date information and more data related to Housing Is Fundamental, go to:**

[http://www.peterborough.ca/Living/City\\_Services/Housing\\_Division/AHAC.htm](http://www.peterborough.ca/Living/City_Services/Housing_Division/AHAC.htm)

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