Oxford County

Growing stronger together

Housing for all

Housing and Homelessness Plan

2024-2033

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Introduction

Everyone needs a place to call home. In many communities, including the Oxford County, finding appropriate, affordable housing can be a challenge. Buying a home may be out of reach and affordable rental housing can be difficult to find. As a result, some of the most vulnerable members of our community face housing insecurity.

“Housing for All” is the County’s plan to address these challenges. Our 10-Year Housing and Homelessness Plan sets our strategic directions, outlines the actions we will take and how we will measure our progress. We will continue to pursue innovative approaches to increase the supply of affordable housing and work with our partners to support housing stability.

We can’t do it alone. The private sector, community agencies and all levels of government play important roles in the housing system. With on-going investment from our federal and provincial government partners, we can continue to make progress towards our vision of “Housing for All.”

Housing For All: Our Plan At A Glance

REDUCE HOMELESSNESS THROUGH PREVENTION

- Develop a Homelessness Response Strategy
- Improve and increase access to emergency and transitional housing options

SUPPORT HOUSING STABILITY THROUGH COLLABORATION

- Improve access to and coordination of services
- Strengthen the system of supports through enhanced partnerships

MAINTAIN & IMPROVE THE EXISTING HOUSING PORTFOLIO

- Sustain community housing as mortgages expire
- Continue to invest in repair and renewal of the County's housing portfolio
- Implement a technology solution to support capital planning for community housing

INCREASE AFFORDABLE AND RENTAL OPTIONS

- Implement the Master Housing Strategy as funding becomes available
- Facilitate new affordable housing units through partnerships & innovation

ADVOCATE FOR INCREASED INVESTMENT

- Collaborate with other Service Managers and municipal organizations to advocate for sustained federal and provincial investment in new affordable housing supply programs
- Work with local partners to advocate for increased investment in homelessness response and housing stability supports

Plan Context and the Housing & Homelessness System in Oxford

Plan Context

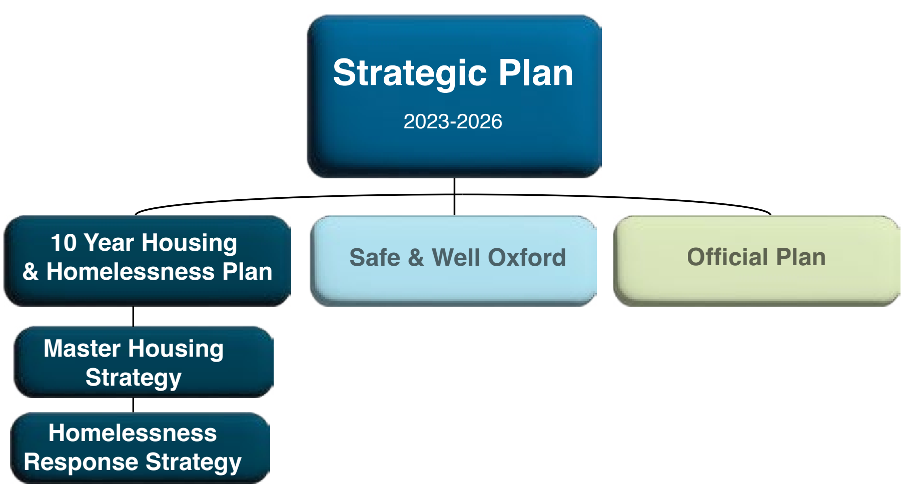
The Oxford County has a population of approximately 135,000 people across eight area municipalities, with both urban and rural communities. As the upper tier municipality, the County is responsible for a broad range of services, including community planning, water and wastewater infrastructure, long-term care, and emergency medical services.

In Ontario, human services, such as housing, homelessness prevention, childcare and social services, are managed by provincially designated Service Managers. As a Service Manager, the County is also responsible for the housing and homelessness system.

The County's work is guided by a strategic framework:

- The County's vision, as noted in the **2023-2026 Strategic Plan**, is "Working together for a healthy, vibrant and sustainable future".
- The **Official Plan** is the policy document that establishes the overall land use strategy for both the County and the eight area municipalities.
- **Safe and Well Oxford** is the County's community safety and well-being plan. The Plan outlines the road map to building a safe, welcoming and inclusive community for all where no one is left behind.

"Housing for All," the County's renewed 10-year Housing and Homelessness Plan, builds on the success of the previous 10-Year Shelter Plan (2014-2024), and incorporates the Master Housing Strategy, as well as the ongoing actions of the former 100% Housed Plan. The establishment of a Homelessness Response Strategy will also form an integral component of the Housing for All framework.



Housing and Homelessness System in the Oxford County

As a Service Manager, the County is responsible for the housing and homelessness system. Some services are delivered directly by the County, while others are in partnership with community agencies and the private sector.

Key elements of the housing stability and homelessness system include

Housing Stability Services
The County and community partners provide a broad range of services to individuals whose housing is at risk, with a goal of preventing homelessness. Some of these services include mental health and addictions programs, financial assistance, food banks, system navigation, and life stabilization case management.


The Inn, Emergency Shelter, Woodstock

Emergency Housing
Provides short-term accommodation and supports for individuals experiencing homelessness.

Transitional Housing
Provides temporary housing with supports designed to enable individuals experiencing homelessness to transition into permanent housing.

Housing with Supports
Provides permanent, affordable housing with long-term support services for people who have experienced homelessness and have mental health and/or addictions support needs.

Key elements of the housing system include the following.


802 Alice, County-Owned Housing, Woodstock

Community Housing
Housing owned and operated by Non-Profit and Co-operative housing providers. Non-Profits are governed by volunteer Boards of Directors and Co-operatives are governed by the people who live in the housing community. Community Housing Providers offer Rent-Geared-to-Income units funded by the County, as well as market rent units.

County-Owned Housing
The County owns and operates rental buildings that offer Rent-Geared-to-Income units.

Private Sector Rent Supplement and Housing Benefit Programs:
The County partners with landlords to provide Rent-Geared-to-Income assistance in private sector buildings. The County also has a program that provides housing benefits directly to eligible households to help pay their rent.

Rent-Geared-to-Income Waiting List:
The County manages the waiting list for Rent-Geared-to-Income (RGI) rental units and housing benefits. People who live in RGI units pay rent based on their income. RGI vacancies are offered to individuals on the waiting list. Provincial waiting list rules give Special Priority to individuals escaping human trafficking, as well as those who need housing to enable them to leave an abusive relationship.

Affordable Rental
Some housing providers (private sector and non-profit partners) offer below market rents, available to households with low and moderate incomes. Affordable rents are generally based on Canada Mortgage and Housing Corporation average market rents.


peopleCare Tavistock, Long-Term Care Home

Supportive Housing
Supportive housing provides both affordable housing and support services for individuals with unique needs. Supportive housing programs are both a County and provincial responsibility.

Key Partners

Federal Government

- Funds housing and homelessness programs under the National Housing Strategy and Reaching Home: Canada’s Homelessness Strategy
- Through the Canada Mortgage and Housing Corporation, conducts housing research, provides funding for affordable housing, provides mortgage loan insurance and residential mortgage securitization to financial institutions
- Sets policies that shape the overall housing market

Provincial Government

- Establishes the overall legislative framework for community housing, affordable housing, homelessness and many related programs and services, such as social assistance, health and mental health
- Provides funding to the County for affordable housing, homelessness and housing stability services
- Funds and administers the health care system, supportive housing programs for people with disabilities and violence against women, emergency shelter and support services
- Establishes provincial land use regulations and policies

Oxford County

- Provincially designated Service Manager for housing and homelessness
- Plans for the sustainability of the community housing portfolio
- Funds and administers community housing and rent subsidy programs, and maintains the Rent-Geared-to-Income housing wait-list
- Owns and operates community housing units across the County
- Develops new affordable housing in partnership with the private sector and community agencies
- Plans, administers and delivers supports for individuals who are experiencing or at risk of homelessness
- In partnership with Area Municipalities, implements land use policies and zoning regulations to guide growth and support affordable housing development

Private Sector

- Develops new ownership and rental housing.
- Operates rental housing and may partner with the County to house individuals that qualify for a rent supplement
- Generates economic growth and provides employment

Community Partners

- Community housing providers own and operate rental housing for households with low and moderate incomes and individuals with unique needs
- Community agencies deliver a broad range of health, and housing stability programs/services that support County residents
- Community partners provide employment supports and workforce development, connecting existing and new residents with employment opportunities

Accomplishment Highlights: 2019 - 2024

The County continues to invest to grow and strengthen the housing and homelessness system. Highlights of accomplishments over the last five years include:

Increased Affordable Rental Housing Supply

- **275** new units approved across **7** projects:
  - 89 market rent units, 186 affordable units
  - **$8.9 million** in municipal capital and land contributions
- **10** “My Second Unit” applications supported
- Adoption of **Master Housing Strategy**

Preserve And Optimize Existing Housing Stock

- Supported **5** Housing Providers to obtain Building Condition Assessments
- **$6.5 million** invested in repair and renewal of County-owned stock
- **10** low-income households assisted by the Homeowner Repair program

Reduce Chronic Homelessness

- Approximately 500 households assisted annually with Housing Stability supports
- By-Name List process implemented to identify and better support people experiencing chronic homelessness
- Approved funding to support development of a Homelessness Response Strategy
- Implementation of 24/7 emergency shelter services with wrap around supports and increased capacity to provide 55 permanent shelter beds

Increase Housing With Related Supports, Including Rent Supplements And Portable Housing Benefits

- Support for an investment of $2.8 million for supportive/transitional housing
- Engaged the province and advocated for new provincial funding to support hospital crisis beds

Understanding Housing Need in the County

Housing Needs Assessment: Key Findings

The County commissioned the completion of an updated Housing Needs Study to inform the development of Housing for All, our 10-year Housing and Homelessness Plan. The Housing Needs Assessment considered changes in the County's population, household incomes, and the ownership and rental housing markets.

The following provides a high-level summary of key findings of the Housing Needs Assessment, with the more fulsome document attached as Appendix I.

1. The County is growing

- From 2016 to 2021, the County's population grew an average of 1.8% per year, faster than the provincial average of 1.2%
- Recent population increases are largely due to people moving from other parts of the province. The largest groups of new residents are young adults (39% in 2022) and children (32%).

2. Only high-income households can afford to purchase a home

Household Incomes and Affordability Thresholds, Oxford County, 2023

Income Group	Decile	All Households Income*	Affordable Purchase Price
Low Income	1st	$43,736	$161,275
	2nd	$62,733	$220,202
	3rd	$80,625	$277,192
Moderate Income	4th	$98,297	$337,282
	5th	$115,968	$387,680
	6th	$134,744	$449,709
High Income	7th	$157,937	$519,492
	8th	$185,549	$621,695
	9th	$236,354	$779,751

2023 Median Resale Detached House Price, 2023 $652,000

**Incomes based on 2021 Census of Canada, inflated by CPI (Ontario) to estimate 2023 incomes.*
Note: Affordability thresholds for ownership assume a 25-year mortgage, minimum 5% downpayment, 0.96% blended property tax, 4% loan amount of CMHC mortgage insurance, and 5-year fixed mortgage rate of 6%

Source: Statistics Canada; N. Barry Lyon Consultants Ltd.

3. Rental supply has increased but affordable options are limited

- Since 2016, the number of housing units built to operate as rentals (also known as "purpose-built" rentals) has increased from approximately 3,700 to over 4,500.
- Most of the rental supply is made up of individual units leased out by their owners, such as basement apartments, condominium units or townhouses.

Household Incomes and Affordability Thresholds, Oxford County, 2023

Income Group	Decile	Renter Household Income*	Affordable Monthly Rent
Low Income	1st	$25,598	$640
	2nd	$31,998	$800
	3rd	$42,054	$1,051
Moderate Income	4th	$52,568	$1,314
	5th	$62,624	$1,566
	6th	$74,280	$1,857
High Income	7th	$87,994	$2,200
	8th	$106,278	$2,657
	9th	$132,562	$3,314

2023 Rental Survey (County-wide Average)

Basement Apartment: $1,400

Older Townhouse: $1,959

New Condo Rent: $2,360

**Incomes based on 2021 Census of Canada, inflated by CPI (Ontario) to estimate 2023 incomes.*

Source: Statistics Canada; N. Barry Lyon Consultants Ltd.

Engagement Strategy

The County is committed to meeting the housing needs of its communities. In doing so, we understand it is crucial to work together to understand the needs of our residents, area municipalities and community partners. In developing this Plan, we undertook a series of consultations to better learn how we can collectively achieve this goal, as follows:

Engagement With The Community:

In October of 2023, we released a public survey to community residents. This survey was made widely available through various communications, including links on our website and numerous social media posts. 464 responses were received from this survey, providing us with valuable community-based information on local housing priorities.

Municipal Consultation:

At the same time, in October 2023, we engaged with each of our area municipalities to explore local concerns and to identify unique interests within a new Plan.

Facilitated Discussion With Community Partners:

A key element of our consultation approach was meeting with our community partners to identify how we can best work together to support mutual aims. Five focus group sessions were held that included representatives from agencies working in the following areas:

- Addictions, Violence, and Mental Health
- Child and Youth
- Development
- Developmental Disabilities
- Emergency & Health Services
- Employment Services
- Homelessness
- Immigration
- Seniors

These discussions challenged us to think about how we can better share information and coordinate our services.

Indigenous Voices

In the spirit of Truth and Reconciliation, the County shared a draft of Housing for All Plan actions and measures with the Chiefs of local Indigenous communities for their information and feedback. As always, we welcome Indigenous voices and look forward to collaborating to address housing and homelessness needs.

We would like to thank all of those who gave their time to provide valuable feedback on how the County can best support our community's housing needs. Their input has played an important role in shaping the actions outlined in this Plan.

Key Engagement Themes

Across all types of engagement, some key themes emerged. They included:

- The need to find ways to increase affordable housing options.
- Supporting ways to increase transitional housing and supportive housing units.
- Enhancing the system of supports available to those in housing.
- Advocating for increased federal and provincial investment in housing.

"I'm a low/middle class worker and can't afford to even save for retirement or have any extra money to live. I'm grateful to have a place to live but it's not affordable even with a boarder."

Significant community and municipal concerns were raised about visible homelessness and strong support was voiced for increased housing with wrap-around supports; for seniors, those with mental health or physical disabilities, and individuals experiencing homelessness.

"My concern is that I live in a dual income household with no kids, and I have little faith that I'll be able to afford a home in this community. I am unable to move from where I am because it will force an increase in my current rent payment. So I feel stuck until I get a pay increase, or something more affordable becomes available."

Increasing housing supply was identified by all as a priority area. We heard that there is recognized need through all consultation groups to think differently about how to house residents across the housing continuum, including thinking about increasing residential density, creating secondary units, and building more low-rise apartments and mixed income housing developments to ensure we are creating strong and resilient communities that welcome all residents, regardless of income or circumstance.

"Together we can tackle homelessness, thanks for your hard work."

Our 2024-2033 Plan

Homelessness is a complicated issue. **"Housing for All**," the County's 10-year Housing & Homelessness Plan, builds on the Housing Needs Assessment and what we heard from the community and stakeholders.

The Plan identifies 5 strategic directions that will guide our next steps:

1. Reduce Homelessness Through Prevention
2. Support Housing Stability Through Collaboration
3. Maintain and Improve the Existing Housing Portfolio
4. Increase Affordable and Rental Options
5. Advocate for Increased Investment

We have identified key actions for each strategic direction and every year we will report on our progress. Actions and progress measures are outlined in the next section of the Plan.

Reduce Homelessness Through Prevention

Homelessness is a complicated issue. Limited affordable housing options, low income, mental health and addiction needs, discrimination and disabilities, can all be contributing factors. As part of our commitments under the Housing for All Plan, we will develop a comprehensive Homelessness Response Strategy. The Strategy will help us better understand the needs in our community and enable us to find ways to reduce homelessness by preventing it and supporting individuals to stay in their current housing.

For people who are already experiencing homelessness, our intent is that the Homelessness Response Strategy will recommend actions that support more seamless access to emergency shelters services, as well as transitional housing with supports to assist individuals with obtaining more stable, permanent housing.

REDUCE HOMELESSNESS THROUGH PREVENTION

- Complete a needs assessment to identify the current and future scope of homelessness throughout the County.
- Undertake a scan and develop a map of all programs and services offered across the County to support homelessness support and prevention.
- Conduct a comprehensive and inclusive community engagement process, informed by community partners and people with lived experience of housing instability and homelessness.
- Identify options and opportunities for pathways out of homelessness.
- Identify service gaps, short-term and long-term strategies, and resources to reduce homelessness in the County.
- Partner with community agencies to increase housing options for people experiencing homelessness.
- Leverage funding opportunities to assist people with maintaining their residence if facing eviction.
- Utilize the By-Name List and Coordinated Access system to assist people in becoming “housing ready” and consistently work on the prioritization list to rehouse and stabilize those who are presently unhoused.

‘The Inn’ Emergency Shelter

The Inn, Emergency Shelter, Woodstock

More than 25 new beds were added to the County’s emergency overnight shelter in 2023, through an initiative between Operation Sharing (The Inn), Old St Paul’s Anglican Church and the County. The expanded space at 723 Dundas Street, Woodstock, is now able to accommodate up to 55 individuals for emergency overnight beds in the community, along with meal, clothing, shower and washroom access overnight. This joint initiative provides a safe and supportive environment for individuals who are experiencing homelessness, with a goal of reducing the number of individuals who need to access emergency shelter.

MEASURING OUR PROGRESS

- #/% of people on the By-Name List who obtain housing
- # of people who become homeless (new or return to By-Name List)
- Change in # of people on By-Name List
- Emergency shelter usage
- #/% of at-risk participant households who received Homelessness Prevention Program (HPP) community outreach and support services
- #/% of at-risk participant households assisted by HPP who retained housing for 12 months or more
- #/% of people referred to housing stability services through the centralized waiting list system

The "By-Name List"

It's hard to get the services you need when you don't have an address or a place to charge a phone. The County works with community partners to coordinate services for people experiencing homelessness. This process recognizes each person as an individual, "By-Name" and uses a Coordinated Access system to provide the supports needed to transition from homelessness to safe, stable, permanent housing. As of July 2024, the County was working with 117 people on the "By-Name" list.

Project Highlight: Youth Transition Hub

In June 2024, the County partnered with Oxford County Community Health Centre (OCCHC) on a housing project that will help to transition youth that are experiencing homelessness to stable housing with "wrap-around" support services.

The new transitional housing unit, which provides accommodations for four youth aged 16 to 17 years of age, will offer on-site professional support that helps youth living at the home search for permanent housing, understand income supports, learn life skills, seek education or training, secure transportation and more. The services offered at the transitional housing unit are in addition to others provided by the OCCHC, such as primary healthcare, group programs, social work, dietitian consulting, and more.

The housing project is located on an existing County community housing site, and is supported through **Ontario's Homelessness Prevention Program**.

Support Housing Stability Through Collaboration

Having a safe, appropriate place to live provides the foundation for every aspect of our lives. Housing stability means that a person's home is not at risk; it's secure and financially sustainable. When someone is at risk of losing their home, housing stability supports can help. Examples of supports include emergency financial assistance, help with navigating the Landlord and Tenant Board and mental health services.

Many partners have a role in providing housing stability services. While this is the case, many partners have different areas of focus, different services, and different funding sources, which can be a challenge for someone who needs help finding the right service at the right time. As part of our Plan, and the subsequent Homelessness Response Strategy, we will work with our partners to strengthen and improve coordination of services and make it easier for people to connect to the services they need.

SUPPORT HOUSING STABILITY THROUGH COLLABORATION

- Leverage the County's Centralized Waiting List system to connect people to housing stability supports.
- Partner with and promote 211 to enhance housing stability resource information available to the public.
- Establish a strategic community planning table to improve coordination of services, data tracking and provincial funding applications.
- Identify, connect, and promote collaboration of all navigators in Oxford County to enhance a shared understanding of service pathways.
- Enhance supports available to community housing residents.
- Collaborate with private landlords and local housing providers to provide increased housing options.
- Acknowledge the requirement for some vulnerable community members to receive regular and on-going support with standardized approaches and touch points.

Community Outreach Navigator

The Community Outreach Navigator provides individuals who are experiencing homelessness and those at risk for homelessness with focused support and referrals for social services and affordable housing supports. This position is integral to the County's goal of supporting housing stability by connecting individuals with appropriate community services and partnering to promote ongoing housing stability and life stabilization.

MEASURING OUR PROGRESS

- Initiating establishment of a central database for collecting goal supportive data from community partners
- Supporting a minimum of 40 rent support applications (rent supplement, housing allowance) annually
- Initiating a new rent supplement program to encourage the retention and participation of private sector landlords in the traditional rent supplement program
- Preserving and creating supportive housing stock (#/% change in units)

Rent Supplement
Rent Supplement programs enable the County to increase the number of Rent-Geared-to-Income (RGI) units available to people who need them. A landlord agrees to offer their rental unit to someone from the County's RGI waiting list and the County provides financial assistance to support the tenancy.

Centralized Waiting List
The County maintains a list of individuals who qualify for Rent-Geared-to-Income (RGI) housing. When RGI vacancies occur in County owned buildings, Community Housing or Rent Supplement units, they are offered to individuals on the RGI waiting list. As part of our Plan, we will explore how the individuals who apply for RGI housing could be connected to other services to help them while they wait.

Maintain and Improve the Existing Housing Portfolio

Community housing is a critically important component of the housing system. Over decades, successive governments have invested significantly in the construction of non-profit and co-operative housing communities. These permanently affordable buildings are an essential community resource. Community housing providers own and operate 600 rental units across the County. They provide affordable market rents and Rent-Geared-to-Income (RGI) assistance for people living with low-income, seniors, families and people with disabilities.

Community housing was built under programs that relied on mortgages to finance construction costs. As these mortgages end, the County and housing provider will negotiate new agreements that protect RGI units and support long-term capital investments in the housing portfolio.

In addition, the County owns and operates 636 community housing units. The County's housing portfolio is made up buildings that were built in the 1960's and 1970's. These buildings are equally an important part of the community housing supply. All units are offered with RGI assistance, providing safe, affordable housing to people who cannot afford private sector housing. The County continues to invest in repairs to keep this portfolio in good condition.

MAINTAIN & IMPROVE THE EXISTING HOUSING PORTFOLIO

- Engage community housing providers and support viability as buildings age and mortgages end.
- Support building the capacity of community-based housing providers to use the end of mortgages as an opportunity to explore their strategic planning.
- Encourage housing providers to achieve scale through redevelopment, amalgamation, or partnerships as appropriate.
- Establish a framework for new agreements with community providers as mortgages end, informed by:
  - updated assessments of capital needs
  - financial viability assessment
- Review long-term capital needs for County owned housing stock and explore funding options to sustain the portfolio.

Housing Repair Program

The County Residential Repair program offers funding to eligible homeowners and Community Housing providers to assist with critical repairs. The Program is intended to improve living conditions for households in need, allow household members to remain in their homes and "age in place," and support Community Housing as buildings approach critical maintenance milestones. As of June 2023, a total of 10 homeowners and 5 Community Housing providers have received assistance through the program.

MEASURING OUR PROGRESS

- Completing Building Condition Assessments (BCA) for all community housing providers
- Implementing asset planning software for community housing providers, to support building viability and ensure appropriate capital investments
- Establishing and facilitating a community housing table to build a strong, supported housing provider network
- Hosting one training and/or event annually to increase community housing sector capacity building and strengthen governance

- Engaging community housing provider boards, attending a board meeting prior to negotiating end of operating agreements

- Amalgamating operational support for community housing providers that are entering into new operating agreements to promote efficiency in the sector

- Developing a consistent framework for entering into new agreements with community housing providers, including a review of capital needs (informed by a recent BCA) and financial viability

- Negotiating new agreements with all community housing providers whose mortgages are coming to an end, with a focus on preserving all RGI units

- Reviewing asset needs of County owned housing stock and complete a review of long-term, 10-Year financial needs to ensure the portfolio remains sustainable

- Maintaining the current number of community and County owned housing units

Building Condition Audit (BCA)
A BCA evaluates the condition of all components of a building and forecasts when each component will need to be replaced. Community Housing providers use BCAs to develop capital repair plans and budgets. The County has already assisted 5 community providers obtain BCAs. As part of the Housing for All Plan, the County will assist the remaining providers with BCAs and long-term capital plans.

Non-Profit and Co-operative Housing
Community Housing providers operate either as Non-Profits or Co-operatives. Non-Profits are governed by volunteer Boards of Directors, and some are affiliated with faith groups or service clubs. Co-operatives are governed by individuals who live in the building, and the co-operative community elects' members to serve on the Board of Directors.

Increase Affordable and Rental Options

As a growing community with increasing rents and home prices, we need more affordable and rental housing options. In 2022, the County adopted the Master Housing Strategy, identifying and prioritizing potential sites for future affordable housing development. Since 2019, the County has invested $8.9 million in capital and land contributions to develop 275 new rental units, with 186 of these units offered at affordable rental rates for low and moderate income households. In response to the strategic directions of the Housing For All Plan, we will continue to implement the Master Housing Strategy.

Higher interest rates and significant increases in construction costs make housing development more challenging. To continue towards our vision of Housing for All, we will also explore new partnerships and innovative solutions to increase affordable and rental options.

INCREASE AFFORDABLE & RENTAL OPTIONS

- Continue implementation of the Master Housing Plan as funding permits.
- Review effectiveness of current new supply incentives and affordable ownership programs and ensure resources are allocated strategically.
- Explore potential benefits of establishing a County-owned housing development corporation.
- Explore opportunities to increase supply through co-location with County and/or local municipal services.
- Consider potential to increase worker housing supply through partnerships with employers.
- Continue to consider innovative housing models and funding programs to increase affordable accessory dwelling units on existing residential properties.
- Continue to consider innovative housing models and funding programs to support critical home repairs.

The County's largest affordable housing project to date: 1231 Nellis Street, Woodstock

The 98-unit rental building includes 62 affordable units geared to seniors. Woodstock Non-Profit Housing Corporation was the successful proponent of the County initiated project, with construction commencing in April 2021 and occupancy granted in early 2023.

The project was made possible through various partnerships and the allocation of approximately $1.9 million in Federal/Provincial funding, $1.4 million in County funding and a County land contribution.

MEASURING OUR PROGRESS

- Initiating a minimum two multi-residential housing projects per year
- Reallocating a portion of the home ownership revolving loan fund to support the My Second Unit and Housing Repair Programs
- Supporting the creation of a minimum of 8 affordable second units annually through the My Second Unit Program, in line with available funding
- Support a minimum of 8 residential home repairs annually through

the Residential Repair Program, in line with available funding

- Completing a business case to understand the opportunities and challenges of establishing a Local Housing Development Corporation, and the role it may play in meeting the actions of the 10-Year Housing and Homelessness Plan, including supporting the creation of affordable housing and the rehabilitation of the community housing stock

- Partnering with a local municipality to support a project that provides a co-location for affordable housing and a municipal service

- Partnering with a local municipality and/or local employer to provide affordable housing options for employees

My Second Unit Program
The County's My Second Unit program helps homeowners plan and finance a self-contained rental unit in their home with an interest-free, forgivable loan. For example, the program could help create a safe, legal basement apartment. A second unit provides much needed rental housing and an income stream for the homeowner.

Advocate for Increased Investment

Although the County continues to invest in housing, realizing our vision of “Housing for All” depends on investments from both the federal and provincial governments. It takes commitment from all levels of government to build new affordable housing and provide programs and services for individuals who don’t have appropriate housing.

We will work with other municipalities, sector organizations and community partners to raise awareness of the needs of County residents and to advocate for federal and provincial investments in programs and services. Together we can achieve “Housing for All.”

ADVOCATE FOR INCREASED INVESTMENT

- Review successful Canadian housing advocacy campaigns to inform County advocacy planning
- Continue to engage local housing and health system partners in development of business cases and related initiatives to advocate for increased provincial investment in housing and housing stability programs
- Leverage membership in organizations such as ROMA, FCM and AMO to advocate for sustained investment in affordable housing development
- Explore facilitating a Housing Summit to raise awareness of County initiatives and promote continued action to address housing need
- Outreach to local service manager areas to determine opportunities to develop regional advocacy messaging

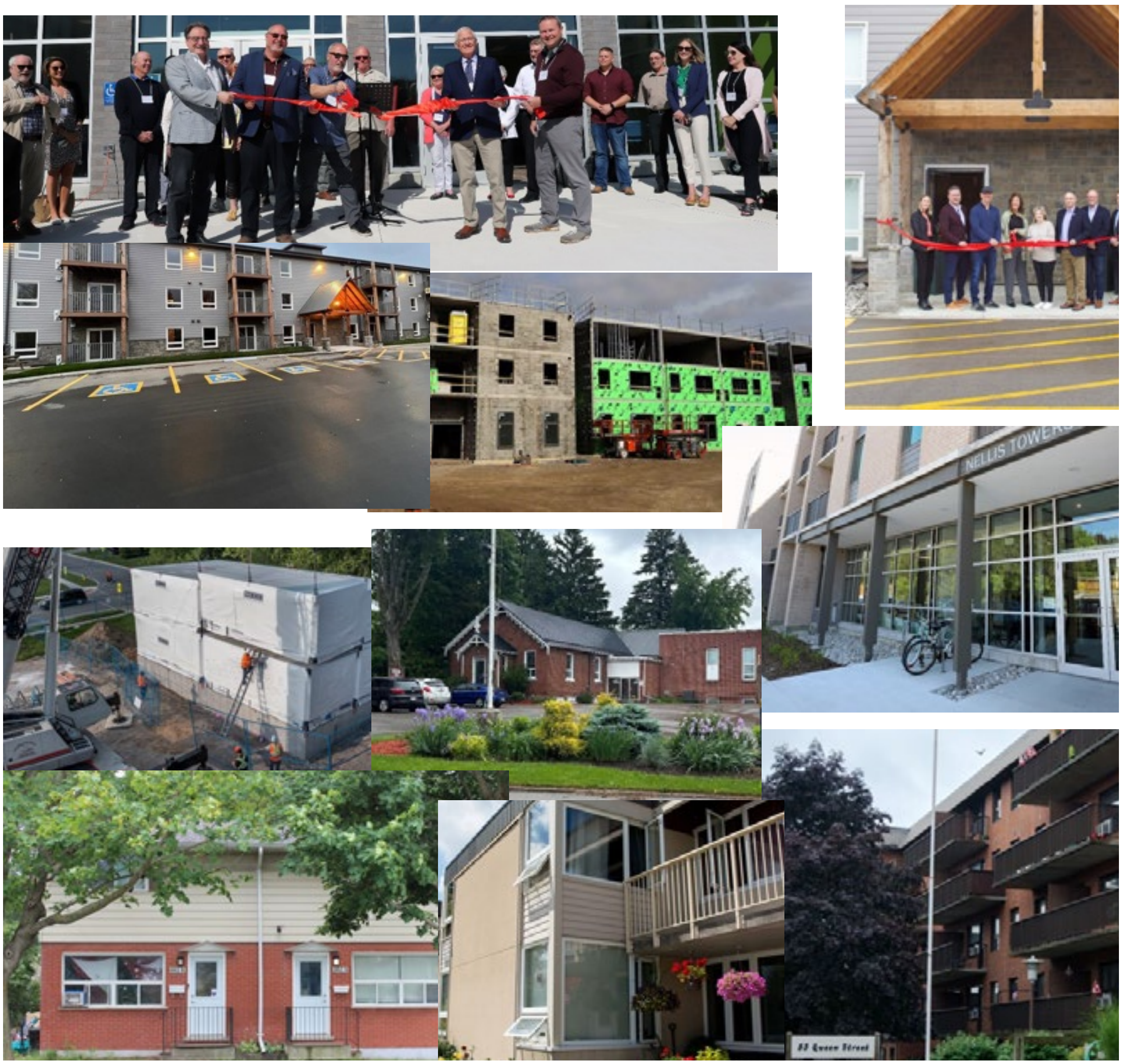
MEASURING OUR PROGRESS

- Endorse/support advocacy efforts by organizations such as ROMA, WOWC, OMSSA, HSSC, FCM and AMO as appropriate
- Convene an engagement with local service manager areas to determine opportunities to develop regional advocacy messaging.

Next Steps

The County's 10-Year Plan sets our strategic directions and highlights the actions we will take in support of Housing and Homelessness. Each year we will report on our progress in achieving the measures set out in this Plan.

We look forward to continuing to work with other levels of government, the private sector and our community partners to achieve our vision of "Housing for All."



Clockwise, starting from left: Nellis Towers ribbon cutting (Woodstock); Ingrid's Place ribbon cutting (Plattsville); Nellis Towers; Tillson-burg Non-Profit Housing; 82 Finkle Street (Woodstock); 738 Parkinson Road under construction (Woodstock); Ingrid's Place. Centre, upper and lower: The Inn (Woodstock); Nellis Towers under construction (Woodstock).

Housing and Homelessness Plans must comply with the requirements set out in the Housing Services Act, 2011 and the Policy Statement: Service Manager Housing and Homelessness Plans. The Province has advised that the policy direction is under review. If the Policy Statement is amended or replaced, the County will update "Housing for All", our 10-Year Housing and Homelessness Plan as needed.

Oxford County Human Services

21 Reeve Street, Woodstock
PO BOX 1614
Ontario, N4S 7Y3
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www.oxfordcounty.ca

Image source: Woodstock BIA

Housing Needs Assessment:

In Support of the Updated 10-Year Shelter Plan

County of Oxford

March 2024

nblc
Trusted advisors since 1976.

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HOUSING NEEDS ASSESSMENT – INTRODUCTION

The County of Oxford (the 'County') has retained N. Barry Lyon Consultants Limited ('NBLC') to prepare a Housing Needs Assessment ('HNA') that identifies current housing conditions in the County, demand characteristics, gaps in supply and demand across the housing continuum, forecasted growth patterns, and the characteristics of housing most needed in the County moving forward.

NBLC previously completed a scoped HNA in support of the County's Master Housing Strategy. This HNA provides a more fulsome analysis of the County's housing needs by including all municipalities within the County into its scope, using the most up to date census and income data, updating the survey of rental and ownership housing, considering the major macro-economic conditions impacting supply and demand (e.g., interest rate increases), and by deepening its analysis of existing Core Housing Need (integrating data on homelessness, shelters and social housing) with the use of custom data tabulations from Statistics Canada as well as data collected through the Housing Assessment Resource Tool (HART).

The findings of this HNA are intended to support the County in the development of the 10-year Shelter Plan, which is currently under development, as well as the development of affordable housing policies, programs, and funding initiatives.

1.0 Summary and Key Findings

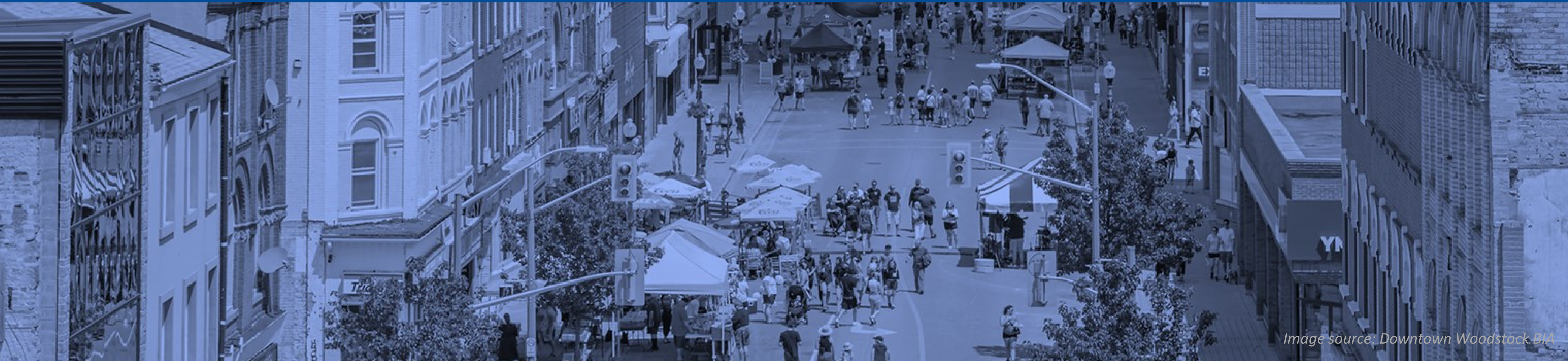


Image source: Downtown Woodstock BIA

Summary and Key Findings

nblc

This Housing Needs Assessment provides a foundational assessment of the housing needs and affordability challenges in Oxford County to guide the recommendations that will be brought forward through the County's 10-Year Housing Plan. Our analysis of affordability gaps demonstrates that **there are very limited options in the County for moderate and low-income households** in both ownership and rental tenures. The County requires a greater supply of housing – and broader supply of housing – than what is currently being delivered in the market today. The following are the key takeaways from the Housing Needs Assessment:

Ownership Market

- At the moment, **demand for ownership housing has been dampened**. Resale prices peaked in 2022, and since then have gradually decreased in 2023, although still remain at elevated levels compared to the start of the pandemic. However, **this is likely only temporary and is tied to unusually high interest rates**, not due to an excess in housing supply or more balanced market conditions.
- Home prices are highest in municipalities outside of Woodstock, Ingersoll, and Tillsonburg (due to home sizes and rural location).
- **Demand will likely return and prices will increase upon the Bank's reduction of interest rates where only a mild recession is expected and where migration from other parts of the province continues. Despite moderation in pricing, affordability remains challenged due to higher interest rates.**

Rental Market

- Where rents historically increased slowly from the 1990s until early 2010s, **rent has increased considerably over the last decade.** Average rent in Woodstock has increased from $900 to $1,370 over this period, representing an annual increase of 6.7%. Rent in Ingersoll and Tillsonburg has followed similar patterns, averaging an annual increase of 6% since 2018.
- **Rent increase has been driven by the dismal growth in rental supply and high increase in population and home ownership** prices. Among the three municipalities mentioned, Woodstock has seen the greatest increase in its rental stock, specifically 1,200 purpose-built rentals added since the start of the population boom in 2015, resulting in relatively tight vacancy rates of between 2% to 4% across these areas.
- The rental surveys conducted indicate **there is very limited rental supply in other municipalities in the County**.
- **Rents across the County will most likely continue to increase in the near future due to high interest rates deterring home purchases, a negative economic outlook (temporarily impacting household incomes), and limited rental growth.**

Social and Affordable Housing

- **The County's housing waitlist has not decreased in the last two years despite housing investments**, with roughly 2,500 applicants still on the waitlist across this period.
- **Demand heavily favours single-bedroom units**, a common theme across Ontario, which is also supported by the characteristics of renter households in Core Housing Need.
- **97% of community housing applicants are targeting housing in Woodstock, with Tillsonburg and Ingersoll.**
- **Housing investment is needed across all low-income groups as even 80% of AMR is unaffordable to many.**

Summary and Key Findings

nblc

Income characteristics and growth profile

- **The County's growth has largely been fueled by interprovincial migration**, primarily of professionals and young families moving to the County from other communities in Ontario. This is also likely tied to the source of growth in high-income earners in Oxford, with households earning over $100,000 increasing from 25% to 42% of all County households.
- At the same time, **overall age cohort trends show an ageing population, with the fastest growing age cohorts being the downsizer categories**, or those aged between 65 and 74 years old, with a more limited increase in younger populations (aged 0 to 19).
- Despite growth trends, couple households (both with and without children) remain the most prominent household types in the County, **single-person households are the fastest growing household type (31%), followed by couple households without children (11%), pointing to a likely reduction of the average household size in the future.**

Core Housing Need

- As of the 2021 census, **Core Housing Need has declined for both renter and owner households**, likely due to the influx of higher income households from other parts of the province and COVID-related funding and supports.
- However, **renter households are still six to ten times more likely to be in Core Housing Need than owner households** (based on differences observed across the local municipalities).
- **Roughly 35% of renter households are living in unaffordable housing** compared to roughly 10% of owner households.
- **Single-person and single-parent households, older adult-led households, and households living in apartments are also more likely to be in Core Housing Need.**
- **The data used is from 2021, and does not include impacts from high inflation, increasing interest rates, the introduction of hybrid work models, and record levels of immigration since this time.**

Housing Gaps

- Overall, there are very limited housing options affordable to low- and moderate-income households in Oxford County.
- **Only top income (8th to 9th decile) earners can afford detached, semi-detached, and townhomes** in the County – both new and resale. **Moderate income (4th to 6th decile) earners can only afford the condominium apartment units**. These are the least common housing types on the market currently.
- Rental vacancy is very tight with limited growth in supply. Most renter households below the 6th income decile will struggle to find affordable shelter.
- Current social and affordable housing programs are affordable to and lower-moderate income earners, however the social housing waitlist indicates that these programs are inadequate to meet the current housing need of these income groups. Further, 80% - 100% of the CMHC AMR is mostly unaffordable to groups below the 4th income decile, indicating deeper levels of affordability are also needed.

Data Limitations

Where possible, we have analyzed various market and demographic trends by municipality (both upper- and lower-tier) with the most relevant and current data available. However, there are some limitations that must be noted to properly communicate the following analyses and findings. These include:

- Limited data for certain municipalities. Data for municipalities outside Woodstock, Tillsonburg, and Ingersoll may not always be available (such as for Housing Starts), and where they are, they may not be available for older census years (such as for Core Housing Need).
- The transition of waitlists from OneHSN to Rent Café. Adjusting to the new platform, as well as data collection on tenant income, limits the information available to the County, and thus to this Report.
- The date census data was collected. Most census data was collected in 2020, and do not reflect the economic impacts of major events (i.e., high inflation, interest rate hikes, provincial and national housing policies,COVID-19, international events) experienced in the past two years. Where possible, 2023 estimates and their assumptions were included.

2.0 County Overview

Image source: Town of Ingersoll

Introduction

The following section provides a high-level overview of the County – with commentary on how the County has grown and how the County is forecasted to grow in the coming decades.

This section evaluates both local municipal and County-wide growth trends over the last 15 years, and also identifies key sources and age groups that are fueling recent population growth. Various projections are reviewed to assess potential growth patterns into the following decades, with commentary on various factors that play into Oxford's projected growth. This also includes the County's recently completed Municipal Comprehensive Review analysis.

KEY FINDINGS

THE COUNTY HAS GROWN 1.2% ANNUALLY SINCE 2006, ON PAR WITH PROVINCIAL GROWTH, WITH MORE ACCELERATED GROWTH OVER THE PAST FIVE YEARS

GROWTH IS PRIMARILY CONCENTRATED IN WOODSTOCK, INGERSOLL, AND TILLSONBURG

INTERPROVINCIAL MIGRATION IS THE PRIMARY DRIVER OF POPULATION GROWTH (73% IN 2022)

MOST INTRAPROVINCIAL MIGRATION IS IN YOUNG ADULTS (39% IN 2022) AND CHILDREN (32%)

THE FASTEST GROWING AGE COHORTS HAVE BEEN OLDER ADULTS AGED 65 TO 74 (+70% SINCE 2006)

THE COUNTY IS EXPECTED TO GROW BY BETWEEN 40,000 TO 76,000 RESIDENTS BY 2049

THE COUNTY MAY REQUIRE 16,000 TO 30,000 UNITS TO ACCOMMODATE THIS GROWTH

County and Component Municipalities

nblc

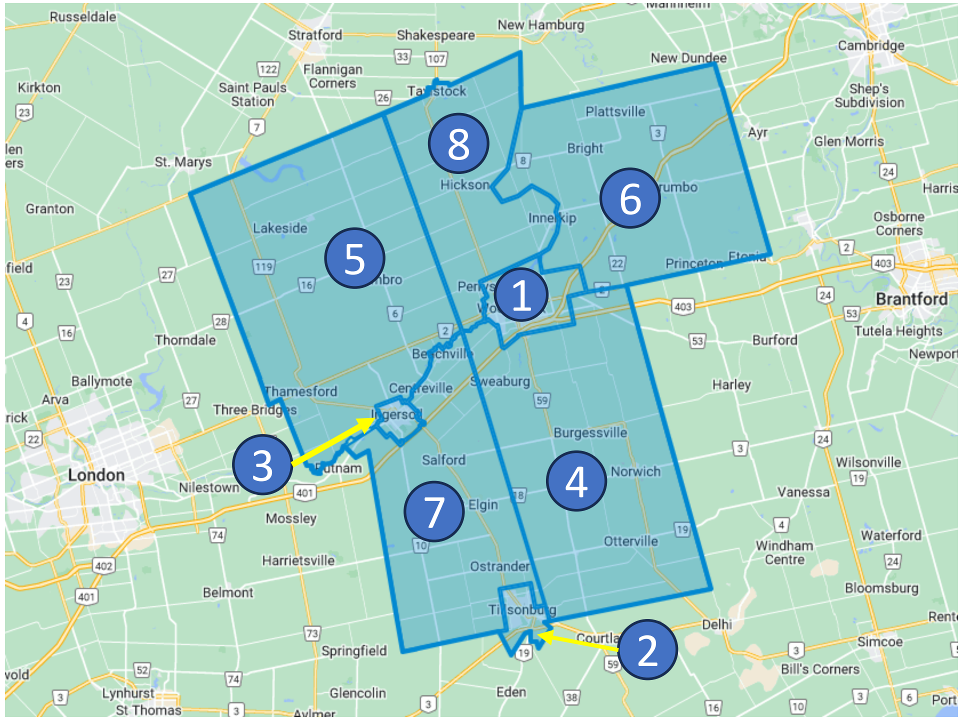
- The County of Oxford has a 2021 population of over 125,000 across the eight lower-tier municipalities.
- There are three major population centres – Woodstock, Tillsonburg, and Ingersoll – wherein the housing supply, public services, and infrastructure are concentrated. There are five other municipalities in the County that have lower densities and are more rural in nature. These contain smaller population centres (e.g., Innerkip, Thamesford) within them.
- The County stands in between the major urban centres of London, Kitchener-Waterloo, and Hamilton. As affordability pressures continue to increase, these urban areas are increasingly affecting demand and housing market conditions in Oxford County.

Table 1

County Lower-Tier Municipalities		
	Municipalities	**Population (2021)**
1	Woodstock	46,705
2	Tillsonburg	18,615
3	Ingersoll	13,693
4	Norwich	11,151
5	Zorra	8,628
6	South-West Oxford	7,583
7	Blandford-Blenheim	7,565
8	East Zorra-Tavistock	7,841
	Oxford County	**121,781**

Source: Statistics Canada – 2021 Census.
Note: These numbers do not include the correction for any undercounts.

Figure 1



How Has the County's Population Grown?

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- Over the past four census periods, Oxford County has grown by over 19,000 people, with over half of this growth occurring over the last five years (Table 2).

- The County's annual growth rate has been trending up over multiple census periods (from 0.6% to 1.8%), with the two recent census period showing growth rates higher than the province as a whole.

- Most of the recent population growth can be attributed to an influx of new residents – discussed in the following pages - into Woodstock (32%), Tillsonburg (26%), and Ingersoll (16%). These three communities have all experienced strong growth in recent years and represents the vast majority of the County's total growth.

- The other five municipalities have experienced modest growth over the same period, although both Zorra and East Zorra-Tavistock did experience modest growth between 2016 and 2021. This is contrast to South-West Oxford, which has maintained a near zero growth in the last three census periods.

- Overall, this shows a community that has recently seen new strength in population growth and will likely continue doing so considering the continuation of economic and demographic trends across the province. This is also reflected in building permit data for the County, the 2020 (Phase 1) Comprehensive Review, and the 2021 Development Charge Update Study.

Table 2

Population Change by Geography (Province, Upper-Tier, and Lower-Tier Municipalities)
2006 to 2021

Geography	2006	2011	2016	2021	Annual Growth (2006-2011)	Annual Growth (2011-2016)	Annual Growth (2016-2021)	Annual Growth (2006-2021)
Woodstock	35,480	37,754	41,908	46,705	1.3%	2.2%	2.3%	2.1%
Tillsonburg	14,822	15,301	15,872	18,615	0.6%	0.7%	3.5%	1.7%
Ingersoll	11,760	12,146	12,757	13,693	0.7%	1.0%	1.5%	1.1%
Norwich	10,481	10,721	10,835	11,151	0.5%	0.2%	0.6%	0.4%
Zorra	8,125	8,038	8,138	8,628	-0.2%	0.2%	1.2%	0.4%
South-West Oxford	7,589	7,544	7,634	7,583	-0.1%	0.2%	-0.1%	0.0%
Blanford-Blenheim	7,149	7,359	7,399	7,565	0.6%	0.1%	0.4%	0.4%
East Zorra-Tavistock	7,350	6,836	7,113	7,841	-1.4%	0.8%	2.0%	0.4%
Oxford County	**102,756**	**105,699**	**111,656**	**121,781**	**0.6%**	**1.1%**	**1.8%**	**1.2%**
Ontario	**12,160,282**	**12,851,821**	**13,448,494**	**14,223,942**	**1.1%**	**0.9%**	**1.2%**	**1.1%**

Source: Statistics Canada – 2006, 2011, 2016, and 2021 Censuses

How Has the County's Population Grown?

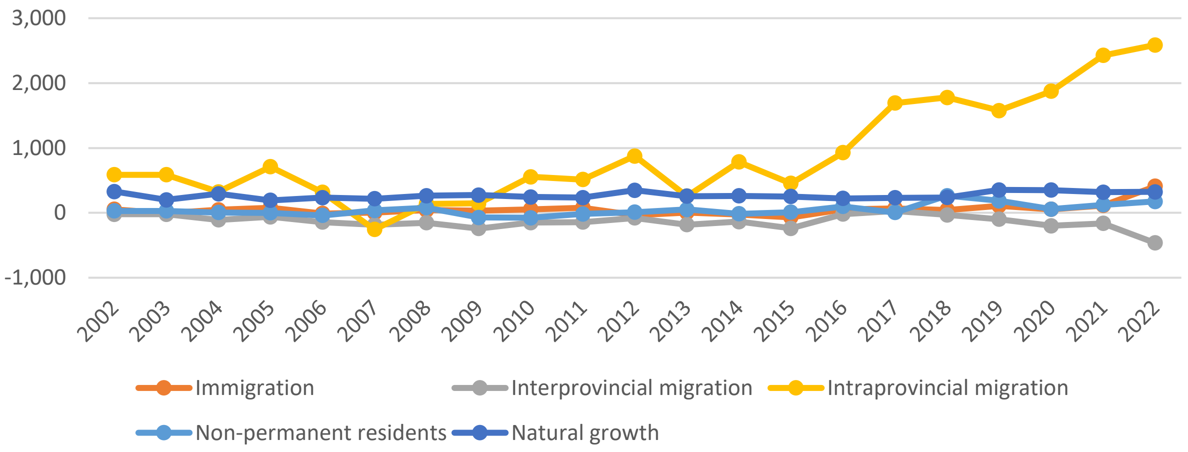
nblc

- Most of the County's growth can be attributed to an influx of people from within the province (i.e., moving to Oxford County from other communities within Ontario), which covers nearly 73% of growth over the observed period (**Figure 2**). This trend started to solidify after 2015 and seems to have been buoyed by the COVID-19 pandemic as remote work became more accepted and households began leaving larger urban centres in search of more affordable housing options.

- Conversely, there has been a slight but relatively steady outflow of County residents to other provinces, peaking in 2022 with more than 450 people leaving, likely as affordability pressures in Oxford County began to increase. All other growth trends have remained relatively stable over the past twenty years.

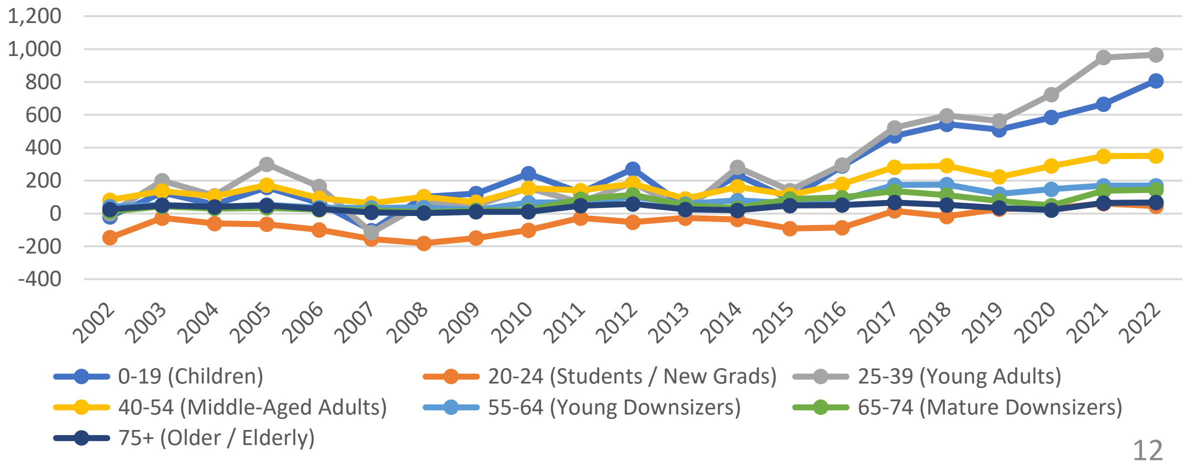
- The recent increase in migration from other parts of the province is comprised mostly of children and young adults, and partially of middle-aged adults (aged 40 to 54) and downsizers (aged 55 to 74) (**Figure 3**). More specifically, the jump in 2020 onwards among children and adults relate to the flight of young families from larger urban centres, likely due to rising home prices and the introduction of remote work arrangements.

Figure 2
Components of Population Growth, Oxford County (2002 - 2022)



Source: Statistics Canada – Table 17-10-0140-01.

Figure 3
Components of Intraprovincial Migration, by Age, Oxford County (2002 - 2022)



Source: Statistics Canada – Table 17-10-0140-01.

How Have the County's Households Grown?

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- **Figure 4** shows that between 2006 and 2021, growth among age cohorts was highest among mature downsizers (70%), young downsizers (51%), and the elderly (35%). There was also considerable growth among young adults 27%, and modest growth among children (7%) and new graduates (2%). The only cohort to see a decline was middle-aged adults (-8%).

- In absolute terms, children remain the largest age cohort. Combining this with the previous observation of concurrent and recent increases in intraprovincial migration to Oxford County by young adults and children, this indicates an influx of young families. This is noted in **Table 3** with the 9% increase in couple households with children over this period. Similarly, noticing the large increase in downsizers and the elderly alongside the modest influx of these populations from other parts of the province likely indicates two things – growth in these cohorts is primarily sustained by natural ageing of existing residents, while in part augmented by older adults moving to Oxford County.

- The near non-growth in those aged to be post-secondary students and new graduates indicates that Oxford County is not perceived as a prime destination for education or for entry-level employment. Likewise, the decline in middle-aged adults may be the result of natural ageing, only being moderated by the influx of similarly aged adults from other parts of the province - middle-aged adults are the 3rd largest group among intraprovincial migrants. (See **Figure 3**)

- Data on household change in the County indicates that while families are indeed growing (9%), a larger share of growth has been in couples without children (11%) and more significantly, single-person households (31%) Changes in classification over this period show growth of multi-family, multigenerational, and other household types.

Figure 4

Change Across Age Cohorts, Oxford County (2006 - 2022)

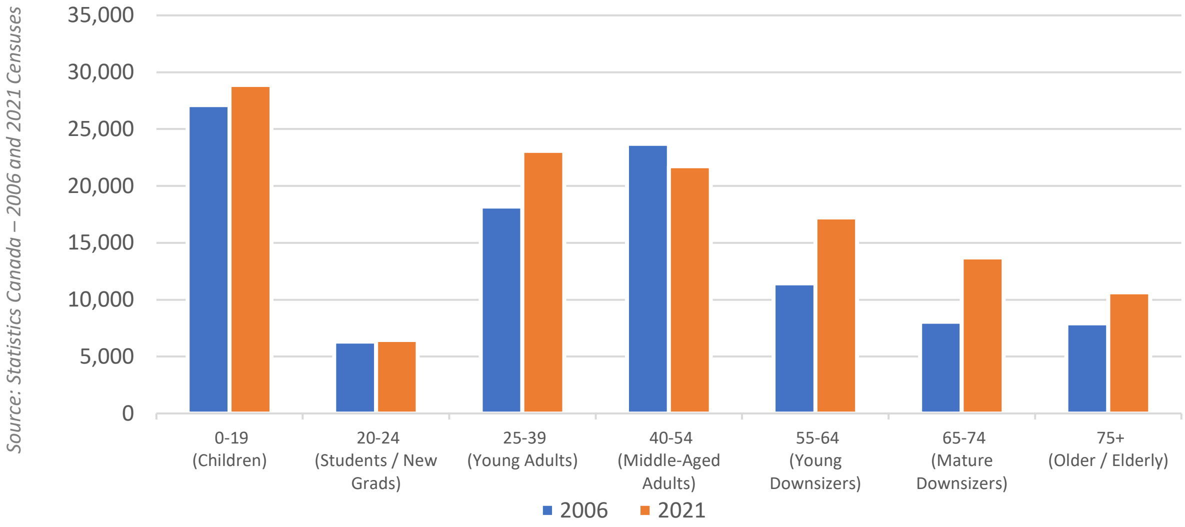


Table 3

Change in Household Types, Oxford County
2006 to 2021

Household Types	2006	2021	Change	% Change
Single-person	9,215	12,070	2,855	31%
Couple households w/ children	12,415	13,565	1,150	9%
Couple households w/o children	12,915	14,290	1,375	11%
Single-parent households	3,880	3,825	-55	-1%
Multi-family households	-	1,255	-	-
Multigenerational households	-	245	-	-
Other households	905	2,635	1,730	91%
Total	**39,330**	**47,885**	**8,555**	**22%**

Source: Statistics Canada – 2006 and 2021 censuses.
Note: 'Other Households' include multiple-census-family households, one-census family households with additional persons, and two-or-more non-census-family households.

How Will the County Continue to Grow?

nblc

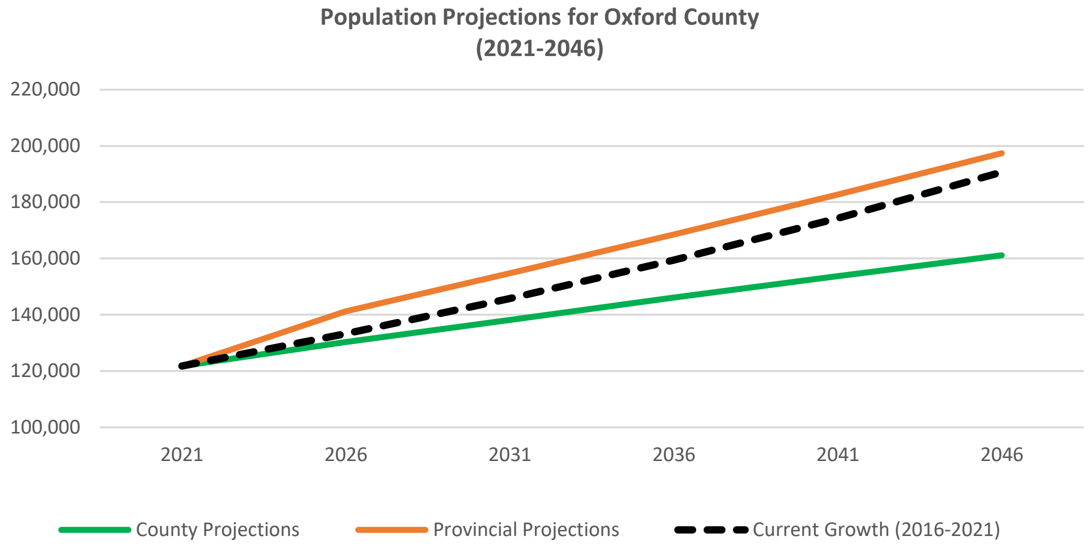
- To understand what future housing need in the County may look like, it is important to understand its potential growth trajectory. **Figure 5** and **Table 4** display various projections for the County looking forward to 2046, which vary between an average annual rate of 0.7% to 2.5%. This equates to roughly 850 to 3,000 new residents annually, or 22,000 to 76,000 over this horizon.

- The County's Comprehensive Review (CR) estimates a population of 161,150 people by 2046, an annual growth rates of 1.3%. This is below the average rate of growth experienced over the past five years and is below the projections provided by the provincial the federal governments. A Municipal Comprehensive Review (MCR) is currently underway and will likely provide more current insight into the County's projected growth.

- Regardless of the projection used, this data indicates that the County's population is expected to continue to grow at a considerable pace, which will increase demand for new housing. The County's 2021 average household size is 2.5. Using this assumption, the County will need approximately 16,000 to 30,000 units by 2046 to accommodate this growth. The current CR estimates demand for approximately 18,320 households over this period, and that most growth will continue to be in lower density housing forms.

- Growth pressures identified by the CR include:
  - Households in the GTA and other nearby municipalities (e.g. London, Kitchener-Waterloo) seeking affordable home ownership.
  - Oxford County's adjacency to major employment centers.
  - Expanding employment opportunities within Oxford County.
  - Continued expansion of remote work.
  - Appeal of small-town living

Figure 5



Sources: Statistics Canada. Province of Ontario - Ministry of Finance. Oxford County Phase 1 Comprehensive Review

Table 4

Population Projections for Oxford County (2021-2046)

Scenario	2046	Annual Growth	Annual Growth (%)	Total Growth	Total Growth (%)	Equivalent Units
Current Growth (2016-2021)	190,696	2,757	1.8%	68,915	36%	27,566
County Projections	161,150	1,575	1.3%	39,369	24%	15,748
Provincial Projections	197,405	3,025	2.5%	75,624	38%	30,250

Sources: Statistics Canada. Province of Ontario - Ministry of Finance. Oxford County Phase 1 Comprehensive Review.
The benchmark of 2046 was used as this was the horizon set for the county and provincial projections.

How is the County’s Population Projected to Grow?

nblc

- The County’s MCR has also forecasted growth within each local municipality (Table 5), with population growth expected to concentrate within the three urban municipalities of Woodstock, Tillsonburg, and Ingersoll. These three communities are expected to accommodate roughly 75% of the County’s total growth to 2046, with the majority locating in Woodstock.
- However, all municipalities will be expected to grow over this period. Outside of the three communities discussed, East-Zorra Tavistock is expected to grow at the fastest rate (1.57% annually), to reach a projection 10,400 residents by 2046. Meanwhile, South-West Oxford is projected to most modest increase of 0.6% annually, reaching a population of 9,330 by 2046. Overall, these municipalities’ share of the County’s total population will slightly shrink as future growth is expected to continue concentrating in Woodstock, Tillsonburg, and Ingersoll.

Table 5

Forecasted Population Growth, By Municipality
2021 to 2046

Municipality	2021	% of County population	2046	% of County population	Change	Change (%)	Annual Change (%)
Woodstock	46,705	38%	65,950	41%	23,910	51%	2.05%
Tillsonburg	18,615	15%	22,150	14%	5,840	31%	1.25%
Ingersoll	13,693	11%	18,960	12%	5,850	43%	1.71%
Norwich	11,151	9%	14,390	9%	3,080	28%	1.10%
Zorra	8,628	7%	10,120	6%	1,760	20%	0.82%
South-West Oxford	7,583	6%	9,330	6%	1,450	19%	0.76%
Blandford-Blenheim	7,565	6%	9,760	6%	2,160	29%	1.14%
East Zorra-Tavistock	7,841	6%	10,400	6%	3,070	39%	1.57%
Oxford County	**121,781**	**100%**	**161,050**	**100%**	**47,010**	**39%**	**1.54%**

Source: Statistics Canada. Hemson Consulting Ltd.

3.0 Income and Affordability Thresholds

Image source: Rural Oxford

Introduction

This section reviews the income of County households and their capacity to pay for housing.

Given recent legislative changes, the section first provides the current affordable housing definitions used by the Province and the County. It then reviews the distribution of household incomes in the County and identifies trends across this distribution. Income deciles are then utilized to identify the affordability thresholds across low-, moderate-, and high-income households. The section also looks at the income thresholds identified relative to those served by the County's existing social and affordable housing programs.

This is key to recognizing the rate of income growth across the County, what households can afford to pay for housing, as well as to understanding the Core Housing Needs analysis that follows.

KEY FINDINGS

BETWEEN 2011 AND 2021:
MEDIAN HOUSEHOLD INCOME HAS GROWN BY $28,000 (38%), FUELED ENTIRELY BY THE GROWTH OF HIGH-INCOME HOUSEHOLDS

HOUSEHOLDS EARNING MORE THAN $100,000 HAVE GROWN SIGNIFICANTLY (25% TO 42% OF ALL HOUSEHOLDS)

HOUSEHOLDS EARNING LESS THAN $20,000 HAVE SHRUNK (10% TO 3%)

RENTER HOUSEHOLD INCOMES HAVE INCREASED AT FASTER RATES THAN OWNER HOUSEHOLD INCOMES

DESPITE ABOVE, MEDIAN INCOMES FOR OWNER HOUSEHOLDS REMAIN SIGNIFICANTLY HIGHER ($116,000) THAN RENTER HOUSEHOLDS ($63,000)

RENTAL SHELTER COSTS HAVE INCREASED MORE RAPIDLY THAN OWNERSHIP COSTS

OWNERS EARN SIGNIFICANTLY MORE THAN RENTERS ACROSS ALL INCOME DECILES

Defining Affordable Housing

nblc

The definition of affordable housing in Ontario is changing once again. Bill 134 (The Affordable Homes and Good Jobs Act), which proposed to change the definition of affordable housing in the Development Charges Act, has received royal assent. This new definition is more in line with the current Provincial Policy Statement (PPS) by measuring affordability against household incomes, rather than market prices as it currently stands after the passage of Bill 23 (The More Homes Built Faster Act). As the new definition only focuses on the 60th percentile / 6th decile (upper-end moderate income) households rather than low- and moderate-income households, consideration must be given to structuring affordable housing programs to target a broader range of housing needs.

Affordable Ownership Housing is defined:

- **By the PPS** as the least expensive of housing with a purchase price that results in annual accommodation costs that does not exceed 30% of gross household income for all low and moderate-income households **OR** a purchase price that is at least 10% below the average purchase price of a resale unit in the regional market area.
- **By Bill 134** as a unit costing either a 60th percentile household (considering gross annual income and the applicable local municipality) 30% of its annual income **OR** 90% of the average purchase price. The amounts are to be set by the Affordable Residential Units bulletin (to be published by the province).

Affordable Rental Housing is defined:

- **By the PPS** as a unit for which the rent does not exceed 30% of gross annual household income for low and moderate-income renter households **OR** a unit for which the rent is at or below the average market rent ('AMR') of a unit in the regional market area (i.e., 100% of the CMHC AMR).
- **By Bill 134** as a unit costing either a 60th percentile renter household (considering gross annual income and the applicable local municipality) 30% of its income **OR** the average market rent. The amounts are to be set by the Affordable Residential Units bulletin (to be published by the province).

It is also important to note that these two definitions have different applications. While the PPS definition applies to general policy and planning guidelines, the Bill 134 definition (legislated as an amendment to the Development Charges Act) applies as exemptions from Development Charges, Community Benefits Charges, and Parkland Dedication Fees.

The **County of Oxford Municipal Housing Facilities By-law** generally follows Bill 134.

Income Distribution Across Housing Types

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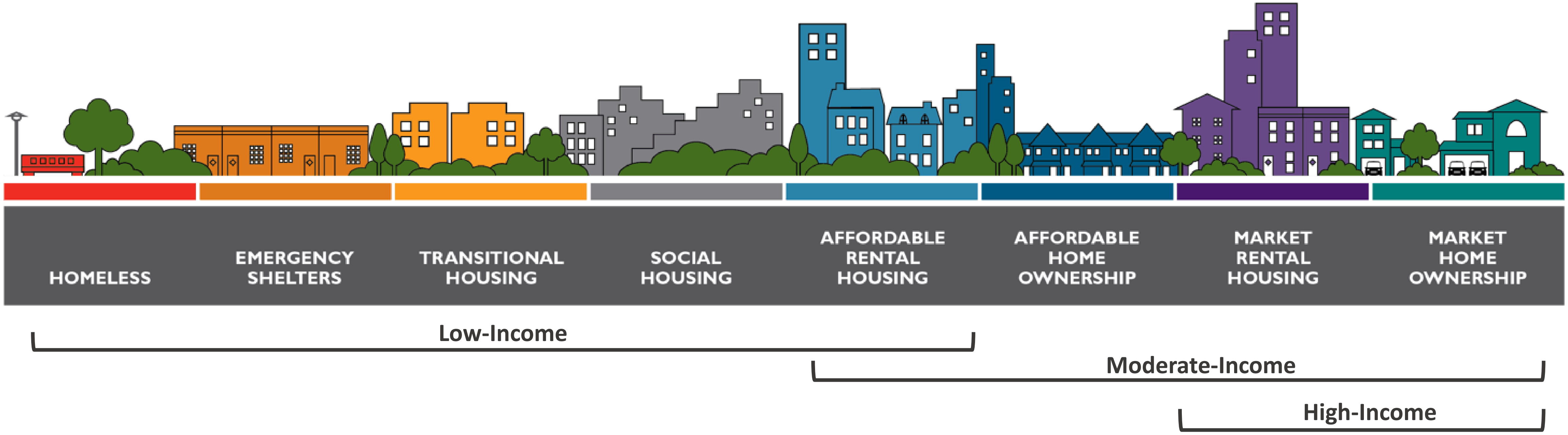


Income Growth and Distribution

nblc

- Between 2011 and 2021, the average household income across the County increased by 37% from $63,000 to $87,000 (**Table 6**). The highest growth occurred between 2016 and 2021, with average incomes increasing by just over 20% (+$15,000).

- Median income growth can be attributed to the increasing share of high-income households, particularly those earning above $100,000. As illustrated in **Figure 7**, these households have grown by nearly double since 2011, increasing from their share from 25% (10,305) in 2011 to 42% as of 2021 (19,880).

- The share of households earning below $20,000, on the other hand, has been steadily decreasing over each Census period – from 10% (4,150) in 2011 to 3% in 2021 (1,615).

- The number of households earning between $20,000 and $100,000 has been fairly stable between 2011 and 2021, although there is a slight trend of decrease for those earning below $60,000, and a slight trend of increase for those earning $60,000 and above.

- Increasing incomes have helped tremendously with reducing Core Housing Need (See **Section 5.0**) in the County. This has however also led to increasing rents and home prices (See **Section 4.0**), and may eventually lead to increased Core Housing Need over time unless supply is able to keep pace with the demand of incoming households from other parts of the province.

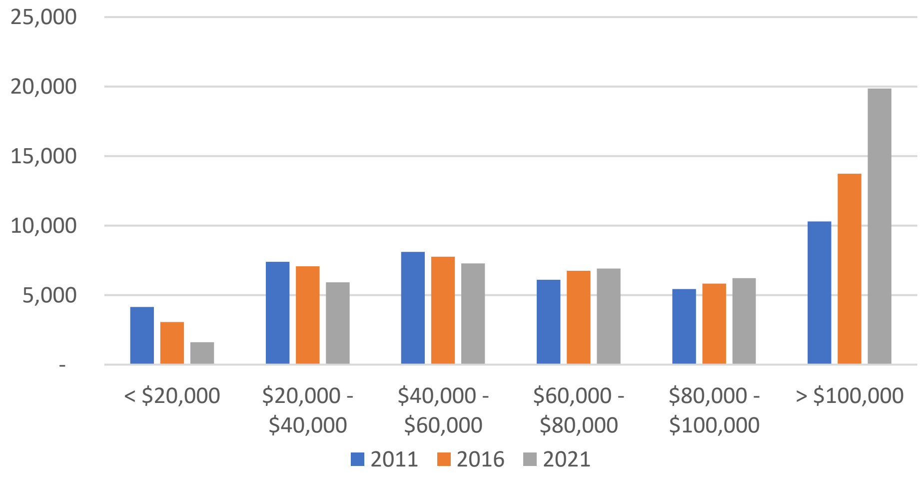
- The growth of high-income households, and stagnation amongst low- and moderate-income households, is a common finding in many communities across Ontario.

Table 6

Median, Annual Incomes and Shelter Costs, Oxford County			
Census Year	**Household Income**	**Owned Shelter Costs**	**Rental Shelter Costs**
All Households			
2011	$63,180	$12,168	$9,624
2016	$72,294	$13,164	$10,824
2021	$87,000	$15,000	$12,960
% Change	**37.7%**	**23.3%**	**34.7%**
$ Change	**$23,820**	**$2,832**	**$3,336**
Source: Statistics Canada			

Figure 7

Gross Household Incomes, Oxford County (2011 – 2021)



Sources: Statistics Canada

Income Growth and Distribution Across Oxford County

nblc

- Income data by tenure was not available for all Oxford County municipalities. The following (**Table 7**) provides average renter and ownership incomes between 2011 and 2021 where data was available.

- Renter and Owner households incomes have grown considerably over the past decade, particularly for renter households. While County-wide median rents have increased by 23%, median renter household incomes have grown at a more rapid pace. Moreover, the rate of increase is nearly double that of owner households over the same period.

- Owner household incomes have also grown at faster rates than the costs of owned housing, which have gone by 23% over the last decade. Income growth in Woodstock and Tillsonburg is considerably faster (35% and 34% respectively), while in Ingersoll growth is more modest (26%).

- Despite the slower rate of growth, renter households continue to have much lower incomes. Across the three municipalities observed, median renter household incomes are only 54% to 55% of median owner households.

- The overall income growth is most likely reflective of the growing share of higher income households (likely fueled by new residents arriving from other parts of the province).

- Rising rental incomes are also likely reflective of the growth characteristics of the County, where residents are moving to Oxford but unable to afford a home and therefore renting instead. This will have a significant impact on the ability of lower-income households in Oxford County to find adequate rental accommodation.

Table 7

Median Household Income Before Taxes, By Tenure			
Census Year	**Woodstock**	**Ingersoll**	**Tillsonburg**
Renter Households			
2011	$34,152	$36,427	$28,911
2016	$41,305	$40,271	$35,438
2021	$55,200	$53,200	$46,800
% Change	**62%**	**46%**	**62%**
$ Change	**$21,048**	**$16,773**	**$17,889**
Owner Households			
2011	$74,279	$78,327	$64,860
2016	$84,972	$89,172	$73,125
2021	$100,000	$99,000	$87,000
% Change	**35%**	**26%**	**34%**
$ Change	**$25,721**	**$20,673**	**$22,140**
Source: Statistics Canada			

Income by Decile and Affordability Thresholds

nblc

- The following (**Table 8 & Table 9**) sorts the income of All Households and Renter Household into income deciles, utilizing 2021 census data inflated to 2023 estimates using the relevant Consumer Price Index over the intervening period.

- The data further highlights that renter households earn significantly less than owner households (partially represented in the 'All Households Income' column). The highest income decile for renter households is only equivalent to the 6th income decile when considering all households.

- Based on the income deciles, a maximum purchase price that all households could afford to pay and a maximum monthly rent that all renter households can afford to pay at each income decile is estimated. All household incomes were used for Table 12 to consider for households that currently own, as well as those that aspire to own in the future.

- The affordability thresholds in **Table 9** are based on the definitions of affordability highlighted earlier in this report, as well as standard costs for owning a home. They do not account for any additional factors that further erode affordability such as mortgage and down payment structure, maintenance fees, closing costs, security deposits, first and last month rent, etc. The affordable purchase price also assumes a first-time buyer with a minimum down payment. Those who already own a home and have experienced strong equity gains or those gaining from intergenerational wealth transfer would be able to afford a higher purchase price compared to a first-time buyer without these advantages.

Table 8

Household Incomes and Affordability Thresholds, Oxford County, 2023

Income Group	Decile	All Households Income*	Affordable Purchase Price
Low Income	1st	$43,736	$161,275
	2nd	$62,733	$220,202
	3rd	$80,625	$277,192
Moderate Income	4th	$98,297	$337,282
	5th	$115,968	$387,680
	6th	$134,744	$449,709
High Income	7th	$157,937	$519,492
	8th	$185,549	$621,695
	9th	$236,354	$779,751

**Incomes based on 2021 Census of Canada, inflated by CPI (Ontario) to estimate 2023 incomes.*
Note: Affordability thresholds for ownership assume a 25-year mortgage, minimum 5% downpayment, 0.96% blended property tax, 4% loan amount for CMHC mortgage insurance, and 5-year fixed mortgage rate of 6%
Source: Statistics Canada; N. Barry Lyon Consultants Ltd.

Table 9

Household Incomes and Affordability Thresholds, Oxford County, 2023

Income Group	Decile	Renter Household Income*	Affordable Monthly Rent
Low Income	1st	$25,598	$640
	2nd	$31,998	$800
	3rd	$42,054	$1,051
Moderate Income	4th	$52,568	$1,314
	5th	$62,624	$1,566
	6th	$74,280	$1,857
High Income	7th	$87,994	$2,200
	8th	$106,278	$2,657
	9th	$132,562	$3,314

**Incomes based on 2021 Census of Canada, inflated by CPI (Ontario) to estimate 2023 incomes.*
Source: Statistics Canada; N. Barry Lyon Consultants Ltd.

Income Groups Served by Social and Affordable Housing

- **Table 10** identifies the maximum incomes for eligibility in the County's affordable rental and RGI housing programs.
- **Table 11** illustrates the AMR in Oxford County.
- These data points will be utilized in the Housing Gaps analysis (**Section 6**) to follow, to illustrate where current programs and eligibility criteria fall along the income distribution.

Table 10

Income Eligibility Thresholds, by Program Type
County of Oxford Service Area

Location	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom +
RGI	< $29,500	< $38,500	< $46,500	< $52,500	< $61,000
Low-Affordable	< $ 54,600 or 5th Decile				
Moderate-Affordable	< $ 64,500 or 6th Decile				

Source: County of Oxford. Ontario Regulation 418/23.

Table 11

Monthly Rent Thresholds of Affordable Rental Programs

Standard	Program	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom
< 80% AMR	Low-Affordable	$ 709	$ 929	$ 1,107	$ 1,174
80% - 100% AMR	Moderate-Affordable	$ 886	$ 1,161	$ 1,384	$ 1,468

Source: County of Oxford. CMHC.

4.0 Housing Supply Analysis

Image source: Rural Oxford Economic Development Corp.

Introduction

The following section provides insight on the characteristics and trends within the County's housing supply – considering the ownership (new sale and resale), rental, and social housing stock – as well as current pricing levels.

It investigates the growth of ownership and rental supply over time where data is available - primarily for Woodstock, Ingersoll and Tillsonburg. It also analyzes how housing prices and other indicators have changed to highlight affordability conditions. This section then considers how wider policy decisions and economic conditions (e.g., the pandemic, interest rate hikes) may impact future supply and prices.

The analysis for social and affordable housing centres on identifying existing programs, the relevant housing stock, and recent trends in the housing wait list. It also outlines recent and upcoming affordable housing projects.

KEY FINDINGS

OWNERSHIP

HOME PRICES HAVE DECREASED FROM THEIR 2022 PEAK, BUT REMAIN SIGNIFICANTLY ABOVE 2020 LEVELS

INTEREST RATES CONTINUE TO STRAIN AFFORDABILTIY DESPITE DECLINING PRICES

MOST HOUSING SUPPLY IS STILL IN SINGLE & SEMI-DETACHED HOMES AND TOWNHOMES

RENTALS

RENTAL SUPPLY HAS EXPERIENCED MEASUREABLE GROWTH IN THE LAST TWO YEARS

RENT LEVELS HAVE INCREASED ACROSS THE COUNTY AND VACANCY REMAINS TIGHT

SOCIAL & AFFORDABLE HOUSING

MOST APPLICATIONS FOR SOCIAL HOUSING IS FOR ONE- (49%) AND TWO-BEDROOMS (20%)

THE CENTRAL HOUSING WAITLIST IS STAGNANT, BUT REMAINS LONG WITH 2,500 UNIQUE APPLICANTS

4.1 Ownership Market

Supply Growth: New Housing Starts

nblc

- As seen in **Figure 6,** new housing starts had remained largely stagnant at around 330 starts on average annually between 2003 and 2015. From 2016 onwards however, starts increased considerably, averaging roughly 560 starts annually. The decrease in 2020 was caused by the COVID-19 pandemic and was observed broadly across the County.

- The composition of new starts also changed around the same time. While single-detached housing was most prevalent over most of this period, row (i.e., townhomes) and apartment housing construction has gradually increased since 2016. Townhomes in particular are increasingly becoming more common in the County.

- As seen in **Figure 7**, most housing starts had been concentrated in Woodstock up until recently, with growth beginning to concentrate in Tillsonburg over the past two years. This is likely related to the considerable population growth experienced in Tillsonburg over the last census period.

- The housing and population forecasts identified in the previous slide suggest that recent, more elevated housing production is largely expected to continue looking forward.

Figure 6

Housing Starts, Oxford County[1]
(2003-2022)

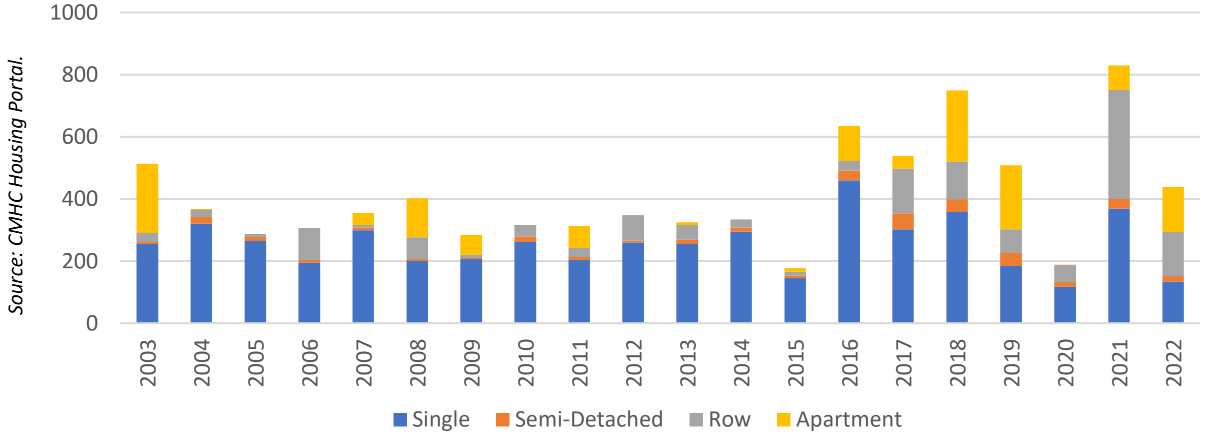
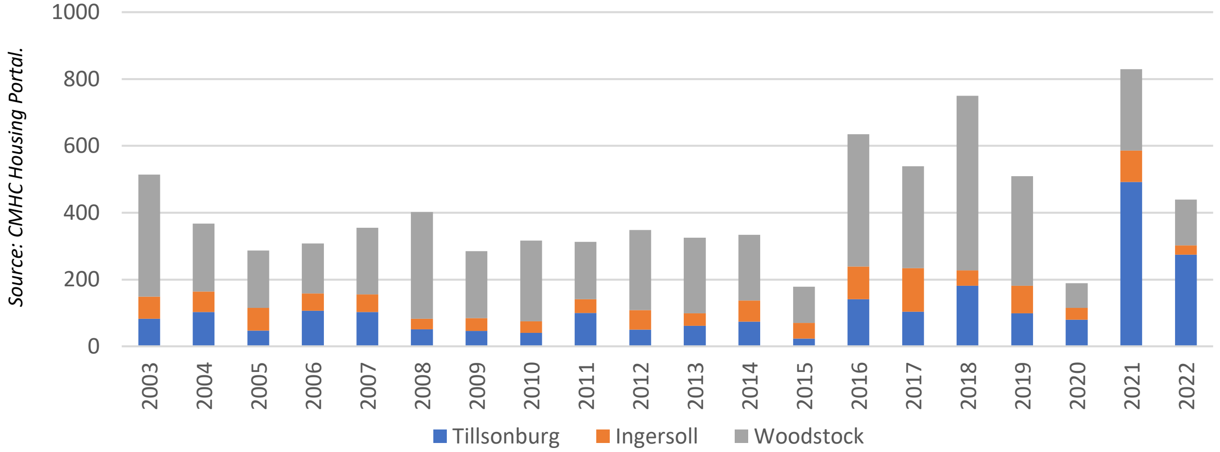


Figure 7

Housing Starts, by Municipality[1]
(2003-2022)



1 - Data available only for Woodstock, TIllsonburg, and Ingersoll

Supply Growth: Building Permits

nblc

- The housing start data shown previously was only available for Woodstock, Tillsonburg, and Ingersol. As such, the County has provided building permit data for the entire County, which shows that development is occuring in the other local municipalities, albeit at a more modest pace than the three serviced communities.
- The number of building permits in 2023 show that a majority of future housing supply (59%) is concentrated in Woodstock. Moreover, most townhome projects (66%) and nearly all apartment building projects (96%) to be built are also in Woodstock. (**Table 12**)
- The second largest concentration is in Tillsonburg (11%). However, Ingersoll, despite being the third largest municipality, saw the lowest share of building permit applications (3%).
- The rural municipalities share the remaining 27% of applications, with relative equality in the share of total applications between each of them (4% to 7%). Together, they consist the majority of permit applications for single-family and detached homes (57%) and a considerable portion (33%) for semi-detached homes.
- As building permit data is a leading indicator of future supply, ahead of even housing starts, this table shows that Woodstock will likely continue to be the main centre for housing development in the County, with Tillsonburg being the clear secondary centre for future housing supply (as also indicated in the previous slide).

Table 12

Oxford County Building Permit Applications, by Municipality, 2023

Municipality	Single-Family/ Detached	Semi-Detached	Towns/Other Multiples	Apartments	Additional Units	2023 Total
Woodstock	59	6	123	179	22	**389**
Tillsonburg	29	4	28	2	7	**70**
Ingersoll	3	10	6	0	2	**21**
Blandford-Blenheim	11	0	9	0	6	**26**
East Zorra-Tavistock	34	6	5	0	0	**45**
Norwich	28	4	0	0	2	**34**
South-West Oxford	35	0	0	1	2	**38**
Zorra	13	0	15	4	0	**32**
Oxford County	**212**	**30**	**186**	**186**	**41**	**655**

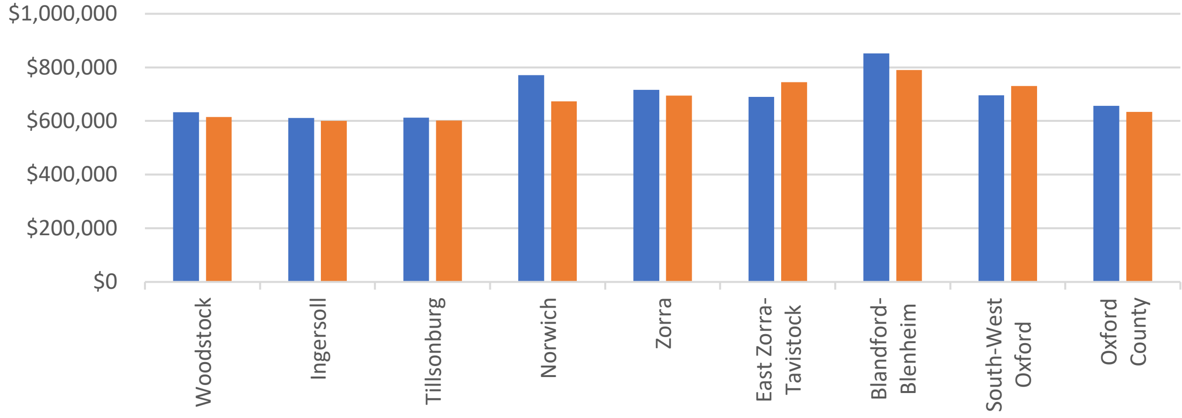
Source: Oxford County

Resale Housing Market - Overall

- Overall, median resale housing prices in the County hover at just over $600,000. This closely aligns with the resale prices of the three urban municipalities. (**Figure 8**)
- Prices in the rural municipalities are considerably higher, running between $650,000 to $850,000. Given the smaller size of these municipalities, these higher values have a modest impact on the overall average resale price across the entire County.
- Approximately 75% of all resales in 2023 (as of July) were in Woodstock, Ingersoll and Tillsonburg. (**Figure 9**)
- Average resale prices in Blandford-Blenheim and Norwich are observed to diverge considerably from median resale prices – this likely indicates that a small portion of these sales are for larger lots that cost more than a typical residential sale. This would be reasonable, due to the more rural nature of these communities.
- Of note, this data may include some farm properties (e.g., family use gardens, small-scale hobby farms), however this inclusion is likely uncommon given that most of these properties would be under a farm listing.

Figure 8

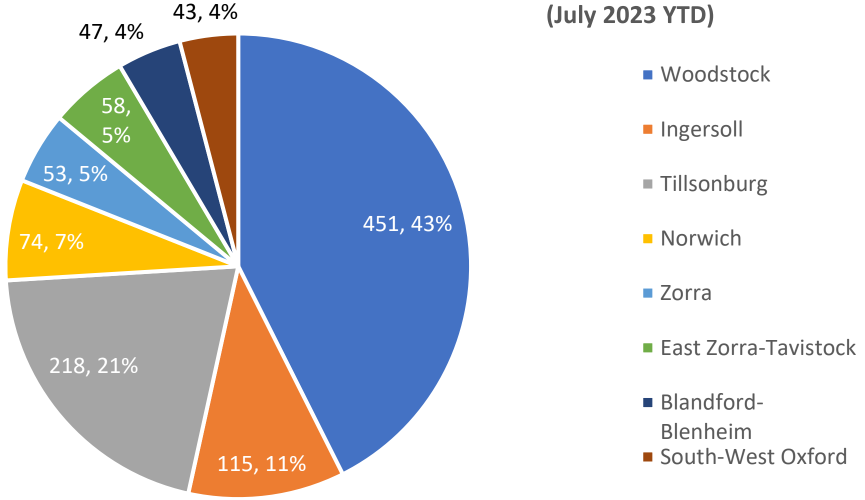
Median & Average Resale Prices, All Housing Types, By Municipality (July 2023 YTD)



Source: CREA Residential Activity Report, July 2023.

Figure 9

Number and Share of Resales, by Municipality (July 2023 YTD)



Source: CREA Residential Activity Report, July 2023.

How Have Overall Resale Prices Changed?

- Like many parts of Ontario, median resale pricing across the County rapidly increased over the COVID-19 pandemic, peaking in 2022. This was most evident in areas like Blandford-Blenheim, South-West Oxford, and Tillsonburg, where median prices reached nearly $900,000. (**Figure 10**)

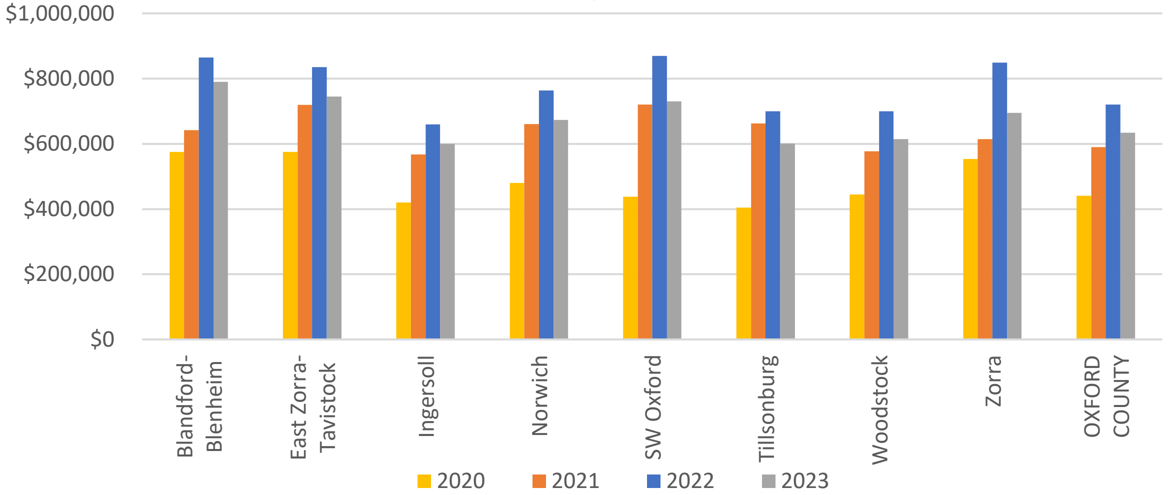
- However, recent interest rate hikes have dampened consumer demand, with prices dropping in all the County's municipalities (and the Province broadly). In Woodstock's unique case, this caused median prices to drop below their 2021 year-to-date level. Everywhere else and across the County however, prices remain considerably above 2020 levels despite this price correction.

- A longer view on County resale prices provides more perspective (**Figure 11**). While prices have dropped considerably (roughly 20% lower) since their peak in early 2022, this is still clearly well-above the prices at the start of the pandemic (roughly 40% higher). This figure also illustrates the rapid increase in resale prices beginning in 2021.

- Further, it is important to note that affordability remains strained with higher interest rates despite the reduced home values. This is further explored in **Section 4.4** of this report.

Figure 10

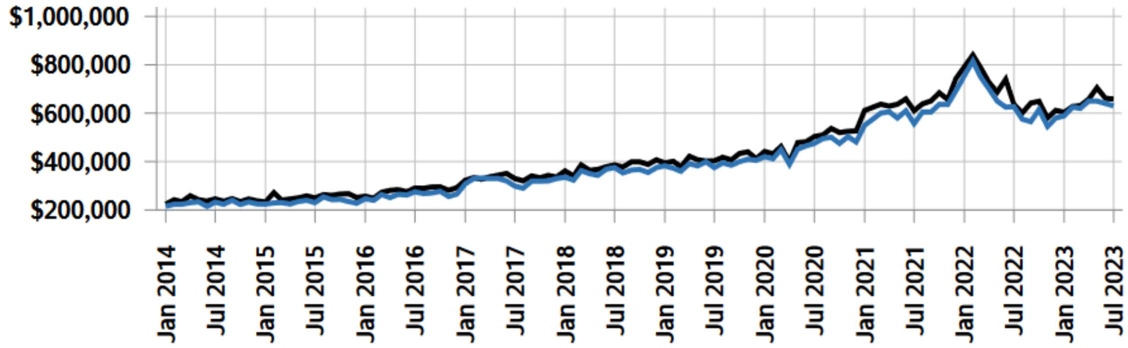
Median Resale Price, All Housing Types, By Municipality (July YTD)



Source: CREA Residential Activity Report, July 2023.

Figure 11

Average and Median Resale Prices, All Markets, Oxford County (2014 – 2023)



Source: CREA Residential Activity Report, July 2023.

How Has the Resale Market Changed Across Housing Typologies?

nblc

- Sales activity data (**Figure 12**) further highlights the predominance of single-detached housing in the County. While sales for semi-detached and condominium apartments have largely stayed low since 2020, they are slowly increasing. Sales for single-detached housing meanwhile, saw a drop of 15% (150 sales) compared to 2020.

- Median days on market **(Figure 13**) for all housing types has returned to, or even exceeded, 2020 levels, further evidence to a cooling local housing market as homes are taking longer to sell. This is particularly true for condominium units, which are seeing double the time on market compared to 2020.

- The Sale to List Price (‘SLP’) (**Figure 14**) ratio identifies if a home sells for above (over 100) or below (less than 100) the price it was listed for. The SLP ratio has slowed relative to the last three years, indicating that not only are homes taking longer to sell, but often sell for less than they were listed for. This is indicative of cooling demand in the market.

- Despite resale home prices (**Figure 15**) coming down from their peak in 2022, these have experienced large net growth since the beginning of the pandemic. Single- and semi-detached median resale prices still experienced a growth of 42% and 45% respectively between 2020 and 2023, even when factoring to considerable declines 13% and 12% compared to 2022. Condominium median resale prices have similarly experienced a growth of 46% over this period, only having experienced a 6% decline compared to 2022.

Some assumptions can be made based on these trends:

- There is a current cooling in resale demand across all housing types, as evidenced by the decline in overall sales activity and SLP ratios, as well as the longer times homes stay listed on the market. These are useful leading indicators for housing prices, and it can be expected that prices will most likely decline further this year, granted there are no major changes in current economic conditions (e.g. no major cuts to the current interest rate, no changes to intraprovincial in-migration).

- Current decline in prices are likely to be temporary. Despite recent resale activity being weaker than 2020 levels, prices continue to be much higher than 2020 median sales prices. This indicates overall increase in housing demand in the wider region and province (even nationally), that have pushed housing prices up beyond previous peaks. This can also be attributed to the high latent demand that comes from high intraprovincial migration into Oxford County, as well as the growth of higher income households within the County. Once economic conditions and monetary policy shift to restore a more favorable, confident environment for consumer spending, resale activity and prices will likely rise again as demand remains elevated. All levels of government are calling for increased housing supply to balance these long term housing conditions.

How Have Resale Prices Changed Across Housing Typologies?

Figure 12

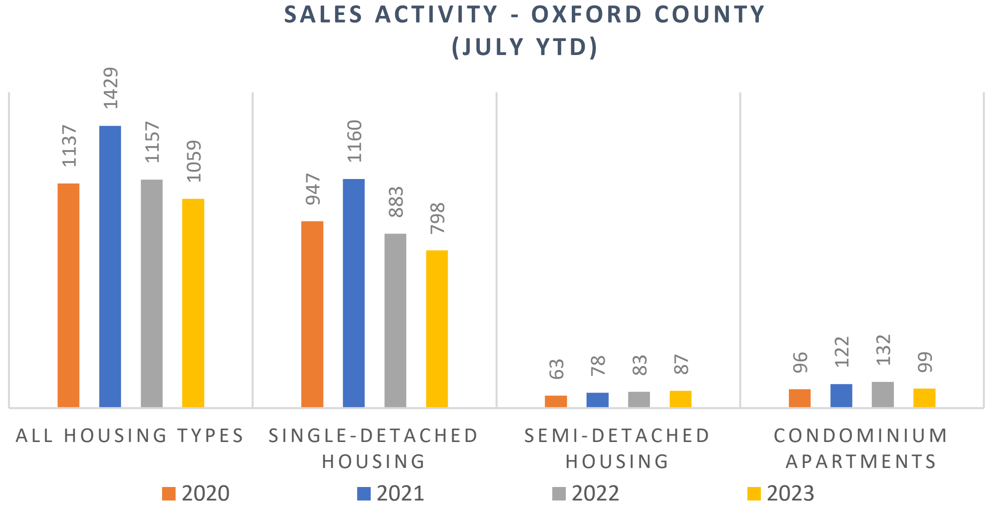


Figure 14

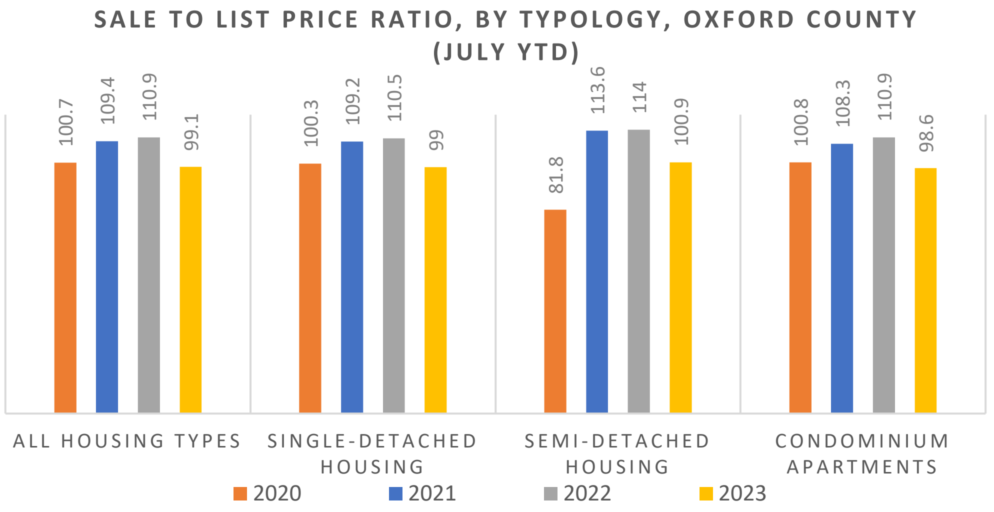


Figure 13

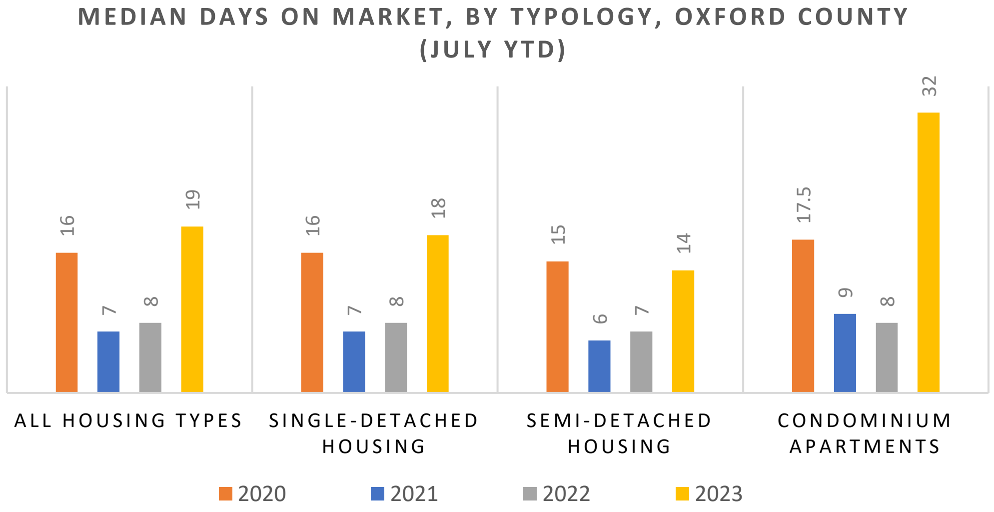
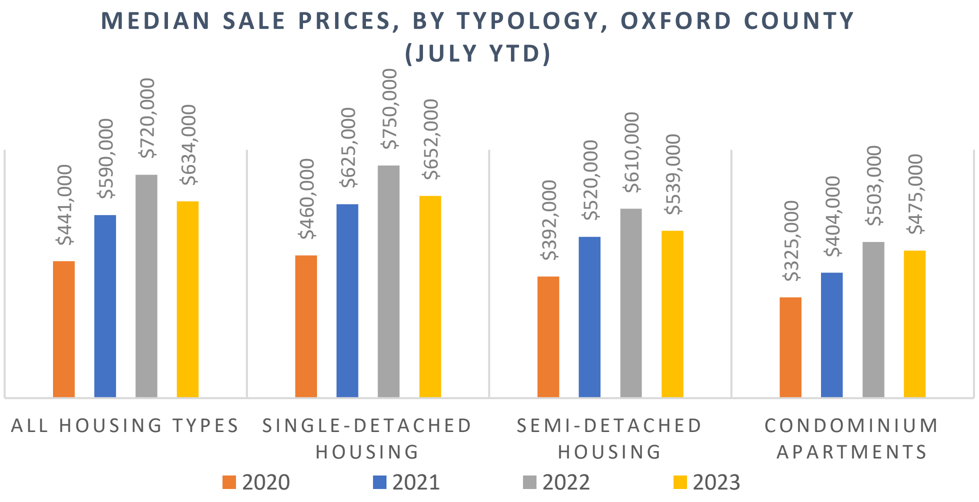


Figure 15



Source: CREA Residential Activity Report, July 2023.

Resale Housing Market – Single-Detached

nblc

- NBLC's survey showed the median price for resale single-detached housing to be $650,000 (**Table 13**). Resale transactions for single-detached homes composed the highest number of resales out of the all surveyed units in 2023, at 798 resales or 82% of the total (See **Figure 12**).
- Between 2020 and 2023, the median resale price for single-detached housing increased by 42%, or by $200,000.
- Price growth was most pronounced in Norwich and Tillsonburg, which saw median prices increase by 48% and 47% over this period, with prices being most stable (not considering the 2022 spike) in East-Zorra Tavistock and Zorra, where growth was at 33% and 35% respectively. (**Figure 16**) Most (69%) resales were in the three largest municipalities – and 35% were in Woodstock alone.

Table 13

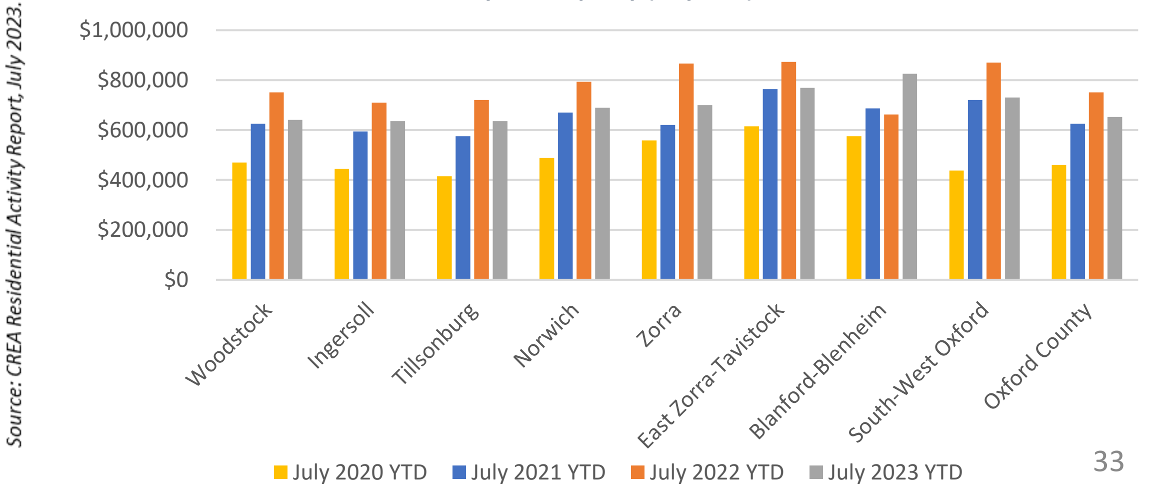
Single-Detached Resale Transactions, by Municipality
July 2023 YTD

Municipality	Total Resales	Median Resale Price	Average Resale Price	Median Days on Market	Sale-to-List Price Ratio
Woodstock	281	$640,000	$679,649	15	99.3
Ingersoll	98	$635,000	$633,298	15	99
Tillsonburg	175	$635,000	$633,561	30	97.9
Norwich	71	$689,000	$777,415	30	98.6
Zorra	49	$699,900	$729,326	18	99.8
East Zorra-Tavistock	44	$768,450	$744,414	16.5	101.2
Blanford-Blenheim	38	$825,000	$877,061	18	99.8
South-West Oxford	42	$730,500	$699,901	26	98
Oxford County	**798**	**$652,000**	**$686,632**	**18**	**99**

Source: CREA Residential Activity Report, July 2023.

Figure 16

Median Resale Price, Single-Detached Housing, By Municipality (July YTD)



Resale Housing Market – Semi-Detached

nblc

- NBLC’s survey showed the median price for resale semi-detached homes in the County was roughly $575,000 (**Table 14**). Of the total 968 resales surveyed, just under 8% were for semi-detached homes (See **Figure 17**).
- Between 2020 and 2023, the median resale price for semi-detached homes has increased by roughly 45%, with East-Zorra Tavistock seeing the largest increase over this period at 71%. Woodstock and Ingersoll saw increases of around 37% over this same period.
- Only three municipalities appeared in this survey, with 60 of the 75 observed resales being in Woodstock.
- While the median days on market were highest in East Zorra-Tavistock, resale prices (both average and median) were also substantially higher than the County, potentially pointing to larger than average lots being sold in the municipality.

Table 14

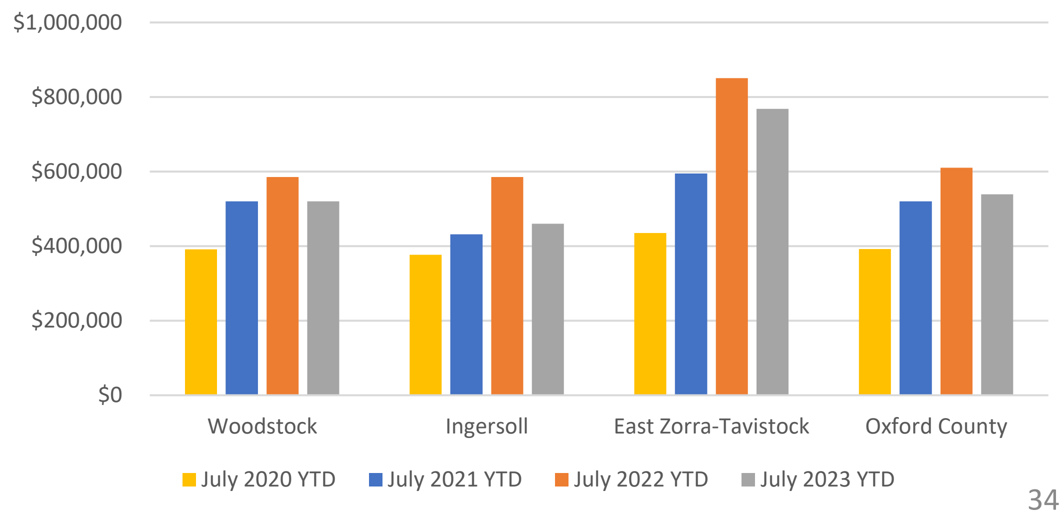
Semi-Detached Resale Transactions, by Municipality
July 2023 YTD

Municipality	Total Resales	Median Resale Price	Average Resale Price	Median Days on Market	Sale-to-List Price Ratio
Woodstock	60	$552,200	$520,000	13	100.5
Ingersoll	5	$486,000	$460,000	8	106.8
East Zorra-Tavistock	10	$744,414	$768,450	43.5	99.9
Oxford County	**75**	**$573,550**	**$538,500**	**14**	**100.9**

Source: CREA Residential Activity Report, July 2023.

Figure 17

Median Resale Price, Semi-Detached Housing (July YTD)



Source: CREA Residential Activity Report, July 2023.

Resale Housing Market - Townhome

nblc

- NBLC's survey of resale transactions showed median pricing for resale townhouses around $560,000. This data was taken through a local realtor and covers the period between October 2023 and 2023 (**Table 15**).

- 89% of resales were in the three largest municipalities, with 64% being in Woodstock. There were no townhome resales in South-West Oxford.

- Resale townhouses are traditionally seen as a more affordable housing option compared to single and semi-detached homes, allowing purchasers to own a ground-oriented housing form when priced out of the single or semi-detached market. In this case however, the price points for townhomes are similar, and in some cases higher, than some of the semi-detached homes surveyed.

Table 15

Townhouse Resale Transactions, by Municipality
October 2022 - October 2023

Geography	Total Resales	Average Resale Price	Median Resale Price	Median CDOM[1]	Median SLP Ratio
Woodstock	123	$558,900	$530,000	29	98.6
Ingersoll	14	$509,000	$502,500	29	97.9
Tillsonburg	34	$550,600	$532,500	29	98.0
Norwich	2	$379,400	$354,000	136	93.3
Zorra	4	$661,100	$562,500	84	94.6
East Zorra-Tavistock	6	$670,800	$652,500	26	98.2
Blandford-Blenheim	8	$776,000	$778,450	30	100.0
South-West Oxford	0	-	-	-	-
Oxford County	**191**	**$566,600**	**$560,000**	**30**	**98.3**

Source: Oxford County Realtor
1 - Cummulative Days on Market
2 - Sale-to-List Price

Resale Housing Market – Condominium Apartments

nblc

- NBLC's survey of condominium apartment resale transactions across the County finds that between January and July 2023, the median resale price was roughly $475,000 (**Table 16**). This typology accounts for nearly 10% of all resales.

- Over the last four years, resale condominium apartment values in Oxford County have jumped 46%. The growth trend in each of the observed municipalities are different however, with Ingersoll peaking in 2021, Woodstock in 2022, and Tillsonburg just this year (and may continue to increase, if conditions allow for this). (**Figure 18**)

- Condominium apartments have the lowest SLP ratio, and more notably, median days on market, indicating a relatively weaker demand for this housing type compared to others.

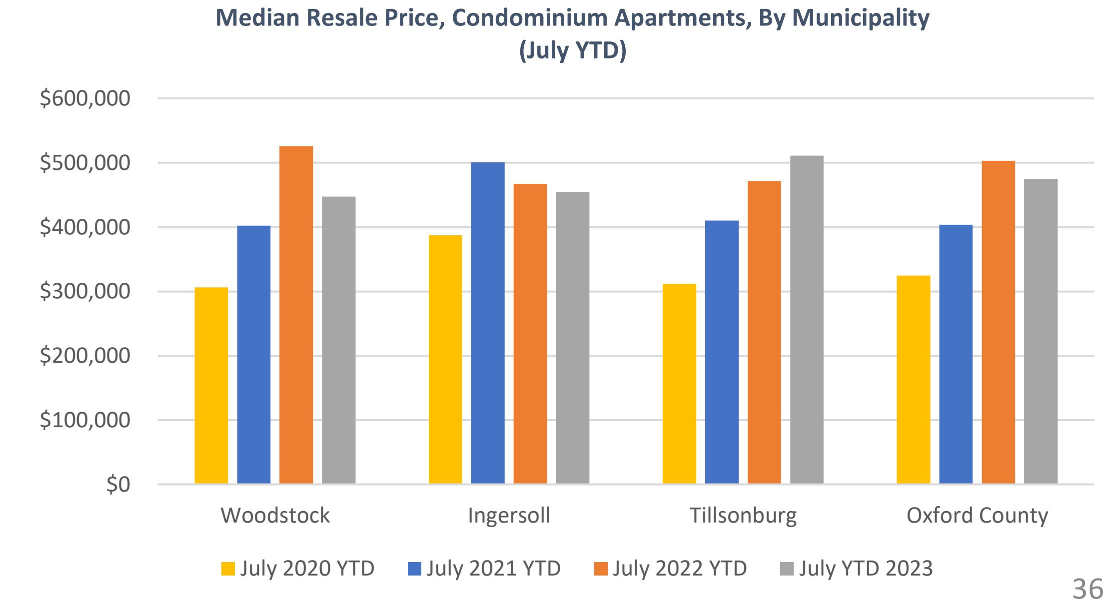
Table 16

Condominium Resale Transactions, by Municipality
July 2023 YTD

Subregion	Total Sales	Median Resale Price	Average Resale Price	Median Days on Market	Sale-to-List Price Ratio
Woodstock	60	$447,500	$493,419	28.5	99.1
Ingersoll	11	$455,000	$482,164	34	97
Tillsonburg	24	$511,250	$506,682	46.5	97.9
Oxford County	**99**	**$475,000**	**$502,669**	**32**	**98.6**

Source: CREA Residential Activity Report, July 2023.

Figure 18



Source: CREA Residential Activity Report, July 2023.

New Sale Market - Overall

nblc

- NBLC conducted a survey of listings for pre-construction and newly constructed housing (hereafter called “new housing”) across the County between September 12th and 20th, 2023. The median list price for this housing category was $850,000, which is roughly $289,000 (34%) more expensive than the median resale home, which is an expected finding. (**Figure 19**)

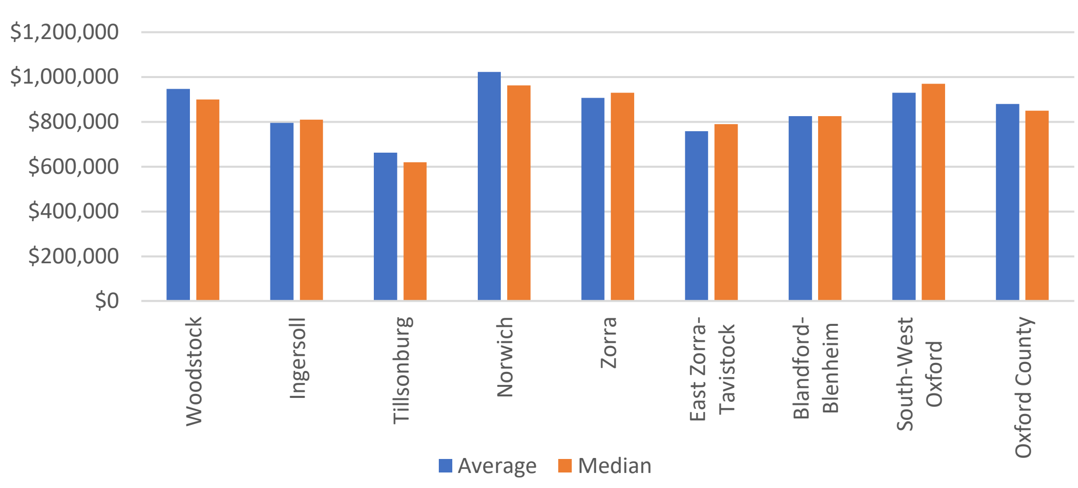
- The median list price in Tillsonburg is considerably lower due to all listings found here being for townhomes only.

- There were a nearly equal number of listings found for new detached/semi-detached homes (91 listings) and new townhomes (96 listings). There were only a few listings for semi-detached homes, so these were categorized together with detached homes. There were no new condominium apartment listings found in the County during this survey period.

- Nearly half of all new housing listings (46%) were found in Woodstock. The next largest cluster of listings were found in Tillsonburg, Zorra, and East-Zorra Tavistock – all roughly sharing 10% to 15% of found listings. (**Figure 20**)

Figure 19

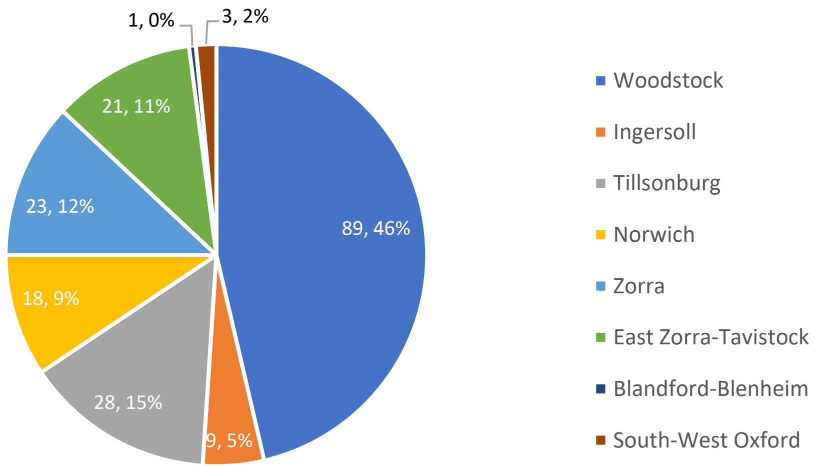
Average & Median List Price, New Housing, by Municipality



Source: NBLC. Marketing and Leasing Materials.

Figure 20

New Housing Listings Surveyed, by Municipality



Source: NBLC. Marketing and Leasing Materials.

New Sale Market – Detached & Semi-Detached Housing

nblc

- Survey listings for new detached and semi-detached housing across the County indicate an average listing price of roughly $930,000 (**Table 16**), with prices ranging from $525,000 to $1.55 million. These two typologies were combined as the sample size for semi-detached housing was very low.

- Not considering Blandford-Blenheim due to its sample size of one, listing prices across unit types were lowest in Ingersoll and East Zorra-Tavistock, with average prices being lower than the County average by 14% and 10% respectively.

- Meanwhile, average prices were highest in Norwich at 13% above the County's average new sale price.

- All other municipalities were within a 10% range of the County's average listing price for new detached and semi-detached housing sales.

Table 16

New Detached/Semi-Detached Housing Survey, by Municipality
September 12 - 20, 2023

Municipality	Number of Listings	Average Listing Price						
		2B	3B	4B	5B	Min.	Max.	All
Woodstock	29	$687,000	$1,011,000	$1,008,000	$1,326,000	$680,000	$1,395,000	**$920,000**
Ingersoll	9	$785,000	-	$853,000	-	$675,000	$895,000	**$795,000**
Tillsonburg	0	-	-	-	-	-	-	-
Norwich	17	$924,000	$1,090,000	$935,000	-	$525,000	$1,550,000	**$1,052,000**
Zorra	19	$900,000	$871,000	$1,003,000	$1,175,000	$800,000	$1,239,900	**$965,000**
East Zorra-Tavistock	13	$787,000	$800,000	$930,000	-	$770,000	$1,000,000	**$832,000**
Blandford-Blenheim	1	-	$825,000	-	-	$825,000	$825,000	**$825,000**
South-West Oxford	3	-	$840,000	$975,000	-	$840,000	$980,000	**$930,000**
Total/Average	**91**	**$758,000**	**$970,000**	**$977,000**	**$1,288,000**	**$525,000**	**$1,550,000**	**$928,000**

Source: Project Marketing Materials and NBLC primary survey

New, 3-bedroom home in Ingersoll

New, 4-bedroom home in Upper Thames, Zorra

New Sale Market – Townhomes

nblc

- NBLC conducted a survey of new townhome listings across the County over the same time period, finding that the average listing price was roughly $860,000 (**Table 17**), with prices ranging from $500,000 to $1.3 million.

- Ignoring Ingersoll and Norwich due to their sample size, Tillsonburg has the lowest average list price for townhomes at 23% below the County's average listing price.

- Meanwhile, the average list price was highest at Woodstock at 12% above the County average.

- No municipality was found to be within 10% of the County's average listing price, which could be due to the small sample size for three of the five municipalities where newly constructed/pre-construction townhomes were listed.

Table 17

New Townhome Survey, by Municipality
September 12 - 20, 2023

Municipality	Number of Listings	Average Listing Price						
		2B	3B	4B	5B	Min.	Max.	All
Woodstock	60	-	$828,000	$1,152,000	$1,202,000	$642,000	$1,320,000	**$960,000**
Ingersoll	0	-	-	-	-	-	-	**-**
Tillsonburg	28	$527,000	$611,000	$720,000	$847,000	$500,000	$1,050,000	**$662,000**
Norwich	1	$535,000	-	-	-	$535,000	$535,000	**$535,000**
Zorra	2	-	$995,000	-	-	$895,000	$1,095,000	**$995,000**
East Zorra-Tavistock	5	$700,000	$796,000	-	-	$699,900	$820,000	**$777,000**
Blandford-Blenheim	0	-	-	-	-	-	-	**-**
South-West Oxford	0	-	-	-	-	-	-	**-**
Total/Average	**96**	**$588,000**	**$779,000**	**$1,008,000**	**$1,083,000**	**$500,000**	**$1,320,000**	**$860,000**

Source: Project Marketing Materials and NBLC primary survey

Rendering of new, 3-storey townhouse in Tillsonburg

Rendering of Oasis, a River & Sky townhome

New Sale Market – Condominium Apartments

nblc

- There were no new condominium apartment listings found.

Other Housing Types

- There were also new modular and trailer home sale listings in the County. These were in smaller municipalities (e.g. East-Zorra Tavistock, Zorra) and represent significantly more affordable housing choices than what is traditionally sold in the housing market. Compared to the an average new two-bedroom detached/semi-detached home priced at $758,000, these modular and trailer homes with two bedrooms would roughly be half the cost. However, most of these units are in land lease communities, and as such the units are not on conveyable lots, creating additional layers of complexity when considering this housing supply.

- It is also important to note that these sample sizes are very small. The supply of these houses is also small. There were only 9 and 14 noted resale transactions for modular and mobile homes respectively between October 2022 to 2023, compared to 95 condominium apartment unit transactions over a shorter period (January to July 2023). Considering condominium apartments reliably consist of the smallest share of housing starts each year, this comparison of transactions shows the even smaller size of these alternative housing types in the County. Moreover, since CMHC does not collect data on these housing types, it is currently not possible to assess their exact share in the overall housing supply.

- However, the presence of modular and trailer/mobile homes in both new and resale market indicate they do exist as housing options in the County and could be observed and addressed in any future housing strategy. The County has some experience in supporting the creation of these housing types, such as in 2021, when it received $1.1 in COVID-related funding to built affordable, modular housing units in Woodstock.

4.2 Rental Market

Supply Growth - Purpose-Built Rental Universe

nblc

- The universe of purpose-built rental units has only started to grow in recent years after a period of stagnancy between 1990 and 2016. Between 2003 and 2016, the County contained roughly 3,700 units, and since then has increased to over 4,500 units. The largest single year increase (nearly 400 units) occurred in 2021. (**Figure 19)**

- Almost all new rental supply added in the County during this time has been in Woodstock. Its share of rentals in the County grew from 65% in 2003 to 74% in 2022. By contrast, the rental stock has declined in Ingersoll (from roughly 400 to 250) and has remained stagnant in Tillsonburg (only growing by 5). This may partially be due to the conversion of rental into condominium units.

- The unit types being built has shifted considerably in the last few decades. While three-bedroom units were 25% of the rental stock in 1990, this has decreased to 6%. Conversely, two-bedrooms have grown their share from 47% to 64%. Of note, almost all new rentals introduced in 2021 and 2022 have been two-bedrooms. (**Figure 20**)

- The share of bachelor and one-bedroom units has remained steady throughout the observed period.

Figure 19

Rental Universe, by Municipality[1]

(1990-2022)

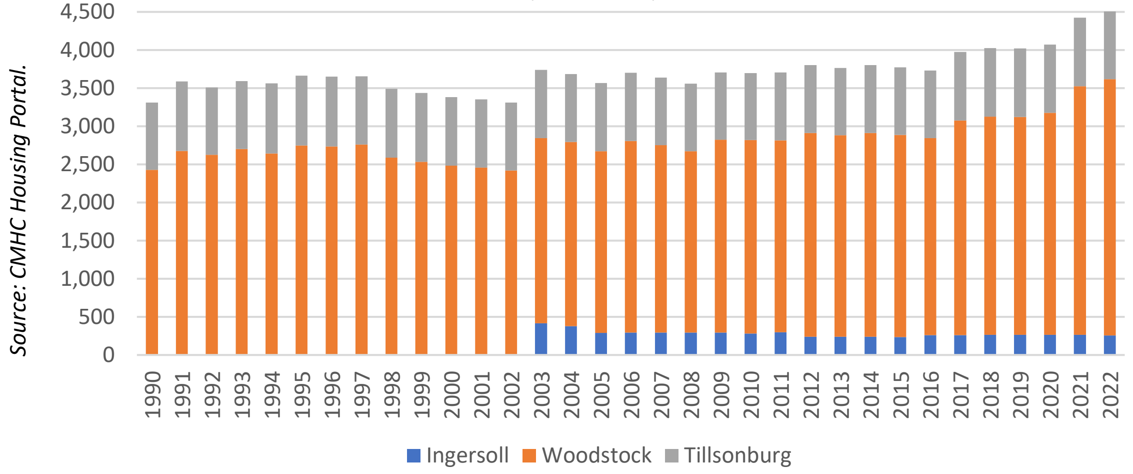
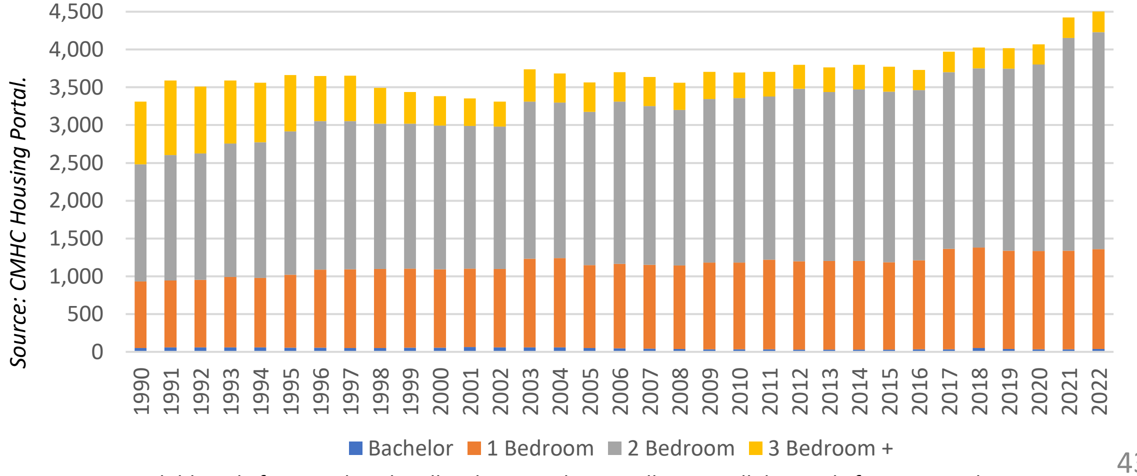


Figure 20

Rental Universe, by Unit Type[1]

(1990-2022)



1 - Data available only for Woodstock, TIllsonburg, and Ingersoll. Ingersoll data only from onwards.

Rental Market Survey

nblc

- NBLC conducted a rental survey from September 12th to 20th, 2023, collecting rental listings across different housing typologies and unit types. Most listings found were in single- & semi-detached housing (34%) and in new purpose-built rental apartments (31%). (**Table 18**)

- A plurality of listings were for three-bedrooms (31%), followed closely by two-bedrooms (29%). One- and four-bedrooms had equal shares (18%), with studios (3%) and five-bedrooms (1%) being the least prevalent. This is in contrast to the (new) ownership market, where there were no studio or one-bedroom apartments being sold.

- By typology, the lowest rents were found in basement apartments (36% below the average rental price) and old purpose-built rentals (31% below the average), while the highest average rents were in new leased condominium apartments (8% above) and single- & semi-detached homes (19% above).

- This survey can also be divided between primary and secondary rentals, as noted in **Table 19** & **Table 20**. Primary rentals are units built for the purpose of being rented out (i.e., purpose-built rentals), while secondary rentals are units are leased by their owners on the rental market. Most of the available supply is in secondary rentals (i.e, ownership homes being rented by investors/owners), which is unsurprising as purpose-built/primary rentals are not as prevalent in smaller communities compared to larger metropolitan areas. Moreover, most of the listings were found in the three population centres of Woodstock, Ingersoll, and Tillsonburg.

Table 18

Rental Survey, Oxford County September 12 to 20, 2023									
Building Typology	**Total Listings**	**Average Rent**							
		0B	**1B**	**2B**	**3B**	**4B**	**5B**	**All**
Single/Semi-Detached	35	-	$1,433	$2,365	$2,414	$2,924	$3,349	**$2,615**
Basement Apartments	2	-	$1,400	$1,400	-	-	-	**$1,400**
Old Rental Townhouses	4	-	-	$1,895	$1,980	-	-	**$1,959**
New Rental Townhouses	20	-	-	$2,135	$2,417	$2,600	-	**$2,356**
Old Purpose-Built Rental Apartments	6	-	$1,463	$1,580	-	-	-	**$1,522**
New Purpose-Built Rental Apartments	31	$1,503	$1,707	$1,916	$1,950	-	-	**$1,796**
Old Leased Condo Apartments	1	-	-	-	$2,250	-	-	**$2,250**
New Leased Condo Apartments	5	-	-	$2,200	$2,467	-	-	**$2,360**
All Types	**104**	**$1,503**	**$1,609**	**$1,965**	**$2,360**	**$2,907**	**$3,349**	**$2,194**

Source: Project Marketing Materials and NBLC primary survey

Table 19

Primary Rental Survey Distribution	
Municipality	**Number of Units**
Woodstock	15
Tillsonburg	19
Ingersoll	2
Norwich	-
Zorra	-
SW Oxford	1
Blandford-Blenheim	-
East Zorra-Tavistock	-
Total	**37**

Table 20

Secondary Rental Survey Distribution	
Municipality	**Number of Listings**
Woodstock	35
Tillsonburg	17
Ingersoll	9
Norwich	-
Zorra	6
SW Oxford	1
Blandford-Blenheim	-
East Zorra-Tavistock	-
Total	**68**

Secondary Rental Market Survey

nblc

- Utilizing a local realtor, NBLC was able to review the secondary rental market in more detail by collecting leases in the secondary market. (**Table 25**) The collected data involves leases from October 2022 to 2023.

- Similar to our survey of the primary market, this data shows the majority of leases being for three-bedroom units (46%). This is followed by four- (30%) and two-bedrooms (13%). One-bedroom (7%), five-bedroom (2%), and studio units (1%) were the least prevalent.

- By typology, most secondary rentals are unsurprisingly in detached housing and townhomes, which are the most common typologies found in both the rental and ownership surveys.

- The distribution of leased secondary rentals is also to be expected, with most (92%) being found in the three largest municipalities. Woodstock alone contains 42% of all the leased units. (**Table 26**)

Table 25

MLS Secondary Rental Data, Oxford County
October 2022 to October 2023

Building Typology	Total Listings	Average Rent						All
		0B	1B	2B	3B	4B	5B	
Detached	118	$2,400	$1,708	$2,026	$2,480	$2,755	$2,755	**$2,497**
Semi-Detached	17	-	$1,473	$1,350	$2,226	$2,467	$2,467	**$2,077**
Townhouse	107	-	-	$2,071	$2,273	$2,449	$2,449	**$2,304**
Condo Apartment	32	-	$1,750	$1,870	$2,200	$2,800	$2,800	**$1,906**
All Types	**274**	**$2,400**	**$1,710**	**$1,941**	**$2,334**	**$2,640**	**$2,640**	**$2,327**

Source: Oxford County Realtor

Table 26

MLS Secondary Rental Distribution

Municipality	Number of Listings
Woodstock	125
Tillsonburg	101
Ingersoll	18
Norwich	2
Zorra	13
South-West Oxford	3
Blandford-Blenheim	1
East Zorra-Tavistock	4
Total	**267**

Rental Market: Average Rents and Vacancy Rates

nblc

- Historically, average rent growth prior to 2010 was stable, seeing an average annual growth of roughly 2%. Meanwhile, vacancy rates were either within or above the range of balanced conditions (i.e., 3% to 5%). (**Figure 21**)
- However, this started to change in 2010. Rents began to increase considerably in Woodstock, then eventually – and more gradually - in the other municipalities, as observed in this data set. Vacancy rates began going down, with all three municipalities seeing vacancy rates drop below 3% by the mid-2010s. (**Figure 22**)
- Since 2020, Tillsonburg and Ingersoll have seen vacancy rates start to improve, although average rent continues to increase. Despite this, vacancy rates remain below balanced conditions in Woodstock, indicating continued demand pressure that will lead to higher average rents in the foreseeable future. These conditions are unfavourable to low- and moderate-income households who rent or are seeking to rent in Oxford County.

Figure 21

Annual Average Market Rent, by Municipality[1]
(1990-2022)

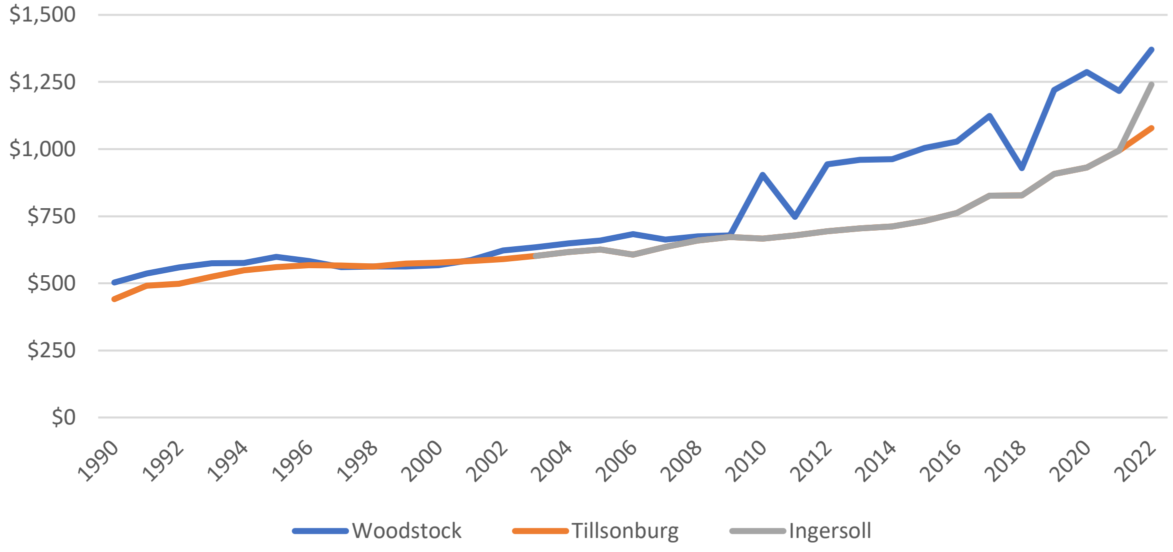
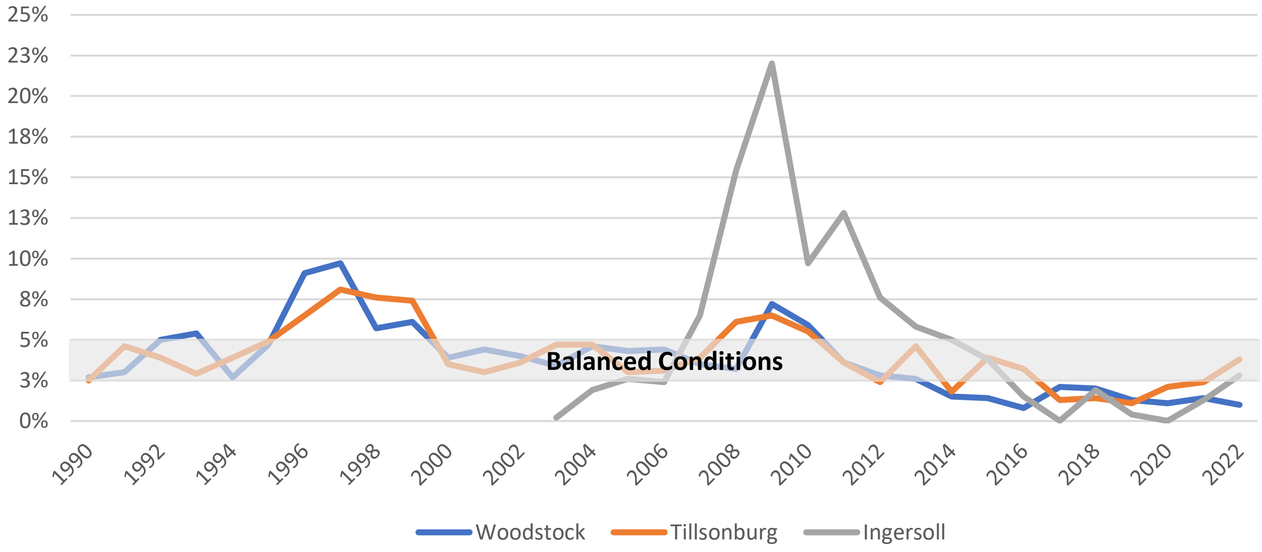


Figure 22

Annual Vacancy Rate, by Municipality[1]
(1990-2022)



Source: CMHC Housing Portal.
1 - Data available only for Woodstock, TIllsonburg, and Ingersoll. Ingersoll data only from 2003 onwards.

4.3 Social and Affordable Housing

Social and Affordable Housing Stock

nblc

- There are four housing programs that were identified for this assessment:
    - Rent-Geared-to-Income (RGI), which aims to provide housing to low-income households wherein tenant rent is set at 30% of gross monthly income. Units under this program are split between County-owned and non-profit/housing provider-owned housing.
    - Affordable housing, which aims to provide housing to low-to-moderate income households and wherein rents are set at or below the average market rent in the County. This stock is split between privately-owned and non-profit-owned housing.
    - Supportive housing, which aims to provide permanent, affordable housing to people requiring specific accessibility and support services/amenities.
    - Transitional housing, which aims to provide temporary housing to people to gap the divide between homelessness and permanent housing through the provision of relevant services and support.

- Among these programs, most of the housing stock is in RGI units, followed by affordable, supportive, and transitional units. The only new units that have been built since Ontario's Local Service Re-Alignment of 1997 (when social housing was downloaded from the province to municipalities) have been:
    - affordable housing units, where most new housing stock was built from 2007 onwards, and
    - supportive housing, where 130 units were built between 2015 and 2019 (although these were initially funded as affordable housing). (See **Table 23**)

Table 21

Observed Housing Programs, Oxford County			
Targeted Households…			
RGI	Affordable	Supportive	Transitional
Are Low-Income	Are Low-to-Moderate Income	Are Needing additional supports	Are needing temporary shelter before transitioning into permanent housing

Table 22

Social and Affordable Housing Stock, Oxford County, by Tenure & Municipality								
Municipality	Market	Affordable		RGI		Supportive	Transitional	Total
		Private	Non-Profit	County	Non-Profit			
Woodstock	90	139	187	277	259	193	35	1,180
Ingersoll	8	30	-	123	60	-	-	221
Tillsonburg	-	15	59	139	160	12	7	392
Norwich	-	-	-	30	-	-	-	30
Zorra	-	-	-	24	53	-	-	77
East Zorra-Tavistock	7	-	57	27	-	-	-	91
Blandford-Blenheim	8	22	-	-	47	-	-	77
South-West Oxford	-	-	-	-	-	-	-	0
Oxford County	**113**	**206**	**303**	**620**	**579**	**205**	**42**	**2,068**
Source: County of Oxford.								

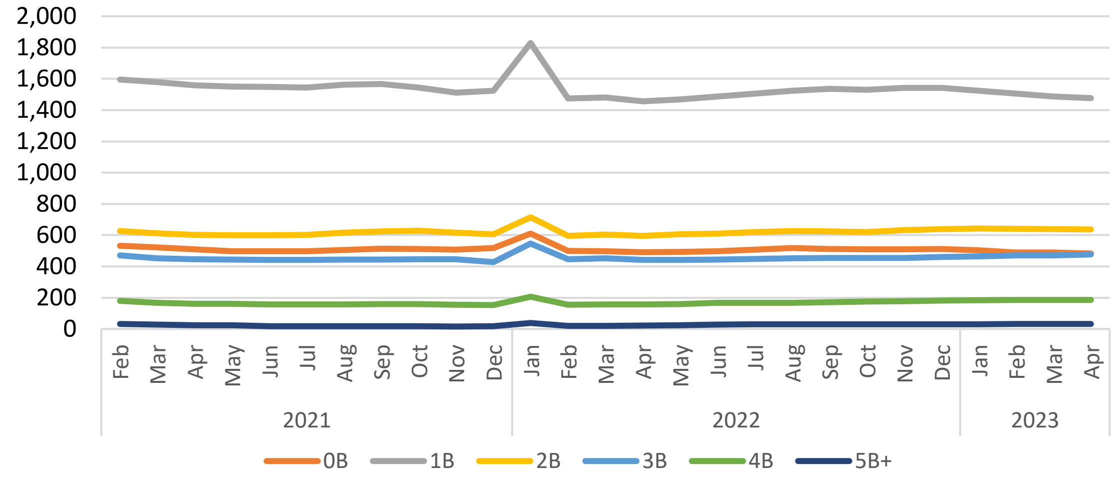
Social Housing Waitlist

nblc

- As illustrated by **Figure 23**, overall demand for social housing has been relatively stable over the past two years. Except for the brief spike in early 2021, the number of applicants on the social housing wait list have roughly hovered between 2,400 to 2,600.
- Demand distribution across unit types remain largely unchanged over the last two years. This indicates that the types of households needing non-market rate housing have not changed. The largest demand has been for single-bedroom units – 45% of applicants showed interest in this unit type – followed by two-bedroom (19%) and one-bedroom (15%) units. This indicates that smaller families, likely single-parent families, as well as single-person households. This is also reflected in the Core Housing Need Data (discussed in Section 5.0).
- The County has been working on transitioning into a new data collection platform and system, and is also working to improve the consistency and quality of data they have on the housing types and household characteristics. Access to this data in the future may yield deeper insight into the specific needs and identities of households in need.

Figure 23

Centralised Housing Waitlist, by Number of Applicants & Unit Type, Oxford County (Feb 2021 - Apr 2023)



Source: Oxford County

Figure 24

Distribution of Application, by Municipality (As of May 31, 2023)

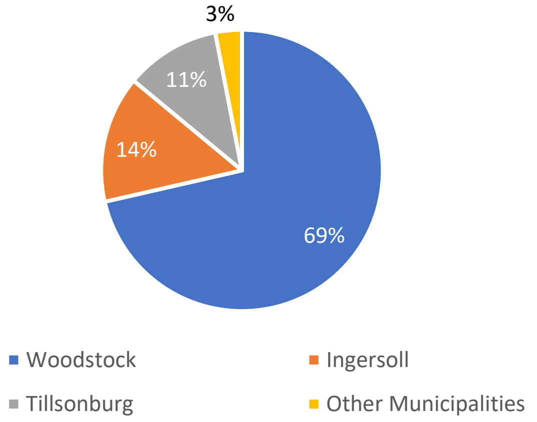
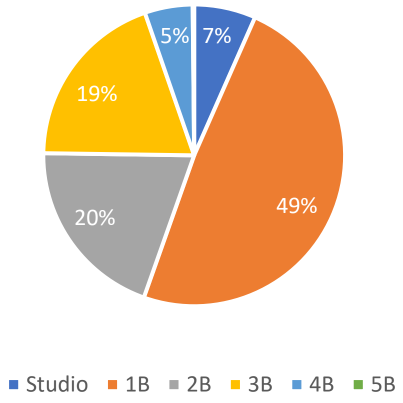


Figure 25

Distribution of Applications, by Unit Type (As of May 31, 2023)



Recent & Upcoming Affordable Housing Developments

nblc

Table 23

Recent and Upcoming Affordable Housing Developments						
Project	**Municipality**	**Status**	**Rent Charged**	**Targeted Demographic/s**	**Total Units**	**Affordable Units**
738 Parkinson Road	Woodstock	Completed in 2023	RGI Calculation	Seniors	8	8
31 Victoria Street	Tillsonburg	Completed in 2023	80% Ministry AMR	Seniors	18	18
1231 Nellis Street	Woodstock	Occupied in 2022	80% Ministry AMR	Seniors	98	62
98 Mill Street East	Blandford-Blenheim	Completed in 2022	80% Ministry AMR	Seniors	30	22
				Total – Recent Projects	**136**	**92**
785 Southwood Way	Woodstock	Under Construction	80% Ministry AMR	Senior / single women with children	52	29
175 Springbank Avenue North	Woodstock	Site Plan Under Review	80% Ministry AMR	Senior / single women with children	45	23
				Total – Upcoming Projects	**115**	**70**
Source: Oxford County.						

1231 Nellis Street in Woodstock
98 Rental Units (62 Affordable Units)
Opened in 2022

98 Mill Street East in Blandford-Blenheim (Plattsville)
30 Rental Units (22 Affordable Units)
Opened in 2022

785 Southwood Way in Woodstock
52 Rental Units (29 Affordable Units)
Expected to Complete in 2024

4.4 Other Factors Influencing Supply

Federal and Provincial Policies

Some federal and provincial policies that may impact the creation of new housing supply include:

1. HST Rebate/Waiver

- On September 14th,2023, Ottawa announced it would waive the federal portion of HST for new long-term rental construction, and in support of this move, on November 1st, the Ontario government announced an enhanced rebate that would fully cover the provincial portion of HST. This effectively means that builders of new, long-term rentals will be able to claim back 100% of HST paid for construction.

- This is expected to have a positive impact on the housing supply - specifically rentals – but includes certain caveats:
  - Rentals must contain at least four residential units. Student and senior rental housing must contain at least ten units.
  - Buildings must contain at least 90% long-term residential units to quality.
  - Construction must begin between 2023 and 2030, and must be completed by 2035.

2. Development Charge Waivers and Reductions

- The provincial government, through Bill 23 (More Home Built Faster Act, 2022), introduced development charge exemptions for affordable and attainable units (see Page 18 for definitions). It also introduced discounts for rental housing developments, ranging from 15% to 25% of charges reduced depending on the unit type being built.

- This will offset some costs associated with purpose-built rental, affordable, and attainable housing development, but will also reduce public revenues, impacting municipal ability to maintain current program levels (potentially including housing). Developers and municipalities are also still awaiting the province's Housing Bulletin, which will set rates for affordable housing prices and rents.

3. Housing Accelerator Fund

- In March 2023, the federal government launched this $4 billion fund to incentivize municipal actions to accelerate housing production through red tape reduction, minimum density increases, zoning changes, and other relevant measures. This fund is scheduled to run until the 2026-2027 fiscal year.

- Municipalities including Mississauga and Toronto have received $113 and $471 million from this fund the previous year. While the impacts of this funding may not appear immediately, this may assist in alleviating some housing pressures on those localities, which may in turn return out-migration from these major urban centres to less populated areas like Oxford County.

Interest Rates and Construction Costs

nblc

- Though resale prices have fallen over the past year across the County, affordability has not improved as interest rates have been on the rise, increasing carrying costs. This is the key reason for falling resale home prices as consumer buying power and confidence has declined.
- As an example, **Table 24** demonstrates the carrying costs associated with the median resale price in Oxford in July 2021 (pre-interest rate hikes), July 2022 (market peak) and more recently in July 2023. With a 130-basis point increase to interest rates, the carrying costs in July 2023 are nearly the same compared to during the market peak year, despite the average price being about $86,000 lower.
- Overall, median carrying costs for a resale purchase have risen by 50% (nearly $1,200) in the last two years.
- In addition to the impacts on buyers, construction costs have also been on the rise in recent years. Specific cost data from the Altus Canadian Cost Guide is only available for the GTA, but is still relevant for the County as rising construction costs are a trend noted widely across Ontario over the past five years.
- Above and below grade construction costs have risen in the GTA by about $80 to $130 per square foot – or 45% to 70%, depending on the built form – over the past five years (Table 27). Combined with increased borrowing costs, this has created a significant strain on many projects from a development feasibility perspective.
- Rising construction costs can impact affordability by:
    - Causing developers to delay new housing until the market supports higher pricing, passing the cost increase off to buyers/renters; and,
    - Impacting project feasibility, leading to project delays/cancellations and further exacerbating a housing shortage.

Table 24

Mortgage Payment Sensitivity Analysis

	July 2021	July 2022	July 2023
Purchase Price	$590,000	$720,000	$634,000
Min. Downpayment	$34,000	$47,000	$38,400
Mortgage Amount	$556,000	$673,000	$595,600
Interest Rate	2.45%	4.70%	6%
Mortgage Length	25	25	25
Monthly Mortgage Payment	$2,441	$3,687	$3,663

Table 25

Change in Per Square Foot Construction Costs
Greater Toronto Area

Year	Single-Family	Traditional Townhouse	Stacked Townhouse	6-Storey Wood Frame Apartment	12-Storey Apartment	25-Storey Apartment	40-Storey Apartment	Underground Parking
2019	$165	$133	$158	$188	$225	$223	$230	$138
2020	$165	$133	$158	$200	$238	$243	$268	$148
2021	$190	$165	$190	$230	$273	$273	$295	$180
2022	$213	$185	$213	$263	$315	$315	$328	$230
2023	$245	$223	$253	$283	$328	$328	$360	$233
Change 2019-2023:	**$80**	**$90**	**$95**	**$95**	**$103**	**$105**	**$130**	**$95**
	48%	**68%**	**60%**	**51%**	**46%**	**47%**	**57%**	**69%**

Note: Average pricing per square foot is based on the mid-point of the range provided by Altus Group. Ontario cost data is only available for the GTA.

Source: Altus Cost Guide.

5.0 Core Housing Need

Image source: Rural Oxford Economic Development Corp.

Introduction

This section looks at Core Housing Need ('CHN') within the County.

More specifically, it reviews the extent of households experiencing housing inadequacy (i.e., requires major repairs), unsuitability (e.g., family of 5 living in a 2-bedroom home), and unaffordability (i.e., shelter cost exceeds 30% of gross income). These are illustrated in the data tables that follow, which show CHN across different household characteristics, such as tenure, housing structure and the primary maintainer's age.

This is important in grounding the depth of potential and existing housing need for County residents and identifying the characteristics of households most in need.

This data was collected by Oxford County through a custom data tabulation order through Statistics Canada from the 2021 census.

KEY FINDINGS

SINCE 2016, THE RATE OF HOUSEHOLDS IN INADEQUATE AND UNAFFORDABLE HOUSING HAS GONE DOWN FOR BOTH RENTERS AND OWNERS

RENTER HOUSEHOLDS ARE SIX TIMES MORE LIKELY TO BE IN CHN THAN OWNER HOUSEHOLDS (1.9%)

AMONG HOUSEHOLD TYPES, CHN IS MOST PRESENT IN LONE-PARENT (19%) AND SINGLE-PERSON (18%) HOUSEHOLDS

AMONG HOUSING TYPES, CHN IS MOST PRESENT IN DUPLEXES (21%) AND LOW-RISE APARTMENTS (19%)

AMONG HOUSEHOLDS IN CHN, MEDIAN OWNER AND RENTER HOUSEHOLDS PAY 57% AND 66% OF GROSS INCOME FOR SHELTER ALONE

DATA IS NOT REFLECTIVE OF RECENT HIGH INFLATION AND INTEREST RATE INCREASES

Core Housing Need

- Households in Core Housing Need (‘CHN’) is defined by CMHC as those living in housing that is below the standards of adequacy, suitability, and affordability, and who are required to spend 30% or more of before-tax income to access local housing that meets those three standards.

- As of 2021, 12.5% of all renters and 1.9% of all homeowners in Oxford County were noted as being in Core Housing Need (‘CHN’). (**Figure 24**) The proportion for renters in CHN was above the County average in Tillsonburg (15.6%) and Woodstock (13.8%), with considerable proportions in Zorra (10.7%) and Ingersoll (10.1%) as well. Meanwhile, the proportion for owners in CHN was above the County average in Woodstock (2.4%) and Tillsonburg (2.2%).

- In terms of household type, those most vulnerable to being in CHN include lone-parent (5.9% and 19.1% of owner and renter households respectively) and one-person (4.9% and 18.2%) households. (**Figure 25**) This is more pervasive across almost all municipalities for single-person households, where they represent a higher-than-average proportion of both owner and renter households in CHN, while lone-parent households, consisting a smaller share of total households, only appear to be in CHN in Woodstock and Tillsonburg, but at higher proportions than single-person households.

- Older adult-led households, particularly those aged above 55, are more likely to be in CHN, with 2-3% of owner households and 13-19% of renter households being categorized in this group. This may likely be due to a myriad of health and financial factors, such as the inability to move without assistance, the difficulty of finding places to downsize locally, more limited liquid financial resources, and the increased property taxes over time due to rising property values.

Figure 26

% of Households in CHN in 2021, by Municipality

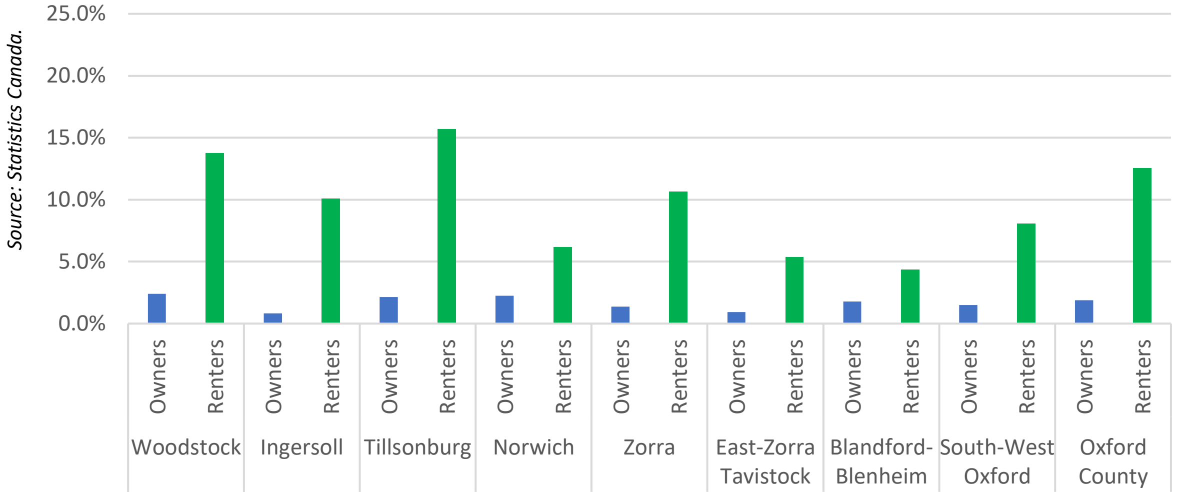
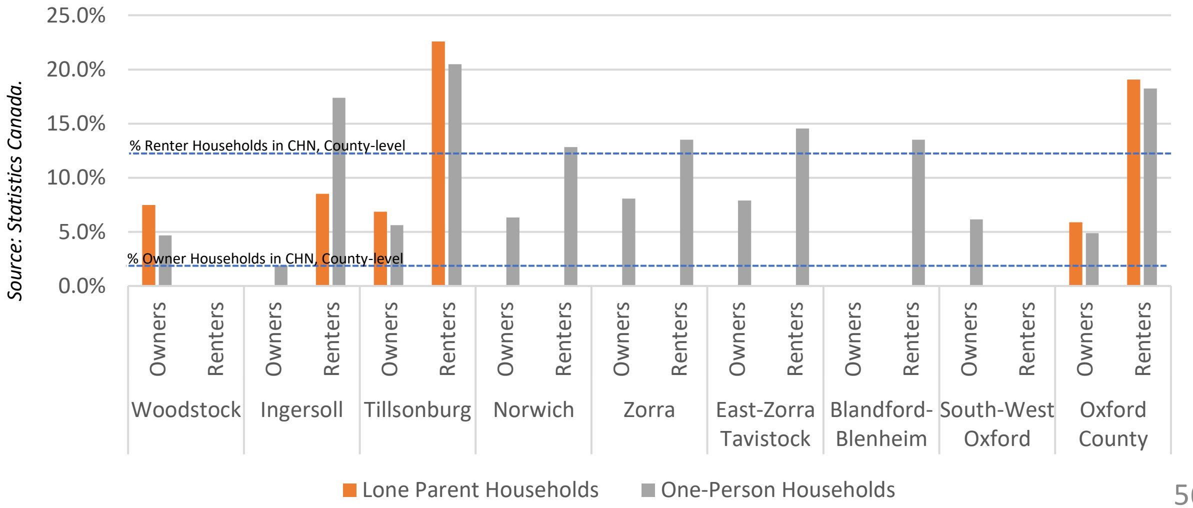


Figure 27

% of Lone-Parent and One-Person Households in CHN in 2021, by Municipality



Source: Statistics Canada

Core Housing Need

- Recent immigrant-led households are above the County average when it comes to owner households (4.4%), however this is largely concentrated in Woodstock, with immigrant-led households in other municipalities not identified as being in CHN (1.9%). (**Figure 26**) Like immigrant-led households, visible minority-led owner households are more likely to be in CHN (3.6%) than their non-visible minority counterparts (1.8%).

- Indigenous-led renter households are shown to be more likely in CHN in Woodstock (19%) and Ingersoll (10%), where they are concentrated. Recent immigrant, visible minority, and Indigenous-led households are all clustered in Woodstock, Ingersoll, and Tillsonburg, with 90%, 81% and 89% of these groups in Oxford County residing in the three noted municipalities.

- In terms of structural dwelling type, households living in denser housing are more likely to be in CHN than those in single-detached homes. This is highest among renters living in duplexes (18%) and apartments (12% in low-rise, and 17.7% in mid- to high-rise buildings). (**Figure 27**) Owner households in apartments show the highest propensity towards being in CHN (5.7%), with those in semi-detached (3.1%) and row houses (2.7%) also having above average propensity to be in CHN. It should be noted that roughly 70% of County households live in single-detached housing, with most areas outside of Woodstock, Ingersoll, and Tillsonburg not having much diversity in housing stock outside these.

Figure 28

% of Visible Minority-Led Households in CHN in 2021, by Municipality

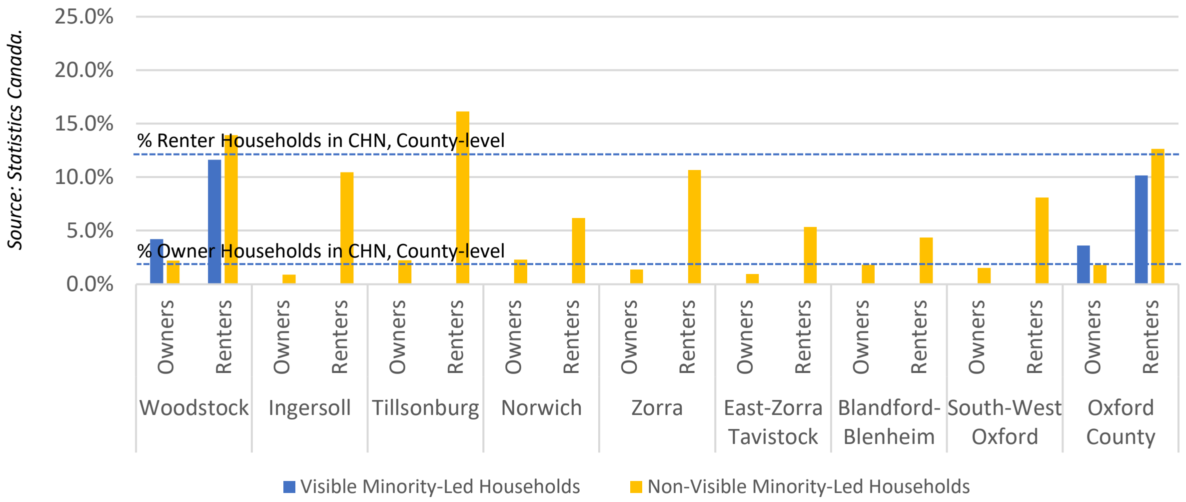


Figure 29

% of Households in CHN in 2021, by Building Typology & Municipality

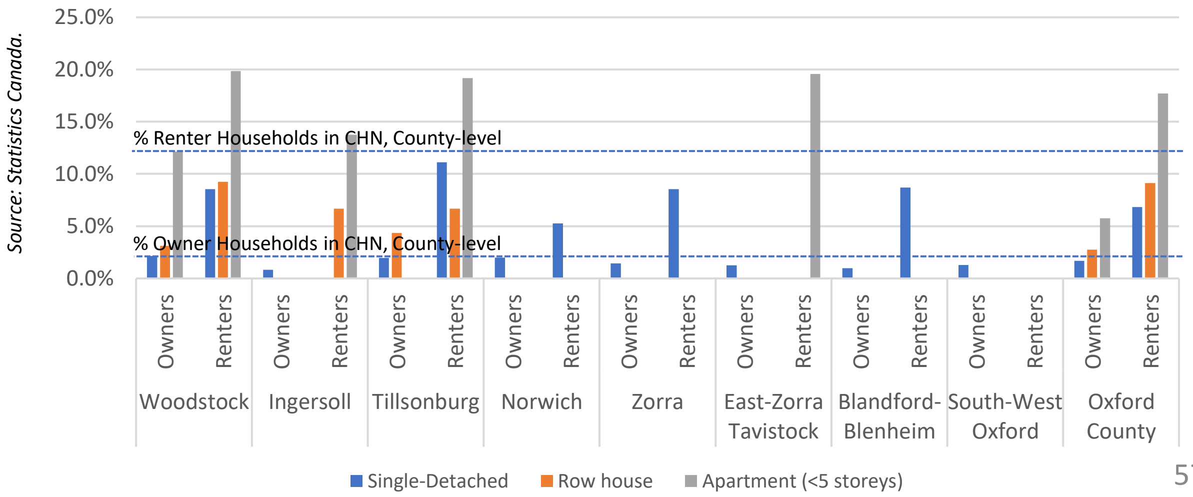


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Table 26

Households in Core Housing Need, By Municipality (2021)

Household Characteristics	Woodstock		Ingersoll		Tillsonburg		Norwich		Zorra		East-Zorra Tavistock		Blandford-Blenheim		South-West Oxford		Oxford County	
	Owners	Renters	Owners	Renters	Owners	Renters	Owners	Renters	Owners	Renters	Owners	Renters	Owners	Renters	Owners	Renters	Owners	Renters
# of Households in CHN	295	905	35	130	125	375	65	30	30	40	40	55	20	25	30	15	640	1,575
% of Households in CHN	2.4%	13.8%	0.8%	10.1%	2.2%	15.7%	2.2%	6.2%	1.4%	10.7%	0.9%	5.4%	1.8%	4.3%	1.5%	8.1%	1.9%	12.5%
Household Type																		
Couples With Children	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	2.8%
Couples Without Children	1.0%	0.0%	0.0%	0.0%	0.9%	9.0%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	5.7%
Lone Parent Households	**7.5%**	0.0%	0.0%	8.5%	**6.8%**	**22.6%**	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	**5.9%**	**19.1%**
Multifamily Households	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	2.3%
One-Person Households	**4.7%**	0.0%	**1.9%**	**17.4%**	**5.6%**	**20.5%**	**6.3%**	**12.8%**	**8.1%**	**13.5%**	**7.9%**	**14.5%**	0.0%	**13.5%**	**6.2%**	0.0%	**4.9%**	**18.2%**
Other Non-Family	**8.3%**	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	**5.0%**	6.8%
Age of Primary Household Maintainer																		
15-24	0.0%	8.3%	0.0%	0.0%	0.0%	0.0%	0.0%	N/A	N/A	N/A	N/A	0.0%	0.0%	N/A	0.0%	0.0%	0.0%	8.2%
25-34	1.6%	11.9%	0.0%	6.7%	0.0%	12.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.3%	9.6%
35-44	2.4%	9.5%	0.0%	0.0%	0.0%	**17.5%**	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.4%	10.1%
45-54	0.9%	13.2%	0.0%	0.0%	0.0%	**18.5%**	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%	11.7%
55-64	**2.5%**	**18.6%**	0.0%	**18.4%**	**5.5%**	**21.2%**	**3.2%**	0.0%	0.0%	**23.5%**	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	**3.1%**	**18.6%**
65+	**3.2%**	**15.8%**	0.0%	0.0%	1.0%	14.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	**2.0%**	**13.4%**

Source: Statistics Canada.
N/A - There is no sample for this specific demographic subgroup.

Above average for municipality

Core Housing Need

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Table 26, Continued

Households in Core Housing Need, By Municipality (2021)																		
Household Characteristics	Woodstock		Ingersoll		Tillsonburg		Norwich		Zorra		East-Zorra Tavistock		Blandford-Blenheim		South-West Oxford		Oxford County	
	Owners	Renters	Owners	Renters	Owners	Renters	Owners	Renters	Owners	Renters	Owners	Renters	Owners	Renters	Owners	Renters	Owners	Renters
# of Households in CHN	295	905	35	130	125	375	65	30	30	40	40	55	20	25	30	15	640	1,575
% of Households in CHN	2.4%	13.8%	0.8%	10.1%	2.2%	15.7%	2.2%	6.2%	1.4%	10.7%	0.9%	5.4%	1.8%	4.3%	1.5%	8.1%	1.9%	12.5%
Immigrant Status of Primary Household Maintainer																		
Arrived Between 2020 to 2021	N/A	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0%
Arrived Between 2011 to 2020	**5.9%**	10.0%	0.0%	N/A	0.0%	0.0%	0.0%	N/A	N/A	N/A	0.0%	N/A	N/A	N/A	N/A	N/A	**4.4%**	7.7%
Other Households	2.3%	**13.9%**	**0.8%**	10.1%	**2.2%**	**15.8%**	**2.3%**	6.2%	1.4%	10.7%	**0.9%**	5.4%	1.8%	4.3%	1.5%	8.1%	1.9%	**12.6%**
Visible Minority-Led Households																		
Visible Minority-Led Households	**4.2%**	11.6%	0.0%	0.0%	0.0%	0.0%	0.0%	N/A	0.0%	N/A	0.0%	N/A	0.0%	N/A	0.0%	N/A	**3.6%**	10.2%
Non-Visible Minority-Led Households	2.2%	**13.9%**	**0.9%**	**10.4%**	**2.2%**	**16.1%**	**2.3%**	6.2%	**1.4%**	10.7%	**1.0%**	5.4%	**1.8%**	4.3%	**1.5%**	8.1%	1.8%	**12.6%**
Indigenous-Led Households																		
Indigenous-Led Households	0.0%	12.5%	0.0%	0.0%	0.0%	**19.0%**	0.0%	0.0%	0.0%	N/A	0.0%	N/A	0.0%	N/A	0.0%	0.0%	0.0%	9.2%
Non-Indigenous-Led Households	**2.4%**	**13.9%**	**0.9%**	**10.4%**	**2.2%**	**16.1%**	**2.3%**	6.2%	**1.4%**	10.7%	**0.9%**	5.4%	**1.8%**	4.3%	**1.5%**	8.1%	**1.9%**	**12.6%**
Household Structural Type of Dwelling																		
Single-Detached	2.1%	8.6%	0.8%	0.0%	1.9%	11.1%	2.0%	5.3%	**1.4%**	8.5%	**1.3%**	0.0%	1.0%	**8.7%**	1.3%	0.0%	1.7%	6.8%
Semi-Detached	**3.2%**	9.1%	0.0%	0.0%	0.0%	**25.0%**	0.0%	N/A	N/A	N/A	0.0%	N/A	0.0%	N/A	N/A	N/A	**3.1%**	11.1%
Row house	**3.1%**	9.3%	0.0%	6.7%	**4.3%**	6.7%	N/A	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0%	**2.7%**	9.1%
Apartment/Flat in Duplex	0.0%	**20.8%**	0.0%	**25.0%**	0.0%	**23.1%**	N/A	N/A	N/A	N/A	N/A	0.0%	N/A	0.0%	N/A	0.0%	0.0%	**18.0%**
Apartment (5 or more storeys)	N/A	12.3%	0.0%	0.0%	0.0%	11.3%	N/A	N/A	N/A	N/A	N/A	0.0%	N/A	N/A	N/A	N/A	0.0%	12.0%
Apartment (<5 storeys)	**12.1%**	**19.9%**	0.0%	**13.8%**	0.0%	**19.2%**	N/A	0.0%	N/A	0.0%	0.0%	**19.6%**	N/A	0.0%	0.0%	N/A	**5.7%**	**17.7%**

Source: Statistics Canada.
N/A - There is no sample for this specific demographic subgroup.

Above average for municipality

Core Housing Need – Shelter-to-Income Ratio

nblc

- In 2021, the median household income of both owner and renter households in CHN was $22,800, as seen in **Table 27.** This is roughly 35% lower than the provincial median income for owner households in CHN, and 28% lower than the median income for renter households in CHN across the province.
- The Shelter-to-Income Ratio (STIR) for owner households in CHN was 66%, meaning that in Oxford County, the median household in CHN would be spending 66% of their gross income on housing. The STIR was slightly lower for renter households who on average spent 57% of their gross household income on shelter.
- The STIR varied widely across each municipality, with a range of between 54% to 85% for owner households, and a range of 46% to 73% for renter households. This is due to differences in both household incomes and shelter costs across the County.
- This provides a different angle to the changes in CHN over time (see **Table 28**) – while there was a marked decline in CHN as shown across the previous two census periods, those still in CHN are using incredibly high proportions of their income to pay for a basic human need. This points to a significant need in subsidized affordable housing for these groups.
- This data is reflective of 2020 incomes and 2021 shelter costs. Since then, supply chain issues (due to the war in Ukraine and post-Covid adjustments), inflation, and continued housing unaffordability has negatively impacted overall cost-of-living in Southern Ontario. These conditions may have only worsened since then.

Table 27

Shelter-to-Income Ratios for Households in CHN, by Geography

Geography	Median Household Income (Gross), 2020	Median Monthly Shelter Costs, 2021	Shelter-to-Income Ratio (STIR)
Owner Households in CHN			
Woodstock	$25,600	$1,320	62%
Ingersoll	$22,400	$1,390	74%
Tillsonburg	$20,000	$900	54%
Blandford-Blenheim	$22,800	$1,450	76%
East Zorra-Tavistock	$19,400	$1,370	85%
Norwich	$23,200	$1,300	67%
South-West Oxford*	$19,000	$1,180	75%
Zorra*	$19,000	$1,210	76%
Oxford County	**$22,800**	**$1,250**	**66%**
Ontario	**$34,800**	**$1,440**	**50%**
Renter Households in CHN			
Woodstock	$23,600	$1,190	61%
Ingersoll	$20,000	$1,040	62%
Tillsonburg	$22,200	$1,000	54%
Blandford-Blenheim	$15,700	$840	64%
East Zorra-Tavistock	$23,800	$920	46%
Norwich	$23,000	$1,080	56%
South-West Oxford*	$17,000	$1,040	73%
Zorra*	$18,000	$940	63%
Oxford County	**$22,800**	**$1,080**	**57%**
Ontario	**$31,800**	**$1,300**	**49%**

Source: Statistics Canada.
1 - Shelter costs for owned dwellings refer to "where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services", while shelter costs for rented dwellings refer to "where applicable, the rent and the costs of electricity, heat, water and other municipal services."
** - no data on median household income was available, so the average household income was used.*

Core Housing Need – 2021 Data Limitations

- The decline in the proportion of households in Core Housing Need was noted across Canada, with Core Housing Need rates falling across all Canadian provinces and territories between 2016 and 2021. The decrease in households in Core Housing Need can be attributed to the following:
  - The 2021 Census uses 2020 incomes, which were impacted by the COVID-19 pandemic. The Federal government provided many households with emergency income supplements/support programs. These supports temporarily increased household incomes and had more significant impact on low to moderate-income households who are more likely to be disproportionately impacted by layoffs and income loss. This temporary boost in income may have helped households of both tenures out of Core Housing Need in the short term.
  - The pandemic provided temporary relief in the rental housing market, with vacancies increasing and rents dropping. This led to rental housing becoming slightly more affordable on a macro-scale, which may have temporarily taken some rental households out of Core Housing Need.

- Likewise, this data does not reflect major regional, national, and international events and trends that have impacted the housing market since 2021, such as:
  - High inflation, due to increased supply-side pressures caused by supply chain issues, the war in Ukraine, and anomalous climate events and disasters,
  - Interest rate hikes by the Bank of Canada which have increased the cost of home purchases,
  - Spikes in rent levels due to both high inflation and increased financial barriers to homeownership.

- Both of these create some statistical irregularities in the 2021 Census income data. The pandemic relief and rental demand decreases may have led to more positive numbers for the latest census, but the various national and international events following that census may lead to less optimistic numbers in the 2025 census data.

- Table 31 to follow provides summary information on how the number and percentage of owner and renter households in Core Housing Need has changed in the County has changed over the past four Census periods.

Core Housing Need – Impact on Social and Affordable Housing

- Households in CHN are more likely to have issues in housing and wider socio-economic stability in the long-term. These households are much more vulnerable to potential loss in shelter if a sudden event occurs (e.g., landlord returns to move back in, structural failure of home, temporary loss of income), and may require them to access the existing social and affordable housing stock in the County – if they qualify.

- The recent trends in CHN have largely been positive, given the considerable decline between 2016 and 2021 in all jurisdictions. However as mentioned on the previous slide, the 2021 data is skewed by emergency measures taken during the pandemic and does not account for major decisions and event that have transpired since then. Moreover, the increases in rent prices over the last decade, as well as growing unaffordability in the home ownership market due to higher interest rates also point in this direction.

- This points to higher likelihood of increases in households living in unaffordable, unsuitable, and/or inadequate housing in the County – or their willingness to live in such housing due to the lack of alternatives.

- While there are some social and affordable housing developments that are expected to be built in the following years, the 70 non-market units will not be enough to catch all the households that fall deeply into CHN (see Table 51 to follow), and do not account for the additional demographic pressures that will be placed on the County by the continued influx of new residents from other parts of the province.

Core Housing Need by Municipality

Table 28

Households in Core Housing Need, By Municipality (2006 - 2021)								
Municipality	**2006**		**2011**		**2016**		**2021**	
Owner Households								
Woodstock	285	3.0%	475	4.6%	365	3.2%	295	2.4%
Ingersoll	105	3.1%	145	4.0%	110	2.9%	35	0.8%
Tillsonburg	150	3.3%	185	3.8%	195	4.0%	125	2.2%
Norwich	-	-	-	-	-	-	65	2.2%
Zorra	-	-	-	-	-	-	30	1.4%
East-Zorra Tavistock	-	-	-	-	-	-	40	1.8%
Blandford-Blenheim	-	-	-	-	-	-	20	0.9%
South-West Oxford	-	-	-	-	-	-	30	1.5%
Oxford County	**-**	**-**	**-**	**-**	**-**	**-**	**640**	**1.9%**
Renter Households								
Woodstock	815	18.9%	1,470	29.8%	1,400	25.8%	905	13.8%
Ingersoll	240	22.4%	230	22.8%	350	28.7%	130	10.1%
Tillsonburg	430	25.8%	550	30.6%	620	29.5%	375	15.7%
Norwich	-	-	-	-	-	-	30	5.4%
Zorra	-	-	-	-	-	-	40	8.1%
East-Zorra Tavistock	-	-	-	-	-	-	55	10.7%
Blandford-Blenheim	-	-	-	-	-	-	25	6.2%
South-West Oxford	-	-	-	-	-	-	15	4.3%
Oxford County	**-**	**-**	**-**	**-**	**-**	**-**	**1,575**	**12.5%**

Source: Statistics Canada
No data available for County and certain municipalities for 2006 to 2016.

6.0 Housing Gaps

Image source: Oxford County

Introduction

This section provides a cross-tabulation of household incomes (divided into deciles) and housing costs (for market, affordable and social housing) across the County. The following tables consider:

- Geography (local municipality),
- Typology (i.e., detached home, townhome),
- Tenure,
- And Unit Type

This highlights the gap between what currently existing in the housing market and what can be afforded by residents across the income spectrum. These results should be used to inform policy and program formation as well as affordable housing investment decisions.

KEY FINDINGS

ONLY THE HIGHEST INCOME EARNERS (8th AND 9th DECILES) CAN AFFORD DETACHED, SEMI-DETACHED, AND TOWNHOMES

MODERATE INCOME HOUSEHOLDS (4th TO 6th DECILES) CAN AFFORD CONDOMINIUM APARTMENT UNITS, HOWEVER THIS SUPPLY IS MODEST

AMONG RENTER HOUSEHOLDS, ONLY THOSE ABOVE THE 6TH INCOME DECILE CAN AFFORD CURRENT RENTS IN THE COUNTY

THE COUNTY'S HOUSING RGI AND AFFORDABLE HOUSING PROGRAMS PROPERLY TARGET LOW- AND LOWER MODERATE-INCOME HOUSEHOLDS (BELOW 6th DECILES)

THE MOST AFFORDABLE HOUSING TYPES ON THE PRIVATE MARKET (CONDOMINIUM APARTMENTS) ARE THE LEAST AVAILABLE

Ownership Housing Affordability Gaps

Table 29

Ownership Housing Affordability Gap Analysis										
Income Decile		1	2	3	4	5	6	7	8	9
Household Income (2023 Estimate)		$47,539	$64,910	$81,708	$99,421	$114,277	$132,562	$153,132	$181,701	$226,269
Affordability Threshold		$161,275	$220,202	$277,192	$337,282	$387,680	$449,709	$519,492	$621,695	$779,751
Housing Type	**Purchase Price**									
South-West Oxford - New Sale										
Detached/Semi-Detached - 2BR	-									
Detached/Semi-Detached - 3BR	$840,000									
Townhomes - 2BR	-									
Townhomes - 3BR	-									
Condominium Apartment - 2BR	-									
Condominium Apartment - 3BR	-									
Tillsonburg - New Sale										
Detached/Semi-Detached - 2BR	-									
Detached/Semi-Detached - 3BR	-									
Townhomes - 2BR	$525,000									
Townhomes - 3BR	$580,000									
Condominium Apartment - 2BR	-									
Condominium Apartment - 3BR	-									
Woodstock - New Sale										
Detached/Semi-Detached - 2BR	$680,000									
Detached/Semi-Detached - 3BR	$1,150,000									
Townhomes - 2BR	$716,000									
Townhomes - 3BR	$810,000									
Condominium Apartment - 2BR	-									
Condominium Apartment - 3BR	-									
Zorra - New Sale										
Detached/Semi-Detached - 2BR	$900,000									
Detached/Semi-Detached - 3BR	$861,000									
Townhomes - 2BR	-									
Townhomes - 3BR*	$995,000									
Condominium Apartment - 2BR	-									
Condominium Apartment - 3BR	-									

** - Sample size is less than 5.*
Sources: CREA; MLS Realtor; Marketing/Leasing Materials

	Unaffordable
	Affordable

Ownership Housing Affordability Gaps

Table 29, Continued

Ownership Housing Affordability Gap Analysis										
Income Decile		1	2	3	4	5	6	7	8	9
Household Income (2023 Estimate)		$47,539	$64,910	$81,708	$99,421	$114,277	$132,562	$153,132	$181,701	$226,269
Affordability Threshold		$149,037	$203,492	$256,157	$311,687	$358,261	$415,583	$480,070	$572,849	$719,018
Housing Type	**Purchase Price**									
Median Resale Price, by Typology										
Single/Detached - 2BR	$500,000									
Single/Detached - 3BR	$605,000									
Semi-Detached - 2BR	$545,000									
Semi-Detached - 3BR	$520,000									
Townhomes - 2BR	$520,000									
Townhomes - 3BR	$540,000									
Condominium Apartment - 2BR	$290,000									
Condominium Apartment - 3BR	$355,000									
Modular - 2BR	$290,000									
Modular - 3BR	$355,000									
Mobile - 2BR	$225,000									
Mobile - 3BR	$460,000									
Median New Sale Price, by Typology										
Detached/Semi-Detached - 2BR	$770,000									
Detached/Semi-Detached - 3BR	$875,000									
Townhomes - 2BR	$545,000									
Townhomes - 3BR	$775,000									
Condominium Apartment - 2BR	Data Unavailable									
Condominium Apartment - 3BR	Data Unavailable									
Modular - 2BR*	$385,000									
Modular - 3BR	Data Unavailable									
Mobile - 2BR*	$385,000									
Mobile - 3BR*	Data Unavailable									

* - sample size is less than 5.
Sources: Statistics Canada; CREA; MLS Realtor; NBLC

	Unaffordable
	Affordable

Rental Housing Affordability Gaps

Table 29, Continued

Rental Housing Affordability Gap Analysis										
Income Decile		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**
Renter Household Income (2023 Estimate)		**$25,598**	**$31,998**	**$42,054**	**$52,568**	**$62,624**	**$74,280**	**$87,994**	**$106,278**	**$132,562**
Affordability Threshold		**$640**	**$800**	**$1,051**	**$1,314**	**$1,566**	**$1,857**	**$2,200**	**$2,657**	**$3,314**
Housing Type	**Monthly Rental Rate**									
CMHC Average Market Rent										
80% CMHC AMR 1BR	$929									
80% CMHC AMR 2BR	$1,107									
80% CMHC AMR 3BR	$1,174									
CMHC AMR 1BR	$1,161									
CMHC AMR 2BR	$1,384									
CMHC AMR 3BR	$1,468									
Average Survey Rent, by Typology										
Detached & Semi-Detached - 1BR	$1,649									
Detached & Semi-Detached - 2BR	$1,947									
Detached & Semi-Detached - 3BR	$2,431									
Townhouse - 1BR	Data Unavailable									
Townhouse - 2BR	$2,071									
Townhouse - 3BR	$2,273									
Leased Condo Apartment - 1BR	$1,750									
Leased Condo Apartment - 2BR	$1,870									
Leased Condo Apartment - 3BR	$2,200									
PBR Apartment - 1BR	$1,658									
PBR Apartment - 2BR	$1,860									
PBR Apartment - 3BR	$1,950									

* - sample size is less than 5.

Sources: Statistics Canada; CREA; MLS Realtor; NBLC

	Unaffordable
	Affordable

Social and Affordable Housing Affordability Gaps

Table 29, Continued

Social & Affordable Housing Affordability Gap Analysis									
Income Decile				**1**	**2**	**3**	**4**	**5**	**6**
Income of Renter Households (2023 Estimate)				**$25,598**	**$31,998**	**$42,054**	**$52,568**	**$62,624**	**$74,280**
Affordability Threshold				**$640**	**$800**	**$1,051**	**$1,314**	**$1,566**	**$1,857**
Program	**Eligibility**	**Unit Type**	**Rent**						
Rent-Geared-to-Income (RGI)	30% of Before-Tax Income (Income Eligibility Threshold dependent on bedroom type)	Studio	Varies	Eligible (< $29,500)					
		1BR	Varies	Eligible (< $38,500)					
		2BR	Varies	Eligible (< $46,500)					
		3BR	Varies	Eligible (< $52,500)					
Low-Affordable Housing	< 80% AMR* (For households below 5th decile)	Studio	$709						
		1BR	$929						
		2BR	$1,107						
		3BR	$1,174						
Moderate-Affordable Housing	80 - 100% AMR* (For households below 6th decile)	Studio	$886						
		1BR	$1,161						
		2BR	$1,384						
		3BR	$1,468						

** 2021 CMHC AMR used.*
Source: Oxford County. Statistics Canada.

	Unaffordable
	Affordable
	Ineligible

HART Housing Deficit

nblc

- The Housing Assessment Resource Tool is an additional resource with which to understand affordability thresholds within Oxford County. Their definition of housing deficit utilizes median household income within census geographies to determine affordability thresholds for various income groups.

- This data (**Table 49**) is based on the 2021 census, and uses 2020 dollars. Changes in demographic and economic conditions over this time may impact the validity of this data in reading current housing conditions. However, it must also be considered that the social housing waitlist has neither grown nor shrunk during this time and that the demographic trends have not changed considerably (i.e., most growth continues to be from intraprovincial migration).

- The data on affordable shelter costs supports the finding that low- and most moderate-income households (i.e., those earning <$69,600, or those below the 6th income decile in our affordability gap tables) are not able to afford the housing prices and rents in the County. As an example, the lowest rent level identified in our primary rental survey - $1,400 for a one-bedroom basement apartment - is significantly higher than what is considered an affordable shelter cost for very low- and low-income households (**Table 50**). Moreover, considering the average rent for one-bedroom rentals is $1,600, this expands the affordability gap to most moderate-income households as well.

Table 30

Area Median Household Income (AMHI) Groups and Distribution, Oxford County (2021)

Income Category	% of AMHI	% of Total HHs	Annual HH Income	Affordable Shelter Cost (2020 $)
Very Low Income	20% or under	2%	<= $17,400	<= $435
Low Income	21% to 50%	16%	$17,400 - $43,500	$435 - $1,088
Moderate Income	51% to 80%	20.3%	$43,500 - $69,600	$1,088 - $1,740
Median Income	81% to 120%	23.4%	$69,600 - $104,400	$1,740 - $2,610
High Income	121% or above	38.3%	>= $104,401	>= $2,611
AMHI	**100%**	**-**	**$87,000**	**$2,175**

Source: The Housing Assessment Resource Tools (HART) project

Table 31

Upper Limit of Affordable Shelter Cost by Income Group, by Geography

Geography	Very Low Income	Low Income	Moderate Income	Median Income	High Income
Oxford County	$435	$1,087	$1,740	$2,610	-
Woodstock	$415	$1,037	$1,660	$2,490	-
Ingersoll	$440	$1,100	$1,760	$2,640	-
Tillsonburg	$367	$918	$1,470	$2,205	-
South-West Oxford	$495	$1,237	$1,980	$2,970	-
Norwich	$475	$1,187	$1,900	$2,850	-
Blandford-Blenheim	$545	$1,362	$2,180	$3,270	-
East Zorra-Tavistock	$495	$1,237	$1,980	$2,970	-
Zorra	$535	$1,337	$2,140	$3,210	-

Source: The Housing Assessment Resource Tools (HART) project

HART Housing Deficit

nblc

- **Table 51** shows the number of households in CHN divided into household size and income categories. Of note, it shows that 88% of households experiencing a housing deficit are one- and two-person households. This indirectly supports NBLC's finding that single-person and lone-parent households are more likely to be in CHN, and it also makes it reasonable as to why most of the County's waitlist applicants seek one-bedroom units. This is reasonable as single-income households (particularly those supporting one or more dependents) have fewer financial resources to pay rent or purchase a home with. Based on this approach, nearly 2,200 more units are needed to address the local housing shortage, primarily for single and two-person households.

- **Table 52** identifies the number of household in CHN divided into household size and municipality. It reflects both the demographic distribution and housing waitlist distribution in the County in that most of those in CHN are found in Woodstock (57%), then Tillsonburg (23%), then Ingersoll (8%). This is likely due to the greater amount and accessibility of services and housing in these municipalities, as well as considerably higher home and rent prices in the smaller Townships.

- HART acts an additional resource in assessing local housing needs and provides a different way of subdividing a community into income groups. Overall, HART's data only further reinforces the findings noted earlier in this report.

Table 32

Core Housing Need, Oxford County, by Household Income and Size

Income Category (Max. affordable shelter cost)	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH	Total
Very Low Income ($435)	570	50	0	0	0	620
Low Income ($1087)	765	475	170	60	15	1,485
Moderate Income ($1740)	0	35	20	25	0	80
Median Income ($2610)	0	0	0	0	0	0
High Income (>$2610)	0	0	0	0	0	0
Total	**1,335**	**560**	**190**	**85**	**15**	**2,185**

Source: Housing Assessment Resource Tools

Table 33

Core Housing Need, Oxford Count, by Geography & Households Size

Geography	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH	Total
Woodstock	665	320	130	60	0	1,175
Tillsonburg	325	125	25	0	0	475
Ingersoll	125	20	20	0	0	165
South-West Oxford	20	0	0	0	0	20
Norwich	55	15	0	0	0	70
Blandford-Blenheim	25	0	0	0	0	25
East Zorra-Tavistock	70	0	0	0	0	70
Zorra	60	0	0	0	0	60
Total	1,345	480	175	60	0	2,060
% of Total HHs	**65%**	**23%**	**8%**	**3%**	**0%**	**100%**

Source: Housing Assessment Resource Tools

7.0 Appendix

Image source: Rural Oxford

Table 34

Social and Affordable Housing Programs, Oxford County	
Proponents	**Description**
Local Housing Corporation	The County managed this housing type, providing Rent-Geared-to-Income (RGI) units to qualified households. Under this, the County also runs a rental supplement program, wherein it enters into agreements with private landlords to rent out their units at RGI levels in exchange for government payments. This caters to very low income households.
Non-Profit	A board of directors (with representatives from the municipality, community groups, and at times tenants) manage this housing type. They operate at arms' length from the County but are required to meet target plans for the mix of RGI, market, and modified under the Housing Services Act, 2011.
Co-Operative	A board of directors (elected from members households) manages this type of housing. Participation of residents, who are all members, are key to the operation of co-op housing. Like Non-Profit Housing, co-ops are required to meet target plans established under the Housing Services Act, 2011.
Affordable Rental	This housing type has rent set at or below the County's average market rent, as provided by the Minister of Municipal Affairs and Housing. It is further divided between low and moderate-affordability housing, serving household with less than the 50^{th} and 60^{th} decile respectively.
Source: Oxford County.	

Table 35

Ownership Housing Affordability Gap Analysis										
Income Decile		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**
Household Income (2023 Estimate)		**$47,539**	**$64,910**	**$81,708**	**$99,421**	**$114,277**	**$132,562**	**$153,132**	**$181,701**	**$226,269**
Affordability Threshold		**$161,275**	**$220,202**	**$277,192**	**$337,282**	**$387,680**	**$449,709**	**$519,492**	**$621,695**	**$779,751**
Housing Type	**Purchase Price**									
Blandford-Blenheim - Resale										
Detached/Semi-Detached - 2BR	$400,000									
Detached/Semi-Detached - 3BR	$820,000									
Townhomes - 2BR*	$778,450									
Townhomes - 3BR*	$776,950									
Condominium Apartment - 2BR	-									
Condominium Apartment - 3BR	-									
East Zorra-Tavistock - Resale										
Detached/Semi-Detached - 2BR	$402,000									
Detached/Semi-Detached - 3BR	$715,000									
Townhomes - 2BR*	$620,000									
Townhomes - 3BR*	$660,000									
Condominium Apartment - 2BR*	$390,000									
Condominium Apartment - 3BR	-									
Ingersoll - Resale										
Detached/Semi-Detached - 2BR	$487,000									
Detached/Semi-Detached - 3BR	$591,000									
Townhomes - 2BR*	$500,750									
Townhomes - 3BR*	$500,500									
Condominium Apartment - 2BR*	$455,000									
Condominium Apartment - 3BR*	$442,000									
Norwich - Resale										
Detached/Semi-Detached - 2BR	$527,000									
Detached/Semi-Detached - 3BR	$650,000									
Townhomes - 2BR	-									
Townhomes - 3BR*	$354,000									
Condominium Apartment - 2BR	-									
Condominium Apartment - 3BR	-									

Sources: CREA; MLS Realtor; Marketing/Leasing Materials
** - Sample size is less than 5.*

Table 35, Continued

Ownership Housing Affordability Gap Analysis										
Income Decile		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**
Household Income (2023 Estimate)		**$47,539**	**$64,910**	**$81,708**	**$99,421**	**$114,277**	**$132,562**	**$153,132**	**$181,701**	**$226,269**
Affordability Threshold		**$161,275**	**$220,202**	**$277,192**	**$337,282**	**$387,680**	**$449,709**	**$519,492**	**$621,695**	**$779,751**
Housing Type	**Purchase Price**									
South-West Oxford - Resale										
Detached/Semi-Detached - 2BR	$501,000									
Detached/Semi-Detached - 3BR	$624,000									
Townhomes - 2BR	-									
Townhomes - 3BR	-									
Condominium Apartment - 2BR	-									
Condominium Apartment - 3BR	-									
Tillsonburg - Resale										
Detached/Semi-Detached - 2BR	$563,000									
Detached/Semi-Detached - 3BR	$590,000									
Townhomes - 2BR	$515,000									
Townhomes - 3BR	$555,000									
Condominium Apartment - 2BR	$432,500									
Condominium Apartment - 3BR	$493,435									
Woodstock - Resale										
Detached/Semi-Detached - 2BR	$490,000									
Detached/Semi-Detached - 3BR	$590,000									
Townhomes - 2BR	$479,900									
Townhomes - 3BR	$510,000									
Condominium Apartment - 2BR	$301,000									
Condominium Apartment - 3BR	$445,000									
Zorra - Resale										
Detached/Semi-Detached - 2BR	$490,000									
Detached/Semi-Detached - 3BR	$660,000									
Townhomes - 2BR	-									
Townhomes - 3BR*	$562,500									
Condominium Apartment - 2BR	-									
Condominium Apartment - 3BR	-									

Sources: CREA; MLS Realtor; Marketing/Leasing Materials
** - Sample size is less than 5.*

Table 36

Ownership Housing Affordability Gap Analysis										
Income Decile		1	2	3	4	5	6	7	8	9
Household Income (2023 Estimate)		$47,539	$64,910	$81,708	$99,421	$114,277	$132,562	$153,132	$181,701	$226,269
Affordability Threshold		$161,275	$220,202	$277,192	$337,282	$387,680	$449,709	$519,492	$621,695	$779,751
Housing Type	Purchase Price									
Blandford-Blenheim - New Sale										
Detached/Semi-Detached - 2BR	-									
Detached/Semi-Detached - 3BR	$825,000									
Townhomes - 2BR*	-									
Townhomes - 3BR*	-									
Condominium Apartment - 2BR	-									
Condominium Apartment - 3BR	-									
East Zorra-Tavistock - New Sale										
Detached/Semi-Detached - 2BR	$780,000									
Detached/Semi-Detached - 3BR	$800,000									
Townhomes - 2BR*	$700,000									
Townhomes - 3BR*	$820,000									
Condominium Apartment - 2BR*	-									
Condominium Apartment - 3BR	-									
Ingersoll - New Sale										
Detached/Semi-Detached - 2BR	$830,000									
Detached/Semi-Detached - 3BR	$782,000									
Townhomes - 2BR*	-									
Townhomes - 3BR*	-									
Condominium Apartment - 2BR*	-									
Condominium Apartment - 3BR*	-									
Norwich - New Sale										
Detached/Semi-Detached - 2BR	$924,000									
Detached/Semi-Detached - 3BR	$1,170,000									
Townhomes - 2BR	$535,000									
Townhomes - 3BR*	-									
Condominium Apartment - 2BR	-									
Condominium Apartment - 3BR	-									

Sources: CREA; MLS Realtor; Marketing/Leasing Materials
** - Sample size is less than 5.*

Table 36, Continued

Ownership Housing Affordability Gap Analysis										
Income Decile		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**
Household Income (2023 Estimate)		**$47,539**	**$64,910**	**$81,708**	**$99,421**	**$114,277**	**$132,562**	**$153,132**	**$181,701**	**$226,269**
Affordability Threshold		**$161,275**	**$220,202**	**$277,192**	**$337,282**	**$387,680**	**$449,709**	**$519,492**	**$621,695**	**$779,751**
Housing Type	**Purchase Price**									
South-West Oxford - New Sale										
Detached/Semi-Detached - 2BR	-									
Detached/Semi-Detached - 3BR	$840,000									
Townhomes - 2BR	-									
Townhomes - 3BR	-									
Condominium Apartment - 2BR	-									
Condominium Apartment - 3BR	-									
Tillsonburg - New Sale										
Detached/Semi-Detached - 2BR	-									
Detached/Semi-Detached - 3BR	-									
Townhomes - 2BR	$525,000									
Townhomes - 3BR	$580,000									
Condominium Apartment - 2BR	-									
Condominium Apartment - 3BR	-									
Woodstock - New Sale										
Detached/Semi-Detached - 2BR	$680,000									
Detached/Semi-Detached - 3BR	$1,150,000									
Townhomes - 2BR	$716,000									
Townhomes - 3BR	$810,000									
Condominium Apartment - 2BR	-									
Condominium Apartment - 3BR	-									
Zorra - New Sale										
Detached/Semi-Detached - 2BR	$900,000									
Detached/Semi-Detached - 3BR	$861,000									
Townhomes - 2BR	-									
Townhomes - 3BR*	$995,000									
Condominium Apartment - 2BR	-									
Condominium Apartment - 3BR	-									

Sources: CREA; MLS Realtor; Marketing/Leasing Materials
** - Sample size is less than 5.*

Table 37

Rental Housing Affordability Gap Analysis										
Income Decile		1	2	3	4	5	6	7	8	9
Renter Household Income (2023 Estimate)		$25,598	$31,998	$42,054	$52,568	$62,624	$74,280	$87,994	$106,278	$132,562
Affordability Threshold		$640	$800	$1,051	$1,314	$1,566	$1,857	$2,200	$2,657	$3,314
Housing Type	**Monthly Rental Rate**									
Woodstock										
PBR Apartment - 1BR*	$1,430									
PBR Apartment - 2BR	$1,767									
PBR Apartment - 3BR	$1,956									
Leased Condo Apartment - 1BR*	$1,817									
Leased Condo Apartment - 2BR	$2,200									
Townhome - 2BR	Data Unavailable									
Townhome - 3BR	$2,252									
Single/Semi-Detached - 2BR	$1,790									
Single/Semi-Detached - 3BR	$2,436									
Tillsonburg										
PBR Apartment - 1BR	$1,611									
PBR Apartment - 2BR	$1,821									
PBR Apartment - 3BR*	$1,950									
Leased Condo Apartment - 1BR	$1,733									
Leased Condo Apartment - 2BR	$1,958									
Leased Condo Apartment - 3BR*	$2,200									
Townhome - 2BR	$2,040									
Townhome - 3BR	$2,317									
Single/Semi-Detached - 2BR*	$2,175									
Single/Semi-Detached - 3BR	$2,385									
Ingersoll										
Older PBR Apartment - 1BR*	$1,374									
Older PBR Apartment - 2BR*	$1,475									
Older PBR Apartment - 3BR	Data Unavailable									
Leased Condo Apartment - 1BR*	$1,975									
Leased Condo Apartment - 2BR*	$1,500									
Leased Condo Apartment - 3BR	Data Unavailable									
Townhome - 2BR*	$1,895									
Townhome - 3BR	$2,058									
Single/Semi-Detached - 2BR*	$2,550									
Single/Semi-Detached - 3BR	$2,434									

Sources: CREA; MLS Realtor; Marketing/Leasing Materials
** - Sample size is less than 5.*

Table 37, Continued

Rental Housing Affordability Gap Analysis										
Income Decile		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**
Renter Household Income (2023 Estimate)		**$25,598**	**$31,998**	**$42,054**	**$52,568**	**$62,624**	**$74,280**	**$87,994**	**$106,278**	**$132,562**
Affordability Threshold		**$640**	**$800**	**$1,051**	**$1,314**	**$1,566**	**$1,857**	**$2,200**	**$2,657**	**$3,314**
Housing Type	**Monthly Rental Rate**									
Blandford-Blenheim										
1BR	Data Unavailable									
2BR*	$1,750									
3BR	Data Unavailable									
East-Zorra Tavistock										
1BR	Data Unavailable									
2BR*	$2,200									
3BR*	$2,575									
Norwich										
1BR	Data Unavailable									
2BR	Data Unavailable									
3BR*	$2,788									
South-West Oxford										
1BR	Data Unavailable									
2BR*	$1,795									
3BR*	$2,000									
Zorra										
1BR	Data Unavailable									
2BR	Data Unavailable									
3BR	$2,268									

Sources: CREA; MLS Realtor; Marketing/Leasing Materials
** - Sample size is less than 5.*