

2024

# Housing Needs Assessment



Town of Aurora

Aurora (T)

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# ***Preface***

[Canada's Housing Plan](#) and [Budget 2024](#) both signaled the Government of Canada's intent to use Housing Needs Assessments (HNAs) as a key tool in its evidence-based long-term approach to addressing housing needs across the country. This includes the renewal of the Canada Community-Building Fund and the previously announced permanent transit funding.

As the federal government strives to become a more informed investor, evidence-based tools that provide a clear assessment of local needs and gaps will be required to inform decision making. HNAs will help all levels of government understand the local housing needs of communities - how they may relate to infrastructure priorities - by providing the data necessary to determine what kind of housing needs to be built and where. The intent is to promote systematic planning of infrastructure that takes into consideration current and future housing needs.

## **Funding Requirement**

Under the Housing Accelerator Fund, the Government of Canada currently requires funding recipients to complete an HNA by year 3 of the program, if one has not already been completed within two years of the 2022 federal budget announcement (April 7, 2022).

Going forward, HNAs will be required for:

- Communities with a population of 30,000 and over receiving funding through the Canada Community-Building Fund;
- Communities with a population of 30,000 and over receiving funding through permanent transit funding; and,
- Future federal infrastructure funding applicants as required.

Once an HNA has been completed as a federal program requirement, a community will not be required to complete a new one for other Housing, Infrastructure and Communities Canada programs, other than to update it every five years.

## **Purpose**

When done properly and regularly, an HNA will allow a community to answer fundamental questions such as:

- Where does the greatest housing need exist in our community?
- How can we set meaningful housing targets and measure progress to support the right kind of housing for all residents?

- How much housing, which size and at what price point do we need to ensure that all current and future households can live in suitable, adequate and affordable housing?

HNAs will allow all levels of government (federal, provincial/territorial and municipal) to use this evidence base to inform their investments in enabling and supportive infrastructure as well as guide their policy and regulatory decision-making. HNAs as a tool can help communities plan for and build housing more effectively to address the needs of their residents and instill transparency and accountability across the board.

This HNA template has been informed by best practices from jurisdictions across Canada, consultations with experts, and engagements with provinces and territories. These include the City of Vancouver's [\*Housing Needs Report\*](#) and the City of Edmonton's [\*Affordable Housing Needs Assessment\*](#) (for the affordable housing side of needs assessments), as well as the Housing Research Collaborative at the University of British Columbia which brought together a national network of researchers and experts to develop the Housing Assessment Resource Tool (HART). The HART project provides formatted data from Statistics Canada on key housing indices such as core housing need for a wide variety of jurisdictions and geographic levels.

Based on these best practices, this guidance document includes the following necessary information, explained in more detail below.

1. Development and use of Housing Needs Assessments
2. Community profiles and trends
3. Household profiles and economic characteristics
4. Priority groups
5. Housing profiles
6. Projected housing needs and next steps

Communities completing an HNA as a requirement for federal infrastructure programming will be expected to complete all sections outlined in this template. Communities may use a previously completed HNA if an updated version is available; however, communities would be expected to address any gaps related to any of the sections of the guidance document – both qualitative and quantitative – between their existing HNA and this federal template. Additional details about the timelines for completion and submission of HNAs will be provided with specific infrastructure funding programs (e.g. Canada Community-Building Fund).

**While responding to the written questions, please use as much space as required.**

# 1. Methodology

In this section, applicants should outline the research methodology used to inform the completion of the assessment, where the methodology is derived from, any assumptions used, and any necessary justification. While different assessments may incorporate unique methodological elements or considerations depending on context, the following methods should generally be outlined:

- **Quantitative research** such as economic data, population and household forecasts; and,
- **Qualitative research** such as interviews, policy analysis and stakeholder engagement.

Both qualitative and quantitative aspects of this guidance document are equally important.

Communities will be required to engage with key stakeholders in the housing sector, including non-profit housing providers, developers, and public entities, as well as those with specific lived experiences, to develop a comprehensive Housing Needs Assessment (HNA). This section should include what forms of engagement were conducted, with whom, how learnings were incorporated into or informed the HNA's findings, and what engagement opportunities may exist to share findings with the community.

To the extent possible, publicly available data from the following sources will be prepopulated to facilitate automated completion of the quantitative components of the assessments:

- [Statistics Canada Census Data](#)
- [CMHC Housing Market Information Portal](#)
- [Statistics Canada Housing Statistics Dashboard](#)
- [CMHC Demographic Projections: Housing Market Insights, June 2022](#)
- [CMHC Proximity Measures Database](#)
- [Housing Assessment Resource Tool Dashboard](#)
- [Canadian Housing Evidence Collaborative – Housing Intelligence Platform](#)

In addition to this data, communities are required to incorporate internal and non-public facing, non-confidential data, into their HNAs in order to more fully capture local contexts and realities as needed.

Data fields highlighted in yellow identify where municipalities will have to source the data.

If this data is unavailable at the time of completion of the first HNA, communities are expected to collect these data points for future iterations. Other fields will be pre-populated. Fields marked with an asterisk (\*) indicate data points which are unavailable from the source or suppressed due to low counts.

*Please provide data from the latest census except where otherwise indicated.*

**1.1 Please provide an overview of the methodology and assumptions used to develop this Housing Needs Assessment, using the guidelines above. This should include both quantitative and qualitative methods. Please also identify the publicly available data sources used to complete this assessment beyond the sources listed above, if applicable.**

This Housing Needs Assessment has been formulated using empirical quantitative data from sources that include the Statistics Canada Census, CMHC databases, the Housing Intelligence Platform, as well as policy-led data from the Province of Ontario, Regional Municipality of York, and Land Needs and Growth Management Assessments which have been completed at the Town level to inform growth and housing forecasting in the short and long term. Further, qualitative research and evaluation has been garnered through engagement with key stakeholders in the housing sector, including non-profit housing providers, developers, and public entities, as well as those with specific lived experiences.

Publicly available data sources in addition to those listed above are available at the following links:

- The York Region Official Plan and Background Studies (<https://www.york.ca/york-region/regional-official-plan>)
- The Town of Aurora Official Plan and Background Studies (<https://www.aurora.ca/en/business-and-development/official-plan-review.aspx>)
- The Town of Aurora Growth Management Discussion Paper (<https://engageaurora.ca/15047/widgets/58809/documents/56840>)
- The Town of Aurora Affordable Housing Action Plan (<https://engageaurora.ca/affordablehousing>)
- Ontario Housing Supply Tracker (<https://www.ontario.ca/page/tracking-housing-supply-progress>)
- Ontario Land Needs Assessment Methodology for the Greater Golden Horseshoe (<https://www.ontario.ca/page/land-needs-assessment-methodology-greater-golden-horseshoe>)
- York Region I Count Homelessness Count (<https://www.york.ca/newsroom/campaigns-projects/i-count-york-regions-homeless-count>)

**1.2 Please provide an overview of the methodology and assumptions used to engage with stakeholder groups, e.g. non-profit housing organizations, in the development of this Housing Needs Assessment. This should include qualitative and quantitative methods. Please provide a description of who was engaged, the type of engagement that took place, and the nature of the engagement (e.g. interviews, consultations)**

The Town has undertaken extensive and broad-ranging engagement related to housing needs and growth management. Through the significant undertakings of the Town's new Official Plan, which was approved this year in 2024, as well as the ongoing work on the Town's new Affordable Housing Action Plan, stakeholder groups were consulted through Open Houses, Public Meetings, 1:1 meetings and more with input informing the development of this HNA.

Over 4,000 residents were connected with as part of the Town's Official Plan review process. This included mechanisms such as online surveys, phone calls, self-guided walking tours, open houses and public meetings. Local community partners were consulted and community stakeholder committee meetings were held, with the committee being composed of local housing stakeholder advocates and affiliates. Over 5 Public Open Houses were held to connect with the community at large, as well as multiple Public Meetings of Council. The dedicated project website received over 2,100 unique visitors, with over 57 survey responses specifically relating to housing needs and growth management. Common themes from this consultation and engagement included the need to avoid sprawl, promote gentle intensification, and support a diversity of housing types. Affordable Housing was (and is) recognized as a crisis, with more needed to be provided for all income levels.

Regarding the Affordable Housing Action Plan and affordable housing engagement for the Town, there has been direct consultation and outreach with community housing partners, including Housing York Inc. and local advocacy organizations. An Open House was held as well as 1:1 meetings/discussions with stakeholders. Consultation has also occurred with the Town's advisory committees.

Discussions have also been conducted broadly with members of the community regarding lived experiences and housing concerns.

**1.3 Please provide an overview of the methodology and assumptions used to conduct engagement with the priority groups (identified in Section 4) in the development of this Housing Needs Assessment. This should include qualitative and quantitative methods. Please provide a description of who was engaged, the type of engagement that took place, and the nature of the engagement (e.g. interviews, consultations). If a private individual has been engaged, please anonymize and remove any identifying features from the narrative.**

Similar to the above, priority groups were also engaged broadly and effectively through the numerous engagement efforts that were undertaken. In consultation with York Region and Housing York Inc., members of priority groups have been surveyed and also invited to consult with and share their lived experience. The York Region “I Count” campaign also specifically provided outreach to priority groups, with information and data used to complete this HNA.

As part of the above mentioned projects and consultation efforts, Indigenous communities were engaged and consulted with, as well as racialized and marginalized groups. An Open House and Public meetings were also specifically hosted alongside Housing York Inc. to broadly engage with the community and discuss housing and homelessness related to a proposed facility development, with this outreach also involving consultation and the sharing of experiences from those who have experienced homelessness. A specific community liaison committee was also established for the matter, to connect with local residents and priority groups.

Through the Town’s Advisory Committees, priority groups have also been engaged to discuss housing needs and affordable accessible housing.

The Town continues to have comprehensive outreach and engagement strategies with the public and local community partners to inform ongoing project development, data discovery, research and analysis, which has been instrumental in supporting the development of this HNA.



# 2. Community Profile and Trends

In this section, communities are expected to tell their housing story through the lenses of their community and household profiles using both qualitative and quantitative data. Communities may structure this information in different ways, including by providing past benchmarks, present figures, future projections, and current growth rates at a local, regional and provincial level.

**2.1 Please detail the existing municipal housing policy and regulatory context, such as approved housing strategies, action plans and policies within Official Community Plans.**

The Town of Aurora is the first lower tier municipality in York Region to have a new Official Plan approved under the Province’s updated Growth Plan, with a planning horizon to 2051. This marks a significant milestone for the community and commitment to working with regional, provincial and federal partners to tackle the housing crisis collaboratively. The Town’s new Official Plan has prioritized key housing objectives and targets for the Town, including:

- Building a minimum of 500 purpose built rental housing units by 2031
- Approving 4,600 residential units through intensification specifically (including additional residential units and gentle density opportunities) to 2051
- Adding 8,000 new housing units to 2031 (Provincial Housing Pledge)
- Ensuring up to 35% of all new housing that is built within our strategic major transit station area (MTSA) is affordable
- Ensuring 25% of all other new housing in Town is affordable
- Ensuring 45% of all new development occurs within the Built Up Area
- Ensuring a minimum housing density of 55 persons per hectare across the remaining greenfield area, and a minimum of 150 person per hectare in the MTSA.
- Increasing height and density permissions for strategic growth areas and transit corridors to better accommodate a diverse range of housing as part of a complete community.

The Official Plan also further enables additional tools to be used to support affordable housing and housing creation. This includes the implementation of a Community Planning Permit System to expedite the planning review and approval process; the use of Community Improvement Plans to incentivize affordable housing, as well as the use of Inclusionary Zoning to require a ratio of all new development be affordable and maintained as affordable over the long-term.

The Town will also be initiating a Comprehensive Zoning By-law Review in 2025, which will reduce minimum parking requirements, pre-zone corridors to permit residential

development and heights (density) as of right, and enable up to 4 residential units per lot, which is an established priority of Council via an already approved motion.

The Town of Aurora is also finalizing its first Affordable Housing Action Plan. This Action Plan will serve as a blueprint for guiding decision-making related to affordable housing. Key strategies and action items include, but are not limited to:

- Evaluating Commercial and Employment land use conversion opportunities
- Establishing an Affordable Housing Reserve Fund
- Utilizing government owned land for housing
- Evaluating opportunities for modular housing
- Working with York Region to ensure appropriate servicing capacity for growth
- Upgrading the online e-permitting and plans review and approval system to expedite the review and approval process for housing
- Prioritizing review and approval affordable housing developments
- Waiving application fees for affordable housing developments

Collectively, Aurora is utilizing these documents, policy frameworks and targets to set defined measures and strategies for combating the housing crisis.

## 2.2 Community Profile

2.2.1 Population		
Characteristic	Data	Value
Total Population (Number)	2016	55,445
	2021	62,057
Population Growth (Number)	Total	6,612
	Percentage	11.9
Age (Years)	Average	40.9
	Median	42
Age Distribution	0 - 14 years	10,580
	15 - 64 years	41,920
	65+ years	9,555

<b>2.2.1 Population</b>		
<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
Mobility	Non-movers	54,455
	Non-migrants	2,090
	Migrants	4,375

<b>2.2.2 Demographic Information</b>		
<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
Immigrants	Total	22,570
Non-Immigrants	Total	37,775
Recent Immigrants (2016-2021)	Total	2,570
Interprovincial migrants (2016- 2021)	Total	800
Indigenous Identity	Total	445

### **2.3 How have population changes in your community as illustrated by the above data impacted your housing market?**

Aurora continues to be a rapidly growing community. Population changes and noticeable trends in migration to the suburbs around Toronto continues to put pressure on the housing supply within Aurora. This results in increased demand and competition and in turn increased housing costs. Residents have expressed concerns of being priced out of the market. Young adults are experiencing heightened pressure on purchasing their first homes. Seniors have also expressed concerns about not being able to appropriately age in place or downsize to meet their needs. The competition for scarce housing supply affects all demographics and sectors of our community. Individuals are struggling to progress through the housing continuum, with there being pressure put on renters and private market purchasers alike.

By 2051, Aurora's population is expected to grow to over 85,800 people, which represents a growth rate of over 30% from today. According to StatsCan data, the suburbs around Toronto, including Aurora, accounted for over 37% of the proportional growth within the Greater Toronto Area from 2016-2021, which represents the largest population growth of any geographic area of the metropolitan region.

There is anticipated to be sustained population growth and housing pressure in the suburbs for generations to come, particularly due to limited space and land availability across the Region. Aurora however is urbanizing rapidly and becoming largely "built-out" with fewer vacant greenfield parcels remaining. Market demands continue to reflect desires from purchases to own a traditional land-oriented homes. As population continues to increase, there will need to be more of a shift towards higher density living within built-up areas. Ongoing population growth continues to expedite this pressure.

### ***3. Household Profiles and Economic Characteristics***

This section should provide a general overview of income, housing and economic characteristics of the community being studied. Understanding this data will make it easier to observe the incidence of housing need among different socio-economic groups within the community. Income categories could be used for this analysis and can be completed in accordance with the HART methodology and CMHC data.

Area Median Household Income (AMHI) can be used as the primary basis for determining income brackets (as a percentage of AMHI) and corresponding housing cost ceilings.

This section should also outline the percentage of households that currently fall into each of the income categories previously established. This will allow a better understanding of how municipalities compare to Canadian averages, and the proportion of households that fall into each household income category. This will also allow for a better understanding of drop-off levels between total households and the number of units required to meet anticipated need or demand in each category. Housing tenures allow for the comparison of renter and owner-occupied households experiences and is important for understanding a community's housing context.

Using a stratified, income-based approach to assessing current housing needs can enable communities to target new housing development in a broader and more inclusive and equitable way, resulting in housing that can respond to specific households in core housing need. This is shown in the next section.

### 3.1 Household Profiles

3.1.1 Household Income and Profile		
Characteristic	Data	Value
Total number of households	2016	18,851
	2021	21,506
Household income (Canadian dollars per year)	Average	161,800
	Median	119,000
Tenant Household Income (Canadian dollars per year, Only Available at Census Agglomeration Level)	Average	80,100
	Median	65,500
Owner household income (Canadian dollars per year, Only Available at Census Agglomeration Level)	Average	155,400
	Median	120,000
Average household size (Number of members)	Total	2.9
Breakdown of household by size (Number of households)	Total	21,505
	1 person	3,670
	2 persons	6,230
	3 persons	4,455
	4 persons	4,845
	5 or more persons	2,305
Tenant households (Number of households)	Total	4,035
	Percentage	18.763
Owner households (Number of households)	Total	17,475
	Percentage	81.26
Percentage of tenant households in	Percentage	10.7

3.1.1 Household Income and Profile		
Characteristic	Data	Value
subsidized housing		
Households within 800m of a higher-order/high frequency transit stop or station (#)	Total	~1,500
Number of one-parent families	Total	2,625
	Percentage	14.511
Number of one-parent families in which the parent is a woman+	Total	2,065
Number of one-parent families in which the parent is a man+	Total	560
Number of households by Income Category	Very Low (up to 20% below Area Median Household Income (AMHI))	1,020
	Low (21% – 50% AMHI)	3,325
	Moderate (51 – 80% AMHI)	3,985
	Median (81% - 120% AMHI)	4,785
	High (>120% AMHI)	8,320

**3.2 Please provide context to the data above to situate it within your municipality. For example, is there a significant number of one-parent families? Are owner household incomes far surpassing tenant household incomes?**

A major priority for the Town is the development of Transit Oriented Communities located within 800 metres of the Aurora Major Transit Station Area (GO train line). Through the Town's Official Plan and policy framework, there is an established commitment to building this area at a minimum density of 150 persons per hectare. This is the planned area to concentrate the majority of the Town's future growth, housing, and intensification. The Town is taking proactive measures to eliminate mandatory minimum parking requirements within the MTSA and allow higher density housing in this area. Currently, approvals are in place for over 1,500 additional units within the MTSA, with these additional development applications anticipated, under review and being prioritized. However, more tools will be needed to continue to ensure affordability of these units, by ensuring servicing is available, subsidies are provided, and tools such as inclusionary zoning are implemented.

Aurora's households also do maintain relatively high income levels, however this has the affect of increasing overall housing costs and costs of living, and in turn impacting even moderate income earners which may be in core housing need but also make too much to qualify for subsidization or assistance. Additional discussion on this is also highlighted and presented later on in this HNA. Similarly impacted by this are retirees and one-parent families and households, whose income levels may not be as high as other income categories within the community.



**3.3 Suppression of household formation (e.g., younger people living with their parents due to affordability pressures) and housing demand (e.g., “driving until you qualify”) can both indicate strained local housing market conditions. Please provide any data or information that speaks to how suppression of the formation of new households and suppression of housing demand has impacted your community since 2016, and how projected formation patterns are expected to be impacted over the next 5 to 10 years. Please indicate methods used to determine expected household formation, such as calculating headship rates broken down by specific age estimate impacts.<sup>1</sup>**

Since 2016, young adults continued to represent the largest portion of priority populations in Aurora that are in Core Housing Need. A quantitative example of this is shown in the table below. Similarly impacted are seniors and single-mother led households and marginalized groups. The built form of Aurora has historically been predominantly single detached housing. According to 2021 Census data, 60.5% of houses within Town are single detached, and then 16.8% are row houses, 6.9% are semis, 3.1% are duplexes and approximately 12.7% are apartments. More housing supply across a variety of types and tenures is needed to allow suppressed households to enter the market.

Based on community led discussions, younger people are continuing to live with their parents due to affordability pressures. They have been priced out of the communities they grew up in, and this is anticipated to continue unless additional tools are implemented and resources provided. It is not feasible in some cases for a single detached home to be the first home for a younger adult, nor is the supply of smaller units available for this group or seniors.

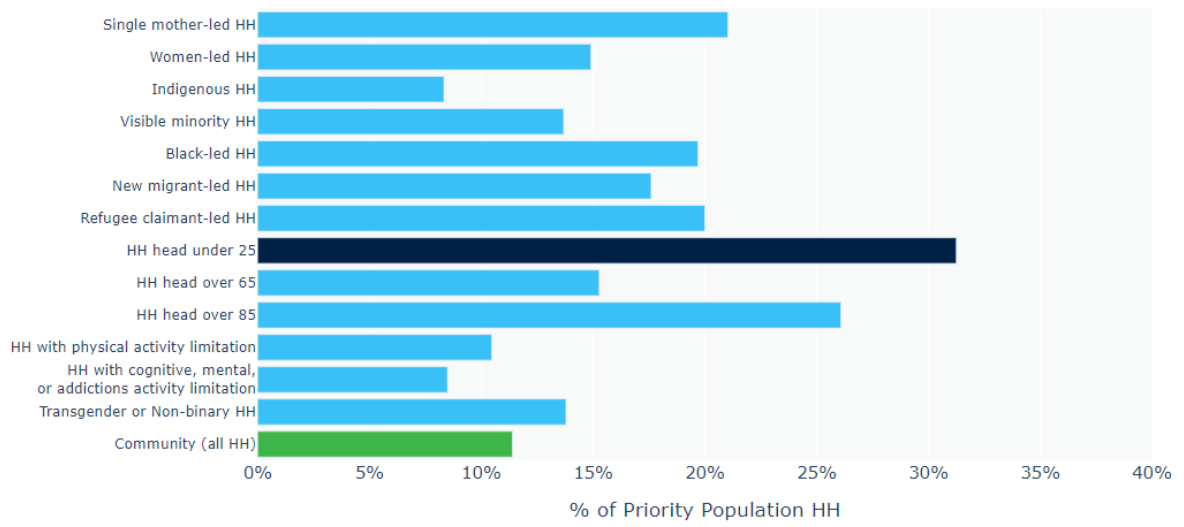
81% of the Town’s private households from 2016-2021 are owned, whereas 19% are rented. Younger individuals and seniors have acknowledged that they sometimes have no choice but to move to an area that they qualify for, as the demand for housing in Aurora is significantly high, which tends to put outward pressure on both first time buyers as well as downsizing seniors or widows.

These trends, are anticipated to continue unless more affordable housing is provided. Aurora’s population growth to 2051 is forecasted to increase by over 30% from today. This will be spurred by new immigration and relocation within the GTA itself, particularly as higher earning individuals and families from more urban areas like Toronto look to move and resettle in the suburbs. This has the consequence of applying more pressure on the market and pushing younger adults, seniors, and marginalized individuals and families out, unless more is done.

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<sup>1</sup> *We recognize that some municipalities may not have this data available at the time of completion, but encourage them to do their best in addressing this question. Municipalities will be expected to build this expertise in subsequent iterations of their Housing Needs Assessments.*

Percentage of Households in Core Housing Need by Priority Population, 2021  
Aurora T (CSD, ON)



### 3.4 Economic Conditions

3.4.1 Economy and Labour Force		
Characteristic	Data	Value
Number of workers in the Labour Force	Total	34,205
Number of workers by industry (Top 10 only)	Professional, scientific and technical services	4,205
	Retail trade	3,775
	Educational services	2,865
	Health care and social assistance	2,835
	Finance and insurance	2,770
	Manufacturing	2,720
	Construction	2,605
	Wholesale trade	1,665
	Public administration	1,575
	Accommodation and food services	1,460
Unemployment rate and participation rate (Percent)	Unemployment rate	11.797
	Participation rate	67.293
All classes of workers (Number)	Total	33,170
Employees (Number)	Total	26,745
Permanent position (Number)	Total	22,475
Temporary position (Number)	Total	4,270
Fixed term (1 year or more, Number)	Total	1,395

3.4.1 Economy and Labour Force		
Characteristic	Data	Value
Casual, seasonal or short-term position (less than 1 year, Number)	Total	2,870
Self-employed (Number)	Total	6,420
Number of commuters by commuting destination	Within census subdivision	4,710
	To different census subdivision	6,255
	To different census division	4,135
	To another province/territory	45
Number of commuters by main mode of commuting for the employed labour force with a usual place of work or no fixed workplace address	Car, truck or van	16,320
	Public transit	870
	Walked	545
	Bicycle	100
	Other method	500

**3.5 How have labour conditions (e.g., prevalence of precarious employment, temporary or seasonal workforces, reliance on sectors such as natural resources, agriculture, tourism, etc.) in your community impacted housing supply and demand?**

The evolving nature of working from home, while positive in some regards, has also had the affect of residents seeking more living space in their households to accommodate multiple offices/remote work locations. The demand for space and larger homes in the suburbs relative to that of that of more urban areas continues to put downward pressure on local residents. There is also an equity gap experienced by priority populations, where income levels vary greatly between typical economic families vs. single retirees, younger adults, women-led households, marginalized households, and single occupied households.

Aurora also has some of the highest earning economic families in the Province and country. This results in an imbalance of housing needs, where even middle income earners may struggle to afford market housing in Aurora, but also earn too much to qualify for assistance. The affordability of Aurora is impacted by the relatively high total income of earners within the community. The median gross total income for families in Aurora is \$135,000, with the relative affordable market pricing for owning a home being approximately \$509,000. More housing needs to be provided across the entirety of the housing continuum in order to account for all individual and family needs.

### 3.6 Households in Core Housing Need

A household is considered to be in core housing need if it meets two criteria:

1. A household is below one or more of the national adequacy, suitability and affordability standards; and,
2. The household would have to spend 30% or more of its before-tax household income to access local housing that meets all three standards.

Housing is considered to be affordable when housing costs less than 30% of before-tax household income. Housing is considered to be suitable when there are enough bedrooms for the size and make-up of the household. Housing is considered to be adequate when it is not in need of major repairs. Determining the percentage of core housing need would facilitate comparison with forecasts of population growth and household formation, in turn enabling more accurate projection of anticipated housing needs broken down by different factors such as income, household size and priority population, as explained below. It is important to note that official measures of those in core housing need exclude key groups, including those experiencing homelessness, students living independently of their guardians, people living in congregate housing, and migrant farm workers. This means that core housing need figures may underestimate overall housing need. Due to this, communities should also strive to include as much information as possible about these groups in the Priority Groups section below, in order to provide a comprehensive picture of who is affected by core housing need.

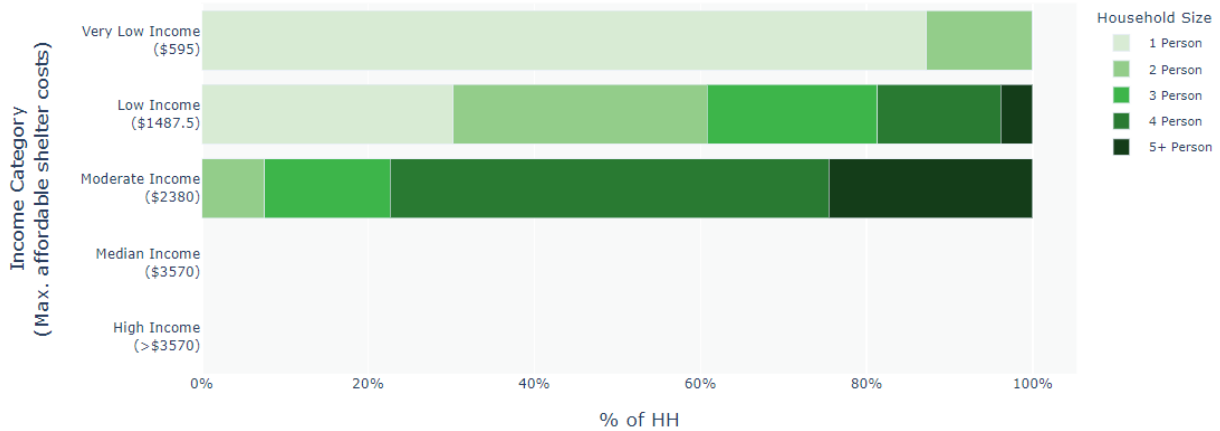
**Please use the following section to insert the following Housing Assessment Resource Tools Data Tables ([Housing Needs Assessment Tool | Housing Assessment Resource Project](#))**

#### *Income Categories and Affordable Shelter Costs:*

Aurora T (CSD, ON)			
Income Category	% of Total HHs	Annual HH Income	Affordable Shelter Cost (2020 CAD\$)
Area Median Household Income		\$119,000	\$2,975
Very Low Income (20% or under of AMHI)	2.53%	<= \$23,800	<= \$595
Low Income (21% to 50% of AMHI)	14.63%	\$23,800 - \$59,500	\$595 - \$1,488
Moderate Income (51% to 80% of AMHI)	19.15%	\$59,500 - \$95,200	\$1,488 - \$2,380
Median Income (81% to 120% of AMHI)	23.26%	\$95,200 - \$142,800	\$2,380 - \$3,570
High Income (121% and more of AMHI)	40.44%	>= \$142,801	>= \$3,571

## Percentage of Households in Core Housing Need, by Income Category and Household Size:

Percentage of Households in Core Housing Need, by Income Category and HH Size, 2021  
Aurora T (CSD, ON)



## 2021 Affordable Housing Deficit:

Aurora T (CSD, ON)						
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 (\$595)	340	50	0	0	0	390
Low Income (\$1487)	510	515	345	250	65	1,685
Moderate Income (\$2380)	0	20	40	140	65	265
Median Income (\$3570)	0	0	0	0	0	0
High Income (>\$3570)	0	0	0	0	0	0
<b>Total</b>	<b>850</b>	<b>585</b>	<b>385</b>	<b>390</b>	<b>130</b>	<b>2,340</b>

<b>3.6.1 Households in Core Housing Need</b>		
<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
Affordability – Owner and tenant households spending 30% or more on shelter costs (# and %)	Total	6,290
	Percentage	29.3
Affordability – Owner and tenant households spending 30% or more on shelter costs and in core need (# and %)	Total	2,285
	Percentage	11.1
Affordability – Tenant households spending 30% or more of income on shelter costs (# and %)	Total	1,770
	Percentage	44.1
Affordability – Tenant households spending 30% or more of income on shelter costs and in core need (# and %)	Total	995
	Percentage	4.8
Affordability – Owner households spending 30% or more of income on shelter costs (# and %)	Total	4,520
	Percentage	25.9
Affordability – Owner households spending 30% or more of income on shelter costs and in core need (# and %)	Total	1,285
	Percentage	6.2
Adequacy – Owner and tenant households in dwellings requiring major repair (# and %)	Total	640
	Percentage	3



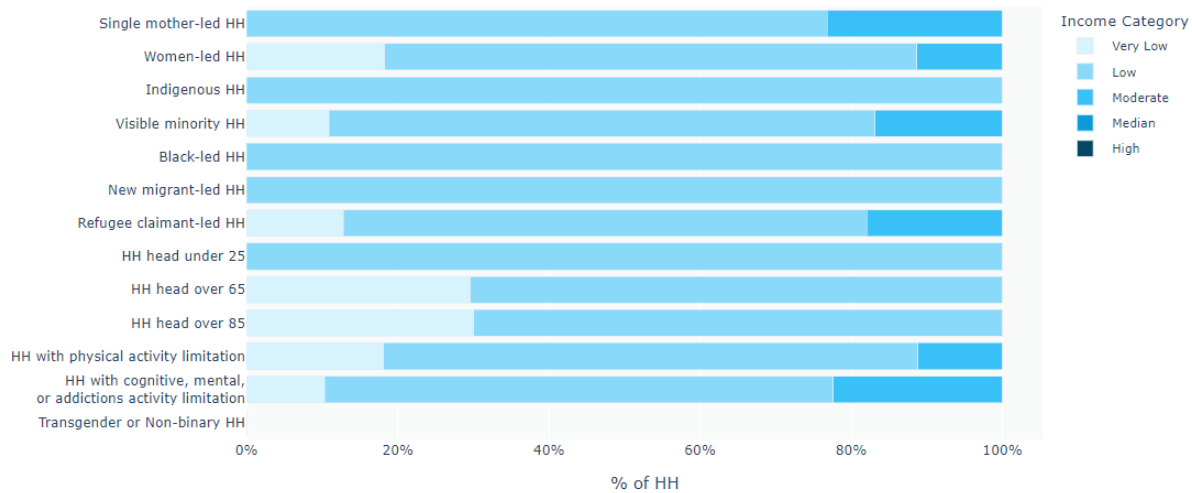
<b>3.6.1 Households in Core Housing Need</b>		
<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
Adequacy – Owner and tenant households in dwellings requiring major repair and in core need (# and %)	Total	130
	Percentage	0.6
Adequacy – Tenant households in dwellings requiring major repairs (# and %)	Total	155
	Percentage	3.8
Adequacy – Tenant households in dwellings requiring major repairs and in core need (# and %)	Total	40
	Percentage	0.2
Adequacy – Owner households in dwellings requiring major repairs (# and %)	Total	480
	Percentage	2.7
Adequacy – Owner households in dwellings requiring major repairs and in core need (# and %)	Total	95
	Percentage	0.5
Suitability – Owner and tenant households in unsuitable dwellings (# and %)	Total	755
	Percentage	3.5
Suitability – Owner and tenant households in unsuitable dwellings and in core need (# and %)	Total	105
	Percentage	0.5

<b>3.6.1 Households in Core Housing Need</b>		
<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
Suitability – Tenant households in unsuitable dwellings (# and %)	Total	345
	Percentage	8.6
Suitability – Tenant households in unsuitable dwellings and in core need (# and %)	Total	80
	Percentage	0.4
Suitability – Owner households in unsuitable dwellings (# and %)	Total	410
	Percentage	2.3
Suitability – Owner households in unsuitable dwellings and in core need (# and %)	Total	20
	Percentage	0.1
Total households in core housing need	Total	2,350
Percentage of tenant households in core housing need	Percentage	27
Percentage of owner households in core housing need	Percentage	7.9

**3.7 Please provide any other available data or information that may further expand on, illustrate or contextualize the data provided above.**

This additional quantitative data below shows that seniors, those with physical or mental limitations, and women-led households continue to be priority populations that have very low and low income levels, which disproportionately impacts their ability to afford safe, secure, and affordable housing. Also impacted are younger adults and new-migrant led, black-led, and indigenous led households. These groups similarly represent some of the largest proportions of the population in core housing need, while income levels are not able to match the market-availability of housing within the community. Opportunities for subsidizing need to be made available to help offset this discrepancy.

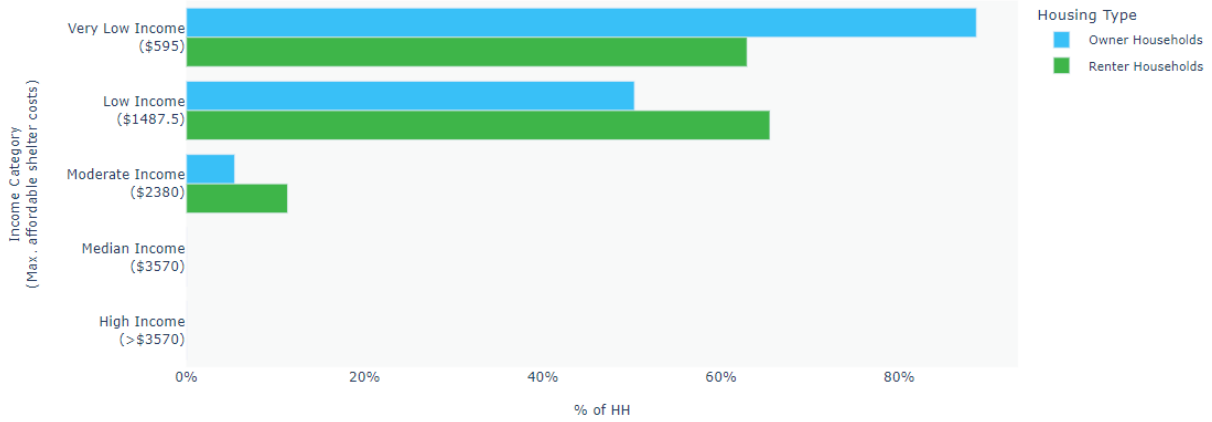
Percentage of Households in Core Housing Need by Priority Population and Income Category, 2021  
Aurora T (CSD, ON)



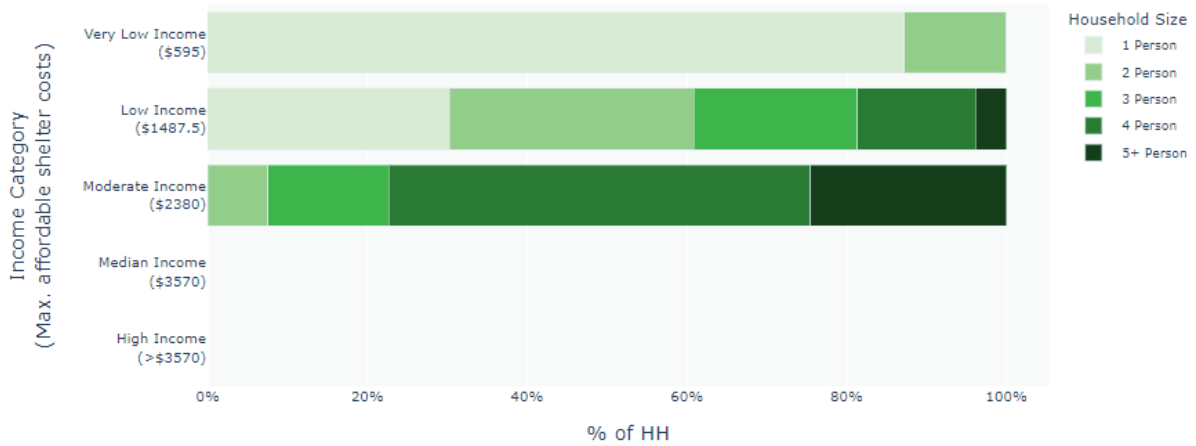
Further, even moderate (as well as low and very low income) earners represent a significant proportion of those in core housing need, as shown in the additional table included below. The data below points to very low income earners also being owner households, which, as further supported by the qualitative analysis undertaken, seems to indicate that seniors may be significantly impacted in this category. Seniors may have owned their homes but suffered the loss of a partner or reduced income in retirement such that maintaining home affordability is difficult.

Moderate and low income earners in Aurora are also impacted by not being able to enter the housing market, as shown below, with the majorities being renter households. Costs of living have increased significantly throughout the years making it unattainable for many. From 2001 to 2016, there has been over a 90% increase in housing prices, and from 2011 to 2016, in a five-year period, there has been over a 65% increase in housing prices. Higher costs of living also impact the ability to maintain suitable and adequate housing.

Percentage of Households in Core Housing Need, by Income Category, Aurora T (CSD, ON) Renter Households vs Owner Households



Percentage of Households in Core Housing Need, by Income Category and HH Size, 2021 Aurora T (CSD, ON)



## ***4. Priority Groups***

There are 12 groups that CMHC defines as priority populations for affordable homes: groups who face a proportionally far greater housing need than the general population. There is also a 13th group, women-led households and specifically single mothers, implied in the National Housing Strategy which targets 33% (with a minimum of 25%) of funding going to housing for women-led households. Priority population groups are:

- Women and children fleeing domestic violence
- Women-led households, especially single mothers
- Seniors 65+
- Young adults aged 18-29
- Indigenous Peoples
- Racialized people
- Recent immigrants, especially refugees
- LGBTQ2S+
- People with physical health or mobility challenges
- People with developmental disabilities
- People dealing with mental health and addictions issues
- Veterans
- People experiencing homelessness

Census data does not disaggregate core housing need data by all priority populations, including veterans, individuals who identify as LGBTQ2S+, survivors of domestic violence, and individuals experiencing homelessness. Many households may have members in multiple priority categories which may also not be represented in the data. With these limitations in mind, information on housing need by priority population would be helpful for developing inclusive housing policies.

**4.1 What information is available that reflects the housing need or challenges of priority populations in your community? If data is available, please report on the incidence of core housing need by CMHC priority population groups in your community. If no quantitative data is available, please use qualitative information to describe the need for these priority populations.**

Using qualitative information, there has been a distinct recognition of the need to be able to have the tools and resources available to provide “housing first” for those experiencing homelessness. More also needs to be done to allow people and families to continue to move through the housing continuum.

For Young Adults, the challenges are about being able to enter the market at all in the community that they grew up in. It is increasingly difficult for younger adults to save enough for a down payment and be able to afford market rents or ownership.

For Seniors, challenges have been expressed about the impacts of losing a partner and how that affects income and affordability levels, as well as about the need to downsize appropriately within the community they lived their entire lives. Concerns were also expressed about having affordable long-term or hospice care.

Women led households, recent immigrants, single occupant households, retirees and young adults are all impacted by the challenges of income relative to housing affordability. Income levels are not keeping up with the cost of housing, and similarly inflation is impacting these individuals. The average rent prices from 2010 to 2019 have also increased by 19.6% in the Town of Aurora, with the current affordable rent threshold for a one-bedroom apartment being over \$1,714.

Supply remains an issue, but so too are economic and inflationary pressures, with these priority groups being disproportionately impacted.

**4.2 Please describe the incidence and severity of homelessness in your community, including an estimated number of individuals and/or families experiencing homelessness (hidden, visible, chronic, living in encampments, and episodic). If available, please include recent Point-in-Time counts.**

In 2021, in collaboration with York Region, the homelessness “I Count” project was initiated. This data is only available at a regional level, but points to 329 people experiencing homelessness across York Region. 51% of these individuals are chronically homeless, and over 80% are considered “hidden”. 14% identify as youth, 12% as indigenous, 10% as LGBTQ2S+, and 46% as female.

Through community led discussions, visibility of homeless and encampments has risen in the community, particularly after the COVID-19 pandemic. Residents have expressed that the continued homeless crisis and shelter demand in Toronto is further extending into suburban areas.

**4.3 Please describe local factors that are believed to contribute to homelessness in your community (e.g., the closing of a mental health facility, high numbers of refugee claimants, etc.).**

Factors contributing to homeless in Aurora are believed to be associated with more regional metropolitan trends that suggest increased levels of homelessness ongoing throughout the GTHA. On a provincial or national level, there are also economic pressures related to overall high costs of living and inflationary pressures. Social services including for those experiencing mental health or for new refugee claimants remains an ongoing concern province and nation-wide that exacerbates homelessness impacts regionally.



**4.4 Please identify temporary and emergency relief resources available for individuals experiencing homelessness in your community (e.g., number of shelter beds, resource centres, number of transitional beds available). If possible, please indicate whether capacity levels are commensurate with need. There will be an opportunity to provide information on local permanent solutions and resources further down.**

The Yellow Brick House operates a shelter for women and families impacted by domestic violence. The facility provides sixteen beds as well as cribs.

Housing York Inc. is currently collaborating with the Town on possible sites for an emergency and transitional housing facility.

There is continued demand for these types of facilities and more housing opportunities across the entirety of the housing continuum.

**4.5 Some groups, including students, those in congregate housing, and temporary foreign workers, may be excluded from publicly available core housing need data sources. Communities are encouraged to use this section to describe the housing needs of these respective populations to ensure that all groups are represented in their HNA.**

There is a recognized demand for student housing, particularly as universities and colleges continue to grow and satellite campuses continue to expand within the local area. Further, an emerging trend is multi-generational or multi-family housing, where due to limitations on housing supply and affordability, greater numbers of families or individuals are choosing to live together. Some additional living spaces have been found to be operating illegally and unregistered, which poses a health and safety risk. The Town has initiated a registration protocol for these types of additional units, however the demand is still putting pressure on resources, enforcement, and overall safety. The housing needs for these groups could be alleviated with additional support for multiple unit building per lots, with Aurora Council already approving a motion to move forward with permitting 4-units per lot. Support for this will come through reviewing and updating zoning permissions, with more resources also needed to continue to encourage legal units and the gentle densification of traditionally lower density areas and neighbourhoods.

An emerging trend as heard from the community is also senior's cohabitation and congregate living, which will be encouraged through housing policy.

# 5. Housing Profile

## 5.1 Key Trends in Housing Stock:

This section should tell a story of housing changes over time in a community through trends in net change of affordable or below-market housing. This should be expressed through illustrations of net losses or net gains in affordable and non-market housing over the previous three census periods.

**5.2 Please provide a brief history of how housing in the community has been shaped by forces such as employment growth and economic development, infrastructure, transportation, climate impacts, and migration. Please include any long-term housing challenges the community has faced:**

Historically, Aurora has developed as a suburban community predominately with a built form of single detached dwellings. A summary is provided below:

Private Dwelling Structural Type	Total within Town	Proportional %
<b>Single Detached House</b>	12,980	60.5
<b>Semi Detached House</b>	1,490	6.9
<b>Row House</b>	3,610	16.8
<b>Duplex</b>	670	3.1
<b>Apartment in a building with fewer than 5 storeys</b>	1,535	7.1
<b>Apartment in a building with 5 or more storeys</b>	1,205	5.6

As a historical greenfield area, the majority of growth over the better part of the past century has been low density, ground oriented, single detached housing. However, land is now becoming a scarce resource, and the Town is largely built out. From a housing, climate, and transportation perspective, this is resulting in a need to encourage greater levels of intensification in the built up area and in proximity to major transit. The Town also maintains a robust employment sector, particularly benefitting from access to Highway 404, and as such housing demands are heightened by the desire for residents to live and work in close proximity to one another.

This table illustrates the housing demands projected over the census period and forecasted to 2031:

Aurora T (CSD, ON)						
HH Income Category	1 Person	2 Person	3 Person	4 Person	5+ Person	Total
Very Low Income	176	56	50	-10	11	283
Low Income	330	293	96	126	11	856
Moderate Income	117	371	126	64	-11	667
Median Income	29	363	83	33	19	527
High Income	90	214	497	326	67	1,194
<b>Total</b>	<b>742</b>	<b>1,297</b>	<b>852</b>	<b>539</b>	<b>97</b>	<b>3,527</b>

Gains continue to occur, but supply is struggling to keep up with overall demand. Long term, the challenge will be about continuing to encourage greater levels of intensification and ensuring that new development can prioritize the supply of units needed to meet ongoing migration, economic, social, and demographic demands. Housing approvals are predominantly now occurring within the Major Transit Station Area as well to promote transit oriented development and help reduce overall costs of living (and costs associated with private vehicle ownership) as well.

5.2.1 Housing Units: Currently Occupied/Available		
Characteristic	Data	Value
Total private dwellings	Total	21,510
Breakdown by structural types of units (number of units)	Single-detached	12,980
	Semi-detached	1,490
	Row house	3,610
	Apartment/flat in a duplex	670
	Apartment in a building that has fewer than 5 storeys	1,535
	Apartment in a building that has 5 or more storeys	1,205
	Other single attached	5
	Movable dwelling	5

5.2.1 Housing Units: Currently Occupied/Available		
Characteristic	Data	Value
Breakdown by size (number of units)	Total	21,510
	No bedrooms	50
	1 bedroom	1,450
	2 bedrooms	2,230
	3 bedrooms	7,415
	4 or more bedrooms	10,370
Breakdown by date built (number of units)	Total	21,510
	1960 or before	1,790
	1961 to 1980	2,995
	1981 to 1990	4,095
	1991 to 2000	3,935
	2001 to 2005	2,390
	2006 to 2010	1,960
	2011 to 2015	1,590
	2016 to 2021	2,765
Rental vacancy rate (Percent)	Total	1
	Bachelor	*
	1 bedroom	1.7
	2 bedrooms	0.7
	3 bedrooms+	*
Number of primary and secondary rental units	Primary	804
	Secondary	181 (year over year increases since 2022 as a result of legislative changes to encourage this housing form)
Number of short-term rental units	Total	*

**5.3 In the last five years, how many affordable units for low and very low-income households have been built, and how many have been lost? If data is not available, please describe how the loss of affordable housing units may have impacted your community.**

The Town continues to engage with its partner, Housing York Inc. on the appropriate site selection for an emergency and transitional housing facility within Town.

A noticeable trend is the increase in gentle density secondary suite opportunities, which provide a more affordable housing option while also allowing homeowners to reduce the costs of their own mortgages by renting out. Noticeable too is that secondary suites are being used to provide opportunities for seniors to live with their families and downsize affordably. Seniors and retirees can often be disproportionately impacted by lower incomes in retirement, so this type of housing is vital as the community continues to grow and age. Additional statistics are provided below:

<b>Year</b>	<b>Secondary Suite Permits Issued</b>
2013	13
2014	11
2015	2
2016	11
2017	19
2018	18
2019	12
2020	15
2021	16
2022	29
2023	35
2024 (as of August 16 <sup>th</sup> )	32
Totals	181

**5.4 How have average rents changed over time in your community? What factors (economic, social, national, local, etc.) have influenced these changes?**

The average rent prices from 2010 to 2019 have increased by 19.6% in the Town of Aurora. In 2010, average rent was \$1,119 and in 2019 average rent was \$1,338. In 2023, average rents were \$1,695, which represents an increase of over 51% since 2010.

Inflationary pressures, a lack of supply, population growth, and other economic factors including income levels continue to influence these changes. There are an increasing number of tenants either choosing or only able to rent as opposed to buy, which also makes the demand for rental properties stronger.

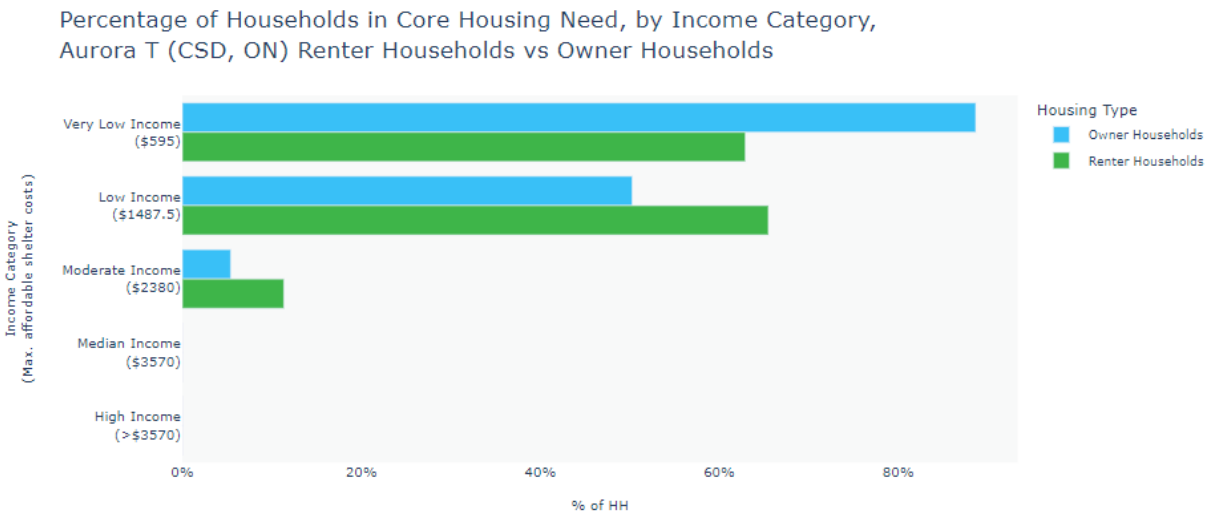
**5.5 How have vacancy rates changed over time? What factors have influenced this change?**

Aurora's 2023 vacancy rate, per CMHC data, is 1.4%. This compares to 2.3% in 2016.

A decreasing vacancy rate is concerning, as demand continues to outpace supply in Aurora and across York Region and the better part of the Ontario and Canada. Influencing factors include increasingly high population growth, as well as higher mortgage rates and persistently high home prices continuing to make it harder and less attractive for renters to transition to homeownership.

## 5.6 How have trends in core housing need changed over time between both tenant and owner-occupied households?

Per the table below, core housing need demands continue to disproportionately impact moderate, low and very low income earners. A noticeable shift would be that with elevated prices for housing, even moderate income earners (both tenant and owner-occupied) are falling into core housing need. Very low and low income earners continue to exorbitantly bare the brunt of proportionally being in core housing need. Housing costs are outpacing income levels, and supply across the housing continuum is not being delivered to match the financial needs of moderate, low and very low income earners.





## 5.7 Non-Market Housing

5.7.1 Current Non-Market Housing Units		
Characteristic	Data	Value
Number of housing units that are subsidized	Total	431  (10.7% of tenanted households)
Number of housing units that are below market rent in the private market (can either be rent or income-based definition)	Total	398  (Age Care, Hadley Grange, Orchard Heights)
Number of co-operative housing units	Total	296  (Aurora Co-op Village, Charles Darrow, Machell's Corners)
Number of other non-market housing units (permanent supportive, transitional, etc.)	Total	16

**5.8 Please describe any other affordable and community housing options and needs/gaps currently in your community that are not captured in the table above.**

**Examples can include:**

- **Are any of these affordable housing units accessible or specifically designed for seniors, including long-term care and assisted living?**
- **Does your municipality provide rent supplements or other assistance programs that deepen affordability for households?**
- **Is your community in need of supportive housing units with wrap-around supports, such as for those with disabilities?**

Having heard from the public and members of the community, there is a growing need for long-term care and affordable assisted living housing. A need for hospices has also been discussed. Housing York Inc. is responsible for assistance programs and the Town continues to work with Housing York and local community partners to provide innovative and diverse housing options. Wrap-around supports will continue to be needed particularly when accounting for an aging demographic and population.

Affordable student housing has also been identified as a housing need that is not specifically captured in the above, although is recognized as a critical element of the housing needs picture.

## 5.9 Housing Trends

5.9.1 Housing Values		
Characteristic	Data	Value
Median monthly shelter costs for rented dwellings (Canadian dollars)	Median	1,800
Purpose-built rental prices by unit size (Average, Canadian dollars)	Total	1,586
	Bachelor	*
	1 bedroom	1,326
	2 bedrooms	1,668
	3 bedrooms+	*
Purpose-built rental prices by unit size (Median, Canadian dollars per month)	Total	1,482
	Bachelor	*
	1 bedroom	1,255
	2 bedrooms	1,695
	3 bedrooms+	*
Sale prices (Canadian dollars)	Average	1.42M (July 2024)
	Median	1.25M (July 2024)
Sale prices by unit size (Average, Canadian dollars)	Average	1.42M
	Bachelor	*
	1 bedroom	632k (condo)
	2 bedrooms	830k (condo)
	3 bedrooms+	1.1M (townhouse) 1.5 M (3-bed detached) 1.9M (4-bed detached)

5.9.1 Housing Values		
Characteristic	Data	Value
		2.9M (5-bed detached)
Sale prices by unit size (Median, Canadian dollars)	Median	1.25M
	Bachelor	*
	1 bedrooms	537k
	2 bedrooms	787k
	3 bedrooms+	1.5M

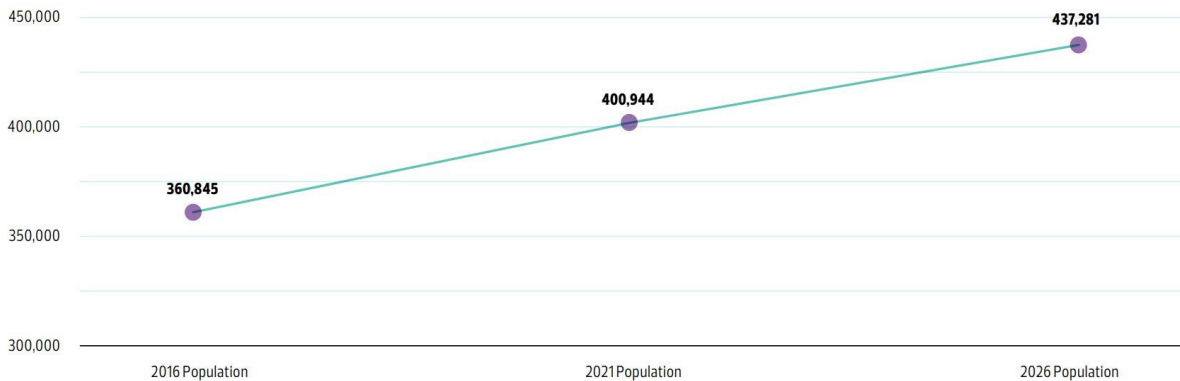
\*\*Note that this requested sales price by unit size data may be more appropriately captured as average and median sale price by average home type. The current requested breakdown by bedrooms creates disparities when measuring properties that may have the same number of bedrooms but are a different home type, such as a condo vs. a townhouse, which naturally has an impact on the pricing, as purchasers are inclined to pay more of a premium for ground/land oriented properties.

5.9.2 Housing Units: Change in Housing Stock		
Characteristic	Data	Value
Demolished – breakdown by tenure	Tenant	0 – replacement value represents no loss in units
	Owner	0 – replacement value represents no loss in units
Completed – Overall and breakdown by structural type (annual, number of structures)	Total	186
	Single	186
	Semi-detached	0
	Row	0
	Apartment	0
Completed – Breakdown by tenure (annual, number of structures)	Tenant	0
	Owner	184
	Condo	2
	Coop	0
Housing starts by structural type and tenure	Total	320 (125 apartment; 166 single detached; 29 secondary suites)

# 6. Projected Housing Needs and Next Steps

***This section aims to answer the question, how much and what type of housing is needed to meet the needs of the population over the next 10 years? How will this Housing Needs Assessment (HNA) be meaningfully used in planning and investment decisions?***

This section projects population trends from the previous 10 years, dividing by income category and target housing costs while considering migration trends. An example of a benchmarked projection from [Edmonton’s Affordable Housing Needs Assessment](#) is provided below.



*Household Growth Projection 2016- 2026. [Source: Edmonton Affordable Housing Needs Assessment – August 2022](#)*

HNAs should be able to convey through their data-driven narrative how many housing units are needed by income category, household size and dwelling type over the next 10 years. In completing this section, communities must carefully consider their past growth trends and future demographic projections, including recent immigration patterns, aging population dynamics, and economic trends. Furthermore, it is also crucial for communities to consider any pre-existing housing shortages, as evidenced by indicators such as recent trends in rental vacancy rates, growth in prices/rents, the number of households in core housing need, and the aging of their current housing stock.

## 6.1 Projection Methodology Guidelines

There are several projection methodologies that can be used to project housing demand, [including the HART housing needs projection here](#). The federal government recommends using the HART methodology as a reference point, with additional considerations and data points to improve the validity of the methodology. These considerations, including economic data integration and supply capacity and gaps as well as steps for calculating the methodology are noted below. Provinces and territories,

in consultation with their municipalities/communities, are invited to use a methodology that fits their regional circumstances, ensuring the assumptions that inform their preferred methodology are also clearly explained. The federal government will review the HNAs as a requirement for its various funding programs and assess the methodology and assumptions that inform it for their validity and robustness. If needed, further engagements can take place to better align the preferred methodology with the federal government's expectations.

In employing a projection methodology, jurisdictions may find the following list of key considerations and steps useful. The following approach involves first projecting the population into the future, then projecting household formation from headship rates, and then **demand for housing by tenure, dwelling type and size, family type and income groups**. Following the Population Projection, Household Projection and Housing Demand Projection steps, a table is presented of the key considerations for each step in the process.

### Step 1: Population Projection

- Conceptually the projected population is calculated as the survived population + births + projected net migrants. An example of an accepted method to calculate population projection is the Cohort-Component population projection method.

### Step 2: Household Projection

- Project family and non-family households separately by multiplying the projected population by age group in a given year with projected headship rates (household formation) by age group in a given year.
  - A headship rate represents the probability that a member of a given age group will head (maintain) a household of a given type (family or non-family). Historical headship rates are calculated as the ratio of household heads in an age group to the population of that age group.
  - Total headship rates can be determined by adding family and non-family headship rates together for a given age group and year. An increase in the total headship of any particular age group means that overall a higher proportion of that group heads households than previously. The converse holds true for a decrease in the total headship rate. Thus, the total rate is an overall indication of the propensity to form households in a particular age group.
- Project both family and non-family households by household type (composition), including couples without children, couples with children, lone parents, multiple-family households, one-person households, and other non-family households. This can be achieved by multiplying the projected number of households in a particular age group by the projected household type proportions for that age group.

- Historical proportions for family households are the ratio of the number of family households of a given type in an age group to the total number of family households headed by that age group.
- Historical proportions for non-family households are the ratio of the number of non-family households of a given type in an age group to the total number of non-family households headed by that age group.
- Project net household formation according to family and non-family household types by calculating the difference between projected households in successive years.

### Step 3: Housing Demand (Need) Projection

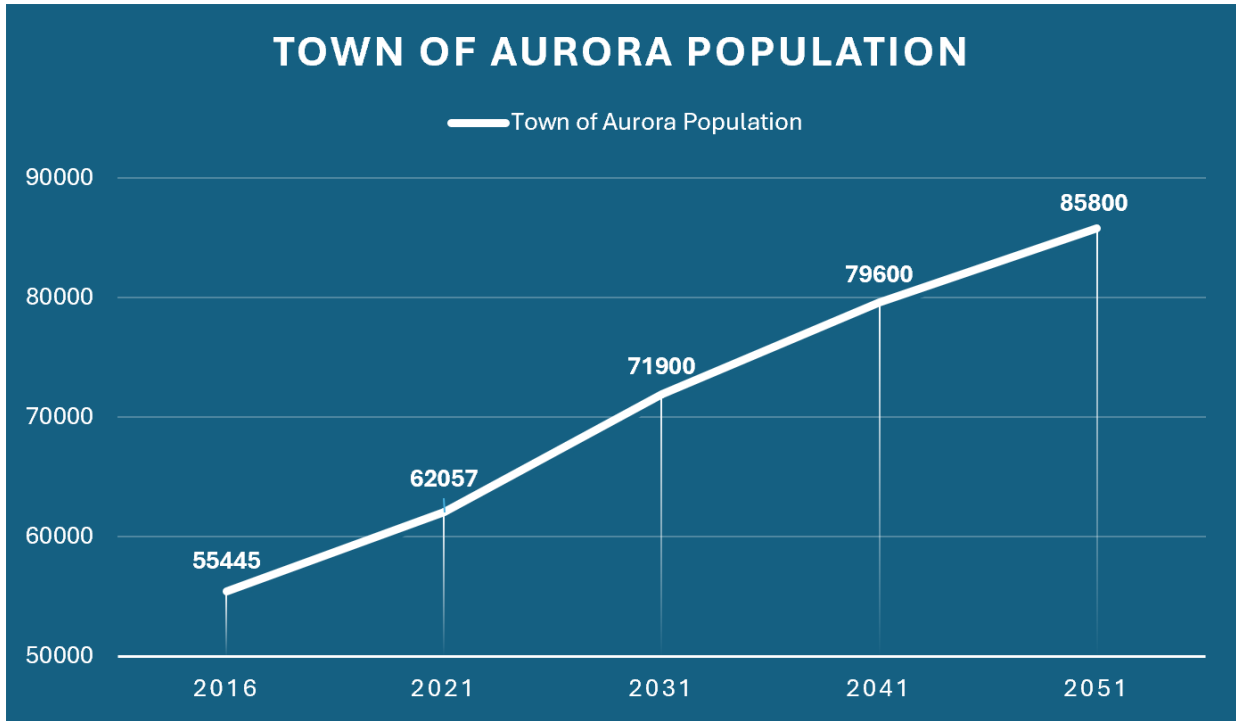
- Project the number of owner households within a particular age range and household type by multiplying projected household by type (family and non-family) by projected ownership rates.
- Project the number renter households by calculating the difference between projected households and the number of projected owner households.
  - Historical ownership or renter rates are the ratio of the number of owning/ or renter households of a given type and age of head to the total number of households (owners and renters combined) of that type and age of head.
- Project dwelling type (single, semi, row, apartment) by multiplying projected age-specific renter and owner dwelling choice propensities by household type (family and non-family) with the projected number of renter and owner households of the given household type and age group.
  - Historical dwelling choice (occupancy) propensities describe the proportion of a given household type, tenure, and age of head group occupying each of the four dwelling types.
- Finally, communities should integrate assessments of pre-existing housing shortages into their final calculations. This integration should be informed by a thorough review of the preceding quantitative and qualitative analyses within the HNA. Additionally, communities should utilize the data and more advanced methodologies detailed in the Annex to ensure a comprehensive estimation of these shortages.



**Overview:**

As an introduction to this segment, please see the Town of Aurora’s population projection below, which is verified and approved by the Provincial, Regional, and local municipal levels of government.

Further information on this graph is also outlined later on in this HNA.



Year	Population Forecast
2016	55,445
2021	62,057
2031	71,900
2041	79,600
2051	85,800

**HART Household Projections – Projected Households by Household Size and Income Category**

- The HART methodology estimates the total number of units by type (number of bedrooms) and with reference to income categories that will be needed to house a community’s projected population.

**Please use the Housing Assessment Resource Tools Households Projections tab to fill out the table below for your jurisdiction – [Housing Needs Assessment Tool | HART](#)**

6.1.1 Projected Households by Household Size and Income Category						
HH Income Category	1 person	2 person	3 person	4 person	5+ person	Total
Very Low Income	896	256	110	20	11	1293
Low Income	1,650	1,363	606	456	106	4,181
Moderate Income	1,007	1,866	911	659	214	4,657
Median Income	494	2,043	1,213	1,018	544	5,312
High Income	360	1,959	2,462	3,226	1,512	9,519
Total	4,407	7,487	5,302	5,379	2,387	24,962

## Key Considerations

### Population

- It is strongly advised to use the updated post-census population estimates for 2022 as your base population provided by Statistics Canada's demographic estimates division. These estimates account for any discrepancies in population counts, whether they are undercounts or overcounts. These estimates also smooth out the sharp downturn in immigration due to the pandemic in 2020/21. Please refer to annex for links to Statistics Canada CSD and CMA estimates.
- If historical fertility, survival and mortality rates by age category are stable and not trending, apply average historical rates to current population by age to project forward. If rates do trend by age over time, estimate the average change in rates in percentage points and add to current rates when projecting forward for the baseline scenario.
- For larger communities and centres where the data exists, disaggregate and project baseline net migration flows for respective components (i.e., net interprovincial, net intra migration and net international). Disaggregate net international migration and project its components further (emigration, returning Canadians, non permanent residents, etc.) and use recent growth trends per flow to project total net international migration. In projecting international migration, it will be important for communities to use the more updated federal immigration targets as an anchor.
- Because of the economic uncertainty triggered by the COVID-19 pandemic and potential future shocks, larger communities are expected to create one additional population scenario (high) to supplement the baseline. Utilize StatsCan projection methodology for fertility, survival, and migration to establish the high scenario. Consult Statistics Canada's population projection report cited in the appendix. Communities should avoid using low population or migration scenarios to prevent housing need undercounting.
- **Smaller Communities:**
  - In smaller centers where population projection scenarios are unavailable from StatsCan, but there is the capacity to generate them, cities can resort to using historically high population growth rates or migration scenarios as alternative methods for projecting future population.
  - One industry communities should also develop multiple population scenarios to manage economic volatility

### Household Projections

- Headship rate is commonly defined as the ratio of the number of households by age to the population of adults by age in each community and can be used to project future households.

- If historical headship rates data is not trending or stable by age, apply the average historical census family/non-family headship rates by age group to the corresponding population within each age group.
- If historical headship rates by age is showing a trend over time, include the average historical census family/non-family headship rates percentage point change to the current headship rate. Subsequently, apply these adjusted headship rates by age to the corresponding population within each age group. By incorporating average historical headship rates into household projections, communities can mitigate the impact of potential decreases in recent headship rates that may be due to housing unaffordability, therefore avoiding artificially low household projections.
- **Optional for Smaller Communities:**
  - For the younger population aged 18-34, predict family/non-family headship rates using economic modeling. See UK study in annex for further guidance.
  - Project household composition by family/non-family households using latest census proportions by family type.
  - Project household size by age for family/nonfamily type by dividing population by households.

## Housing Demand

### To project housing demand by tenure:

- If ownership rates for family/non-family households within specific age groups are not showing a trend over time, apply the average historical ownership rates to projected households by age. The remaining households are considered renter households by age.
- If ownership rates for family/non-family households within specific age groups are trending over time, include the average historical percentage point change to the current ownership rates. Apply these adjusted ownership rates to household counts by age to project tenure by age. The remaining households are considered renter households by age.

### To project housing demand by dwelling type:

- If historical dwelling propensities by family type, age, and tenure are not exhibiting a trend, apply the average historical demand propensity by type, age, and tenure to project households by type, age, and tenure.
- If historical demand type propensities are trending, incorporate the average percentage point change in demand type propensities to the current propensities. Apply these adjusted propensities to household types to estimate future dwelling propensities.

## Economic Data Integration

- Relying solely on traditional demographic approaches to forecast housing needs can underestimate housing demand.
- Headship rates by age and family type can be projected by considering economic factors as explanatory drivers. These factors could include income, unemployment rates, prices, rents, and vacancy rates.
- CMHC is developing models to project headship rates for household maintainers aged 18-34 in provinces and larger metropolitan areas. Larger communities can benefit from leveraging these projections.
- Using an economic approach to project headship rates and incomes facilitates the estimation of household counts by age, size, tenure, and income. When integrated with dwelling type, price, and rent data, this approach assists in identifying potential households in core housing need.

## Supply Capacity & Supply Gaps

- Housing need projections should be adjusted upwards or downwards to account for the **net effects** of conversions, demolitions, and vacant units in each community.
- Where data is available, communities should assess future capacity by compiling data on draft approved serviced lots, categorized by dwelling type and tenure, that will be available for residential development. When combined with household projections by dwelling type and tenure, help estimate supply gaps
- In addition, larger communities can leverage supply gap estimates from CMHC to help inform where need is greatest and to identify housing shortages.
- **Optional for Smaller Communities:**
  - Comparing housing need projections with supply capacity will enable communities to identify potential gaps in supply by dwelling type and tenure.

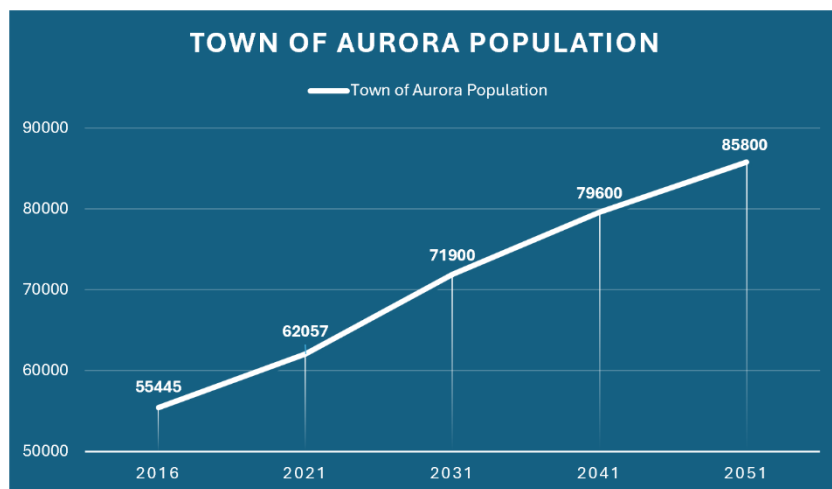
## 6.2 Projection Methodology

**Please outline the methodology and calculations used to complete the projections here, including any assumptions made.**

Through the Town's new 2024 Official Plan and input from the Regional Official Plan update as well, detailed land needs assessment and growth forecasting modelling was undertaken. The "persons per unit" data (PPUs) are assigned to Aurora as follows, which accounts for historical growth trends and is informed by detailed on the ground surveying and evaluation of empirical data from the Region, which is provided to the Town: 3.28 persons per unit for single detached homes; 2.89 persons per unit for semis; 2.69 persons per unit for townhomes and 1.71 persons per unit for apartments.

Growth projections and population forecasting is also assigned to municipalities through the Province's Growth Plan for the Greater Golden Horseshoe. The population data presented here has been vetted, verified, and approved by the Provincial, Regional and local municipal levels of government as a required minimum growth forecast to meet anticipated demands for the municipality. Coupling this forecasted population of Aurora to 2031 of 71,900 persons (and 85,800 persons to 2051), as well as information available at the Census, HART and CMHC level, quantitative and qualitative assessments and projections can be deduced. The population growth forecast for Aurora is also highlighted in a visual graph format below.

The Town continues to grow at a rapid pace, with growth projections to 2051 representing a growth rate of over 30% from today, and growth to 2031 representing approximately 15.8%. Knowing this allows for forecast assumptions to be made in line with population and demographic expectations to this target 2031 year. The HNA is expected to be updated at frequent intervals to reflect latest data and trends, particularly in line with latest StatsCan and CMHC data as well as they come available. As the Town continues to intensify, in particular post 2031, the data will also see greater increases in the proportion of higher density housing units. Supplementary data including for health outcomes and live births/survivorship has also been incorporated using empirical York Region data.



6.2.1 Projections		
Characteristic	Data/Formula	Value
Women by age distribution (# and %)	0-14	6,026
	15-19	2,351
	20-24	2,097
	25-64	20,484
	65-84	5,154
	85+	921
Male Births	Births x Estimated Proportion of Male Births	0.512 male birth rate 256 male births
Female Births	Total births – Male Births	0.488 female birth rate 244 female births
Survival Rate	Survival rate for those not yet born at the beginning of the census year	95.5% (both sexes)
Net Migrations	Net migration (in and out) of those not yet born at the beginning of the census year	2983
Projected Family Households	Age-group population x projected age-specific family headship rate	17,841
Projected Non-family Households	Age-group population x projected age-specific non-family headship rate	4,259
Total Projected Headship Rate	Family headship rates + non-family headship rates	34.7% (rate of 0.347)

6.2.1 Projections		
Characteristic	Data/Formula	Value
Projected Net Household Formation	Projected households by type (family and non-family) (Year 2) – Projected households by type (family and non-family) (Year 1)	Family – 2451 One-person - 584
Projected Owner Households	Projected households by type, year and age group x Projected ownership rate by type, year and age group	20,253
Projected Renter Households	Projected households by type, year and age group – projected owner households by type, year and age group	4,687
Projected Dwelling Choice	Projected households by type, tenure and age group x projected dwelling choice propensities by type, tenure and age group	single



### 6.3 Population and Households Projections

6.3.1 Anticipated Population by 2031		
Characteristic	Data	Value
Anticipated population	Total	71,900 persons
Anticipated population growth	Total	9843
	Percentage	15.8%
Anticipated age	Average	42.9
	Median	44
Anticipated age distribution (# and %)	0-14	12,261 (17.05%)
	15-19	4,889 (6.8%)
	20-24	4,376 (6.09%)
	25-64	39,324 (54.69%)
	65-84	9,604 (13.36%)
	85+	1,446 (2.01%)

<b>6.3.2 Anticipated Households by 2031</b>		
<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
Current number of households	Total	21,510
Anticipated number of households	Total	24,965
Anticipated Household Age	Average (1981-1990)	46
	Median (1991-2000)	36
Anticipated Households by Tenure	Renter	4,699
	Owner	20,266
Anticipated Units by Type	Total	24,897
	Single	15,041
	Semi-detached	1,726
	Row	4,180
	Apartment	3,950
Anticipated Units by Number of Bedrooms	1 bedroom	1,680
	2 bedroom	2,586
	3 bedroom	8,559
	4 bedroom	12,023
	5 bedroom	Census uses 4 or more
Anticipated Households by Income	Average	4,992
	Median	4,508
	Very Low	1,297

6.3.2 Anticipated Households by 2031		
Characteristic	Data	Value
	Low	4,184
	Moderate	5,451
	High	9,514
Anticipated average household size	Total	3.28 persons per unit for single detached homes 2.89 persons per unit for semis 2.69 persons per unit for townhomes 1.71 persons per unit for apartments  1 person HH – 4,411 2 person HH – 7,493 3 person HH – 5,296 4 person HH – 5,383 5+ person HH – 2,388
Draft approved lots by planned housing type	Total	4,092 (3141 as apartments)
Draft approved lots by tenure	Tenant	715
	Owner	3,377

## ***7. Use of Housing Needs Assessments in Long-Term Planning***

**7.1 This final section aims to determine how your community anticipates using the results and findings captured in the Housing Needs Assessment to inform long-term planning as well as concrete actions that can address identified needs. Please use the following questions to describe how those linkages will be made.**

- How will this HNA inform your official community or development plan, housing policies and/or actions going forward? For example, if the HNA identifies specific needs in your community across the housing spectrum – such as housing needed for priority populations, units for large households in denser form factors, more diverse structural types such as missing middle housing, or more affordable and higher-density housing near transit - how could actions and changes in policy and planning help address those needs?**

The Town of Aurora's newly approved Official Plan lays the policy foundation for implementing action items to meet the housing needs identified in this HNA. Priorities for the Town include continuing to encourage gentle density and intensification, focusing on transit oriented community growth along our main corridors as well as our Major Transit Station Area, and implementing tools to streamline the development approval process and build housing across all tenures faster. Council has approved a motion to permit 4 units per residential lot which will assist in meeting population and growth forecasts while providing attainable and secure housing for priority groups in line with the data from this HNA. The Town continues to work with the development industry to provide a more diverse range of housing options, including higher density housing and purpose built rental housing. The Town will continue to advance policy and land use planning change including through measures such as a Community Planning Permit System, Inclusionary Zoning, strategic acquisitions for affordable/emergency housing, and the Comprehensive Zoning By-law review to enable more flexibility for housing creation. This HNA demonstrates the continued need for policy attention specifically to seniors housing as the population continues to age. This HNA also supports the planning being done and investments being made for intensification of the MTSA and strategic corridors to promote complete communities that will need to provide a diverse range of housing opportunities to meet the needs of the community and priority groups as reflected in this HNA.

- **How will data collected through the HNA help direct those plans and policies as they aim to improve housing locally and regionally, and how will this intersect with major development patterns, growth management strategies, as well as master plans and capital plans that guide infrastructure investments?**

The HNA aligns well with the Town's new Official Plan and overall growth management strategies. By identifying core needs, the Town will proactively be developing policies aimed at improving housing, such as those mentioned above. The data will significantly assist with ensuring there is servicing capacity from the Province and Region to meet forecasted growth targets and housing needs. The HNA is a useful tool to dovetail with other growth management strategies and documents to collectively demonstrate effective short and long term growth and planning needs. The HNA will also assist with site-specific development application reviews to ensure market delivery of housing matches the needs of the community. The HNA re-enforces the need to proactively plan and pursue housing opportunities across the entirety of the housing continuum, while also advancing priorities around gentle intensification, missing middle housing, transit-oriented community development, and complete community growth.

- **Based on the findings of this HNA, and particularly the projected housing needs, please describe any anticipated growth pressures caused by infrastructure gaps that will need to be prioritized and addressed in order to effectively plan and prepare for forecasted growth. This can relate to any type of enabling infrastructure needed for housing, including fixed and non-fixed assets, as well as social, community or natural infrastructure that your local government has identified as a priority for fostering more complete and resilient communities.**

**Examples may include:**

- **Will your public transit system have the capacity to meet increasing demand?**
- **Will your water and wastewater system have the capacity for additional connections based on the amount of new housing units that will need to be built?**
- **Will new roads or bridges need to be built to serve new or growing communities?**
- **Will new schools, parks, community or recreational centres need to be built to serve new or growing communities?**

As described above, adequate servicing (water and in particular wastewater) is required from the Province and York Region in order to meet the known housing growth demands as illustrated in this HNA. Additionally, to ensure the anticipated levels of growth match infrastructure needs at a social, community and natural infrastructure level, more demand will be placed on cultural services, parks, community facilities and economic development opportunities to ensure balanced growth and complete community development. The Town continues to enhance its downtown core as a housing and economic development destination, with infrastructure assistance required in order to ensure the health, vibrancy, and vitality of this area as the community continues to grow. The vision for this mixed-use Promenade Area is one that promotes an array of housing types and tenures, but is required to be supported with equal parts investment in physical and social/cultural infrastructure. Further investment will also need to be made to transit and in particular rail grade separation for the GO line. At a regional and local level additional investment will also need to be made to promote healthy communities that have access to all goods, services, amenities and health care.

# ***Annex A: Relevant Links for Developing Housing Needs Projections***

## ***Data and Analysis***

[Housing Statistics - Statistics Canada](#)

[Population estimates, July 1, by census subdivision, 2016 boundaries \(statcan.gc.ca\)](#)

[Population estimates, July 1, by census metropolitan \(statcan.gc.ca\)](#)

[Population and demography statistics \(statcan.gc.ca\)](#)

[Population Projections for Canada \(2021 to 2068\), Provinces and Territories \(2021 to 2043\) \(statcan.gc.ca\)](#)

[Housing Market Information Portal](#)

[UrbanSim – Scenario Modeling](#)

## ***Reports & Publications***

[Housing Markets Insight - CMHC's household projections for 8 of Canada's major urban centres until 2042](#)

[CMHC - Housing Shortages in Canada Report](#)

[University of British Columbia - Housing Assessment Resource Tools \(HART\)](#)

[University of London - Affordability targets: Implications for Housing Supply](#)

[Nova Scotia Housing Needs Assessment Report Methodology](#)

[Ontario Land Needs Assessment Methodology](#)

[British Columbia Affordable Housing Need Assessment Methodology](#)

# ***Annex B: Glossary***

**Affordable Housing:** A dwelling unit where the cost of shelter, including rent and utilities, is a maximum of 30% of before-tax household income.

**Area Median Household Income:** The median income of all households in a given area.

**Cooperative Housing:** A type of residential housing option whereby the owners do not own their units outright. This would include non-profit housing cooperatives, as stand-alone co-operatives or in partnership with another non-profit, including student housing co-ops, as well as Indigenous co-ops, including those in partnership with Indigenous governments and organizations. This does not, however, include homeownership co-ops or equity co-ops that require an investment, which along with any profit earned, is returned to co-op investors.

**Core Housing Need:** Refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds).

- *Adequate* – Does not require any major repairs, according to residents. Major repairs include those to defective plumbing or electrical wiring, or structural repairs to walls, floors or ceilings.
- *Suitable* – Has enough bedrooms for the size and make-up of resident households, according to guidelines outlined in National Occupancy Standard (NOS).
- *Affordable* – All shelter costs total less than 30% of a household's before-tax income.



**Household:** A person or a group of persons (other than foreign residents) who occupy a private dwelling and do not have a usual place of residence elsewhere in Canada.

**Household Formation:** The net change in the number of households.

**Supportive Housing:** Prioritizes people experiencing chronic homelessness and other vulnerable people who have the highest support needs. It provides long-term affordable housing and a diversity of customized support services.

**Permanent Supportive Housing:** Prioritizes people experiencing chronic homelessness and other vulnerable people who have the highest support needs. It provides long-term affordable housing and a diversity of customized support services.

**Purpose-Built Rental:** Also known as the primary rental market or secure rentals; multi-unit buildings (three or more units) which are built specifically for the purpose of providing long-term rental accommodations.

**Short-Term Rentals:** All or part of a dwelling unit rented out for less than 28 consecutive days in exchange for payment. This includes bed and breakfasts (B&Bs) but excludes hotels and motels. It also excludes other accommodations where there is no payment.

**Suppressed Household Formation:** New households that would have been formed but are not due to a lack of attainable options. The persons who would have formed these households include, but are not limited to, many adults living with family members or roommates and individuals wishing to leave unsafe or unstable environments but cannot due to a lack of places to go.

**Missing Middle Housing:** Housing that fits the gap between low-rise, primarily single-family homes and mid-rise apartment buildings, typically including secondary and garden suites, duplexes, triplexes, fourplexes, rowhouses and townhouses, courtyard housing, and low-rise apartment buildings of 4 storeys or less. These housing types provide a variety of housing options that add housing stock and meet the growing demand for walkability. The missing middle also refers to the lack of available and affordable housing for middle-income households to rent or own.