



# HOUSING IN CANADA'S BIG CITIES, 2018

CHAC Sustainable Sector Series – April 30, 2019

Cheryl Selinger, Affordable Housing Research Analyst, The City of Calgary

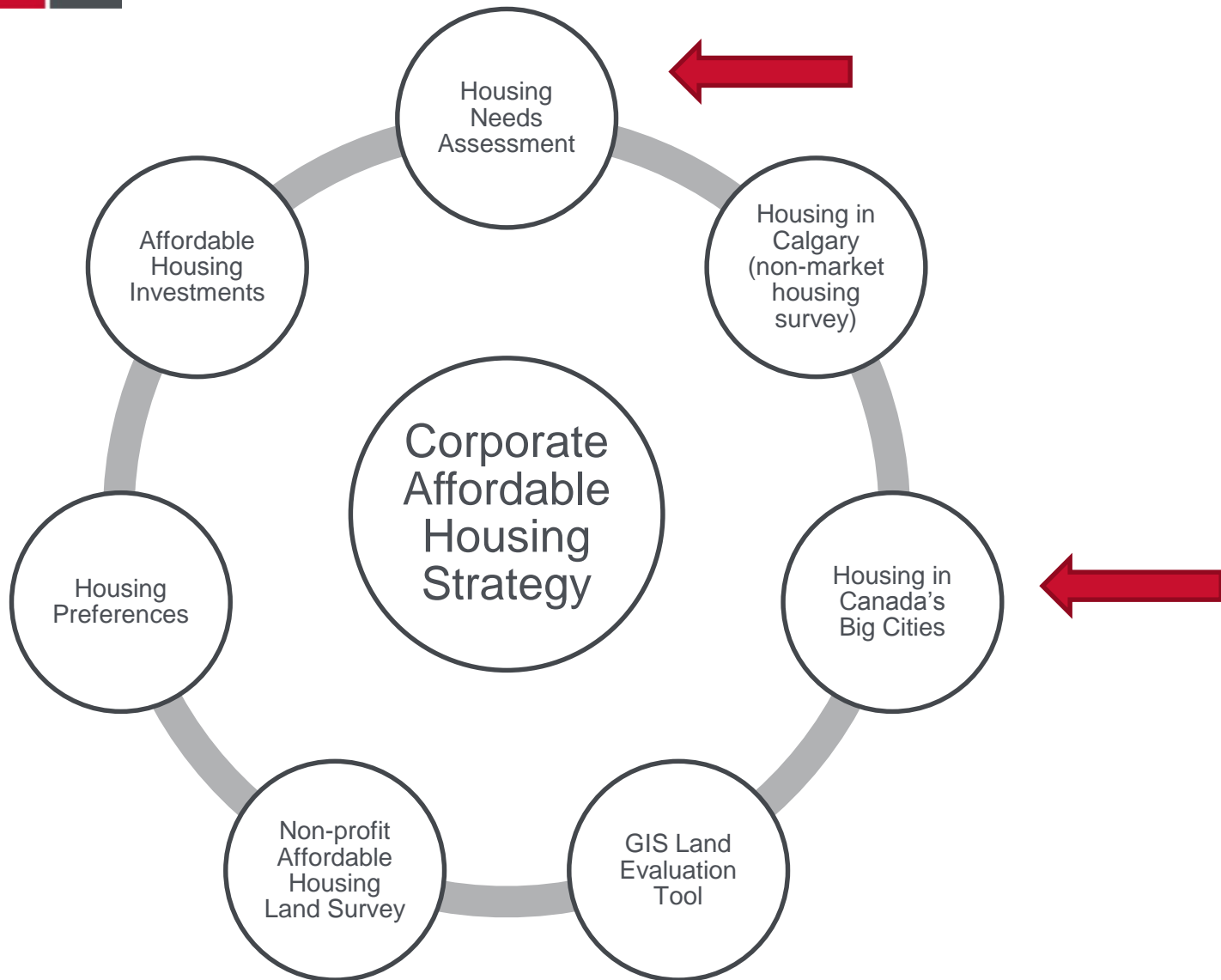


# Affordable Housing Research Program





# Affordable Housing Research Program



## HOUSING IN CANADA'S BIG CITIES

---

THE CITY OF CALGARY  
AFFORDABLE HOUSING DIVISION

MAY 2018



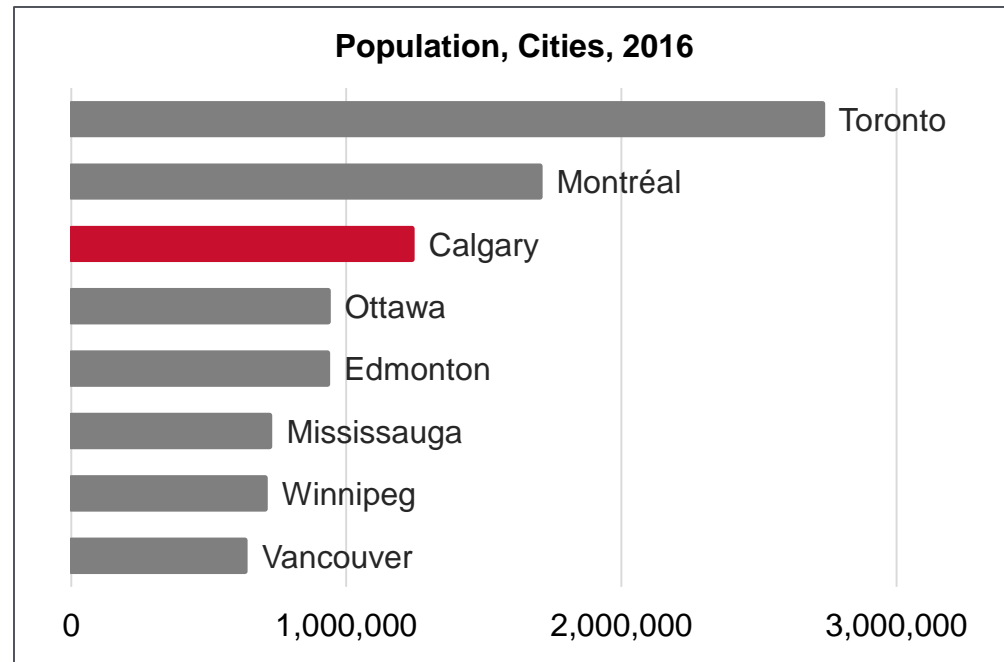
- I. Population and Growth
- II. Housing Supply Comparison
- III. Housing Affordability Comparison
- IV. A Closer Look at Calgary
- V. Recommendations



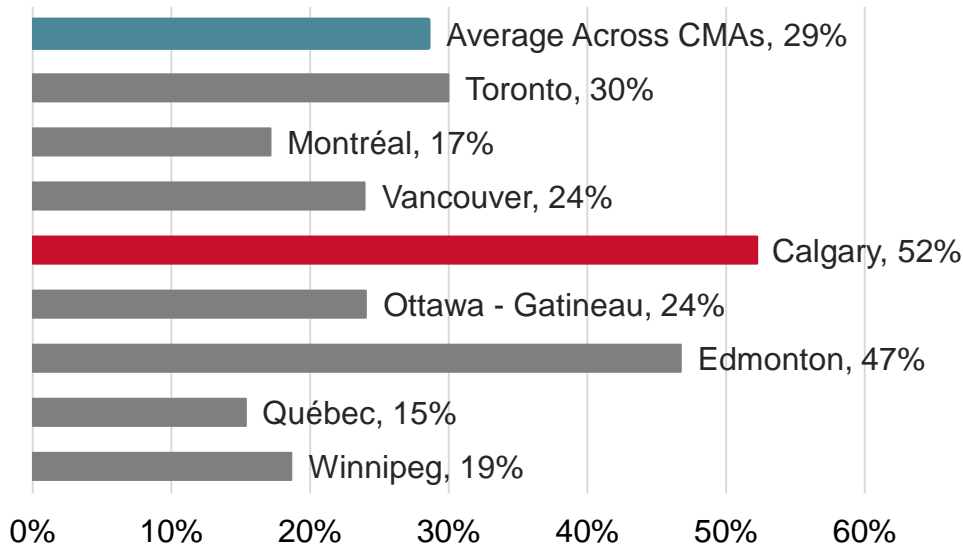
# Population

Calgary is the third largest city in Canada.

Source: Statistics Canada, 2017



## Population, % Change 2001-2017, CMAs



From 2001 to 2017 the population in the Calgary CMA grew by over 50%, while the average growth across the CMAs during the same period was 28%

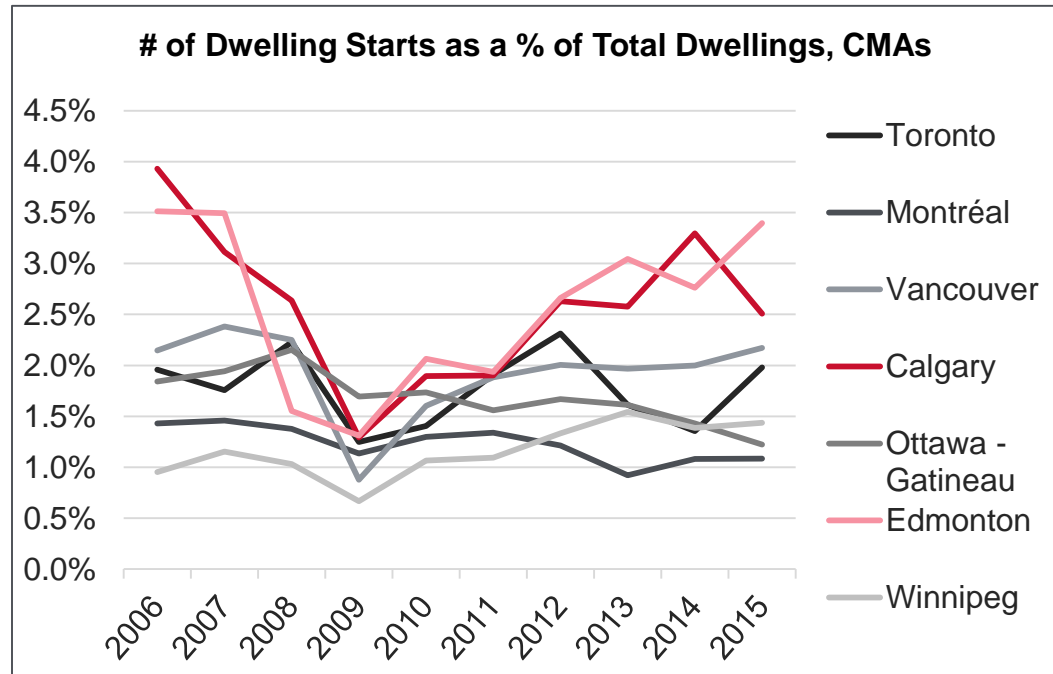
Source: Statistics Canada, 2018



# Housing Supply

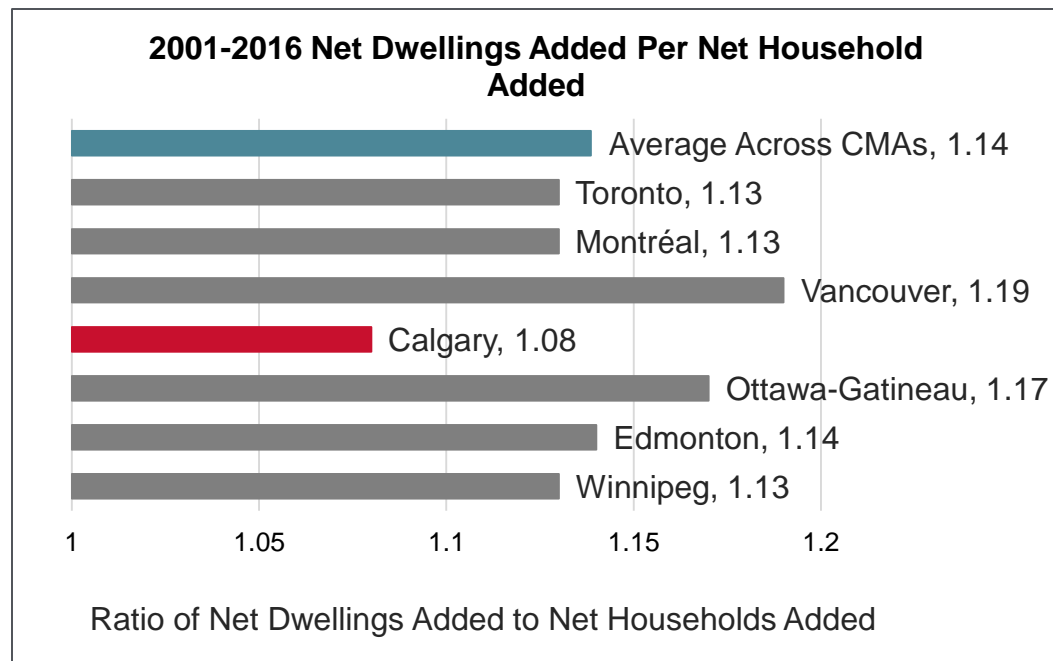
Calgary's rate of growth has been high, with dwelling starts generally outpacing all of the other cities since 2006.

Source: Statistics Canada, 2016 Census; CMHC, 2015



Between 2001 and 2016, all of the big cities added housing stock at a rate higher than growth in households.

Source: Rose, D. J. (2017). The Housing Supply Myth.





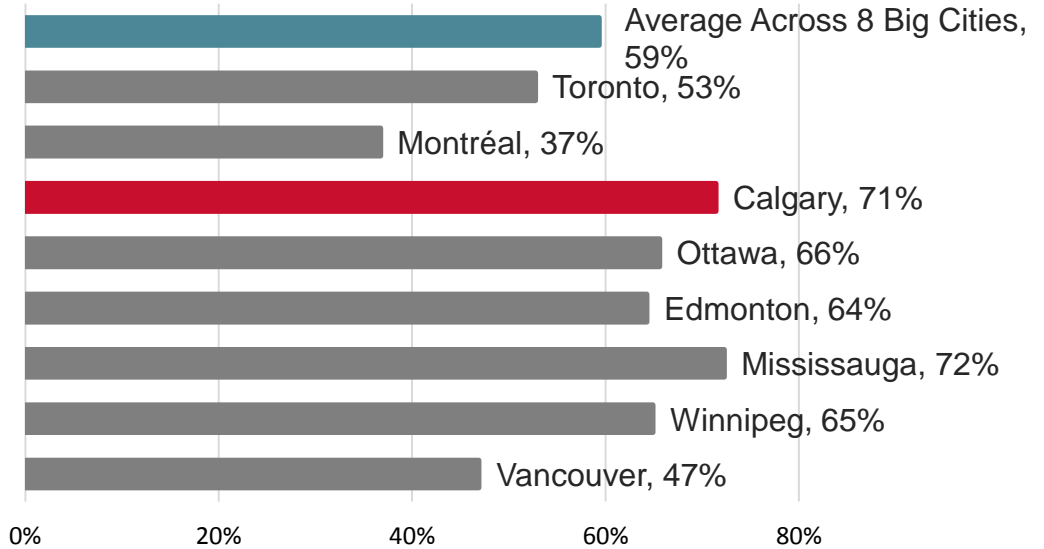


# Housing Supply

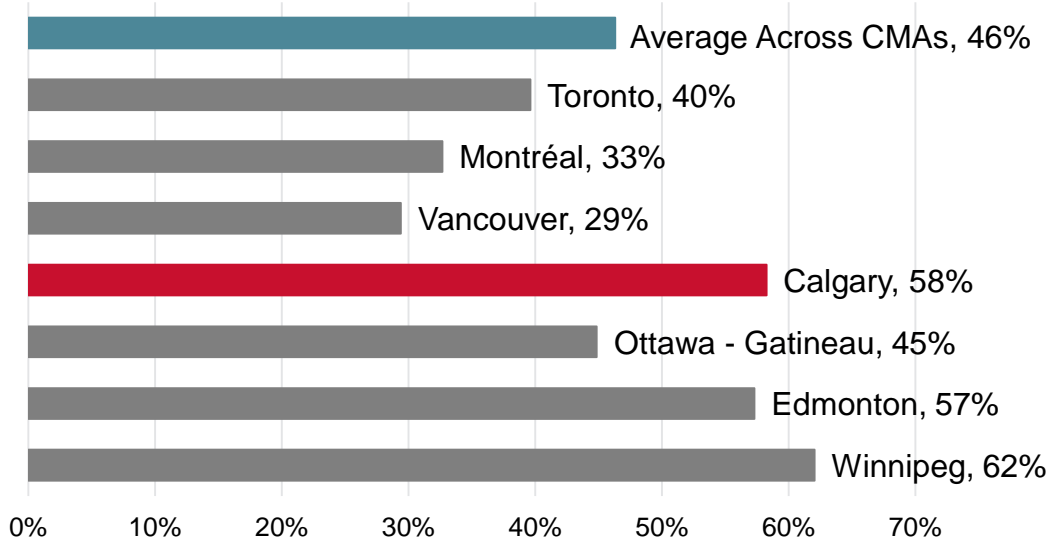
Calgary has one of the highest rates of homeownership in the country, at 71%, compared to an average of 59%

Source: Statistics Canada, 2016 Census

Per cent Owner Households, CSDs (Cities), 2016



Per cent Single-Family Dwellings, CMAs, 2016



Calgary has a higher than average proportion of households living in single-family housing: 58% compared to 46%

Source: Statistics Canada, 2016 Census

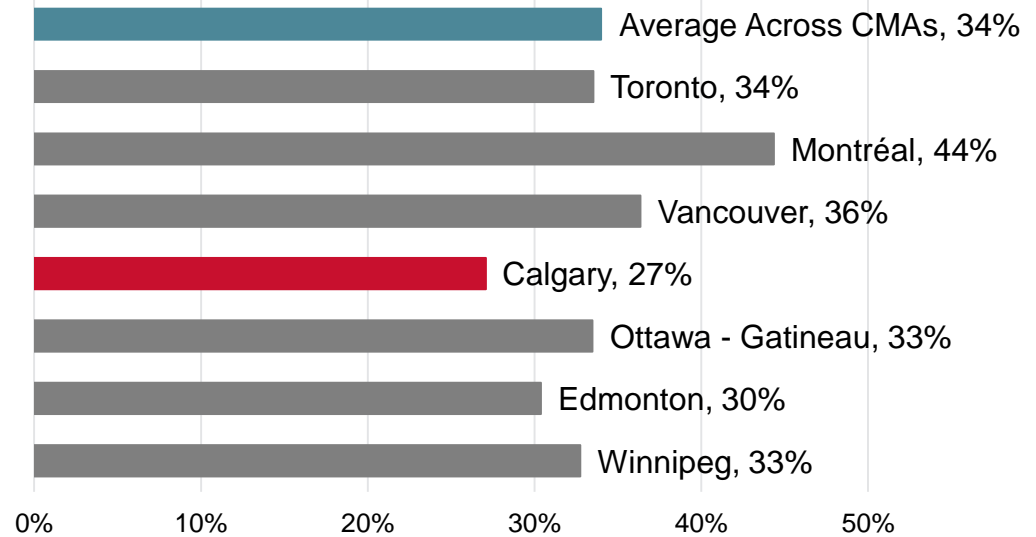


# Housing Supply

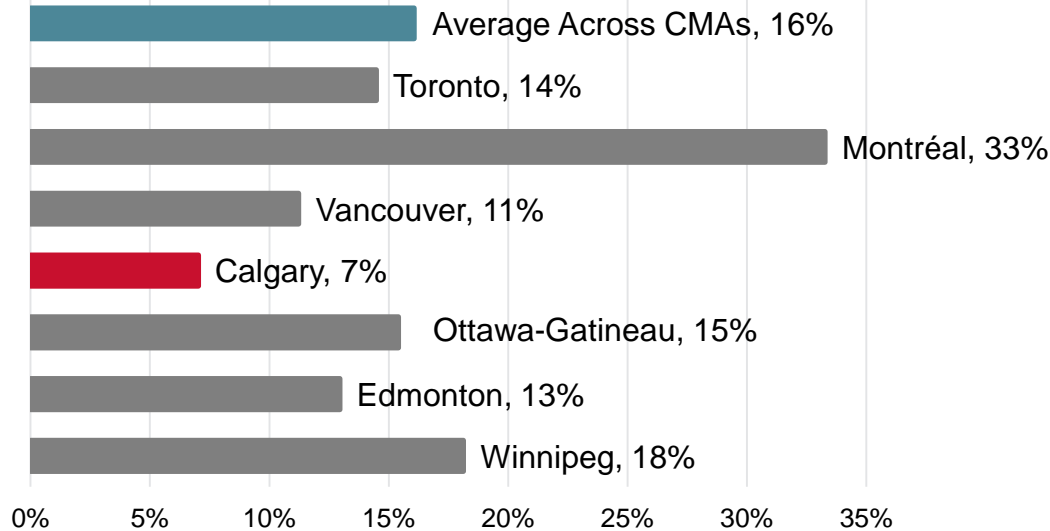
Calgary has the lowest proportion of renter households compared to the largest CMAs: **27% vs. average of 34%**

Source: Statistics Canada, 2016 Census

Per cent Renter Households, CMAs, 2016



Purpose-Built Apartment Rental Stock, as % of all households, CMA, 2016



Calgary has a significantly lower supply of purpose-built apartment rentals, at just **7% vs. average of 16%**

Source: CMHC, Rental Market Reports, 2016

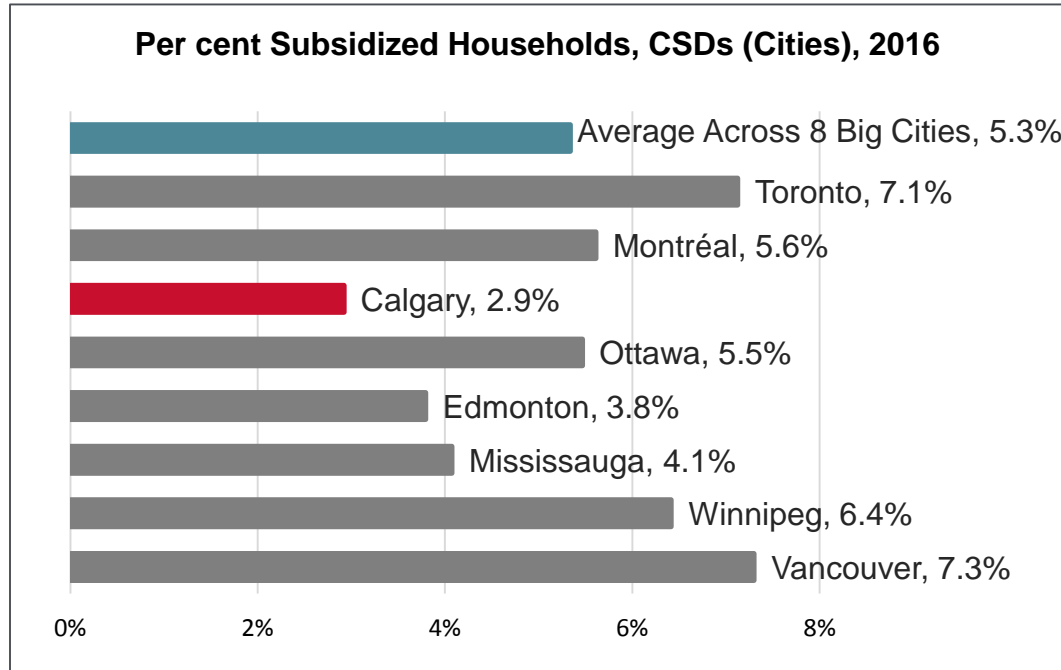




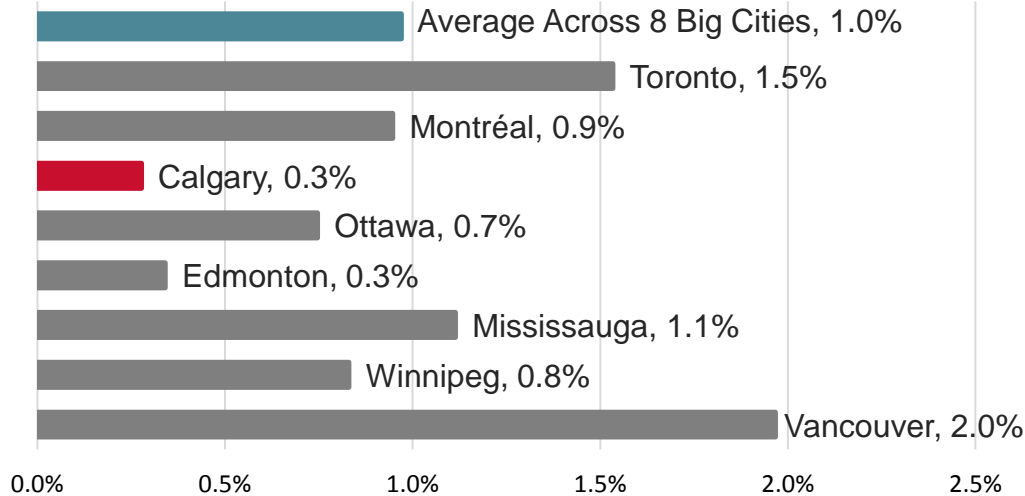
# Housing Supply

Calgary has the lowest proportion of households living in subsidized housing (2.9%), nearly half the average of the other cities (5.3%)

Source: Statistics Canada, 2016 Census



**Co-operative Housing, as a % of Total Households, 2017**



Calgary has the lowest supply of co-operative housing (0.3%), less than half the average found in other big cities (1.0%)

Source: Co-operative Housing Federation of Canada, 2017

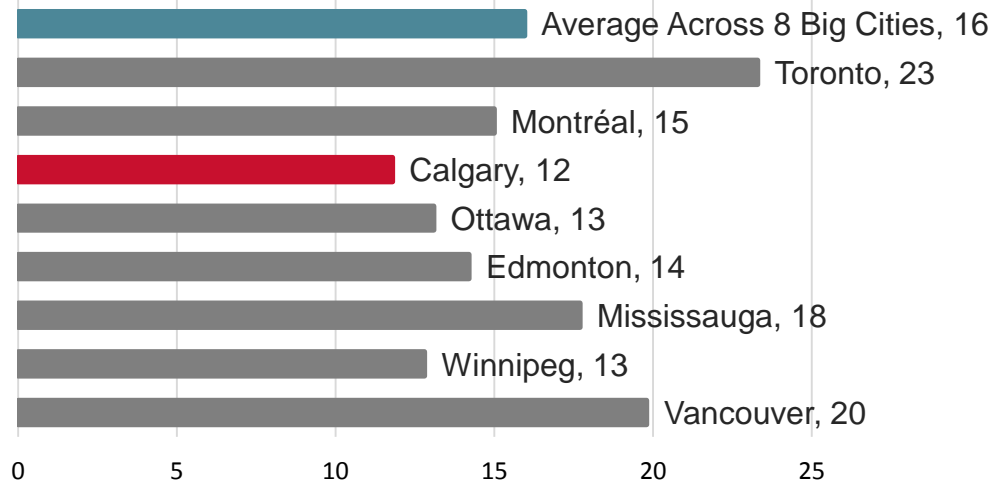


# Housing Affordability

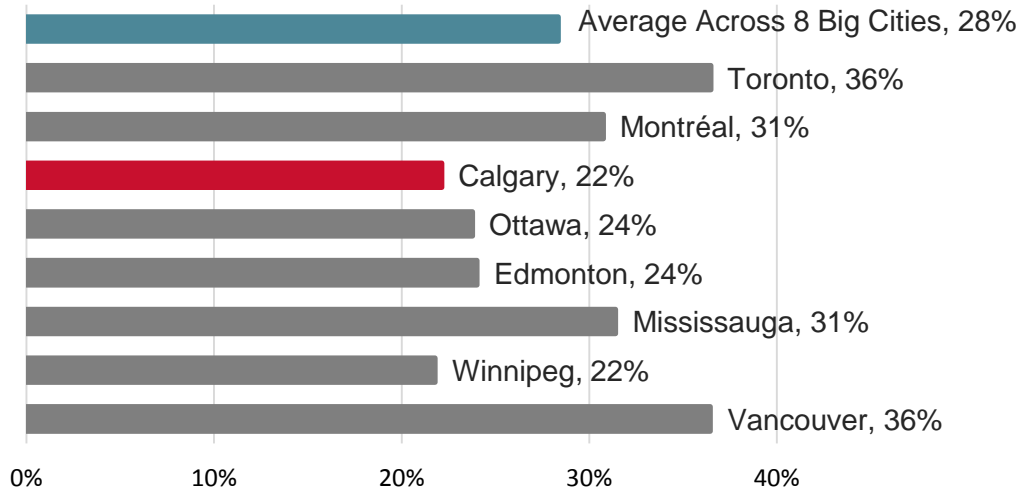
Calgary has the lowest proportion of households in core housing need, at 11.8%; the average is 16%

Source: Statistics Canada, 2016 Census; CMHC, 2017

Per cent of Households in Core Housing Need, 2015/2016



Per cent of Households Spending 30% or More of Household Income on Shelter Costs, 2015/2016



Calgary ties with Winnipeg for having the lowest proportion of households spending 30% or more of their income on shelter costs, at 22%, while the average across the cities is 28%

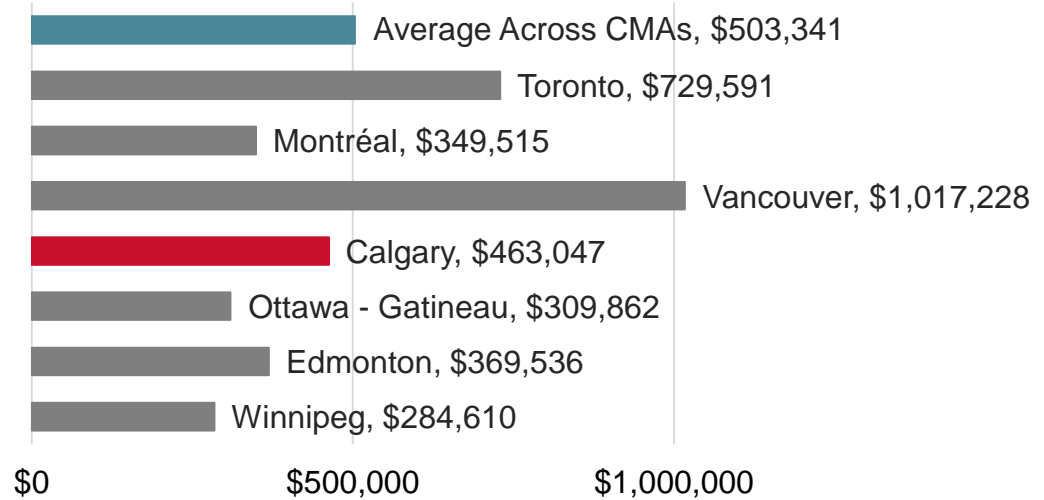
Source: Statistics Canada, 2016 Census



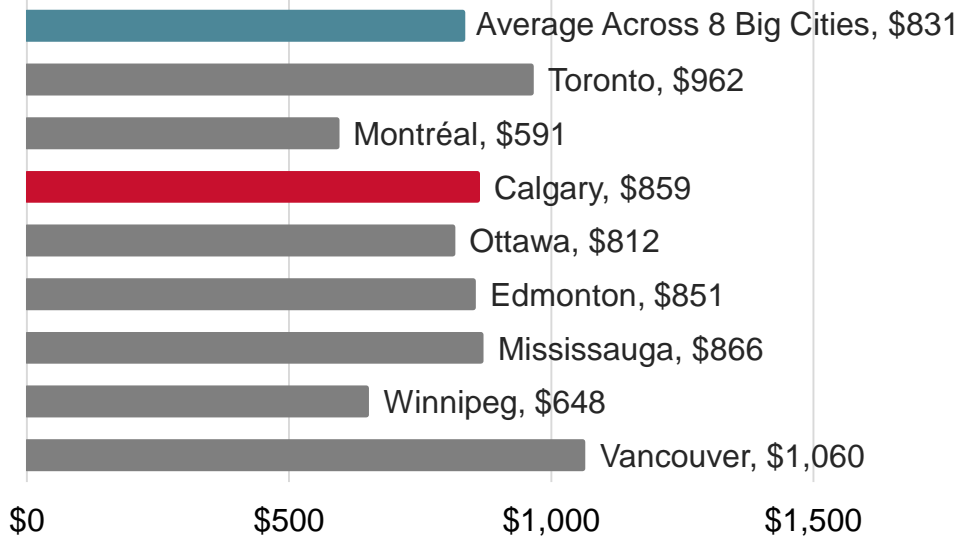
# Housing Cost

Calgary's average resale prices are slightly lower than the average across cities, while rents are slightly higher than the average across cities

Average Home Price in Resale Market, 2016



Average Rent for a Bachelor Apartment, 2016



Source: CMHC, 2017

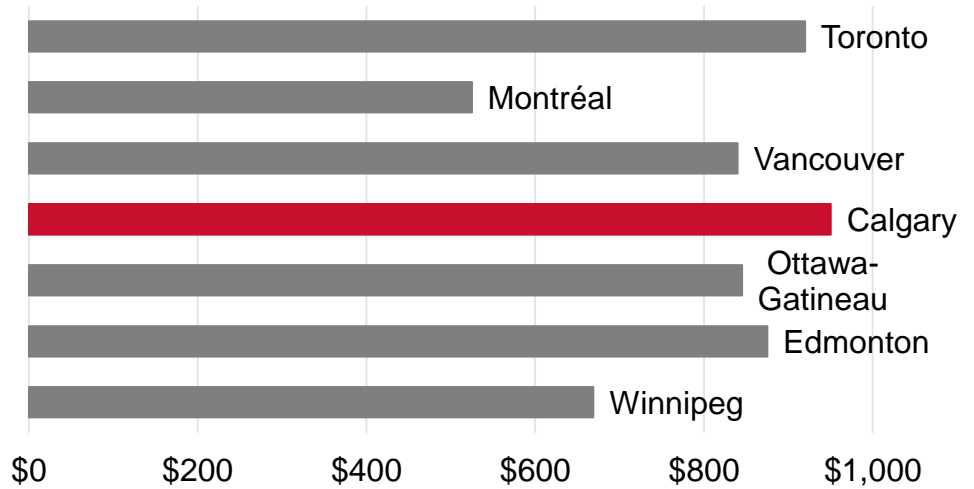


# Housing Cost

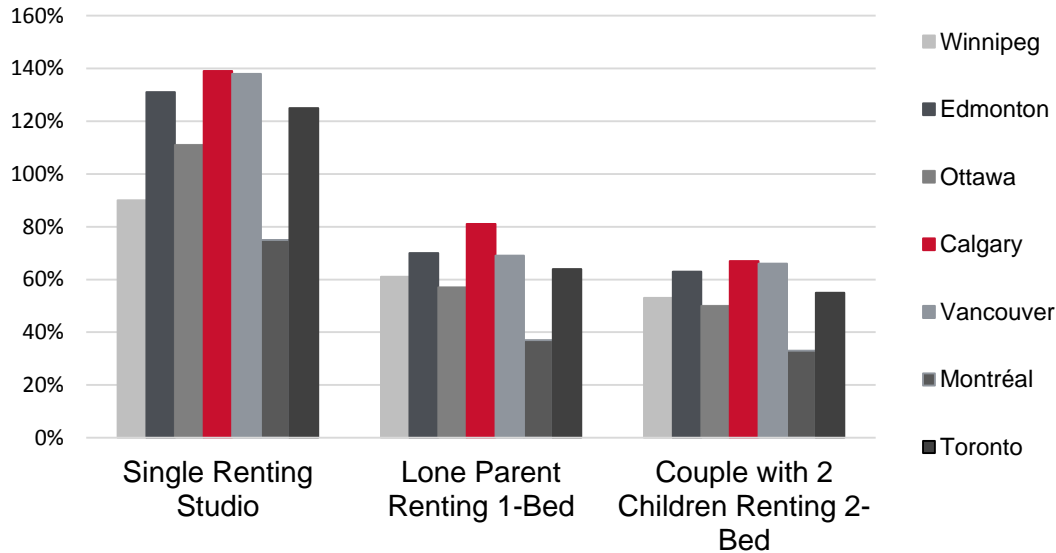
Calgary's lowest market rents are the highest among major centres.

Source: CMHC, 2015

Monthly Rent for One-Bedroom Units in the Lowest-rent Quintile, CMAs, 2015



Proportion of Social-Assistance Income (that would be) Required to Rent a Median Priced Apartment, CMAs, 2014



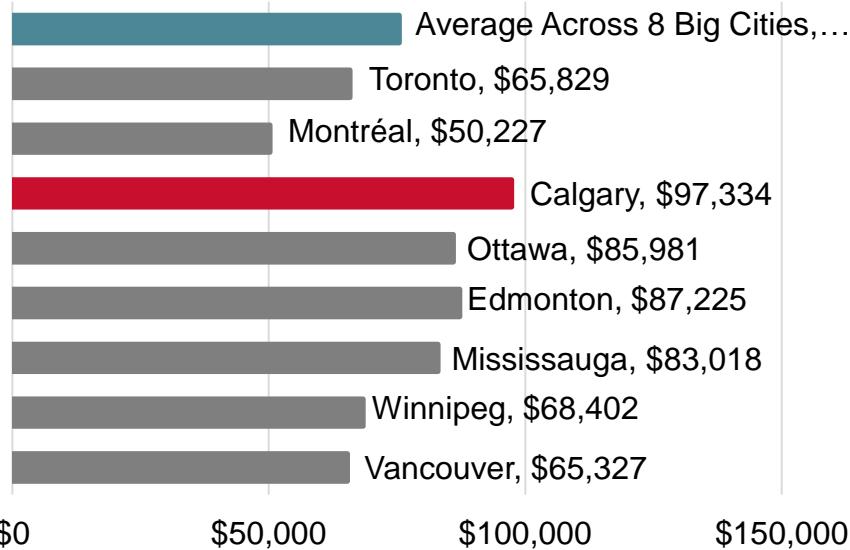
Source: The School of Public Policy, 2016



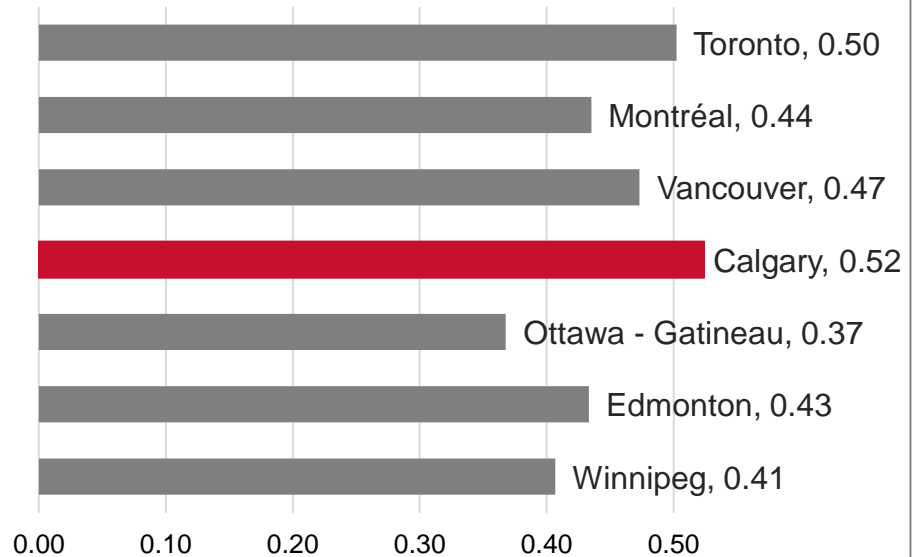
# Why is Calgary's Housing Supply Different?

1. Timing of Development: boom-bust economy, high demand by high income
2. Income Inequality: influencing market + policy
3. Lack of Incentive: market demand, gov't funding & policy

**Median Household Income, 2015**



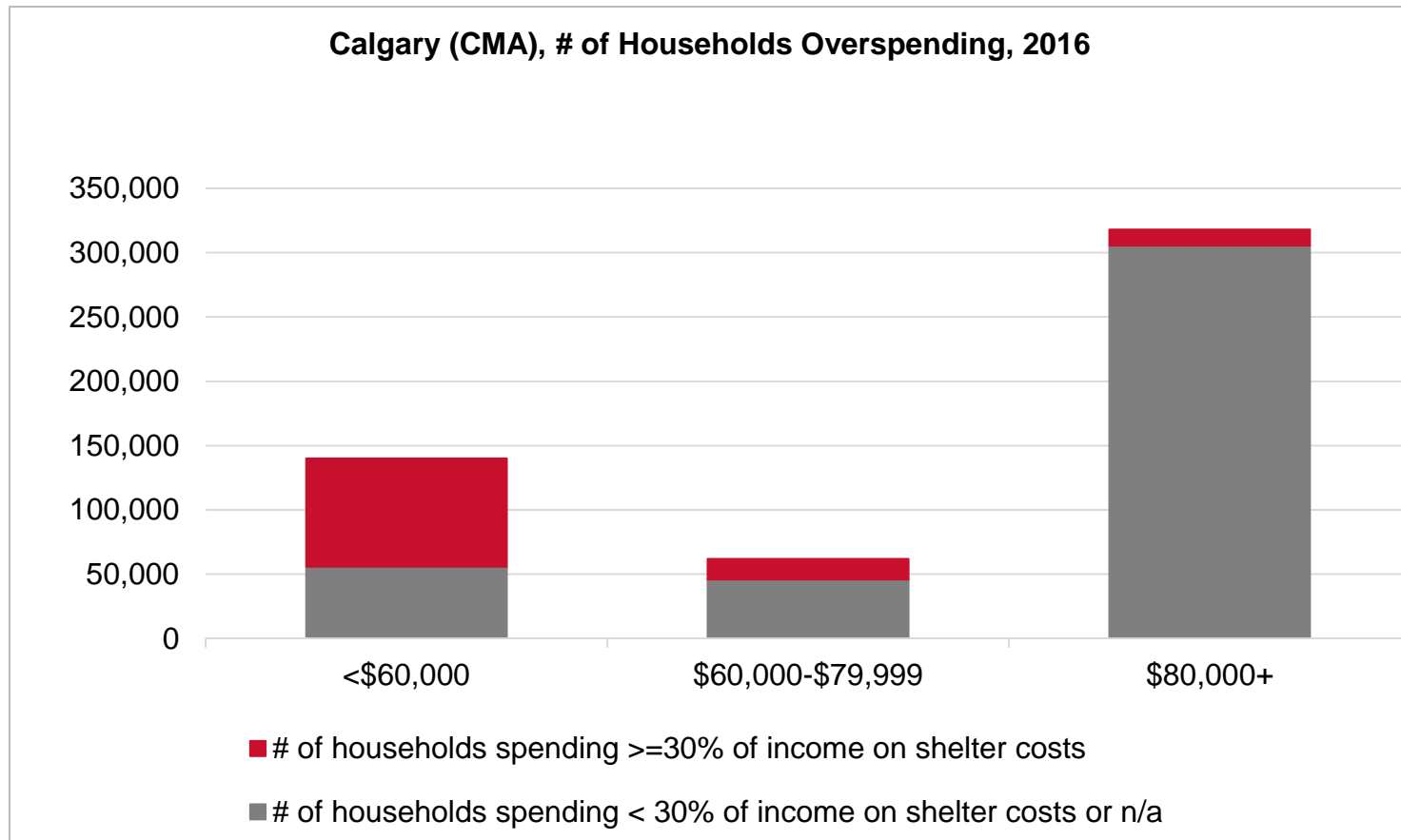
**Gini Coefficients (including capital gains, total income), CMAs, 2014**



Sources: Statistics Canada, 2016 Census, 2018; Fong, F. (2017), *Income Inequality in Canada: The Urban Gap*



# A Closer Look at Calgary

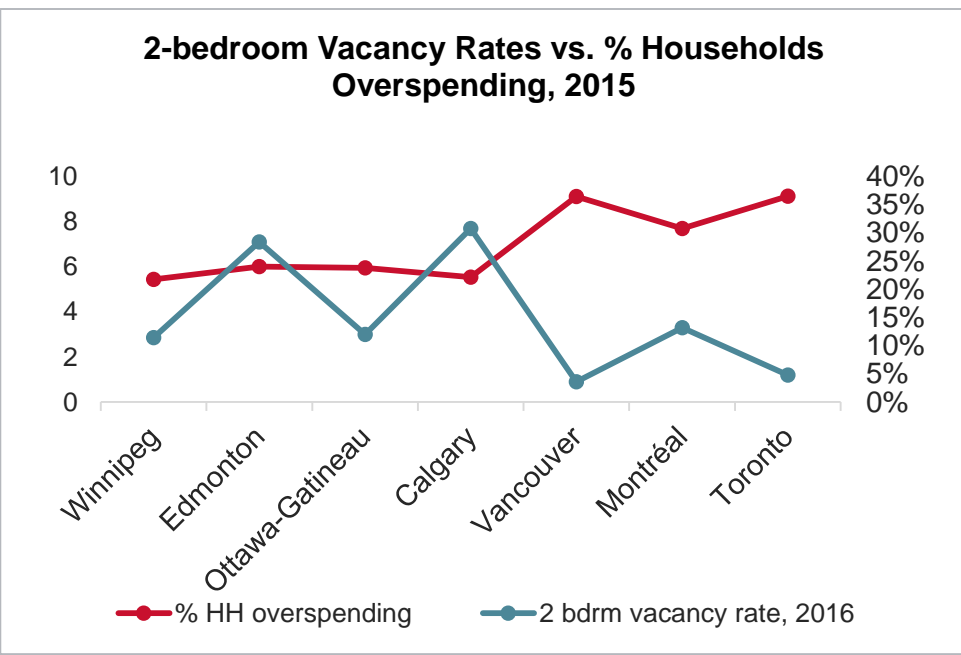
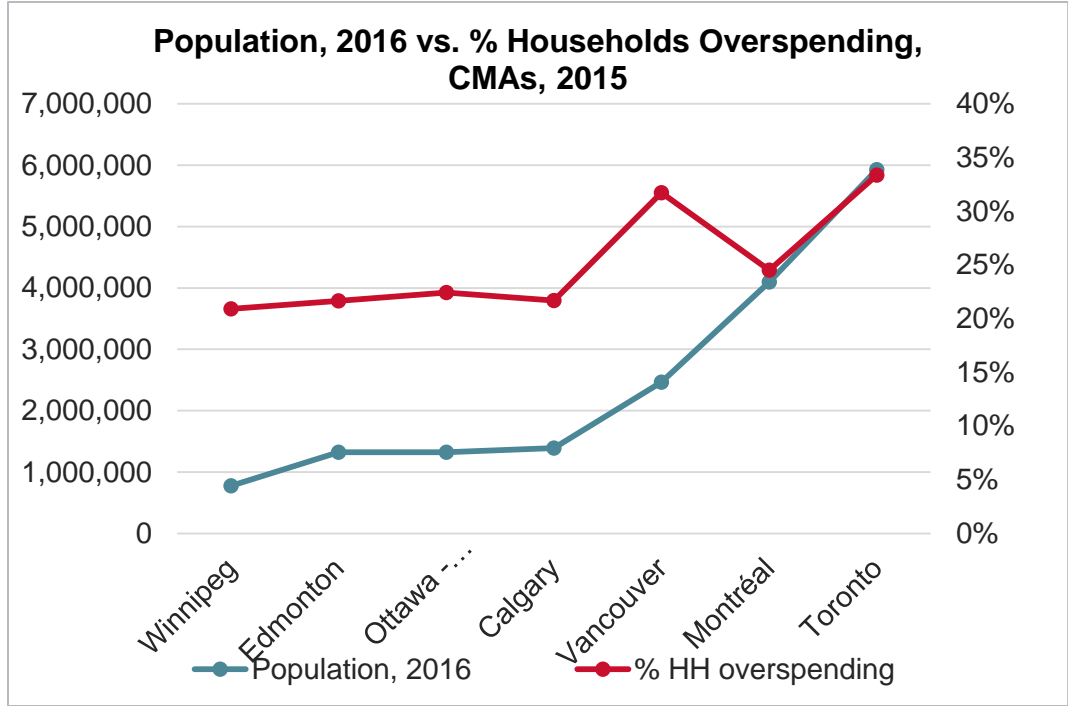


Source: Statistics Canada, 2016  
Census



# Looking Ahead

As Calgary's population grows, the housing affordability issue may also grow.



Cities with low vacancy rates in purpose-built apartments had high rates of overspending.





## 1. Increase the supply of rental housing

- purpose-built rental housing,
- non-market housing, and
- co-operative housing

## 2. Protect the supply of rental housing

- purpose-built rental housing,
- non-market housing, and
- co-operative housing

## 3. Diversify ownership stock

- create ownership options for households earning <\$60,000/year

# Thank you!

[www.calgary.ca/affordablehousing](http://www.calgary.ca/affordablehousing)

Cheryl Selinger [cheryl.selinger@calgary.ca](mailto:cheryl.selinger@calgary.ca)





# Housing in Canada's 8 Big Cities - Summary

## How Does Calgary's Housing Compare With Other Big Cities?

**56%** of households in Calgary live in **single-family housing**; the average in other cities is 36%



Calgary has the **lowest supply of co-operative housing at 0.3%**, less than half the average in other cities



Calgary has one of the **highest rates of homeownership in the country, at 71%**; the average in other cities is 59%

Calgary has the **lowest supply of purpose-built rentals, at 7%**, less than half the average in other cities



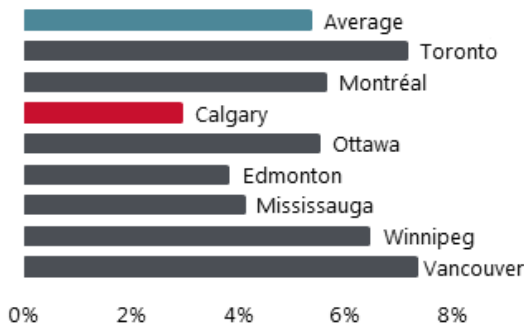
Calgary's average **resale prices are slightly lower than average, while rents are slightly higher than average**

	Calgary	Average
Average Resale Price	\$463,047	\$503,341
Average Rent (bach)	\$859	\$831
Average Rent (2-br)	\$1,260	\$1,241



Calgary ranks as having the **most expensive rents in the lowest-rent quintile for one and two-bedrooms, and the third highest for bachelor units**

### Per Cent Subsidized Households



Calgary has the **lowest proportion of households living in subsidized housing, nearly half the average in other cities**

## Why is Calgary's Housing Different?



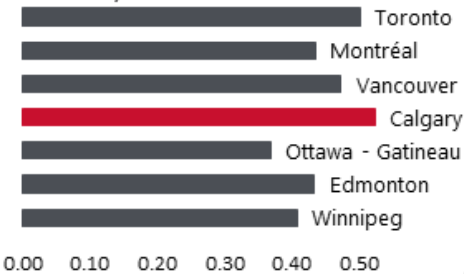
Calgary has the **highest median household income among the big cities, at \$97,334**; the average median in other cities is \$75,418. This has influenced the cost and type of housing being built

Calgary's population has grown by over **52%** since 2001; the average growth rate among the cities was 28%. This has created strong demand



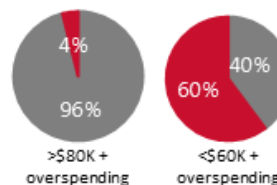
The timing of development in Calgary has coincided with strong economic periods as well as periods of **low government investment in affordable, co-operative and rental housing**

### Income Inequality (measured by Gini Coefficient)



**Income inequality is more exaggerated in Calgary than any other city; income inequality is problematic because it excludes a segment of the population from community**

Calgary has the **lowest incidence of core housing need, and the lowest incidence of overspending among the big cities, however...**



Housing affordability challenges are concentrated in lower-income households; while **only 4% of households with incomes above \$80,000 are overspending, 60% of households with incomes below \$60,000 are overspending**

For more information contact [affordablehousing@calgary.ca](mailto:affordablehousing@calgary.ca)  
 Images sourced from Noun Project (Creative Stall), Mourad Mokrane, Made by Made, Artem Koyvazin, Myart, Louis Hesse, OCHA Visual information Unit, DesignVector)