

Housing Affordability in Peel Region: What can households afford? (2023)

Peel region

Housing is generally considered affordable if it costs less than 30% of a household's before-tax income.

Affordable housing

Units at below market prices that are affordable to low and moderate income households, including community housing and units with housing subsidies.

Local municipal and Peel housing initiatives focus on supporting low and moderate income households.

VS Housing affordability

Refers to a household's ability to secure and afford safe, suitable, and adequate housing. This includes housing that is affordable to low and moderate income households, rented or owned, and units with housing subsidies.

Ownership



The lesser of: Housing that costs less than 30% of before-tax annual household income for low and moderate income households

OR

Housing where the purchase price is at least 10% below average cost of a resale unit in regional Peel Region.

Rental



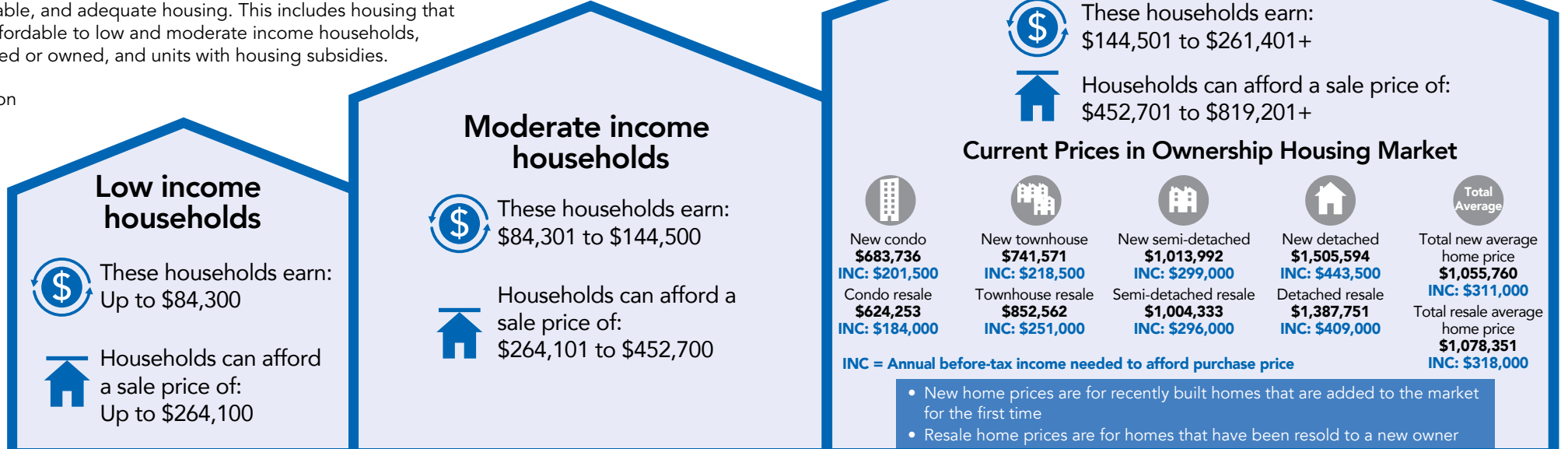
The lesser of: Rent that is not more than 30% of before-tax annual household income for low and moderate income rental households.

OR

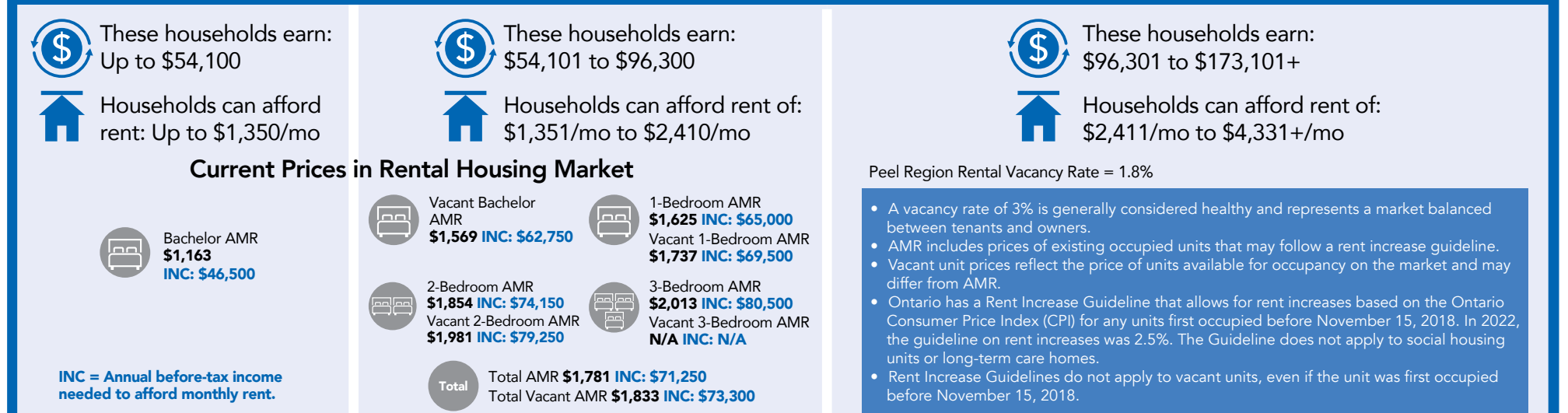
Rent that is at below the Average Market Rent (AMR) in Peel Region.

Affordable rental units include community housing and units with housing subsidies.

Household Income / Renter Household Income
 Maximum Affordable Home Price or Monthly Rent
AMR Average Market Rent



New and resale ownership and rental unit prices are currently not affordable to most low and moderate income households.



The definition of ownership and rental affordability is detailed in the [glossary](#) of the [Region of Peel Official Plan \(RPOP\)](#) and is part of Peel's Housing Measuring and Monitoring Program and based on the [Province of Ontario Affordable Residential Units Bulletin](#). Income-based thresholds are based on 2021 Statistics Canada Census data, inflation-adjusted to 2023 values. Income-based purchase price assumes 5% down payment, 25-year amortization, 5-year fixed mortgage rate, 0.125% house value/month property taxes and 4.0% mortgage insurance premium. Rent refers to the actual amount tenants pay for their unit. Utilities such as heating, electricity and hot water may or may not be included in rent. Average market rents and vacancy rates are updated annually by CMHC. Sources: Statistics Canada Census, 2021 and most recent 2023 data from Canada Mortgage and Housing Corporation (CMHC), Toronto Real Estate Board (TREB), Municipal Property Assessment Corporation (MPAC) and Teranet.