



LONDON'S

VitalSigns

Be Sheltered

#WhatLdnCanBe

Be Sheltered

A Note About the Data

Taking our community's pulse is a collaborative effort and we rely on a number of community partners for insight and local data. Mindful of our theme of belonging, we wanted to ensure a range of diverse voices and experiences were represented in this report. With the Foundation's commitment to reconciliation, the plan for this Vital Signs report included more information about the Indigenous population living in the city. Unfortunately, not as much local and recent data was available as we had hoped. We are committed to working with all of our partners to increase access to this important information and are aiming to publish additional material on this topic in the coming months.

Number of Households

- In 2016, there were 206,450 households in London (CMA). In 2011, the number was at 195,055 (CMA).*
- In 2011, there were 153,630 households in London (CITY).*

*(Statistics Canada)

Average Cost of Housing

The average cost of housing is increasing more rapidly than in Ontario generally.

Geographical Area	2017	2018	Y/Y % Change
London	\$338,662	\$366,094	8.1%
Ontario	\$544,630	\$573,396	5.3%
Canada	\$502,159	\$495,797	-1.3%

(Canadian Real Estate Association)

Average Monthly Shelter Cost

Group	2001	2006	2011	2016
Owners	\$883 (CMA)	\$1050 (CMA)	\$1110 (CMA)	\$1219 (CMA)
		\$1050 (CITY)	\$1,119 (CITY)	\$1222 (CITY)
Renters	\$648 (CMA)	\$727 (CMA)	\$813 (CMA)	\$930 (CMA)
		\$733 (CITY)	\$822 (CITY)	\$941 (CITY)

(Statistics Canada)

- Average market rent for 1 bedroom apartment in 2018 is \$850/month. This was a \$40 increase from 2017.*
- The 2017 average rental cost in the London CMA was \$952, which demonstrates a 3% increase from 2016.**
- The average renters have seen a 28% increase since 2006 in the city of London.***

*(Housing Development Corporation London)

** (City of London)

*** (Statistics Canada)

Gross Shelter Income Ratio

The percent of households spending more than 30% of income on rent.

2000	2005	2010	2015
44.3 (CMA)	44.0 (CMA)	44.7 (CMA)	45.6 (CMA) 46.3 (CITY)

The share of tenants in London (CMA) who spent more than 30% of income on rent was 45.6%, this represented a slight increase from 2010. The share was 5.7% higher than the national average and the same as the average for Ontario.*

*(Statistics Canada)

The percent of households spending more than 30% of income on owner's major payments.

2000	2005	2010	2015
14.9 (CMA)	16.1 (CMA)	17.2 (CMA)	14.0 (CMA) 14.8 (CITY)

Renters are feeling the pinch more than owners. In 2015, the share of home owners in London (CMA) who spent more than 30% of income on owner's major payments was 14%. Compared to 2010, this was a significant decrease. The share was 2.5% below the national average and 5.8 percentage points below the average for Ontario.*

*(Statistics Canada)

Core Housing Need

Core Housing Need is defined by Canada Mortgage and Housing Corporation (CMHC) as:

A household is said to be in core housing need if its housing falls below at least one of the adequacy, affordability or suitability, standards and it 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 (meets all three housing standards). Housing standards are defined as follows:

- **Adequate** housing is reported by their residents as not requiring any major repairs
- **Affordable** housing costs less than 30% of total before-tax household income
- **Suitable** housing has enough bedrooms for the size and makeup of resident households according to National Occupancy Standard (NOS) requirements.

Households assessed for core housing need includes only private, non-farm, non-band, non-reserve households with incomes greater than zero and Shelter to Income Ratio (STIRs) less than 100%. Urban areas include Census Metropolitan Areas and Census Agglomerations.

Note: only households who could not afford alternative housing would be considered in core housing need.

Percentage of Urban Households in Core Housing Need

Region	2016
London	16.1 (CMA)
Ontario	16.8
Canada	13.6

- 1.6 million urban households, or 13.6% of all Canadian households living in urban areas, were in core housing need in 2016.*
- In 2016, Ontario was the province with the highest proportion of urban households in core housing need.*
- The London CMA is experiencing the 5th highest “core housing need” in Canada (after Toronto, St. Catherine’s/Niagara, Vancouver, and Kingston). London’s housing need (based on the CMHC calculation) reflects core housing need of 16.1% of all households. (As a note, another method of calculation puts London at approx. 14%. In both cases London is still one of the highest in Canada and above the Canadian average).*

*(Canadian Mortgage and Housing Corporation)

Percentage of Indigenous households in core housing need

In 2016, 26.5% of Indigenous households were living in inadequate, unsuitable or unaffordable housing, which is nearly double that of non-Indigenous households.*

*(Canada Mortgage and Housing Corporation)

Proportion of Units Requiring Major Repair

In 2016, 5.9% of housing units in London (CMA) needed major repairs, a decrease of 0.1% compared to 2011. The rate was 0.6 percentage points lower than the national average and 0.2% lower than the provincial average. In London (CITY) the rate was 5.8%, the same as in 2011.*

2001	2006	2011	2016
6.7 (CMA)	6.2 (CMA)	6.0 (CMA) 5.8 (CITY)	5.9 (CMA) 5.8 (CITY)

*(Statistics Canada)

Proportion of Total Private Owned Households

The total percentage of owned households as a proportion of the number of private households.

2001	2006	2011	2016
62.9 (CMA) 59 (CITY)	65.9 (CMA) 62 (CITY)	66.7 (CMA) 63 (CITY)	64.0 (CMA) 60.1 (CITY)

In 2016, 64% of households in London (CMA) were privately owned. Since 2011, the number of privately owned households increased by 8.4%. Home ownership in London (CMA) was 3.8% lower than the Canadian average and 5.7% lower than the provincial average. In London (CITY), the rate was 60.1%. The number of private-owned households increased 18.6% since 2011.*

*(Statistics Canada)

Homeownership and renting housing rates

The percentage of homeowners are decreasing in London while the percentage of renters is increasing.*

Group	2001	2006	2011	2016
Owners	62.9 (CMA)	65.9 (CMA)	66.7 (CMA) 62.9 (CITY)	64.0 (CMA)
Renters	37.1 (CMA)	34.0 (CMA)	33.3 (CMA) 37.0 (CITY)	36.0 (CMA)

*(Statistics Canada)

Rental Vacancy Rates

The accepted rate of rental vacancy for a healthy housing market is 3% vacancy rate. If a rate goes below 3%, this means the supply of housing is limited. Rental vacancy rates are often higher in communities with poor local economic conditions, and low in communities with better economic conditions.*

*(Ontario Non-Profit Housing Association)

2001	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
1.7 (ON)	3.7 (CMA)	4.0 (CMA)	5.1 (CMA)	4.8 (CMA)	3.9 (CMA)	3.8 (CMA)	3.3 (CMA)	2.9 (CMA)	2.9 (CMA)	2.1 (CMA)	1.8 (CMA)
	3.7 (CITY)	3.7 (CITY)	5.0 (CITY)	4.8 (CITY)	3.8 (CITY)	3.9 (CITY)	3.4 (CITY)	2.8 (CITY)	3.0 (CITY)	2.1 (CITY)	1.9 (CITY)
	3.3 (ON)				2.2 (ON)						

In 2017, the rental vacancy rate in London (CMA) was 1.8%. This was 1.9 percentage points lower than in 2007. The vacancy rate in London (CMA) was 1.2 percentage points lower than the Canadian average and 0.2 percentage points higher than the average in Ontario. In London (CITY) the rate was 1.8%, 1.9% lower than in 2007.*

*(Canadian Mortgage and Housing Corporation)

Rental vacancy in rates in London as of 2018:

- Bachelor/avg \$655/m = 3.3% vacancy rate*
- One bedroom/avg \$840/m = 1.7% vacancy rate*
- Two bedroom/avg \$1,041/m = 1.9% vacancy rate*
- Three+ bedrooms/avg \$1190/m = 1.8% vacancy rate*

The above indicates that families are the hardest hit by low vacancy rates. Rental vacancy rates are projected to reach 3.0 (healthy rate) by 2019.*

*(Housing Development Corporation London)

Wait times for rent-geared-to-income housing (RGI housing)

London faces serious wait times for rent-geared-to-income housing. In the latest data available, the average wait time for homes is 2.5 years with over 1500 families on the wait list. Slightly, more than 5000 people are in assisted housing at any one time.

- In 2016, the Housing Access Centre (HAC) reported that there were more than 1,600 households on the centralized waiting list for RGI housing in London.*
- In 2016, The average wait time for RGI housing in London is 2.5 years, 1.3 years for priority, and 0.4 years for special priority.**
- Number of RGI units owned by London & Middlesex Housing Corporation: 3,282 (2017).***
- Number of people housed in London & Middlesex Housing Corporation (RGI) units: 5,000+ (2017).***
- Number of London & Middlesex Housing Corporation's special priority list individuals housed (Jan 2015-Jan 2017): 358 (2017).***
- Number of people from London & Middlesex Housing Corporation's local urgent category housed (Jan 2015- Jan 2017): 296 (2016).***
 - Of whom, percentage previously homeless: 83% (2017).***
- Number of households on (RGI) waiting list: 2,383 (2015).***

*City of London

**Ontario Non-profit Housing Association

*** Homeless Hub

Homelessness in London

In 2011, there were 385 beds in the city of London and this decreased by 2016 to 372. Demand has grown over these years. In 2011, the occupancy rate was 87% by 2026 that rate approached 100%. We also see a rise in the number of chronic users and we see that the population of homeless is young, nearly half under 40 years.

Number of Emergency Homeless Shelters

There were five emergency homeless shelters in 2016 in London (CITY) – one general shelter, two for men, one for women and one for families.*

*(Statistics Canada)

Number of Beds in Emergency Homeless Shelters

In 2015, there were 375 shelter beds in London (CMA). This number has remained steady since 2013. Since 2009, the number of shelter beds has increased by 32%.*

2011	2016
Total: 385 (CITY)	Total: 372 (CITY)
General: 23	General: 45
Men's: 290	Men's: 255
Women's: 31	Women's: 31
Youth: 0	Youth: 0
Family: 41	Family: 41

*(Statistics Canada)

Capacity of emergency shelters and demographic characteristics of residents

- Between 2011 and 2016, 10,782 individuals accessed London's emergency shelters.*
- Between 2011 and 2016, the number of individuals accessing emergency shelter more than 10 times increased dramatically. From 4% in 2011, to 14% in 2016.*
- The average age of emergency shelter residents was 39 years old.*
- 49% of residents were between 18-39 years old.*
 - The age category with the greatest increase between 2011 and 2016 was 17 and under.*
- Males represented 76% of emergency shelter residents, and women represented 24% of residents.*
- Average occupancy rates for the 4 emergency shelters:
 - 2011 – 87%*
 - 2012 – 86%*
 - 2013 – 90%*
 - 2014 – 90%*
 - 2015 – 90%*

- 2016 – 98%*

*(City of London)

The following statistics came from [London's 2015-2017 Enumeration Results](#)*, which surveys individuals and families experiencing homelessness at emergency shelters, drop-in services, and outreach routes throughout the city.

- 22% of respondents are new to London.*
- 33% of respondents reported drinking or drug use resulted in housing loss; 43% have chronic health issues.*
- 58% of respondents experience chronic homelessness; 56% reported emergency shelters as place they slept most frequently.*
- 50% of respondents reported homelessness caused by abuse or trauma; 60% by relationships breakdown/abuse - Individuals reported needing: Increased income and/or financial support; more available and affordable housing; support from community programs (including, case management, system navigation, and access to housing listings); to secure employment; to address addiction challenges and achieve sobriety.*
- 29% of respondents reported Indigenous ancestry.*

*(City of London – London's 2015-2017 Enumeration Results)

[Based on London's 2015-2016 Enumeration Results](#), the number of individuals experiencing homelessness by point in time count: 247 (2016)*

Of Whom:

- Staying in emergency/domestic violence shelter: 167 (68%) (2016)*
- Staying in transitional housing: 29 (12%) (2016)*
- Staying in a public space: 10 (4%) (2016)*
- Staying in a makeshift shelter/tent/shack: 2 (1%) (2016)*
- Experiencing chronic homelessness: 125 (52%) (2016)*
- Experiencing episodic homelessness: 63 (26%) (2016)*

*(City of London – London's 2015-2016 Enumeration Results)

Youth Homelessness

YOU Data: Youth Program Supports (YPS) Data Report

- The tables below were prepared for Youth Opportunities Unlimited by Dr. James Borland (York University).

Percentage of homeless youth accessing an emergency shelter in the City of London, Ontario

Year	Total Population Count (Age 17 or younger to 65+)	Percentage of Homeless Youth		
		17 or Younger	18-24	25-29
2011	3400	8% (272)	13% (442)	14% (476)
2012	3249	8% (260)	15% (486)	14% (454)
2013	3143	10% (314)	16% (503)	14% (440)
2014	2837	12% (340)	15% (426)	13% (369)
2015	2670	13% (347)	14% (374)	12% (320)
2016	2777	13% (361)	13% (361)	13% (361)

Source: City of London (2017)

YouthREX. (2018). Youth Opportunities Unlimited: Youth Program Supports (YPS) Data Request Report.

Specific homeless shelter capacity for youth (12-29 years old) and families, bed and shelter counts for emergency shelters.

London currently has no youth specific shelters, either emergency or transitional.

Shelter Type		London		Ontario	
		Shelters	Beds	Shelters	Beds
Youth	Emergency Shelter	0	0	36	728
	Transitional Housing	0	0	31	298
Family	Emergency Shelter	1	41	20	1424
	Transitional Housing	0	0	6	446

Source: Statistics Canada

YouthREX. (2018). Youth Opportunities Unlimited: Youth Program Supports (YPS) Data Request Report.