

Newcomers and Housing

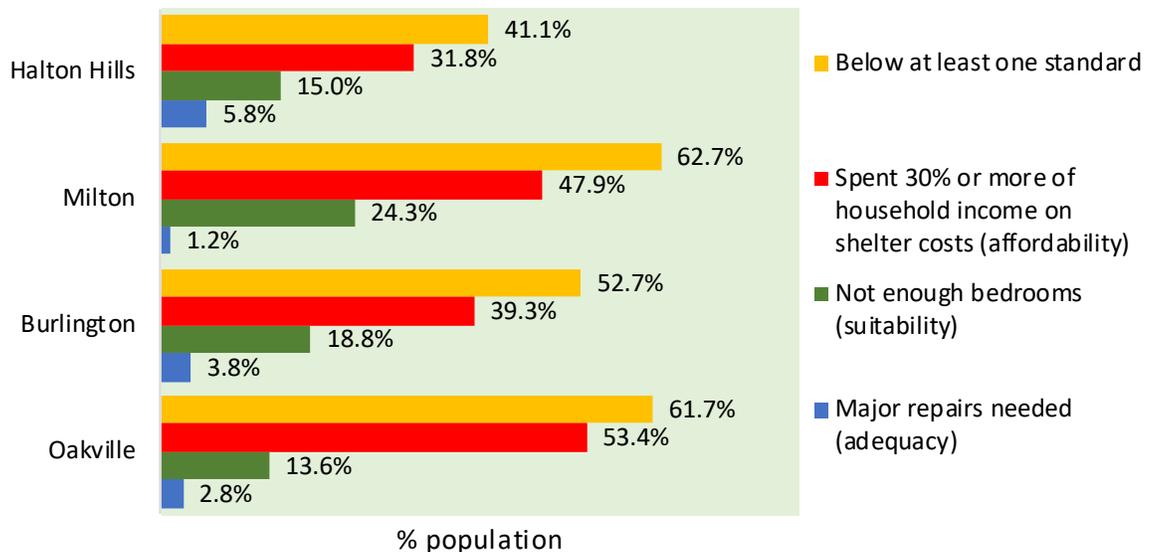
Housing and employment are the two most cited challenges faced by newcomers¹ to Canada. For new immigrants, finding suitable and affordable housing is vital to their successful settlement and integration into the community. This *Community Lens* takes a closer look at newcomer's housing need challenges in Halton.

Between 2011 and 2016, Halton received over 20,000 immigrants² from all over the world. Over two-third (66.6%) of newcomers were admitted as economic immigrants, 27% were sponsored by family and 6% were admitted as refugees.

Newcomers are twice as likely to live in tenant households (30%) compared to 15% for the general population. Newcomers are also more likely in core housing need. According to Canada Mortgage and Housing Corporation (CMHC), a household is said to be in 'core housing need' if its housing condition falls below at least one of the adequacy, affordability and suitability standards and the household 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:

- Adequate housing is housing not requiring any major repairs
- Affordable housing costs less than 30% of the total before-tax household income
- Suitable housing has enough bedrooms for the size and composition of resident households

Proportion of Newcomers by Core Housing Need and Municipality, Halton Region, 2016



Community Development Halton/Source: Statistics Canada, 2016 Census

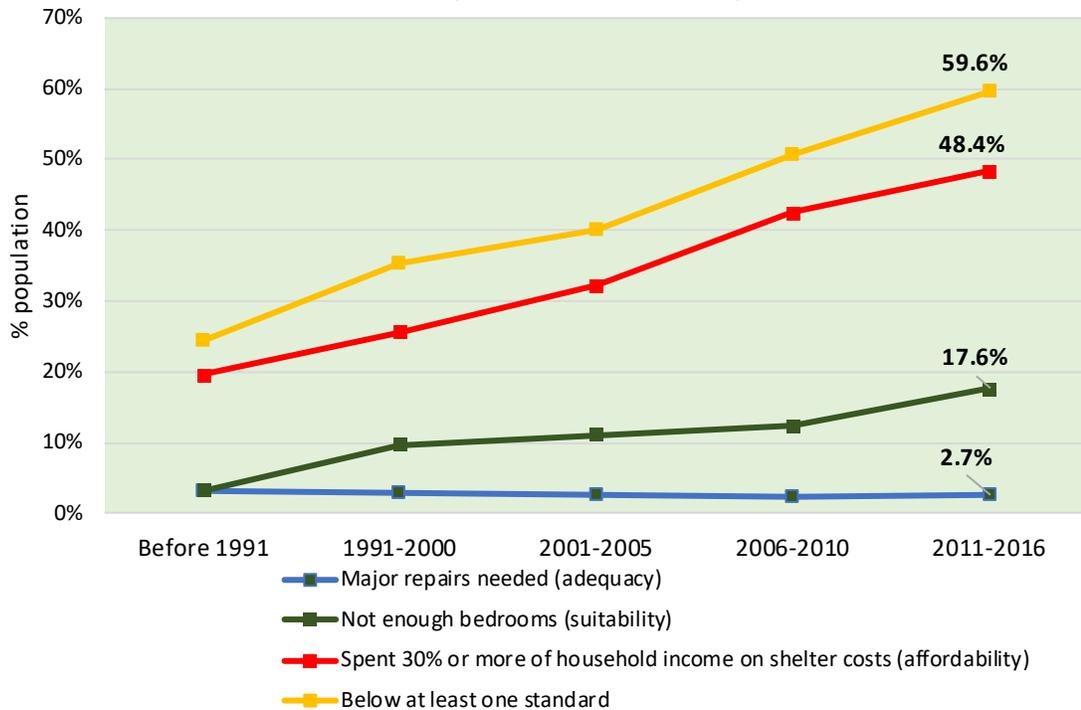
1 Newcomers are immigrants who arrived in Canada between 2011 and 2016
2 Community Development Halton, Community Lens #132, Newcomers to Halton, 2016, November 2017

Over half (59.6%) of newcomers are in homes that fall below at least one of the core housing need standards (e.g. unaffordable, unsuitable or inadequate).

Milton has the highest percentage (62.7%) of newcomers living in homes with below at least one core housing need standard. Almost one in four (24.3%) newcomers is living in dwellings with insufficient number of bedrooms, an overcrowding condition. Oakville has the highest percentage (53.4%) of newcomers spending 30% or more of total household income on shelter costs followed by Milton at 48%. About 6% of newcomers in Halton Hills are living in housing that requires major repairs.

The newcomer's housing condition does improve over time. In general, there is a positive relationship between income level and the duration they live in Canada. With higher income, newcomers have more housing choices. For example, almost half (48.4%) of newcomers live in unaffordable housing compared to 32% of immigrants who arrived in Canada between 2001 and 2005.

Proportion of Newcomers by Core Housing Need and Period of Immigration, Halton Region



Community Development Halton/Source: Statistics Canada, 2016 Census



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