

York Region 2011 National Household Survey Summary

Income and Housing

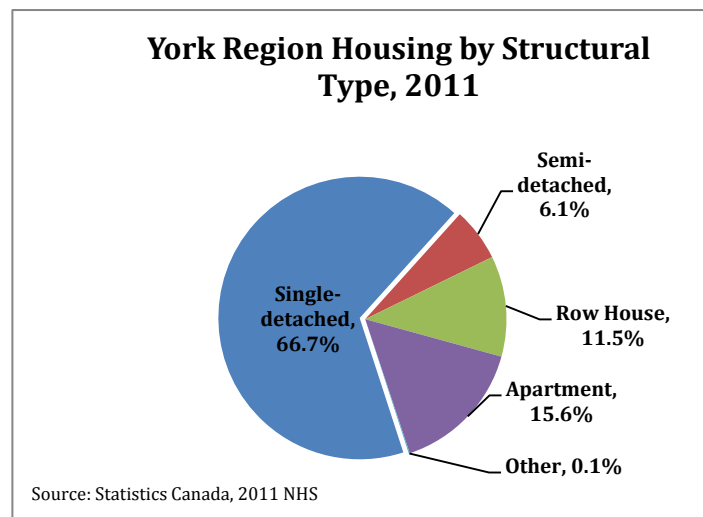


York Region 2011 National Household Survey Summary

On September 11, 2013, Statistics Canada released the third and final set of data from the 2011 National Household Survey (NHS), focused on questions about income and housing. This document presents a summary of statistics for York Region and its nine local municipalities.

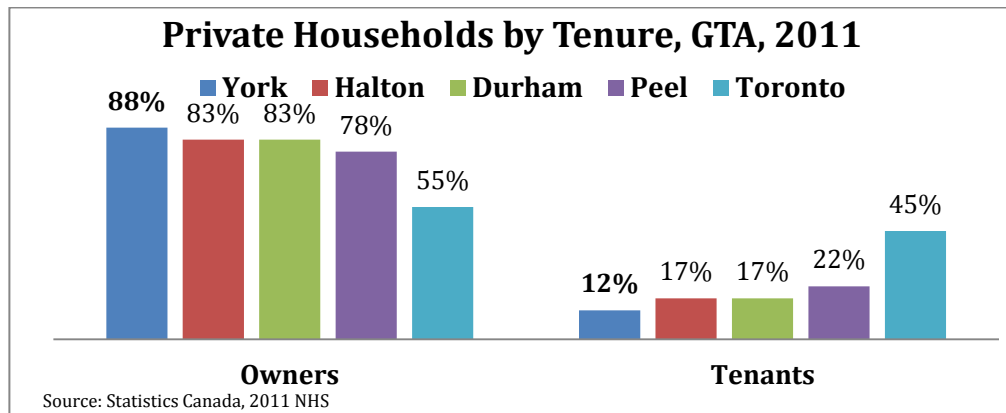
Housing Supply

- The 2011 Census reported 323,540 private dwellings units for York Region, representing 14.9% of all households in the Greater Toronto Area (GTA).
- Single-detached dwellings made up the majority (66.7%) of all private dwellings in York Region. Approximately 6.1% of the Region's households were living in semi-detached dwellings. The remaining 27.2% of households were living in higher-density housing types, such as apartments or duplexes (15.6%) and row houses (11.5%).
- In 2011, the proportion of single-detached units was highest in King (92.6%), and lowest in Newmarket (59.1%).
- Newmarket and Richmond Hill had the highest proportions of apartments (20.0% and 19.2%, respectively), while Aurora had the highest proportion of row houses (16.7%) among all local municipalities in York Region.
- 3.3% of all dwellings in York Region were in need of major repair, compared to 6.6% in Ontario and 7.4% in Canada
- Among the nine local municipalities in York Region, Georgina (8.4%) had the highest proportion of housing in need of major repairs. Vaughan and Markham had the lowest, at 2.3% and 2.8% respectively.

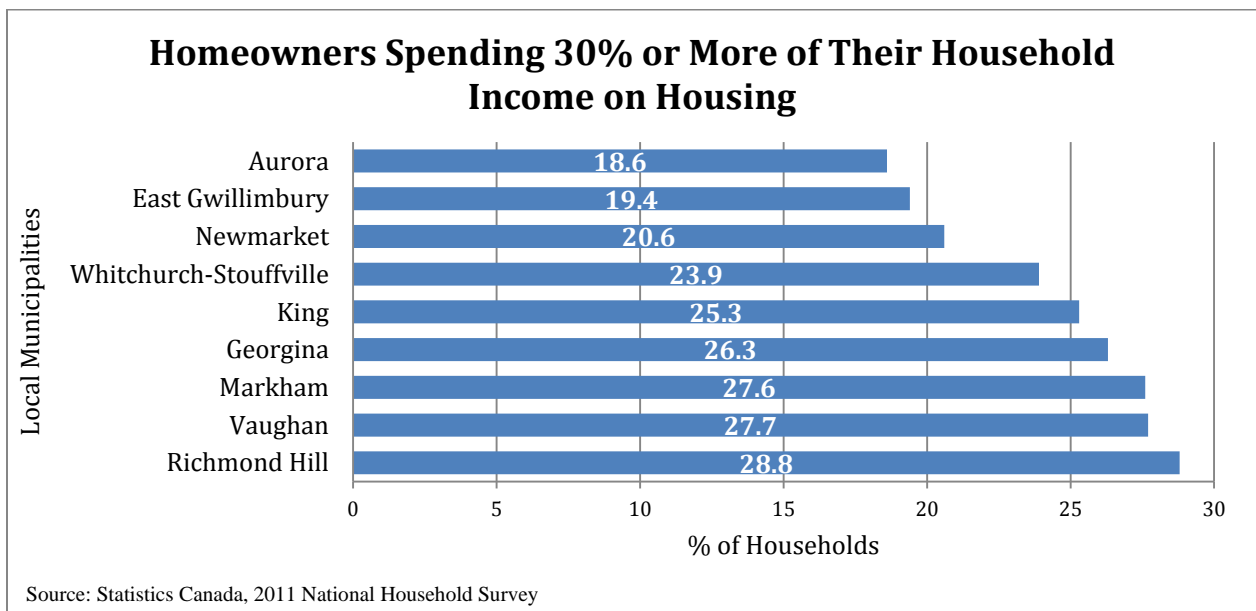


Owning a Home in York Region

- In 2011, 88.5% of households in York Region were owned. This was the highest proportion of owned households in the GTA. In comparison, 71.4% of the total households in Ontario and 69.0% in Canada were owned.



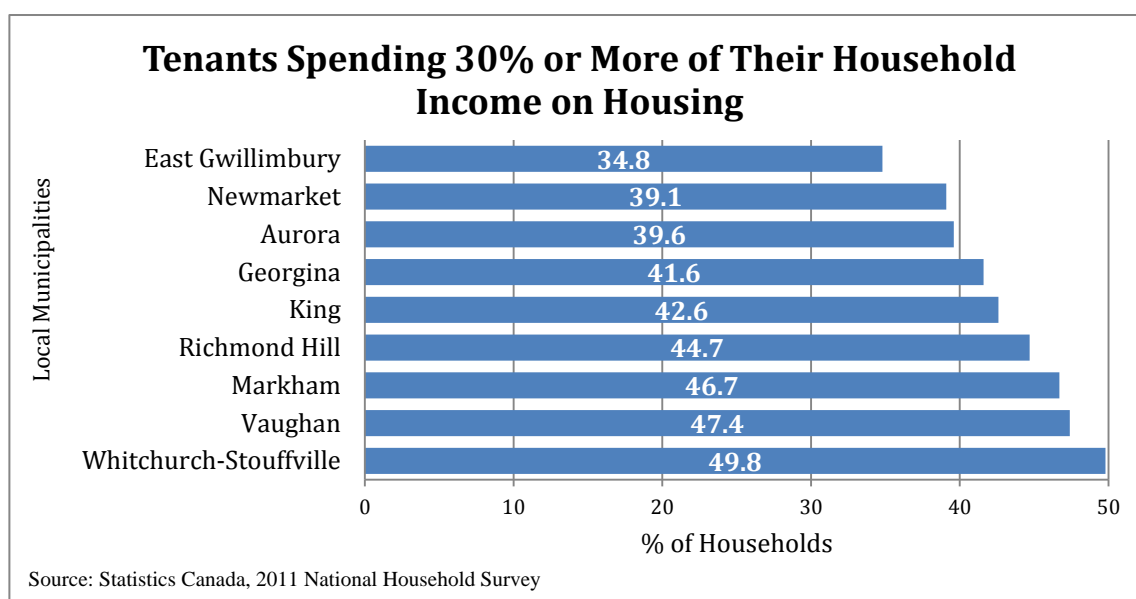
- Across municipalities, Vaughan had the highest proportion of households that are owned (92.2%), followed by East Gwillimbury (91.1%) and Whitchurch-Stouffville (89.2%).
- Among the local municipalities, Newmarket had the lowest proportion of households that are owned, at 82.0%.
- In addition, 63.1% of owned households in York Region had a mortgage.
- Among the nine local municipalities in York Region, Georgina, Aurora and Newmarket had the highest proportions of households owned with mortgages, at 71.6%, 68.0% and 66.9% respectively.
- With housing costs being an important part of overall expenditures, 26.4% of homeowners in York Region spend 30% or more of their household income on shelter, exceeding the Canadian Mortgage and Housing Corporation's "affordability threshold". This was the third highest proportion in Ontario and fifth highest in Canada.



- Homeowners in Richmond Hill (28.8%), Vaughan (27.7%) and Markham (27.6%) had the highest proportion of households spending 30% or more of their household income on housing costs. Aurora had the lowest proportion (18.6%).
- In 2011, York Region homeowners paid a monthly average of \$1,586 towards shelter costs. Shelter costs include utilities, mortgage payments and property taxes.
- Homeowners in King paid an average monthly shelter cost of \$1,685- the highest amount among nine municipalities. In comparison, homeowners in Georgina had the lowest average monthly shelter costs in York Region, at \$1,367.

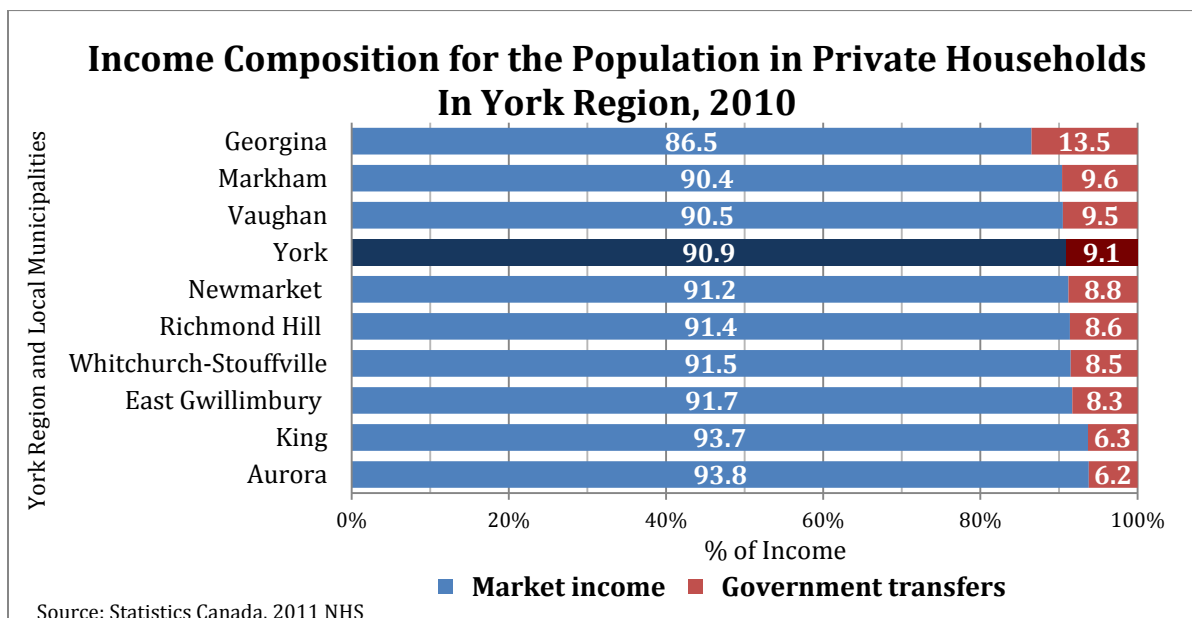
Renting in York Region

- The limited rental market in York Region makes it difficult for people to find affordable housing. In 2011, 11.5% of total households in York Region were rented. This was the lowest proportion in the GTA. In comparison, 28.4% of the total households in Ontario and 30.6% in Canada were rented.
- Newmarket (18.0%) had the highest proportion of tenant households in the Region. Vaughan (7.8%) had the lowest.
- In addition, Newmarket (22.0%) had the highest proportion of tenant households living in subsidized housing.
- In York Region, the average monthly shelter cost for tenant household was \$1,146 – the highest in the GTA. In comparison, the average monthly payment for Ontario was \$926 and \$848 for Canada.
- A large proportion of tenant households in York Region exceeded the affordability threshold. In 2011, 44.5% of the 37,165 tenant occupied households spent 30% or more of their total income on shelter costs. This was the highest proportion in the GTA.
- The proportion of renters in York Region (44.5%) who spent 30% or more of the total household income on housing was higher than both Ontario (42.3%) and Canada (40.1%).
- Tenants in Whitchurch-Stouffville (49.8%) had the highest proportion of households spending 30% or more of their income on housing, followed by Vaughan (47.4%) and Markham (46.7%).



Income Composition

- New data from the 2011 NHS showed that almost 94% of York Regions residents aged 15 years and over received some form of income in 2010.
- The median individual income of York Region residents aged 15 years and over was \$31,341 in 2010. This compared with \$30,526 in Ontario and \$29,878 in Canada.
- The municipality with the highest median individual income was Aurora at \$39,192, followed by Whitchurch-Stouffville at \$39,151.
- The municipality with the lowest median individual income was Markham at \$27,157.
- To be in the top five percent of Canadian income distribution, Canadians needed to have a total income of above \$102,300. In York Region, 7.2% of the population aged 15 years and over had total income that put them in the top five percent. This compared with 5.0% in Canada and 5.5% in Ontario.
- In 2010, 11.6% of residents aged 15 years and over in Aurora and 11.0% in King had total income that put them in the top five percent of earners in Canada.
- The total income for the population can be broken down into two basic components: market income and government transfers. In York Region, 90.9% of total income was from market income in 2010 and 9.1% was from government transfers.

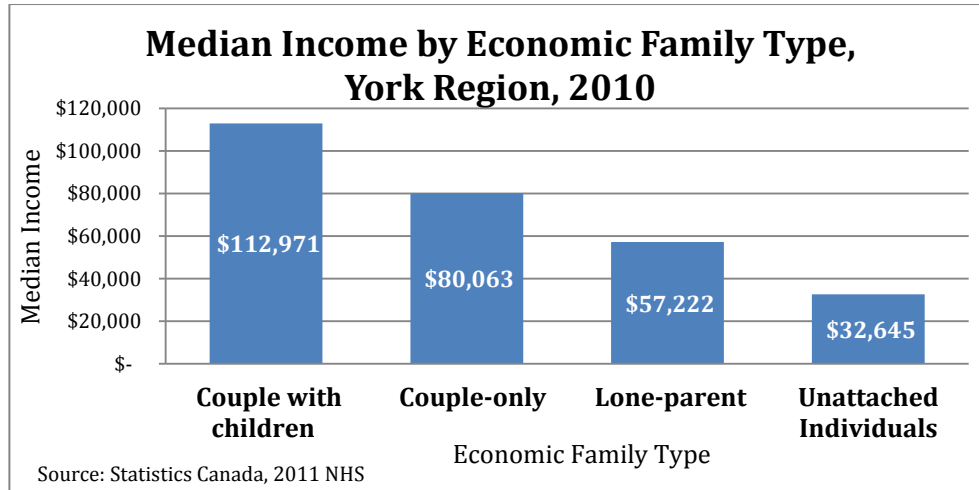


- Among the local municipalities, Georgina had the highest share of income from government transfers in 2010 at 13.5%, followed by Markham and Vaughan at 9.6% and 9.5% respectively.
- The municipalities with the lowest share of income from government transfers were Aurora (6.2%) and King (6.3%).
- Employment income was the dominant component of total income. Close to 80.5% of York Region's population had some employment income.
- The share of total income coming from employment was the highest in Richmond Hill (82.2%) and Newmarket (82.1%).
- The local municipalities of King and Georgina had the lowest share of total income coming from employment income, at 73.8% and 76.1% respectively.

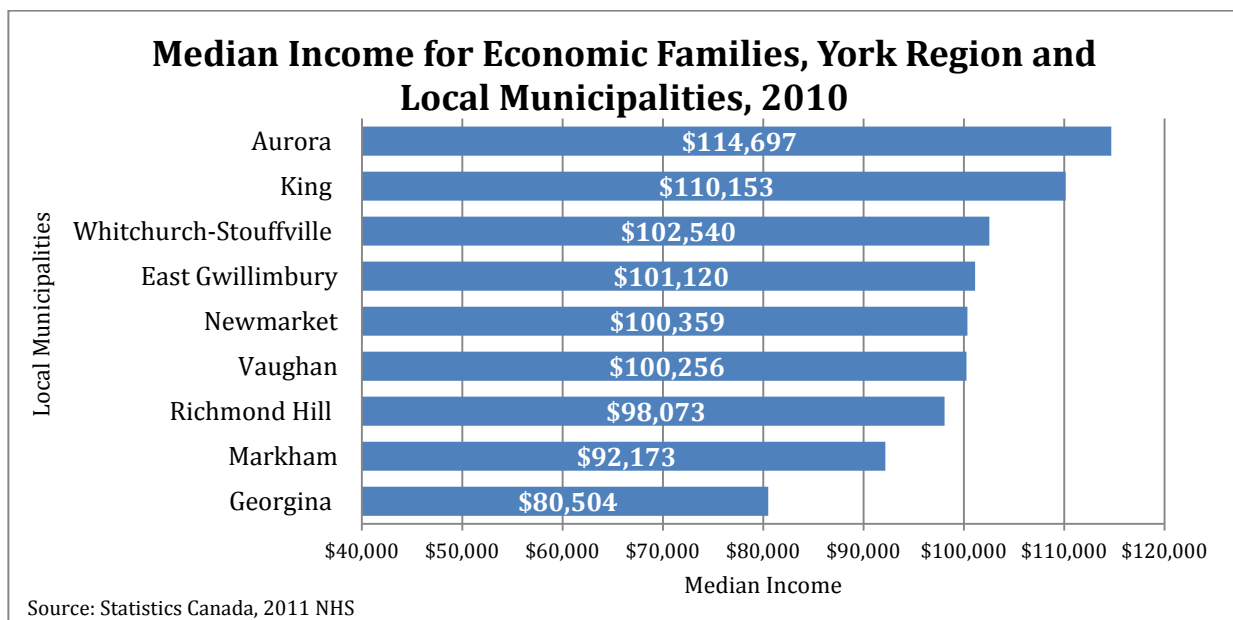


Economic Family¹ Income

- According to the 2011 NHS, economic family median income in York Region in 2010 reached \$97,374.
- The median income for couples with children was \$112,971. In comparison, the median income for people living alone was \$32,645.



- Among all local municipalities, Aurora and King had the highest median family income, at \$114,697 and \$110,153 respectively.
- Aurora had the fourth-highest median family income of all Census subdivisions in Ontario. As well, Aurora, King and Whitchurch-Stouffville were within the top twenty municipalities in Ontario for the highest median family income.



¹Economic family persons refer to two or more household members who are related to each other by blood, marriage, common-law, adoption or a foster relationship, and thereby constitute an economic family.



Low Income

Historically, York Region uses Statistics Canada before-tax Low Income Cut-Offs (LICOs) as a traditional measure of low income. We are expecting to receive the low income estimates from Statistics Canada by the end of 2013.

Data Quality of the 2011 National Household Survey

The first release from the 2011 National Household Survey provided a much needed update to the changing ethno-cultural landscape of York Region.

The 2011 NHS was conducted on the same day as the mandatory 2011 Census of Population and contained content similar to that of the 2006 Census long form questionnaire.

However, it should be noted that participation in the NHS was voluntary. The NHS was the largest voluntary household survey ever conducted by Statistics Canada. The change in sampling methodology from mandatory to voluntary may affect the comparability of the data over time. For example, the NHS may under-estimate the number of people that historically were less likely to respond to surveys (e.g. youth, immigrants, low income residents).

As we understand the situation at this time, Statistics Canada is currently conducting an evaluation of the quality of the NHS data, which involves comparisons with data from previous censuses, the Longitudinal Immigration Database and other administrative files. Therefore, no historical comparisons of the 2011 NHS and the 2006 Census long form questionnaire have been made. Statistics Canada has advised caution until the official technical documentation has been released.

We also note that data for lower levels of geography (e.g. Census Tracts, Dissemination Areas) have not yet been released. We anticipate that Statistics Canada may release Census Tract data at a later date after the quality testing has been finalized, but this data may have missing values, depending on whether there is adequate coverage from NHS responses.

