

RENTAL HOUSING IN HAMILTON'S NEIGHBOURHOODS

In Canada, a full-time minimum wage worker can afford a one-bedroom apartment in only 70 out of 795 neighborhoods across the country, 9% of neighbourhoods examined in the CCPA report, *Unaccommodated*¹. In the City of Hamilton, there are no neighbourhoods where a full-time worker can afford a two bedroom nor a one bedroom apartment, according to the CCPA analysis.

There are renters in all parts of the City of Hamilton, but some parts of the city are experiencing higher increases in average rent than others. The charts in this bulletin focus on rent increases in one and two bedroom apartments in primary private rental units (units in purpose built rental buildings owned by private landlords), the most common rental units across Hamilton. The data are shown for the Canadian Housing and Mortgage Corporation's "survey zones", which are collections of Hamilton's broad neighbourhood areas (see map 1 for boundaries)². In 2018, rents for a one bedroom unit ranged from \$787 in Central East to \$1,038 in the combined area of Ancaster, Dundas, Flamborough and Glanbrook, as illustrated in Chart 1. The rents for two bedrooms are on average about \$175 dollars more expensive, and have a similar geographic distribution.

Chart 1. CMHC average market rent for one and two bedroom primary private rental units, City of Hamilton and neighbourhood areas, 2018
 Housing Market Information Portal, Rental Market Survey, Canada Mortgage and Housing Corporation (CMHC)

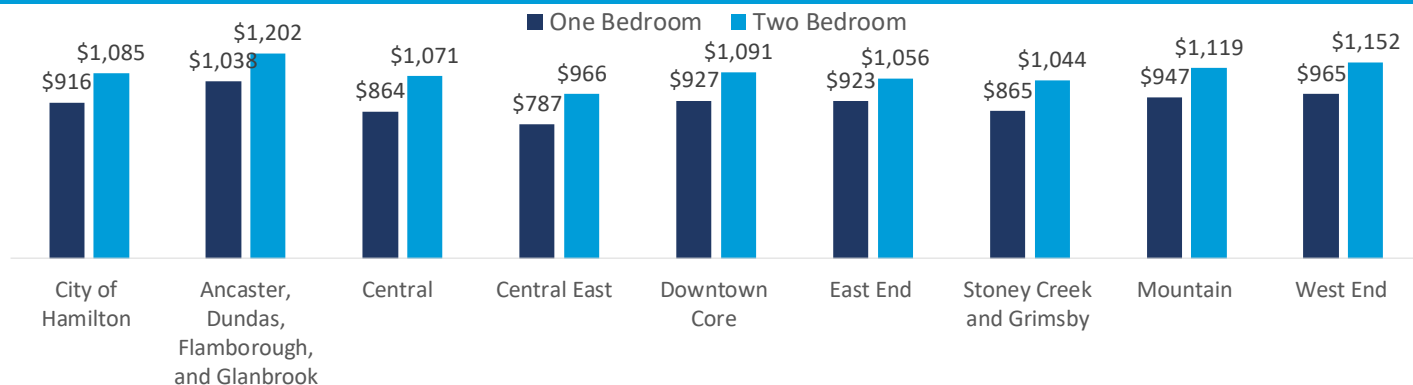
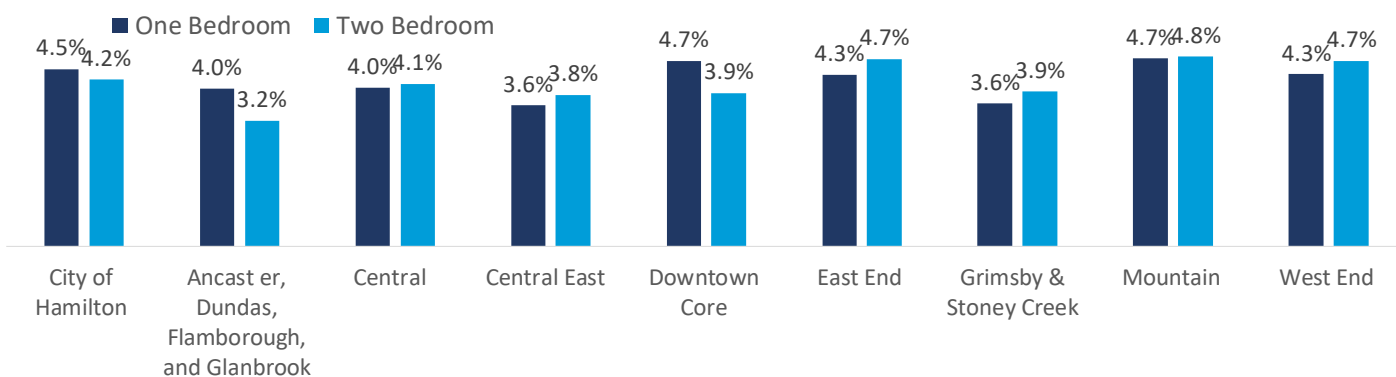


Chart 2 shows that between 2010-2018, average annual change in rents for one bedroom units was highest on the Mountain and Downtown Core, with an over 40% increase in this time (4.7% per year). For two bedroom units, Mountain, East End and West End has the highest increases.

Chart 2. Average annual increase in CMHC average market rent in primary private rental units, City of Hamilton and neighbourhood areas, 2010-2018
 Housing Market Information Portal, Rental Market Survey, Canada Mortgage and Housing Corporation (CMHC)



Map 1 shows the neighbourhood areas referenced in previous charts, using CMHC’s survey zone boundaries. The number of primary private rental units in each of these neighbourhood areas is summarized in chart 3. The smallest area, Downtown Core, has the largest number of rental units, which is common in many cities that a downtown area has the highest density of rental housing. The Mountain is the area with the second largest number of rental units, including the largest number of family size units (3 bedrooms or larger).

Map 1. City of Hamilton neighbourhood areas defined as CMHC Survey Zones in CMHC data Rental Market Survey, Canada Mortgage and Housing Corporation (CMHC)²

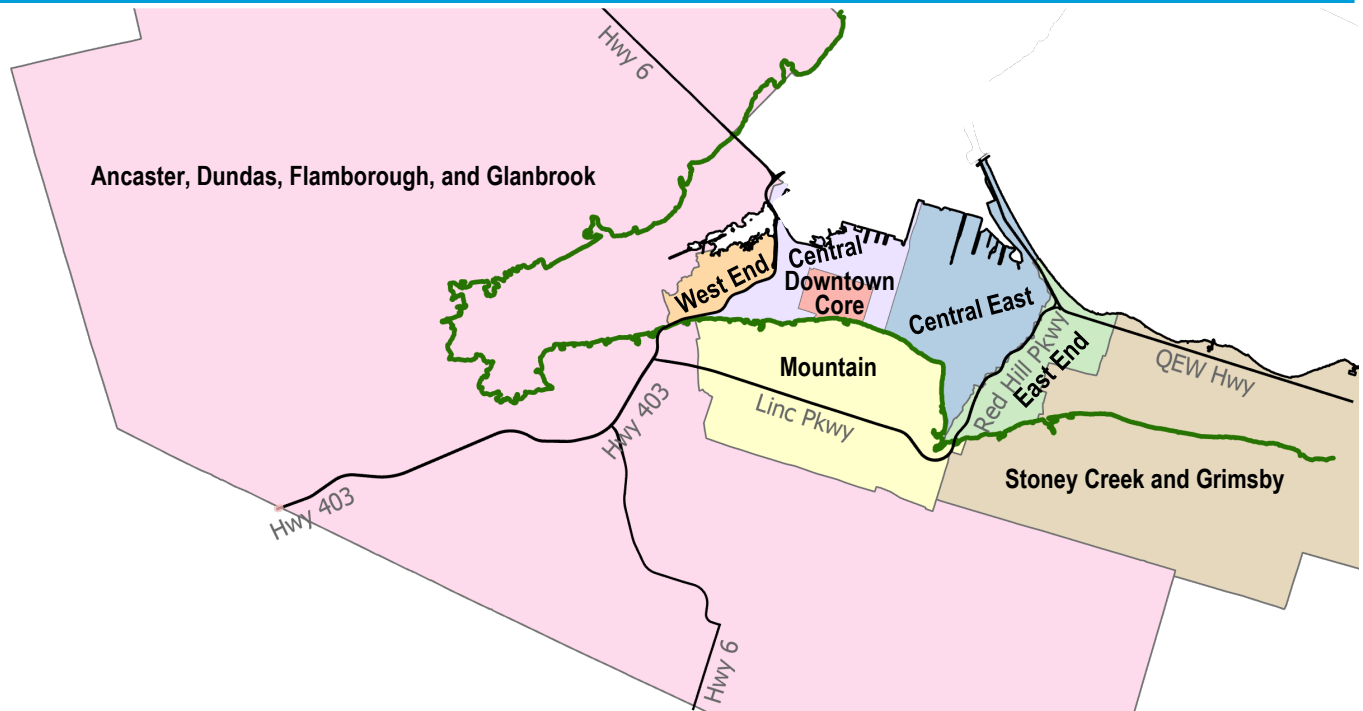
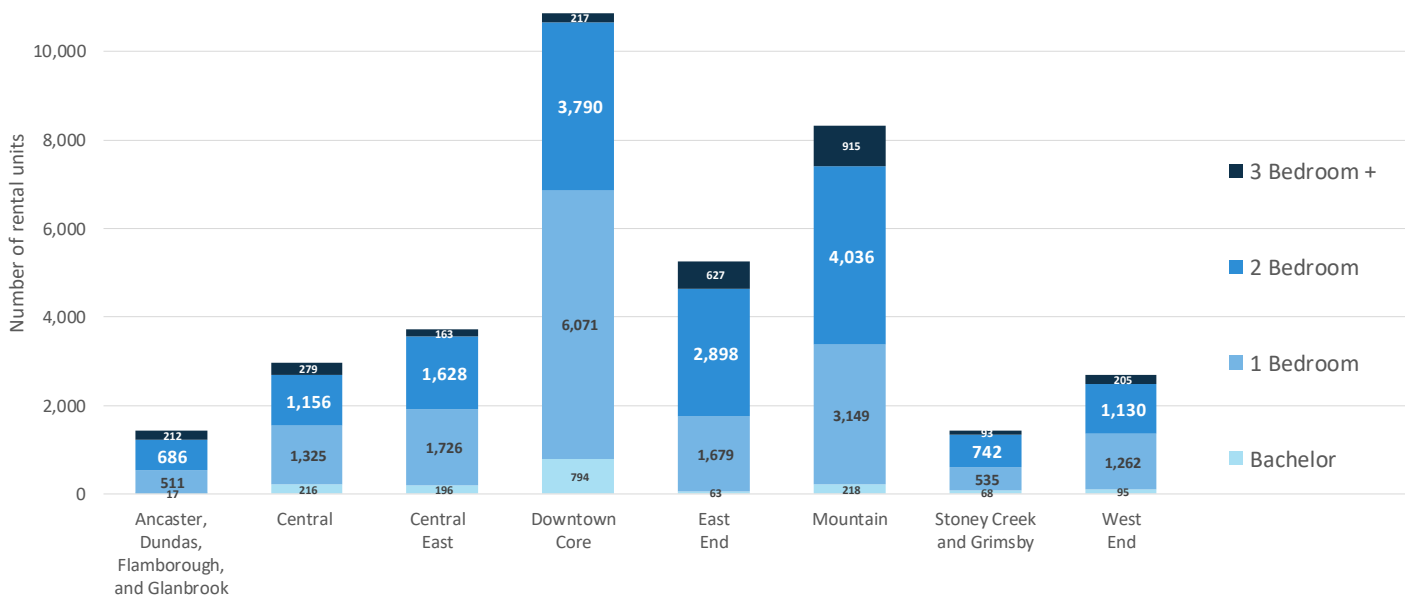


Chart 3. Number of primary private rental units, neighbourhood areas (CMHC survey zones), 2018 Housing Market Information Portal, Rental Market Survey, Canada Mortgage and Housing Corporation (CMHC)



¹ Canadian Centre for Policy Alternatives. (2019). *Unaccommodating Rental Housing Wage In Canada*. <https://www.policyalternatives.ca/unaccommodating>

² One of the CMHC survey zone areas is Stoney Creek and Grimsby. While Stoney Creek is part of the city of Hamilton, Grimsby is not. Grimsby is only about 20% of the primary private rental units in the Stoney Creek and Grimsby survey zone.