

# Rental Unit Affordability

In 2007, the Canadian Housing and Renewal Association (CHRA) defined affordable rental rates by what is known as "Minimum Housing Wage" (MHW), calculated at 30% of income.

According to the City of Toronto Housing Opportunities Toronto Plan (HOT) in 2010, more than 200 000 people – about half of all renters – pay more than the MHW. Of those, about 100 000 pay more than 50% of their income on rent.

Using the MHW standard in 2011, the Wellesley Institute noted that a person must earn \$41,400 to afford a \$1000/month rent. Working full time for minimum wage brings in \$22800 annually – just over half the affordable housing wage - while a person receiving Ontario Works would receive just \$7872 yearly – just over one fifth.

In BY-LAW No. 124-2016 (m), "low-rent units" means housing units, with monthly occupancy costs at or below 80 per cent of average rents and to which a rent supplement agreement or housing allowance does not apply;

You can do your part to help create affordable housing in Toronto by:

- Using the tables below to understand what Toronto tenants can afford
- Working with your tenants' housing workers to ensure successful tenancies
- Listing your affordable units on Landlord Connect

All rental listings on <http://eyetfrp.ca/housing/> are within the following ranges:

Rooms	Room & Board	Bachelor Apartment	1 Bedroom	2 Bedroom	3 Bedroom or House
\$400 - \$700	\$ 700- \$1035	\$436 - \$871	\$508 - \$1,016	\$597 - \$1,194	\$667- \$1,331

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## How much can low income Toronto tenants afford to pay for rent? (based on 2016 levels)

Tenant Type by Income	Monthly Income	Affordable Rental Rates at 30% MHW	Average Rental Rates (34 – 76%)
<b>Single person who gets Ontario Works</b>	The maximum amount for OW is <b>\$721</b> per month, which includes <b>\$384</b> for rent.	<b>\$216</b>	<b>\$700</b> for a room
<b>Single Person who gets Ontario Disability Support Program</b>	The maximum amount for ODSP is <b>\$1,151</b> per month, which includes <b>\$489</b> for rent.	<b>\$345</b>	<b>\$1200</b> for a bachelor apartment
<b>Single low income senior</b>	The maximum amount which can be received from a combination of OAS, CPP, GIS and GAINS is <b>\$2737</b> per month.	<b>\$821</b>	<b>\$850</b> for room and board
<b>Single minimum wage earner</b>	Working a 40 hour work week, earns <b>\$2240</b> gross per month.	<b>\$672</b>	<b>\$1500</b> for a 1-bedroom
<b>Single \$15.00 per hour wage-earner with one dependent</b>	Working a 40 hour work week, earns <b>\$2400</b> gross per month.	<b>\$720</b>	<b>\$1900</b> for a 2-bedroom
<b>Working professional</b>	A working individual making \$41,000/year makes about <b>\$3416</b> a month	<b>\$1025</b>	<b>\$1500</b> for a 1-bedroom