



# Housing Affordability

Linked to the workforce in Owen Sound



**In a period of 8 months apartment rental rates at Victoria Towers have increased by 8% or more depending on the unit size. Requiring a minimum of \$5,000 in additional household income to meet affordability requirements.**

**In comparison, minimum wage increased by only 3.3% during that time period.**

<i>Victoria Towers, Owen Sound</i>	<b>June 16<sup>th</sup>, 2022*</b>	<b>February 28<sup>th</sup>, 2023*</b>	<b>Increases in 8 months</b>
 <b>1 Bedroom Rate (Monthly)</b>	\$1499	\$1625	<div style="background-color: #006633; color: white; padding: 5px; text-align: center;"><b>Rent: +\$126</b></div> <b>(8.4% increase)</b> HH Salary increase requirement to meet affordability measure: <b>+\$5,040</b>
Availability Status	Unknown	<input type="checkbox"/> No	
Household Salary Requirement	\$59,960	\$65,000	
-----			
 <b>2 Bedroom Rate (Monthly)</b>	\$1699	\$1899	<div style="background-color: #006633; color: white; padding: 5px; text-align: center;"><b>Rent: +\$200</b></div> <b>(11.8% increase)</b> HH Salary increase requirement to meet affordability measure: <b>+\$8,000</b>
Availability Status	Unknown	<input checked="" type="checkbox"/> Yes	
Household Salary Requirement	\$67,960	\$75,960	

During that time minimum wage increased from **\$15/hr** to **\$15.50/hr** (a 3.3% increase).  
*Increase in October 2022.*

\*Data Source: \*<http://www.terracorp.ca/index.php?cID=229>

**For households earning less than ~\$69,000 per year, affordability at most apartment buildings in Owen Sound is out of reach. This represents more than one-half of households in Owen Sound.**

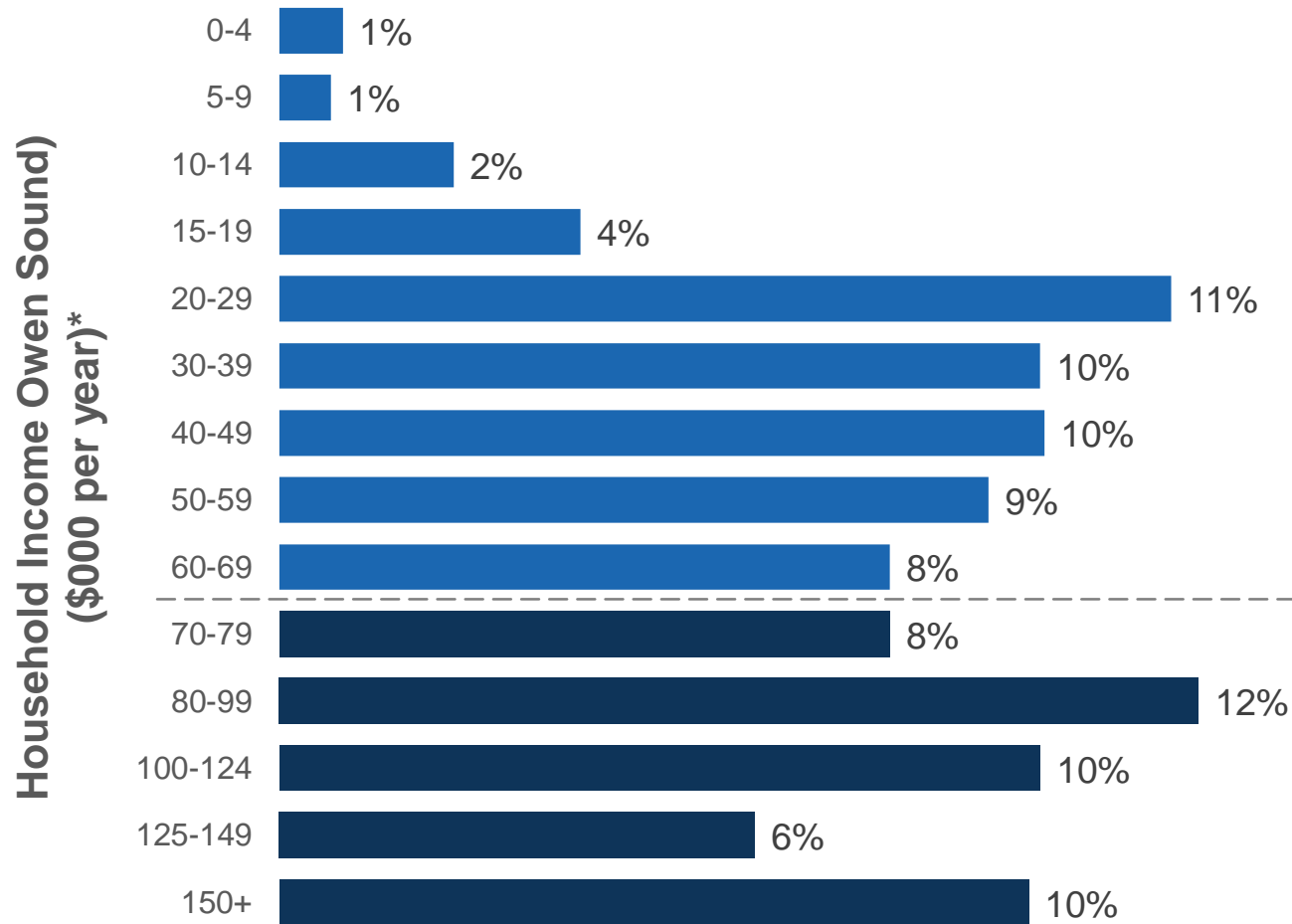
**Affordability is not the only challenge; availability is as well.**

	<b>Huron Manor, Owen Sound*</b>	<b>Georgian Manor, Owen Sound**</b>
 1 Bedroom Rate (Monthly)	\$1720	\$1740
Availability Status	<input type="checkbox"/> No	<input type="checkbox"/> No
Household Salary Requirement	\$68,880	\$69,600
 2 Bedroom Rate (Monthly)	\$1900	\$1910
Availability Status	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Household Salary Requirement	\$76,000	\$76,400
 3 Bedroom Rate (Monthly)	\$1905	\$1925
Availability Status	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Household Salary Requirement	\$76,200	\$77,000

\*Data source: <https://www.skylineliving.ca/apartments/ontario/owen-sound/575-28th-st-w-owen-sound-on>

\*\*Data source: <https://www.skylineliving.ca/apartments/ontario/owen-sound/450-28th-st-w-owen-sound-on>

## More than one-half of Owen Sound households would be unable to afford a 1-bdr at current rates in standard apartment buildings such as those shown.



**55%** of households would be unable to afford a 1-bdr apartment in Owen Sound at the rates seen (using 30% model).



For 2+ bedroom

For a 2+ bedroom unit, attainable housing requires a household income of **~\$76,000** per year. Out of reach of many residents.

[\\*https://www.owensound.ca/en/investing/demographics.aspx?\\_mid\\_=9110](https://www.owensound.ca/en/investing/demographics.aspx?_mid_=9110)

Source: Statistics Canada (Updated Aug 2022)

**Housing options are limited even for households with two-earners making the new minimum wage rate. None of the rental rates shown would be “affordable” to a household with two minimum wage workers.**

### Single Income Household



### Dual Household (Both minimum wage)



\*Assuming the affordability target of 30% of total salary for housing

**Even for more experienced PSWs, none of the rental rates shown would be “affordable” to a single person earning a PSW wage.**

### Single Income Household

<b>PSW (Lower Wage) \$20/hr</b>	<b>Annual Estimate \$40,000 per year</b>
---	--



### Single Income Household

<b>PSW (Higher Wage) \$30/hr</b>	<b>Annual Estimate \$60,000 per year</b>
--	--



\*Assuming the affordability target of 30% of total salary for housing

# There is a tremendous demand for PSWs in Owen Sound, and affordable housing would be challenging for the salaries available.

## Personal Support Worker - Full-time & Part-time, Permanent - Southbridge Ow

Southbridge Care Homes — Owen Sound, ON

On the daily basis our PSW will enhance direct personal and nursing care to residents to fulfill the physical, intellectual, emotional, social, and spiritual...

Estimated: \$39,016 - \$49,403 a year ⓘ

## Personal Support Worker

Lee Manor - County of Grey — Owen Sound, ON

Do you have a valid PSW Certificate or have you completed at least two (2) semesters of an RPN diploma or BScN program?

\$27 - \$31 an hour

## Personal Support Worker (PSW) - Up to \$1000 Signing Bonus

Gateway Haven Long Term Care Home — Owen Sound, ON

Under the direction of the Registered Nurse (RN) or Registered Practical Nurse (RPN) a Personal Support Worker (PSW) will provide personal care of residents in...

\$25 - \$26 an hour

## Personal Support Worker

ParaMed Home Health Care — Owen Sound, ON

As an integral part of the home and community care team, you will support, encourage and provide independence for patients in their homes and community setting...

Estimated: \$33,922 - \$42,953 a year ⓘ

A partial view of search results found on Workopolis in March 2023

<https://www.workopolis.com/jobsearch/psw-jobs/owen-sound-ontario?job=tsNFQlgM3OL-fPkg7xhARtiFBe5ECVZFt02j217FvrOxh2CfEld160weaVQPg0P>



**Analysis Conducted by:**  
**Erin Deviney**  
**[erin@deviney.org](mailto:erin@deviney.org)**

Independent Research Consultant with over 20 years of experience  
Quantitative and Qualitative Research Services