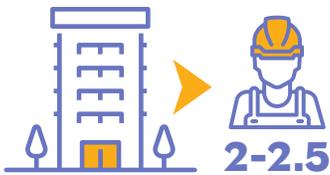


WHAT ARE THE BENEFITS OF AFFORDABLE HOUSING?



2-2.5

For every new residential unit built, an estimated **2 to 2.5 new jobs** are created



Households have on average **\$5,000 per year in additional discretionary income** after moving into social housing

Social and affordable housing are key building blocks to an inclusive society.

Spurs economic development and job creation

Directly:

- Local employment opportunities in housing construction and property management.
 - For every new residential unit built, an estimated 2 to 2.5 new jobs are created.¹
- Larger share of tenants' income is available to spend on things other than housing.
 - Households have on average \$5,000 per year in additional discretionary income after moving into social housing.²

Broadly:

- Contributes to inclusive economic growth as housing is the largest household cost and a major driver of the economy.

In Ontario, for every \$1 invested in social and investment housing, construction increased overall GDP by \$1.52.³



Improved health outcomes are associated with decreases in health costs and a **healthier labour force**

- Investments in affordable housing can help support inclusive economic recovery due to the COVID-19 pandemic.⁴
- Improves human capital by:
 - Improving education outcomes, leading to better jobs and wealth.
 - Individuals who completed post-secondary certificate or diploma made on average \$4,875.55 more in 2006 than an individual with a high school diploma.⁵
 - Improving health outcomes, resulting in decreases in health costs and a healthier labour force.

Reduces costs in other sectors, like health and justice

- For every \$1 invested in affordable housing, \$2-3 of social and economic value is created.⁶
- For every \$1 invested in supportive housing, \$4-5 of social and economic value is created.⁷
- For every \$1 invested in Housing First, shelter, health, and justice services costs decreased by between \$0.54 and \$1.54 while also improving outcomes for residents.⁸

Supports well-being

Investments in social and affordable housing support:

- Better physical and health outcomes by reducing overcrowding, stress due to improved affordability, and improved dwelling conditions.⁹
- Residential and family stability and improved outcomes for children.¹⁰

Revitalizes communities while supporting environmental sustainability

Most affordable housing in Canada is in older, mature suburbs built during the 1970s and 1980s.

Affordable housing can help revitalize neighbourhoods by:

- Bringing more people into older neighbourhoods, especially families and children, keeping schools and other aging infrastructure open.
- Improving nearby property values and increasing investment in neighbourhoods.¹¹

Upgrading and/or retrofitting aging units improves tenants' quality of life, helps contribute to lower greenhouse gas emissions, and reduces our carbon footprint.¹²

+\$1

AFFORDABLE housing

= \$2-3 of social and economic value

+\$1

SUPPORTIVE housing

= \$4-5 of social and economic value

Additional community and support services further improve these outcomes.

Our research has also shown that affordable housing has no negative impacts on property values or crime rates.

For more about these facts, please visit our website to view our toolkit at civida.ca/AHFacts

Example: the Right at Home and Westmount Presbyterian Church affordable townhomes in North Glenora opened to 16 families in 2018 and is credited with keeping the neighbourhood school open.¹³

¹ ONPHA, "Affordable Housing as Economic Development: How Housing Can Spark Growth in Northern and Southwestern Ontario."

² ONPHA; Zon, Molson, and Oschinski, "The Case for Federal Investment in Social and Affordable Housing in Ontario."

³ Zon, Molson, and Oschinski.

⁴ OECD, *Housing and Inclusive Growth*.

⁵ Zon, Molson, and Oschinski, "The Case for Federal Investment in Social and Affordable Housing in Ontario."

⁶ BC Housing, "Summary Report: Social Return on Investment (SROI) Series."

⁷ BC Housing.

⁸ Zon, Molson, and Oschinski, "The Case for Federal Investment in Social and Affordable Housing in Ontario."

⁹ KPMG, "Measuring Impacts of Affordable Housing."

¹⁰ Pomeroy and Marquis-Bissonnette, "Non-Housing Outcomes of Affordable Housing."

¹¹ Nguyen, "Does Affordable Housing Detrimentially Affect Property Values?"

¹² OECD, "Social Housing: A Key Part of Past and Future Housing Policy."

¹³ Stolte, "Aging Church Creates Space for 16 Large Immigrant Families in North Glenora."