

# Town of Lakeshore

## **AFFORDABLE HOUSING STRATEGY**

November 2015



## Acknowledgement

The Town of Lakeshore Affordable Housing Strategy was undertaken for the Town of Lakeshore under the direction of Kim Darroch, Manager of Development Services.

We would like to thank Town of Lakeshore staff, Essex County staff, City of Windsor staff, representatives from community agencies, and private sector stakeholders for providing valuable data and information for this study.

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# 1.0 INTRODUCTION

## 1.1 Study Background and Objectives

The new Town of Lakeshore was established in 1999 by the amalgamation of the former Town of Belle River and the former Townships of Maidstone, Rochester, Tilbury North and Tilbury West. It is under the jurisdiction of the County of Essex and is part of the Windsor CMA.

The overall goal of this study is to prepare an affordable housing strategy for the Town as part of the Official Plan Review being undertaken to ensure compliance with the County of Essex's current Official Plan. There are a number of objectives to be met in developing this affordable housing strategy, including:

- Create a comprehensive profile of local housing needs focused on current and emerging gaps with regard to affordability, including a review of market conditions, condition of the housing stock and existing housing by type, tenure and cost.
- Identify detailed achievable actions the Town of Lakeshore can pursue, independently and in coordination with other stakeholders, to facilitate/ encourage the development of affordable housing.
- Define the necessary policy framework and practical tools to support the identified actions.
- Provide a detailed analysis of opportunities and challenges related to the development of affordable housing, ensuring consistency with the objectives of the Town's Official Plan.
- Facilitate consultation with stakeholders to refine the strategies and tools proposed to enhance affordable housing.
- Identify any data collected as part of this study that would require updates to monitor the Town's progress in enhancing affordable housing and establish processes where the Town can easily access and update the same.

## 1.2 Study Approach

This study is being undertaken in two phases. This report presents the preliminary findings of the first phase of work which is the analysis and summary of housing demand and supply. The second phase of work includes a review of the existing policy framework and the identification of opportunities and challenges related to the development of affordable housing in the Town. The second phase also involves the development of recommended housing actions to address the identified needs.

## 1.2.1 Sources of Information and Data Limitations

Sources of data and information for this study include custom data tabulations from Statistics Canada and other readily available Statistics Canada data. Other sources include the Canada Mortgage and Housing Corporation's Housing Information Portal; Housing in Canada Online (HICO) data, Town of Lakeshore data on building permits, development applications, servicing capacity and average house prices; data and information from the City of Windsor as Service Manager; Town and County legislation; and qualitative information from key informant interviews and email surveys (*a list of key informants who provided information for this study can be found in the Appendix*).

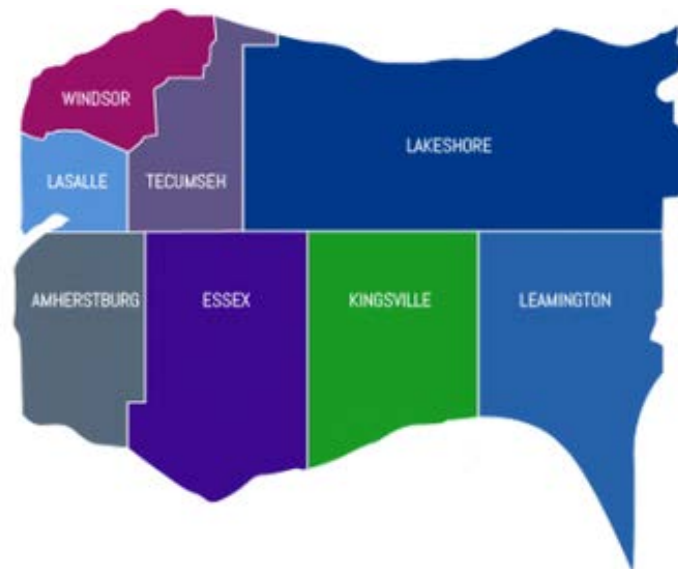
Wherever possible, the most current and reliable data and information sources were used in this study. However, there may be slight discrepancies due to the use of different sources, including data from the mandatory portion of the Census compared to data from the 20% sample and the voluntary National Household Survey.

## 1.2.2 Study Area and Comparator Municipalities

This study includes data and information for the Town of Lakeshore and, where appropriate, will provide a comparison to the County of Essex. In addition, where appropriate and where data is available, the needs assessment will also compare trends in the Town of Lakeshore with trends in the other municipalities within the County of Essex as well as the City of Windsor. The study geographies are:

- Town of Lakeshore
- Town of Amherstburg
- Town of Essex
- Town of Kingsville
- Town of LaSalle
- Municipality of Leamington
- Town of Tecumseh
- City of Windsor
- County of Essex (not including the City of Windsor)
- County of Essex (including the City of Windsor)

**FIGURE 1:** County of Essex Municipalities and City of Windsor

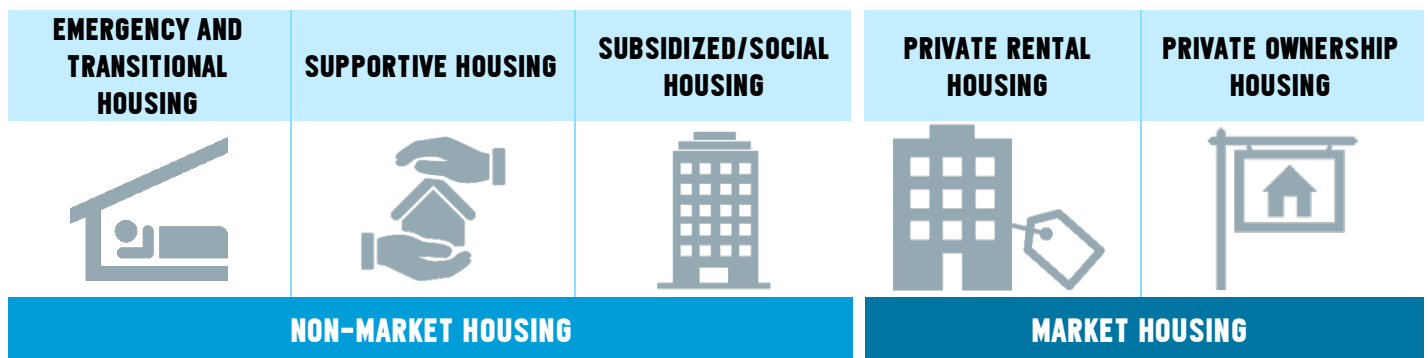


While the figures and tables in the report will focus on the Town of Lakeshore, detailed tables in the Appendix present available data for all the study geographies.

### 1.2.3 Housing Continuum

The housing market can be viewed as a continuum where the supply of housing responds to the range of housing demand in a community. Due to a range of social, economic and geographic factors, the full range of housing needs in a community is not always met in the private housing market. This is particularly true for individuals and families with low incomes or for persons with special housing needs. The housing needs of these groups are often met by non-market housing provided by the public and non-profit sectors.

The City of Windsor, as the designated Service Manager for the area, is responsible for the administration and funding of housing and homelessness programs in the City of Windsor and County of Essex, including the Town of Lakeshore.





## 2.0 HOUSING DEMAND ANALYSIS

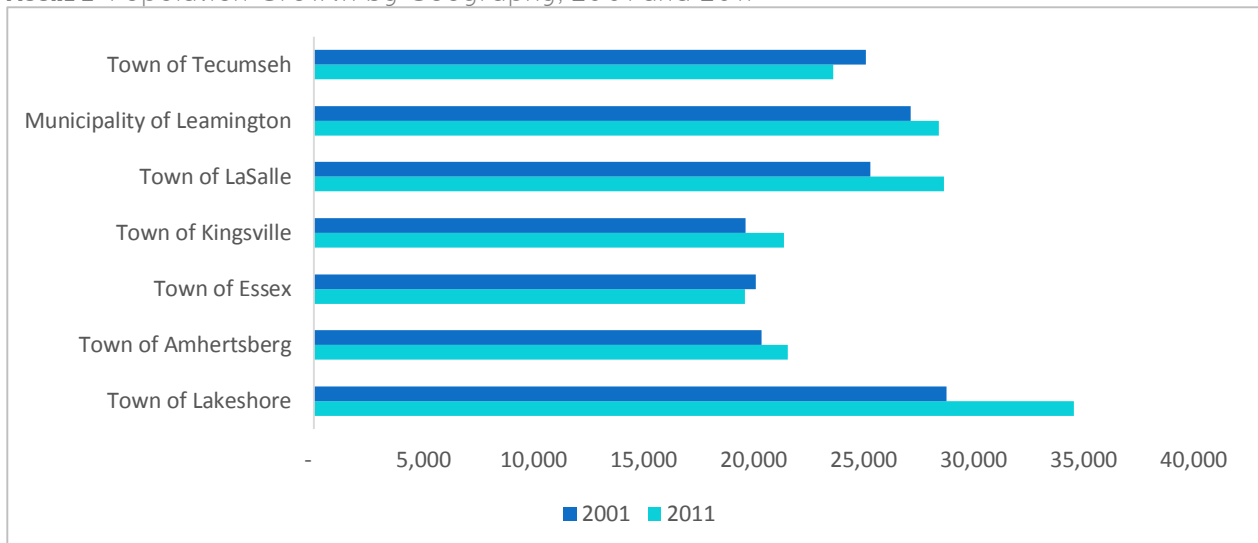
Population and household characteristics are important factors that influence housing demand in a community. This section provides an examination of the demographic trends that influence housing demand in the Town of Lakeshore.

### 2.1 Population Trends

#### 2.1.1 Population Growth

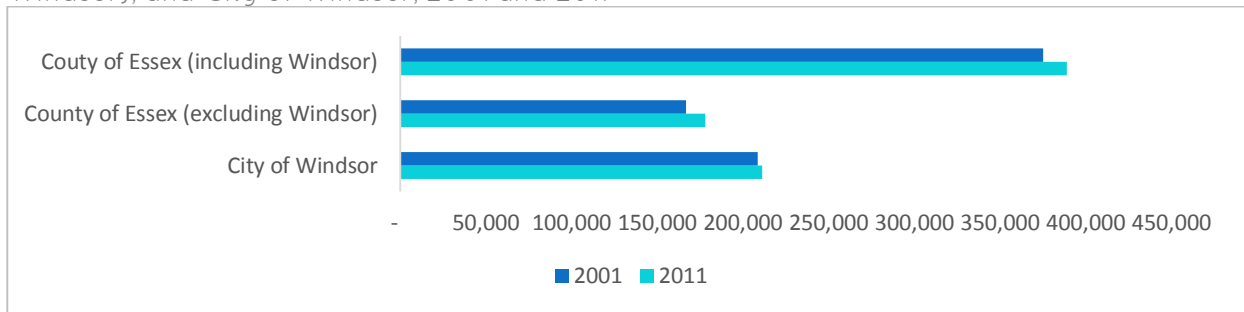
The population of the Town of Lakeshore increased by 5,800 people from 28,746 in 2001 to 34,546 in 2011; a 20.2% increase. The population increased by 15.7% from 2001 to 2006 and by 3.9% from 2006 to 2011. This is the highest rate of increase among all the municipalities of Essex County and the City of Windsor. To compare, from 2001 to 2011, Essex County (not including Windsor) increased by 6.8% while the City of Windsor increased by only 1.2%. The second highest increase in population was seen in the Town of LaSalle; with a 13.3% increase. The high rate of increase in the Town of Lakeshore suggests a need to ensure housing options are available to meet the needs of this growing population.

**FIGURE 2:** Population Growth by Geography; 2001 and 2011



Source: Statistics Canada Community Profile 2001 and Census Profile 2011

**FIGURE 3:** Population Growth for County of Essex (including Windsor), County of Essex (excluding Windsor), and City of Windsor; 2001 and 2011



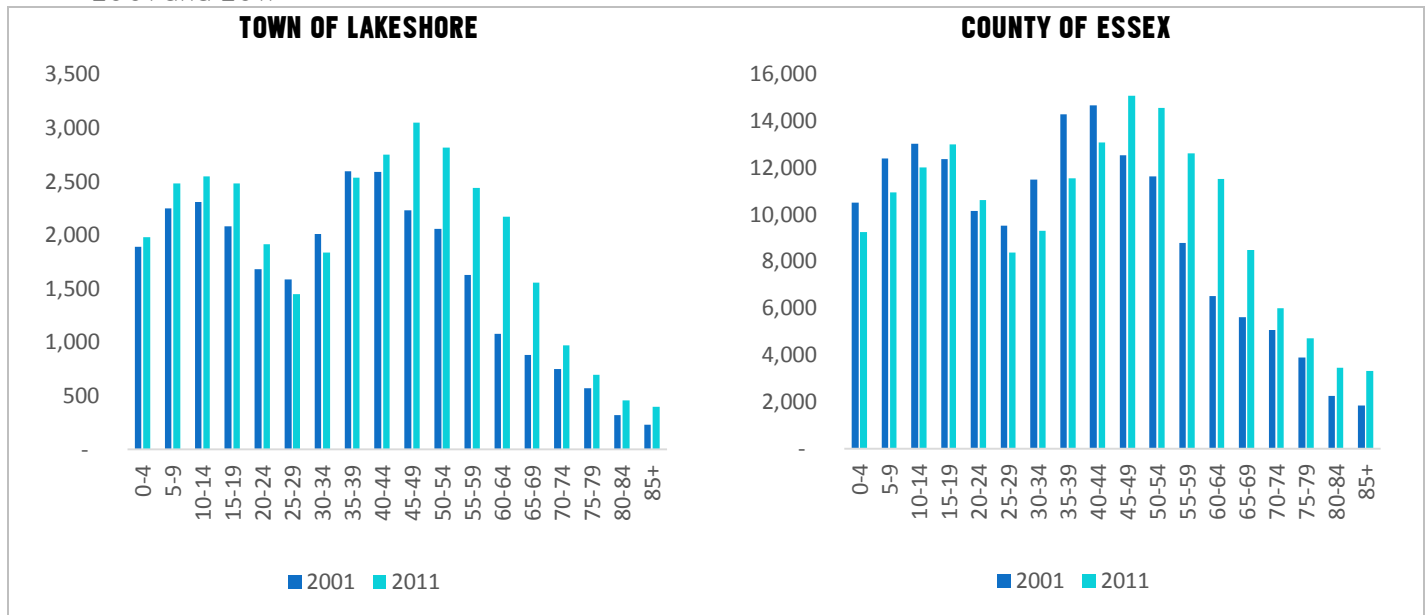
Source: Statistics Canada Community Profile 2001 and Census Profile 2011

## 2.1.2 Age of Population

Data from Statistics Canada shows that the population in the Town of Lakeshore, as with many Canadian communities, is aging. The population aged 65 years and older increased by 48.5% from 2001 to 2011 compared to an increase of 17.1% for those younger than 65 years. In 2001, seniors 65 year and older made up 9.6% of the total population in the Town. In 2011, seniors made up 11.8% of the total population. In addition, the largest increase was seen in the population aged 60 to 64 years; increasing by 100.9% from 2001 to 2011. Similarly, the population aged 55 to 59 increased by 49.7%. To compare, the population aged 65 years and over in Essex County increased by 39.3% from 2001 to 2011 while the population younger than 65 increased by only 2.7% during the same time period. This data suggests that the senior population in the Town is increasing and will continue to increase in the next five and ten years. As such, the Town should ensure that housing options appropriate for an aging population are available.

In contrast, the population aged 25 to 39 saw a decrease from 2001 to 2011; decreasing by 6.0%. This population group saw a slight increase from 2001 to 2006 but decreased from 2006 to 2011. The number of children and youth (19 years and younger) in the Town is increasing, with an overall increase of 950 people. In contrast, this population group has decreased in the County (not including Windsor). This suggests that while the senior population in the Town is seeing a significant increase, the Town is also seeing an increase in families with children.

**FIGURE 4:** Age of Population for Town of Lakeshore and County of Essex (excluding Windsor); 2001 and 2011



Source: Statistics Canada Community Profile 2001 and Census Profile 2011

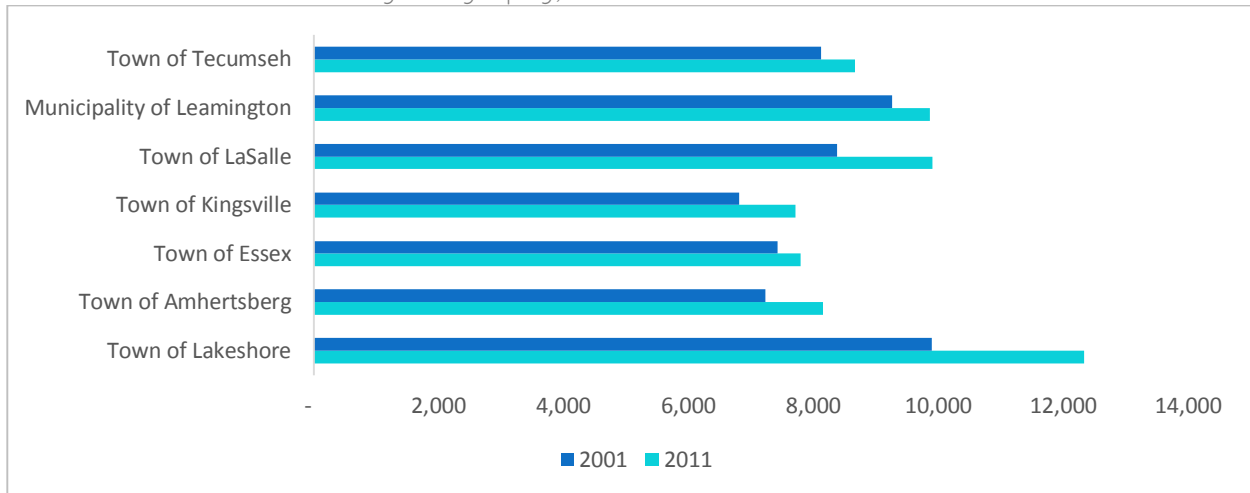
## 2.2 Household Trends and Characteristics

While population is an important indicator of housing need, housing need is more directly related to household characteristics. This section looks at the trends in household size, type and tenure in the Town of Lakeshore.

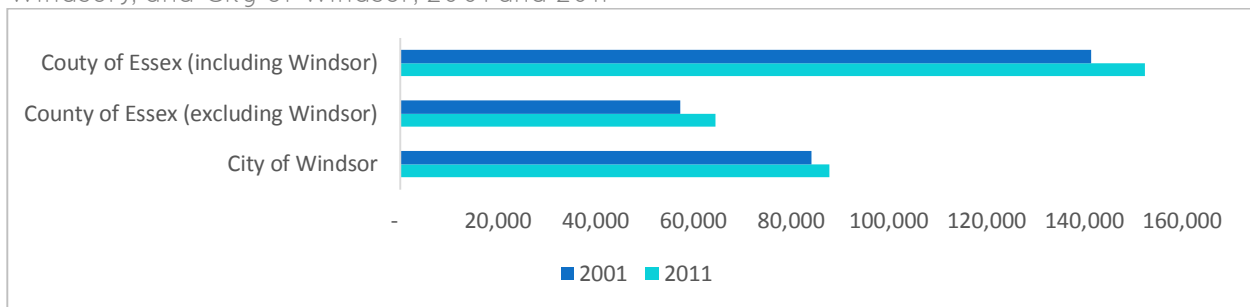
### 2.2.1 Household Growth

The number of households in the Town of Lakeshore saw a 24.6% increase from 2001 to 2011; increasing by an even greater rate than the population. This suggests an increase in smaller households. The number of households in the Town increased by 1,735 households from 9,895 households in 2001 to 11,630 in 2006 and another 700 households from 2006 to 2011 reaching 12,330 households.

Similar to population growth trends, the Town saw the highest rate of increase in the number of households compared to all other municipalities in Essex County as well as the City of Windsor. From 2001 to 2011, the number of households in Essex County (not including Windsor) increased by 12.7%. The City of Windsor saw an increase of only 4.4% during the same time period. The Town of LaSalle saw the next highest increase; increasing by 18.2%.

**FIGURE 5:** Household Growth by Geography; 2001 and 2011

Source: Statistics Canada Custom Tabulations; 2001 and 2011

**FIGURE 6:** Household Growth for County of Essex (including Windsor), County of Essex (excluding Windsor), and City of Windsor; 2001 and 2011

Source: Statistics Canada Custom Tabulations; 2001 and 2011

## 2.2.2 Age of Primary Household Maintainer

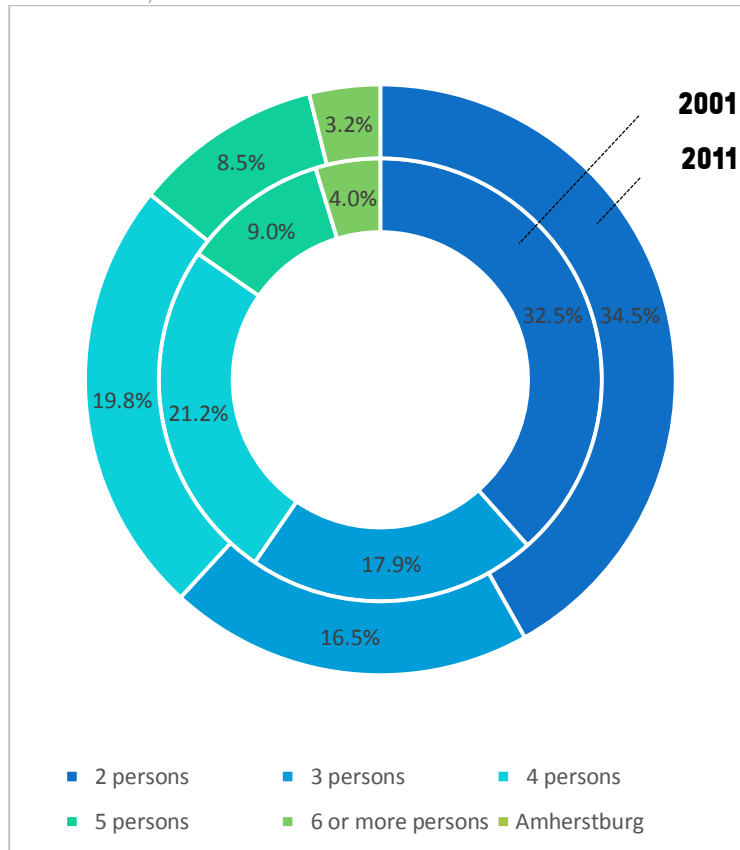
The number of households led by maintainers 45 years or older in the Town of Lakeshore all saw an increase from 2001 to 2011 while households led by maintainers aged 34 years or younger decreased during the same time period. The highest rate of increase was for households with led by maintainers 55 to 64 years; increasing by 77.8%. The households in this category increased by 38.4% from 2001 to 2006 and another 28.5% from 2006 to 2011. Households led by maintainers 65 to 74 increased by 53.8% from 2001 to 2011, with most of the increase occurring from 2006 to 2011. Similarly, households led by a maintainer 75 years or older increased by 33.8% from 2001 to 2011. This indicates that senior households are increasing in the Town and will continue to increase, suggesting a need for housing options appropriate for seniors and for aging in place. The data also shows a continued need for housing for families, including families with children.

Similarly, households with maintainers 45 years and older in Essex County increased from 2001 to 2011, with the highest rate of increase seen for households led by a maintainer 55 to 64 years (increased by 49.7% from 2001 to 2011). Households led by maintainers 44 years or younger all saw a decrease during this time period.

### 2.2.3 Household Size

Two-person households made up the largest proportion of households in the Town of Lakeshore in 2011; making up 34.5% of all households. The next largest proportions were made up by four-person households (19.8%) and one-person households (17.5%).

**FIGURE 7:** Proportion of Households by Size for Town of Lakeshore; 2001 and 2011



Source: Statistics Canada Custom Tabulations; 2001 and 2011

One-person households saw the highest rate of increase in the Town from 2001 to 2011; increasing by 40.7% or 625 households. On the other hand, two-person households saw the highest increase in actual numbers; increasing by 1,045 households (32.5%) during this period. Households with six or more people increased by ten households from 2001 to 2006 but decreased by ten from 2006 to 2011. All other household categories in the Town saw an increase from 2001 to 2011, with the smallest rate of increase seen for three-person households; increasing by 14.7%.

Essex County (not including Windsor) also saw an increase in one- and two-person households from 2001 to 2011 although the rate of increase was lower than that

seen in the Town of Lakeshore; increasing by 29.9% and 22.9% respectively. In addition, in contrast to the Town, Essex County as a whole (not including Windsor) saw a decrease in the number of households with three or more persons from 2001 to 2011.

This data suggests that while a greater proportion of housing options should be provided for smaller households (with one or two people), the Town should ensure that housing options for families and larger households continue to be provided.

## 2.2.4 Household Type

In 2011, couples with children made up the largest proportion of households in the Town of Lakeshore; making up 40.9% of all households. While this household type saw an increase of 13.6% in the number of households from 2001 to 2011, the share of this household type has been decreasing, from 44.9% of all households in 2001 and 43.3% in 2006.

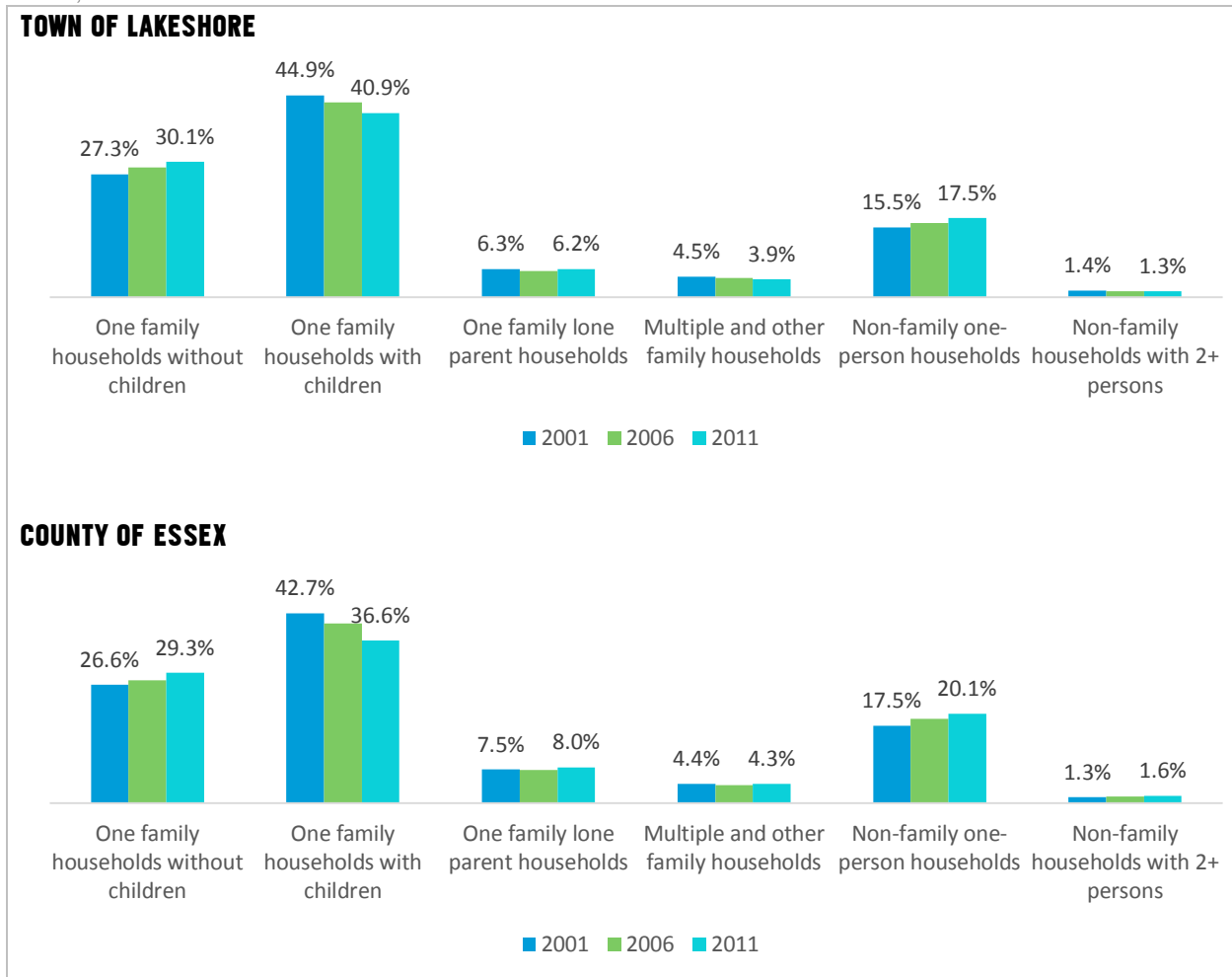
The largest rate of increase was seen for one-person households; increasing by 40.7% from 2001 to 2011 although the largest increase in actual numbers was seen in couples without children; increasing by 1,010 households or 37.3% from 2001 to 2011. The share of couples without children has also been steadily increasing; increasing from 27.3% of all households in 2001 to 28.8% in 2006 and 30.1% of all households in 2011. One-person households made up 15.5% of all households in the Town in 2001. By 2011, one-person households made up 17.5% of all households.

In comparison, non-family households with two or more persons saw the highest rate of increase from 2001 to 2011 in Essex County (not including Windsor). In actual numbers, couples without children saw the greatest increase (3,670 households or an increase of 24.1%) followed by one-person households (2,990 households or an increase of 29.9%).

In contrast to the Town of Lakeshore which saw the number of couples with children increase by 13.6% from 2001 to 2011, Essex County (not including Windsor) saw a decrease in this household type; decreasing by 3.5% or 860 households from 2001 to 2011. Other municipalities in Essex County, including the City of Windsor, saw similar trends. The only municipality that saw an increase in the number of couples with children, aside from Lakeshore, was the Town of LaSalle, where this household category saw an increase of 5.1%.

This data illustrates the need to provide a range of housing options to meet the needs of single individuals, couples without children and families in the Town of Lakeshore.

**FIGURE 8:** Proportion of Households by Type for Town of Lakeshore and County of Essex; 2001, 2006, and 2011



Source: Statistics Canada Custom Tabulations; 2001, 2006, and 2011

## 2.2.5 Unique Household Types

### Aboriginal Households

The number of households led by an Aboriginal person in Lakeshore increased by 145.0% from 2001 to 2011; an increase of 145 households. In 2011, 2.0% of all households in Lakeshore were Aboriginal-led households. In comparison, Aboriginal-led households in Essex County (not including Windsor) made up 1.4% of all households in the County in 2011; increasing by 90.7% from 2001.

## Recent Immigrant Households

The number of households led by a recent immigrant in Lakeshore decreased by 20 households or 50.0% from 2001 to 2011. This decrease occurred in the period from 2006 to 2011. In 2011, recent immigrant-led households made up only 0.2% of all households in Lakeshore. Recent immigrant-led households also decreased in Essex County as a whole (not including Windsor); decreasing by 32.0% from 2001 to 2011 and making up only 0.5% of all households in the County. In comparison, the recent immigrant population makes up 3.9% of the total Ontario population.

## Households with a Person with a Disability

The proportion of households with a person with a physical and/or intellectual disability increased from 11.0% in 2001 to 12.5% in 2006 then decreased to 10.4% in 2011. Overall, the number of households increased by 18.4% or 200 households from 2001 to 2011.

Households with a person with a disability made up 13.5% of all households in Essex County (not including Windsor) in 2011. Similar to the Town of Lakeshore, the number and of households in the County as a whole saw an increase from 2001 to 2011; increasing by 1,980 households or 29.6%. In comparison, the persons with disabilities made up 15.4% of the total population in Ontario in 2012.

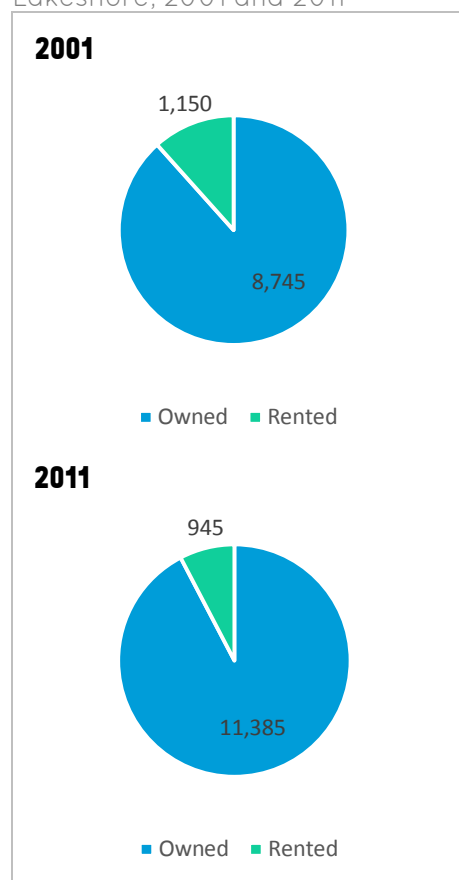
## 2.2.6 Household Tenure

In 2011, owner households made up 92.3% of all households in the Town of Lakeshore; increasing from 88.4% in 2001 and 91.9% in 2006.

The number of owner households in the Town of Lakeshore increased by 30.2% or 2,640 households from 2001 to 2011. In contrast, renter households decreased by 17.8% or 205 households during the same time period. This trend is similar to that seen in the Towns of Amherstberg, Kingsville and the County as a whole although the rate of increase in the Town of Lakeshore was the highest seen in the area. The Towns of Essex, LaSalle, Leamington, Tecumseh and the City of Windsor all saw an increase in the number of both owner and renter households from 2001 to 2011.

The large proportion of owner households may be partly due to limited rental housing options in the Town, as noted by key informants. While homeownership is the ideal for many households, rental housing fulfills

**FIGURE 9:** Number of Households by Tenure for Town of Lakeshore; 2001 and 2011



Source: Statistics Canada Custom Tabulations; 2001 and 2011



an important role in the housing continuum, particularly for one-person households and non-family households. Moving forward, the Town should ensure that an appropriate supply of both rental and ownership housing is available in the Town.

## 2.3 Economic Context

Changing economic conditions influence the demand for housing within a community, both in terms of the number of housing units required as well as the ability of households to afford housing in the community.

### 2.3.1 Labour Force Participation and Unemployment

According to Statistics Canada, the labour force participation rate in the Town of Lakeshore has been decreasing from 70.4% in 2001 and 71.0% in 2006 to 64.7% in 2011. Similarly, the unemployment rate has been increasing; increasing from 4.4% in 2001 and 5.6% in 2006 to 6.9% in 2011.

While the labour force participation rate in Lakeshore has been decreasing, it was still higher than the rates in many of the other municipalities in Essex County and was higher than the 59.7% participation rate for the County as a whole (including the City of Windsor) in 2011. The unemployment rate in the Town (6.9%) was also lower than the rates in many of the other municipalities in Essex County, including the overall unemployment rate for the County as a whole (9.7%) and the City of Windsor (12.2%). Lakeshore's unemployment rate was slightly higher than the rate in the Town of LaSalle (6.8%) and Kingsville (6.1%).

The Town of Lakeshore is part of the Windsor-Sarnia Economic Region and this regional economy is largely based on the manufacturing, petrochemical, renewable energy and agricultural industries. The total employment in the area is still below pre-recession levels although employment grew by 4,000 in 2014, the region's largest gain since 2006<sup>1</sup>.

### 2.3.2 Household Income

The financial capacity of a household is an important factor in determining housing need. By examining income trends and characteristics, it is possible to better identify what is affordable for households and what housing options are available to them within a community.

<sup>1</sup> Employment and Social Development Canada (2014). Environmental Scan – Ontario Region: Spring 2014. Accessed from: <http://www.esdc.gc.ca/eng/jobs/lmi/publications/e-scan/on/spring2014.shtml>

## Average and Median Household Income

The average household income in the Town of Lakeshore in 2010 was \$95,625; increasing by 16.9% from \$81,808 in 2001 and by 17.3% from \$81,556 in 2005. In comparison, the average household income for Essex County as a whole (including Windsor) was \$72,692 in 2010; increasing by 10.9% from \$65,533 in 2000. The average household income for Ontario was \$85,772 in 2010.

The average household income in the Town of Lakeshore in 2010 was higher than the average household income in Amherstberg (\$86,116), Essex (\$74,902), Kingsville (\$78,942), Leamington (65,713), City of Windsor (\$62,175) and Essex County as a whole (\$72,692). The average household income in LaSalle (\$103,034) and Tecumseh (\$99,800) were higher than the average in Lakeshore.

The estimated average household income in the Town of Lakeshore for 2015 is \$101,910. This estimate is based on the average compounding growth rate for the average household income in Lakeshore from 2000 to 2010 as well as the average growth rate for the Ontario Consumer Price Index for 2001 to 2014.

The median household income in the Town of Lakeshore in 2010 was \$85,017; increasing by 13.6% from 2000 to 2010. In comparison, the median income in Essex County as a whole (including Windsor) was \$58,482 in 2010 and the median household income in Ontario was \$66,358.

## Household Income Deciles

While figures for average household income provide a general sense of the financial capacity of households in a community, looking at the distribution of income within the local context provides greater detail of the economic capacity of households in the Town of Lakeshore. The following table shows the household income deciles for the Town of Lakeshore.

**TABLE 1:** Household Income Decile Ranges for Town of Lakeshore; 2000, 2005, 2010, and 2015

|                  | 2000                  | 2005                  | 2010                  | 2015                  |
|------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>DECILE 1</b>  | \$19,445 and under    | \$25,707 and under    | \$25,206 and under    | \$26,863 and under    |
| <b>DECILE 2</b>  | \$19,446 - \$32,966   | \$25,708 - \$40,463   | \$25,207 - \$40,896   | \$26,864 - \$43,584   |
| <b>DECILE 3</b>  | \$32,967 - \$47,250   | \$40,464 - \$53,559   | \$40,897 - \$53,483   | \$43,585 - \$56,998   |
| <b>DECILE 4</b>  | \$47,251 - \$59,237   | \$53,560 - \$66,880   | \$53,484 - \$68,236   | \$56,999 - \$72,721   |
| <b>DECILE 5</b>  | \$59,238 - \$72,228   | \$66,881 - \$81,556   | \$68,237 - \$82,017   | \$72,722 - \$87,407   |
| <b>DECILE 6</b>  | \$72,229 - \$85,264   | \$81,557 - \$94,807   | \$82,018 - \$96,153   | \$87,408 - \$102,472  |
| <b>DECILE 7</b>  | \$85,265 - \$98,978   | \$94,808 - \$111,376  | \$96,154 - \$111,566  | \$102,473 - \$118,898 |
| <b>DECILE 8</b>  | \$98,979 - \$116,967  | \$111,377 - \$133,293 | \$111,567 - \$133,324 | \$118,899 - \$142,086 |
| <b>DECILE 9</b>  | \$116,968 - \$144,617 | \$133,294 - \$164,568 | \$133,325 - \$171,151 | \$142,087 - \$182,399 |
| <b>DECILE 10</b> | \$144,618 and higher  | \$164,569 and higher  | \$171,152 and higher  | \$182,400 and higher  |

*Source: Statistics Canada Custom Tabulations; 2001, 2006, and 2011; 2015 SHS income estimates based on the growth rate of the median and average household income and the consumer price index*

Based on the 2010 household income deciles of the Town of Lakeshore, 34.4% of all households in Essex County (not including Windsor) have incomes falling within the first three income deciles. When the City of Windsor is included, 45.8% of all households in the County fall within the first three income deciles. This characteristic is also seen for the Towns of Amherstberg, Essex, Kingsville, Leamington and the City of Windsor. This shows that households in the Town of Lakeshore have higher incomes compared to these municipalities. In contrast, the Towns of LaSalle and Tecumseh have less than 30% of all households in the first three income deciles.

### **Household Income Deciles by Household Type**

One-person households had the highest proportion of households with incomes falling within the first three income deciles in the Town of Lakeshore in 2010, with 66.4% of all one-person households. More than a quarter (28.7%) of all one-person households in Lakeshore had incomes falling within the first income decile (\$25,206 or less in 2010).

Lone-parent households also had a significant proportion of households falling within the first three income deciles. In 2010, 46.1% of lone parent households had incomes falling within the first three income deciles and 13.0% had incomes within the first income decile.

Households with a person with a disability had 45.5% of all households in this category falling within the first three income deciles with 13.2% of households falling within the first income decile.

Just over 30% (32.2%) of couples without children had incomes falling within the first three income deciles. In contrast, only 12.0% of couples with children had incomes within the first three income deciles. In addition, couples with children had the second largest proportion of households falling within the 7<sup>th</sup> to 10<sup>th</sup> income deciles at 62.0% of all couples with children in 2010.

The highest proportion of households with incomes falling within the top four income deciles was multiple family and other family households at 62.5%. Further, this household type had only 2.1% of households falling within the first three income deciles.

This data suggests a need for affordable housing options in the Town of Lakeshore for single individuals, couples, lone parents, and persons with disabilities.

### **Household Income Deciles by Tenure**

In 2010 in the Town of Lakeshore, 8.5% (965 households) of all owner households had incomes falling within the first income decile (\$25,206 or less in 2010) and 26.7% (3,040) had incomes falling within the first three income deciles (\$53,483 or less in 2010). In contrast, 28.0% (265

households) of all renter households had incomes falling within the first income decile and 69.8% (660 households) had incomes within the first three income deciles.

While this data demonstrates a more urgent need for affordable rental housing options in the Town of Lakeshore, it also shows a need for affordable ownership options.

### 2.3.3 Incidence of Low Income

An important measure of housing affordability is the incidence of low income in a community. Statistics Canada previously used the low income cut-offs (LICO) to identify the rate of families and individuals with low incomes within a community. With the 2011 Census, Statistics Canada introduced a modified measure for defining the low income population. This measure is called the after-tax low income measure (LIM-AT).

In 2010, 8.8% of the population 18 to 64 years in Lakeshore had low incomes compared to 17.5% for Essex County as a whole. Further, 6.8% of the population 65 years and older in Lakeshore had low incomes compared to 9.0% for Essex County.

### 2.3.4 Income Assistance

In 2014, there were 94,204 Ontario Works (OW) recipients in the City of Windsor and County of Essex as a whole; decreasing from 98,275 in 2008. OW recipients from the County make up about 15% of all Windsor-Essex recipients.

## 2.4 Summary of the Housing Demand Analysis

The key findings from the housing demand analysis are:

- The Town of Lakeshore is growing at a higher rate than the other municipalities in Essex County as well as the County as a whole (including Windsor).
- The population in the Town of Lakeshore is aging and this trend will continue in the next ten years. The highest rate of increase was seen in the older adult population (aged 60 to 64 years) as well as the younger seniors (65 to 69 years). This trend suggests a need for housing options to facilitate aging in place rather than options for frail seniors, such as long term care homes or retirement homes.
- One- and two-person households saw the highest rates of increase from 2001 to 2011. The share of couples with children has decreased although the number of these households has increased from 2001 to 2011. This suggests an increasing need for

housing options for smaller households while continuing to provide options for families with children.

- One-person households, lone-parent households and households with a person with a disability were overly represented in the lower income deciles, indicating a need for affordable housing options appropriate for these household types.
- A significant proportion of renter households had incomes falling within the first three income deciles with more than a quarter falling within the first income decile. This suggests a need for affordable rental options within the Town.

## 3.0 HOUSING SUPPLY ANALYSIS

This section provides an overview of the current housing supply along the continuum in the Town of Lakeshore as well as recent building activity and the development potential in the Town.

### 3.1 Overall Housing Supply

#### 3.1.1 Trends in the Number and Types of Dwellings

Single detached dwellings made up 92.0% of all dwellings in the Town of Lakeshore in 2011. While the number of single detached dwellings has increased by 20.8% from 2001 to 2011, the share of this dwelling type has decreased slightly from 94.9% in 2001 and 93.6% in 2006. Row/ townhouses made up 2.1% of the housing stock in 2011, semi-detached dwellings made up 1.9% and apartments with less than five storeys represented 1.3% of the overall stock in 2011. The share of row/ townhouses and semi-detached dwellings both increased from 2001 to 2011 while the share of apartments with less than five storeys decreased (2.2% in 2001 vs. 1.3% in 2011).

In comparison, single detached dwellings made up 83.7% of the overall housing stock in Essex County (not including Windsor). Semi-detached dwellings (4.1%), row/ townhouses (3.9%) and apartments with less than five storeys (3.9%) made up larger proportions of the overall stock when compared to the Town of Lakeshore. When compared to the other municipalities in Essex County, the Town of Lakeshore has a much larger proportion of single detached dwellings. The share of single detached dwellings in Windsor and the other municipalities in Essex County range from 62.1% (Windsor) to 87.0% (LaSalle). This suggests that the Town of Lakeshore's housing stock is less diversified when compared to other municipalities in the area.

**TABLE 2:** Proportion of Dwellings by Type for Town of Lakeshore and Essex County (excluding Windsor); 2001 and 2011

|                                       | LAKESHORE |       | ESSEX COUNTY |       |
|---------------------------------------|-----------|-------|--------------|-------|
|                                       | 2001      | 2011  | 2001         | 2011  |
| <b>SINGLE-DETACHED DWELLING</b>       | 94.9%     | 92.0% | 86.2%        | 83.7% |
| <b>SEMI-DETACHED DWELLING</b>         | 0.7%      | 1.9%  | 3.0%         | 4.1%  |
| <b>ROW HOUSE</b>                      | 0.9%      | 2.1%  | 2.8%         | 3.9%  |
| <b>APARTMENT (DETACHED DUPLEX)</b>    | 0.7%      | 0.5%  | 0.8%         | 1.1%  |
| <b>APARTMENT (&lt;5 STOREYS)</b>      | 2.2%      | 1.3%  | 4.5%         | 3.9%  |
| <b>APARTMENT (5+ STOREYS)</b>         | 0.0%      | 0.0%  | 2.2%         | 2.0%  |
| <b>MOVABLE DWELLING</b>               | 0.4%      | 2.0%  | 0.3%         | 1.1%  |
| <b>OTHER SINGLE-ATTACHED DWELLING</b> | 0.2%      | 0.0%  | 0.3%         | 0.2%  |

Source: Statistics Canada Custom Tabulations; 2001 and 2011

### 3.1.2 Housing Completions

According to CMHC reports, there were 171 housing completions in the Town of Lakeshore in 2014. The number of housing completions increased from 123 in 2011 but decreased by 38.9% from 280 in 2001. When compared to the other municipalities in Essex County, the Town of Lakeshore had significantly more housing completions than all the other municipalities except for the City of Windsor. Housing completions in the other municipalities in Essex County in 2014 ranged from 14 in the Municipality of Leamington to 144 in LaSalle.

#### Completions by Type

Most of the housing completions in the Town of Lakeshore were single detached dwellings although the proportion of single detached dwellings decreased from 96.4% in 2001 to 93.0% in 2014. The proportion of semi-detached dwellings also decreased from 3.6% of all completions in 2001 to 2.3% in 2014. In contrast, completions of row/ townhouses increased from 0.0% in 2001 to 4.7% in 2014 (8 units). According to a key informant, many of these housing units, including the row/ townhouses, are high end units.

#### Completions by Tenure

Most of the housing completions in the Town of Lakeshore are ownership dwellings. In 2014, 95.3% (163 units) of all housing completions were ownership dwellings and 4.7% were condo dwellings (8 units). The proportion of ownership dwellings increased from 90.2% (111 units) in 2011. There were no rental housing completions in the Town of Lakeshore in 2001, 2006, 2011 or 2014. There were 12 condo units completed in 2011 and eight units in 2014.

The data on housing completions in the Town of Lakeshore suggests that there is very little diversification of housing type or tenure in the Town, even in recent years. This may be an issue considering the changing demographics, particularly the aging population and shift to smaller households.

### 3.1.3 Age and Condition of Dwellings

The Town of Lakeshore has a slightly larger proportion of newer dwellings when compared to Essex County (not including Windsor). In 2011, 40.5% of all dwellings were built between 1991 and 2011 with 5.9% of these being built between 2006 and 2011. In comparison, Essex County has 33.9% of its dwellings built between 1991 and 2011 with 4.2% built between 2006 and 2011.

In 2011, 5.1% of the housing stock in the Town of Lakeshore required major repairs<sup>2</sup>. This proportion is very similar to most of the other municipalities in Essex County and Essex County as a whole (not including Windsor) which had 5.2% of the housing stock requiring major repairs

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<sup>2</sup> This is based on self-reported data from the National Household Survey 2011

in 2011. The proportion requiring major repairs in Lakeshore was higher than the proportions in Tecumseh (3.9%) and LaSalle (3.5%).

The proportion of dwellings requiring major repairs in the Town of Lakeshore decreased from 6.2% in 2001 but increased from 4.9% of all dwellings in 2006.

## 3.2 Market Housing Supply

Market housing includes rental and ownership options in the private housing market. This section looks at the trends in the supply of ownership and rental housing as well as median and average housing costs.

### 3.2.1 Market Ownership Housing

Homeownership is a valuable form of personal investment and is often viewed as the most important way to build personal assets. For many households it is the ideal form of housing. In 2011, there were 12,330 occupied private dwellings in the Town of Lakeshore. Most of these dwellings (92.3% or 11,385 units) were owned while 945 units (7.7%) were rented.

#### Dwellings by Type

Of the owned dwellings in 2011, 94.4% or 10,745 units were single detached dwellings. While the number of dwellings increased by 24.7% from 2001 and 3.7% from 2006, the share of single detached dwellings decreased from 98.5% of all owned dwellings in 2001 and 96.9% in 2006. In 2011, semi-detached dwellings made up 1.2% of all owned dwellings while row/townhouses made up 2.1%.

In comparison, single detached homes made up 89.9% of the total owned housing stock in Essex County (not including Windsor) in 2011 while semi-detached dwellings made up 3.7% and row/townhouses made up 3.3% of all owned dwellings.

#### Median House Price

The median house price for a single detached dwelling in the Town of Lakeshore in 2015 is \$247,000; increasing by 14.9% from \$215,000 in 2011. The highest rate of increase in median house prices was seen for semi-detached homes; increasing by 68.8% from \$157,000 in 2011 to \$265,000 in 2015. CMHC data shows that the average sale price of a single detached home in Lakeshore as of July 2015 was \$451,747. To compare, the average house prices for the City of Windsor was \$373,395 during the same time period.



**TABLE 3:** Median Sale Prices of Single-Detached Dwellings for Town of Lakeshore; 2011-2015 YTD

|  | 2011      | 2012      | 2013      | 2014      | 2015      | Change<br>(2011 to 2015) |
|--|-----------|-----------|-----------|-----------|-----------|--------------------------|
| <b>SINGLE FAMILY DETACHED</b>            | \$215,000 | \$228,000 | \$230,000 | \$256,950 | \$247,000 | 14.9%                    |
| <b>SINGLE FAMILY DETACHED (ON WATER)</b> | \$237,900 | \$290,000 | \$286,500 | \$321,000 | \$327,500 | 37.7%                    |
| <b>TOWNHOUSE/ROW HOUSE</b>               | \$174,500 | \$150,000 | \$40,000  | \$191,250 | \$199,500 | 14.3%                    |
| <b>SEMI-DETACHED</b>                     | \$157,000 | \$153,500 | \$150,000 | \$161,000 | \$265,000 | 68.8%                    |
| <b>SEASONAL/RECREATIONAL DWELLING</b>    | \$155,250 | \$165,000 | \$162,000 | \$178,931 | \$209,250 | 34.8%                    |

Source: Town of Lakeshore data from MPAC Municipal Status Report

MPAC data shows that in 2001, 52.4% of all dwellings in Lakeshore had assessed values falling within the price ranges affordable to households with incomes in the first three income deciles (earning about \$57,000 in 2015 and able to afford homes valued at \$162,300 or less). In 2015 (YTD), 57.2% of homes had assessed values falling within the price ranges affordable to households with incomes in the first three income deciles (homes valued at \$236,385 or less). While this data suggests that housing affordability is improving, it should be noted that there is often a gap between assessed values and market values.

To further support this point, data from the Windsor-Essex County Association of Realtors' Residential Report for August 2015 shows that average house prices in the area have increased by 5.43% from the previous year. In addition, while the number of dwellings that were sold for less than \$160,000 decreased from 265 in August 2014 to 251 dwellings in August 2015, the number of dwellings sold for over \$500,000 increased from 7 dwellings in August 2014 to 17 in August 2015. Also, Lakeshore was included in the top 3 towns/ municipalities with the highest number of listings and sales of high-end homes. Other municipalities on this list were Amherstberg and LaSalle.

Stakeholders stated that there are many households moving to Lakeshore from Toronto who are looking for and have the ability to purchase higher-end homes in the Town. This trend is driving up the demand for higher end homes. On the other hand, stakeholders noted that households who have lived in Lakeshore for many years often can no longer afford to stay in the Town due to the increasing house prices, particularly if they experience a change in their lifestyle, such as retirement, divorce or youth moving out of their parents' homes.

### 3.2.2 Market Rental Housing

While many households seek homeownership, rental housing fulfills a number of important roles in the housing market. It offers a flexible form of accommodation, provides relief from day-to-day maintenance, and often provides more modest-sized units. In addition, rental housing is generally more affordable compared to ownership housing. In most cases, rental dwellings tend to have lower monthly costs and only require the first and last months' rent as deposit.

As previously mentioned, there were 945 rented dwellings in the Town of Lakeshore in 2011 based on Statistics Canada data. On the other hand, CMHC data shows that there were a total of 115 units in the primary rental market in 2011 and 117 units in 2014). As such, it can be assumed that the majority of rental dwellings in the Town are part of the secondary rental market.

This assumption is supported by the fact that of the 945 rented dwellings in the Town in 2011, the majority (63.0% of rented dwellings or 595 units) were single detached dwellings. A further 16.9% (160 units) were apartments with five or more storeys and 11.1% (105 units) were semi-detached dwellings. Row/townhouses made up 2.6% (25 units) of rented dwellings while 5.3% (50 units) were detached duplexes.

Of the 117 units in the primary rental market in 2014, the vast majority (82.0% or 96 units) were two-bedroom apartments. According to CMHC data, there was only one bachelor unit, 14 one-bedroom unit, and six three-bedroom units.

One challenge with having the majority of rental units in the secondary rental market is that this is generally not a stable source of housing stock. Landlords can take units off the market more easily than in the primary rental market. Another issue that is highlighted by the data is the very limited supply of smaller rental units. Considering the shift to smaller households and the aging of the population, there will be a greater need for smaller units to meet the changing demographics in the Town.

### Vacancy Rates

As of October 2014, the overall vacancy rate for the primary rental market in the Town of Lakeshore was 4.0%. This is down from 13.6% in 2011, 5.5% in 2012, and 4.8% in 2013. In comparison, the total vacancy rate for the City of Windsor in 2014 was 4.5%, down from 8.4% in 2011. While still relatively healthy vacancy rates, these trends highlight a tightening of the rental market.

### Average and Median Rents

The average rent for primary rental units in the Town of Lakeshore in 2014 was \$653; increasing by 4.0% from \$628 in 2001 but decreasing by 0.6% from the average in 2011. Average rents in Lakeshore saw the smallest change compared to the other municipalities in Essex County. From 2011 to 2014, average rents in Amherstberg increased by 20.0%; Kingsville by 9.1%; Leamington and Windsor both by 6.1%; and Tecumseh by 2.8%. The low rate of change in average rents in the Town of Lakeshore may be partly explained by low levels of new primary rental units being built in the Town as demonstrated by the

### VACANCY RATES



in Lakeshore  
decreased from

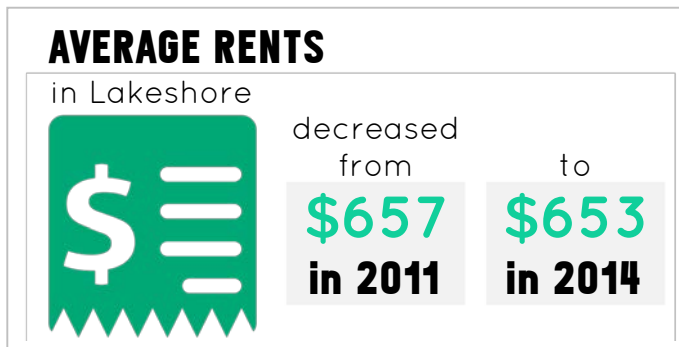
**13.6%**  
**in 2011**

to

**4%**  
**in 2014**

Source: CMHC Housing Information Portal

housing completions by tenure data (*Section 3.1.2 of this report*). Older rental units generally have lower rents and smaller changes in rental rates over the years.



Source: CMHC Housing Information Portal

In 2014, the median rent for the primary rental market in the Town of Lakeshore was \$650. This decreased from \$675 in 2012 and 2013 but is the same median rent seen in 2011.

The Town currently does not permit secondary suites although according to MPAC (Municipal Property Assessment Corporation), there are currently 41 residential properties with two dwellings,

with at least one occupied on a permanent basis. Stakeholders also noted that there are likely many more illegal secondary suites. While these increase the supply of rental housing in the Town and allow aging parents to live with their families, there are health and safety issues associated with having illegal suites.

### 3.2.3 Residential Development Potential

#### Building Permits

As of July 2015, there were 94 building permits issued in the Town of Lakeshore. All of these were for single detached dwellings. In 2014, there were 183 building permits issued and 178 of these were for single detached dwellings, two for semi-detached dwellings and three for multi-unit dwellings.

#### Dwellings under Construction

CMHC data shows that as of July 2015, there were 99 units under construction and all of these were single detached homes. Similarly, there were 92 dwellings under construction in 2014 and these were all single detached homes.

#### Residential Land Supply

According to Town of Lakeshore data, as of September 2014, there were 330.8 hectares (817.5 acres) of designated and zoned residential lots in the Town. In addition, there were 14.1 hectares (34.9 acres) pending residential designation.

As of September 2014, there were a total of 1,486 registered residential (vacant) lots in Lakeshore on 166.7 hectares (411.8 acres). Of these lots, 479 are service lots where infrastructure is already present and the lots are building permit-ready. The 479 draft approved residential lots in Lakeshore (46.8 hectares) are for three proposed developments. Of these, only one proposed

development was for townhouses and the number of lots made up only 5.0% of the total draft approved lots. The rest of the lots were for single detached dwellings.

The data presented above shows that while there is some diversification in terms of housing types in the Town, most of the units being built or planned are still single detached dwellings. This may present an issue for the aging population as single detached dwellings generally require more maintenance. In addition, these dwellings are usually less affordable, thus presenting a housing affordability issue for lower income households in the Town.

Key informants noted that there is a sufficient supply of residential land in the Town to meet current and future housing needs. There are some challenges associated with servicing for some lots but the main issue that was highlighted by key informants was related to the size of lots and the limited ability of developers to increase densities due to Town policies.

## 3.3 Non-Market Housing Supply

Non-market housing is made up of temporary accommodation as well as permanent housing where monthly rent rates are geared-to-income or below-market rates. The temporary non-market stock includes emergency shelters and transitional housing units while the permanent non-market housing stock includes subsidized or social housing, affordable housing units, and supportive or special needs housing units.

### 3.3.1 Emergency and Transitional Housing

There are no emergency shelters in the Town of Lakeshore or in Essex County. There are also no transitional housing units/ beds in the Town of Lakeshore. The emergency and transitional housing facilities in the City of Windsor provide Lakeshore residents with these services when they need them but the City does not collect data on the municipality where clients come from.

The City of Windsor has emergency and transitional housing units/ beds for youth, families, immigrants, Aboriginals, men, women, seniors, and persons with mental illness.

### 3.3.2 Subsidized Housing

There are a total of 77 social housing units in three projects located in the Town of Lakeshore. Of these units, 20 are mandated for singles (St. Charles), 37 for families (Belle River Co-op) and 20 for seniors (Tilbury West). Of the 37 units mandated for families, two are modified units and of the 20 mandated for seniors, one is a modified unit. There are currently no rent supplement units in Lakeshore.

In addition, the Town agreed to participate in the property tax concession feature of the capital component of the Canada-Ontario Affordable Housing Program. There were also three units purchased in Lakeshore through the Homeownership Down payment Assistance component of this program.

As of July 2015, there were 122 people on the Central Housing Registry who are waiting for subsidized units in the Town of Lakeshore. This represents 4.0% of the overall Central Housing Registry wait list. Between January 2014 and December 2015, two households were housed in subsidized units in Lakeshore. One household waited for five months while the other waited for two years.

### 3.3.3 Supportive Housing

There are three Housing with Support Program Homes in Lakeshore. These are:

| LA CHAUMEIERE RETIREMENT RESIDENCE | ST. JOACHIM MANOR                       | CHEZ NOUS  |
|------------------------------------|---|--|
| provides accommodation for seniors | provides accommodation to a mix of ages | provides accommodation to a mix of ages but most residents are seniors |

These homes provide subsidized accommodation for 55 individuals. Acceptance into these homes is based on a medical determination by a physician. In addition to the individuals who are subsidized, there are residents in these homes who pay market rates for accommodation and services. As noted by a key informant, there are opportunities to increase the number of subsidized residents if additional funding was available.

Community Living Essex County currently has nine small group living homes and one leased townhouse in Lakeshore. There are also four units built with Community Living Essex through the Canada-Ontario Affordable Housing Program for persons with developmental disabilities. In addition to housing, the agency also provides supports to individuals with developmental or intellectual challenges and their families. There are currently 231 people in Essex County receiving housing and supports from this agency. The waiting list is administered by Development Services Ontario – West Region. As of January 2015, there were 744 people waiting for residential supports and 2,399 waiting for respite and community participation supports in Windsor-Essex.

There are other small group living homes in Lakeshore run by different support agencies with a total of about 20 group homes in the Town, including those administered by Community Living. Most of these have 4 to 6 residents. These group homes are in single detached homes throughout the Town as these uses are now allowed as-of-right in all areas of the Town.

Other agencies which provide supports to residents of Lakeshore include the Essex County Housing with Supports Program, Labour Sponsored Community Development Group/ Housing Information Services of Windsor-Essex, Inn of Windsor, and Windsor-Essex Community Health Centre.

Key informants note that the main issues in the Town of Lakeshore include a limited supply of affordable housing for individuals and families with low incomes, a very limited number of accessible units for persons with disabilities, and a lack of transportation options in general and for persons with disabilities and seniors in particular.

### 3.4 Summary of Housing Supply Analysis

The key findings from the housing supply analysis are:

- Most dwellings in the Town of Lakeshore are single detached homes and development and building permit applications show this trend will continue with very limited diversification in terms of dwelling types.
- Average and median house prices are increasing which may present challenges to households with lower incomes.
- The majority of rental units in the Town are part of the secondary rental market which is not as stable as purpose built rental housing. In addition, there have been very limited additions to the primary rental market in the last ten years.
  - Key informants note that the available rental units are not affordable to households with low incomes.
- There is an adequate amount of residential lots to meet housing needs but key informants note that current Town policies limit opportunities to increase densities and provide alternatives to single detached / single family homes.
- There are currently no emergency and transitional housing units in the Town and the supply of special needs housing units is limited. Key informants stated that this can lead to persons in crisis or with special needs having to leave their community and support networks or having to make do with inappropriate housing and supports.
- The lack of transportation options, which limits the ability to access housing and services, was noted as an issue by all key informants.

## 4.0 HOUSING AFFORDABILITY ANALYSIS

Housing is the largest monthly expenditure for most households in Canada. According to the 2013 Statistics Canada Survey of Household Spending, Canadians spend on average 28% of their income on shelter. Accessing affordable, adequate and suitable housing is a pressing concern for individuals and families with low incomes as well as those with special housing needs. Housing affordability is an important factor in the social wellbeing of all residents and an adequate supply of affordable housing greatly contributes to the creation of healthy and economically prosperous communities.

This section examines housing affordability in the Town of Lakeshore by looking at the proportion of income a household spends on housing costs. According to CMHC, a dwelling is affordable if it costs the household no more than 30% of their gross monthly income.

### 4.1 Proportion of Income Spent on Shelter

Statistics Canada defines 'income spent on shelter' as the proportion of a household's average monthly income which is spent on housing costs. This percentage is calculated by dividing the total shelter-related expenses by the household's total monthly income. These expenses include the monthly rent or the mortgage payments and the costs of electricity, heat, municipal services, property taxes and other shelter-related expenses.

In 2010, 84.3% of all households in the Town of Lakeshore spent less than 30% of their household income on housing costs while 15.7% (1,505 households) spent 30% or more on housing costs. Similarly, 82.9% of all households in Essex County (not including Windsor) were spending less than 30% of their income on housing costs while 17.1% were spending 30% or more.

**TABLE 4:** Proportion of Income Spent on Shelter for Town of Lakeshore and Essex County (excluding Windsor); 2011

|                     | LESS THAN 30% OF INCOME | 30% OF INCOME OR MORE |
|---------------------|-------------------------|-----------------------|
| <b>LAKESHORE</b>    | 84.4%                   | 15.7%                 |
| <b>ESSEX COUNTY</b> | 82.9%                   | 17.1%                 |

Source: Statistics Canada Custom Tabulations, 2001 and 2011

### 4.1.1 Spending on Shelter by Household Income Deciles

Based on household income deciles data, housing affordability is a significant issue for households with incomes falling within the first income decile (earning \$25,206 or less in 2010 and approximately \$26,863 or less in 2015) in the Town of Lakeshore. In 2010, just over a quarter of households in the first income decile (26.8% of households) were spending less than 30% of their income on housing costs while 72.7% were spending more than 30% and, thus, facing housing affordability challenges. Of the households in the first income decile, 40.2% were spending 70% or more of their household income on housing costs. A further 18.6% were spending between 30% and 49% of their income and 13.9% were spending between 50% and 69% of their income on housing costs.

Similarly, 27.6% of households with incomes falling within the first income decile in Essex County (not including Windsor) spend less than 30% of their income on housing costs while 72.4% of households in the first income decile are spending 30% or more on housing costs.

**TABLE 5:** Proportion of Income Spent on Shelter by Income Decile for Town of Lakeshore; 2011

|                  | LESS THAN 30% OF INCOME | 30% OF INCOME OR MORE |
|------------------|-------------------------|-----------------------|
| <b>DECILE 1</b>  | 26.8%                   | 72.7%                 |
| <b>DECILE 2</b>  | 67.7%                   | 32.3%                 |
| <b>DECILE 3</b>  | 73.7%                   | 26.3%                 |
| <b>DECILE 4</b>  | 89.5%                   | 10.5%                 |
| <b>DECILE 5</b>  | 95.3%                   | 5.2%                  |
| <b>DECILE 6</b>  | 95.4%                   | 4.1%                  |
| <b>DECILE 7</b>  | 96.8%                   | 3.2%                  |
| <b>DECILE 8</b>  | 97.9%                   | 2.1%                  |
| <b>DECILE 9</b>  | 99.5%                   | 1.0%                  |
| <b>DECILE 10</b> | 99.5%                   | 1.1%                  |

Source: Statistics Canada Custom Tabulations, 2001 and 2011

The proportion of households facing housing affordability issues decreases as household incomes increase. While some households may choose to spend more than 30% of their income on housing costs, many households with low incomes have no option but to spend more than 30% of their income as alternative accommodation which is affordable is not available in the community. In 2010 in Lakeshore, 32.3% of households in the second income decile were spending 30% or more of their household income on housing costs. There were 4.2% of households in the second decile who were spending 70% or more of their income on housing costs.



Of the households with incomes falling within the third income decile in Lakeshore, 26.3% were spending 30% or more of their income on housing costs while 2.6% were spending 70% or more.

This data suggests that there is a significant need for housing options that are affordable to households with incomes falling within the first income decile in Lakeshore. While the need is less urgent, there is still a need for housing options for households falling within the second and third income deciles with 560 households facing housing affordability issues.

### 4.1.2 Spending on Shelter by Household Tenure

In 2010, 86.2% of all owner households in the Town of Lakeshore were spending less than 30% of their income on housing costs while 13.8% (1,165 households in 2010) were spending 30% or more. There were 8.0% of owner households spending 30% to 49%, 1.8% spending 50% to 69% and 3.9% spending 70% or more of their income on housing costs.

A much larger proportion of renter households were facing housing affordability challenges in the Town of Lakeshore. In 2010, 29.8% of renter households were spending 30% or more of their income on housing costs compared to 13.8% of owners although in actual numbers, there were far more owner households facing housing affordability challenges compared to renter households (1,165 owners vs. 340 owners).

In comparison, 13.5% of owners and 37.0% of renters in Essex County (not including Windsor) were spending 30% or more of their income on housing costs in 2010.

This data suggests that there is a need for affordable rental and ownership housing options in Lakeshore. This need will only increase as house prices increase.

**TABLE 6:** Proportion of Income Spent on Shelter by Tenure for Town of Lakeshore and Essex County (excluding Windsor); 2011

|                     | LESS THAN 30% OF INCOME |        | 30% OF INCOME OR MORE |        |
|---------------------|-------------------------|--------|-----------------------|--------|
|                     | OWNED                   | RENTED | OWNED                 | RENTED |
| <b>LAKESHORE</b>    | 86.2%                   | 70.2%  | 13.8%                 | 29.8%  |
| <b>ESSEX COUNTY</b> | 86.5%                   | 63.0%  | 13.5%                 | 37.0%  |

Source: Statistics Canada Custom Tabulations, 2001 and 2011

### 4.1.3 Spending on Shelter by Household Type

In 2010 in the Town of Lakeshore, 12.7% (325 households) of couples without children and 9.5% (410 households) of couples with children were spending 30% or more of their income on housing costs. Of couples without children, 2.7% were spending 70% or more of their income on housing costs while 3.7% of couples with children were spending 70% or more of their income on housing costs.

In Essex County (not including Windsor), 11.7% of couples without children and 10.1% of couples with children were spending 30% or more of their income on housing costs.

### Youth

In 2010, more than a third (34.2%) of youth-led households (with a primary household maintainer aged 15 to 24 years) were facing housing affordability challenges. Of all youth-led households, 23.7% were spending 70% or more of their income on housing costs; 5.3% were spending 30% to 49%; and, 5.3% were spending 50% to 69% on housing costs.

### Seniors

Of the population 65 years and older, 18.8% were spending 30% or more of their household income on housing costs. Of those 65 to 74 years, 16.6% were spending 30% or more on housing costs. Of households led by a maintainer 75 years or older, 21.7% were spending 30% or more on housing costs.

### Persons with Disabilities

Households with a person with disabilities are more likely to face housing affordability issues. In 2010 in the Town of Lakeshore, 26.7% (280 households) of households with a person with disabilities were spending 30% or more of their income on housing costs. Of these households, 11.9% were spending 30% to 49%, 6.7% were spending 50% to 69% and 8.1% were spending 70% or more. Key informants noted that aside from affordability issues, the accessible housing stock in the Town was very limited. There were also a very limited number of homes which could be easily renovated to meet the needs of persons with disabilities.

### Lone Parent Families

Lone parent families are another household type which, in general, is at greater risk of facing housing affordability issues. In 2010 in the Town of Lakeshore, 37.1% of lone parent families (230 households) were spending 30% or more of their income on housing costs. In Essex County, 35.2% of lone parent families were spending 30% or more of their income on housing costs.

This section demonstrates that there are certain household groups in Lakeshore who are more likely to be facing housing affordability issues and, thus, who require affordable options.

**TABLE 7:** Proportion of Income Spent on Shelter by Special Household Type for Town of Lakeshore; 2011

|  | LESS THAN 30% OF INCOME | 30% OF INCOME OR MORE |
|--|-------------------------|-----------------------|
| <b>PRIMARY MAINTAINER IS AN IMMIGRANT</b>        | 84.6%                   | 15.4%                 |
| <b>PRIMARY MAINTAINER IS A SENIOR (65+)</b>      | 81.2%                   | 18.8%                 |
| <b>HOUSEHOLD WITH A PERSON WITH A DISABILITY</b> | 73.3%                   | 26.7%                 |
| <b>PRIMARY MAINTAINER IS A YOUTH</b>             | 65.8%                   | 34.2%                 |

|   | LESS THAN 30% OF INCOME | 30% OF INCOME OR MORE |
|---|-------------------------|-----------------------|
| <b>COUPLES WITH CHILDREN</b>                | 90.4%                   | 9.5%                  |
| <b>MULTIPLE AND OTHER FAMILY HOUSEHOLDS</b> | 87.6%                   | 11.2%                 |
| <b>COUPLES WITHOUT CHILDREN</b>             | 87.3%                   | 12.7%                 |
| <b>LONE PARENT HOUSEHOLDS</b>               | 63.7%                   | 37.1%                 |

Source: Statistics Canada Custom Tabulations, 2001 and 2011

## 4.2 Ownership and Rental Affordability

### 4.2.1 Rental Housing Affordability

When the total average rent for the Town of Lakeshore in 2015 is compared to what is affordable to each income decile based on estimated household incomes for 2015, households with incomes falling within the first income decile cannot afford rental housing in Lakeshore. Households with incomes in the first income decile would likely include individuals and families receiving Ontario Works assistance. As shown in the shelter allowance rates below, these households would require subsidized housing units or additional financial assistance to afford market rate rental housing in Lakeshore.

**TABLE 8:** Ontario Works Shelter Allowance Rates (as of October 2014)

| BENEFIT UNIT SIZE  | MAXIMUM MONTHLY SHELTER ALLOWANCE |
|--------------------|-----------------------------------|
| 1-bedroom          | \$376                             |
| 2-bedroom          | \$602                             |
| 3-bedroom          | \$655                             |
| 4-bedroom          | \$710                             |
| 5-bedroom          | \$766                             |
| 6-or-more-bedrooms | \$793                             |

### 4.2.2 Ownership Housing Affordability

Households in the first to fourth income deciles cannot afford the median house price for a single detached house unless they have equity in a current home or unless they spend more than 30% of their income on housing costs. Households in the first to fifth income deciles cannot afford the median house price of semi-detached homes in Lakeshore in 2015 and households in the first to third income deciles cannot afford the median house price for a row/ townhouse.

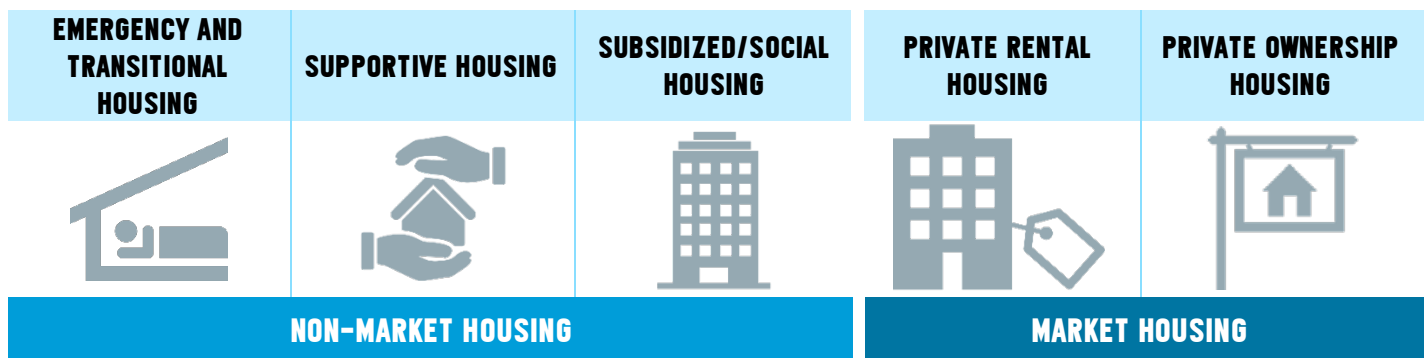
**TABLE 9:** Affordable Price Ranges based on Income Decile for Town of Lakeshore; 2015 (YTD)

|                  | <b>AFFORDABLE PRICE RANGE</b> | <b>SINGLES<br/>\$247,000</b> | <b>SEMIS<br/>\$327,500</b> | <b>ROWS<br/>\$199,500</b> |
|------------------|-------------------------------|------------------------------|----------------------------|---------------------------|
| <b>DECILE 1</b>  | \$0 - \$111,407               | -                            | -                          | -                         |
| <b>DECILE 2</b>  | \$111,408 - \$180,753         | -                            | -                          | -                         |
| <b>DECILE 3</b>  | \$180,754 - \$236,385         | -                            | -                          | -                         |
| <b>DECILE 4</b>  | \$236,386 - \$301,592         | -                            | -                          | ✓                         |
| <b>DECILE 5</b>  | \$301,593 - \$362,498         | ✓                            | -                          | ✓                         |
| <b>DECILE 6</b>  | \$362,499 - \$424,976         | ✓                            | ✓                          | ✓                         |
| <b>DECILE 7</b>  | \$424,977 - \$493,099         | ✓                            | ✓                          | ✓                         |
| <b>DECILE 8</b>  | \$493,100 - \$589,265         | ✓                            | ✓                          | ✓                         |
| <b>DECILE 9</b>  | \$589,266 - \$756,453         | ✓                            | ✓                          | ✓                         |
| <b>DECILE 10</b> | \$756,454+                    | ✓                            | ✓                          | ✓                         |

Source: Statistics Canada Custom Tabulations, 2001 and 2011; SHS Consulting Calculations (based on a 25-year amortization period, 10% down payment and 4.09% interest rate); and Town of Lakeshore Tax Assessment Data

## 5.0 HOUSING GAPS ALONG THE CONTINUUM

As previously mentioned, the housing market can be viewed as a continuum where, ideally, supply responds to the range of housing demand in a community. However, the housing needs in a community are not always met in the private housing market. This is particularly true for households with low incomes and those with special housing needs such as persons with disabilities.



### Non-Market Housing

Non-market housing is made up of both temporary and permanent accommodation. There are currently no emergency or transitional housing beds or units in the Town of Lakeshore although the facilities in the City of Windsor are open to residents of Windsor-Essex. While this is a gap in the Town's housing continuum, the focus should be on permanent non-market accommodation rather than building emergency and transitional housing facilities.

Permanent non-market housing is made up of subsidized/ affordable housing units and supportive housing units for persons with special needs. As previously mentioned, there are waiting lists for both subsidized and supportive housing units in the Town of Lakeshore. In addition, there are some groups which have a higher likelihood of facing housing affordability issues. These groups include households with incomes falling within the first income decile, such as:

- 28.0% of renter households
- 13.0% of lone parent households
- 13.2% of households with a person with a disability
- 28.7% of one-person households

In addition, the increasing house prices have made the median house price for a single detached home in the Town unaffordable to owners with incomes from the first to fourth income deciles,

making up 36.9% of all owners. Most of these households would likely need some form of financial assistance or affordable housing options to avoid spending more than 30% of their income on housing costs. These needs will only increase as house prices continue to increase.

## Market Housing

Market housing includes rental and ownership options in the private housing market. While some of these units may be affordable to households with lower incomes, most of these units are targeted to moderate and higher income households. In addition, the housing supply analysis highlighted the limited number of rental housing options in the Town, including accessible rental options.

The housing supply analysis also demonstrated the lack of housing diversity in the Town. This will become an even greater issue as the population continues to age and as the number of smaller households increase.

## Summary of Gaps

This housing demand and supply analysis shows some gaps in the current housing stock in the Town of Lakeshore, including:

- Affordable units, including subsidized units, for families and individuals
- Purpose-built rental units, including affordable and market-rate units, for families and individuals
- Affordable and market rate units with accessibility features for persons with disabilities, frail seniors and to facilitate aging in place
- Affordable and market rate housing units suitable for smaller households
- A more diverse housing stock in terms of tenure, type and affordability

# 6.0 HOUSING STRATEGY

## 6.1 Policy Framework

Housing in Canada operates within a framework of legislation, policies and programs. This section provides an outline of provincial and municipal policies related to the provision of housing in the Town of Lakeshore.

### 6.1.1 Provincial Policy

There are a number of Provincial policies which influence the provision of housing in the Town of Lakeshore.

#### Planning Act

The Planning Act sets out the formal planning process in Ontario and the roles and responsibilities of municipalities. The tools and provisions included in the Planning Act have a significant impact on the supply and production of housing in a municipality. There are several sections which are directly related to the provision of housing, particularly affordable housing, in a municipality. Section 28 and 30 allows a municipality to designate community improvement areas in their official plans, which the municipality can then use to provide grants or loans for eligible lands and buildings in this area. Section 37 allows municipalities to approve density bonusing and receive community benefits in exchange for increased densities.

In January 2012, amendments to the Planning Act were enacted to further expand affordable housing opportunities. These amendments require municipalities to establish policies allowing second units in new and existing developments and to pass zoning bylaws that allow the temporary use of garden suites or granny flats for up to 20 years with the potential for three-year extensions. In addition, affordable housing is now a “matter of provincial interest” and requires local decision makers to have regard to affordable housing when making land use planning decisions.

The Ontario Planning Act can be found here: <http://www.ontario.ca/laws/statute/90p13>

#### Municipal Act

The Municipal Act sets out the responsibilities of municipalities in Ontario and the authorities through which these responsibilities can be carried out.

Section 107 of the Act provides municipalities with the power to make grants to any person, group or body, including a fund, for any purpose that the council considers to be in the interests of the municipality. This power includes the power to:

- Guarantee a loan and to make a grant by way of loan and to charge interest on the loan
- Sell or lease land for nominal consideration or to make a grant of land
- Provide for the use by any person of land owned or occupied by the municipality upon such terms as may be fixed by council
- Sell, lease or otherwise dispose of at a nominal price, or make a grant of, any personal property of the municipality or to provide for the use of the personal property on such terms as may be fixed by council

In addition, section 110 of the Act allows municipalities to enter into agreements for the provision of municipal capital facilities by any person if the agreement provides for:

- Assistance
- Tax exemptions
- Development charges exemptions

Section 110 also allows a municipality to provide financial or other assistance at less than fair market value or at no cost to any person who has entered into an agreement to provide facilities. The assistance may include:

- Giving or lending money and charging interest
- Giving, lending, leasing or selling property
- Guaranteeing borrowing
- Providing the services of employees of the municipality.

The municipality would have to pass a bylaw permitting the municipality to enter into a capital facilities agreement. The Act also allows for exemptions from all or part of the taxes levied for municipal and school purposes the land on which the municipal capital facilities will be located. The Act also allows for exemptions from development charges for these facilities.

Part XI of the Municipal Act also allows a municipality to sell property or land due to tax arrears. The minimum bid or amount should be the cancellation price as defined in section 371.

The Municipal Act can be found here: <http://www.ontario.ca/laws/statute/01m25>

## Long Term Affordable Housing Strategy (LTAHS)

The Province introduced the Long Term Affordable Housing Strategy in 2010 which sets out a roadmap to address the Province's housing needs by:



- Creating a flexible, community-centred approach which puts people first and offers the best path toward building health, strong communities; and,
- Transforming the existing system to allow for better use of current resources and better outcomes for those in housing need.

The Province is currently updating the LTAHS to reflect new research and best practices. The provincial government also established an Expert Advisory Panel on Homelessness to provide advice on how to define and measure homelessness to better understand the issue and work toward ending it.

The Long Term Affordable Housing Strategy can be found here:

<http://www.mah.gov.on.ca/Page9181.aspx>

## Ontario Housing Policy Statement

The Ontario Housing Policy Statement established the housing policy directions of the Province and outlines items that are to be addressed in local housing and homelessness plans. The Housing Policy Statement is intended to provide additional policy context and direction to Service Managers to support the development of local housing and homelessness plans. It identifies seven policy directions that correspond to provincial interests:

- Accountability and outcomes
- Goal of ending homelessness
- Non-profit housing corporations and non-profit housing cooperatives
- Private market
- Coordination with other community services
- Broad range of community needs
- Environmental sustainability and energy conservation

The Housing Policy Statement can be found here:

<http://www.mah.gov.on.ca/AssetFactory.aspx?did=9262>

## Provincial Policy Statement (2014)

The Provincial Policy Statement sets out the Province's land use planning directions for responding to broad, complex and inter-related challenges, such as housing affordability, service delivery costs, and changing demographics. The policies are founded on core principles supporting more sustainable patterns of development and resource use. These policies are the foundation of Ontario's land use planning system and while the municipalities implement these policies, all land use decisions must be consistent with the PPS.

With regard to housing, the PPS focuses on healthy, liveable and safe communities and policy considerations include:

- Recognizing affordable housing, second units, housing for older persons and long term care homes
- Improving accessibility for older persons by identifying, preventing and removing land use barriers
- The ability of local municipalities to determine appropriate locations for intensifications
- Intensification targets based on local conditions
- Density and mix of uses based on policy criteria/ elements such as supporting active transportation and transit-supportive land use patterns

The Provincial Policy Statement can be found here: <http://www.mah.gov.on.ca/Page215.aspx>

## 6.1.2 Municipal Policy

In addition to the Provincial policies, several municipal policies have an impact on the Town's housing policies.

### Essex County Official Plan

The purpose of the Essex County Official Plan is to establish a policy framework for managing growth, protecting resources and providing direction on land use decisions to 2031. The current Official Plan was adopted in February 2014 and approved in April 2014. The County Official Plan allocated 18% of population growth within the County to the Town of Lakeshore, with a projected population of 41,000 by 2031<sup>3</sup>.

The County's goals with regard to Primary Settlement Areas (Maidstone/ Belle River Urban Area and Wallace Woods in the Town of Lakeshore) and which are related to the provision of housing include:

- To support and promote healthy, diverse and vibrant settlement areas within each of the seven Essex County municipalities where all county residents, including special interest and needs groups can live, work and enjoy recreational opportunities.
- To promote development within Primary Settlement Areas that is compact, mixed-use, pedestrian oriented, with a broad range of housing types, services and amenities available for residents from all cultural, social and economic backgrounds.

<sup>3</sup> It should be noted that in 2011, the population in the Town of Lakeshore was 34,546 and made up 19.4% of the total population in Essex County (not including Windsor) and that this population grew by 20.2% or 5,800 people from 2001-2011.

- Promote residential intensification within Primary Settlement Areas, and to a lesser extent, within full serviced Secondary Settlement Areas.
- Promote affordable housing within Primary Settlement Areas and to a lesser extent, within full serviced Secondary Settlement Areas.

The County Official Plan also has a number of policies for both Primary and Secondary Settlement areas specifically related to the provision of a mixture of housing types including affordable housing options and alternative housing forms for special needs groups. Section 3.2.8 of the County Official Plan has policies specifically for affordable housing for low and moderate income households including:

- Requiring each local municipality to achieve a minimum affordable housing target of 20% of all new development.
- Encouraging local municipalities to waive (in full or in part) municipal fees to encourage the development of affordable housing
- Encouraging local municipalities to prepare housing strategies that outline opportunities to increase the supply of affordable housing consistent with the Windsor Essex Housing and Homelessness Plan
- Permitting second dwelling units within all single detached, semi-detached and townhouse dwellings

In addition, Section 4.6.2 of the County Official Plan states that the County discourages the conversion of rental units to condominium tenure and any applications for conversion will consider the supply of rental and affordable housing.

The County Official Plan also has a definition of affordable housing where the cost of housing does not exceed 30% of the gross annual household income for low and moderate income households or where the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area (in the case of ownership housing) or at or below the average market rent in the regional market area (in the case of rental housing).

The Essex County Official Plan can be found here:

<http://www.countyofessex.on.ca/en/residents/official-plans.asp>

## Windsor-Essex Housing and Homelessness Plan

The City of Windsor, as the designated Service Manager responsible for the administration and funding of housing programs in Windsor and Essex County, prepared a ten-year Housing and Homelessness Plan in 2014. This Plan identifies the range of housing challenges in Windsor-Essex, looks at how housing and homelessness plans are currently delivered, and recommends actions aimed at meeting the housing and support needs of all residents. The purpose of the Plan is to

provide a comprehensive approach to delivering a system of housing and homelessness service. The Plan includes strategies to reduce gaps, sets targets, increases awareness and access to affordable and safe housing, implements measures to prevent homelessness, and includes the non-profit and private sectors in the planning for the provision of housing.

The Plan sets out eight Guiding Principles, seven Goals, and 63 strategies. Its vision for Windsor Essex is:

Windsor Essex is an inclusive community where everyone has a safe, affordable, accessible, and quality home, and everyone lives where they can actively participate.

As previously mentioned, the County Official Plan requires that local municipal housing strategies outline strategies to increase affordable housing which are consistent with the Windsor Essex Housing and Homelessness Plan. As such, some strategies that the Town of Lakeshore may want to build on include:

- Ensure awareness of available services (1.3)
- Establish an amalgamated communication and information sharing platform (1.8)
- Support efforts to reduce transportation barriers that currently exist in the system and efforts to increase and improve transportation options (1.10)
- Expand the supply of interim housing in the County of Essex by using the existing rental housing stock (3.6)
- Expand the supply of housing with supports, which may be housing integrated with supports or housing linked with supports (4.1)
- Increase the number of households provided with rental assistance (5.5)
- Increase the supply of rental housing in the County (5.6)
- Target new development projects under the affordable housing programs to meet specified needs, monitor changes in demographics and needs, and adjust targeting as required (5.7)
- In complying with legislative requirements for secondary suites, encourage and support flexible policies for community-wide inclusivity of secondary suites as an affordable rental housing alternative (5.8)
- Continue collaboration with community organizations offering home ownership assistance, such as Habitat for Humanity (6.5)
- Develop policies and engage the building community to support the creation of new barrier free housing (6.6)
- Make financial assistance available for accessibility renovations and repair to existing housing on an ongoing basis (6.7)

The Windsor-Essex Housing and Homelessness Plan can be found here:

<http://www.citywindsor.ca/residents/housing/Housing-with-Supports-and-Homelessness-Prevention/Windsor-Essex-Housing-and-Homelessness-Plan/Pages/default.aspx>

## Town of Lakeshore Official Plan (2010)

The current Official Plan of the Town of Lakeshore was approved in November 2010 and the purpose of this Plan is to manage future growth, development and change in the Town. The Official Plan provides a blueprint for growth over the 20-year planning period by incorporating a growth management framework which ensures orderly and efficient development patterns by building sustainable and complete communities which protecting and enhancing the Town's natural and agricultural resources.

The Town is currently undertaking its five-year Official Plan Review to bring the current Official Plan into compliance with the new Essex County Official Plan. As previously mentioned, this Housing Strategy is part of the work on the Official Plan Review.

With regard to housing, the Town's current Official Plan is in compliance with most of the requirements of the senior government policies. Additional considerations for the new Official Plan based on senior government policies, such as the new Essex County Official Plan and the Windsor-Essex Housing and Homelessness Plan, include:

- Adding policies in both the Official Plan and Zoning Bylaw to allow second units/ suites as-of-right in single detached, semi-detached and townhouses in designated areas across the Town
- Incorporating the affordable housing targets in the Essex County Official Plan where a minimum of 20% of all new residential development in the Town be affordable to low and moderate income households
- Strengthen policies related to more compact developments/ higher density developments in appropriate areas
- Strengthen policies in the Official Plan and incorporate more flexible policies in the Zoning Bylaw related to permitting a more diverse range of housing options, including higher density options, innovative housing options and supportive housing options, in appropriate areas of the Town as-of-right
- Strengthen policies related to encouraging a diverse range of housing types and tenures, particularly in Settlement Areas
- Eliminate the policy related to separation distances between group homes
- Adding policies related to encouraging a proportion of new residential development include Universal Design/accessibility features to facilitate aging in place

- Adding a definition of affordable rental and affordable ownership housing

The Town's current Official Plan can be found here:

<http://www.townoflakeshore.on.ca/lakeshore-1/planning>

Additional information on the tools that a municipality can use to encourage the development of affordable housing can be found here:

<http://www.mah.gov.on.ca/AssetFactory.aspx%3Fdid%3D9270>

## 6.2 Role of Partners in Addressing Housing Needs

Meeting the housing needs of all residents throughout the housing continuum cannot be the sole responsibility of one agency or body. While the Town of Lakeshore has an important role in responding to the housing needs of its current and future residents, creating more viable and healthy communities relies on the collaboration of many stakeholders, including the non-profit and private sectors, the Provincial and Federal governments, Essex County and the City of Windsor as the Service Manager. The successful implementation of this Housing Strategy will depend on cultivating strong and lasting partnerships, collaborations and the sharing of resources.

The **Town of Lakeshore** fulfils an important role in coordinating and facilitating the provision of a broad range of housing options through land use planning tools such as its Official Plan, Zoning Bylaw and Plans of Subdivisions. The Town has opportunities to have an effective role in housing through the provision of financial incentives, facilitating partnerships, advocacy efforts, and local policy initiatives.

As the Service Manager, the **City of Windsor** is responsible for the provision and administration of social housing in its entire service area, including the Town of Lakeshore. It is also responsible for providing and administering funding for other housing programs, including those that address and prevent homelessness. The City is a vital partner in addressing the housing needs of residents in the lower income ranges.

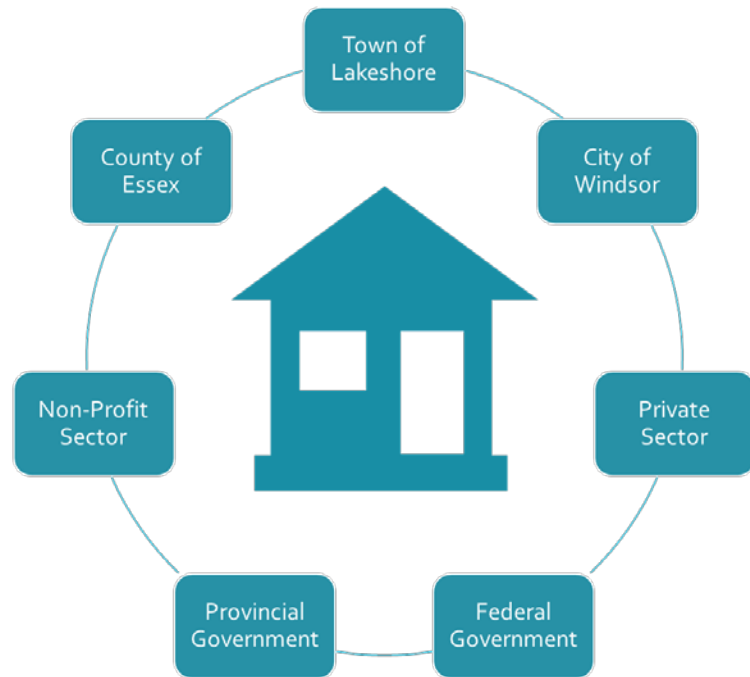
The **County of Essex** is another important partner in addressing the housing needs of Town residents as the County provides direction on land use planning in all of its municipalities, including the Town of Lakeshore. The County also provides funding and administration for some support services for persons requiring assistance to live independently.

The **Provincial Government** has a broad role in housing through legislation, regulation and funding programs. It sets the housing agenda for Ontario and assists communities in meeting the housing needs through the provision of transfer payments to the municipalities and funding of specific programs, such as the Investment in Affordable Housing Program. The Province is a key partner in meeting the housing needs of households in the lower income ranges and those requiring support service funding.

The **Federal Government** plays a major role in the provision and rehabilitation of housing in communities across the country. Along with the Province, it is the primarily responsible for funding and regulating the development of housing in communities.

The **Non-Profit Sector** assumes a number of roles in addressing housing needs, including as housing providers and support service providers.

The **Private Sector** provides the majority of housing within the Town of Lakeshore and is comprised of a number of important partners including private land owners, builders/developers, investments and landlords.



Further information on inter-municipal partnerships can be found here:

[http://www.moi.gov.on.ca/en/infrastructure/building\\_together\\_mis/partnerships\\_tipsheet.asp](http://www.moi.gov.on.ca/en/infrastructure/building_together_mis/partnerships_tipsheet.asp)

## 6.3 Housing Strategy Framework

Housing is an important building block in the development of a healthy, complete community. Having a full range of housing options to meet the needs of all residents is a key contributor to maintaining a high quality of life, a vibrant economy and a healthy community.

### 6.3.1 Housing Gaps

The following summary of housing gaps in the Town of Lakeshore were identified through the housing demand, supply and affordability analysis:

- Affordable units, including subsidized units, for families and individuals
- Purpose-built rental units, including affordable and market-rate units, for families and individuals
- Affordable and market rate units with accessibility features for persons with disabilities, frail seniors and to facilitate aging in place
- Affordable and market rate housing units suitable for smaller households
- A more diverse housing stock in terms of tenure, type and affordability

### 6.3.2 Principles, Goals and Actions

The housing demand, supply and affordability analysis identified a number of housing issues in the Town of Lakeshore. The limited supply of affordable housing options is becoming an increasing issue, even for individuals and families who have lived in the Town for many years. People with special needs often have to leave their community and support network to find the housing and support services they need to live independently. The changing demographics in the Town, including the aging population, shows a need for more diversity in housing type and tenure. These housing needs are the foundation for the development of the housing principles, goals and actions for the Town of Lakeshore.

#### Principles

The Town of Lakeshore Housing Strategy is built on the following principles:

- **Person Centred:** The residents of the Town of Lakeshore and their unique experiences are central to planning and decision making
- **Inclusive:** All residents have access to affordable, safe and suitable housing
- **Partnership Based:** A collaboration of committed partners with a shared responsibility to better meet the housing needs of all residents



## Goals and Actions

The following Goals and Actions have been developed based on the housing demand, supply and affordability analysis, the policy framework analysis and input from key stakeholders. Moving forward, the Town may want to consider implementing the recommended Actions to address the identified housing needs.

### Goal 1: Ensuring an adequate supply and choice of housing

This goal aims to provide a more diverse mix of housing, including rental housing and accessible housing, to meet the housing needs of a growing and aging population.

- 1.1 Maintain and support the Official Plan goals to provide a diverse range of housing options and to make affordable housing a priority
- 1.2 Review and update zoning bylaws to permit increased densities and diverse and/or innovative dwelling types in identified Settlement Areas
- 1.3 Consider creating an inventory of all land available and suitable for residential development, including municipally-owned land, particularly serviced land and land available for multi-residential developments, and share this with the residential development sector
- 1.4 Adopt Official Plan and supporting Zoning Bylaw policies which permit secondary suites in all single detached, semi-detached, townhouse and ancillary structures as-of-right subject to the availability of municipal servicing and health and safety standards
- 1.5 When developing Official Plan and Zoning Bylaw policies for secondary suites, consider options to encourage the development of new secondary suites and the legalization of existing secondary suites.
- 1.6 When developing secondary suite policies, consider the feasibility of providing grants or loans for new secondary suites rented at 80% of AMR or less for a minimum of 5 years

#### BEST PRACTICE:

#### ENCOURAGING RENTAL HOUSING

##### CITY OF EDMONTON CORNERSTONES GRANT PROGRAM FOR SECONDARY, GARAGE AND GARDEN SUITES

The Cornerstones Grant Program offered capital grants of up to \$24,000 (up to 75% of the value of the suite) for secondary, garage and garden suites in existing homes and retrofitting of existing suites. For new suites in new homes, the program offered up to \$20,000 (up to 75% of construction costs) in funding. Eligibility requirements include: the unit had to be rented to persons earning less than the City's median income and the owner had to sign an agreement to maintain the unit as a rental dwelling for a five-year period.

- 1.7 Consider waiving municipal development and/or building fees and charges in full or in part for new residential developments which incorporate a minimum of 20% of all units incorporating accessible/ Universal Design standards

## Goal 2: Increasing the supply of affordable housing

This goal aims to address the need to increase the supply of affordable housing as a result of changing demographics and increasing house prices.

- 2.1 Develop and incorporate a definition of 'affordable rental housing' and 'affordable ownership housing' in the Official Plan based on the definition in the Essex County Official Plan
- 2.2 Adopt an affordable housing target of a minimum of 20% of all new developments meet the Town's definition of 'affordable housing'
- 2.3 **Consider the feasibility of providing** financial assistance for new affordable housing developments, such as:
  - a) Waiving municipal development and building fees and charges in part or in full
  - b) Providing a full or partial property tax exemption for affordable housing units which remain affordable for a minimum of 20 years
- 2.4 **Evaluate the feasibility of providing** municipally-owned land at reduced cost for affordable housing developments
- 2.5 Explore opportunities to increase affordable ownership options in the Town through partnerships with the private sector or community agencies such as Habitat for Humanity
- 2.6 Explore opportunities to develop a 'community housing and service hub' in partnership with local stakeholders on lands or underutilized buildings owned by the Town
- 2.7 Advocate to senior levels of governments for sustainable funding for affordable housing

### BEST PRACTICE: INNOVATIVE HOUSING FORMS: QUADRUPLEX HOUSING

#### QUADRUPLEX

A quadruplex is a housing form with four dwelling units. It typically has 2 units in the front of the structure and 2 units in the rear. The exterior of a quadruplex looks like a large single-detached (corner lot) or semi-detached house (mid-block lot), thus keeping the neighbourhood character while increasing the density. This housing form also typically has front and back yards for each unit.

The quadruplex is also generally more affordable due to savings in construction and land costs. This design results in a 50% savings in lot area and curb length and a 35% savings in exterior wall perimeter.

### Goal 3: Improving coordination and capacity within the housing system

This goal is meant to improve the overall effectiveness of the housing system in the Town of Lakeshore while taking into account limited resources.

- 3.1 Consider creating an Affordable Housing Advisory Committee with representatives from the City of Windsor, County of Essex, Town of Lakeshore, other municipalities, community agencies and residents, to facilitate partnerships related to affordable housing
- 3.2 As part of an education campaign, share the results of the housing demand, supply and affordability analysis with the non-profit and private sectors, elected Town officials, and other housing stakeholders.
- 3.3 Work with the City of Windsor and County of Essex on developing and launching an education and communication strategy to raise awareness of housing issues in the Town and surrounding areas through initiatives such as:
  - a) Hosting a housing event, in partnership with CMHC, to raise awareness and facilitate partnerships
  - b) Undertaking education and communication initiatives to address NIMBYism
  - c) Promoting and sharing accessibility and/or Universal Design information, tools and resources with local builders and developers
- 3.4 Work with the City of Windsor and County of Essex to develop an inventory of potential funding sources for the development of affordable housing, accessible housing and renovation of existing dwellings to incorporate accessible/ Universal Design features (i.e. municipal and senior government funding sources, foundation grants, etc.) and share this information with stakeholders
- 3.5 Ensure local initiatives, including strategic plans and economic development plans, are aligned with the goals of the housing strategy
- 3.6 Seek opportunities to partner with Transit Windsor to provide transit services in the Town
- 3.7 Seek opportunities to partner with the City of Windsor and County of Essex to support the provision of accessible transportation options for seniors and persons with disabilities

### BEST PRACTICE: COMMUNITY HUB

#### 40 OAKS COMMUNITY HUB (TORONTO, ONTARIO)

The 40 Oaks Community Hub provides shared spaces to community service organizations that offer a range of supports. The goal of the hub is to build partnerships and work collaboratively with partner agencies. It is located at the base of an affordable housing building and is operated a community-based non-profit organization.

- 3.8 Work with the City of Windsor, County of Essex and community agencies to develop an inventory of support services currently available and sharing this information with all residents

**BEST PRACTICE: ACCESSIBLE  
TRANSPORTATION**

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**WELLINGTON COUNTY  
TRANSPORTATION SERVICES**

This is a volunteer driver program managed by the Wellington County Community Resource Centre and funded by the County of Wellington. It was established by a collaborative of local community service providers. It provides transportation to medical, social and legal appointments and services.

# 7.0 IMPLEMENTATION PLAN

Placeholder

# 8.0 MONITORING PLAN

Placeholder

# 9.0 APPENDIX A: DETAILED DATA TABLES

## Population Growth

### Population Counts

|                                     | 2001    | 2006    | Change 2001-2006 |       | 2011    | Change 2006-2011 |       | Change 2001-2011 |       |
|-------------------------------------|---------|---------|------------------|-------|---------|------------------|-------|------------------|-------|
|                                     | #       | #       | #                | %     | #       | #                | %     | #                | %     |
| Town of Lakeshore                   | 28,746  | 33,245  | 4,499            | 15.7% | 34,546  | 1,301            | 3.9%  | 5,800            | 20.2% |
| Town of Amherstberg                 | 20,339  | 21,748  | 1,409            | 6.9%  | 21,556  | (192)            | -0.9% | 1,217            | 6.0%  |
| Town of Essex                       | 20,085  | 20,032  | (53)             | -0.3% | 19,600  | (432)            | -2.2% | (485)            | -2.4% |
| Town of Kingsville                  | 19,619  | 20,908  | 1,289            | 6.6%  | 21,362  | 454              | 2.2%  | 1,743            | 8.9%  |
| Town of LaSalle                     | 25,285  | 27,652  | 2,367            | 9.4%  | 28,643  | 991              | 3.6%  | 3,358            | 13.3% |
| Municipality of Leamington          | 27,138  | 28,833  | 1,695            | 6.2%  | 28,403  | (430)            | -1.5% | 1,265            | 4.7%  |
| Town of Tecumseh                    | 25,105  | 24,224  | (881)            | -3.5% | 23,610  | (614)            | -2.5% | (1,495)          | -6.0% |
| City of Windsor                     | 208,402 | 216,473 | 8,071            | 3.9%  | 210,891 | (5,582)          | -2.6% | 2,489            | 1.2%  |
| County of Essex (excluding Windsor) | 166,545 | 176,940 | 10,395           | 6.2%  | 177,890 | 950              | 0.5%  | 11,345           | 6.8%  |
| Couty of Essex (including Windsor)  | 374,975 | 393,405 | 18,430           | 4.9%  | 388,785 | (4,620)          | -1.2% | 13,810           | 3.7%  |

## Household Growth

### Total Households

|                                     | 2001    | 2006    | Change 2001-2006 |       | 2011    | Change 2006-2011 |       | Change 2001-2011 |       |
|-------------------------------------|---------|---------|------------------|-------|---------|------------------|-------|------------------|-------|
|                                     | #       | #       | #                | %     | #       | #                | %     | #                | %     |
| Town of Lakeshore                   | 9,895   | 11,630  | 1,735            | 17.5% | 12,330  | 700              | 6.0%  | 2,435            | 24.6% |
| Town of Amherstberg                 | 7,230   | 7,930   | 700              | 9.7%  | 8,155   | 225              | 2.8%  | 925              | 12.8% |
| Town of Essex                       | 7,420   | 7,645   | 225              | 3.0%  | 7,790   | 145              | 1.9%  | 370              | 5.0%  |
| Town of Kingsville                  | 6,805   | 7,450   | 645              | 9.5%  | 7,715   | 265              | 3.6%  | 910              | 13.4% |
| Town of LaSalle                     | 8,375   | 9,315   | 940              | 11.2% | 9,900   | 585              | 6.3%  | 1,525            | 18.2% |
| Municipality of Leamington          | 9,260   | 9,815   | 555              | 6.0%  | 9,865   | 50               | 0.5%  | 605              | 6.5%  |
| Town of Tecumseh                    | 8,120   | 8,495   | 375              | 4.6%  | 8,660   | 165              | 1.9%  | 540              | 6.7%  |
| City of Windsor                     | 84,090  | 88,465  | 4,375            | 5.2%  | 87,830  | (635)            | -0.7% | 3,740            | 4.4%  |
| County of Essex (excluding Windsor) | 57,205  | 62,380  | 5,175            | 9.0%  | 64,460  | 2,080            | 3.3%  | 7,255            | 12.7% |
| Couty of Essex (including Windsor)  | 141,300 | 150,845 | 9,545            | 6.8%  | 152,295 | 1,450            | 1.0%  | 10,995           | 7.8%  |

## Age of Household Maintainer

|                           | 2001         |       | 2006          |       | Change 2001-2006 |        | 2011          |       | Change 2006-2011 |        | Change 2001-2011 |        |
|---------------------------|--------------|-------|---------------|-------|------------------|--------|---------------|-------|------------------|--------|------------------|--------|
|                           | #            | %     | #             | %     | #                | %      | #             | %     | #                | %      | #                | %      |
| <b>Lakeshore</b>          | <b>9,895</b> |       | <b>11,630</b> |       |                  |        | <b>12,330</b> |       |                  |        |                  |        |
| 15 to 24 years            | 195          | 2.0%  | 165           | 1.4%  | (30)             | -15.4% | 145           | 1.2%  | (20)             | -12.1% | (50)             | -25.6% |
| 25 to 34 years            | 1,500        | 15.2% | 1,685         | 14.5% | 185              | 12.3%  | 1,250         | 10.1% | (435)            | -25.8% | (250)            | -16.7% |
| 35 to 44 years            | 2,695        | 27.2% | 2,795         | 24.0% | 100              | 3.7%   | 2,705         | 21.9% | (90)             | -3.2%  | 10               | 0.4%   |
| 45 to 54 years            | 2,300        | 23.2% | 2,945         | 25.3% | 645              | 28.0%  | 3,075         | 24.9% | 130              | 4.4%   | 775              | 33.7%  |
| 55 to 64 years            | 1,510        | 15.3% | 2,090         | 18.0% | 580              | 38.4%  | 2,685         | 21.8% | 595              | 28.5%  | 1,175            | 77.8%  |
| 65 to 74 years            | 995          | 10.1% | 1,035         | 8.9%  | 40               | 4.0%   | 1,530         | 12.4% | 495              | 47.8%  | 535              | 53.8%  |
| 75 years and over         | 710          | 7.2%  | 915           | 7.9%  | 205              | 28.9%  | 950           | 7.7%  | 35               | 3.8%   | 240              | 33.8%  |
| <b>Amherstburg</b>        | <b>7,230</b> |       | <b>7,930</b>  |       |                  |        | <b>8,150</b>  |       |                  |        |                  |        |
| 15 to 24 years            | 130          | 1.8%  | 160           | 2.0%  | 30               | 23.1%  | 80            | 1.0%  | (80)             | -50.0% | (50)             | -38.5% |
| 25 to 34 years            | 1,030        | 14.2% | 1,065         | 13.4% | 35               | 3.4%   | 870           | 10.7% | (195)            | -18.3% | (160)            | -15.5% |
| 35 to 44 years            | 1,895        | 26.2% | 1,820         | 23.0% | (75)             | -4.0%  | 1,480         | 18.2% | (340)            | -18.7% | (415)            | -21.9% |
| 45 to 54 years            | 1,665        | 23.0% | 1,835         | 23.1% | 170              | 10.2%  | 2,090         | 25.6% | 255              | 13.9%  | 425              | 25.5%  |
| 55 to 64 years            | 1,060        | 14.7% | 1,435         | 18.1% | 375              | 35.4%  | 1,660         | 20.4% | 225              | 15.7%  | 600              | 56.6%  |
| 65 to 74 years            | 765          | 10.6% | 840           | 10.6% | 75               | 9.8%   | 1,085         | 13.3% | 245              | 29.2%  | 320              | 41.8%  |
| 75 years and over         | 685          | 9.5%  | 775           | 9.8%  | 90               | 13.1%  | 890           | 10.9% | 115              | 14.8%  | 205              | 29.9%  |
| <b>Town of Essex</b>      | <b>7,425</b> |       | <b>7,645</b>  |       |                  |        | <b>7,795</b>  |       |                  |        |                  |        |
| 15 to 24 years            | 165          | 2.2%  | 145           | 1.9%  | (20)             | -12.1% | 145           | 1.9%  | -                | 0.0%   | (20)             | -12.1% |
| 25 to 34 years            | 1,065        | 14.3% | 895           | 11.7% | (170)            | -16.0% | 700           | 9.0%  | (195)            | -21.8% | (365)            | -34.3% |
| 35 to 44 years            | 1,835        | 24.7% | 1,540         | 20.1% | (295)            | -16.1% | 1,430         | 18.3% | (110)            | -7.1%  | (405)            | -22.1% |
| 45 to 54 years            | 1,545        | 20.8% | 1,845         | 24.1% | 300              | 19.4%  | 1,820         | 23.3% | (25)             | -1.4%  | 275              | 17.8%  |
| 55 to 64 years            | 1,135        | 15.3% | 1,435         | 18.8% | 300              | 26.4%  | 1,565         | 20.1% | 130              | 9.1%   | 430              | 37.9%  |
| 65 to 74 years            | 950          | 12.8% | 910           | 11.9% | (40)             | -4.2%  | 1,205         | 15.5% | 295              | 32.4%  | 255              | 26.8%  |
| 75 years and over         | 725          | 9.8%  | 875           | 11.4% | 150              | 20.7%  | 925           | 11.9% | 50               | 5.7%   | 200              | 27.6%  |
| <b>Town of Kingsville</b> | <b>6,810</b> |       | <b>7,450</b>  |       |                  |        | <b>7,715</b>  |       |                  |        |                  |        |
| 15 to 24 years            | 115          | 1.7%  | 150           | 2.0%  | 35               | 30.4%  | 100           | 1.3%  | (50)             | -33.3% | (15)             | -13.0% |
| 25 to 34 years            | 930          | 13.7% | 945           | 12.7% | 15               | 1.6%   | 890           | 11.5% | (55)             | -5.8%  | (40)             | -4.3%  |
| 35 to 44 years            | 1,600        | 23.5% | 1,560         | 20.9% | (40)             | -2.5%  | 1,295         | 16.8% | (265)            | -17.0% | (305)            | -19.1% |
| 45 to 54 years            | 1,475        | 21.7% | 1,675         | 22.5% | 200              | 13.6%  | 1,755         | 22.7% | 80               | 4.8%   | 280              | 19.0%  |
| 55 to 64 years            | 1,060        | 15.6% | 1,415         | 19.0% | 355              | 33.5%  | 1,650         | 21.4% | 235              | 16.6%  | 590              | 55.7%  |
| 65 to 74 years            | 905          | 13.3% | 920           | 12.3% | 15               | 1.7%   | 1,110         | 14.4% | 190              | 20.7%  | 205              | 22.7%  |
| 75 years and over         | 725          | 10.6% | 785           | 10.5% | 60               | 8.3%   | 915           | 11.9% | 130              | 16.6%  | 190              | 26.2%  |
| <b>Town of LaSalle</b>    | <b>8,375</b> |       | <b>9,320</b>  |       |                  |        | <b>9,900</b>  |       |                  |        |                  |        |
| 15 to 24 years            | 125          | 1.5%  | 60            | 0.6%  | (65)             | -52.0% | 45            | 0.5%  | (15)             | -25.0% | (80)             | -64.0% |
| 25 to 34 years            | 1,325        | 15.8% | 1,150         | 12.3% | (175)            | -13.2% | 815           | 8.2%  | (335)            | -29.1% | (510)            | -38.5% |
| 35 to 44 years            | 2,495        | 29.8% | 2,550         | 27.4% | 55               | 2.2%   | 2,135         | 21.6% | (415)            | -16.3% | (360)            | -14.4% |
| 45 to 54 years            | 1,950        | 23.3% | 2,375         | 25.5% | 425              | 21.8%  | 2,855         | 28.8% | 480              | 20.2%  | 905              | 46.4%  |
| 55 to 64 years            | 1,180        | 14.1% | 1,600         | 17.2% | 420              | 35.6%  | 1,910         | 19.3% | 310              | 19.4%  | 730              | 61.9%  |
| 65 to 74 years            | 810          | 9.7%  | 990           | 10.6% | 180              | 22.2%  | 1,235         | 12.5% | 245              | 24.7%  | 425              | 52.5%  |
| 75 years and over         | 490          | 5.9%  | 595           | 6.4%  | 105              | 21.4%  | 910           | 9.2%  | 315              | 52.9%  | 420              | 85.7%  |



## Age of Household Maintainer

|  |                |        |                |        |         |        |                |        |         |        |         |        |
|--|----------------|--------|----------------|--------|---------|--------|----------------|--------|---------|--------|---------|--------|
| <b>Municipality of Leamington</b>          | <b>9,265</b>   |        | <b>9,815</b>   |        |         |        | <b>9,860</b>   |        |         |        |         |        |
| 15 to 24 years                             | 385            | 4.2%   | 370            | 3.8%   | (15)    | -3.9%  | 235            | 2.4%   | (135)   | -36.5% | (150)   | -39.0% |
| 25 to 34 years                             | 1,375          | 14.8%  | 1,460          | 14.9%  | 85      | 6.2%   | 1,265          | 12.8%  | (195)   | -13.4% | (110)   | -8.0%  |
| 35 to 44 years                             | 2,085          | 22.5%  | 1,960          | 20.0%  | (125)   | -6.0%  | 1,660          | 16.8%  | (300)   | -15.3% | (425)   | -20.4% |
| 45 to 54 years                             | 1,715          | 18.5%  | 2,075          | 21.1%  | 360     | 21.0%  | 2,175          | 22.1%  | 100     | 4.8%   | 460     | 26.8%  |
| 55 to 64 years                             | 1,335          | 14.4%  | 1,500          | 15.3%  | 165     | 12.4%  | 1,815          | 18.4%  | 315     | 21.0%  | 480     | 36.0%  |
| 65 to 74 years                             | 1,265          | 13.7%  | 1,175          | 12.0%  | (90)    | -7.1%  | 1,230          | 12.5%  | 55      | 4.7%   | (35)    | -2.8%  |
| 75 years and over                          | 1,100          | 11.9%  | 1,275          | 13.0%  | 175     | 15.9%  | 1,475          | 15.0%  | 200     | 15.7%  | 375     | 34.1%  |
| <b>Town of Tecumseh</b>                    | <b>8,125</b>   |        | <b>8,500</b>   |        |         |        | <b>8,655</b>   |        |         |        |         |        |
| 15 to 24 years                             | 55             | 0.7%   | 30             | 0.4%   | (25)    | -45.5% | 60             | 0.7%   | 30      | 100.0% | 5       | 9.1%   |
| 25 to 34 years                             | 995            | 12.2%  | 740            | 8.7%   | (255)   | -25.6% | 565            | 6.5%   | (175)   | -23.6% | (430)   | -43.2% |
| 35 to 44 years                             | 2,230          | 27.4%  | 1,980          | 23.3%  | (250)   | -11.2% | 1,470          | 17.0%  | (510)   | -25.8% | (760)   | -34.1% |
| 45 to 54 years                             | 2,135          | 26.3%  | 2,320          | 27.3%  | 185     | 8.7%   | 2,340          | 27.0%  | 20      | 0.9%   | 205     | 9.6%   |
| 55 to 64 years                             | 1,340          | 16.5%  | 1,815          | 21.4%  | 475     | 35.4%  | 2,135          | 24.7%  | 320     | 17.6%  | 795     | 59.3%  |
| 65 to 74 years                             | 835            | 10.3%  | 905            | 10.6%  | 70      | 8.4%   | 1,180          | 13.6%  | 275     | 30.4%  | 345     | 41.3%  |
| 75 years and over                          | 525            | 6.5%   | 705            | 8.3%   | 180     | 34.3%  | 905            | 10.5%  | 200     | 28.4%  | 380     | 72.4%  |
| <b>City of Windsor</b>                     | <b>84,090</b>  |        | <b>88,460</b>  |        |         |        | <b>87,830</b>  |        |         |        |         |        |
| 15 to 24 years                             | 4,080          | 4.9%   | 3,920          | 4.4%   | (160)   | -3.9%  | 3,615          | 4.1%   | (305)   | -7.8%  | (465)   | -11.4% |
| 25 to 34 years                             | 15,670         | 384.1% | 14,555         | 371.3% | (1,115) | -7.1%  | 11,810         | 326.7% | (2,745) | -18.9% | (3,860) | -24.6% |
| 35 to 44 years                             | 18,830         | 120.2% | 18,980         | 130.4% | 150     | 0.8%   | 16,090         | 136.2% | (2,890) | -15.2% | (2,740) | -14.6% |
| 45 to 54 years                             | 15,505         | 82.3%  | 17,240         | 90.8%  | 1,735   | 11.2%  | 18,780         | 116.7% | 1,540   | 8.9%   | 3,275   | 21.1%  |
| 55 to 64 years                             | 10,970         | 70.8%  | 13,585         | 78.8%  | 2,615   | 23.8%  | 15,885         | 84.6%  | 2,300   | 16.9%  | 4,915   | 44.8%  |
| 65 to 74 years                             | 9,905          | 90.3%  | 9,690          | 71.3%  | (215)   | -2.2%  | 10,985         | 69.2%  | 1,295   | 13.4%  | 1,080   | 10.9%  |
| 75 years and over                          | 9,140          | 92.3%  | 10,500         | 108.4% | 1,360   | 14.9%  | 10,670         | 97.1%  | 170     | 1.6%   | 1,530   | 16.7%  |
| <b>County of Essex (excluding Windsor)</b> | <b>57,210</b>  |        | <b>62,380</b>  |        |         |        | <b>64,460</b>  |        |         |        |         |        |
| 15 to 24 years                             | 1,180          | 2.1%   | 1,080          | 1.7%   | (100)   | -8.5%  | 815            | 1.3%   | (265)   | -24.5% | (365)   | -30.9% |
| 25 to 34 years                             | 8,230          | 14.4%  | 7,945          | 12.7%  | (285)   | -3.5%  | 6,350          | 9.9%   | (1,595) | -20.1% | (1,880) | -22.8% |
| 35 to 44 years                             | 14,850         | 26.0%  | 14,210         | 22.8%  | (640)   | -4.3%  | 12,180         | 18.9%  | (2,030) | -14.3% | (2,670) | -18.0% |
| 45 to 54 years                             | 12,810         | 22.4%  | 15,080         | 24.2%  | 2,270   | 17.7%  | 16,145         | 25.0%  | 1,065   | 7.1%   | 3,335   | 26.0%  |
| 55 to 64 years                             | 8,615          | 15.1%  | 11,300         | 18.1%  | 2,685   | 31.2%  | 13,420         | 20.8%  | 2,120   | 18.8%  | 4,805   | 55.8%  |
| 65 to 74 years                             | 6,550          | 11.4%  | 6,795          | 10.9%  | 245     | 3.7%   | 8,570          | 13.3%  | 1,775   | 26.1%  | 2,020   | 30.8%  |
| 75 years and over                          | 4,965          | 8.7%   | 5,960          | 9.6%   | 995     | 20.0%  | 6,985          | 10.8%  | 1,025   | 17.2%  | 2,020   | 40.7%  |
| <b>County of Essex (including Windsor)</b> | <b>141,300</b> |        | <b>150,845</b> |        |         |        | <b>152,290</b> |        |         |        |         |        |
| 15 to 24 years                             | 5,260          | 3.7%   | 5,000          | 3.3%   | (260)   | -4.9%  | 4,430          | 2.9%   | (570)   | -11.4% | (830)   | -15.8% |
| 25 to 34 years                             | 23,900         | 16.9%  | 22,500         | 14.9%  | (1,400) | -5.9%  | 18,160         | 11.9%  | (4,340) | -19.3% | (5,740) | -24.0% |
| 35 to 44 years                             | 33,680         | 23.8%  | 33,185         | 22.0%  | (495)   | -1.5%  | 28,270         | 18.6%  | (4,915) | -14.8% | (5,410) | -16.1% |
| 45 to 54 years                             | 28,315         | 20.0%  | 32,325         | 21.4%  | 4,010   | 14.2%  | 34,925         | 22.9%  | 2,600   | 8.0%   | 6,610   | 23.3%  |
| 55 to 64 years                             | 19,585         | 13.9%  | 24,890         | 16.5%  | 5,305   | 27.1%  | 29,310         | 19.2%  | 4,420   | 17.8%  | 9,725   | 49.7%  |
| 65 to 74 years                             | 16,455         | 11.6%  | 16,480         | 10.9%  | 25      | 0.2%   | 19,545         | 12.8%  | 3,065   | 18.6%  | 3,090   | 18.8%  |
| 75 years and over                          | 14,110         | 10.0%  | 16,460         | 10.9%  | 2,350   | 16.7%  | 17,650         | 11.6%  | 1,190   | 7.2%   | 3,540   | 25.1%  |

## Household Size

|  | 2001           |       | 2006           |       | Change 2001-2006 |        | 2011           |       | Change 2006-2011 |        | Change 2001-2011 |        |
|--|----------------|-------|----------------|-------|------------------|--------|----------------|-------|------------------|--------|------------------|--------|
|  | #              | %     | #              | %     | #                | %      | #              | %     | #                | %      | #                | %      |
| <b>Lakeshore</b>                           | <b>9,890</b>   |       | <b>11,635</b>  |       |                  |        | <b>12,330</b>  |       |                  |        |                  |        |
| 1 person                                   | 1,535          | 15.5% | 1,925          | 16.5% | 390              | 25.4%  | 2,160          | 17.5% | 235              | 12.2%  | 625              | 40.7%  |
| 2 persons                                  | 3,215          | 32.5% | 3,855          | 33.1% | 640              | 19.9%  | 4,260          | 34.5% | 405              | 10.5%  | 1,045            | 32.5%  |
| 3 persons                                  | 1,770          | 17.9% | 1,970          | 16.9% | 200              | 11.3%  | 2,030          | 16.5% | 60               | 3.0%   | 260              | 14.7%  |
| 4 persons                                  | 2,095          | 21.2% | 2,450          | 21.1% | 355              | 16.9%  | 2,440          | 19.8% | (10)             | -0.4%  | 345              | 16.5%  |
| 5 persons                                  | 890            | 9.0%  | 1,030          | 8.9%  | 140              | 15.7%  | 1,050          | 8.5%  | 20               | 1.9%   | 160              | 18.0%  |
| 6 or more persons                          | 395            | 4.0%  | 405            | 3.5%  | 10               | 2.5%   | 395            | 3.2%  | (10)             | -2.5%  | -                | 0.0%   |
| <b>Amherstburg</b>                         | <b>7,230</b>   |       | <b>7,930</b>   |       |                  |        | <b>8,155</b>   |       |                  |        |                  |        |
| 1 person                                   | 1,340          | 18.5% | 1,580          | 19.9% | 240              | 17.9%  | 1,730          | 21.2% | 150              | 9.5%   | 390              | 29.1%  |
| 2 persons                                  | 2,310          | 32.0% | 2,610          | 32.9% | 300              | 13.0%  | 2,895          | 35.5% | 285              | 10.9%  | 585              | 25.3%  |
| 3 persons                                  | 1,240          | 17.2% | 1,315          | 16.6% | 75               | 6.0%   | 1,275          | 15.6% | (40)             | -3.0%  | 35               | 2.8%   |
| 4 persons                                  | 1,475          | 20.4% | 1,565          | 19.7% | 90               | 6.1%   | 1,505          | 18.5% | (60)             | -3.8%  | 30               | 2.0%   |
| 5 persons                                  | 650            | 9.0%  | 655            | 8.3%  | 5                | 0.8%   | 555            | 6.8%  | (100)            | -15.3% | (95)             | -14.6% |
| 6 or more persons                          | 215            | 3.0%  | 205            | 2.6%  | (10)             | -4.7%  | 185            | 2.3%  | (20)             | -9.8%  | (30)             | -14.0% |
| <b>Town of Essex</b>                       | <b>7,420</b>   |       | <b>7,645</b>   |       |                  |        | <b>7,790</b>   |       |                  |        |                  |        |
| 1 person                                   | 1,610          | 21.7% | 1,805          | 23.6% | 195              | 12.1%  | 2,005          | 25.7% | 200              | 11.1%  | 395              | 24.5%  |
| 2 persons                                  | 2,465          | 33.2% | 2,680          | 35.1% | 215              | 8.7%   | 2,845          | 36.5% | 165              | 6.2%   | 380              | 15.4%  |
| 3 persons                                  | 1,245          | 16.8% | 1,145          | 15.0% | (100)            | -8.0%  | 1,200          | 15.4% | 55               | 4.8%   | (45)             | -3.6%  |
| 4 persons                                  | 1,280          | 17.3% | 1,250          | 16.4% | (30)             | -2.3%  | 1,080          | 13.9% | (170)            | -13.6% | (200)            | -15.6% |
| 5 persons                                  | 575            | 7.7%  | 535            | 7.0%  | (40)             | -7.0%  | 440            | 5.6%  | (95)             | -17.8% | (135)            | -23.5% |
| 6 or more persons                          | 245            | 3.3%  | 225            | 2.9%  | (20)             | -8.2%  | 225            | 2.9%  | -                | 0.0%   | (20)             | -8.2%  |
| <b>Town of Kingsville</b>                  | <b>6,805</b>   |       | <b>7,450</b>   |       |                  |        | <b>7,715</b>   |       |                  |        |                  |        |
| 1 person                                   | 1,260          | 18.5% | 1,500          | 20.1% | 240              | 19.0%  | 1,600          | 20.7% | 100              | 6.7%   | 340              | 27.0%  |
| 2 persons                                  | 2,355          | 34.6% | 2,700          | 36.2% | 345              | 14.6%  | 2,985          | 38.7% | 285              | 10.6%  | 630              | 26.8%  |
| 3 persons                                  | 1,120          | 16.5% | 1,145          | 15.4% | 25               | 2.2%   | 1,180          | 15.3% | 35               | 3.1%   | 60               | 5.4%   |
| 4 persons                                  | 1,325          | 19.5% | 1,315          | 17.7% | (10)             | -0.8%  | 1,210          | 15.7% | (105)            | -8.0%  | (115)            | -8.7%  |
| 5 persons                                  | 495            | 7.3%  | 570            | 7.7%  | 75               | 15.2%  | 470            | 6.1%  | (100)            | -17.5% | (25)             | -5.1%  |
| 6 or more persons                          | 250            | 3.7%  | 215            | 2.9%  | (35)             | -14.0% | 265            | 3.4%  | 50               | 23.3%  | 15               | 6.0%   |
| <b>Town of LaSalle</b>                     | <b>8,375</b>   |       | <b>9,315</b>   |       |                  |        | <b>9,900</b>   |       |                  |        |                  |        |
| 1 person                                   | 1,065          | 12.7% | 1,385          | 14.9% | 320              | 30.0%  | 1,595          | 16.1% | 210              | 15.2%  | 530              | 49.8%  |
| 2 persons                                  | 2,525          | 30.1% | 2,780          | 29.8% | 255              | 10.1%  | 3,200          | 32.3% | 420              | 15.1%  | 675              | 26.7%  |
| 3 persons                                  | 1,605          | 19.2% | 1,730          | 18.6% | 125              | 7.8%   | 1,765          | 17.8% | 35               | 2.0%   | 160              | 10.0%  |
| 4 persons                                  | 1,990          | 23.8% | 2,185          | 23.5% | 195              | 9.8%   | 2,165          | 21.9% | (20)             | -0.9%  | 175              | 8.8%   |
| 5 persons                                  | 870            | 10.4% | 885            | 9.5%  | 15               | 1.7%   | 770            | 7.8%  | (115)            | -13.0% | (100)            | -11.5% |
| 6 or more persons                          | 325            | 3.9%  | 355            | 3.8%  | 30               | 9.2%   | 410            | 4.1%  | 55               | 15.5%  | 85               | 26.2%  |
| <b>Municipality of Leamington</b>          | <b>9,265</b>   |       | <b>9,815</b>   |       |                  |        | <b>9,865</b>   |       |                  |        |                  |        |
| 1 person                                   | 2,010          | 21.7% | 2,185          | 22.3% | 175              | 8.7%   | 2,310          | 23.4% | 125              | 5.7%   | 300              | 14.9%  |
| 2 persons                                  | 3,080          | 33.2% | 3,220          | 32.8% | 140              | 4.5%   | 3,355          | 34.0% | 135              | 4.2%   | 275              | 8.9%   |
| 3 persons                                  | 1,380          | 14.9% | 1,420          | 14.5% | 40               | 2.9%   | 1,445          | 14.6% | 25               | 1.8%   | 65               | 4.7%   |
| 4 persons                                  | 1,535          | 16.6% | 1,650          | 16.8% | 115              | 7.5%   | 1,475          | 15.0% | (175)            | -10.6% | (60)             | -3.9%  |
| 5 persons                                  | 735            | 7.9%  | 820            | 8.4%  | 85               | 11.6%  | 735            | 7.5%  | (85)             | -10.4% | -                | 0.0%   |
| 6 or more persons                          | 530            | 5.7%  | 520            | 5.3%  | (10)             | -1.9%  | 545            | 5.5%  | 25               | 4.8%   | 15               | 2.8%   |
| <b>Town of Tecumseh</b>                    | <b>8,120</b>   |       | <b>8,495</b>   |       |                  |        | <b>8,655</b>   |       |                  |        |                  |        |
| 1 person                                   | 1,140          | 14.0% | 1,420          | 16.7% | 280              | 24.6%  | 1,565          | 18.1% | 145              | 10.2%  | 425              | 37.3%  |
| 2 persons                                  | 2,435          | 30.0% | 2,710          | 31.9% | 275              | 11.3%  | 3,075          | 35.5% | 365              | 13.5%  | 640              | 26.3%  |
| 3 persons                                  | 1,455          | 17.9% | 1,480          | 17.4% | 25               | 1.7%   | 1,470          | 17.0% | (10)             | -0.7%  | 15               | 1.0%   |
| 4 persons                                  | 1,970          | 24.3% | 1,840          | 21.7% | (130)            | -6.6%  | 1,740          | 20.1% | (100)            | -5.4%  | (230)            | -11.7% |
| 5 persons                                  | 830            | 10.2% | 810            | 9.5%  | (20)             | -2.4%  | 635            | 7.3%  | (175)            | -21.6% | (195)            | -23.5% |
| 6 or more persons                          | 295            | 3.6%  | 245            | 2.9%  | (50)             | -16.9% | 175            | 2.0%  | (70)             | -28.6% | (120)            | -40.7% |
| <b>City of Windsor</b>                     | <b>84,085</b>  |       | <b>88,465</b>  |       |                  |        | <b>87,830</b>  |       |                  |        |                  |        |
| 1 person                                   | 24,945         | 29.7% | 27,515         | 31.1% | 2,570            | 10.3%  | 28,445         | 32.4% | 930              | 3.4%   | 3,500            | 14.0%  |
| 2 persons                                  | 26,405         | 31.4% | 27,475         | 31.1% | 1,070            | 4.1%   | 27,670         | 31.5% | 195              | 0.7%   | 1,265            | 4.8%   |
| 3 persons                                  | 13,440         | 16.0% | 13,745         | 15.5% | 305              | 2.3%   | 13,465         | 15.3% | (280)            | -2.0%  | 25               | 0.2%   |
| 4 persons                                  | 11,845         | 14.1% | 12,230         | 13.8% | 385              | 3.3%   | 11,270         | 12.8% | (960)            | -7.8%  | (575)            | -4.9%  |
| 5 persons                                  | 4,985          | 5.9%  | 5,145          | 5.8%  | 160              | 3.2%   | 4,535          | 5.2%  | (610)            | -11.9% | (450)            | -9.0%  |
| 6 or more persons                          | 2,465          | 2.9%  | 2,355          | 2.7%  | (110)            | -4.5%  | 2,440          | 2.8%  | 85               | 3.6%   | (25)             | -1.0%  |
| <b>County of Essex (excluding Windsor)</b> | <b>57,210</b>  |       | <b>62,380</b>  |       |                  |        | <b>64,460</b>  |       |                  |        |                  |        |
| 1 person                                   | 9,985          | 17.5% | 11,835         | 19.0% | 1,850            | 18.5%  | 12,975         | 20.1% | 1,140            | 9.6%   | 2,990            | 29.9%  |
| 2 persons                                  | 18,410         | 32.2% | 20,595         | 33.0% | 2,185            | 11.9%  | 22,635         | 35.1% | 2,040            | 9.9%   | 4,225            | 22.9%  |
| 3 persons                                  | 9,845          | 17.2% | 10,205         | 16.4% | 360              | 3.7%   | 10,385         | 16.1% | 180              | 1.8%   | 540              | 5.5%   |
| 4 persons                                  | 11,670         | 20.4% | 12,270         | 19.7% | 600              | 5.1%   | 11,615         | 18.0% | (655)            | -5.3%  | (55)             | -0.5%  |
| 5 persons                                  | 5,050          | 8.8%  | 5,305          | 8.5%  | 255              | 5.0%   | 4,655          | 7.2%  | (650)            | -12.3% | (395)            | -7.8%  |
| 6 or more persons                          | 2,255          | 3.9%  | 2,170          | 3.5%  | (85)             | -3.8%  | 2,195          | 3.4%  | 25               | 1.2%   | (60)             | -2.7%  |
| <b>County of Essex (including Windsor)</b> | <b>141,295</b> |       | <b>150,845</b> |       |                  |        | <b>152,295</b> |       |                  |        |                  |        |
| 1 person                                   | 34,930         | 24.7% | 39,355         | 26.1% | 4,425            | 12.7%  | 41,420         | 27.2% | 2,065            | 5.2%   | 6,490            | 18.6%  |
| 2 persons                                  | 44,815         | 31.7% | 48,070         | 31.9% | 3,255            | 7.3%   | 50,310         | 33.0% | 2,240            | 4.7%   | 5,495            | 12.3%  |
| 3 persons                                  | 23,285         | 16.5% | 23,950         | 15.9% | 665              | 2.9%   | 23,850         | 15.7% | (100)            | -0.4%  | 565              | 2.4%   |
| 4 persons                                  | 23,510         | 16.6% | 24,495         | 16.2% | 985              | 4.2%   | 22,890         | 15.0% | (1,605)          | -6.6%  | (620)            | -2.6%  |
| 5 persons                                  | 10,040         | 7.1%  | 10,445         | 6.9%  | 405              | 4.0%   | 9,190          | 6.0%  | (1,255)          | -12.0% | (850)            | -8.5%  |
| 6 or more persons                          | 4,720          | 3.3%  | 4,525          | 3.0%  | (195)            | -4.1%  | 4,635          | 3.0%  | 110              | 2.4%   | (85)             | -1.8%  |

## Household Type

|  | 2001           |       | 2006           |       | Change 2001-2006 |        | 2011           |       | Change 2006-2011 |        | Change 2001-2011 |        |
|--|----------------|-------|----------------|-------|------------------|--------|----------------|-------|------------------|--------|------------------|--------|
|  | #              | %     | #              | %     | #                | %      | #              | %     | #                | %      | #                | %      |
| <b>Lakeshore</b>                           | <b>9,895</b>   |       | <b>11,630</b>  |       |                  |        | <b>12,330</b>  |       |                  |        |                  |        |
| One family households without children     | 2,705          | 27.3% | 3,350          | 28.8% | 645              | 23.8%  | 3,715          | 30.1% | 365              | 10.9%  | 1,010            | 37.3%  |
| One family households with children        | 4,440          | 44.9% | 5,040          | 43.3% | 600              | 13.5%  | 5,045          | 40.9% | 5                | 0.1%   | 605              | 13.6%  |
| One family lone parent households          | 620            | 6.3%  | 680            | 5.8%  | 60               | 9.7%   | 770            | 6.2%  | 90               | 13.2%  | 150              | 24.2%  |
| Multiple and other family households       | 445            | 4.5%  | 495            | 4.3%  | 50               | 11.2%  | 480            | 3.9%  | (15)             | -3.0%  | 35               | 7.9%   |
| Non-family one-person households           | 1,535          | 15.5% | 1,920          | 16.5% | 385              | 25.1%  | 2,160          | 17.5% | 240              | 12.5%  | 625              | 40.7%  |
| Non-family households with 2+ persons      | 140            | 1.4%  | 145            | 1.2%  | 5                | 3.6%   | 165            | 1.3%  | 20               | 13.8%  | 25               | 17.9%  |
| <b>Amherstburg</b>                         | <b>7,230</b>   |       | <b>7,930</b>   |       |                  |        | <b>8,155</b>   |       |                  |        |                  |        |
| One family households without children     | 1,880          | 26.0% | 2,150          | 27.1% | 270              | 14.4%  | 2,410          | 29.6% | 260              | 12.1%  | 530              | 28.2%  |
| One family households with children        | 2,985          | 41.3% | 3,105          | 39.2% | 120              | 4.0%   | 2,780          | 34.1% | (325)            | -10.5% | (205)            | -6.9%  |
| One family lone parent households          | 615            | 8.5%  | 665            | 8.4%  | 50               | 8.1%   | 775            | 9.5%  | 110              | 16.5%  | 160              | 26.0%  |
| Multiple and other family households       | 300            | 4.1%  | 315            | 4.0%  | 15               | 5.0%   | 335            | 4.1%  | 20               | 6.3%   | 35               | 11.7%  |
| Non-family one-person households           | 1,345          | 18.6% | 1,580          | 19.9% | 235              | 17.5%  | 1,730          | 21.2% | 150              | 9.5%   | 385              | 28.6%  |
| Non-family households with 2+ persons      | 105            | 1.5%  | 115            | 1.5%  | 10               | 9.5%   | 120            | 1.5%  | 5                | 4.3%   | 15               | 14.3%  |
| <b>Town of Essex</b>                       | <b>7,420</b>   |       | <b>7,645</b>   |       |                  |        | <b>7,790</b>   |       |                  |        |                  |        |
| One family households without children     | 1,990          | 26.8% | 2,240          | 29.3% | 250              | 12.6%  | 2,370          | 30.4% | 130              | 5.8%   | 380              | 19.1%  |
| One family households with children        | 2,780          | 37.5% | 2,605          | 34.1% | (175)            | -6.3%  | 2,410          | 30.9% | (195)            | -7.5%  | (370)            | -13.3% |
| One family lone parent households          | 630            | 8.5%  | 590            | 7.7%  | (40)             | -6.3%  | 625            | 8.0%  | 35               | 5.9%   | (5)              | -0.8%  |
| Multiple and other family households       | 325            | 4.4%  | 270            | 3.5%  | (55)             | -16.9% | 240            | 3.1%  | (30)             | -11.1% | (85)             | -26.2% |
| Non-family one-person households           | 1,610          | 21.7% | 1,800          | 23.5% | 190              | 11.8%  | 2,005          | 25.7% | 205              | 11.4%  | 395              | 24.5%  |
| Non-family households with 2+ persons      | 80             | 1.1%  | 140            | 1.8%  | 60               | 75.0%  | 135            | 1.7%  | (5)              | -3.6%  | 55               | 68.8%  |
| <b>Town of Kingsville</b>                  | <b>6,805</b>   |       | <b>7,450</b>   |       |                  |        | <b>7,715</b>   |       |                  |        |                  |        |
| One family households without children     | 1,955          | 28.7% | 2,300          | 30.9% | 345              | 17.6%  | 2,565          | 33.2% | 265              | 11.5%  | 610              | 31.2%  |
| One family households with children        | 2,730          | 40.1% | 2,810          | 37.7% | 80               | 2.9%   | 2,615          | 33.9% | (195)            | -6.9%  | (115)            | -4.2%  |
| One family lone parent households          | 550            | 8.1%  | 510            | 6.8%  | (40)             | -7.3%  | 555            | 7.2%  | 45               | 8.8%   | 5                | 0.9%   |
| Multiple and other family households       | 235            | 3.5%  | 250            | 3.4%  | 15               | 6.4%   | 260            | 3.4%  | 10               | 4.0%   | 25               | 10.6%  |
| Non-family one-person households           | 1,260          | 18.5% | 1,505          | 20.2% | 245              | 19.4%  | 1,605          | 20.8% | 100              | 6.6%   | 345              | 27.4%  |
| Non-family households with 2+ persons      | 80             | 1.2%  | 75             | 1.0%  | (5)              | -6.3%  | 120            | 1.6%  | 45               | 60.0%  | 40               | 50.0%  |
| <b>Town of LaSalle</b>                     | <b>8,375</b>   |       | <b>9,315</b>   |       |                  |        | <b>9,900</b>   |       |                  |        |                  |        |
| One family households without children     | 2,145          | 25.6% | 2,405          | 25.8% | 260              | 12.1%  | 2,640          | 26.7% | 235              | 9.8%   | 495              | 23.1%  |
| One family households with children        | 4,020          | 48.0% | 4,330          | 46.5% | 310              | 7.7%   | 4,225          | 42.7% | (105)            | -2.4%  | 205              | 5.1%   |
| One family lone parent households          | 615            | 7.3%  | 650            | 7.0%  | 35               | 5.7%   | 875            | 8.8%  | 225              | 34.6%  | 260              | 42.3%  |
| Multiple and other family households       | 435            | 5.2%  | 420            | 4.5%  | (15)             | -3.4%  | 475            | 4.8%  | 55               | 13.1%  | 40               | 9.2%   |
| Non-family one-person households           | 1,065          | 12.7% | 1,390          | 14.9% | 325              | 30.5%  | 1,595          | 16.1% | 205              | 14.7%  | 530              | 49.8%  |
| Non-family households with 2+ persons      | 95             | 1.1%  | 125            | 1.3%  | 30               | 31.6%  | 100            | 1.0%  | (25)             | -20.0% | 5                | 5.3%   |
| <b>Municipality of Leamington</b>          | <b>9,260</b>   |       | <b>9,815</b>   |       |                  |        | <b>9,865</b>   |       |                  |        |                  |        |
| One family households without children     | 2,555          | 27.6% | 2,590          | 26.4% | 35               | 1.4%   | 2,695          | 27.3% | 105              | 4.1%   | 140              | 5.5%   |
| One family households with children        | 3,570          | 38.6% | 3,590          | 36.6% | 20               | 0.6%   | 3,210          | 32.5% | (380)            | -10.6% | (360)            | -10.1% |
| One family lone parent households          | 630            | 6.8%  | 825            | 8.4%  | 195              | 31.0%  | 805            | 8.2%  | (20)             | -2.4%  | 175              | 27.8%  |
| Multiple and other family households       | 375            | 4.0%  | 445            | 4.5%  | 70               | 18.7%  | 595            | 6.0%  | 150              | 33.7%  | 220              | 58.7%  |
| Non-family one-person households           | 2,005          | 21.7% | 2,190          | 22.3% | 185              | 9.2%   | 2,310          | 23.4% | 120              | 5.5%   | 305              | 15.2%  |
| Non-family households with 2+ persons      | 125            | 1.3%  | 175            | 1.8%  | 50               | 40.0%  | 245            | 2.5%  | 70               | 40.0%  | 120              | 96.0%  |
| <b>Town of Tecumseh</b>                    | <b>8,120</b>   |       | <b>8,495</b>   |       |                  |        | <b>8,660</b>   |       |                  |        |                  |        |
| One family households without children     | 1,970          | 24.3% | 2,200          | 25.9% | 230              | 11.7%  | 2,490          | 28.8% | 290              | 13.2%  | 520              | 26.4%  |
| One family households with children        | 3,880          | 47.8% | 3,750          | 44.1% | (130)            | -3.4%  | 3,295          | 38.0% | (455)            | -12.1% | (585)            | -15.1% |
| One family lone parent households          | 650            | 8.0%  | 735            | 8.7%  | 85               | 13.1%  | 765            | 8.8%  | 30               | 4.1%   | 115              | 17.7%  |
| Multiple and other family households       | 380            | 4.7%  | 290            | 3.4%  | (90)             | -23.7% | 420            | 4.8%  | 130              | 44.8%  | 40               | 10.5%  |
| Non-family one-person households           | 1,140          | 14.0% | 1,420          | 16.7% | 280              | 24.6%  | 1,565          | 18.1% | 145              | 10.2%  | 425              | 37.3%  |
| Non-family households with 2+ persons      | 110            | 1.4%  | 95             | 1.1%  | (15)             | -13.6% | 130            | 1.5%  | 35               | 36.8%  | 20               | 18.2%  |
| <b>City of Windsor</b>                     | <b>84,090</b>  |       | <b>88,465</b>  |       |                  |        | <b>87,830</b>  |       |                  |        |                  |        |
| One family households without children     | 18,120         | 21.5% | 18,590         | 21.0% | 470              | 2.6%   | 18,570         | 21.1% | (20)             | -0.1%  | 450              | 2.5%   |
| One family households with children        | 23,990         | 28.5% | 24,330         | 27.5% | 340              | 1.4%   | 21,750         | 24.8% | (2,580)          | -10.6% | (2,240)          | -9.3%  |
| One family lone parent households          | 9,260          | 11.0% | 10,170         | 11.5% | 910              | 9.8%   | 10,935         | 12.5% | 765              | 7.5%   | 1,675            | 18.1%  |
| Multiple and other family households       | 4,435          | 5.3%  | 4,595          | 5.2%  | 160              | 3.6%   | 4,725          | 5.4%  | 130              | 2.8%   | 290              | 6.5%   |
| Non-family one-person households           | 24,945         | 29.7% | 27,520         | 31.1% | 2,575            | 10.3%  | 28,445         | 32.4% | 925              | 3.4%   | 3,500            | 14.0%  |
| Non-family households with 2+ persons      | 3,340          | 4.0%  | 3,265          | 3.7%  | (75)             | -2.2%  | 3,400          | 3.9%  | 135              | 4.1%   | 60               | 1.8%   |
| <b>County of Essex (excluding Windsor)</b> | <b>57,205</b>  |       | <b>62,380</b>  |       |                  |        | <b>64,460</b>  |       |                  |        |                  |        |
| One family households without children     | 15,235         | 26.6% | 17,275         | 27.7% | 2,040            | 13.4%  | 18,905         | 29.3% | 1,630            | 9.4%   | 3,670            | 24.1%  |
| One family households with children        | 24,455         | 42.7% | 25,260         | 40.5% | 805              | 3.3%   | 23,595         | 36.6% | (1,665)          | -6.6%  | (860)            | -3.5%  |
| One family lone parent households          | 4,310          | 7.5%  | 4,650          | 7.5%  | 340              | 7.9%   | 5,180          | 8.0%  | 530              | 11.4%  | 870              | 20.2%  |
| Multiple and other family households       | 2,490          | 4.4%  | 2,485          | 4.0%  | (5)              | -0.2%  | 2,800          | 4.3%  | 315              | 12.7%  | 310              | 12.4%  |
| Non-family one-person households           | 9,985          | 17.5% | 11,835         | 19.0% | 1,850            | 18.5%  | 12,975         | 20.1% | 1,140            | 9.6%   | 2,990            | 29.9%  |
| Non-family households with 2+ persons      | 735            | 1.3%  | 870            | 1.4%  | 135              | 18.4%  | 1,015          | 1.6%  | 145              | 16.7%  | 280              | 38.1%  |
| <b>Couty of Essex (including Windsor)</b>  | <b>141,300</b> |       | <b>150,845</b> |       |                  |        | <b>152,295</b> |       |                  |        |                  |        |
| One family households without children     | 33,360         | 23.6% | 35,860         | 23.8% | 2,500            | 7.5%   | 37,475         | 24.6% | 1,615            | 4.5%   | 4,115            | 12.3%  |
| One family households with children        | 48,445         | 34.3% | 49,590         | 32.9% | 1,145            | 2.4%   | 45,345         | 29.8% | (4,245)          | -8.6%  | (3,100)          | -6.4%  |
| One family lone parent households          | 13,570         | 9.6%  | 14,820         | 9.8%  | 1,250            | 9.2%   | 16,110         | 10.6% | 1,290            | 8.7%   | 2,540            | 18.7%  |
| Multiple and other family households       | 6,925          | 4.9%  | 7,080          | 4.7%  | 155              | 2.2%   | 7,525          | 4.9%  | 445              | 6.3%   | 600              | 8.7%   |
| Non-family one-person households           | 34,930         | 24.7% | 39,355         | 26.1% | 4,425            | 12.7%  | 41,415         | 27.2% | 2,060            | 5.2%   | 6,485            | 18.6%  |
| Non-family households with 2+ persons      | 4,075          | 2.9%  | 4,135          | 2.7%  | 60               | 1.5%   | 4,420          | 2.9%  | 285              | 6.9%   | 345              | 8.5%   |

## Household Tenure

|  | 2001           |       | 2006           |       | Change 2001-2006 |        | 2011           |       | Change 2006-2011 |       | Change 2001-2011 |        |
|--|----------------|-------|----------------|-------|------------------|--------|----------------|-------|------------------|-------|------------------|--------|
|  | #              | %     | #              | %     | #                | %      | #              | %     | #                | %     | #                | %      |
| <b>Town of Lakeshore</b>                   | <b>9,895</b>   |       | <b>11,630</b>  |       |                  |        | <b>12,330</b>  |       |                  |       |                  |        |
| Owned                                      | 8,745          | 88.4% | 10,690         | 91.9% | 1,945            | 22.2%  | 11,385         | 92.3% | 695              | 6.5%  | 2,640            | 30.2%  |
| Rented                                     | 1,150          | 11.6% | 945            | 8.1%  | (205)            | -17.8% | 945            | 7.7%  | -                | 0.0%  | (205)            | -17.8% |
| <b>Town of Amherstberg</b>                 | <b>7,230</b>   |       | <b>7,930</b>   |       |                  |        | <b>8,155</b>   |       |                  |       |                  |        |
| Owned                                      | 5,985          | 82.8% | 6,800          | 85.8% | 815              | 13.6%  | 6,995          | 85.8% | 195              | 2.9%  | 1,010            | 16.9%  |
| Rented                                     | 1,240          | 17.2% | 1,130          | 14.2% | (110)            | -8.9%  | 1,155          | 14.2% | 25               | 2.2%  | (85)             | -6.9%  |
| <b>Town of Essex</b>                       | <b>7,420</b>   |       | <b>7,645</b>   |       |                  |        | <b>7,790</b>   |       |                  |       |                  |        |
| Owned                                      | 6,185          | 83.4% | 6,540          | 85.5% | 355              | 5.7%   | 6,535          | 83.9% | (5)              | -0.1% | 350              | 5.7%   |
| Rented                                     | 1,230          | 16.6% | 1,105          | 14.5% | (125)            | -10.2% | 1,260          | 16.2% | 155              | 14.0% | 30               | 2.4%   |
| <b>Town of Kingsville</b>                  | <b>6,805</b>   |       | <b>7,450</b>   |       |                  |        | <b>7,715</b>   |       |                  |       |                  |        |
| Owned                                      | 5,655          | 83.1% | 6,510          | 87.4% | 855              | 15.1%  | 6,670          | 86.5% | 160              | 2.5%  | 1,015            | 17.9%  |
| Rented                                     | 1,155          | 17.0% | 940            | 12.6% | (215)            | -18.6% | 1,040          | 13.5% | 100              | 10.6% | (115)            | -10.0% |
| <b>Town of LaSalle</b>                     | <b>8,375</b>   |       | <b>9,315</b>   |       |                  |        | <b>9,900</b>   |       |                  |       |                  |        |
| Owned                                      | 7,880          | 94.1% | 8,780          | 94.3% | 900              | 11.4%  | 9,300          | 93.9% | 520              | 5.9%  | 1,420            | 18.0%  |
| Rented                                     | 495            | 5.9%  | 530            | 5.7%  | 35               | 7.1%   | 600            | 6.1%  | 70               | 13.2% | 105              | 21.2%  |
| <b>Municipality of Leamington</b>          | <b>9,260</b>   |       | <b>9,815</b>   |       |                  |        | <b>9,865</b>   |       |                  |       |                  |        |
| Owned                                      | 6,645          | 71.8% | 7,195          | 73.3% | 550              | 8.3%   | 7,150          | 72.5% | (45)             | -0.6% | 505              | 7.6%   |
| Rented                                     | 2,615          | 28.2% | 2,625          | 26.7% | 10               | 0.4%   | 2,720          | 27.6% | 95               | 3.6%  | 105              | 4.0%   |
| <b>Town of Tecumseh</b>                    | <b>8,120</b>   |       | <b>8,495</b>   |       |                  |        | <b>8,660</b>   |       |                  |       |                  |        |
| Owned                                      | 7,335          | 90.3% | 7,810          | 91.9% | 475              | 6.5%   | 7,800          | 90.1% | (10)             | -0.1% | 465              | 6.3%   |
| Rented                                     | 785            | 9.7%  | 685            | 8.1%  | (100)            | -12.7% | 855            | 9.9%  | 170              | 24.8% | 70               | 8.9%   |
| <b>City of Windsor</b>                     | <b>84,090</b>  |       | <b>88,465</b>  |       |                  |        | <b>87,830</b>  |       |                  |       |                  |        |
| Owned                                      | 54,610         | 64.9% | 59,420         | 67.2% | 4,810            | 8.8%   | 57,215         | 65.1% | (2,205)          | -3.7% | 2,605            | 4.8%   |
| Rented                                     | 29,480         | 35.1% | 29,045         | 32.8% | (435)            | -1.5%  | 30,615         | 34.9% | 1,570            | 5.4%  | 1,135            | 3.9%   |
| <b>County of Essex (excluding Windsor)</b> | <b>57,205</b>  |       | <b>62,380</b>  |       |                  |        | <b>64,460</b>  |       |                  |       |                  |        |
| Owned                                      | 48,520         | 84.8% | 54,410         | 87.2% | 5,890            | 12.1%  | 55,885         | 86.7% | 1,475            | 2.7%  | 7,365            | 15.2%  |
| Rented                                     | 8,685          | 15.2% | 7,970          | 12.8% | (715)            | -8.2%  | 8,580          | 13.3% | 610              | 7.7%  | (105)            | -1.2%  |
| <b>Couty of Essex (including Windsor)</b>  | <b>141,300</b> |       | <b>150,845</b> |       |                  |        | <b>152,295</b> |       |                  |       |                  |        |
| Owned                                      | 103,130        | 73.0% | 113,825        | 75.5% | 10,695           | 10.4%  | 113,100        | 74.3% | (725)            | -0.6% | 9,970            | 9.7%   |
| Rented                                     | 38,170         | 27.0% | 37,015         | 24.5% | (1,155)          | -3.0%  | 39,195         | 25.7% | 2,180            | 5.9%  | 1,025            | 2.7%   |

## Special Household Types

|  | 2001           |       | 2006           |       | Change 2001-2006 |        | 2011           |       | Change 2006-2011 |         | Change 2001-2011 |         |
|--|----------------|-------|----------------|-------|------------------|--------|----------------|-------|------------------|---------|------------------|---------|
|  | #              | %     | #              | %     | #                | %      | #              | %     | #                | %       | #                | %       |
| <b>Town of Lakeshore</b>   | <b>9,895</b>   |       | <b>11,630</b>  |       |                  |        | <b>12,330</b>  |       |                  |         |                  |         |
| Primary maintainer is aboriginal   | 100            | 1.0%  | 155            | 1.3%  | 55               | 55.0%  | 245            | 2.0%  | 90               | -58.1%  | 145              | 145.0%  |
| Primary maintainer is a recent immigrant                                 | 40             | 0.4%  | 70             | 0.6%  | 30               | 75.0%  | 20             | 0.2%  | (50)             | -71.4%  | (20)             | -50.0%  |
| Household containing a person with a physical or intellectual disability | 1,085          | 11.0% | 1,455          | 12.5% | 370              | 34.1%  | 1,285          | 10.4% | (170)            | -11.7%  | 200              | 18.4%   |
| <b>Town of Amherstberg</b>   | <b>7,230</b>   |       | <b>7,930</b>   |       |                  |        | <b>8,155</b>   |       |                  |         |                  |         |
| Primary maintainer is aboriginal   | 100            | 1.4%  | 155            | 2.0%  | 55               | 55.0%  | 125            | 1.5%  | (30)             | -19.4%  | 25               | 25.0%   |
| Primary maintainer is a recent immigrant                                 | 20             | 0.3%  | 25             | 0.3%  | 5                | 25.0%  | 40             | 0.5%  | 15               | 60.0%   | 20               | 100.0%  |
| Household containing a person with a physical or intellectual disability | 970            | 13.4% | 1,200          | 15.1% | 230              | 23.7%  | 1,185          | 14.5% | (15)             | -1.3%   | 215              | 22.2%   |
| <b>Town of Essex</b>   | <b>7,420</b>   |       | <b>7,645</b>   |       |                  |        | <b>7,790</b>   |       |                  |         |                  |         |
| Primary maintainer is aboriginal   | 70             | 0.9%  | 110            | 1.4%  | 40               | 57.1%  | 75             | 1.0%  | (35)             | -31.8%  | 5                | 7.1%    |
| Primary maintainer is a recent immigrant                                 | 25             | 0.3%  | 25             | 0.3%  | -                | 0.0%   | -              | 0.0%  | (25)             | -100.0% | (25)             | -100.0% |
| Household containing a person with a physical or intellectual disability | 955            | 12.9% | 1,210          | 15.8% | 255              | 26.7%  | 1,330          | 17.1% | 120              | 9.9%    | 375              | 39.3%   |
| <b>Town of Kingsville</b>  | <b>6,805</b>   |       | <b>7,450</b>   |       |                  |        | <b>7,715</b>   |       |                  |         |                  |         |
| Primary maintainer is aboriginal   | 60             | 0.9%  | 45             | 0.6%  | (15)             | -25.0% | 85             | 1.1%  | 40               | 88.9%   | 25               | 41.7%   |
| Primary maintainer is a recent immigrant                                 | 20             | 0.3%  | 55             | 0.7%  | 35               | 175.0% | 30             | 0.4%  | (25)             | -45.5%  | 10               | 50.0%   |
| Household containing a person with a physical or intellectual disability | 785            | 11.5% | 895            | 12.0% | 110              | 14.0%  | 1,020          | 13.2% | 125              | 14.0%   | 235              | 29.9%   |
| <b>Town of LaSalle</b>   | <b>8,375</b>   |       | <b>9,315</b>   |       |                  |        | <b>9,900</b>   |       |                  |         |                  |         |
| Primary maintainer is aboriginal   | 50             | 0.6%  | 75             | 0.8%  | 25               | 50.0%  | 135            | 1.4%  | 60               | 80.0%   | 85               | 170.0%  |
| Primary maintainer is a recent immigrant                                 | 105            | 1.3%  | 120            | 1.3%  | 15               | 14.3%  | 45             | 0.5%  | (75)             | -62.5%  | (60)             | -57.1%  |
| Household containing a person with a physical or intellectual disability | 900            | 10.7% | 985            | 10.6% | 85               | 9.4%   | 1,270          | 12.8% | 285              | 28.9%   | 370              | 41.1%   |
| <b>Municipality of Leamington</b>  | <b>9,260</b>   |       | <b>9,815</b>   |       |                  |        | <b>9,865</b>   |       |                  |         |                  |         |
| Primary maintainer is aboriginal   | 50             | 0.5%  | 110            | 1.1%  | 60               | 120.0% | 130            | 1.3%  | 20               | 18.2%   | 80               | 160.0%  |
| Primary maintainer is a recent immigrant                                 | 250            | 2.7%  | 225            | 2.3%  | (25)             | -10.0% | 185            | 1.9%  | (40)             | -17.8%  | (65)             | -26.0%  |
| Household containing a person with a physical or intellectual disability | 1,185          | 12.8% | 1,415          | 14.4% | 230              | 19.4%  | 1,560          | 15.8% | 145              | 10.2%   | 375              | 31.6%   |
| <b>Town of Tecumseh</b>  | <b>8,120</b>   |       | <b>8,495</b>   |       |                  |        | <b>8,660</b>   |       |                  |         |                  |         |
| Primary maintainer is aboriginal   | 60             | 0.7%  | 65             | 0.8%  | 5                | 8.3%   | 135            | 1.6%  | 70               | 107.7%  | 75               | 125.0%  |
| Primary maintainer is a recent immigrant                                 | 60             | 0.7%  | 70             | 0.8%  | 10               | 16.7%  | -              | 0.0%  | (70)             | -100.0% | (60)             | -100.0% |
| Household containing a person with a physical or intellectual disability | 815            | 10.0% | 910            | 10.7% | 95               | 11.7%  | 1,020          | 11.8% | 110              | 12.1%   | 205              | 25.2%   |
| <b>City of Windsor</b>   | <b>84,090</b>  |       | <b>88,465</b>  |       |                  |        | <b>87,830</b>  |       |                  |         |                  |         |
| Primary maintainer is aboriginal   | 1,170          | 1.4%  | 1,535          | 1.7%  | 365              | 31.2%  | 1,970          | 2.2%  | 435              | 28.3%   | 800              | 68.4%   |
| Primary maintainer is a recent immigrant                                 | 3,835          | 4.6%  | 3,500          | 4.0%  | (335)            | -8.7%  | 2,275          | 2.6%  | (1,225)          | -35.0%  | (1,560)          | -40.7%  |
| Household containing a person with a physical or intellectual disability | 11,725         | 13.9% | 13,285         | 15.0% | 1,560            | 13.3%  | 13,915         | 15.8% | 630              | 4.7%    | 2,190            | 18.7%   |
| <b>County of Essex (excluding Windsor)</b>                               | <b>57,205</b>  |       | <b>62,380</b>  |       |                  |        | <b>64,460</b>  |       |                  |         |                  |         |
| Primary maintainer is aboriginal   | 485            | 0.8%  | 720            | 1.2%  | 235              | 48.5%  | 925            | 1.4%  | 205              | 28.5%   | 440              | 90.7%   |
| Primary maintainer is a recent immigrant                                 | 515            | 0.9%  | 600            | 1.0%  | 85               | 16.5%  | 350            | 0.5%  | (250)            | -41.7%  | (165)            | -32.0%  |
| Household containing a person with a physical or intellectual disability | 6,700          | 11.7% | 8,105          | 13.0% | 1,405            | 21.0%  | 8,680          | 13.5% | 575              | 7.1%    | 1,980            | 29.6%   |
| <b>County of Essex (including Windsor)</b>                               | <b>141,300</b> |       | <b>150,845</b> |       |                  |        | <b>152,295</b> |       |                  |         |                  |         |
| Primary maintainer is aboriginal   | 1,650          | 1.2%  | 2,255          | 1.5%  | 605              | 36.7%  | 2,895          | 1.9%  | 640              | 28.4%   | 1,245            | 75.5%   |
| Primary maintainer is a recent immigrant                                 | 4,345          | 3.1%  | 4,100          | 2.7%  | (245)            | -5.6%  | 2,620          | 1.7%  | (1,480)          | -36.1%  | (1,725)          | -39.7%  |
| Household containing a person with a physical or intellectual disability | 18,425         | 13.0% | 21,390         | 14.2% | 2,965            | 16.1%  | 22,595         | 14.8% | 1,205            | 5.6%    | 4,170            | 22.6%   |

## Labour Force

### Unemployment and Participation Rates

|   | <b>2011</b> |
|---|-------------|
| <b>Town of Lakeshore</b>                  |             |
| Participation Rate                        | 64.7        |
| Unemployment Rate                         | 6.9         |
| <b>Town of Amherstberg</b>                |             |
| Participation Rate                        | 65          |
| Unemployment Rate                         | 7           |
| <b>Town of Essex</b>                      |             |
| Participation Rate                        | 60.6        |
| Unemployment Rate                         | 7.3         |
| <b>Town of Kingsville</b>                 |             |
| Participation Rate                        | 62.7        |
| Unemployment Rate                         | 6.1         |
| <b>Town of LaSalle</b>                    |             |
| Participation Rate                        | 66.8        |
| Unemployment Rate                         | 6.8         |
| <b>Municipality of Leamington</b>         |             |
| Participation Rate                        | 58.9        |
| Unemployment Rate                         | 7           |
| <b>Town of Tecumseh</b>                   |             |
| Participation Rate                        | 63.4        |
| Unemployment Rate                         | 8.5         |
| <b>City of Windsor</b>                    |             |
| Participation Rate                        | 56.6        |
| Unemployment Rate                         | 12.2        |
| <b>Couty of Essex (including Windsor)</b> |             |
| Participation Rate                        | 59.7        |
| Unemployment Rate                         | 9.7         |

## Household Income

|  | 2000      |            | 2005       |        | Change 2000-2005 |             | 2010   |           | Change 2005-2010 |   | Change 2000-2010 |  |
|--|-----------|------------|------------|--------|------------------|-------------|--------|-----------|------------------|---|------------------|--|
|  | #         | #          | #          | %      | #                | %           | #      | %         | #                | % |                  |  |
| <b>Town of Lakeshore</b>                   |           |            |            |        |                  |             |        |           |                  |   |                  |  |
| Average                                    | \$ 81,808 | \$ 81,556  | \$ (252)   | -0.3%  | \$ 95,625        | \$ 14,069   | 17.3%  | \$ 13,817 | 16.9%            |   |                  |  |
| Median                                     | \$ 72,228 | \$ 93,085  | \$ 20,857  | 28.9%  | \$ 82,017        | \$ (11,068) | -11.9% | \$ 9,789  | 13.6%            |   |                  |  |
| <b>Town of Amherstberg</b>                 |           |            |            |        |                  |             |        |           |                  |   |                  |  |
| Average                                    | \$ 77,102 | \$ 73,653  | \$ (3,449) | -4.5%  | \$ 86,116        | \$ 12,463   | 16.9%  | \$ 9,014  | 11.7%            |   |                  |  |
| Median                                     | \$ 65,594 | \$ 86,519  | \$ 20,925  | 31.9%  | \$ 73,115        | \$ (13,404) | -15.5% | \$ 7,521  | 11.5%            |   |                  |  |
| <b>Town of Essex</b>                       |           |            |            |        |                  |             |        |           |                  |   |                  |  |
| Average                                    | \$ 64,802 | \$ 62,743  | \$ (2,059) | -3.2%  | \$ 74,902        | \$ 12,159   | 19.4%  | \$ 10,100 | 15.6%            |   |                  |  |
| Median                                     | \$ 57,364 | \$ 73,371  | \$ 16,007  | 27.9%  | \$ 62,393        | \$ (10,978) | -15.0% | \$ 5,029  | 8.8%             |   |                  |  |
| <b>Town of Kingsville</b>                  |           |            |            |        |                  |             |        |           |                  |   |                  |  |
| Average                                    | \$ 68,469 | \$ 66,319  | \$ (2,150) | -3.1%  | \$ 78,942        | \$ 12,623   | 19.0%  | \$ 10,473 | 15.3%            |   |                  |  |
| Median                                     | \$ 61,191 | \$ 78,229  | \$ 17,038  | 27.8%  | \$ 68,419        | \$ (9,810)  | -12.5% | \$ 7,228  | 11.8%            |   |                  |  |
| <b>Town of LaSalle</b>                     |           |            |            |        |                  |             |        |           |                  |   |                  |  |
| Average                                    | \$ 92,036 | \$ 89,269  | \$ (2,767) | -3.0%  | \$ 103,034       | \$ 13,765   | 15.4%  | \$ 10,998 | 11.9%            |   |                  |  |
| Median                                     | \$ 81,022 | \$ 99,451  | \$ 18,429  | 22.7%  | \$ 90,737        | \$ (8,714)  | -8.8%  | \$ 9,715  | 12.0%            |   |                  |  |
| <b>Municipality of Leamington</b>          |           |            |            |        |                  |             |        |           |                  |   |                  |  |
| Average                                    | \$ 56,963 | \$ 54,940  | \$ (2,023) | -3.6%  | \$ 65,713        | \$ 10,773   | 19.6%  | \$ 8,750  | 15.4%            |   |                  |  |
| Median                                     | \$ 48,467 | \$ 66,918  | \$ 18,451  | 38.1%  | \$ 55,192        | \$ (11,726) | -17.5% | \$ 6,725  | 13.9%            |   |                  |  |
| <b>Town of Tecumseh</b>                    |           |            |            |        |                  |             |        |           |                  |   |                  |  |
| Average                                    | \$ 93,268 | \$ 90,206  | \$ (3,062) | -3.3%  | \$ 99,800        | \$ 9,594    | 10.6%  | \$ 6,532  | 7.0%             |   |                  |  |
| Median                                     | \$ 80,991 | \$ 102,103 | \$ 21,112  | 26.1%  | \$ 84,771        | \$ (17,332) | -17.0% | \$ 3,780  | 4.7%             |   |                  |  |
| <b>City of Windsor</b>                     |           |            |            |        |                  |             |        |           |                  |   |                  |  |
| Average                                    | \$ 57,939 | \$ 50,884  | \$ (7,055) | -12.2% | \$ 62,175        | \$ 11,291   | 22.2%  | \$ 4,236  | 7.3%             |   |                  |  |
| Median                                     | \$ 46,949 | \$ 63,276  | \$ 16,327  | 34.8%  | \$ 49,113        | \$ (14,163) | -22.4% | \$ 2,164  | 4.6%             |   |                  |  |
| <b>County of Essex (including Windsor)</b> |           |            |            |        |                  |             |        |           |                  |   |                  |  |
| Average                                    | \$ 65,533 | \$ 59,752  | \$ (5,781) | -8.8%  | \$ 72,692        | \$ 12,940   | 21.7%  | \$ 7,159  | 10.9%            |   |                  |  |
| Median                                     | \$ 54,328 | \$ 72,700  | \$ 18,372  | 33.8%  | \$ 58,482        | \$ (14,218) | -19.6% | \$ 4,154  | 7.6%             |   |                  |  |

## Household Income

|                            | 2001         |       | 2006          |       | Change 2001-2006 |        | 2011          |       | Change 2006-2011 |        | Change (2001-2011) |          |
|----------------------------|--------------|-------|---------------|-------|------------------|--------|---------------|-------|------------------|--------|--------------------|----------|
|                            | #            | %     | #             | %     | #                | %      | #             | %     | #                | %      | # of %'s           | % Change |
| <b>Town of Lakeshore</b>   | <b>9,895</b> |       | <b>11,630</b> |       |                  |        | <b>12,330</b> |       |                  |        |                    |          |
| Decile 1                   | 990          | 10.0% | 1,150         | 9.9%  | 160              | 16.2%  | 1,230         | 10.0% | 80               | 7.0%   | -                  | -        |
| Decile 2                   | 975          | 9.9%  | 1,175         | 10.1% | 200              | 20.5%  | 1,230         | 10.0% | 55               | 4.7%   | -                  | -        |
| Decile 3                   | 1,005        | 10.2% | 1,160         | 10.0% | 155              | 15.4%  | 1,235         | 10.0% | 75               | 6.5%   | -                  | -        |
| Decile 4                   | 990          | 10.0% | 1,175         | 10.1% | 185              | 18.7%  | 1,240         | 10.1% | 65               | 5.5%   | -                  | -        |
| Decile 5                   | 990          | 10.0% | 1,155         | 9.9%  | 165              | 16.7%  | 1,220         | 9.9%  | 65               | 5.6%   | -                  | -        |
| Decile 6                   | 995          | 10.1% | 1,165         | 10.0% | 170              | 17.1%  | 1,230         | 10.0% | 65               | 5.6%   | -                  | -        |
| Decile 7                   | 965          | 9.8%  | 1,175         | 10.1% | 210              | 21.8%  | 1,245         | 10.1% | 70               | 6.0%   | -                  | -        |
| Decile 8                   | 990          | 10.0% | 1,160         | 10.0% | 170              | 17.2%  | 1,225         | 9.9%  | 65               | 5.6%   | -                  | -        |
| Decile 9                   | 1,010        | 10.2% | 1,150         | 9.9%  | 140              | 13.9%  | 1,225         | 9.9%  | 75               | 6.5%   | -                  | -        |
| Decile 10                  | 985          | 10.0% | 1,170         | 10.1% | 185              | 18.8%  | 1,240         | 10.1% | 70               | 6.0%   | -                  | -        |
| <b>Town of Amherstberg</b> | <b>7,230</b> |       | <b>7,930</b>  |       |                  |        | <b>8,155</b>  |       |                  |        |                    |          |
| Decile 1                   | 955          | 13.2% | 1,095         | 13.8% | 140              | 14.7%  | 855           | 10.5% | (240)            | -21.9% | -2.7%              | -20.6%   |
| Decile 2                   | 770          | 10.7% | 895           | 11.3% | 125              | 16.2%  | 905           | 11.1% | 10               | 1.1%   | 0.4%               | 4.2%     |
| Decile 3                   | 780          | 10.8% | 765           | 9.6%  | (15)             | -1.9%  | 1,010         | 12.4% | 245              | 32.0%  | 1.6%               | 14.8%    |
| Decile 4                   | 670          | 9.3%  | 760           | 9.6%  | 90               | 13.4%  | 1,055         | 12.9% | 295              | 38.8%  | 3.7%               | 39.6%    |
| Decile 5                   | 805          | 11.1% | 935           | 11.8% | 130              | 16.1%  | 705           | 8.6%  | (230)            | -24.6% | -2.5%              | -22.4%   |
| Decile 6                   | 775          | 10.7% | 745           | 9.4%  | (30)             | -3.9%  | 705           | 8.6%  | (40)             | -5.4%  | -2.1%              | -19.4%   |
| Decile 7                   | 635          | 8.8%  | 825           | 10.4% | 190              | 29.9%  | 720           | 8.8%  | (105)            | -12.7% | 0.0%               | 0.5%     |
| Decile 8                   | 615          | 8.5%  | 775           | 9.8%  | 160              | 26.0%  | 740           | 9.1%  | (35)             | -4.5%  | 0.6%               | 6.7%     |
| Decile 9                   | 630          | 8.7%  | 605           | 7.6%  | (25)             | -4.0%  | 790           | 9.7%  | 185              | 30.6%  | 1.0%               | 11.2%    |
| Decile 10                  | 585          | 8.1%  | 535           | 6.7%  | (50)             | -8.5%  | 675           | 8.3%  | 140              | 26.2%  | 0.2%               | 2.3%     |
| <b>Town of Essex</b>       | <b>7,420</b> |       | <b>7,645</b>  |       |                  |        | <b>7,790</b>  |       |                  |        |                    |          |
| Decile 1                   | 965          | 13.0% | 1,080         | 14.1% | 115              | 11.9%  | 1,325         | 17.0% | 245              | 22.7%  | 4.0%               | 30.8%    |
| Decile 2                   | 990          | 13.3% | 1,085         | 14.2% | 95               | 9.6%   | 960           | 12.3% | (125)            | -11.5% | -1.0%              | -7.6%    |
| Decile 3                   | 1,005        | 13.5% | 1,050         | 13.7% | 45               | 4.5%   | 985           | 12.6% | (65)             | -6.2%  | -0.9%              | -6.6%    |
| Decile 4                   | 855          | 11.5% | 880           | 11.5% | 25               | 2.9%   | 945           | 12.1% | 65               | 7.4%   | 0.6%               | 5.3%     |
| Decile 5                   | 770          | 10.4% | 815           | 10.7% | 45               | 5.8%   | 760           | 9.8%  | (55)             | -6.7%  | -0.6%              | -6.0%    |
| Decile 6                   | 790          | 10.6% | 755           | 9.9%  | (35)             | -4.4%  | 740           | 9.5%  | (15)             | -2.0%  | -1.1%              | -10.8%   |
| Decile 7                   | 710          | 9.6%  | 480           | 6.3%  | (230)            | -32.4% | 635           | 8.2%  | 155              | 32.3%  | -1.4%              | -14.8%   |
| Decile 8                   | 515          | 6.9%  | 680           | 8.9%  | 165              | 32.0%  | 635           | 8.2%  | (45)             | -6.6%  | 1.2%               | 17.4%    |
| Decile 9                   | 440          | 5.9%  | 445           | 5.8%  | 5                | 1.1%   | 495           | 6.4%  | 50               | 11.2%  | 0.4%               | 7.2%     |
| Decile 10                  | 390          | 5.3%  | 365           | 4.8%  | (25)             | -6.4%  | 320           | 4.1%  | (45)             | -12.3% | -1.1%              | -21.8%   |
| <b>Town of Kingsville</b>  | <b>6,805</b> |       | <b>7,450</b>  |       |                  |        | <b>7,715</b>  |       |                  |        |                    |          |
| Decile 1                   | 820          | 12.0% | 915           | 12.3% | 95               | 11.6%  | 995           | 12.9% | 80               | 8.7%   | 0.8%               | 7.0%     |
| Decile 2                   | 870          | 12.8% | 1,030         | 13.8% | 160              | 18.4%  | 1,085         | 14.1% | 55               | 5.3%   | 1.3%               | 10.0%    |
| Decile 3                   | 980          | 14.4% | 925           | 12.4% | (55)             | -5.6%  | 905           | 11.7% | (20)             | -2.2%  | -2.7%              | -18.5%   |
| Decile 4                   | 615          | 9.0%  | 895           | 12.0% | 280              | 45.5%  | 865           | 11.2% | (30)             | -3.4%  | 2.2%               | 24.1%    |
| Decile 5                   | 715          | 10.5% | 895           | 12.0% | 180              | 25.2%  | 835           | 10.8% | (60)             | -6.7%  | 0.3%               | 3.0%     |
| Decile 6                   | 760          | 11.2% | 630           | 8.5%  | (130)            | -17.1% | 640           | 8.3%  | 10               | 1.6%   | -2.9%              | -25.7%   |
| Decile 7                   | 560          | 8.2%  | 660           | 8.9%  | 100              | 17.9%  | 720           | 9.3%  | 60               | 9.1%   | 1.1%               | 13.4%    |
| Decile 8                   | 635          | 9.3%  | 640           | 8.6%  | 5                | 0.8%   | 640           | 8.3%  | -                | 0.0%   | -1.0%              | -11.1%   |
| Decile 9                   | 505          | 7.4%  | 450           | 6.0%  | (55)             | -10.9% | 580           | 7.5%  | 130              | 28.9%  | 0.1%               | 1.3%     |
| Decile 10                  | 335          | 4.9%  | 415           | 5.6%  | 80               | 23.9%  | 450           | 5.8%  | 35               | 8.4%   | 0.9%               | 18.5%    |
| <b>Town of LaSalle</b>     | <b>8,375</b> |       | <b>9,315</b>  |       |                  |        | <b>9,900</b>  |       |                  |        |                    |          |
| Decile 1                   | 500          | 6.0%  | 770           | 8.3%  | 270              | 54.0%  | 675           | 6.8%  | (95)             | -12.3% | 0.8%               | 14.2%    |
| Decile 2                   | 520          | 6.2%  | 790           | 8.5%  | 270              | 51.9%  | 945           | 9.5%  | 155              | 19.6%  | 3.3%               | 53.7%    |
| Decile 3                   | 790          | 9.4%  | 710           | 7.6%  | (80)             | -10.1% | 670           | 6.8%  | (40)             | -5.6%  | -2.7%              | -28.3%   |
| Decile 4                   | 795          | 9.5%  | 800           | 8.6%  | 5                | 0.6%   | 1,150         | 11.6% | 350              | 43.8%  | 2.1%               | 22.4%    |
| Decile 5                   | 930          | 11.1% | 1,020         | 11.0% | 90               | 9.7%   | 995           | 10.1% | (25)             | -2.5%  | -1.1%              | -9.5%    |
| Decile 6                   | 945          | 11.3% | 945           | 10.1% | -                | 0.0%   | 1,025         | 10.4% | 80               | 8.5%   | -0.9%              | -8.2%    |
| Decile 7                   | 900          | 10.7% | 1,120         | 12.0% | 220              | 24.4%  | 880           | 8.9%  | (240)            | -21.4% | -1.9%              | -17.3%   |
| Decile 8                   | 900          | 10.7% | 1,165         | 12.5% | 265              | 29.4%  | 1,140         | 11.5% | (25)             | -2.1%  | 0.8%               | 7.2%     |
| Decile 9                   | 1,025        | 12.2% | 1,055         | 11.3% | 30               | 2.9%   | 1,390         | 14.0% | 335              | 31.8%  | 1.8%               | 14.7%    |
| Decile 10                  | 1,080        | 12.9% | 945           | 10.1% | (135)            | -12.5% | 1,020         | 10.3% | 75               | 7.9%   | -2.6%              | -20.1%   |



## Household Income

| Municipality of Leamington                 | 9,260          |       | 9,815          |       |         |        | 9,865          |       |         |        |       |        |  |
|--|----------------|-------|----------------|-------|---------|--------|----------------|-------|---------|--------|-------|--------|--|
| Decile 1                                   | 1,460          | 15.8% | 1,855          | 18.9% | 395     | 27.1%  | 1,675          | 17.0% | (180)   | -9.7%  | 1.2%  | 7.7%   |  |
| Decile 2                                   | 1,580          | 17.1% | 1,625          | 16.6% | 45      | 2.8%   | 1,830          | 18.6% | 205     | 12.6%  | 1.5%  | 8.7%   |  |
| Decile 3                                   | 1,460          | 15.8% | 1,230          | 12.5% | (230)   | -15.8% | 1,245          | 12.6% | 15      | 1.2%   | -3.1% | -20.0% |  |
| Decile 4                                   | 1,265          | 13.7% | 1,350          | 13.8% | 85      | 6.7%   | 1,345          | 13.6% | (5)     | -0.4%  | 0.0%  | -0.2%  |  |
| Decile 5                                   | 1,050          | 11.3% | 1,085          | 11.1% | 35      | 3.3%   | 955            | 9.7%  | (130)   | -12.0% | -1.7% | -14.6% |  |
| Decile 6                                   | 755            | 8.2%  | 805            | 8.2%  | 50      | 6.6%   | 870            | 8.8%  | 65      | 8.1%   | 0.7%  | 8.2%   |  |
| Decile 7                                   | 655            | 7.1%  | 630            | 6.4%  | (25)    | -3.8%  | 575            | 5.8%  | (55)    | -8.7%  | -1.2% | -17.6% |  |
| Decile 8                                   | 425            | 4.6%  | 440            | 4.5%  | 15      | 3.5%   | 600            | 6.1%  | 160     | 36.4%  | 1.5%  | 32.5%  |  |
| Decile 9                                   | 265            | 2.9%  | 370            | 3.8%  | 105     | 39.6%  | 415            | 4.2%  | 45      | 12.2%  | 1.3%  | 47.0%  |  |
| Decile 10                                  | 340            | 3.7%  | 420            | 4.3%  | 80      | 23.5%  | 340            | 3.4%  | (80)    | -19.0% | -0.2% | -6.1%  |  |
| <b>Town of Tecumseh</b>                    | <b>8,120</b>   |       | <b>8,495</b>   |       |         |        | <b>8,660</b>   |       |         |        |       |        |  |
| Decile 1                                   | 600            | 7.4%  | 665            | 7.8%  | 65      | 10.8%  | 740            | 8.5%  | 75      | 11.3%  | 1.2%  | 15.6%  |  |
| Decile 2                                   | 650            | 8.0%  | 715            | 8.4%  | 65      | 10.0%  | 880            | 10.2% | 165     | 23.1%  | 2.2%  | 26.9%  |  |
| Decile 3                                   | 840            | 10.3% | 755            | 8.9%  | (85)    | -10.1% | 770            | 8.9%  | 15      | 2.0%   | -1.5% | -14.0% |  |
| Decile 4                                   | 535            | 6.6%  | 740            | 8.7%  | 205     | 38.3%  | 990            | 11.4% | 250     | 33.8%  | 4.8%  | 73.5%  |  |
| Decile 5                                   | 805            | 9.9%  | 905            | 10.7% | 100     | 12.4%  | 795            | 9.2%  | (110)   | -12.2% | -0.7% | -7.4%  |  |
| Decile 6                                   | 780            | 9.6%  | 650            | 7.7%  | (130)   | -16.7% | 755            | 8.7%  | 105     | 16.2%  | -0.9% | -9.2%  |  |
| Decile 7                                   | 740            | 9.1%  | 1,090          | 12.8% | 350     | 47.3%  | 590            | 6.8%  | (500)   | -45.9% | -2.3% | -25.2% |  |
| Decile 8                                   | 910            | 11.2% | 1,090          | 12.8% | 180     | 19.8%  | 1,000          | 11.5% | (90)    | -8.3%  | 0.3%  | 3.0%   |  |
| Decile 9                                   | 1,095          | 13.5% | 885            | 10.4% | (210)   | -19.2% | 1,170          | 13.5% | 285     | 32.2%  | 0.0%  | 0.2%   |  |
| Decile 10                                  | 1,175          | 14.5% | 1,005          | 11.8% | (170)   | -14.5% | 960            | 11.1% | (45)    | -4.5%  | -3.4% | -23.4% |  |
| <b>City of Windsor</b>                     | <b>84,090</b>  |       | <b>88,465</b>  |       |         |        | <b>87,830</b>  |       |         |        |       |        |  |
| Decile 1                                   | 16,180         | 19.2% | 21,235         | 24.0% | 5,055   | 31.2%  | 21,515         | 24.5% | 280     | 1.3%   | 5.3%  | 27.3%  |  |
| Decile 2                                   | 13,175         | 15.7% | 13,960         | 15.8% | 785     | 6.0%   | 15,270         | 17.4% | 1,310   | 9.4%   | 1.7%  | 11.0%  |  |
| Decile 3                                   | 12,885         | 15.3% | 11,230         | 12.7% | (1,655) | -12.8% | 10,790         | 12.3% | (440)   | -3.9%  | -3.0% | -19.8% |  |
| Decile 4                                   | 8,460          | 10.1% | 9,430          | 10.7% | 970     | 11.5%  | 10,005         | 11.4% | 575     | 6.1%   | 1.3%  | 13.2%  |  |
| Decile 5                                   | 8,675          | 10.3% | 8,950          | 10.1% | 275     | 3.2%   | 7,195          | 8.2%  | (1,755) | -19.6% | -2.1% | -20.6% |  |
| Decile 6                                   | 6,920          | 8.2%  | 5,655          | 6.4%  | (1,265) | -18.3% | 6,445          | 7.3%  | 790     | 14.0%  | -0.9% | -10.8% |  |
| Decile 7                                   | 5,415          | 6.4%  | 5,720          | 6.5%  | 305     | 5.6%   | 4,790          | 5.5%  | (930)   | -16.3% | -1.0% | -15.3% |  |
| Decile 8                                   | 5,005          | 6.0%  | 5,125          | 5.8%  | 120     | 2.4%   | 4,570          | 5.2%  | (555)   | -10.8% | -0.7% | -12.6% |  |
| Decile 9                                   | 3,820          | 4.5%  | 3,900          | 4.4%  | 80      | 2.1%   | 4,380          | 5.0%  | 480     | 12.3%  | 0.4%  | 9.8%   |  |
| Decile 10                                  | 3,555          | 4.2%  | 3,245          | 3.7%  | (310)   | -8.7%  | 2,870          | 3.3%  | (375)   | -11.6% | -1.0% | -22.7% |  |
| <b>County of Essex (excluding Windsor)</b> | <b>57,205</b>  |       | <b>62,380</b>  |       |         |        | <b>64,460</b>  |       |         |        |       |        |  |
| Decile 1                                   | 6,305          | 11.0% | 7,540          | 12.1% | 1,235   | 19.6%  | 7,505          | 11.6% | (35)    | -0.5%  | 0.6%  | 5.6%   |  |
| Decile 2                                   | 6,355          | 11.1% | 7,355          | 11.8% | 1,000   | 15.7%  | 7,840          | 12.2% | 485     | 6.6%   | 1.1%  | 9.5%   |  |
| Decile 3                                   | 6,880          | 12.0% | 6,615          | 10.6% | (265)   | -3.9%  | 6,835          | 10.6% | 220     | 3.3%   | -1.4% | -11.8% |  |
| Decile 4                                   | 5,725          | 10.0% | 6,595          | 10.6% | 870     | 15.2%  | 7,590          | 11.8% | 995     | 15.1%  | 1.8%  | 17.7%  |  |
| Decile 5                                   | 6,075          | 10.6% | 6,825          | 10.9% | 750     | 12.3%  | 6,280          | 9.7%  | (545)   | -8.0%  | -0.9% | -8.3%  |  |
| Decile 6                                   | 5,820          | 10.2% | 5,690          | 9.1%  | (130)   | -2.2%  | 5,975          | 9.3%  | 285     | 5.0%   | -0.9% | -8.9%  |  |
| Decile 7                                   | 5,175          | 9.0%  | 5,975          | 9.6%  | 800     | 15.5%  | 5,380          | 8.3%  | (595)   | -10.0% | -0.7% | -7.7%  |  |
| Decile 8                                   | 4,995          | 8.7%  | 5,955          | 9.5%  | 960     | 19.2%  | 5,985          | 9.3%  | 30      | 0.5%   | 0.6%  | 6.3%   |  |
| Decile 9                                   | 4,975          | 8.7%  | 4,965          | 8.0%  | (10)    | -0.2%  | 6,075          | 9.4%  | 1,110   | 22.4%  | 0.7%  | 8.4%   |  |
| Decile 10                                  | 4,910          | 8.6%  | 4,860          | 7.8%  | (50)    | -1.0%  | 5,005          | 7.8%  | 145     | 3.0%   | -0.8% | -9.5%  |  |
| <b>Couty of Essex (including Windsor)</b>  | <b>141,300</b> |       | <b>150,845</b> |       |         |        | <b>152,295</b> |       |         |        |       |        |  |
| Decile 1                                   | 22,485         | 15.9% | 28,780         | 19.1% | 6,295   | 28.0%  | 29,025         | 19.1% | 245     | 0.9%   | 3.1%  | 19.8%  |  |
| Decile 2                                   | 19,530         | 13.8% | 21,315         | 14.1% | 1,785   | 9.1%   | 23,110         | 15.2% | 1,795   | 8.4%   | 1.4%  | 9.8%   |  |
| Decile 3                                   | 19,765         | 14.0% | 17,845         | 11.8% | (1,920) | -9.7%  | 17,625         | 11.6% | (220)   | -1.2%  | -2.4% | -17.3% |  |
| Decile 4                                   | 14,185         | 10.0% | 16,025         | 10.6% | 1,840   | 13.0%  | 17,595         | 11.6% | 1,570   | 9.8%   | 1.5%  | 15.1%  |  |
| Decile 5                                   | 14,750         | 10.4% | 15,775         | 10.5% | 1,025   | 6.9%   | 13,470         | 8.8%  | (2,305) | -14.6% | -1.6% | -15.3% |  |
| Decile 6                                   | 12,735         | 9.0%  | 11,345         | 7.5%  | (1,390) | -10.9% | 12,420         | 8.2%  | 1,075   | 9.5%   | -0.9% | -9.5%  |  |
| Decile 7                                   | 10,590         | 7.5%  | 11,695         | 7.8%  | 1,105   | 10.4%  | 10,165         | 6.7%  | (1,530) | -13.1% | -0.8% | -10.9% |  |
| Decile 8                                   | 10,000         | 7.1%  | 11,085         | 7.3%  | 1,085   | 10.9%  | 10,550         | 6.9%  | (535)   | -4.8%  | -0.1% | -2.1%  |  |
| Decile 9                                   | 8,790          | 6.2%  | 8,870          | 5.9%  | 80      | 0.9%   | 10,450         | 6.9%  | 1,580   | 17.8%  | 0.6%  | 10.3%  |  |
| Decile 10                                  | 8,465          | 6.0%  | 8,100          | 5.4%  | (365)   | -4.3%  | 7,880          | 5.2%  | (220)   | -2.7%  | -0.8% | -13.6% |  |

## Dwellings

## Number and Types

|  | 2001          |       | 2006          |       | Change 2001-2006 |         | 2011          |       | Change 2006-2011 |         | Change 2001-2011 |         |
|--|---------------|-------|---------------|-------|------------------|---------|---------------|-------|------------------|---------|------------------|---------|
|  | #             | %     | #             | %     | #                | %       | #             | %     | #                | %       | #                | %       |
| <b>Town of Lakeshore</b>                   | <b>9,895</b>  |       | <b>11,630</b> |       |                  |         | <b>12,330</b> |       |                  |         |                  |         |
| Single-detached dwelling                   | 9,390         | 94.9% | 10,890        | 93.6% | 1,500            | 16.0%   | 11,340        | 92.0% | 450              | 4.1%    | 1,950            | 20.8%   |
| Semi-detached dwelling                     | 70            | 0.7%  | 210           | 1.8%  | 140              | 200.0%  | 240           | 1.9%  | 30               | 14.3%   | 170              | 242.9%  |
| Row house                                  | 90            | 0.9%  | 200           | 1.7%  | 110              | 122.2%  | 260           | 2.1%  | 60               | 30.0%   | 170              | 188.9%  |
| Apartment (detached duplex)                | 65            | 0.7%  | 60            | 0.5%  | (5)              | -7.7%   | 65            | 0.5%  | 5                | 8.3%    | -                | 0.0%    |
| Apartment (<5 storeys)                     | 220           | 2.2%  | 215           | 1.8%  | (5)              | -2.3%   | 165           | 1.3%  | (50)             | -23.3%  | (55)             | -25.0%  |
| Apartment (5+ storeys)                     | -             | 0.0%  | -             | 0.0%  | -                | -       | -             | 0.0%  | -                | -       | -                | -       |
| Movable dwelling                           | 40            | 0.4%  | 15            | 0.1%  | (25)             | -62.5%  | 245           | 2.0%  | 230              | 1533.3% | 205              | 512.5%  |
| Other single-attached dwelling             | 15            | 0.2%  | 30            | 0.3%  | 15               | 100.0%  | -             | 0.0%  | (30)             | -100.0% | (15)             | -100.0% |
| <b>Town of Amherstberg</b>                 | <b>7,230</b>  |       | <b>7,930</b>  |       |                  |         | <b>8,155</b>  |       |                  |         |                  |         |
| Single-detached dwelling                   | 6,175         | 85.4% | 6,720         | 84.7% | 545              | 8.8%    | 6,940         | 85.1% | 220              | 3.3%    | 765              | 12.4%   |
| Semi-detached dwelling                     | 65            | 0.9%  | 105           | 1.3%  | 40               | 61.5%   | 110           | 1.3%  | 5                | 4.8%    | 45               | 69.2%   |
| Row house                                  | 260           | 3.6%  | 320           | 4.0%  | 60               | 23.1%   | 335           | 4.1%  | 15               | 4.7%    | 75               | 28.8%   |
| Apartment (detached duplex)                | 75            | 1.0%  | 70            | 0.9%  | (5)              | -6.7%   | 95            | 1.2%  | 25               | 35.7%   | 20               | 26.7%   |
| Apartment (<5 storeys)                     | 325           | 4.5%  | 370           | 4.7%  | 45               | 13.8%   | 340           | 4.2%  | (30)             | -8.1%   | 15               | 4.6%    |
| Apartment (5+ storeys)                     | 315           | 4.4%  | 305           | 3.8%  | (10)             | -3.2%   | 315           | 3.9%  | 10               | 3.3%    | -                | 0.0%    |
| Movable dwelling                           | -             | 0.0%  | 10            | 0.1%  | 10               | 100.0%  | -             | 0.0%  | (10)             | -100.0% | -                | -       |
| Other single-attached dwelling             | 10            | 0.1%  | 35            | 0.4%  | 25               | 250.0%  | -             | 0.0%  | (35)             | -100.0% | (10)             | -100.0% |
| <b>Town of Essex</b>                       | <b>7,420</b>  |       | <b>7,645</b>  |       |                  |         | <b>7,790</b>  |       |                  |         |                  |         |
| Single-detached dwelling                   | 6,580         | 88.7% | 6,915         | 90.5% | 335              | 5.1%    | 6,640         | 85.2% | (275)            | -4.0%   | 60               | 0.9%    |
| Semi-detached dwelling                     | 80            | 1.1%  | 85            | 1.1%  | 5                | 6.3%    | 100           | 1.3%  | 15               | 17.6%   | 20               | 25.0%   |
| Row house                                  | 215           | 2.9%  | 180           | 2.4%  | (35)             | -16.3%  | 305           | 3.9%  | 125              | 69.4%   | 90               | 41.9%   |
| Apartment (detached duplex)                | 45            | 0.6%  | 75            | 1.0%  | 30               | 66.7%   | 45            | 0.6%  | (30)             | -40.0%  | -                | 0.0%    |
| Apartment (<5 storeys)                     | 330           | 4.4%  | 365           | 4.8%  | 35               | 10.6%   | 300           | 3.9%  | (65)             | -17.8%  | (30)             | -9.1%   |
| Apartment (5+ storeys)                     | 45            | 0.6%  | -             | 0.0%  | (45)             | -100.0% | -             | 0.0%  | -                | -       | (45)             | -100.0% |
| Movable dwelling                           | 85            | 1.1%  | 10            | 0.1%  | (75)             | -88.2%  | 370           | 4.7%  | 360              | 3600.0% | 285              | 335.3%  |
| Other single-attached dwelling             | 50            | 0.7%  | 15            | 0.2%  | (35)             | -70.0%  | -             | 0.0%  | (15)             | -100.0% | (50)             | -100.0% |
| <b>Town of Kingsville</b>                  | <b>6,805</b>  |       | <b>7,450</b>  |       |                  |         | <b>7,715</b>  |       |                  |         |                  |         |
| Single-detached dwelling                   | 6,060         | 89.1% | 6,390         | 85.8% | 330              | 5.4%    | 6,645         | 86.1% | 255              | 4.0%    | 585              | 9.7%    |
| Semi-detached dwelling                     | 65            | 1.0%  | 155           | 2.1%  | 90               | 138.5%  | 195           | 2.5%  | 40               | 25.8%   | 130              | 200.0%  |
| Row house                                  | 230           | 3.4%  | 385           | 5.2%  | 155              | 67.4%   | 360           | 4.7%  | (25)             | -6.5%   | 130              | 56.5%   |
| Apartment (detached duplex)                | 60            | 0.9%  | 65            | 0.9%  | 5                | 8.3%    | 85            | 1.1%  | 20               | 30.8%   | 25               | 41.7%   |
| Apartment (<5 storeys)                     | 375           | 5.5%  | 420           | 5.6%  | 45               | 12.0%   | 375           | 4.9%  | (45)             | -10.7%  | -                | 0.0%    |
| Apartment (5+ storeys)                     | -             | 0.0%  | -             | 0.0%  | -                | -       | -             | 0.0%  | -                | -       | -                | -       |
| Movable dwelling                           | -             | 0.0%  | -             | 0.0%  | -                | -       | 55            | 0.7%  | 55               | 100.0%  | 55               | 100.0%  |
| Other single-attached dwelling             | 15            | 0.2%  | 30            | 0.4%  | 15               | 100.0%  | -             | 0.0%  | (30)             | -100.0% | (15)             | -100.0% |
| <b>Town of LaSalle</b>                     | <b>8,375</b>  |       | <b>9,315</b>  |       |                  |         | <b>9,900</b>  |       |                  |         |                  |         |
| Single-detached dwelling                   | 7,570         | 90.4% | 8,145         | 87.4% | 575              | 7.6%    | 8,615         | 87.0% | 470              | 5.8%    | 1,045            | 13.8%   |
| Semi-detached dwelling                     | 345           | 4.1%  | 515           | 5.5%  | 170              | 49.3%   | 650           | 6.6%  | 135              | 26.2%   | 305              | 88.4%   |
| Row house                                  | 70            | 0.8%  | 135           | 1.4%  | 65               | 92.9%   | 110           | 1.1%  | (25)             | -18.5%  | 40               | 57.1%   |
| Apartment (detached duplex)                | 40            | 0.5%  | 20            | 0.2%  | (20)             | -50.0%  | 50            | 0.5%  | 30               | 150.0%  | 10               | 25.0%   |
| Apartment (<5 storeys)                     | 235           | 2.8%  | 400           | 4.3%  | 165              | 70.2%   | 340           | 3.4%  | (60)             | -15.0%  | 105              | 44.7%   |
| Apartment (5+ storeys)                     | 85            | 1.0%  | 95            | 1.0%  | 10               | 11.8%   | 105           | 1.1%  | 10               | 10.5%   | 20               | 23.5%   |
| Movable dwelling                           | 10            | 0.1%  | -             | 0.0%  | (10)             | -100.0% | -             | 0.0%  | -                | -       | (10)             | -100.0% |
| Other single-attached dwelling             | 20            | 0.2%  | 15            | 0.2%  | (5)              | -25.0%  | 30            | 0.3%  | 15               | 100.0%  | 10               | 50.0%   |
| <b>Municipality of Leamington</b>          | <b>9,260</b>  |       | <b>9,815</b>  |       |                  |         | <b>9,865</b>  |       |                  |         |                  |         |
| Single-detached dwelling                   | 6,515         | 70.4% | 6,505         | 66.3% | (10)             | -0.2%   | 6,610         | 67.0% | 105              | 1.6%    | 95               | 1.5%    |
| Semi-detached dwelling                     | 730           | 7.9%  | 795           | 8.1%  | 65               | 8.9%    | 880           | 8.9%  | 85               | 10.7%   | 150              | 20.5%   |
| Row house                                  | 395           | 4.3%  | 700           | 7.1%  | 305              | 77.2%   | 675           | 6.8%  | (25)             | -3.6%   | 280              | 70.9%   |
| Apartment (detached duplex)                | 100           | 1.1%  | 330           | 3.4%  | 230              | 230.0%  | 340           | 3.4%  | 10               | 3.0%    | 240              | 240.0%  |
| Apartment (<5 storeys)                     | 945           | 10.2% | 910           | 9.3%  | (35)             | -3.7%   | 785           | 8.0%  | (125)            | -13.7%  | (160)            | -16.9%  |
| Apartment (5+ storeys)                     | 525           | 5.7%  | 515           | 5.2%  | (10)             | -1.9%   | 475           | 4.8%  | (40)             | -7.8%   | (50)             | -9.5%   |
| Movable dwelling                           | 20            | 0.2%  | 35            | 0.4%  | 15               | 75.0%   | -             | 0.0%  | (35)             | -100.0% | (20)             | -100.0% |
| Other single-attached dwelling             | 25            | 0.3%  | 25            | 0.3%  | -                | 0.0%    | 55            | 0.6%  | 30               | 120.0%  | 30               | 120.0%  |
| <b>Town of Tecumseh</b>                    | <b>8,120</b>  |       | <b>8,495</b>  |       |                  |         | <b>8,660</b>  |       |                  |         |                  |         |
| Single-detached dwelling                   | 6,900         | 85.0% | 7,055         | 83.0% | 155              | 2.2%    | 7,110         | 82.1% | 55               | 0.8%    | 210              | 3.0%    |
| Semi-detached dwelling                     | 325           | 4.0%  | 405           | 4.8%  | 80               | 24.6%   | 480           | 5.5%  | 75               | 18.5%   | 155              | 47.7%   |
| Row house                                  | 370           | 4.6%  | 450           | 5.3%  | 80               | 21.6%   | 450           | 5.2%  | -                | 0.0%    | 80               | 21.6%   |
| Apartment (detached duplex)                | 50            | 0.6%  | 85            | 1.0%  | 35               | 70.0%   | 40            | 0.5%  | (45)             | -52.9%  | (10)             | -20.0%  |
| Apartment (<5 storeys)                     | 155           | 1.9%  | 155           | 1.8%  | -                | 0.0%    | 185           | 2.1%  | 30               | 19.4%   | 30               | 19.4%   |
| Apartment (5+ storeys)                     | 295           | 3.6%  | 345           | 4.1%  | 50               | 16.9%   | 385           | 4.4%  | 40               | 11.6%   | 90               | 30.5%   |
| Movable dwelling                           | 20            | 0.2%  | -             | 0.0%  | (20)             | -100.0% | -             | 0.0%  | -                | #DIV/0! | (20)             | -100.0% |
| Other single-attached dwelling             | 10            | 0.1%  | 10            | 0.1%  | -                | 0.0%    | -             | 0.0%  | (10)             | -100.0% | (10)             | -100.0% |
| <b>City of Windsor</b>                     | <b>84,090</b> |       | <b>88,465</b> |       |                  |         | <b>87,830</b> |       |                  |         |                  |         |
| Single-detached dwelling                   | 52,650        | 62.6% | 53,895        | 60.9% | 1,245            | 2.4%    | 54,555        | 62.1% | 660              | 1.2%    | 1,905            | 3.6%    |
| Semi-detached dwelling                     | 3,345         | 4.0%  | 4,045         | 4.6%  | 700              | 20.9%   | 3,705         | 4.2%  | (340)            | -8.4%   | 360              | 10.8%   |
| Row house                                  | 4,495         | 5.3%  | 5,260         | 5.9%  | 765              | 17.0%   | 5,665         | 6.4%  | 405              | 7.7%    | 1,170            | 26.0%   |
| Apartment (detached duplex)                | 3,270         | 3.9%  | 3,410         | 3.9%  | 140              | 4.3%    | 3,270         | 3.7%  | (140)            | -4.1%   | -                | 0.0%    |
| Apartment (<5 storeys)                     | 8,285         | 9.9%  | 9,925         | 11.2% | 1,640            | 19.8%   | 8,835         | 10.1% | (1,090)          | -11.0%  | 550              | 6.6%    |
| Apartment (5+ storeys)                     | 11,825        | 14.1% | 11,765        | 13.3% | (60)             | -0.5%   | 11,665        | 13.3% | (100)            | -0.8%   | (160)            | -1.4%   |
| Movable dwelling                           | 15            | 0.0%  | 30            | 0.0%  | 15               | 100.0%  | -             | 0.0%  | (30)             | -100.0% | (15)             | -100.0% |
| Other single-attached dwelling             | 215           | 0.3%  | 135           | 0.2%  | (80)             | -37.2%  | 130           | 0.1%  | (5)              | -3.7%   | (85)             | -39.5%  |
| <b>County of Essex (excluding Windsor)</b> | <b>57,205</b> |       | <b>62,380</b> |       |                  |         | <b>64,460</b> |       |                  |         |                  |         |
| Single-detached dwelling                   | 49,290        | 86.2% | 52,710        | 84.5% | 3,420            | 6.9%    | 53,950        | 83.7% | 1,240            | 2.4%    | 4,660            | 9.5%    |
| Semi-detached dwelling                     | 1,690         | 3.0%  | 2,275         | 3.6%  | 585              | 34.6%   | 2,660         | 4.1%  | 385              | 16.9%   | 970              | 57.4%   |
| Row house                                  | 1,625         | 2.8%  | 2,375         | 3.8%  | 750              | 46.2%   | 2,495         | 3.9%  | 120              | 5.1%    | 870              | 53.5%   |
| Apartment (detached duplex)                | 440           | 0.8%  | 705           | 1.1%  | 265              | 60.2%   | 725           | 1.1%  | 20               | 2.8%    | 285              | 64.8%   |
| Apartment (<5 storeys)                     | 2,585         | 4.5%  | 2,830         | 4.5%  | 245              | 9.5%    | 2,495         | 3.9%  | (335)            | -11.8%  | (90)             | -3.5%   |
| Apartment (5+ storeys)                     | 1,255         | 2.2%  | 1,265         | 2.0%  | 10               | 0.8%    | 1,320         | 2.0%  | 55               | 4.3%    | 65               | 5.2%    |
| Movable dwelling                           | 175           | 0.3%  | 60            | 0.1%  | (115)            | -65.7%  | 705           | 1.1%  | 645              | 1075.0% | 530              | 302.9%  |
| Other single-attached dwelling             | 150           | 0.3%  | 160           | 0.3%  | 10               | 6.7%    | 110           | 0.2%  | (50)             | -31.3%  | (40)             | -26.7%  |

## Completions by Type

|                                   | 2001         | 2006       | 2011       | 2014       | 2001-2014     |
|-----------------------------------|--------------|------------|------------|------------|---------------|
| <b>Town of Lakeshore</b>          | <b>280</b>   | <b>234</b> | <b>123</b> | <b>171</b> | <b>-38.9%</b> |
| Single                            | 270          | 213        | 103        | 159        | -41.1%        |
| Semi-Detached                     | 10           | 4          | 0          | 4          | -60.0%        |
| Row                               | 0            | 17         | 20         | 8          |               |
| Apartment                         | 0            | 0          | 0          | 0          |               |
| <b>Town of Amherstberg</b>        | <b>115</b>   | <b>72</b>  | <b>81</b>  | <b>59</b>  | <b>-48.7%</b> |
| Single                            | 115          | 63         | 35         | 47         | -59.1%        |
| Semi-Detached                     | 0            | 2          | 2          | 2          |               |
| Row                               | 0            | 7          | 10         | 10         |               |
| Apartment                         | 0            | 0          | 34         | 0          |               |
| <b>Town of Kingsville</b>         | <b>80</b>    | <b>112</b> | <b>28</b>  | <b>38</b>  | <b>-52.5%</b> |
| Single                            | 48           | 68         | 28         | 32         | -33.3%        |
| Semi-Detached                     | 0            | 12         | 0          | 6          |               |
| Row                               | 32           | 32         | 0          | 0          |               |
| Apartment                         | 0            | 0          | 0          | 0          |               |
| <b>Town of LaSalle</b>            | <b>307</b>   | <b>84</b>  | <b>179</b> | <b>144</b> | <b>-53.1%</b> |
| Single                            | 259          | 74         | 101        | 108        | -58.3%        |
| Semi-Detached                     | 48           | 10         | 14         | 24         | -50.0%        |
| Row                               | 0            | 0          | 18         | 12         |               |
| Apartment                         | 0            | 0          | 46         | 0          |               |
| <b>Municipality of Leamington</b> | <b>98</b>    | <b>136</b> | <b>38</b>  | <b>14</b>  | <b>-85.7%</b> |
| Single                            | 66           | 45         | 19         | 14         | -78.8%        |
| Semi-Detached                     | 16           | 4          | 0          | 0          |               |
| Row                               | 16           | 81         | 11         | 0          |               |
| Apartment                         | 0            | 6          | 8          | 0          |               |
| <b>Town of Tecumseh</b>           | <b>117</b>   | <b>7</b>   | <b>16</b>  | <b>24</b>  | <b>-79.5%</b> |
| Single                            | 79           | 7          | 16         | 24         | -69.6%        |
| Semi-Detached                     | 38           | 0          | 0          | 0          | -100.0%       |
| Row                               | 0            | 0          | 0          | 0          |               |
| Apartment                         | 0            | 0          | 0          | 0          |               |
| <b>City of Windsor</b>            | <b>1,169</b> | <b>554</b> | <b>169</b> | <b>337</b> | <b>-71.2%</b> |
| Single                            | 839          | 444        | 106        | 199        | -76.3%        |
| Semi-Detached                     | 144          | 20         | 12         | 54         | -62.5%        |
| Row                               | 119          | 74         | 39         | 67         | -43.7%        |
| Apartment                         | 67           | 16         | 12         | 17         | -74.6%        |

## Completions by Tenure

|                                   | 2001         | 2006       | Change (2001-2006) |         | 2011       | Change (2006-2011) |         | 2014       | Change (2011-2014) |         | Change (2001-2014) |               |
|-----------------------------------|--------------|------------|--------------------|---------|------------|--------------------|---------|------------|--------------------|---------|--------------------|---------------|
|                                   | #            | #          | #                  | %       | #          | #                  | %       | #          | #                  | %       | #                  | %             |
| <b>Town of Lakeshore</b>          | <b>280</b>   | <b>234</b> |                    |         | <b>123</b> |                    |         | <b>171</b> |                    |         | <b>-109</b>        | <b>-38.9%</b> |
| Ownership                         | 280          | 234        | -46                | -16.4%  | 111        | -123               | -52.6%  | 163        | 52                 | 46.8%   | -117               | -41.8%        |
| Rental                            | 0            | 0          | 0                  |         | 0          | 0                  |         | 0          | 0                  |         | 0                  |               |
| Condo                             | 0            | 0          | 0                  |         | 12         | 12                 |         | 8          | -4                 | -33.3%  | 8                  |               |
| Co-Op                             | 0            | 0          | 0                  |         | 0          | 0                  |         | 0          | 0                  |         | 0                  |               |
| <b>Town of Amherstberg</b>        | <b>115</b>   | <b>72</b>  |                    |         | <b>81</b>  |                    |         | <b>59</b>  |                    |         | <b>-56</b>         | <b>-48.7%</b> |
| Ownership                         | 115          | 72         | -43                | -37.4%  | 44         | -28                | -38.9%  | 59         | 15                 | 34.1%   | -56                | -48.7%        |
| Rental                            | 0            | 0          | 0                  |         | 20         | 20                 |         | 0          | -20                | -100.0% | 0                  |               |
| Condo                             | 0            | 0          | 0                  |         | 17         | 17                 |         | 0          | -17                | -100.0% | 0                  |               |
| Co-Op                             | 0            | 0          | 0                  |         | 0          | 0                  |         | 0          | 0                  |         | 0                  |               |
| <b>Town of Kingsville</b>         | <b>80</b>    | <b>112</b> |                    |         | <b>28</b>  |                    |         | <b>38</b>  |                    |         | <b>-42</b>         | <b>-52.5%</b> |
| Ownership                         | 62           | 105        | 43                 | 69.4%   | 28         | -77                | -73.3%  | 38         | 10                 | 35.7%   | -24                | -38.7%        |
| Rental                            | 0            | 0          | 0                  |         | 0          | 0                  |         | 0          | 0                  |         | 0                  |               |
| Condo                             | 18           | 7          | -11                | -61.1%  | 0          | -7                 | -100.0% | 0          | 0                  |         | -18                | -100.0%       |
| Co-Op                             | 0            | 0          | 0                  |         | 0          | 0                  |         | 0          | 0                  |         | 0                  |               |
| <b>Town of LaSalle</b>            | <b>307</b>   | <b>84</b>  |                    |         | <b>179</b> |                    |         | <b>144</b> |                    |         | <b>-163</b>        | <b>-53.1%</b> |
| Ownership                         | 307          | 84         | -223               | -72.6%  | 109        | 25                 | 29.8%   | 144        | 35                 | 32.1%   | -163               | -53.1%        |
| Rental                            | 0            | 0          | 0                  |         | 2          | 2                  |         | 0          | -2                 | -100.0% | 0                  |               |
| Condo                             | 0            | 0          | 0                  |         | 68         | 68                 |         | 0          | -68                | -100.0% | 0                  |               |
| Co-Op                             | 0            | 0          | 0                  |         | 0          | 0                  |         | 0          | 0                  |         | 0                  |               |
| <b>Municipality of Leamington</b> | <b>98</b>    | <b>136</b> |                    |         | <b>38</b>  |                    |         | <b>14</b>  |                    |         | <b>-84</b>         | <b>-85.7%</b> |
| Ownership                         | 98           | 79         | -19                | -19.4%  | 34         | -45                | -57.0%  | 14         | -20                | -58.8%  | -84                | -85.7%        |
| Rental                            | 0            | 37         | 37                 |         | 4          | -33                | -89.2%  | 0          | -4                 | -100.0% | 0                  |               |
| Condo                             | 0            | 20         | 20                 |         | 0          | -20                | -100.0% | 0          | 0                  |         | 0                  |               |
| Co-Op                             | 0            | 0          | 0                  |         | 0          | 0                  |         | 0          | 0                  |         | 0                  |               |
| <b>Town of Tecumseh</b>           | <b>117</b>   | <b>7</b>   |                    |         | <b>16</b>  |                    |         | <b>24</b>  |                    |         | <b>-93</b>         | <b>-79.5%</b> |
| Ownership                         | 117          | 7          | -110               | -94.0%  | 16         | 9                  | 128.6%  | 24         | 8                  | 50.0%   | -93                | -79.5%        |
| Rental                            | 0            | 0          | 0                  |         | 0          | 0                  |         | 0          | 0                  |         | 0                  |               |
| Condo                             | 0            | 0          | 0                  |         | 0          | 0                  |         | 0          | 0                  |         | 0                  |               |
| Co-Op                             | 0            | 0          | 0                  |         | 0          | 0                  |         | 0          | 0                  |         | 0                  |               |
| <b>City of Windsor</b>            | <b>1,169</b> | <b>554</b> |                    |         | <b>169</b> |                    |         | <b>337</b> |                    |         | <b>-832</b>        | <b>-71.2%</b> |
| Ownership                         | 1,092        | 538        | -554               | -50.7%  | 118        | -420               | -78.1%  | 278        | 160                | 135.6%  | -814               | -74.5%        |
| Rental                            | 22           | 16         | -6                 | -27.3%  | 11         | -5                 | -31.3%  | 20         | 9                  | 81.8%   | -2                 | -9.1%         |
| Condo                             | 55           | 0          | -55                | -100.0% | 40         | 40                 |         | 39         | -1                 | -2.5%   | -16                | -29.1%        |
| Co-Op                             | 0            | 0          | 0                  |         | 0          | 0                  |         | 0          | 0                  |         | 0                  |               |

## Condition of Dwellings

|  | 2001           |       | 2006           |       | Change 2001-2006 |        | 2011           |       | Change 2006-2011 |        | Change 2001-2011 |        |
|--|----------------|-------|----------------|-------|------------------|--------|----------------|-------|------------------|--------|------------------|--------|
|  | #              | %     | #              | %     | #                | %      | #              | %     | #                | %      | #                | %      |
| <b>Town of Lakeshore</b>                   | <b>9,895</b>   |       | <b>11,630</b>  |       |                  |        | <b>12,330</b>  |       |                  |        |                  |        |
| Regular maintenance only                   | 7,075          | 71.5% | 8,475          | 72.9% | 1,400            | 19.8%  | 9,170          | 74.4% | 695              | 8.2%   | 2,095            | 29.6%  |
| Minor repairs                              | 2,200          | 22.2% | 2,585          | 22.2% | 385              | 17.5%  | 2,535          | 20.6% | (50)             | -1.9%  | 335              | 15.2%  |
| Major repairs needed                       | 615            | 6.2%  | 570            | 4.9%  | (45)             | -7.3%  | 625            | 5.1%  | 55               | 9.6%   | 10               | 1.6%   |
| <b>Town of Amherstberg</b>                 | <b>7,230</b>   |       | <b>7,930</b>   |       |                  |        | <b>8,150</b>   |       |                  |        |                  |        |
| Regular maintenance only                   | 5,350          | 74.0% | 5,955          | 75.1% | 605              | 11.3%  | 5,875          | 72.1% | (80)             | -1.3%  | 525              | 9.8%   |
| Minor repairs                              | 1,470          | 20.3% | 1,515          | 19.1% | 45               | 3.1%   | 1,865          | 22.9% | 350              | 23.1%  | 395              | 26.9%  |
| Major repairs needed                       | 415            | 5.7%  | 460            | 5.8%  | 45               | 10.8%  | 415            | 5.1%  | (45)             | -9.8%  | -                | 0.0%   |
| <b>Town of Essex</b>                       | <b>7,420</b>   |       | <b>7,640</b>   |       |                  |        | <b>7,790</b>   |       |                  |        |                  |        |
| Regular maintenance only                   | 4,740          | 63.9% | 5,285          | 69.2% | 545              | 11.5%  | 5,250          | 67.4% | (35)             | -0.7%  | 510              | 10.8%  |
| Minor repairs                              | 2,070          | 27.9% | 1,855          | 24.3% | (215)            | -10.4% | 2,100          | 27.0% | 245              | 13.2%  | 30               | 1.4%   |
| Major repairs needed                       | 610            | 8.2%  | 505            | 6.6%  | (105)            | -17.2% | 440            | 5.6%  | (65)             | -12.9% | (170)            | -27.9% |
| <b>Town of Kingsville</b>                  | <b>6,805</b>   |       | <b>7,450</b>   |       |                  |        | <b>7,715</b>   |       |                  |        |                  |        |
| Regular maintenance only                   | 4,700          | 69.1% | 5,485          | 73.6% | 785              | 16.7%  | 5,445          | 70.6% | (40)             | -0.7%  | 745              | 15.9%  |
| Minor repairs                              | 1,670          | 24.5% | 1,585          | 21.3% | (85)             | -5.1%  | 1,700          | 22.0% | 115              | 7.3%   | 30               | 1.8%   |
| Major repairs needed                       | 435            | 6.4%  | 380            | 5.1%  | (55)             | -12.6% | 570            | 7.4%  | 190              | 50.0%  | 135              | 31.0%  |
| <b>Town of LaSalle</b>                     | <b>8,375</b>   |       | <b>9,315</b>   |       |                  |        | <b>9,900</b>   |       |                  |        |                  |        |
| Regular maintenance only                   | 6,580          | 78.6% | 7,415          | 79.6% | 835              | 12.7%  | 7,615          | 76.9% | 200              | 2.7%   | 1,035            | 15.7%  |
| Minor repairs                              | 1,510          | 18.0% | 1,545          | 16.6% | 35               | 2.3%   | 1,940          | 19.6% | 395              | 25.6%  | 430              | 28.5%  |
| Major repairs needed                       | 285            | 3.4%  | 360            | 3.9%  | 75               | 26.3%  | 345            | 3.5%  | (15)             | -4.2%  | 60               | 21.1%  |
| <b>Municipality of Leamington</b>          | <b>9,260</b>   |       | <b>9,815</b>   |       |                  |        | <b>9,860</b>   |       |                  |        |                  |        |
| Regular maintenance only                   | 6,920          | 74.7% | 7,170          | 73.1% | 250              | 3.6%   | 7,410          | 75.2% | 240              | 3.3%   | 490              | 7.1%   |
| Minor repairs                              | 1,820          | 19.7% | 2,120          | 21.6% | 300              | 16.5%  | 1,855          | 18.8% | (265)            | -12.5% | 35               | 1.9%   |
| Major repairs needed                       | 520            | 5.6%  | 525            | 5.3%  | 5                | 1.0%   | 590            | 6.0%  | 65               | 12.4%  | 70               | 13.5%  |
| <b>Town of Tecumseh</b>                    | <b>8,125</b>   |       | <b>8,500</b>   |       |                  |        | <b>8,660</b>   |       |                  |        |                  |        |
| Regular maintenance only                   | 6,420          | 79.0% | 6,650          | 78.2% | 230              | 3.6%   | 6,575          | 75.9% | (75)             | -1.1%  | 155              | 2.4%   |
| Minor repairs                              | 1,410          | 17.4% | 1,520          | 17.9% | 110              | 7.8%   | 1,740          | 20.1% | 220              | 14.5%  | 330              | 23.4%  |
| Major repairs needed                       | 300            | 3.7%  | 330            | 3.9%  | 30               | 10.0%  | 340            | 3.9%  | 10               | 3.0%   | 40               | 13.3%  |
| <b>City of Windsor</b>                     | <b>84,090</b>  |       | <b>88,465</b>  |       |                  |        | <b>87,830</b>  |       |                  |        |                  |        |
| Regular maintenance only                   | 59,610         | 70.9% | 63,310         | 71.6% | 3,700            | 6.2%   | 60,710         | 69.1% | (2,600)          | -4.1%  | 1,100            | 1.8%   |
| Minor repairs                              | 18,375         | 21.9% | 19,465         | 22.0% | 1,090            | 5.9%   | 20,635         | 23.5% | 1,170            | 6.0%   | 2,260            | 12.3%  |
| Major repairs needed                       | 6,110          | 7.3%  | 5,690          | 6.4%  | (420)            | -6.9%  | 6,480          | 7.4%  | 790              | 13.9%  | 370              | 6.1%   |
| <b>County of Essex (excluding Windsor)</b> | <b>57,210</b>  |       | <b>62,380</b>  |       |                  |        | <b>64,465</b>  |       |                  |        |                  |        |
| Regular maintenance only                   | 41,830         | 73.1% | 46,495         | 74.5% | 4,665            | 11.2%  | 47,380         | 73.5% | 885              | 1.9%   | 5,550            | 13.3%  |
| Minor repairs                              | 12,180         | 21.3% | 12,745         | 20.4% | 565              | 4.6%   | 13,750         | 21.3% | 1,005            | 7.9%   | 1,570            | 12.9%  |
| Major repairs needed                       | 3,200          | 5.6%  | 3,140          | 5.0%  | (60)             | -1.9%  | 3,335          | 5.2%  | 195              | 6.2%   | 135              | 4.2%   |
| <b>County of Essex (including Windsor)</b> | <b>141,300</b> |       | <b>150,845</b> |       |                  |        | <b>152,295</b> |       |                  |        |                  |        |
| Regular maintenance only                   | 101,440        | 71.8% | 109,810        | 72.8% | 8,370            | 8.3%   | 108,090        | 71.0% | (1,720)          | -1.6%  | 6,650            | 6.6%   |
| Minor repairs                              | 30,555         | 21.6% | 32,205         | 21.3% | 1,650            | 5.4%   | 34,390         | 22.6% | 2,185            | 6.8%   | 3,835            | 12.6%  |
| Major repairs needed                       | 9,310          | 6.6%  | 8,830          | 5.9%  | (480)            | -5.2%  | 9,815          | 6.4%  | 985              | 11.2%  | 505              | 5.4%   |

Age of Dwellings

|  | 2001          |       | 2006          |       | Change 2001-2006 |        | 2011          |       | Change 2006-2011 |        | Change 2001-2011 |        |
|--|---------------|-------|---------------|-------|------------------|--------|---------------|-------|------------------|--------|------------------|--------|
|  | #             | %     | #             | %     | #                | %      | #             | %     | #                | %      | #                | %      |
| <b>Town of Lakeshore</b>                   | <b>9,890</b>  |       | <b>11,630</b> |       |                  |        | <b>12,330</b> |       |                  |        |                  |        |
| Built before 1946                          | 1,785         | 18.0% | 1,370         | 11.8% | (415)            | -23.2% | 1,515         | 12.3% | 145              | 10.6%  | (270)            | -15.1% |
| Built between 1946 and 1960                | 1,490         | 15.1% | 1,355         | 11.7% | (135)            | -9.1%  | 1,220         | 9.9%  | (135)            | -10.0% | (270)            | -18.1% |
| Built between 1961 and 1970                | 1,240         | 12.5% | 1,330         | 11.4% | 90               | 7.3%   | 1,810         | 14.7% | 480              | 36.1%  | 570              | 46.0%  |
| Built between 1971 and 1980                | 1,770         | 17.9% | 1,680         | 14.4% | (90)             | -5.1%  | 1,515         | 12.3% | (165)            | -9.8%  | (255)            | -14.4% |
| Built between 1981 and 1985                | 425           | 4.3%  | 475           | 4.1%  | 50               | 11.8%  | 435           | 3.5%  | (40)             | -8.4%  | 10               | 2.4%   |
| Built between 1986 and 1990                | 755           | 7.6%  | 945           | 8.1%  | 190              | 25.2%  | 835           | 6.8%  | (110)            | -11.6% | 80               | 10.6%  |
| Built between 1991 and 1995                | 960           | 9.7%  | 945           | 8.1%  | (15)             | -1.6%  | 860           | 7.0%  | (85)             | -9.0%  | (100)            | -10.4% |
| Built between 1996 and 2000                | 1,470         | 14.9% | 1,390         | 12.0% | (80)             | -5.4%  | 1,255         | 10.2% | (135)            | -9.7%  | (215)            | -14.6% |
| Built between 2001 and 2005                | -             | 0.0%  | 2,145         | 18.4% | 2,145            |        | 2,155         | 17.5% | 10               | 0.5%   | 2,155            |        |
| Built between 2006 and 2011                | -             | 0.0%  | -             | 0.0%  | -                |        | 725           | 5.9%  | 725              |        | 725              |        |
| <b>Town of Amherstberg</b>                 | <b>7,230</b>  |       | <b>7,930</b>  |       |                  |        | <b>8,155</b>  |       |                  |        |                  |        |
| Built before 1946                          | 1,425         | 19.7% | 1,325         | 16.7% | (100)            | -7.0%  | 1,320         | 16.2% | (5)              | -0.4%  | (105)            | -7.4%  |
| Built between 1946 and 1960                | 1,040         | 14.4% | 1,055         | 13.3% | 15               | 1.4%   | 990           | 12.1% | (65)             | -6.2%  | (50)             | -4.8%  |
| Built between 1961 and 1970                | 735           | 10.2% | 870           | 11.0% | 135              | 18.4%  | 910           | 11.2% | 40               | 4.6%   | 175              | 23.8%  |
| Built between 1971 and 1980                | 1,580         | 21.9% | 1,540         | 19.4% | (40)             | -2.5%  | 1,510         | 18.5% | (30)             | -1.9%  | (70)             | -4.4%  |
| Built between 1981 and 1985                | 300           | 4.1%  | 365           | 4.6%  | 65               | 21.7%  | 400           | 4.9%  | 35               | 9.6%   | 100              | 33.3%  |
| Built between 1986 and 1990                | 565           | 7.8%  | 640           | 8.1%  | 75               | 13.3%  | 540           | 6.6%  | (100)            | -15.6% | (25)             | -4.4%  |
| Built between 1991 and 1995                | 730           | 10.1% | 680           | 8.6%  | (50)             | -6.8%  | 725           | 8.9%  | 45               | 6.6%   | (5)              | -0.7%  |
| Built between 1996 and 2000                | 855           | 11.8% | 690           | 8.7%  | (165)            | -19.3% | 675           | 8.3%  | (15)             | -2.2%  | (180)            | -21.1% |
| Built between 2001 and 2005                | -             | 0.0%  | 760           | 9.6%  | 760              |        | 730           | 9.0%  | (30)             | -3.9%  | 730              |        |
| Built between 2006 and 2011                | -             | 0.0%  | -             | 0.0%  | -                |        | 340           | 4.2%  | 340              |        | 340              |        |
| <b>Town of Essex</b>                       | <b>7,420</b>  |       | <b>7,645</b>  |       |                  |        | <b>7,790</b>  |       |                  |        |                  |        |
| Built before 1946                          | 1,580         | 21.3% | 1,460         | 19.1% | (120)            | -7.6%  | 1,530         | 19.6% | 70               | 4.8%   | (50)             | -3.2%  |
| Built between 1946 and 1960                | 1,395         | 18.8% | 1,275         | 16.7% | (120)            | -8.6%  | 1,200         | 15.7% | (75)             | -4.3%  | (175)            | -12.5% |
| Built between 1961 and 1970                | 905           | 12.2% | 825           | 10.8% | (80)             | -8.8%  | 925           | 11.9% | 100              | 12.1%  | 20               | 2.2%   |
| Built between 1971 and 1980                | 1,505         | 20.3% | 1,675         | 21.9% | 170              | 11.3%  | 1,490         | 19.1% | (185)            | -11.0% | (15)             | -1.0%  |
| Built between 1981 and 1985                | 345           | 4.6%  | 335           | 4.4%  | (10)             | -2.9%  | 350           | 4.5%  | 15               | 4.5%   | 5                | 1.4%   |
| Built between 1986 and 1990                | 605           | 8.2%  | 560           | 7.3%  | (45)             | -7.4%  | 550           | 7.1%  | (10)             | -1.8%  | (55)             | -9.1%  |
| Built between 1991 and 1995                | 510           | 6.9%  | 455           | 6.0%  | (55)             | -10.8% | 555           | 7.1%  | 100              | 22.0%  | 45               | 8.8%   |
| Built between 1996 and 2000                | 580           | 7.8%  | 610           | 8.0%  | 30               | 5.2%   | 530           | 6.8%  | (80)             | -13.1% | (50)             | -8.6%  |
| Built between 2001 and 2005                | -             | 0.0%  | 440           | 5.8%  | 440              |        | 425           | 5.5%  | (15)             | -3.4%  | 425              |        |
| Built between 2006 and 2011                | -             | 0.0%  | 730           | 9.8%  | 730              |        | 225           | 2.9%  | 225              |        | 225              |        |
| <b>Town of Kingsville</b>                  | <b>6,805</b>  |       | <b>7,450</b>  |       |                  |        | <b>7,715</b>  |       |                  |        |                  |        |
| Built before 1946                          | 1,645         | 24.2% | 1,685         | 22.6% | 40               | 2.4%   | 1,445         | 18.7% | (240)            | -14.2% | (200)            | -12.2% |
| Built between 1946 and 1960                | 1,170         | 17.2% | 1,215         | 16.3% | 45               | 3.8%   | 1,140         | 14.8% | (75)             | -6.2%  | (30)             | -2.6%  |
| Built between 1961 and 1970                | 870           | 12.8% | 790           | 10.6% | (80)             | -9.2%  | 885           | 11.5% | 95               | 12.0%  | 15               | 1.7%   |
| Built between 1971 and 1980                | 1,400         | 20.6% | 1,390         | 18.7% | (10)             | -0.7%  | 1,370         | 17.8% | (20)             | -1.4%  | (30)             | -2.1%  |
| Built between 1981 and 1985                | 260           | 3.8%  | 235           | 3.2%  | (25)             | -9.6%  | 270           | 3.5%  | 35               | 14.9%  | 10               | 3.8%   |
| Built between 1986 and 1990                | 440           | 6.5%  | 325           | 4.4%  | (115)            | -26.1% | 360           | 4.7%  | 35               | 10.8%  | (80)             | -18.2% |
| Built between 1991 and 1995                | 360           | 5.3%  | 440           | 5.9%  | 80               | 22.2%  | 460           | 6.0%  | 20               | 4.5%   | 100              | 27.8%  |
| Built between 1996 and 2000                | 665           | 9.8%  | 660           | 8.9%  | (5)              | -0.8%  | 680           | 8.8%  | 20               | 3.0%   | 15               | 2.3%   |
| Built between 2001 and 2005                | -             | 0.0%  | 730           | 9.8%  | 730              |        | 685           | 8.9%  | (45)             | -6.2%  | 685              |        |
| Built between 2006 and 2011                | -             | 0.0%  | -             | 0.0%  | -                |        | 420           | 5.4%  | 420              |        | 420              |        |
| <b>Town of LaSalle</b>                     | <b>8,380</b>  |       | <b>9,315</b>  |       |                  |        | <b>9,900</b>  |       |                  |        |                  |        |
| Built before 1946                          | 625           | 7.5%  | 505           | 5.4%  | (120)            | -19.2% | 485           | 4.9%  | (20)             | -4.0%  | (140)            | -22.4% |
| Built between 1946 and 1960                | 875           | 10.4% | 885           | 9.5%  | 10               | 1.1%   | 970           | 9.8%  | 85               | 9.6%   | 95               | 10.9%  |
| Built between 1961 and 1970                | 1,120         | 13.4% | 1,130         | 12.1% | 10               | 0.9%   | 1,255         | 12.7% | 125              | 11.1%  | 135              | 12.1%  |
| Built between 1971 and 1980                | 1,060         | 12.6% | 1,080         | 11.6% | 20               | 1.9%   | 1,050         | 10.6% | (30)             | -2.8%  | (10)             | -0.9%  |
| Built between 1981 and 1985                | 370           | 4.4%  | 290           | 3.1%  | (80)             | -21.6% | 445           | 4.5%  | 155              | 53.4%  | 75               | 20.3%  |
| Built between 1986 and 1990                | 960           | 11.5% | 945           | 10.1% | (15)             | -1.6%  | 915           | 9.2%  | (30)             | -3.2%  | (45)             | -4.7%  |
| Built between 1991 and 1995                | 1,390         | 16.6% | 1,315         | 14.1% | (75)             | -5.4%  | 1,255         | 12.7% | (60)             | -4.6%  | (135)            | -9.7%  |
| Built between 1996 and 2000                | 1,975         | 23.6% | 1,855         | 19.9% | (120)            | -6.1%  | 1,685         | 17.0% | (170)            | -9.2%  | (290)            | -14.7% |
| Built between 2001 and 2005                | -             | 0.0%  | 1,310         | 14.1% | 1,310            |        | 1,320         | 13.3% | 10               | 0.8%   | 1,320            |        |
| Built between 2006 and 2011                | -             | 0.0%  | -             | 0.0%  | -                |        | 510           | 5.2%  | 510              |        | 510              |        |
| <b>Municipality of Leamington</b>          | <b>9,260</b>  |       | <b>9,815</b>  |       |                  |        | <b>9,860</b>  |       |                  |        |                  |        |
| Built before 1946                          | 2,000         | 21.6% | 2,060         | 21.0% | 60               | 3.0%   | 1,615         | 16.4% | (445)            | -21.6% | (385)            | -19.3% |
| Built between 1946 and 1960                | 1,695         | 18.3% | 1,800         | 18.3% | 105              | 6.2%   | 1,830         | 18.6% | 30               | 1.7%   | 135              | 8.0%   |
| Built between 1961 and 1970                | 1,345         | 14.5% | 1,245         | 12.7% | (100)            | -7.4%  | 1,270         | 12.9% | 25               | 2.0%   | (75)             | -5.6%  |
| Built between 1971 and 1980                | 1,705         | 18.4% | 1,295         | 13.2% | (410)            | -24.0% | 1,345         | 13.6% | 50               | 3.9%   | (360)            | -21.1% |
| Built between 1981 and 1985                | 455           | 4.9%  | 595           | 6.1%  | 140              | 30.8%  | 680           | 6.9%  | 85               | 14.3%  | 225              | 49.5%  |
| Built between 1986 and 1990                | 435           | 4.7%  | 635           | 6.5%  | 200              | 45.9%  | 540           | 5.5%  | (115)            | -17.8% | (105)            | -16.5% |
| Built between 1991 and 1995                | 750           | 8.1%  | 635           | 6.5%  | (115)            | -15.3% | 825           | 8.4%  | 190              | 29.9%  | 75               | 10.0%  |
| Built between 1996 and 2000                | 670           | 7.2%  | 795           | 8.1%  | 125              | 18.7%  | 770           | 7.8%  | (25)             | -3.1%  | 100              | 14.9%  |
| Built between 2001 and 2005                | -             | 0.0%  | 745           | 7.6%  | 745              |        | 660           | 6.7%  | (85)             | -11.4% | 660              |        |
| Built between 2006 and 2011                | -             | 0.0%  | -             | 0.0%  | -                |        | 325           | 3.3%  | 325              |        | 325              |        |
| <b>Town of Tecumseh</b>                    | <b>8,120</b>  |       | <b>8,495</b>  |       |                  |        | <b>8,660</b>  |       |                  |        |                  |        |
| Built before 1946                          | 710           | 8.7%  | 725           | 8.5%  | 15               | 2.1%   | 670           | 7.7%  | (55)             | -7.6%  | (40)             | -5.6%  |
| Built between 1946 and 1960                | 925           | 11.4% | 940           | 11.1% | 15               | 1.6%   | 950           | 11.0% | 10               | 1.1%   | 25               | 2.7%   |
| Built between 1961 and 1970                | 675           | 8.3%  | 745           | 8.8%  | 70               | 10.4%  | 870           | 10.0% | 125              | 16.8%  | 195              | 28.9%  |
| Built between 1971 and 1980                | 1,205         | 14.8% | 1,180         | 13.9% | (25)             | -2.1%  | 1,195         | 13.8% | 15               | 1.3%   | (10)             | -0.8%  |
| Built between 1981 and 1985                | 780           | 9.6%  | 645           | 7.6%  | (135)            | -17.3% | 705           | 8.1%  | 60               | 9.3%   | (75)             | -9.6%  |
| Built between 1986 and 1990                | 1,335         | 16.4% | 1,445         | 17.0% | 110              | 8.2%   | 1,210         | 14.0% | (235)            | -16.3% | (125)            | -9.4%  |
| Built between 1991 and 1995                | 1,310         | 16.1% | 1,130         | 13.3% | (180)            | -13.7% | 1,165         | 13.5% | 35               | 3.1%   | (145)            | -11.1% |
| Built between 1996 and 2000                | 1,180         | 14.5% | 1,140         | 13.4% | (40)             | -3.4%  | 1,140         | 13.2% | -                | 0.0%   | (40)             | -3.4%  |
| Built between 2001 and 2005                | -             | 0.0%  | 550           | 6.5%  | 550              |        | 600           | 6.9%  | 50               | 9.1%   | 600              |        |
| Built between 2006 and 2011                | -             | 0.0%  | -             | 0.0%  | -                |        | 155           | 1.8%  | 155              |        | 155              |        |
| <b>City of Windsor</b>                     | <b>84,090</b> |       | <b>88,465</b> |       |                  |        | <b>87,830</b> |       |                  |        |                  |        |
| Built before 1946                          | 20,385        | 24.2% | 18,405        | 20.8% | (1,980)          | -9.7%  | 17,330        | 19.7% | (1,075)          | -5.8%  | (3,055)          | -15.0% |
| Built between 1946 and 1960                | 21,105        | 25.1% | 21,130        | 23.9% | 25               | 0.1%   | 21,085        | 24.0% | (45)             | -0.2%  | (20)             | -0.1%  |
| Built between 1961 and 1970                | 13,445        | 16.0% | 12,460        | 14.1% | (985)            | -7.3%  | 12,405        | 14.1% | (55)             | -0.4%  | (1,040)          | -7.7%  |
| Built between 1971 and 1980                | 13,115        | 15.6% | 13,095        | 14.8% | (20)             | -0.2%  | 12,295        | 14.0% | (800)            | -6.1%  | (820)            | -6.2%  |
| Built between 1981 and 1985                | 3,200         | 3.8%  | 3,770         | 4.3%  | 570              | 17.8%  | 3,435         | 3.9%  | (335)            | -9.9%  | 235              | 7.3%   |
| Built between 1986 and 1990                | 2,990         | 3.6%  | 3,225         | 3.6%  | 235              | 7.9%   | 3,020         | 3.4%  | (205)            | -6.4%  | 30               | 1.0%   |
| Built between 1991 and 1995                | 3,495         | 4.2%  | 3,540         | 4.0%  | 45               | 1.3%   | 3,945         | 4.5%  | 405              | 11.4%  | 450              | 12.9%  |
| Built between 1996 and 2000                | 6,355         | 7.6%  | 6,270         | 7.1%  | (85)             | -1.3%  | 6,290         | 7.2%  | 20               | 0.3%   | (65)             | -1.0%  |
| Built between 2001 and 2005                | -             | 0.0%  | 6,565         | 7.4%  | 6,565            |        | 5,900         | 6.7%  | (665)            | -10.1% | 5,900            |        |
| Built between 2006 and 2011                | -             | 0.0%  | -             | 0.0%  | -                |        | 2,120         | 2.4%  | 2,120            |        | 2,120            |        |
| <b>County of Essex (excluding Windsor)</b> | <b>57,210</b> |       | <b>62,380</b> |       |                  |        | <b>64,465</b> |       |                  |        |                  |        |
| Built before 1946                          | 9,815         | 17.2% | 9,170         | 14.7% | (645)            | -6.6%  | 8,595         | 13.3% | (575)            | -6.3%  | (1,220)          | -12.4% |
| Built between 1946 and 1960                | 8,590         | 15.0% | 8,545         | 13.7% | (45)             | -0.5%  | 8,330         | 12.9% | (215)            | -2.5%  | (260)            | -3.0%  |
| Built between 1961 and 1970                | 6,895         |       |               |       |                  |        |               |       |                  |        |                  |        |

## Market Ownership Housing

### Median Residential Sales

Source : MPAC Municipal Status Report (LAK02S - Client - Market Housing Data)

#### Town of Lakeshore

|                                   | 2011       | 2012       | 2013       | 2014       | 2015       | Change (2011-2015) |
|-----------------------------------|------------|------------|------------|------------|------------|--------------------|
| Single Family Detached            | \$ 215,000 | \$ 228,000 | \$ 230,000 | \$ 256,950 | \$ 247,000 | 14.9%              |
| Single Family Detached (on water) | \$ 237,900 | \$ 290,000 | \$ 286,500 | \$ 321,000 | \$ 327,500 | 37.7%              |
| Townhouse/Row House               | \$ 174,500 | \$ 150,000 | \$ 40,000  | \$ 191,250 | \$ 199,500 | 14.3%              |
| Semi-Detached                     | \$ 157,000 | \$ 153,500 | \$ 150,000 | \$ 161,000 | \$ 327,500 | 108.6%             |
| Seasonal/Recreational Dwelling    | \$ 155,250 | \$ 165,000 | \$ 162,000 | \$ 178,931 | \$ 209,250 | 34.8%              |

## Market Rental Housing

### Average Rents

Row/Apartment; October

|                                   | 2001          | 2006          | 2011          | 2014          | Change (2001-2014) |
|-----------------------------------|---------------|---------------|---------------|---------------|--------------------|
| <b>Town of Lakeshore</b>          | <b>\$ 628</b> | <b>\$ 647</b> | <b>\$ 657</b> | <b>\$ 653</b> | <b>4.0%</b>        |
| Bachelor                          | **            | **            | **            | **            |                    |
| 1-Bedroom                         | **            | **            | \$ 590        | \$ 557        |                    |
| 2-Bedroom                         | \$ 649        | \$ 668        | \$ 653        | \$ 657        | 1.2%               |
| 3-Bedroom +                       | **            | **            | **            | **            |                    |
| <b>Town of Amherstberg</b>        | <b>\$ 741</b> | <b>\$ 797</b> | <b>\$ 749</b> | <b>\$ 899</b> | <b>21.3%</b>       |
| Bachelor                          | \$ 538        | **            | **            | **            |                    |
| 1-Bedroom                         | \$ 674        | \$ 707        | \$ 689        | \$ 817        | 21.2%              |
| 2-Bedroom                         | \$ 883        | \$ 933        | \$ 859        | \$ 989        | 12.0%              |
| 3-Bedroom +                       | **            | **            | **            | **            |                    |
| <b>Town of Kingsville</b>         | <b>\$ 575</b> | <b>\$ 560</b> | <b>\$ 659</b> | <b>\$ 719</b> | <b>25.0%</b>       |
| Bachelor                          | **            | **            | **            | **            |                    |
| 1-Bedroom                         | \$ 572        | \$ 518        | \$ 620        | \$ 639        | 11.7%              |
| 2-Bedroom                         | \$ 610        | \$ 594        | \$ 681        | \$ 773        | 26.7%              |
| 3-Bedroom +                       | **            | **            | **            | **            |                    |
| <b>Town of LaSalle</b>            | <b>\$ 655</b> | <b>\$ 654</b> | <b>\$ 630</b> | <b>\$ 551</b> | <b>-15.9%</b>      |
| Bachelor                          | **            | **            | **            | **            |                    |
| 1-Bedroom                         | **            | \$ 604        | \$ 574        | \$ 479        |                    |
| 2-Bedroom                         | **            | \$ 745        | \$ 736        | \$ 735        |                    |
| 3-Bedroom +                       | **            | **            | **            | **            |                    |
| <b>Municipality of Leamington</b> | <b>\$ 628</b> | <b>\$ 668</b> | <b>\$ 706</b> | <b>\$ 749</b> | <b>19.3%</b>       |
| Bachelor                          | \$ 380        | **            | \$ 498        | \$ 541        | 42.4%              |
| 1-Bedroom                         | \$ 558        | \$ 596        | \$ 648        | \$ 666        | 19.4%              |
| 2-Bedroom                         | \$ 676        | \$ 703        | \$ 736        | \$ 799        | 18.2%              |
| 3-Bedroom +                       | \$ 770        | \$ 871        | \$ 889        | \$ 1,028      | 33.5%              |
| <b>Town of Tecumseh</b>           | <b>\$ 701</b> | <b>\$ 803</b> | <b>\$ 831</b> | <b>\$ 854</b> | <b>21.8%</b>       |
| Bachelor                          | **            | **            | **            | **            |                    |
| 1-Bedroom                         | \$ 629        | \$ 723        | \$ 753        | \$ 771        | 22.6%              |
| 2-Bedroom                         | \$ 747        | \$ 844        | \$ 876        | \$ 904        | 21.0%              |
| 3-Bedroom +                       | **            | \$ 849        | \$ 811        | \$ 815        |                    |
| <b>City of Windsor</b>            | <b>\$ 663</b> | <b>\$ 694</b> | <b>\$ 676</b> | <b>\$ 717</b> | <b>8.1%</b>        |
| Bachelor                          | \$ 465        | \$ 494        | \$ 482        | \$ 518        | 11.4%              |
| 1-Bedroom                         | \$ 617        | \$ 650        | \$ 625        | \$ 663        | 7.5%               |
| 2-Bedroom                         | \$ 737        | \$ 773        | \$ 752        | \$ 799        | 8.4%               |
| 3-Bedroom +                       | \$ 848        | \$ 857        | \$ 913        | \$ 941        | 11.0%              |



**Vacancy Rates**

Row/Apartment; October

|                                   | 2001 | 2006   | 2011 | 2014 |
|-----------------------------------|------|--------|------|------|
| <b>Town of Lakeshore</b>          | **   | **     | 13.6 | 4    |
| Bachelor                          | **   | **     | **   | **   |
| 1-Bedroom                         | **   | **     | **   | **   |
| 2-Bedroom                         | **   | **     | **   | 3.6  |
| 3-Bedroom +                       | **   | **     | **   | **   |
| <b>Town of Amherstberg</b>        | 2.6  | 4.4    | 5.1  | 5.3  |
| Bachelor                          | 0    | 20 **  | **   | **   |
| 1-Bedroom                         | 1.7  | 6.1    | 4.2  | 1.8  |
| 2-Bedroom                         | 4.5  | 1.8    | 6.2  | 10.9 |
| 3-Bedroom +                       | **   | 0 **   | **   | **   |
| <b>Town of Kingsville</b>         | 0.4  | 8.2    | 9.8  | 3.7  |
| Bachelor                          | **   | **     | **   | **   |
| 1-Bedroom                         | 0    | 8.4    | 3.9  | 3.1  |
| 2-Bedroom                         | **   | 8.8    | 12.8 | 4.1  |
| 3-Bedroom +                       | **   | **     | **   | **   |
| <b>Town of LaSalle</b>            | 0    | 8.5    | 12.4 | 5.4  |
| Bachelor                          | **   | **     | **   | **   |
| 1-Bedroom                         | **   | 10     | 16.9 | 7.8  |
| 2-Bedroom                         | **   | 6.6 ** | **   | **   |
| 3-Bedroom +                       | **   | **     | **   | **   |
| <b>Municipality of Leamington</b> | **   | **     | **   | **   |
| Bachelor                          | **   | **     | **   | **   |
| 1-Bedroom                         | **   | **     | **   | **   |
| 2-Bedroom                         | **   | **     | **   | **   |
| 3-Bedroom +                       | **   | **     | **   | **   |
| <b>Town of Tecumseh</b>           | 0.9  | 1      | 1.2  | 1.2  |
| Bachelor                          | **   | **     | **   | **   |
| 1-Bedroom                         | 2.8  | 1.2    | 2.8  | 1.1  |
| 2-Bedroom                         | **   | 0.9    | 0.5  | 0.7  |
| 3-Bedroom +                       | **   | 0      | 0    | 6    |

## Units in Universe

|  | 2001          |       | 2006          |       | Change 2001-2006 |             | 2011          |       | Change 2006-2011 |         | Change 2001-2011 |         |
|--|---------------|-------|---------------|-------|------------------|-------------|---------------|-------|------------------|---------|------------------|---------|
|  | #             | %     | #             | %     | #                | %           | #             | %     | #                | %       | #                | %       |
| <b>Town of Lakeshore</b>                   | <b>1,150</b>  |       | <b>945</b>    |       |                  |             | <b>945</b>    |       |                  |         |                  |         |
| Single-detached dwelling                   | 780           | 67.8% | 535           | 56.6% | (245)            | -0.3141026  | 595           | 63.0% | 60               | 11.2%   | (185)            | -23.7%  |
| Semi-detached dwelling                     | 15            | 1.3%  | 50            | 5.3%  | 35               | 2.33333333  | 105           | 11.1% | 55               | 110.0%  | 90               | 600.0%  |
| Row house                                  | 80            | 7.0%  | 95            | 10.1% | 15               | 0.1875      | 25            | 2.6%  | (70)             | -73.7%  | (55)             | -68.8%  |
| Apartment (detached duplex)                | 40            | 3.5%  | 50            | 5.3%  | 10               | 0.25        | 50            | 5.3%  | -                | 0.0%    | 10               | 25.0%   |
| Apartment (<5 storeys)                     | 220           | 19.1% | 205           | 21.7% | (15)             | -0.0681818  | 160           | 16.9% | (45)             | -22.0%  | (60)             | -27.3%  |
| Apartment (5+ storeys)                     | -             | 0.0%  | -             | 0.0%  | -                | -           | -             | 0.0%  | -                | -       | -                | -       |
| Movable dwelling                           | -             | 0.0%  | 10            | 1.1%  | 10               | -           | -             | 0.0%  | (10)             | -100.0% | -                | -       |
| Other single-attached dwelling             | 10            | 0.9%  | 10            | 1.1%  | -                | 0           | -             | 0.0%  | (10)             | -100.0% | (10)             | -100.0% |
| <b>Town of Amherstberg</b>                 | <b>1,240</b>  |       | <b>1,130</b>  |       |                  |             | <b>1,155</b>  |       |                  |         |                  |         |
| Single-detached dwelling                   | 435           | 35.1% | 340           | 30.1% | (95)             | -0.2183908  | 475           | 41.1% | 135              | 39.7%   | 40               | 9.2%    |
| Semi-detached dwelling                     | 30            | 2.4%  | 30            | 2.7%  | -                | 0           | 20            | 1.7%  | (10)             | -33.3%  | (10)             | -33.3%  |
| Row house                                  | 150           | 12.1% | 115           | 10.2% | (35)             | -0.23333333 | 140           | 12.1% | 25               | 21.7%   | (10)             | -6.7%   |
| Apartment (detached duplex)                | 40            | 3.2%  | 50            | 4.4%  | 10               | 0.25        | 35            | 3.0%  | (5)              | -12.5%  | (5)              | -12.5%  |
| Apartment (<5 storeys)                     | 300           | 24.2% | 305           | 27.0% | 5                | 0.01666667  | 280           | 24.2% | (20)             | -6.7%   | (20)             | -6.7%   |
| Apartment (5+ storeys)                     | 285           | 23.0% | 260           | 23.0% | (25)             | -0.0877193  | 210           | 18.2% | (50)             | -19.2%  | (75)             | -26.3%  |
| Movable dwelling                           | -             | 0.0%  | -             | 0.0%  | -                | -           | -             | 0.0%  | -                | -       | -                | -       |
| Other single-attached dwelling             | 15            | 1.2%  | 20            | 1.8%  | 5                | 0.33333333  | -             | 0.0%  | (20)             | -100.0% | (15)             | -100.0% |
| <b>Town of Essex</b>                       | <b>1,230</b>  |       | <b>1,105</b>  |       |                  |             | <b>1,260</b>  |       |                  |         |                  |         |
| Single-detached dwelling                   | 600           | 48.8% | 555           | 50.2% | (45)             | -0.075      | 615           | 48.8% | 60               | 10.8%   | 15               | 2.5%    |
| Semi-detached dwelling                     | 30            | 2.4%  | 40            | 3.6%  | 10               | 0.33333333  | 80            | 6.3%  | 40               | 100.0%  | 50               | 166.7%  |
| Row house                                  | 175           | 14.2% | 90            | 8.1%  | (85)             | -0.4857143  | 200           | 15.9% | 110              | 122.2%  | 25               | 14.3%   |
| Apartment (detached duplex)                | 25            | 2.0%  | 65            | 5.9%  | 40               | 1.6         | -             | 0.0%  | (65)             | -100.0% | (25)             | -100.0% |
| Apartment (<5 storeys)                     | 310           | 25.2% | 345           | 31.2% | 35               | 0.11290323  | 295           | 23.4% | (50)             | -14.5%  | (15)             | -4.8%   |
| Apartment (5+ storeys)                     | 40            | 3.3%  | -             | 0.0%  | (40)             | -1          | -             | 0.0%  | -                | -       | (40)             | -100.0% |
| Movable dwelling                           | -             | 0.0%  | -             | 0.0%  | -                | -           | 20            | 1.6%  | 20               | 20      | 20               | 20      |
| Other single-attached dwelling             | 40            | 3.3%  | 10            | 0.9%  | (30)             | -0.75       | -             | 0.0%  | (10)             | -100.0% | (40)             | -100.0% |
| <b>Town of Kingsville</b>                  | <b>1,155</b>  |       | <b>940</b>    |       |                  |             | <b>1,040</b>  |       |                  |         |                  |         |
| Single-detached dwelling                   | 645           | 55.8% | 405           | 43.1% | (240)            | -0.372093   | 500           | 48.1% | 95               | 23.5%   | (145)            | -22.5%  |
| Semi-detached dwelling                     | 20            | 1.7%  | 20            | 2.1%  | -                | 0           | 45            | 4.3%  | 25               | 125.0%  | 25               | 125.0%  |
| Row house                                  | 75            | 6.5%  | 75            | 8.0%  | -                | 0           | 55            | 5.3%  | (20)             | -26.7%  | (20)             | -26.7%  |
| Apartment (detached duplex)                | 45            | 3.9%  | 40            | 4.3%  | (5)              | -0.11111111 | 75            | 7.2%  | 35               | 87.5%   | 30               | 66.7%   |
| Apartment (<5 storeys)                     | 350           | 30.3% | 385           | 41.0% | 35               | 0.1         | 370           | 35.6% | (15)             | -3.9%   | 20               | 5.7%    |
| Apartment (5+ storeys)                     | -             | 0.0%  | 10            | 1.1%  | 10               | -           | -             | 0.0%  | (10)             | -100.0% | -                | -       |
| Movable dwelling                           | -             | 0.0%  | -             | 0.0%  | -                | -           | -             | 0.0%  | -                | -       | -                | -       |
| Other single-attached dwelling             | 15            | 1.3%  | 20            | 2.1%  | 5                | 0.33333333  | -             | 0.0%  | (20)             | -100.0% | (15)             | -100.0% |
| <b>Town of LaSalle</b>                     | <b>495</b>    |       | <b>530</b>    |       |                  |             | <b>600</b>    |       |                  |         |                  |         |
| Single-detached dwelling                   | 230           | 46.5% | 265           | 50.0% | 35               | 0.15217391  | 300           | 50.0% | 35               | 13.2%   | 70               | 30.4%   |
| Semi-detached dwelling                     | 75            | 15.2% | 50            | 9.4%  | (25)             | -0.33333333 | 100           | 16.7% | 50               | 100.0%  | 25               | 33.3%   |
| Row house                                  | 30            | 6.1%  | 40            | 7.5%  | 10               | 0.33333333  | -             | 0.0%  | (40)             | -100.0% | (30)             | -100.0% |
| Apartment (detached duplex)                | 30            | 6.1%  | 10            | 1.9%  | (20)             | -0.66666667 | 35            | 5.8%  | 25               | 250.0%  | 5                | 16.7%   |
| Apartment (<5 storeys)                     | 95            | 19.2% | 155           | 29.2% | 60               | 0.63157895  | 125           | 20.8% | (30)             | -19.4%  | 30               | 31.6%   |
| Apartment (5+ storeys)                     | 15            | 3.0%  | 10            | 1.9%  | (5)              | -0.33333333 | -             | 0.0%  | (10)             | -100.0% | (15)             | -100.0% |
| Movable dwelling                           | 10            | 2.0%  | -             | 0.0%  | (10)             | -1          | -             | 0.0%  | -                | -       | (10)             | -100.0% |
| Other single-attached dwelling             | 15            | 3.0%  | 10            | 1.9%  | (5)              | -0.33333333 | -             | 0.0%  | (10)             | -100.0% | (15)             | -100.0% |
| <b>Municipality of Leamington</b>          | <b>2,615</b>  |       | <b>2,625</b>  |       |                  |             | <b>2,720</b>  |       |                  |         |                  |         |
| Single-detached dwelling                   | 795           | 30.4% | 695           | 26.5% | (100)            | -0.1257862  | 940           | 34.6% | 245              | 35.3%   | 145              | 18.2%   |
| Semi-detached dwelling                     | 275           | 10.5% | 240           | 9.1%  | (35)             | -0.1272727  | 245           | 9.0%  | 5                | 2.1%    | (30)             | -10.9%  |
| Row house                                  | 115           | 4.4%  | 205           | 7.8%  | 90               | 0.7826087   | 185           | 6.8%  | (20)             | -9.8%   | 70               | 60.9%   |
| Apartment (detached duplex)                | 80            | 3.1%  | 225           | 8.6%  | 145              | 1.8125      | 260           | 9.6%  | 35               | 15.6%   | 180              | 225.0%  |
| Apartment (<5 storeys)                     | 840           | 32.1% | 795           | 30.3% | (45)             | -0.0535714  | 650           | 23.9% | (145)            | -18.2%  | (190)            | -22.6%  |
| Apartment (5+ storeys)                     | 485           | 18.5% | 440           | 16.8% | (45)             | -0.0927835  | 410           | 15.1% | (30)             | -6.8%   | (75)             | -15.5%  |
| Movable dwelling                           | 15            | 0.6%  | 15            | 0.6%  | -                | 0           | -             | 0.0%  | (15)             | -100.0% | (15)             | -100.0% |
| Other single-attached dwelling             | 15            | 0.6%  | 10            | 0.4%  | (5)              | -0.33333333 | -             | 0.0%  | (10)             | -100.0% | (15)             | -100.0% |
| <b>Town of Tecumseh</b>                    | <b>785</b>    |       | <b>685</b>    |       |                  |             | <b>855</b>    |       |                  |         |                  |         |
| Single-detached dwelling                   | 260           | 33.1% | 215           | 31.4% | (45)             | -0.1730769  | 300           | 35.1% | 85               | 39.5%   | 40               | 15.4%   |
| Semi-detached dwelling                     | 20            | 2.5%  | 15            | 2.2%  | (5)              | -0.25       | 30            | 3.5%  | 15               | 100.0%  | 10               | 50.0%   |
| Row house                                  | 75            | 9.6%  | 55            | 8.0%  | (20)             | -0.26666667 | 60            | 7.0%  | 5                | 9.1%    | (15)             | -20.0%  |
| Apartment (detached duplex)                | 40            | 5.1%  | 50            | 7.3%  | 10               | 0.25        | 30            | 3.5%  | (20)             | -40.0%  | (10)             | -25.0%  |
| Apartment (<5 storeys)                     | 100           | 12.7% | 80            | 11.7% | (20)             | -0.2        | 130           | 15.2% | 50               | 62.5%   | 30               | 30.0%   |
| Apartment (5+ storeys)                     | 290           | 36.9% | 265           | 38.7% | (25)             | -0.0862069  | 305           | 35.7% | 40               | 15.1%   | 15               | 5.2%    |
| Movable dwelling                           | -             | 0.0%  | -             | 0.0%  | -                | -           | -             | 0.0%  | -                | -       | -                | -       |
| Other single-attached dwelling             | -             | 0.0%  | -             | 0.0%  | -                | -           | -             | 0.0%  | -                | -       | -                | -       |
| <b>City of Windsor</b>                     | <b>29,480</b> |       | <b>29,045</b> |       |                  |             | <b>30,615</b> |       |                  |         |                  |         |
| Single-detached dwelling                   | 5,065         | 17.2% | 4,525         | 15.6% | (540)            | -0.106614   | 6,305         | 20.6% | 1,780            | 39.3%   | 1,240            | 24.5%   |
| Semi-detached dwelling                     | 1,440         | 4.9%  | 1,445         | 5.0%  | 5                | 0.00347222  | 1,385         | 4.5%  | (60)             | -4.2%   | (55)             | -3.8%   |
| Row house                                  | 2,925         | 9.9%  | 2,740         | 9.4%  | (185)            | -0.0632479  | 2,955         | 9.7%  | 215              | 7.8%    | 30               | 1.0%    |
| Apartment (detached duplex)                | 2,280         | 7.7%  | 2,080         | 7.2%  | (200)            | -0.0877193  | 2,265         | 7.4%  | 185              | 8.9%    | (15)             | -0.7%   |
| Apartment (<5 storeys)                     | 7,595         | 25.8% | 8,455         | 29.1% | 860              | 0.11323239  | 7,855         | 25.7% | (600)            | -7.1%   | 260              | 3.4%    |
| Apartment (5+ storeys)                     | 10,010        | 34.0% | 9,720         | 33.5% | (290)            | -0.028971   | 9,790         | 32.0% | 70               | 0.7%    | (220)            | -2.2%   |
| Movable dwelling                           | 15            | 0.1%  | 15            | 0.1%  | -                | 0           | -             | 0.0%  | (15)             | -100.0% | (15)             | -100.0% |
| Other single-attached dwelling             | 150           | 0.5%  | 65            | 0.2%  | (85)             | -0.56666667 | 55            | 0.2%  | (10)             | -15.4%  | (95)             | -63.3%  |
| <b>County of Essex (excluding Windsor)</b> | <b>8,685</b>  |       | <b>7,970</b>  |       |                  |             | <b>8,580</b>  |       |                  |         |                  |         |
| Single-detached dwelling                   | 3,760         | 43.3% | 3,025         | 38.0% | (735)            | -0.1954787  | 3,715         | 43.3% | 690              | 22.8%   | (45)             | -1.2%   |
| Semi-detached dwelling                     | 465           | 5.4%  | 445           | 5.6%  | (20)             | -0.0430108  | 620           | 7.2%  | 175              | 39.3%   | 155              | 33.3%   |
| Row house                                  | 705           | 8.1%  | 675           | 8.5%  | (30)             | -0.0425532  | 675           | 7.9%  | -                | 0.0%    | (30)             | -4.3%   |
| Apartment (detached duplex)                | 295           | 3.4%  | 490           | 6.1%  | 195              | 0.66101695  | 490           | 5.7%  | -                | 0.0%    | 195              | 66.1%   |
| Apartment (<5 storeys)                     | 2,220         | 25.6% | 2,265         | 28.4% | 45               | 0.02027027  | 2,015         | 23.5% | (205)            | -11.0%  | (205)            | -9.2%   |
| Apartment (5+ storeys)                     | 1,110         | 12.8% | 980           | 12.3% | (130)            | -0.1171171  | 985           | 11.5% | 5                | 0.5%    | (125)            | -11.3%  |
| Movable dwelling                           | 15            | 0.2%  | 30            | 0.4%  | 15               | 1           | 60            | 0.7%  | 30               | 100.0%  | 45               | 300.0%  |
| Other single-attached dwelling             | 115           | 1.3%  | 60            | 0.8%  | (55)             | -0.4782609  | 25            | 0.3%  | (35)             | -58.3%  | (90)             | -78.3%  |
| <b>County of Essex (including Windsor)</b> | <b>38,170</b> |       | <b>37,015</b> |       |                  |             | <b>39,195</b> |       |                  |         |                  |         |
| Single-detached dwelling                   | 8,830         | 23.1% | 7,550         | 20.4% | (1,280)          | -0.1449604  | 10,025        | 25.6% | 2,475            | 32.8%   | 1,195            | 13.5%   |
| Semi-detached dwelling                     | 1,905         | 5.0%  | 1,890         | 5.1%  | (15)             | -0.007874   | 2,010         | 5.1%  | 120              | 6.3%    | 105              | 5.5%    |
| Row house                                  | 3,630         | 9.5%  | 3,415         | 9.2%  | (215)            | -0.0592287  | 3,625         | 9.2%  | 210              | 6.1%    | (5)              | -0.1%   |
| Apartment (detached duplex)                | 2,580         | 6.8%  | 2,565         | 6.9%  | (15)             | -0.005814   | 2,755         | 7.0%  | 190              | 7.4%    | 175              | 6.8%    |
| Apartment (<5 storeys)                     | 9,815         | 25.7% | 10,720        | 29.0% | 905              | 0.09220581  | 9,875         | 25.2% | (845)            | -7.9%   | 60               | 0.6%    |
| Apartment (5+ storeys)                     | 11,125        | 29.1% | 10,705        | 28.9% | (420)            | -0.0377528  | 10,775        | 27.5% | 70               | 0.7%    | (350)            | -3.1%   |
| Movable dwelling                           | 30            | 0.1%  | 50            | 0.1%  | 20               | 0.66666667  | 60            | 0.2%  | 10               | 20.0%   | 30               | 100.0%  |
| Other single-attached dwelling             | 265           | 0.7%  | 135           | 0.4%  | (130)            | -0.490566   | 80            | 0.2%  | (55)             | -40.7%  | (185)            | -69.8%  |

## Household Spending on Shelter

### Spending on Shelter by Tenure

|  | 2011           |       |               |       |              |       |              |       |                |  |
|--|----------------|-------|---------------|-------|--------------|-------|--------------|-------|----------------|--|
|  | Less than 30%  |       | 30% to 49%    |       | 50% to 69%   |       | 70% or more  |       | Total          |  |
|  | #              | %     | #             | %     | #            | %     | #            | %     |                |  |
| <b>Town of Lakeshore</b>                   | <b>8,090</b>   |       | <b>795</b>    |       | <b>255</b>   |       | <b>455</b>   |       | <b>9,585</b>   |  |
| Owned                                      | 7,290          | 86.2% | 680           | 8.0%  | 155          | 1.8%  | 330          | 3.9%  | 8,455          |  |
| Rented                                     | 800            | 70.2% | 115           | 10.1% | 100          | 8.8%  | 125          | 11.0% | 1,140          |  |
| <b>Town of Amherstberg</b>                 | <b>5,755</b>   |       | <b>735</b>    |       | <b>285</b>   |       | <b>370</b>   |       | <b>7,145</b>   |  |
| Owned                                      | 5,075          | 88.2% | 495           | 67.3% | 135          | 47.4% | 195          | 52.7% | 5,900          |  |
| Rented                                     | 680            | 11.8% | 240           | 32.7% | 150          | 52.6% | 175          | 47.3% | 1,245          |  |
| <b>Town of Essex</b>                       | <b>5,875</b>   |       | <b>865</b>    |       | <b>115</b>   |       | <b>370</b>   |       | <b>7,230</b>   |  |
| Owned                                      | 5,120          | 87.1% | 555           | 64.2% | 70           | 60.9% | 250          | 67.6% | 6,000          |  |
| Rented                                     | 755            | 12.9% | 310           | 35.8% | 40           | 34.8% | 120          | 32.4% | 1,230          |  |
| <b>Town of Kingsville</b>                  | <b>5,465</b>   |       | <b>680</b>    |       | <b>205</b>   |       | <b>230</b>   |       | <b>6,580</b>   |  |
| Owned                                      | 4,715          | 86.3% | 455           | 66.9% | 120          | 58.5% | 140          | 60.9% | 5,435          |  |
| Rented                                     | 745            | 13.6% | 220           | 32.4% | 80           | 39.0% | 90           | 39.1% | 1,145          |  |
| <b>Town of LaSalle</b>                     | <b>7,225</b>   |       | <b>775</b>    |       | <b>130</b>   |       | <b>230</b>   |       | <b>8,355</b>   |  |
| Owned                                      | 6,920          | 95.8% | 660           | 85.2% | 100          | 76.9% | 190          | 82.6% | 7,865          |  |
| Rented                                     | 305            | 4.2%  | 115           | 14.8% | 30           | 23.1% | 40           | 17.4% | 490            |  |
| <b>Municipality of Leamington</b>          | <b>6,970</b>   |       | <b>1,095</b>  |       | <b>405</b>   |       | <b>465</b>   |       | <b>8,930</b>   |  |
| Owned                                      | 5,370          | 77.0% | 605           | 55.3% | 130          | 32.1% | 245          | 52.7% | 6,350          |  |
| Rented                                     | 1,600          | 23.0% | 485           | 44.3% | 270          | 66.7% | 225          | 48.4% | 2,580          |  |
| <b>Town of Tecumseh</b>                    | <b>6,935</b>   |       | <b>700</b>    |       | <b>145</b>   |       | <b>300</b>   |       | <b>8,080</b>   |  |
| Owned                                      | 6,415          | 92.5% | 560           | 80.0% | 110          | 75.9% | 220          | 73.3% | 7,305          |  |
| Rented                                     | 515            | 7.4%  | 140           | 20.0% | 35           | 24.1% | 85           | 28.3% | 775            |  |
| <b>City of Windsor</b>                     | <b>62,850</b>  |       | <b>11,475</b> |       | <b>4,155</b> |       | <b>5,355</b> |       | <b>83,835</b>  |  |
| Owned                                      | 46,490         | 74.0% | 5,125         | 44.7% | 1,210        | 29.1% | 1,740        | 32.5% | 54,570         |  |
| Rented                                     | 16,355         | 26.0% | 6,355         | 55.4% | 2,945        | 70.9% | 3,615        | 67.5% | 29,265         |  |
| <b>County of Essex (excluding Windsor)</b> | <b>46,395</b>  |       | <b>5,635</b>  |       | <b>1,540</b> |       | <b>2,425</b> |       | <b>55,990</b>  |  |
| Owned                                      | 40,970         | 86.5% | 4,010         | 8.5%  | 830          | 1.8%  | 1,570        | 3.3%  | 47,380         |  |
| Rented                                     | 5,425          | 63.0% | 1,625         | 18.9% | 705          | 8.2%  | 855          | 9.9%  | 8,610          |  |
| <b>County of Essex (including Windsor)</b> | <b>109,240</b> |       | <b>17,115</b> |       | <b>5,690</b> |       | <b>7,780</b> |       | <b>139,830</b> |  |
| Owned                                      | 87,460         | 80.1% | 9,135         | 53.4% | 2,045        | 35.9% | 3,310        | 42.5% | 101,945        |  |
| Rented                                     | 21,780         | 19.9% | 7,980         | 46.6% | 3,650        | 64.1% | 4,470        | 57.5% | 37,880         |  |

## Spending on Shelter by Age of Household Maintainer

|  | 2011           |       |               |       |              |       |              |       |                |   |
|--|----------------|-------|---------------|-------|--------------|-------|--------------|-------|----------------|---|
|  | Less than 30%  |       | 30% to 49%    |       | 50% to 69%   |       | 70% or more  |       | Total          |   |
|  | #              | %     | #             | %     | #            | %     | #            | %     | #              | % |
| <b>Lakeshore</b>                           | <b>8,085</b>   |       | <b>795</b>    |       | <b>255</b>   |       | <b>455</b>   |       | <b>9,590</b>   |   |
| 15 to 24 years                             | 125            | 65.8% | 10            | 5.3%  | 10           | 5.3%  | 45           | 23.7% | 190            |   |
| 25 to 34 years                             | 1,225          | 83.1% | 145           | 9.8%  | 40           | 2.7%  | 65           | 4.4%  | 1,475          |   |
| 35 to 44 years                             | 2,310          | 86.8% | 165           | 6.2%  | 40           | 1.5%  | 145          | 5.5%  | 2,660          |   |
| 45 to 54 years                             | 1,945          | 87.4% | 180           | 8.1%  | 40           | 1.8%  | 55           | 2.5%  | 2,225          |   |
| 55 to 64 years                             | 1,170          | 82.7% | 140           | 9.9%  | 25           | 1.8%  | 70           | 4.9%  | 1,415          |   |
| 65 to 74 years                             | 775            | 82.9% | 80            | 8.6%  | 50           | 5.3%  | 25           | 2.7%  | 935            |   |
| 75 years and over                          | 545            | 79.0% | 70            | 10.1% | 45           | 6.5%  | 35           | 5.1%  | 690            |   |
| 65+  | 1,320          | 81.2% | 150           | 9.2%  | 95           | 5.8%  | 60           | 3.7%  | 1,625          |   |
| <b>Amherstburg</b>                         | <b>5,755</b>   |       | <b>735</b>    |       | <b>290</b>   |       | <b>370</b>   |       | <b>7,145</b>   |   |
| 15 to 24 years                             | 70             | 1.2%  | 30            | 4.1%  | 20           | 6.9%  | 20           | 5.4%  | 135            |   |
| 25 to 34 years                             | 790            | 13.7% | 110           | 15.0% | 30           | 10.3% | 80           | 21.6% | 1,010          |   |
| 35 to 44 years                             | 1,505          | 26.2% | 185           | 25.2% | 75           | 25.9% | 125          | 33.8% | 1,890          |   |
| 45 to 54 years                             | 1,475          | 25.6% | 95            | 12.9% | 40           | 13.8% | 55           | 14.9% | 1,660          |   |
| 55 to 64 years                             | 840            | 14.6% | 130           | 17.7% | 25           | 8.6%  | 45           | 12.2% | 1,040          |   |
| 65 to 74 years                             | 605            | 10.5% | 95            | 12.9% | 25           | 8.6%  | 20           | 5.4%  | 740            |   |
| 75 years and over                          | 470            | 8.2%  | 90            | 12.2% | 80           | 27.6% | 30           | 8.1%  | 675            |   |
| <b>Town of Essex</b>                       | <b>5,875</b>   |       | <b>870</b>    |       | <b>120</b>   |       | <b>375</b>   |       | <b>7,225</b>   |   |
| 15 to 24 years                             | 110            | 1.9%  | 30            | 3.4%  | 10           | 8.3%  | 15           | 4.0%  | 170            |   |
| 25 to 34 years                             | 890            | 15.1% | 110           | 12.6% | -            | 0.0%  | 55           | 14.7% | 1,065          |   |
| 35 to 44 years                             | 1,460          | 24.9% | 220           | 25.3% | 20           | 16.7% | 90           | 24.0% | 1,790          |   |
| 45 to 54 years                             | 1,280          | 21.8% | 165           | 19.0% | 20           | 16.7% | 50           | 13.3% | 1,510          |   |
| 55 to 64 years                             | 920            | 15.7% | 80            | 9.2%  | 25           | 20.8% | 85           | 22.7% | 1,115          |   |
| 65 to 74 years                             | 750            | 12.8% | 90            | 10.3% | 20           | 16.7% | 40           | 10.7% | 895            |   |
| 75 years and over                          | 470            | 8.0%  | 170           | 19.5% | 20           | 16.7% | 40           | 10.7% | 690            |   |
| <b>Town of Kingsville</b>                  | <b>5,465</b>   |       | <b>680</b>    |       | <b>200</b>   |       | <b>235</b>   |       | <b>6,580</b>   |   |
| 15 to 24 years                             | 80             | 1.5%  | 15            | 2.2%  | -            | 0.0%  | 25           | 10.6% | 110            |   |
| 25 to 34 years                             | 720            | 13.2% | 120           | 17.6% | 40           | 20.0% | 25           | 10.6% | 900            |   |
| 35 to 44 years                             | 1,320          | 24.2% | 120           | 17.6% | 20           | 10.0% | 75           | 31.9% | 1,540          |   |
| 45 to 54 years                             | 1,290          | 23.6% | 95            | 14.0% | 35           | 17.5% | 35           | 14.9% | 1,455          |   |
| 55 to 64 years                             | 825            | 15.1% | 85            | 12.5% | 45           | 22.5% | 50           | 21.3% | 1,000          |   |
| 65 to 74 years                             | 695            | 12.7% | 110           | 16.2% | 25           | 12.5% | 25           | 10.6% | 850            |   |
| 75 years and over                          | 550            | 10.1% | 140           | 20.6% | 30           | 15.0% | 10           | 4.3%  | 720            |   |
| <b>Town of LaSalle</b>                     | <b>7,225</b>   |       | <b>775</b>    |       | <b>125</b>   |       | <b>225</b>   |       | <b>8,355</b>   |   |
| 15 to 24 years                             | 95             | 1.3%  | 20            | 2.6%  | -            | 0.0%  | 10           | 4.4%  | 130            |   |
| 25 to 34 years                             | 1,125          | 15.6% | 180           | 23.2% | 20           | 16.0% | 10           | 4.4%  | 1,330          |   |
| 35 to 44 years                             | 2,125          | 29.4% | 240           | 31.0% | 55           | 44.0% | 75           | 33.3% | 2,495          |   |
| 45 to 54 years                             | 1,720          | 23.8% | 165           | 21.3% | -            | 0.0%  | 65           | 28.9% | 1,950          |   |
| 55 to 64 years                             | 1,075          | 14.9% | 55            | 7.1%  | 15           | 12.0% | 30           | 13.3% | 1,180          |   |
| 65 to 74 years                             | 730            | 10.1% | 35            | 4.5%  | 20           | 16.0% | 15           | 6.7%  | 795            |   |
| 75 years and over                          | 360            | 5.0%  | 90            | 11.6% | 10           | 8.0%  | 25           | 11.1% | 490            |   |
| <b>Municipality of Leamington</b>          | <b>6,970</b>   |       | <b>1,090</b>  |       | <b>405</b>   |       | <b>465</b>   |       | <b>8,935</b>   |   |
| 15 to 24 years                             | 245            | 3.5%  | 40            | 3.7%  | 35           | 8.6%  | 65           | 14.0% | 385            |   |
| 25 to 34 years                             | 1,040          | 14.9% | 190           | 17.4% | 40           | 9.9%  | 90           | 19.4% | 1,355          |   |
| 35 to 44 years                             | 1,560          | 22.4% | 245           | 22.5% | 95           | 23.5% | 105          | 22.6% | 1,995          |   |
| 45 to 54 years                             | 1,335          | 19.2% | 170           | 15.6% | 55           | 13.6% | 80           | 17.2% | 1,635          |   |
| 55 to 64 years                             | 1,010          | 14.5% | 125           | 11.5% | 50           | 12.3% | 80           | 17.2% | 1,265          |   |
| 65 to 74 years                             | 1,040          | 14.9% | 90            | 8.3%  | 65           | 16.0% | 30           | 6.5%  | 1,220          |   |
| 75 years and over                          | 750            | 10.8% | 235           | 21.6% | 65           | 16.0% | 25           | 5.4%  | 1,080          |   |
| <b>Town of Tecumseh</b>                    | <b>6,935</b>   |       | <b>700</b>    |       | <b>145</b>   |       | <b>300</b>   |       | <b>8,080</b>   |   |
| 15 to 24 years                             | 45             | 0.6%  | 10            | 1.4%  | -            | 0.0%  | -            | 0.0%  | 55             |   |
| 25 to 34 years                             | 865            | 12.5% | 85            | 12.1% | 10           | 6.9%  | 35           | 11.7% | 1,000          |   |
| 35 to 44 years                             | 1,865          | 26.9% | 270           | 38.6% | 40           | 27.6% | 45           | 15.0% | 2,225          |   |
| 45 to 54 years                             | 1,960          | 28.3% | 65            | 9.3%  | 10           | 6.9%  | 85           | 28.3% | 2,115          |   |
| 55 to 64 years                             | 1,155          | 16.7% | 60            | 8.6%  | 25           | 17.2% | 95           | 31.7% | 1,335          |   |
| 65 to 74 years                             | 650            | 9.4%  | 125           | 17.9% | 35           | 24.1% | 15           | 5.0%  | 830            |   |
| 75 years and over                          | 395            | 5.7%  | 80            | 11.4% | 25           | 17.2% | 30           | 10.0% | 525            |   |
| <b>City of Windsor</b>                     | <b>62,850</b>  |       | <b>11,480</b> |       | <b>4,155</b> |       | <b>5,355</b> |       | <b>83,840</b>  |   |
| 15 to 24 years                             | 1,850          | 2.9%  | 825           | 7.2%  | 460          | 11.1% | 900          | 16.8% | 4,035          |   |
| 25 to 34 years                             | 11,410         | 18.2% | 2,265         | 19.7% | 765          | 18.4% | 1,150        | 21.5% | 15,590         |   |
| 35 to 44 years                             | 14,395         | 22.9% | 2,380         | 20.7% | 750          | 18.1% | 1,225        | 22.9% | 18,745         |   |
| 45 to 54 years                             | 12,580         | 20.0% | 1,435         | 12.5% | 635          | 15.3% | 815          | 15.2% | 15,470         |   |
| 55 to 64 years                             | 8,610          | 13.7% | 1,145         | 10.0% | 440          | 10.6% | 755          | 14.1% | 10,950         |   |
| 65 to 74 years                             | 7,515          | 12.0% | 1,640         | 14.3% | 455          | 11.0% | 295          | 5.5%  | 9,900          |   |
| 75 years and over                          | 6,485          | 10.3% | 1,790         | 15.6% | 650          | 15.6% | 210          | 3.9%  | 9,140          |   |
| <b>County of Essex (excluding Windsor)</b> | <b>46,395</b>  |       | <b>5,635</b>  |       | <b>1,540</b> |       | <b>2,425</b> |       | <b>55,990</b>  |   |
| 15 to 24 years                             | 770            | 65.3% | 155           | 13.1% | 70           | 5.9%  | 190          | 16.1% | 1,180          |   |
| 25 to 34 years                             | 6,660          | 81.8% | 940           | 11.5% | 190          | 2.3%  | 355          | 4.4%  | 8,140          |   |
| 35 to 44 years                             | 12,155         | 83.3% | 1,455         | 10.0% | 345          | 2.4%  | 650          | 4.5%  | 14,595         |   |
| 45 to 54 years                             | 11,030         | 87.7% | 930           | 7.4%  | 205          | 1.6%  | 420          | 3.3%  | 12,580         |   |
| 55 to 64 years                             | 6,990          | 83.8% | 680           | 8.2%  | 215          | 2.6%  | 455          | 5.5%  | 8,340          |   |
| 65 to 74 years                             | 5,250          | 83.7% | 620           | 9.9%  | 240          | 3.8%  | 170          | 2.7%  | 6,275          |   |
| 75 years and over                          | 3,550          | 72.7% | 870           | 17.8% | 275          | 5.6%  | 190          | 3.9%  | 4,885          |   |
| <b>Cnty of Essex (including Windsor)</b>   | <b>109,240</b> |       | <b>17,115</b> |       | <b>5,690</b> |       | <b>7,780</b> |       | <b>139,830</b> |   |
| 15 to 24 years                             | 2,615          | 2.4%  | 980           | 5.7%  | 535          | 9.4%  | 1,085        | 13.9% | 5,210          |   |
| 25 to 34 years                             | 18,070         | 16.5% | 3,200         | 18.7% | 955          | 16.8% | 1,500        | 19.3% | 23,730         |   |
| 35 to 44 years                             | 26,540         | 24.3% | 3,830         | 22.4% | 1,090        | 19.2% | 1,870        | 24.0% | 33,340         |   |
| 45 to 54 years                             | 23,605         | 21.6% | 2,365         | 13.8% | 840          | 14.8% | 1,240        | 15.9% | 28,055         |   |
| 55 to 64 years                             | 15,605         | 14.3% | 1,825         | 10.7% | 650          | 11.4% | 1,210        | 15.6% | 19,290         |   |
| 65 to 74 years                             | 12,765         | 11.7% | 2,260         | 13.2% | 690          | 12.1% | 465          | 6.0%  | 16,180         |   |
| 75 years and over                          | 10,035         | 9.2%  | 2,660         | 15.5% | 925          | 16.3% | 405          | 5.2%  | 14,025         |   |

Spending on Shelter by Income Deciles

|  |  | Less than 30%  |       | 30% to 49%    |       | 50% to 69%   |       | 70% or more  |       | Total          |
|--|--|----------------|-------|---------------|-------|--------------|-------|--------------|-------|----------------|
|  |  | #              | %     | #             | %     | #            | %     | #            | %     |                |
| <b>Lakeshore</b>                           |  |                |       |               |       |              |       |              |       |                |
|  |  | <b>8,085</b>   |       | <b>795</b>    |       | <b>255</b>   |       | <b>455</b>   |       | <b>9,590</b>   |
| Decile 1                                   |  | 250            | 26.8% | 180           | 18.6% | 135          | 13.9% | 390          | 40.2% | 970            |
| Decile 2                                   |  | 640            | 67.7% | 205           | 21.7% | 60           | 6.3%  | 40           | 4.2%  | 945            |
| Decile 3                                   |  | 715            | 73.7% | 195           | 20.1% | 35           | 3.6%  | 25           | 2.6%  | 970            |
| Decile 4                                   |  | 855            | 89.5% | 90            | 9.4%  | 10           | 1.0%  | -            | 0.0%  | 955            |
| Decile 5                                   |  | 915            | 95.3% | 40            | 4.2%  | -            | 0.0%  | 10           | 1.0%  | 960            |
| Decile 6                                   |  | 925            | 95.4% | 40            | 4.1%  | -            | 0.0%  | -            | 0.0%  | 970            |
| Decile 7                                   |  | 900            | 96.8% | 20            | 2.2%  | 10           | 1.1%  | -            | 0.0%  | 930            |
| Decile 8                                   |  | 950            | 97.9% | 20            | 2.1%  | -            | 0.0%  | -            | 0.0%  | 970            |
| Decile 9                                   |  | 985            | 99.5% | 10            | 1.0%  | -            | 0.0%  | -            | 0.0%  | 990            |
| Decile 10                                  |  | 940            | 99.5% | 10            | 1.1%  | -            | 0.0%  | -            | 0.0%  | 945            |
| <b>Amherstburg</b>                         |  |                |       |               |       |              |       |              |       |                |
|  |  | <b>5,755</b>   |       | <b>735</b>    |       | <b>290</b>   |       | <b>370</b>   |       | <b>7,145</b>   |
| Decile 1                                   |  | 230            | 4.0%  | 230           | 31.3% | 160          | 55.2% | 330          | 89.2% | 950            |
| Decile 2                                   |  | 445            | 7.7%  | 200           | 27.2% | 100          | 34.5% | 30           | 8.1%  | 770            |
| Decile 3                                   |  | 580            | 10.1% | 160           | 21.8% | 10           | 3.4%  | 10           | 2.7%  | 750            |
| Decile 4                                   |  | 585            | 10.2% | 60            | 8.2%  | 10           | 3.4%  | -            | 0.0%  | 655            |
| Decile 5                                   |  | 755            | 13.1% | 35            | 4.8%  | -            | 0.0%  | -            | 0.0%  | 790            |
| Decile 6                                   |  | 725            | 12.6% | 30            | 4.1%  | 10           | 3.4%  | -            | 0.0%  | 770            |
| Decile 7                                   |  | 620            | 10.8% | 15            | 2.0%  | -            | 0.0%  | -            | 0.0%  | 640            |
| Decile 8                                   |  | 615            | 10.7% | -             | 0.0%  | -            | 0.0%  | -            | 0.0%  | 615            |
| Decile 9                                   |  | 620            | 10.8% | -             | 0.0%  | -            | 0.0%  | -            | 0.0%  | 620            |
| Decile 10                                  |  | 580            | 10.1% | -             | 0.0%  | -            | 0.0%  | -            | 0.0%  | 580            |
| <b>Town of Essex</b>                       |  |                |       |               |       |              |       |              |       |                |
|  |  | <b>5,975</b>   |       | <b>870</b>    |       | <b>120</b>   |       | <b>375</b>   |       | <b>7,225</b>   |
| Decile 1                                   |  | 280            | 4.8%  | 270           | 31.0% | 55           | 45.8% | 350          | 93.3% | 955            |
| Decile 2                                   |  | 655            | 11.1% | 250           | 28.7% | 50           | 41.7% | 15           | 4.0%  | 965            |
| Decile 3                                   |  | 820            | 14.0% | 160           | 18.4% | -            | 0.0%  | -            | 0.0%  | 985            |
| Decile 4                                   |  | 710            | 12.1% | 115           | 13.2% | -            | 0.0%  | -            | 0.0%  | 830            |
| Decile 5                                   |  | 680            | 11.6% | 55            | 6.3%  | 10           | 8.3%  | -            | 0.0%  | 740            |
| Decile 6                                   |  | 745            | 12.7% | 15            | 1.7%  | -            | 0.0%  | -            | 0.0%  | 770            |
| Decile 7                                   |  | 695            | 11.8% | 10            | 1.1%  | -            | 0.0%  | -            | 0.0%  | 695            |
| Decile 8                                   |  | 510            | 8.7%  | -             | 0.0%  | -            | 0.0%  | -            | 0.0%  | 515            |
| Decile 9                                   |  | 420            | 7.1%  | -             | 0.0%  | -            | 0.0%  | -            | 0.0%  | 420            |
| Decile 10                                  |  | 360            | 6.1%  | -             | 0.0%  | -            | 0.0%  | -            | 0.0%  | 360            |
| <b>Town of Kingsville</b>                  |  |                |       |               |       |              |       |              |       |                |
|  |  | <b>5,465</b>   |       | <b>680</b>    |       | <b>200</b>   |       | <b>235</b>   |       | <b>6,580</b>   |
| Decile 1                                   |  | 275            | 5.0%  | 225           | 33.1% | 100          | 50.0% | 220          | 93.6% | 815            |
| Decile 2                                   |  | 565            | 10.3% | 215           | 31.6% | 65           | 32.5% | -            | 0.0%  | 845            |
| Decile 3                                   |  | 780            | 14.3% | 140           | 20.6% | 10           | 5.0%  | -            | 0.0%  | 940            |
| Decile 4                                   |  | 525            | 9.6%  | 60            | 8.8%  | -            | 0.0%  | -            | 0.0%  | 595            |
| Decile 5                                   |  | 650            | 11.9% | 35            | 5.1%  | -            | 0.0%  | -            | 0.0%  | 695            |
| Decile 6                                   |  | 725            | 13.3% | -             | 0.0%  | -            | 0.0%  | 10           | 4.3%  | 735            |
| Decile 7                                   |  | 530            | 9.7%  | -             | 0.0%  | 10           | 5.0%  | -            | 0.0%  | 540            |
| Decile 8                                   |  | 595            | 10.9% | -             | 0.0%  | 10           | 5.0%  | -            | 0.0%  | 605            |
| Decile 9                                   |  | 495            | 9.1%  | -             | 0.0%  | -            | 0.0%  | -            | 0.0%  | 495            |
| Decile 10                                  |  | 315            | 5.8%  | -             | 0.0%  | -            | 0.0%  | -            | 0.0%  | 315            |
| <b>Town of LaSalle</b>                     |  |                |       |               |       |              |       |              |       |                |
|  |  | <b>7,225</b>   |       | <b>775</b>    |       | <b>125</b>   |       | <b>225</b>   |       | <b>8,355</b>   |
| Decile 1                                   |  | 170            | 2.4%  | 95            | 12.3% | 45           | 36.0% | 195          | 86.7% | 500            |
| Decile 2                                   |  | 280            | 3.9%  | 160           | 20.6% | 70           | 56.0% | 10           | 4.4%  | 515            |
| Decile 3                                   |  | 550            | 7.6%  | 205           | 26.5% | 15           | 12.0% | 10           | 4.4%  | 785            |
| Decile 4                                   |  | 620            | 8.6%  | 165           | 21.3% | -            | 0.0%  | 10           | 4.4%  | 795            |
| Decile 5                                   |  | 840            | 11.6% | 85            | 11.0% | 10           | 8.0%  | -            | 0.0%  | 930            |
| Decile 6                                   |  | 930            | 12.9% | 15            | 1.9%  | -            | 0.0%  | -            | 0.0%  | 945            |
| Decile 7                                   |  | 865            | 12.0% | 30            | 3.9%  | -            | 0.0%  | 10           | 4.4%  | 900            |
| Decile 8                                   |  | 890            | 12.3% | 10            | 1.3%  | -            | 0.0%  | -            | 0.0%  | 890            |
| Decile 9                                   |  | 1,010          | 14.0% | 10            | 1.3%  | -            | 0.0%  | -            | 0.0%  | 1,020          |
| Decile 10                                  |  | 1,075          | 14.9% | -             | 0.0%  | -            | 0.0%  | -            | 0.0%  | 1,080          |
| <b>Municipality of Leamington</b>          |  |                |       |               |       |              |       |              |       |                |
|  |  | <b>6,970</b>   |       | <b>1,090</b>  |       | <b>405</b>   |       | <b>465</b>   |       | <b>8,935</b>   |
| Decile 1                                   |  | 380            | 5.5%  | 300           | 27.5% | 320          | 79.0% | 430          | 92.5% | 1,430          |
| Decile 2                                   |  | 1,040          | 14.9% | 445           | 40.8% | 30           | 7.4%  | 25           | 5.4%  | 1,540          |
| Decile 3                                   |  | 1,230          | 17.6% | 170           | 15.6% | 30           | 7.4%  | 10           | 2.2%  | 1,430          |
| Decile 4                                   |  | 1,095          | 15.7% | 90            | 8.3%  | 20           | 4.9%  | 10           | 2.2%  | 1,205          |
| Decile 5                                   |  | 975            | 14.0% | 45            | 4.1%  | -            | 0.0%  | -            | 0.0%  | 1,020          |
| Decile 6                                   |  | 685            | 9.8%  | 20            | 1.8%  | -            | 0.0%  | -            | 0.0%  | 700            |
| Decile 7                                   |  | 625            | 9.0%  | 10            | 0.9%  | -            | 0.0%  | -            | 0.0%  | 635            |
| Decile 8                                   |  | 400            | 5.7%  | -             | 0.0%  | -            | 0.0%  | -            | 0.0%  | 405            |
| Decile 9                                   |  | 225            | 3.2%  | 20            | 1.8%  | -            | 0.0%  | -            | 0.0%  | 245            |
| Decile 10                                  |  | 320            | 4.6%  | -             | 0.0%  | -            | 0.0%  | -            | 0.0%  | 320            |
| <b>Town of Tecumseh</b>                    |  |                |       |               |       |              |       |              |       |                |
|  |  | <b>6,935</b>   |       | <b>700</b>    |       | <b>145</b>   |       | <b>300</b>   |       | <b>8,080</b>   |
| Decile 1                                   |  | 110            | 1.6%  | 155           | 22.1% | 45           | 31.0% | 270          | 90.0% | 585            |
| Decile 2                                   |  | 390            | 5.6%  | 170           | 24.3% | 55           | 37.9% | 30           | 10.0% | 645            |
| Decile 3                                   |  | 565            | 8.1%  | 230           | 32.9% | 30           | 20.7% | -            | 0.0%  | 830            |
| Decile 4                                   |  | 455            | 6.6%  | 65            | 9.3%  | 10           | 6.9%  | -            | 0.0%  | 535            |
| Decile 5                                   |  | 750            | 10.8% | 45            | 6.4%  | -            | 0.0%  | -            | 0.0%  | 795            |
| Decile 6                                   |  | 750            | 10.8% | 15            | 2.1%  | -            | 0.0%  | -            | 0.0%  | 765            |
| Decile 7                                   |  | 725            | 10.5% | 15            | 2.1%  | -            | 0.0%  | -            | 0.0%  | 740            |
| Decile 8                                   |  | 910            | 13.1% | -             | 0.0%  | -            | 0.0%  | -            | 0.0%  | 910            |
| Decile 9                                   |  | 1,095          | 15.8% | -             | 0.0%  | -            | 0.0%  | -            | 0.0%  | 1,100          |
| Decile 10                                  |  | 1,170          | 16.9% | -             | 0.0%  | -            | 0.0%  | -            | 0.0%  | 1,170          |
| <b>City of Windsor</b>                     |  |                |       |               |       |              |       |              |       |                |
|  |  | <b>62,850</b>  |       | <b>11,480</b> |       | <b>4,155</b> |       | <b>5,355</b> |       | <b>83,840</b>  |
| Decile 1                                   |  | 3,535          | 5.6%  | 4,260         | 37.1% | 3,135        | 75.5% | 5,005        | 93.5% | 15,930         |
| Decile 2                                   |  | 8,005          | 12.7% | 4,075         | 35.5% | 835          | 20.1% | 265          | 4.9%  | 13,180         |
| Decile 3                                   |  | 10,520         | 16.7% | 2,145         | 18.7% | 155          | 3.7%  | 60           | 1.1%  | 12,880         |
| Decile 4                                   |  | 7,795          | 12.4% | 640           | 5.6%  | 20           | 0.5%  | -            | 0.0%  | 8,460          |
| Decile 5                                   |  | 8,395          | 13.4% | 265           | 2.3%  | 10           | 0.2%  | -            | 0.0%  | 8,675          |
| Decile 6                                   |  | 6,855          | 10.9% | 55            | 0.5%  | -            | 0.0%  | 10           | 0.2%  | 6,915          |
| Decile 7                                   |  | 5,400          | 8.6%  | 15            | 0.1%  | -            | 0.0%  | -            | 0.0%  | 5,415          |
| Decile 8                                   |  | 4,980          | 7.9%  | 15            | 0.1%  | 10           | 0.2%  | 10           | 0.2%  | 5,005          |
| Decile 9                                   |  | 3,820          | 6.1%  | -             | 0.0%  | -            | 0.0%  | -            | 0.0%  | 3,820          |
| Decile 10                                  |  | 3,550          | 5.6%  | -             | 0.0%  | -            | 0.0%  | -            | 0.0%  | 3,555          |
| <b>County of Essex (excluding Windsor)</b> |  |                |       |               |       |              |       |              |       |                |
|  |  | <b>46,395</b>  |       | <b>5,635</b>  |       | <b>1,540</b> |       | <b>2,425</b> |       | <b>55,990</b>  |
| Decile 1                                   |  | 1,715          | 3.7%  | 1,455         | 25.8% | 860          | 55.8% | 2,185        | 90.1% | 6,215          |
| Decile 2                                   |  | 4,015          | 8.7%  | 1,645         | 29.2% | 425          | 27.6% | 150          | 6.2%  | 6,235          |
| Decile 3                                   |  | 5,250          | 11.3% | 1,260         | 22.4% | 135          | 8.8%  | 60           | 2.5%  | 6,700          |
| Decile 4                                   |  | 4,850          | 10.5% | 645           | 11.4% | 50           | 3.2%  | 15           | 0.6%  | 5,565          |
| Decile 5                                   |  | 5,575          | 12.0% | 340           | 6.0%  | 25           | 1.6%  | -            | 0.0%  | 5,935          |
| Decile 6                                   |  | 5,520          | 11.9% | 135           | 2.4%  | 15           | 1.0%  | 15           | 0.6%  | 5,680          |
| Decile 7                                   |  | 4,970          | 10.7% | 95            | 1.7%  | 20           | 1.3%  | 10           | 0.4%  | 5,085          |
| Decile 8                                   |  | 4,875          | 10.5% | 25            | 0.4%  | 10           | 0.6%  | -            | 0.0%  | 4,905          |
| Decile 9                                   |  | 4,850          | 10.5% | 35            | 0.6%  | -            | 0.0%  | -            | 0.0%  | 4,885          |
| Decile 10                                  |  | 4,780          | 10.3% | 10            | 0.2%  | -            | 0.0%  | -            | 0.0%  | 4,785          |
| <b>County of Essex (including Windsor)</b> |  |                |       |               |       |              |       |              |       |                |
|  |  | <b>109,240</b> |       | <b>17,115</b> |       | <b>5,690</b> |       | <b>7,780</b> |       | <b>139,830</b> |
| Decile 1                                   |  | 5,250          | 4.8%  | 5,715         | 33.4% | 3,990        | 70.1% | 7,190        | 92.4% | 22,150         |
| Decile 2                                   |  | 12,020         | 11.0% | 5,715         | 33.4% | 1,260        | 22.1% | 410          | 5.3%  | 19,410         |
| Decile 3                                   |  | 15,770         | 14.4% | 3,410         | 19.9% | 290          | 5.1%  | 120          | 1.5%  | 19,585         |
| Decile 4                                   |  | 12,645         | 11.6% | 1,280         | 7.5%  | 70           | 1.2%  | 25           | 0.3%  | 14,025         |
| Decile 5                                   |  | 13,965         | 12.8% | 600           | 3.5%  | 35           | 0.6%  | 10           | 0.1%  | 14,615         |
| Decile 6                                   |  | 12,370         | 11.3% | 190           | 1.1%  | 15           | 0.3%  | 20           | 0.3%  | 12,600         |
| Decile 7                                   |  | 10,370         | 9.5%  | 110           | 0.6%  | 20           | 0.4%  | 10           | 0.1%  | 10,500         |
| Decile 8                                   |  | 9,855          | 9.0%  | 45            | 0.3%  | 10           | 0.2%  | 10           | 0.1%  | 9,915          |
| Decile 9                                   |  | 8,670          | 7.9%  | 35            | 0.2%  | -            | 0.0%  | -            | 0.0%  | 8,705          |
| Decile 10                                  |  | 8,330          | 7.6%  | 10            | 0.1%  | -            | 0.0%  | -            | 0.0%  | 8,345          |



**Spending on Shelter by Household Type**  
**2011**

|  | Less than 30%  |       | 30% to 49%    |       | 50% to 69%   |       | 70% or more  |       | Total          |
|--|----------------|-------|---------------|-------|--------------|-------|--------------|-------|----------------|
|  | #              | %     | #             | %     | #            | %     | #            | %     |                |
| <b>Lakeshore</b>                           | <b>8,090</b>   |       | <b>795</b>    |       | <b>255</b>   |       | <b>455</b>   |       | <b>9,585</b>   |
| One family households without children     | 2,235          | 87.3% | 190           | 7.4%  | 65           | 2.5%  | 70           | 2.7%  | 2,560          |
| One family households with children        | 3,895          | 90.4% | 215           | 5.0%  | 35           | 0.8%  | 160          | 3.7%  | 4,310          |
| One family lone parent households          | 395            | 63.7% | 115           | 18.5% | 50           | 8.1%  | 65           | 10.5% | 620            |
| Multiple and other family households       | 390            | 87.6% | 40            | 9.0%  | 10           | 2.2%  | -            | 0.0%  | 445            |
| <b>Amherstburg</b>                         | <b>5,755</b>   |       | <b>735</b>    |       | <b>285</b>   |       | <b>370</b>   |       | <b>7,145</b>   |
| One family households without children     | 1,605          | 27.9% | 175           | 23.8% | 30           | 10.5% | 20           | 5.4%  | 1,830          |
| One family households with children        | 2,640          | 45.9% | 180           | 24.5% | 45           | 15.8% | 95           | 25.7% | 2,970          |
| One family lone parent households          | 365            | 6.3%  | 95            | 12.9% | 65           | 22.8% | 85           | 23.0% | 610            |
| Multiple and other family households       | 255            | 4.4%  | 20            | 2.7%  | 15           | 5.3%  | -            | 0.0%  | 295            |
| <b>Town of Essex</b>                       | <b>5,875</b>   |       | <b>865</b>    |       | <b>115</b>   |       | <b>370</b>   |       | <b>7,230</b>   |
| One family households without children     | 1,690          | 28.8% | 175           | 20.2% | 10           | 8.7%  | 45           | 12.2% | 1,920          |
| One family households with children        | 2,375          | 40.4% | 220           | 25.4% | 25           | 21.7% | 70           | 18.9% | 2,690          |
| One family lone parent households          | 450            | 7.7%  | 90            | 10.4% | 15           | 13.0% | 60           | 16.2% | 625            |
| Multiple and other family households       | 305            | 5.2%  | 10            | 1.2%  | 10           | 8.7%  | -            | 0.0%  | 325            |
| <b>Town of Kingsville</b>                  | <b>5,465</b>   |       | <b>680</b>    |       | <b>205</b>   |       | <b>230</b>   |       | <b>6,580</b>   |
| One family households without children     | 1,685          | 30.8% | 100           | 14.7% | 30           | 14.6% | 60           | 26.1% | 1,885          |
| One family households with children        | 2,405          | 44.0% | 135           | 19.9% | 35           | 17.1% | 25           | 10.9% | 2,600          |
| One family lone parent households          | 360            | 6.6%  | 85            | 12.5% | 65           | 31.7% | 40           | 17.4% | 545            |
| Multiple and other family households       | 200            | 3.7%  | -             | 0.0%  | 15           | 7.3%  | 10           | 4.3%  | 230            |
| <b>Town of LaSalle</b>                     | <b>7,225</b>   |       | <b>775</b>    |       | <b>130</b>   |       | <b>230</b>   |       | <b>8,355</b>   |
| One family households without children     | 1,960          | 27.1% | 120           | 15.5% | 20           | 15.4% | 35           | 15.2% | 2,125          |
| One family households with children        | 3,675          | 50.9% | 250           | 32.3% | 35           | 26.9% | 55           | 23.9% | 4,015          |
| One family lone parent households          | 395            | 5.5%  | 160           | 20.6% | 30           | 23.1% | 35           | 15.2% | 615            |
| Multiple and other family households       | 400            | 5.5%  | 25            | 3.2%  | -            | 0.0%  | -            | 0.0%  | 435            |
| <b>Municipality of Leamington</b>          | <b>6,970</b>   |       | <b>1,095</b>  |       | <b>405</b>   |       | <b>465</b>   |       | <b>8,930</b>   |
| One family households without children     | 2,095          | 30.1% | 220           | 20.1% | 30           | 7.4%  | 90           | 19.4% | 2,440          |
| One family households with children        | 2,895          | 41.5% | 335           | 30.6% | 80           | 19.8% | 100          | 21.5% | 3,410          |
| One family lone parent households          | 365            | 5.2%  | 100           | 9.1%  | 80           | 19.8% | 80           | 17.2% | 625            |
| Multiple and other family households       | 350            | 5.0%  | -             | 0.0%  | 10           | 2.5%  | -            | 0.0%  | 360            |
| <b>Town of Tecumseh</b>                    | <b>6,935</b>   |       | <b>700</b>    |       | <b>145</b>   |       | <b>300</b>   |       | <b>8,080</b>   |
| One family households without children     | 1,710          | 24.7% | 145           | 20.7% | 35           | 24.1% | 55           | 18.3% | 1,945          |
| One family households with children        | 3,545          | 51.1% | 200           | 28.6% | 45           | 31.0% | 85           | 28.3% | 3,865          |
| One family lone parent households          | 465            | 6.7%  | 140           | 20.0% | 15           | 10.3% | 25           | 8.3%  | 650            |
| Multiple and other family households       | 360            | 5.2%  | 10            | 1.4%  | -            | 0.0%  | 15           | 5.0%  | 375            |
| <b>City of Windsor</b>                     | <b>62,850</b>  |       | <b>11,475</b> |       | <b>4,155</b> |       | <b>5,355</b> |       | <b>83,835</b>  |
| One family households without children     | 15,470         | 24.6% | 1,540         | 13.4% | 450          | 10.8% | 635          | 11.9% | 18,095         |
| One family households with children        | 20,750         | 33.0% | 1,960         | 17.1% | 460          | 11.1% | 705          | 13.2% | 23,875         |
| One family lone parent households          | 5,530          | 8.8%  | 1,755         | 15.3% | 925          | 22.3% | 1,040        | 19.4% | 9,250          |
| Multiple and other family households       | 3,890          | 6.2%  | 330           | 2.9%  | 100          | 2.4%  | 100          | 1.9%  | 4,425          |
| <b>County of Essex (excluding Windsor)</b> | <b>46,395</b>  |       | <b>5,635</b>  |       | <b>1,540</b> |       | <b>2,425</b> |       | <b>55,990</b>  |
| One family households without children     | 13,015         | 88.3% | 1,130         | 7.7%  | 215          | 1.5%  | 380          | 2.6%  | 14,735         |
| One family households with children        | 21,470         | 89.8% | 1,525         | 6.4%  | 300          | 1.3%  | 600          | 2.5%  | 23,900         |
| One family lone parent households          | 2,785          | 64.9% | 795           | 18.5% | 315          | 7.3%  | 400          | 9.3%  | 4,290          |
| Multiple and other family households       | 2,255          | 91.5% | 105           | 4.3%  | 55           | 2.2%  | 45           | 1.8%  | 2,465          |
| <b>Couty of Essex (including Windsor)</b>  | <b>109,235</b> |       | <b>17,115</b> |       | <b>5,690</b> |       | <b>7,780</b> |       | <b>139,830</b> |
| One family households without children     | 28,485         | 26.1% | 2,665         | 15.6% | 665          | 11.7% | 1,015        | 13.0% | 32,830         |
| One family households with children        | 42,215         | 38.6% | 3,490         | 20.4% | 760          | 13.4% | 1,305        | 16.8% | 47,775         |
| One family lone parent households          | 8,315          | 7.6%  | 2,550         | 14.9% | 1,245        | 21.9% | 1,440        | 18.5% | 13,540         |
| Multiple and other family households       | 6,145          | 5.6%  | 435           | 2.5%  | 165          | 2.9%  | 150          | 1.9%  | 6,885          |

**Spending on Shelter by Special Household Type**

2011

|   | Less than 30%  |       | 30% to 49%    |       | 50% to 69%   |       | 70% or more  |       | Total          |
|---|----------------|-------|---------------|-------|--------------|-------|--------------|-------|----------------|
|   | #              | %     | #             | %     | #            | %     | #            | %     |                |
| <b>Lakeshore</b>                                | <b>8,090</b>   |       | <b>795</b>    |       | <b>255</b>   |       | <b>455</b>   |       | <b>9,585</b>   |
| Primary maintainer is aboriginal                | 90             | 90.0% | -             | 0.0%  | -            | 0.0%  | 10           | 10.0% | 100            |
| Primary maintainer is an immigrant              | 935            | 84.6% | 120           | 10.9% | 10           | 0.9%  | 40           | 3.6%  | 1,105          |
| Household containing a person with a disability | 770            | 73.3% | 125           | 11.9% | 70           | 6.7%  | 85           | 8.1%  | 1,050          |
| <b>Amherstburg</b>                              | <b>5,755</b>   |       | <b>735</b>    |       | <b>285</b>   |       | <b>370</b>   |       | <b>7,145</b>   |
| Primary maintainer is aboriginal                | 70             | 1.2%  | 10            | 1.4%  | 15           | 5.3%  | -            | 0.0%  | 95             |
| Primary maintainer is an immigrant              | 825            | 14.3% | 90            | 12.2% | 45           | 15.8% | 35           | 9.5%  | 995            |
| Household containing a person with a disability | 685            | 11.9% | 125           | 17.0% | 85           | 29.8% | 60           | 16.2% | 955            |
| <b>Town of Essex</b>                            | <b>5,875</b>   |       | <b>865</b>    |       | <b>115</b>   |       | <b>370</b>   |       | <b>7,230</b>   |
| Primary maintainer is aboriginal                | 40             | 0.7%  | 25            | 2.9%  | 10           | 8.7%  | -            | 0.0%  | 75             |
| Primary maintainer is an immigrant              | 740            | 12.6% | 95            | 11.0% | 15           | 13.0% | 40           | 10.8% | 890            |
| Household containing a person with a disability | 700            | 11.9% | 150           | 17.3% | 25           | 21.7% | 55           | 14.9% | 930            |
| <b>Town of Kingsville</b>                       | <b>5,465</b>   |       | <b>680</b>    |       | <b>205</b>   |       | <b>230</b>   |       | <b>6,580</b>   |
| Primary maintainer is aboriginal                | 55             | 1.0%  | 10            | 1.5%  | -            | 0.0%  | -            | 0.0%  | 65             |
| Primary maintainer is an immigrant              | 1,170          | 21.4% | 135           | 19.9% | 30           | 14.6% | 45           | 19.6% | 1,380          |
| Household containing a person with a disability | 595            | 10.9% | 115           | 16.9% | 25           | 12.2% | 30           | 13.0% | 765            |
| <b>Town of LaSalle</b>                          | <b>7,225</b>   |       | <b>775</b>    |       | <b>130</b>   |       | <b>230</b>   |       | <b>8,355</b>   |
| Primary maintainer is aboriginal                | 35             | 0.5%  | 10            | 1.3%  | -            | 0.0%  | 10           | 4.3%  | 55             |
| Primary maintainer is an immigrant              | 1,520          | 21.0% | 165           | 21.3% | 25           | 19.2% | 80           | 34.8% | 1,790          |
| Household containing a person with a disability | 765            | 10.6% | 85            | 11.0% | 20           | 15.4% | 30           | 13.0% | 900            |
| <b>Municipality of Leamington</b>               | <b>6,970</b>   |       | <b>1,095</b>  |       | <b>405</b>   |       | <b>465</b>   |       | <b>8,930</b>   |
| Primary maintainer is aboriginal                | 25             | 0.4%  | -             | 0.0%  | -            | 0.0%  | 20           | 4.3%  | 45             |
| Primary maintainer is an immigrant              | 2,530          | 36.3% | 375           | 34.2% | 125          | 30.9% | 100          | 21.5% | 3,130          |
| Household containing a person with a disability | 850            | 12.2% | 180           | 16.4% | 60           | 14.8% | 80           | 17.2% | 1,170          |
| <b>Town of Tecumseh</b>                         | <b>6,935</b>   |       | <b>700</b>    |       | <b>145</b>   |       | <b>300</b>   |       | <b>8,080</b>   |
| Primary maintainer is aboriginal                | 55             | 0.8%  | -             | 0.0%  | 10           | 6.9%  | -            | 0.0%  | 65             |
| Primary maintainer is an immigrant              | 1,660          | 23.9% | 165           | 23.6% | 30           | 20.7% | 60           | 20.0% | 1,915          |
| Household containing a person with a disability | 655            | 9.4%  | 100           | 14.3% | 15           | 10.3% | 50           | 16.7% | 820            |
| <b>City of Windsor</b>                          | <b>62,850</b>  |       | <b>11,475</b> |       | <b>4,155</b> |       | <b>5,355</b> |       | <b>83,835</b>  |
| Primary maintainer is aboriginal                | 680            | 1.1%  | 245           | 2.1%  | 130          | 3.1%  | 115          | 2.1%  | 1,170          |
| Primary maintainer is an immigrant              | 19,175         | 30.5% | 3,555         | 31.0% | 1,145        | 27.6% | 1,760        | 32.9% | 25,635         |
| Household containing a person with a disability | 8,245          | 13.1% | 1,920         | 16.7% | 785          | 18.9% | 775          | 14.5% | 11,725         |
| <b>County of Essex (excluding Windsor)</b>      | <b>46,395</b>  |       | <b>5,635</b>  |       | <b>1,540</b> |       | <b>2,425</b> |       | <b>55,990</b>  |
| Primary maintainer is aboriginal                | 380            | 78.4% | 50            | 10.3% | 20           | 4.1%  | 35           | 7.2%  | 485            |
| Primary maintainer is an immigrant              | 9,415          | 83.8% | 1,140         | 10.1% | 275          | 2.4%  | 405          | 3.6%  | 11,235         |
| Household containing a person with a disability | 5,025          | 76.0% | 895           | 13.5% | 305          | 4.6%  | 390          | 5.9%  | 6,615          |
| <b>County of Essex (including Windsor)</b>      | <b>109,235</b> |       | <b>17,115</b> |       | <b>5,690</b> |       | <b>7,780</b> |       | <b>139,830</b> |
| Primary maintainer is aboriginal                | 1,055          | 1.0%  | 295           | 1.7%  | 155          | 2.7%  | 150          | 1.9%  | 1,655          |
| Primary maintainer is an immigrant              | 28,585         | 26.2% | 4,700         | 27.5% | 1,415        | 24.9% | 2,165        | 27.8% | 36,865         |
| Household containing a person with a disability | 13,270         | 12.1% | 2,815         | 16.4% | 1,090        | 19.2% | 1,170        | 15.0% | 18,345         |

## 10.0 APPENDIX B: KEY INFORMANTS

The following key informants provided valuable information for this study:

- Kelly Goz, Housing Administration and Development, City of Windsor
- Cameron Paine, Windsor Essex County Association of Realtors
- Ben Klundert, Greater Windsor Home Builders Association
- Jenny Coco, Coco Group
- Lynn Calder
- Jenna Foley, ACCESS/ Homeless Coalition of Windsor-Essex
- Karrie Ferguson, Housing with Supports Program, Essex County
- Paula Beattie, Essex County
- Anna Angelidis, Labour Sponsored Community Development Group
- Lynn Thomson, Windsor Essex Community Health Centre
- Sherri Lebert, The Inn of Windsor
- Nancy Wallace-Gero, Community Living Essex County
- Tim Campbell, Remax
- Maureen Lesperance, Planning Coordinator, Town of Lakeshore
- Morris Harding, Chief Building Official, Town of Lakeshore