

Town of Lakeshore

AFFORDABLE HOUSING STRATEGY

May 2016



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*).

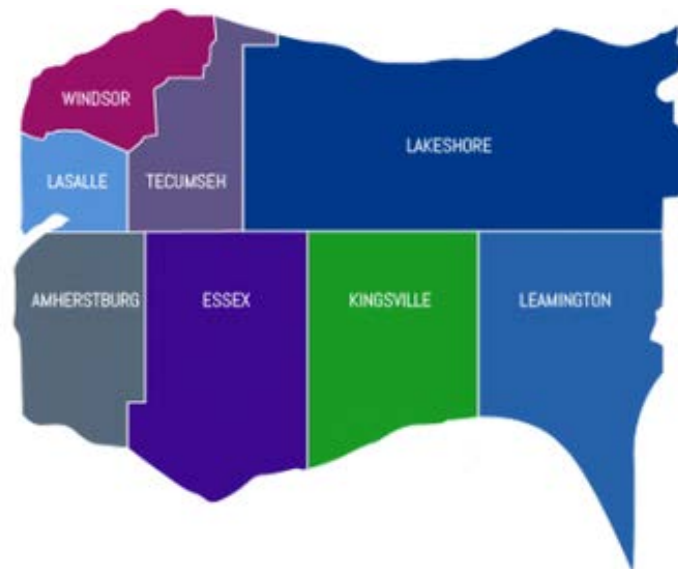
Wherever possible, the most current and reliable data and information sources were used in this study. However, there may be slight discrepancies due to the use of different sources, including data from the mandatory portion of the Census compared to data from the 20% sample and the voluntary National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

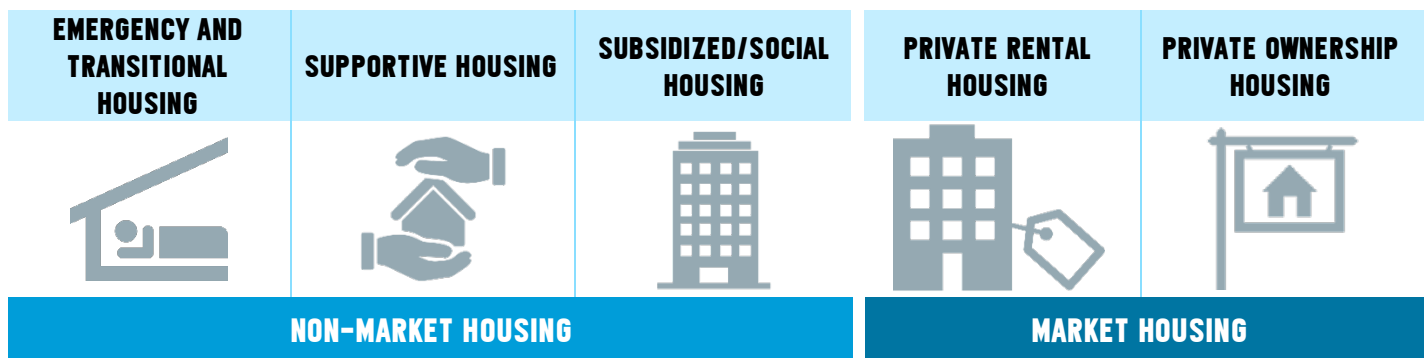


While the figures and tables in the report will focus on the Town of Lakeshore, detailed tables in the Appendix present available data for all the study geographies.

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

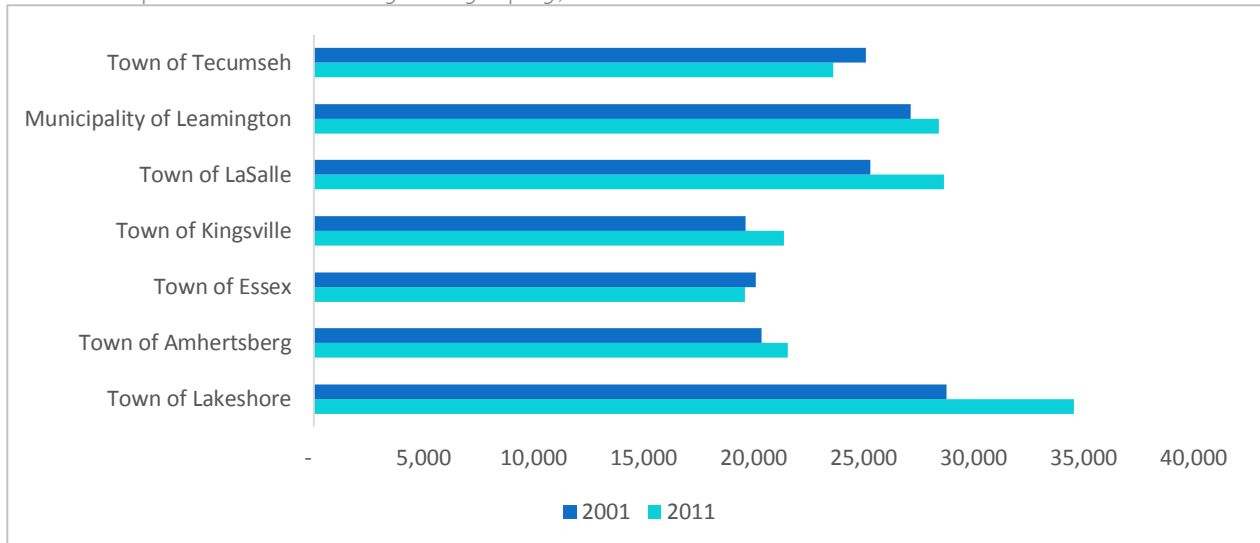
Population and household characteristics are important factors that influence housing demand in a community. This section provides an examination of the demographic trends that influence housing demand in the Town of Lakeshore.

2.1 Population Trends

2.1.1 Population Growth

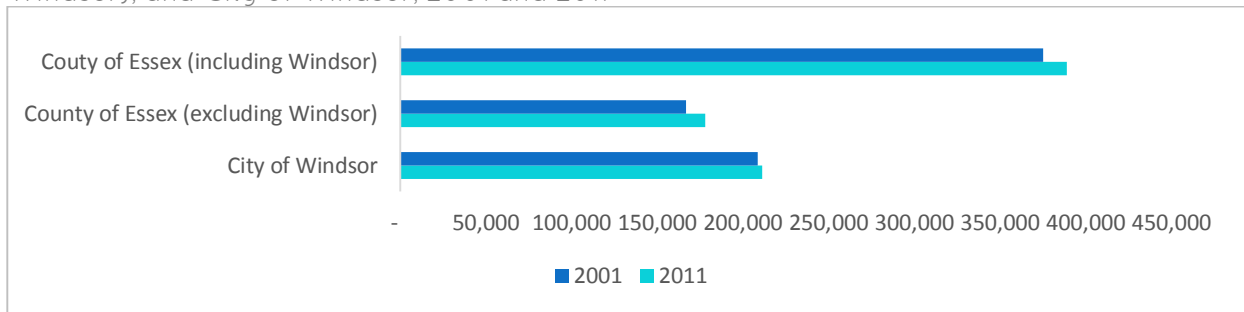
The population of the Town of Lakeshore increased by 5,800 people from 28,746 in 2001 to 34,546 in 2011; a 20.2% increase. The population increased by 15.7% from 2001 to 2006 and by 3.9% from 2006 to 2011. This is the highest rate of increase among all the municipalities of Essex County and the City 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

Population estimates show that the Town's population as of mid-2015 was at 36,200, up by 4.8% (1,654 persons) from 2011. The Town's population is expected to continue to increase over the next fifteen years; increasing to 41,000 persons by 2031¹.

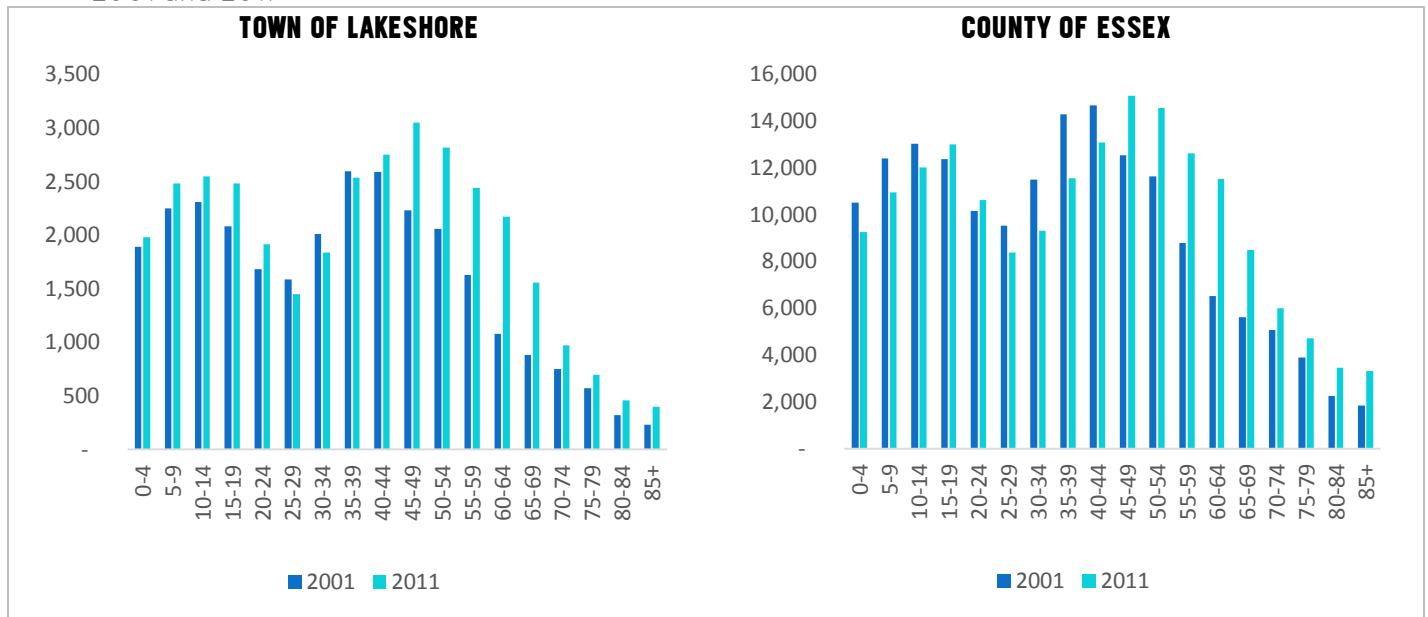
2.1.2 Age of Population

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.

¹ Watson & Associates Economists Ltd. (2015). Town of Lakeshore Official Plan Review Growth Analysis Study.

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

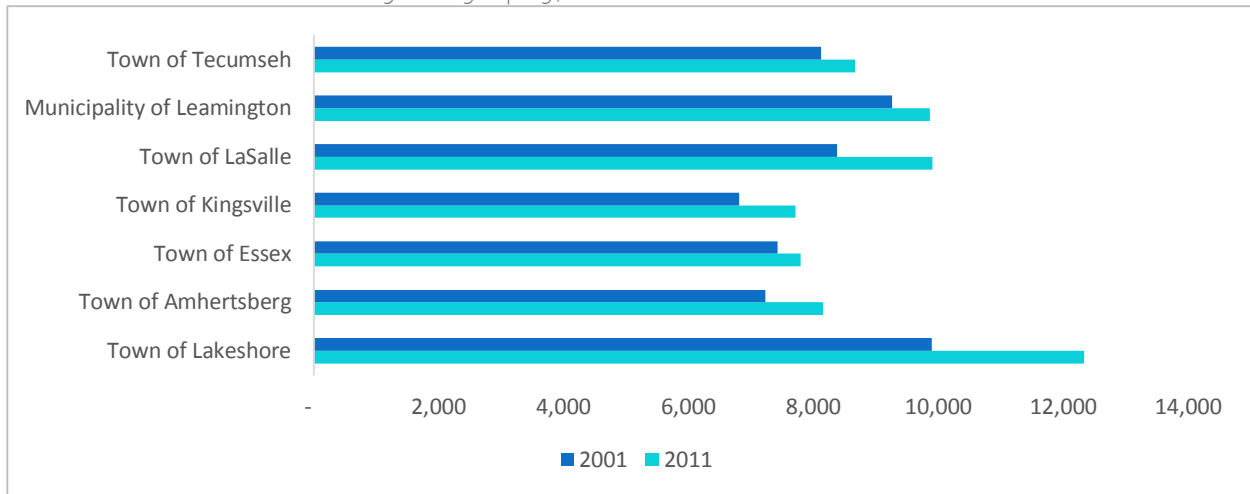
The number of households in the Town of Lakeshore saw a 24.6% increase from 2001 to 2011; increasing by an even greater rate than the population. This suggests an increase in smaller households. The number of households in the Town increased by 1,735 households from 9,895 households in 2001 to 11,630 in 2006 and another 700 households from 2006 to 2011 reaching 12,330 households. Estimates show that by mid-2015, there were 12,940 households and this will continue to increase to 15,120 by 2031; increasing by 22.6% from 2011².

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

² Watson & Associates Economists Ltd. (2015). Town of Lakeshore Official Plan Review Growth Analysis Study.

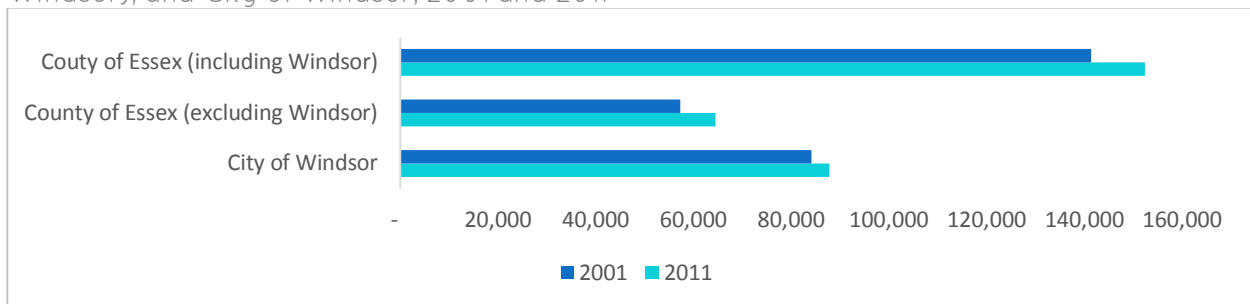
by 12.7%. The City of Windsor saw an increase of only 4.4% during the same time period. The Town of LaSalle saw the next highest increase; increasing by 18.2%.

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

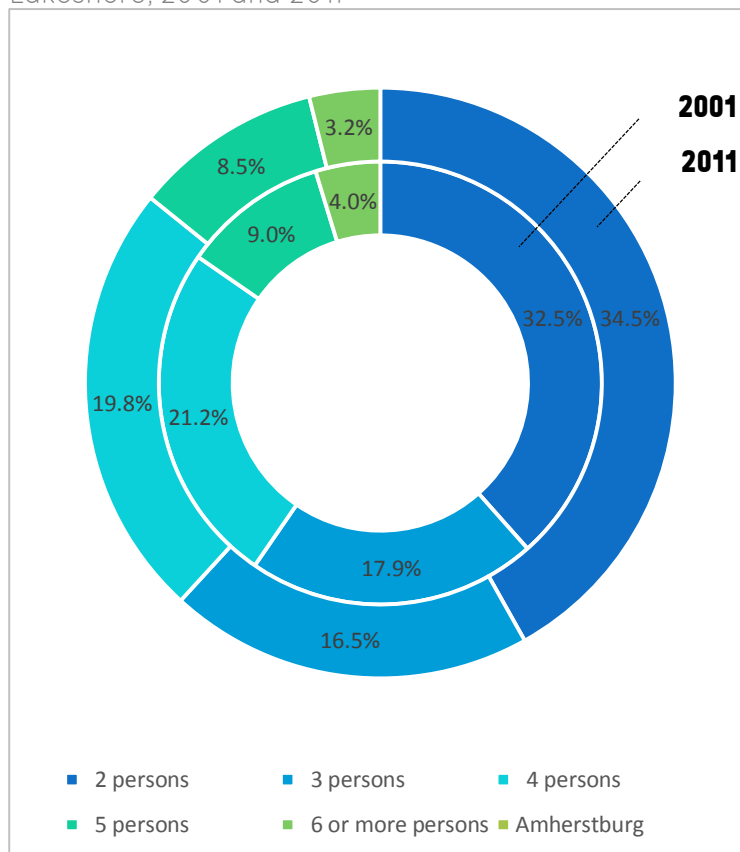
aging in place. The data also shows a continued need for housing for families, including families with children.

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.

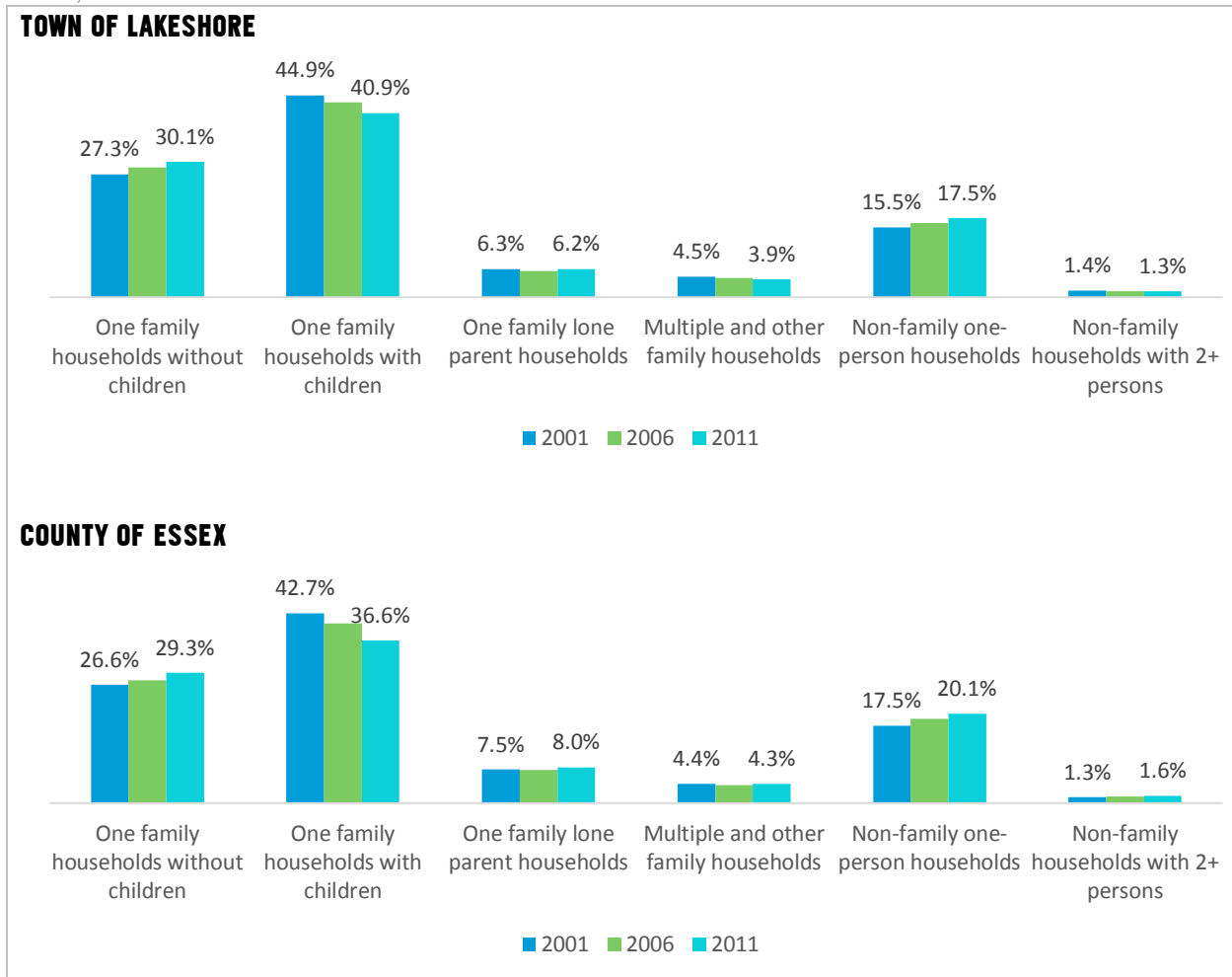
The largest rate of increase was seen for one-person households; increasing by 40.7% from 2001 to 2011 although the largest increase in actual numbers was seen in couples without children; increasing by 1,010 households or 37.3% from 2001 to 2011. The share of couples without children has also been steadily 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.

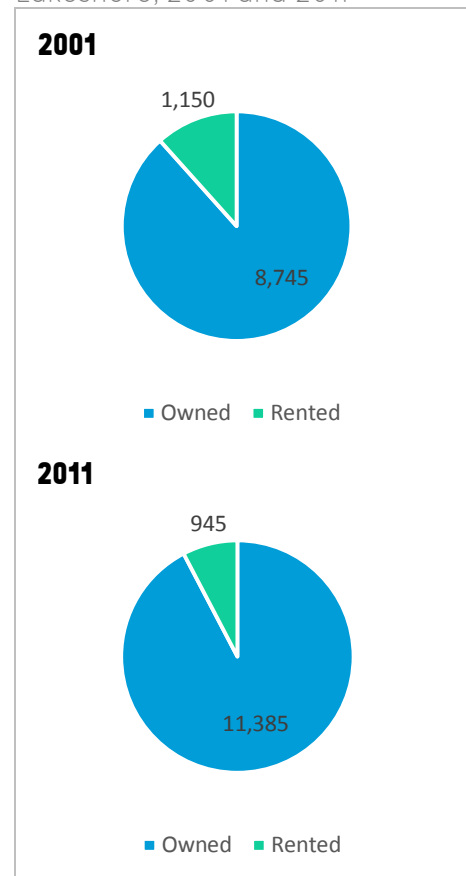
2.2.6 Household Tenure

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 2006³.

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.

³ 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
DECILE 1	\$19,445 and under	\$25,707 and under	\$25,206 and under	\$26,863 and under
DECILE 2	\$19,446 - \$32,966	\$25,708 - \$40,463	\$25,207 - \$40,896	\$26,864 - \$43,584
DECILE 3	\$32,967 - \$47,250	\$40,464 - \$53,559	\$40,897 - \$53,483	\$43,585 - \$56,998
DECILE 4	\$47,251 - \$59,237	\$53,560 - \$66,880	\$53,484 - \$68,236	\$56,999 - \$72,721
DECILE 5	\$59,238 - \$72,228	\$66,881 - \$81,556	\$68,237 - \$82,017	\$72,722 - \$87,407
DECILE 6	\$72,229 - \$85,264	\$81,557 - \$94,807	\$82,018 - \$96,153	\$87,408 - \$102,472
DECILE 7	\$85,265 - \$98,978	\$94,808 - \$111,376	\$96,154 - \$111,566	\$102,473 - \$118,898
DECILE 8	\$98,979 - \$116,967	\$111,377 - \$133,293	\$111,567 - \$133,324	\$118,899 - \$142,086
DECILE 9	\$116,968 - \$144,617	\$133,294 - \$164,568	\$133,325 - \$171,151	\$142,087 - \$182,399
DECILE 10	\$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 7th to 10th 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) and it is expected to continue to grow over the next fifteen years.
- 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
SINGLE-DETACHED DWELLING	94.9%	92.0%	86.2%	83.7%
SEMI-DETACHED DWELLING	0.7%	1.9%	3.0%	4.1%
ROW HOUSE	0.9%	2.1%	2.8%	3.9%
APARTMENT (DETACHED DUPLEX)	0.7%	0.5%	0.8%	1.1%
APARTMENT (<5 STOREYS)	2.2%	1.3%	4.5%	3.9%
APARTMENT (5+ STOREYS)	0.0%	0.0%	2.2%	2.0%
MOVABLE DWELLING	0.4%	2.0%	0.3%	1.1%
OTHER SINGLE-ATTACHED DWELLING	0.2%	0.0%	0.3%	0.2%

Source: Statistics Canada Custom Tabulations; 2001 and 2011

Housing forecasts for the town show that the majority of new housing growth will continue to be oriented toward low-density housing forms (i.e. single and semi-detached dwellings) and these will make up about 85% of housing growth over the 2015 to 2031 period. However, the proportion of medium- and high-density housing forms is expected to gradually increase over the 2015 to 2031 period in response to a shifting demand from the aging population⁴.

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

⁴ Watson & Associates Economists Ltd. (2015). Town of Lakeshore Official Plan Review Growth Analysis Study.

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 repairs⁵. 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 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.

⁵ This is based on self-reported data from the National Household Survey 2011

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 (2011 to 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	\$265,000	68.8%
SEASONAL/RECREATIONAL DWELLING	\$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 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.

VACANCY RATES



in Lakeshore
decreased from

13.6%
in 2011

to

4%
in 2014

Source: CMHC Housing Information Portal

AVERAGE RENTS

in Lakeshore



decreased
from

\$657
in 2011

to

\$653
in 2014

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
LAKESHORE	84.4%	15.7%
ESSEX COUNTY	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
DECILE 1	26.8%	72.7%
DECILE 2	67.7%	32.3%
DECILE 3	73.7%	26.3%
DECILE 4	89.5%	10.5%
DECILE 5	95.3%	5.2%
DECILE 6	95.4%	4.1%
DECILE 7	96.8%	3.2%
DECILE 8	97.9%	2.1%
DECILE 9	99.5%	1.0%
DECILE 10	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
LAKESHORE	86.2%	70.2%	13.8%	29.8%
ESSEX COUNTY	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
PRIMARY MAINTAINER IS AN IMMIGRANT	84.6%	15.4%
PRIMARY MAINTAINER IS A SENIOR (65+)	81.2%	18.8%
HOUSEHOLD WITH A PERSON WITH A DISABILITY	73.3%	26.7%
PRIMARY MAINTAINER IS A YOUTH	65.8%	34.2%

	LESS THAN 30% OF INCOME	30% OF INCOME OR MORE
COUPLES WITH CHILDREN	90.4%	9.5%
MULTIPLE AND OTHER FAMILY HOUSEHOLDS	87.6%	11.2%
COUPLES WITHOUT CHILDREN	87.3%	12.7%
LONE PARENT HOUSEHOLDS	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.

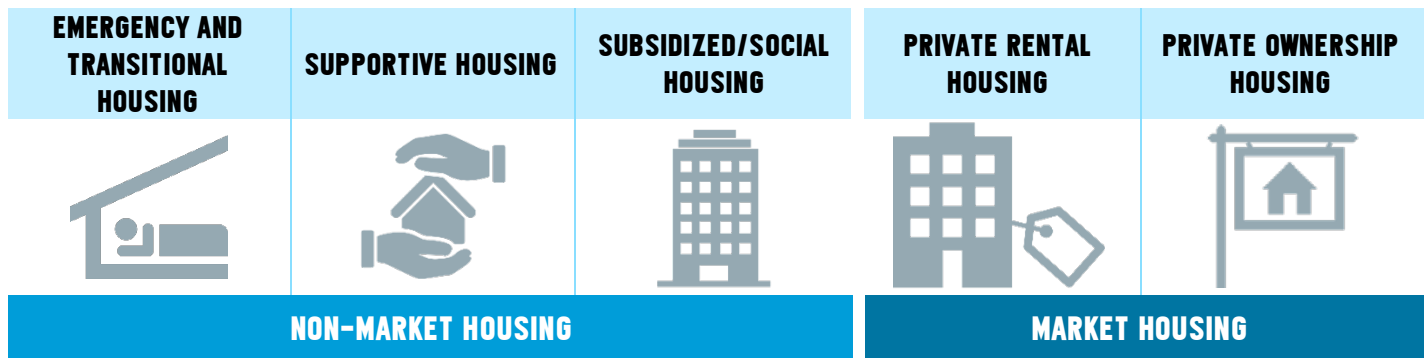
TABLE 9: Affordable Price Ranges based on Income Decile for Town of Lakeshore; 2015 (YTD)

	AFFORDABLE PRICE RANGE	SINGLES \$247,000	SEMIS \$327,500	ROWS \$199,500
DECILE 1	\$0 - \$111,407	-	-	-
DECILE 2	\$111,408 - \$180,753	-	-	-
DECILE 3	\$180,754 - \$236,385	-	-	-
DECILE 4	\$236,386 - \$301,592	-	-	✓
DECILE 5	\$301,593 - \$362,498	✓	-	✓
DECILE 6	\$362,499 - \$424,976	✓	✓	✓
DECILE 7	\$424,977 - \$493,099	✓	✓	✓
DECILE 8	\$493,100 - \$589,265	✓	✓	✓
DECILE 9	\$589,266 - \$756,453	✓	✓	✓
DECILE 10	\$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 has recently released an update to 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. Updates to the LTAHS include:

- Investments in:
 - Survivors of Domestic Violence Pilot Project
 - Supportive Housing
 - Community Homelessness Prevention Initiative
 - Innovation, Evidence and Capacity Building Fund
- Program updates, including:
 - Proposed legislation for inclusionary zoning
 - A framework for a portable housing benefit
 - A modernized framework for social housing
 - Supportive Housing Policy Framework
 - An Indigenous Housing Strategy
 - Next steps toward ending homelessness which reflect the recommendations made by the Expert Advisory Panel on Homelessness.

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 2031⁶.

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.
- 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

⁶ 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.

- 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

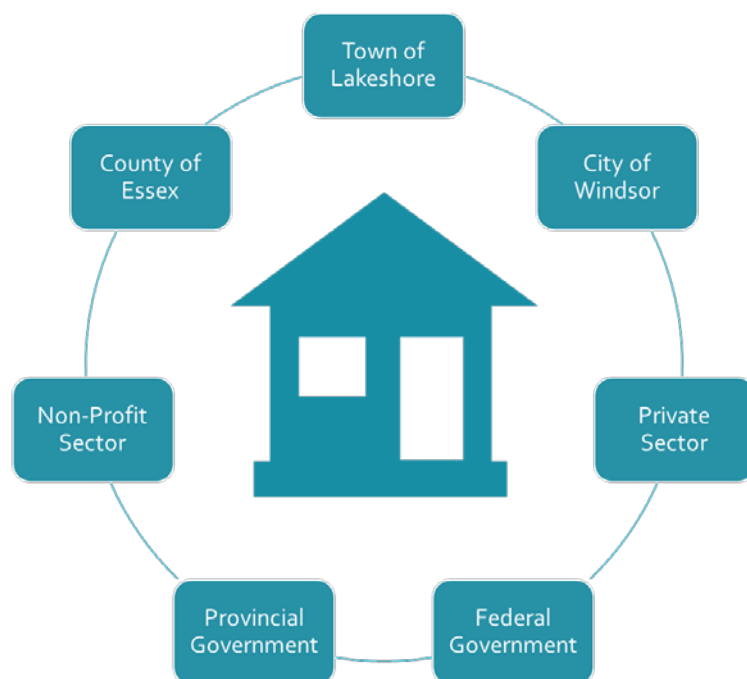
Meeting the housing needs of all residents throughout the housing continuum cannot be the sole responsibility of one agency or body. While the Town of Lakeshore has an important role in responding to the housing needs of its current and future residents, creating more viable and healthy communities relies 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

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
- 1.8 Consider developing a rental conversion and demolition policy to protect existing rental housing in the Town.

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

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.

- 2.7 Advocate to senior levels of governments for sustainable funding for affordable housing

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**

**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

Addressing the housing needs in a community cannot be the sole responsibility of one body or agency. A collaboration of different stakeholders, including different levels of government and the private and non-profit sectors is required to achieve the identified goals and meet the housing and support service needs of all residents of the Town of Lakeshore. The following Implementation Plan identifies the stakeholders that should be involved in the implementation of each recommended Action. The timeframes for the implementation of these actions are also identified as Foundational (immediate), Short Term (1-3 years), and Longer Term (3+ years). The Implementation Plan also identifies resources required for implementation.

Recommended Action	Responsibility	Time Frame	Resources
Goal 1: Ensuring an adequate supply and choice of housing			
1.1 Maintain and support the Official Plan goals to provide a diverse range of housing options and to make affordable housing a priority	Town of Lakeshore	Short Term	Staff Time
1.2 Review and update zoning bylaws to permit increased densities and diverse and/or innovative dwelling types in identified Settlement Areas	Town of Lakeshore	Short Term	Staff Time
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	Town of Lakeshore County of Essex	Short Term	Staff Time
1.4 Adopt Official Plan and supporting Zoning Bylaw policies which permit secondary suites in all single	Town of Lakeshore	Short Term	Staff Time

Recommended Action	Responsibility	Time Frame	Resources
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	Town of Lakeshore	Short Term	Staff Time
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	Town of Lakeshore County of Essex City of Windsor	Longer Term	Staff Time Possible ongoing funding
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	Town of Lakeshore	Longer Term	Staff Time Possible loss of revenue for the Town
1.8 Consider developing a rental conversion and demolition policy to protect existing rental housing in the Town	Town of Lakeshore	Longer Term	Staff Time
Goal 2: Increasing the supply of affordable housing			
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	Town of Lakeshore	Foundational	Staff Time

Recommended Action	Responsibility	Time Frame	Resources
2.2 Adopt an affordable housing target of a minimum of 20% of all new developments meet the Town's definition of 'affordable housing'	Town of Lakeshore	Short Term	Staff Time
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	Town of Lakeshore	Longer Term	Staff Time Possible loss of revenue for the Town
2.4 Evaluate the feasibility of providing municipally-owned land at reduced cost for affordable housing developments	Town of Lakeshore	Longer Term	Staff Time Possible loss of revenue from selling land at market value
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	Town of Lakeshore Habitat for Humanity Private developers City of Windsor	Short Term	Staff Time Financial or in-kind investment
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	Town of Lakeshore Community agencies Private developers City of Windsor	Short Term	Staff Time Financial or in-kind investment
2.7 Advocate to senior levels of governments for sustainable funding for affordable housing	Town of Lakeshore	Short Term	Staff Time

Recommended Action	Responsibility	Time Frame	Resources
	County of Essex City of Windsor Key Housing Stakeholders		
Goal 3: Improving coordination and capacity within the housing system			
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	Town of Lakeshore City of Windsor County of Essex Key Housing Stakeholders	Foundational	Staff and Elected Officials' Time
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	Town of Lakeshore Key Housing Stakeholders	Short Term	Staff Time
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	Town of Lakeshore City of Windsor County of Essex CMHC	Short Term	Staff Time

Recommended Action	Responsibility	Time Frame	Resources
c) Promoting and sharing accessibility and/or Universal Design information, tools and resources with local builders and developer			
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	Town of Lakeshore City of Windsor County of Essex	Short Term	Staff Time
3.5 Ensure local initiatives, including strategic plans and economic development plans, are aligned with the goals of the housing strategy	Town of Lakeshore	Ongoing	Staff Time
3.6 Seek opportunities to partner with Transit Windsor to provide transit services in the Town	Town of Lakeshore Transit Windsor	Short Term	Staff Time Possible funding
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	Town of Lakeshore City of Windsor County of Essex Community agencies	Short Term	Staff Time Possible ongoing funding
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.	Town of Lakeshore City of Windsor County of Essex Community agencies	Short Term	Staff Time

8.0 MONITORING PLAN

The Monitoring Plan will assist the Town of Lakeshore and its partners to monitor the current state of housing in the Town and surrounding areas and to measure the effectiveness of policies, programs and initiatives related to housing. This plan involves:

- Updating identified housing indicators using readily available data from external sources such as CMHC and Statistics Canada as well as data from internal sources such as the Town, the City of Windsor as Service Manager, and the County of Essex.
- Updates to the Housing Strategy to show progress on implementing the recommended Actions.

It is recommended that updates to the housing demand and supply indicators be undertaken every five years to coincide with the release of new Census data. It is recommended that updates to the Housing Strategy to show progress on the recommended Actions be done on an annual basis. This would ensure that the Town and its partners have a good understanding of the current conditions in the Town and would allow for any necessary revisions to existing policies, programs and initiatives.

8.1 Housing Demand and Supply Indicators

The following indicators should be updated at least every five years to ensure that the Town and its partners have a full picture of the current housing conditions in the Town.

8.1.1 Housing Demand Indicators

- Population Growth
- Household Growth
- Household Characteristics: Tenure, Size, Type and Age of Primary Household Maintainer
- Household Income: Average and Median and, if possible, Household Income Deciles

Data sources for these indicators are Statistics Canada Census and National Household Survey and, if desired, custom tabulation data.

8.1.2 Housing Supply Indicators

- Number and Type of Dwellings
- Housing Completions by Type and Tenure

- Age and Condition of Dwellings
- Average or Median House Prices by Dwelling Type
- Average and Median Market Rents by Unit Size
- Rental Vacancy Rates by Unit Size
- Rental Universe
- Building Permits by Type
- Residential Land Supply
- Number of Non-Market Housing Units available to Town of Lakeshore Residents (located within the Town’s boundaries or outside of the Town but serving Town Residents)
 - Number of Emergency and Transitional Housing Units
 - Number of Subsidized Housing Units
 - Number of Supportive Housing Units

Data sources for these indicators include Statistics Canada National Household Survey, CMHC Housing Information Portal, Town of Lakeshore Planning and MPAC data, County of Essex and City of Windsor.

8.1.3 Housing Affordability Indicators

- Proportion of Income Spent on Shelter by Household Tenure and Type
- Comparison of Household Incomes to Average House Prices and Average Market Rents

Data sources for these indicators include Statistics Canada National Household Survey, Town of Lakeshore MPAC data, and CMHC Housing Information Portal.

8.2 Housing Strategy Recommended Actions

It is important to measure progress towards achieving the Actions set out in the Town’s Housing Strategy. As part of the Monitoring Plan, the following table should be updated on an annual basis to describe the current status of the actions.

Recommended Action	Responsibility	Time Frame	Current Status

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	
	#	%	#	%	#	%	#	%	#	%	#	%
Lakeshore	9,895		11,630				12,330					
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%
Amherstburg	7,230		7,930				8,150					
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%
Town of Essex	7,425		7,645				7,795					
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%
Town of Kingsville	6,810		7,450				7,715					
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%
Town of LaSalle	8,375		9,320				9,900					
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

Municipality of Leamington	9,265		9,815				9,860					
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%
Town of Tecumseh	8,125		8,500				8,655					
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%
City of Windsor	84,090		88,460				87,830					
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%
County of Essex (excluding Windsor)	57,210		62,380				64,460					
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%
County of Essex (including Windsor)	141,300		150,845				152,290					
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	
	#	%	#	%	#	%	#	%	#	%	#	%
Lakeshore	9,890		11,635				12,330					
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%
Amherstburg	7,230		7,930				8,155					
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%
Town of Essex	7,420		7,645				7,790					
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%
Town of Kingsville	6,805		7,450				7,715					
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%
Town of LaSalle	8,375		9,315				9,900					
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%
Municipality of Leamington	9,265		9,815				9,865					
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%
Town of Tecumseh	8,120		8,495				8,655					
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%
City of Windsor	84,085		88,465				87,830					
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%
County of Essex (excluding Windsor)	57,210		62,380				64,460					
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%
County of Essex (including Windsor)	141,295		150,845				152,295					
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	
	#	%	#	%	#	%	#	%	#	%	#	%
Lakeshore	9,895		11,630				12,330					
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%
Amherstburg	7,230		7,930				8,155					
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%
Town of Essex	7,420		7,645				7,790					
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%
Town of Kingsville	6,805		7,450				7,715					
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%
Town of LaSalle	8,375		9,315				9,900					
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%
Municipality of Leamington	9,260		9,815				9,865					
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%
Town of Tecumseh	8,120		8,495				8,660					
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%
City of Windsor	84,090		88,465				87,830					
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%
County of Essex (excluding Windsor)	57,205		62,380				64,460					
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%
Couty of Essex (including Windsor)	141,300		150,845				152,295					
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	
	#	%	#	%	#	%	#	%	#	%	#	%
Town of Lakeshore	9,895		11,630				12,330					
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%
Town of Amherstberg	7,230		7,930				8,155					
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%
Town of Essex	7,420		7,645				7,790					
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%
Town of Kingsville	6,805		7,450				7,715					
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%
Town of LaSalle	8,375		9,315				9,900					
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%
Municipality of Leamington	9,260		9,815				9,865					
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%
Town of Tecumseh	8,120		8,495				8,660					
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%
City of Windsor	84,090		88,465				87,830					
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%
County of Essex (excluding Windsor)	57,205		62,380				64,460					
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%
Couty of Essex (including Windsor)	141,300		150,845				152,295					
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	
	#	%	#	%	#	%	#	%	#	%	#	%
Town of Lakeshore	9,895		11,630				12,330					
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%
Town of Amherstberg	7,230		7,930				8,155					
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%
Town of Essex	7,420		7,645				7,790					
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%
Town of Kingsville	6,805		7,450				7,715					
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%
Town of LaSalle	8,375		9,315				9,900					
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%
Municipality of Leamington	9,260		9,815				9,865					
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%
Town of Tecumseh	8,120		8,495				8,660					
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%
City of Windsor	84,090		88,465				87,830					
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%
County of Essex (excluding Windsor)	57,205		62,380				64,460					
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%
County of Essex (including Windsor)	141,300		150,845				152,295					
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

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

Household Income

	2000		2005		Change 2000-2005		2010		Change 2005-2010		Change 2000-2010	
	#	#	#	%	#	%	#	%	#	%		
Town of Lakeshore												
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%			
Town of Amherstberg												
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%			
Town of Essex												
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%			
Town of Kingsville												
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%			
Town of LaSalle												
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%			
Municipality of Leamington												
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%			
Town of Tecumseh												
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%			
City of Windsor												
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%			
County of Essex (including Windsor)												
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
Town of Lakeshore	9,895		11,630				12,330					
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%	-	-
Town of Amherstberg	7,230		7,930				8,155					
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%
Town of Essex	7,420		7,645				7,790					
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%
Town of Kingsville	6,805		7,450				7,715					
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%
Town of LaSalle	8,375		9,315				9,900					
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%	
Town of Tecumseh		8,120		8,495		8,660							
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%	
City of Windsor		84,090		88,465		87,830							
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%	
County of Essex (excluding Windsor)		57,205		62,380		64,460							
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%	
County of Essex (including Windsor)		141,300		150,845		152,295							
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	
	#	%	#	%	#	%	#	%	#	%	#	%
Town of Lakeshore	9,895		11,630				12,330					
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%
Town of Amherstberg	7,230		7,930				8,155					
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%
Town of Essex	7,420		7,645				7,790					
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%
Town of Kingsville	6,805		7,450				7,715					
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%
Town of LaSalle	8,375		9,315				9,900					
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%
Municipality of Leamington	9,260		9,815				9,865					
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%
Town of Tecumseh	8,120		8,495				8,660					
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%
City of Windsor	84,090		88,465				87,830					
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%
County of Essex (excluding Windsor)	57,205		62,380				64,460					
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
Town of Lakeshore	280	234	123	171	-38.9%
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	
Town of Amherstberg	115	72	81	59	-48.7%
Single	115	63	35	47	-59.1%
Semi-Detached	0	2	2	2	
Row	0	7	10	10	
Apartment	0	0	34	0	
Town of Kingsville	80	112	28	38	-52.5%
Single	48	68	28	32	-33.3%
Semi-Detached	0	12	0	6	
Row	32	32	0	0	
Apartment	0	0	0	0	
Town of LaSalle	307	84	179	144	-53.1%
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	
Municipality of Leamington	98	136	38	14	-85.7%
Single	66	45	19	14	-78.8%
Semi-Detached	16	4	0	0	
Row	16	81	11	0	
Apartment	0	6	8	0	
Town of Tecumseh	117	7	16	24	-79.5%
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	
City of Windsor	1,169	554	169	337	-71.2%
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)	
	#	#	#	%	#	#	%	#	#	%	#	%
Town of Lakeshore	280	234			123			171			-109	-38.9%
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	
Town of Amherstberg	115	72			81			59			-56	-48.7%
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	
Town of Kingsville	80	112			28			38			-42	-52.5%
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	
Town of LaSalle	307	84			179			144			-163	-53.1%
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	
Municipality of Leamington	98	136			38			14			-84	-85.7%
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	
Town of Tecumseh	117	7			16			24			-93	-79.5%
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	
City of Windsor	1,169	554			169			337			-832	-71.2%
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	
	#	%	#	%	#	%	#	%	#	%	#	%
Town of Lakeshore	9,895		11,630				12,330					
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%
Town of Amherstberg	7,230		7,930				8,150					
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%
Town of Essex	7,420		7,640				7,790					
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%
Town of Kingsville	6,805		7,450				7,715					
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%
Town of LaSalle	8,375		9,315				9,900					
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%
Municipality of Leamington	9,260		9,815				9,860					
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%
Town of Tecumseh	8,125		8,500				8,660					
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%
City of Windsor	84,090		88,465				87,830					
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%
County of Essex (excluding Windsor)	57,210		62,380				64,465					
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%
County of Essex (including Windsor)	141,300		150,845				152,295					
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	
	#	%	#	%	#	%	#	%	#	%	#	%
Town of Lakeshore	9,890		11,630				12,330					
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	
Town of Amherstberg	7,230		7,930				8,155					
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	
Town of Essex	7,420		7,645				7,790					
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%	-	0.0%	-		225	2.9%	225		225	
Town of Kingsville	6,805		7,450				7,715					
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	
Town of LaSalle	8,380		9,315				9,900					
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	
Municipality of Leamington	9,260		9,815				9,860					
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	46.0%	540	5.5%	(105)	-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	
Town of Tecumseh	8,120		8,495				8,660					
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	
City of Windsor	84,090		88,465				87,830					
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%	(1,820)	-13.9%
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	
County of Essex (excluding Windsor)	57,210		62,380				64,465					
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	12.1%	6,94									

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)
Town of Lakeshore	\$ 628	\$ 647	\$ 657	\$ 653	4.0%
Bachelor	**	**	**	**	
1-Bedroom	**	**	\$ 590	\$ 557	
2-Bedroom	\$ 649	\$ 668	\$ 653	\$ 657	1.2%
3-Bedroom +	**	**	**	**	
Town of Amherstberg	\$ 741	\$ 797	\$ 749	\$ 899	21.3%
Bachelor	\$ 538	**	**	**	
1-Bedroom	\$ 674	\$ 707	\$ 689	\$ 817	21.2%
2-Bedroom	\$ 883	\$ 933	\$ 859	\$ 989	12.0%
3-Bedroom +	**	**	**	**	
Town of Kingsville	\$ 575	\$ 560	\$ 659	\$ 719	25.0%
Bachelor	**	**	**	**	
1-Bedroom	\$ 572	\$ 518	\$ 620	\$ 639	11.7%
2-Bedroom	\$ 610	\$ 594	\$ 681	\$ 773	26.7%
3-Bedroom +	**	**	**	**	
Town of LaSalle	\$ 655	\$ 654	\$ 630	\$ 551	-15.9%
Bachelor	**	**	**	**	
1-Bedroom	**	\$ 604	\$ 574	\$ 479	
2-Bedroom	**	\$ 745	\$ 736	\$ 735	
3-Bedroom +	**	**	**	**	
Municipality of Leamington	\$ 628	\$ 668	\$ 706	\$ 749	19.3%
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%
Town of Tecumseh	\$ 701	\$ 803	\$ 831	\$ 854	21.8%
Bachelor	**	**	**	**	
1-Bedroom	\$ 629	\$ 723	\$ 753	\$ 771	22.6%
2-Bedroom	\$ 747	\$ 844	\$ 876	\$ 904	21.0%
3-Bedroom +	**	\$ 849	\$ 811	\$ 815	
City of Windsor	\$ 663	\$ 694	\$ 676	\$ 717	8.1%
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
Town of Lakeshore	**	**	13.6	4
Bachelor	**	**	**	**
1-Bedroom	**	**	**	**
2-Bedroom	**	**	**	3.6
3-Bedroom +	**	**	**	**
Town of Amherstberg	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 **	**	**
Town of Kingsville	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 +	**	**	**	**
Town of LaSalle	0	8.5	12.4	5.4
Bachelor	**	**	**	**
1-Bedroom	**	10	16.9	7.8
2-Bedroom	**	6.6 **	**	**
3-Bedroom +	**	**	**	**
Municipality of Leamington	**	**	**	**
Bachelor	**	**	**	**
1-Bedroom	**	**	**	**
2-Bedroom	**	**	**	**
3-Bedroom +	**	**	**	**
Town of Tecumseh	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	
	#	%	#	%	#	%	#	%	#	%	#	%
Town of Lakeshore	1,150		945				945					
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%
Town of Amherstberg	1,240		1,130				1,155					
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%	(15)	-30.0%	(5)	-12.5%
Apartment (<5 storeys)	300	24.2%	305	27.0%	5	0.01666667	280	24.2%	(25)	-8.2%	(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%
Town of Essex	1,230		1,105				1,260					
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%
Town of Kingsville	1,155		940				1,040					
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%
Town of LaSalle	495		530				600					
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%
Municipality of Leamington	2,615		2,625				2,720					
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%
Town of Tecumseh	785		685				855					
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%	-	-	-	-
City of Windsor	29,480		29,045				30,615					
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%
County of Essex (excluding Windsor)	8,685		7,970				8,580					
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%	(250)	-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%
County of Essex (including Windsor)	38,170		37,015				39,195					
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	
	#	%	#	%	#	%	#	%		
Town of Lakeshore	8,090		795		255		455		9,585	
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	
Town of Amherstberg	5,755		735		285		370		7,145	
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	
Town of Essex	5,875		865		115		370		7,230	
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	
Town of Kingsville	5,465		680		205		230		6,580	
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	
Town of LaSalle	7,225		775		130		230		8,355	
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	
Municipality of Leamington	6,970		1,095		405		465		8,930	
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	
Town of Tecumseh	6,935		700		145		300		8,080	
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	
City of Windsor	62,850		11,475		4,155		5,355		83,835	
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	
County of Essex (excluding Windsor)	46,395		5,635		1,540		2,425		55,990	
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	
County of Essex (including Windsor)	109,240		17,115		5,690		7,780		139,830	
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

	Less than 30%		30% to 49%		50% to 69%		70% or more		Total
	#	%	#	%	#	%	#	%	
	8,085		795		255		455		
Lakeshore									
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
Amherstburg	5,755		735		290		370		7,145
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
Town of Essex	5,875		870		120		375		7,225
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
Town of Kingsville	5,465		680		200		235		6,580
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
Town of LaSalle	7,225		775		125		225		8,355
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
Municipality of Leamington	6,970		1,090		405		465		8,935
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
Town of Tecumseh	6,935		700		145		300		8,080
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
City of Windsor	62,850		11,480		4,155		5,355		83,840
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
County of Essex (excluding Windsor)	46,395		5,635		1,540		2,425		55,990
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
Cnty of Essex (including Windsor)	109,240		17,115		5,690		7,780		139,830
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

	2011										Total
	Less than 30%		30% to 49%		50% to 69%		70% or more				
	#	%	#	%	#	%	#	%	#	%	
Lakeshore	8,085		795		255		455				9,590
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
Amherstburg	5,755		735		290		370				7,145
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
Town of Essex	5,975		870		120		375				7,225
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
Town of Kingsville	5,465		680		200		235				6,580
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
Town of LaSalle	7,225		775		125		225				8,355
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
Municipality of Leamington	6,970		1,090		405		465				8,935
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
Town of Tecumseh	6,935		700		145		300				8,080
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
City of Windsor	62,850		11,480		4,155		5,355				83,840
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
County of Essex (excluding Windsor)	46,395		5,635		1,540		2,425				55,990
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
County of Essex (including Windsor)	109,240		17,115		5,690		7,780				139,830
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
	#	%	#	%	#	%	#	%	
Lakeshore	8,090		795		255		455		9,585
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
Amherstburg	5,755		735		285		370		7,145
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
Town of Essex	5,875		865		115		370		7,230
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
Town of Kingsville	5,465		680		205		230		6,580
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
Town of LaSalle	7,225		775		130		230		8,355
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
Municipality of Leamington	6,970		1,095		405		465		8,930
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
Town of Tecumseh	6,935		700		145		300		8,080
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
City of Windsor	62,850		11,475		4,155		5,355		83,835
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
County of Essex (excluding Windsor)	46,395		5,635		1,540		2,425		55,990
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
Couty of Essex (including Windsor)	109,235		17,115		5,690		7,780		139,830
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
	#	%	#	%	#	%	#	%	
Lakeshore	8,090		795		255		455		9,585
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
Amherstburg	5,755		735		285		370		7,145
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
Town of Essex	5,875		865		115		370		7,230
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
Town of Kingsville	5,465		680		205		230		6,580
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
Town of LaSalle	7,225		775		130		230		8,355
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
Municipality of Leamington	6,970		1,095		405		465		8,930
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
Town of Tecumseh	6,935		700		145		300		8,080
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
City of Windsor	62,850		11,475		4,155		5,355		83,835
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
County of Essex (excluding Windsor)	46,395		5,635		1,540		2,425		55,990
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
County of Essex (including Windsor)	109,235		17,115		5,690		7,780		139,830
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