# Township of South Algonquin

## Housing Targets Key Takeaways

Within the projections completed for this study, South Algonquin is expected to grow to 727 households (+2.7% annual growth from 2021). These projections indicate an increase in one- and two-person households seeking in one- and two-bedroom dwellings, while households containing three or more people was projected to remain stagnant. The proportion of renter households increased over time in South Algonquin.

RGI units make up 2.6% of the total projected dwellings required in 2035. Considering the existing RGI stock in South Algonquin, there are 18 new units required to affordably and suitably house the projected households according to the affordability thresholds used for this study.

New affordable dwellings account for 3.4% of total projected dwellings required in 2035 (2.4% rental, 1.0% ownership). Considering the existing stock of affordable units managed by the DNSSAB, there are 25 net new affordable units required to affordably and suitably house the projected households according to the affordability thresholds used for this study. It should be noted that these households in this target could be housed in existing units in South Algonquin that would be rented at more affordable prices.

Market housing dwellings, including both rental and ownership tenure, account for 93.9% of the projected housing supply in 2035.

**Table 20:** Demographic overview and projection for the Township of South Algonquin, 2016-2035

| | Actual 2016 | Actual 2021 | Annual Change 2016-2021 | Projected 2035 | Annual Change 2021-2035 |
|---|---|---|---|---|---|
| ***Population*** | 1,100 | 1,065 | -0.6% | 1,268 | 1.4% |
| ***Households*** | 528 | 527 | 0.0% | 727 | 2.7% |

**Table 21:** Housing targets by affordability and number of bedrooms in 2035

| | One Bedroom | Two Bedroom | Three Bedroom | Four- or more-Bedroom | Total | % of Stock |
|---|---|---|---|---|---|---|
| ***Projected Demand*** | 35 | 246 | 375 | 71 | 727 | - |
| ***DNSSAB Stock*** | - | 1 | - | - | 1 | 0.1% |
| ***Projected Net Stock*** | 35 | 245 | 375 | 71 | 726 | 99.9% |
| *RGI Units* | - | *13* | *2* | *3* | *18* | *2.6%* |
| *Affordable Rental* | - | *12* | *2* | *3* | *17* | *2.4%* |
| *Affordable Ownership* | - | *3* | *2* | *3* | *8* | *1.1%* |
| ***Market Housing*** | *35* | *216* | *369* | *62* | *682* | *93.8%* |

| Affordability Level | Upper Threshold |
|---|---|
| RGI Units | *DNSSAB Household Income Limit Thresholds* |
| Affordable Rental | *60th Income Decile for Renter Households* |
| Affordable Ownership | *Below Average Dwelling Value (Nipissing District)** |
| Market Housing | *All other housing units* |