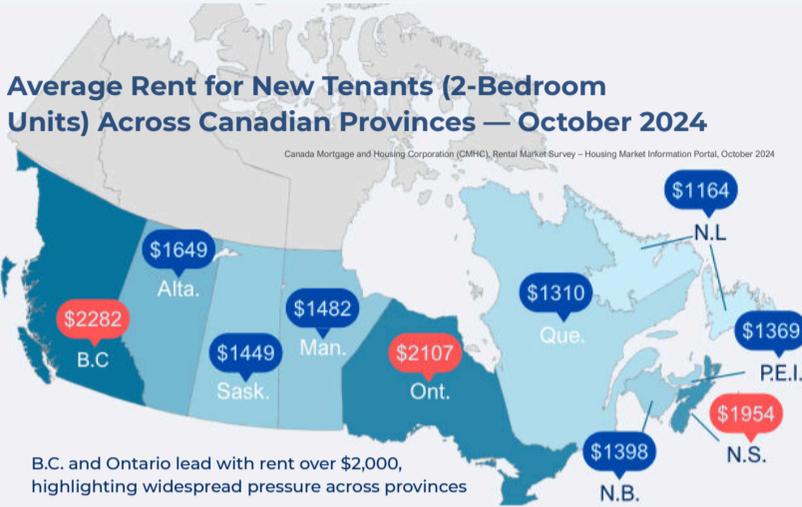


# Housing Challenge in Canada: Rising Fiscal Burden, Widening Affordability Gap

HOUSING AFFORDABILITY refers to whether individuals can secure adequate housing without spending an excessive portion of their income. In recent years, affordability has worsened across Canada as rent prices continue to rise. Meanwhile, fiscal pressure has grown as the federal government commits more funding to housing initiatives. This infographic compares spending and rental trends from 2016 to 2024, revealing that despite significant public investment, affordability has not improved. The data raises a deeper question: *are current housing policies truly working?*

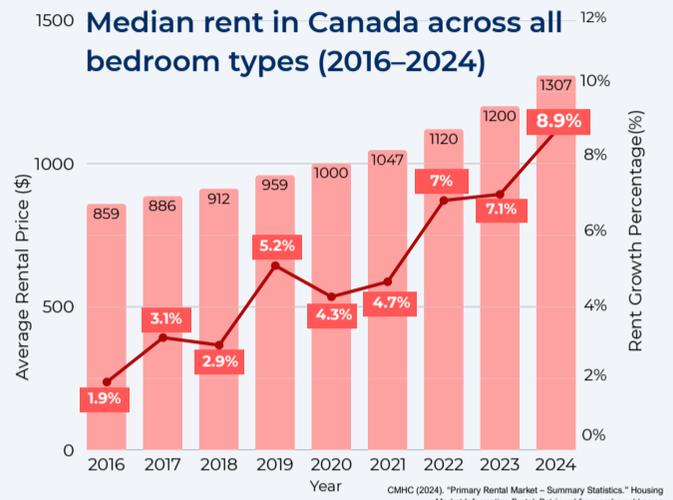
## 1. Signs of an Affordability Crisis



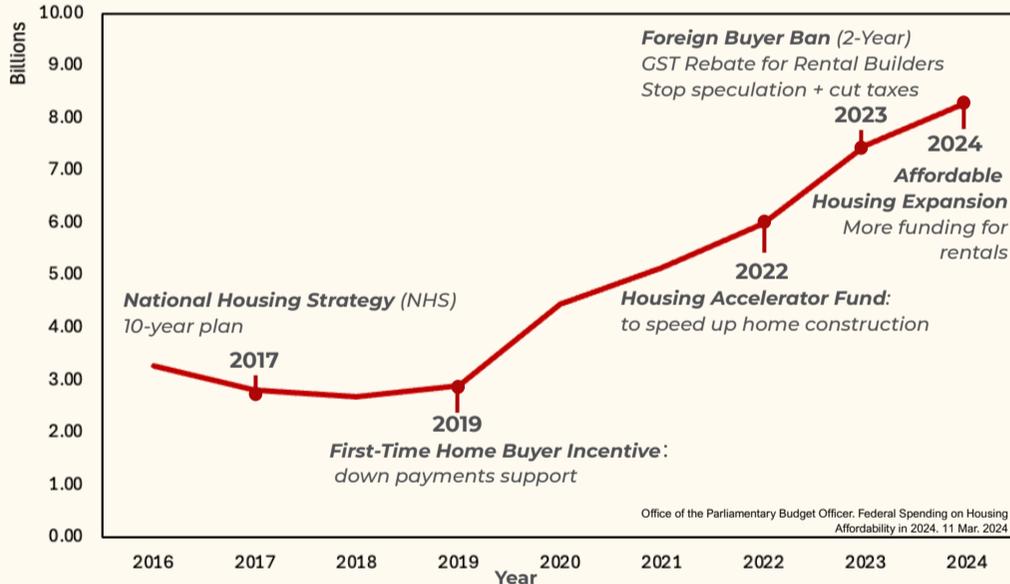
### \$2,000 rent means what?

\$2,000 rent takes nearly 50% of the median monthly income young Canadians aged 25-34 —well above the 30% affordability limit

Statistics Canada, Table 11-10-0239-01 (2022). Income by age group, Canada.



## 2. Federal Government Spending on Housing Affordability and Policy Timeline



Between 2017 and 2024, federal housing spending rose sharply, nearly tripling from **\$3 billion to nearly \$8.5 billion**.

This increase reflects a **growing fiscal burden** on the government. Major housing initiatives were rolled out during this period, including the \$40B NHS and the \$4B Housing Accelerator Fund

## 3. Has It Made Housing More Affordable?

Around **1 in 4** Canadians can afford a detached home ownership



Only 26% of Canadians can afford a detached house today—down from 49% two decades ago.

Robert Hogan April 8, 2024, "The Great Rebuild: Seven Ways to Fix Canada's Housing Shortage," CBC, 30 Mar. 2025, www.cbc.com/news/through-leadership/economics/canadian-housing-special-report/fix-the-great-rebuild-seven-ways-to-fix-canadas-housing-shortage

**45%**

Canadians are very concerned about their ability to afford housing due to rising costs or rent

Government of Canada, Statistics Canada, "Housing Challenges Related to Affordability: Addressing Condition and Discrimination, August 2 to September 16, 2024," The Daily, 19 Nov. 2024, www150.statcan.gc.ca/n1/daily-quotidien/241119/q241119b-eng.htm

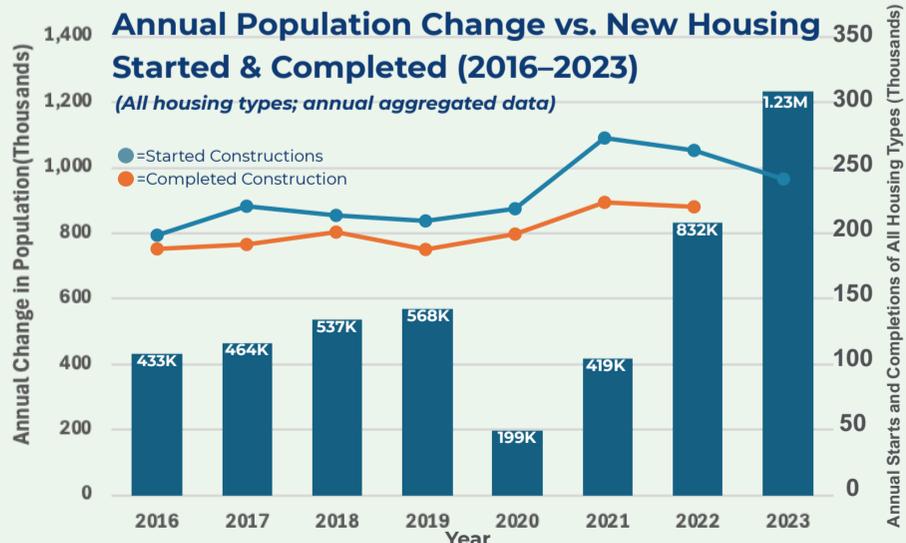
Average Housing Price

**\$1.15M**



Around \$1.1M in Toronto and \$1.2M in Vancouver.

(TRREB, 2024; GVR formerly REDGV, 2025)



Canada's **population grew by over 1 million in 2023**, but **housing completions held steady at 200,000–230,000 units**—widening the supply gap and worsening affordability pressures.

Statistics Canada, (2024), Table 34-10-0135-01: Canada Mortgage and Housing Corporation, housing starts, under construction and completions, all areas, quarterly. ; Statistics Canada, (2024), Table 17-10-0009-01: Population estimates, quarterly

While federal targeted spending on housing has increased, housing affordability remains a challenge —highlighting the importance of aligning fiscal efforts with evolving needs