Table A: Thresholds of Ownership Housing Affordability

Purchase Price	Down Payment (assume 20%)	Principal	Monthly Mortgage Payment (25 yr term & 2.0% interest)	Monthly Property Taxes (assume 4.14%)	Strata Fees	Hydro	Cable / Internet	Annual Housing Cost	Household Income												
									$ 20,000	$ 30,000	$ 40,000	$ 50,000	$62,344 [2016 median]	$ 70,000	$ 80,000	$89,992 [2016 average]	$ 100,000	$ 120,000	$ 150,000	$ 175,000	$ 200,000
$ 1,500,000	$ 300,000.0	$ 1,200,000	$ 5,078	$ 518	$ 300	$ 100	$ 80	$ 72,903.47	365%	243%	182%	146%	117%	104%	91%	81%	73%	61%	49%	42%	36%
$ 1,450,000	$ 290,000.0	$ 1,160,000	$ 4,909	$ 500	$ 300	$ 100	$ 80	$ 70,665.35	353%	236%	177%	141%	113%	101%	88%	79%	71%	59%	47%	40%	35%
$ 1,400,000	$ 280,000.0	$ 1,120,000	$ 4,739	$ 483	$ 300	$ 100	$ 80	$ 68,427.24	342%	228%	171%	137%	110%	98%	86%	76%	68%	57%	46%	39%	34%
$ 1,350,000	$ 270,000.0	$ 1,080,000	$ 4,570	$ 466	$ 300	$ 100	$ 80	$ 66,189.12	331%	221%	165%	132%	106%	95%	83%	74%	66%	55%	44%	38%	33%
$ 1,300,000	$ 260,000.0	$ 1,040,000	$ 4,401	$ 449	$ 300	$ 100	$ 80	$ 63,951.01	320%	213%	160%	128%	103%	91%	80%	71%	64%	53%	43%	37%	32%
$ 1,250,000	$ 250,000.0	$ 1,000,000	$ 4,231	$ 431	$ 300	$ 100	$ 80	$ 61,712.89	309%	206%	154%	123%	99%	88%	77%	69%	62%	51%	41%	35%	31%
$ 1,200,000	$ 240,000.0	$ 960,000	$ 4,062	$ 414	$ 300	$ 100	$ 80	$ 59,474.78	297%	198%	149%	119%	95%	85%	74%	66%	59%	50%	40%	34%	30%
$ 1,150,000	$ 230,000.0	$ 920,000	$ 3,893	$ 397	$ 300	$ 100	$ 80	$ 57,236.66	286%	191%	143%	114%	92%	82%	72%	64%	57%	48%	38%	33%	29%
$ 1,100,000	$ 220,000.0	$ 880,000	$ 3,724	$ 380	$ 300	$ 100	$ 80	$ 54,998.54	275%	183%	137%	110%	88%	79%	69%	61%	55%	46%	37%	31%	27%
$ 1,050,000	$ 210,000.0	$ 840,000	$ 3,554	$ 362	$ 300	$ 100	$ 80	$ 52,760.43	264%	176%	132%	106%	85%	75%	66%	59%	53%	44%	35%	30%	26%
$ 1,000,000	$ 200,000.0	$ 800,000	$ 3,385	$ 345	$ 300	$ 100	$ 80	$ 50,522.31	253%	168%	126%	101%	81%	72%	63%	56%	51%	42%	34%	29%	25%
$ 950,000	$ 190,000.0	$ 760,000	$ 3,216	$ 328	$ 300	$ 100	$ 80	$ 48,284.20	241%	161%	121%	97%	77%	69%	60%	54%	48%	40%	32%	28%	24%
$ 900,000	$ 180,000.0	$ 720,000	$ 3,047	$ 311	$ 300	$ 100	$ 80	$ 46,046.08	230%	153%	115%	92%	74%	66%	58%	51%	46%	38%	31%	26%	23%
$ 850,000	$ 170,000.0	$ 680,000	$ 2,877	$ 293	$ 300	$ 100	$ 80	$ 43,807.97	219%	146%	110%	88%	70%	63%	55%	49%	44%	37%	29%	25%	22%
$ 800,000	$ 160,000.0	$ 640,000	$ 2,708	$ 276	$ 300	$ 100	$ 80	$ 41,569.85	208%	139%	104%	83%	67%	59%	52%	46%	42%	35%	28%	24%	21%
$ 750,000	$ 150,000.0	$ 600,000	$ 2,539	$ 259	$ 300	$ 100	$ 80	$ 39,331.73	197%	131%	98%	79%	63%	56%	49%	44%	39%	33%	26%	22%	20%
$ 700,000	$ 140,000.0	$ 560,000	$ 2,370	$ 242	$ 300	$ 100	$ 80	$ 37,093.62	185%	124%	93%	74%	59%	53%	46%	41%	37%	31%	25%	21%	19%
$ 650,000	$ 130,000.0	$ 520,000	$ 2,200	$ 224	$ 300	$ 100	$ 80	$ 34,855.50	174%	116%	87%	70%	56%	50%	44%	39%	35%	29%	23%	20%	17%
$ 600,000	$ 120,000.0	$ 480,000	$ 2,031	$ 207	$ 300	$ 100	$ 80	$ 32,617.39	163%	109%	82%	65%	52%	47%	41%	36%	33%	27%	22%	19%	16%
$ 550,000	$ 110,000.0	$ 440,000	$ 1,862	$ 190	$ 300	$ 100	$ 80	$ 30,379.27	152%	101%	76%	61%	49%	43%	38%	34%	30%	25%	20%	17%	15%
$ 500,000	$ 100,000.0	$ 400,000	$ 1,693	$ 173	$ 300	$ 100	$ 80	$ 28,141.16	141%	94%	70%	56%	45%	40%	35%	31%	28%	23%	19%	16%	14%
$ 450,000	$ 90,000.0	$ 360,000	$ 1,523	$ 155	$ 300	$ 100	$ 80	$ 25,903.04	130%	86%	65%	52%	42%	37%	32%	29%	26%	22%	17%	15%	13%
$ 400,000	$ 80,000.0	$ 320,000	$ 1,354	$ 138	$ 300	$ 100	$ 80	$ 23,664.93	118%	79%	59%	47%	38%	34%	30%	26%	24%	20%	16%	14%	12%
$ 350,000	$ 70,000.0	$ 280,000	$ 1,185	$ 121	$ 300	$ 100	$ 80	$ 21,426.81	107%	71%	54%	43%	34%	31%	27%	24%	21%	18%	14%	12%	11%
$ 300,000	$ 60,000.0	$ 240,000	$ 1,016	$ 104	$ 300	$ 100	$ 80	$ 19,188.69	96%	64%	48%	38%	31%	27%	24%	21%	19%	16%	13%	11%	10%
$ 250,000	$ 50,000.0	$ 200,000	$ 846	$ 86	$ 300	$ 100	$ 80	$ 16,950.58	85%	57%	42%	34%	27%	24%	21%	19%	17%	14%	11%	10%	8%
$ 200,000	$ 40,000.0	$ 160,000	$ 677	$ 69	$ 300	$ 100	$ 80	$ 14,712.46	74%	49%	37%	29%	24%	21%	18%	16%	15%	12%	10%	8%	7%

Median Household Value (2016) = $600,196

Average Household Value (2016) = $861,236

Table B: Thresholds of Rental Housing Affordability

Monthly Rent	Hydro	Cable / Internet	Annual Housing Costs	Household Income																	
				5,000	10,000	15,000	20,000	25,000	30,000	35,000	40,000	45,000	50,000	60,000	70,000	80,000	90,000	100,000	125,000	150,000	200,000
$ 5,400	$ 100	$ 80	$ 66,960	1339%	670%	446%	335%	268%	223%	191%	167%	149%	134%	112%	96%	84%	74%	67%	54%	45%	33%
$ 5,200	$ 100	$ 80	$ 64,560	1291%	646%	430%	323%	258%	215%	184%	161%	143%	129%	108%	92%	81%	72%	65%	52%	43%	32%
$ 5,000	$ 100	$ 80	$ 62,160	1243%	622%	414%	311%	249%	207%	178%	155%	138%	124%	104%	89%	78%	69%	62%	50%	41%	31%
$ 4,800	$ 100	$ 80	$ 59,760	1195%	598%	398%	299%	239%	199%	171%	149%	133%	120%	100%	85%	75%	66%	60%	48%	40%	30%
$ 4,600	$ 100	$ 80	$ 57,360	1147%	574%	382%	287%	229%	191%	164%	143%	127%	115%	96%	82%	72%	64%	57%	46%	38%	29%
$ 4,400	$ 100	$ 80	$ 54,960	1099%	550%	366%	275%	220%	183%	157%	137%	122%	110%	92%	79%	69%	61%	55%	44%	37%	27%
$ 4,200	$ 100	$ 80	$ 52,560	1051%	526%	350%	263%	210%	175%	150%	131%	117%	105%	88%	75%	66%	58%	53%	42%	35%	26%
$ 4,000	$ 100	$ 80	$ 50,160	1003%	502%	334%	251%	201%	167%	143%	125%	111%	100%	84%	72%	63%	56%	50%	40%	33%	25%
$ 3,800	$ 100	$ 80	$ 47,760	955%	478%	318%	239%	191%	159%	136%	119%	106%	96%	80%	68%	60%	53%	48%	38%	32%	24%
$ 3,600	$ 100	$ 80	$ 45,360	907%	454%	302%	227%	181%	151%	130%	113%	101%	91%	76%	65%	57%	50%	45%	36%	30%	23%
$ 3,400	$ 100	$ 80	$ 42,960	859%	430%	286%	215%	172%	143%	123%	107%	95%	86%	72%	61%	54%	48%	43%	34%	29%	21%
$ 3,200	$ 100	$ 80	$ 40,560	811%	406%	270%	203%	162%	135%	116%	101%	90%	81%	68%	58%	51%	45%	41%	32%	27%	20%
$ 3,000	$ 100	$ 80	$ 38,160	763%	382%	254%	191%	153%	127%	109%	95%	85%	76%	64%	55%	48%	42%	38%	31%	25%	19%
$ 2,800	$ 100	$ 80	$ 35,760	715%	358%	238%	179%	143%	119%	102%	89%	79%	72%	60%	51%	45%	40%	36%	29%	24%	18%
$ 2,600	$ 100	$ 80	$ 33,360	667%	334%	222%	167%	133%	111%	95%	83%	74%	67%	56%	48%	42%	37%	33%	27%	22%	17%
$ 2,400	$ 100	$ 80	$ 30,960	619%	310%	206%	155%	124%	103%	88%	77%	69%	62%	52%	44%	39%	34%	31%	25%	21%	15%
$ 2,200	$ 100	$ 80	$ 28,560	571%	286%	190%	143%	114%	95%	82%	71%	63%	57%	48%	41%	36%	32%	29%	23%	19%	14%
$ 2,000	$ 100	$ 80	$ 26,160	523%	262%	174%	131%	105%	87%	75%	65%	58%	52%	44%	37%	33%	29%	26%	21%	17%	13%
$ 1,800	$ 100	$ 80	$ 23,760	475%	238%	158%	119%	95%	79%	68%	59%	53%	48%	40%	34%	30%	26%	24%	19%	16%	12%
$ 1,600	$ 100	$ 80	$ 21,360	427%	214%	142%	107%	85%	71%	61%	53%	47%	43%	36%	31%	27%	24%	21%	17%	14%	11%
$ 1,400	$ 100	$ 80	$ 18,960	379%	190%	126%	95%	76%	63%	54%	47%	42%	38%	32%	27%	24%	21%	19%	15%	13%	9%
$ 1,200	$ 100	$ 80	$ 16,560	331%	166%	110%	83%	66%	55%	47%	41%	37%	33%	28%	24%	21%	18%	17%	13%	11%	8%
$ 1,000	$ 100	$ 80	$ 14,160	283%	142%	94%	71%	57%	47%	40%	35%	31%	28%	24%	20%	18%	16%	14%	11%	9%	7%
$ 800	$ 100	$ 80	$ 11,760	235%	118%	78%	59%	47%	39%	34%	29%	26%	24%	20%	17%	15%	13%	12%	9%	8%	6%
$ 600	$ 100	$ 80	$ 9,360	187%	94%	62%	47%	37%	31%	27%	23%	21%	19%	16%	13%	12%	10%	9%	7%	6%	5%
$ 400	$ 100	$ 80	$ 6,960	139%	70%	46%	35%	28%	23%	20%	17%	15%	14%	12%	10%	9%	8%	7%	6%	5%	3%
$ 200	$ 100	$ 80	$ 4,560	91%	46%	30%	23%	18%	15%	13%	11%	10%	9%	8%	7%	6%	5%	5%	4%	3%	2%

2020 CMHC Average Rent	$1,191
2020 CMHC Median Rent	$1,090