



The **Research** Shop

## FACT SHEET 1<sup>a</sup>

### HOUSING SITUATION FOR OLDER ADULTS

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#### THE HOUSING SITUATION IN GUELPH

- This fact sheet will provide an overview of the city of Guelph, and a brief profile of older adults in Guelph.
- The City of Guelph is one of the fastest growing cities in Ontario (City of Guelph, 2012).
- Older adults will represent 30% of Guelph residents by 2031 (Greater Golden Horseshoe Growth Forecasts to 2041, Technical Report, November 2012).
- Planning an inclusive Older Adult Strategy for the Housing Domain in Guelph must recognize that 5,125 adults 65 and older live alone – without a partner or children (Statistics Canada, 2013).
- 11% of Guelph households were in core housing need in 2011 (City of Guelph, 2017).
  - “A Household Is in Core Housing Need If...
    - Its housing does not meet one or more of the adequacy, suitability or affordability standards, and
    - It would have to spend 30% or more of its before-tax income to access acceptable local housing.
      - Acceptable housing is adequate in condition, suitable in size, and affordable.
      - Adequate housing does not require any major repairs, according to residents.



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- Suitable housing has enough bedrooms for the size and makeup of resident households, according to National Occupancy Standard (NOS) requirements.
- Affordable housing costs less than 30% of before-tax household income.” (CHMA, 2016).
- In 2015, an affordable ownership dwelling was \$327,000 or affordable rental unit was \$1,005 (City of Guelph, 2017).

### Seniors

- Over 7.4% of the seniors (65+) in Guelph live below the **Low Income Cut-Off** (Statistics Canada, 2013).
- In 2011, one quarter of Guelph’s households spent above the affordability threshold. Households who pay above the threshold (if a house costs less than 30% of gross (before-tax) household income) are considered to be “at risk of homelessness” (City of Guelph, 2015).

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<sup>a</sup> Information from this fact sheet comes from the following references: Greater Golden Horseshoe Growth Forecasts to 2041, Technical Report, November 2012; City of Guelph, 2012; City of Guelph, 2015; City of Guelph, 2017; and CMHA, 2016; Statistics Canada, 2013. A full list of references can be found in the Project Summary.