FACT SHEET 1a
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).
  o “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.
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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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.