

Seniors and Housing – Part 2

Housing Affordability

The proportion of total income spent by each household on shelter is generally accepted as a measure of housing affordability. For tenant households, shelter costs include rental payments and utilities (electricity, fuels, water and other municipal services). For households that own, shelter costs include mortgage payments, property taxes, condominium fees and utilities.

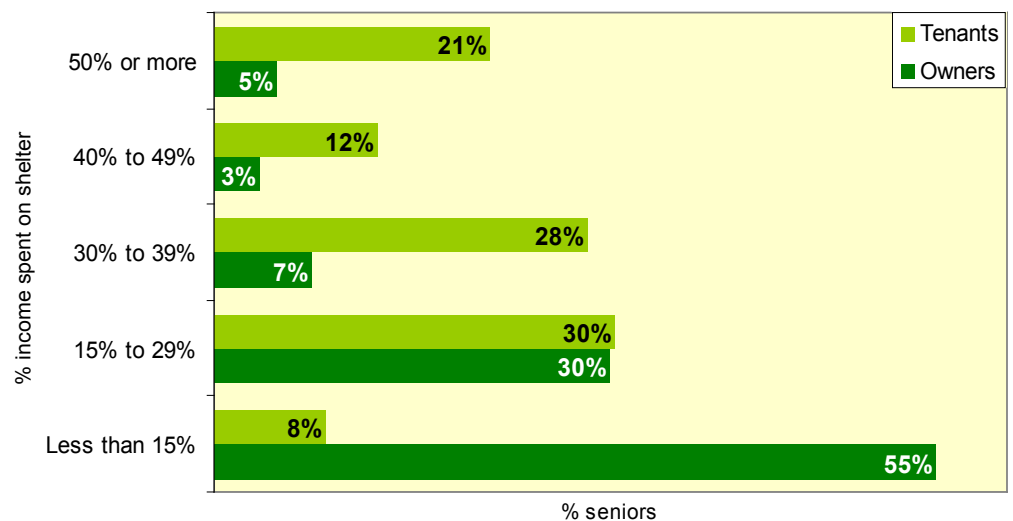
According to the Canada Mortgage and Housing Corporation (CMHC), the standard for affordable shelter cost is 30% of gross household income. However, households that spend 30% or more of their household income may do so by choice.

In Halton, a higher percentage (43%) of tenant households spent 30% or more of their household income on shelter than did their owner counterparts (19%).

For seniors renting in Halton, over half (61%) spent 30% or more of their income on shelter; one in five senior tenants spent half or more of their income on rental payments and utilities. Among seniors who own their homes, about 15% spent 30% or more of their income on shelter; more than half spent less than 15%.



Senior housing affordability by tenure, Halton Region, 2006



Source: Statistics Canada, 2006 Census

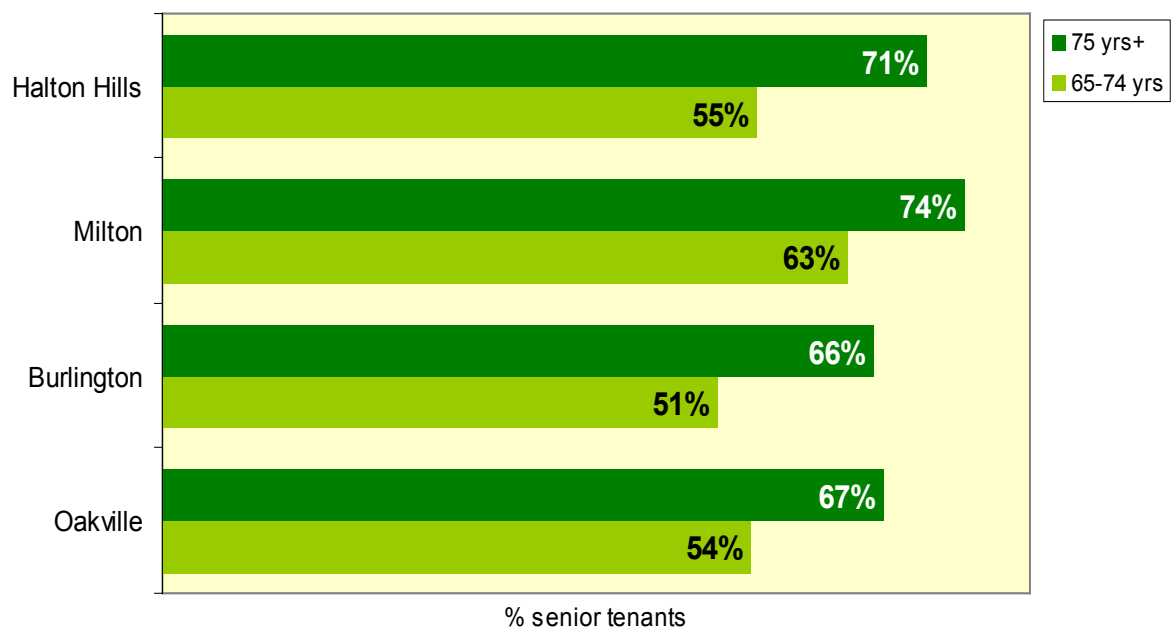
Senior Tenants

In comparing the housing affordability between two age groups of senior tenants, the younger seniors (65-74 years) fare better than their older peers (75 years and over).

Furthermore, one in four older senior tenants spends over half (50%+) of their total income on shelter as compared to one in seven of the younger seniors.

In addition to an age difference in housing affordability for senior tenants, there also seems to be a geographic difference. Regardless of age, in Burlington and Oakville, a lower proportion of senior tenants spend 30% or more of total income on housing than is the case in Milton and Halton Hills.

Proportion of Senior Tenants Spending 30%+ of Income on Shelter by Municipality, Halton Region, 2006



Source: Statistics Canada, 2006 Census



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