

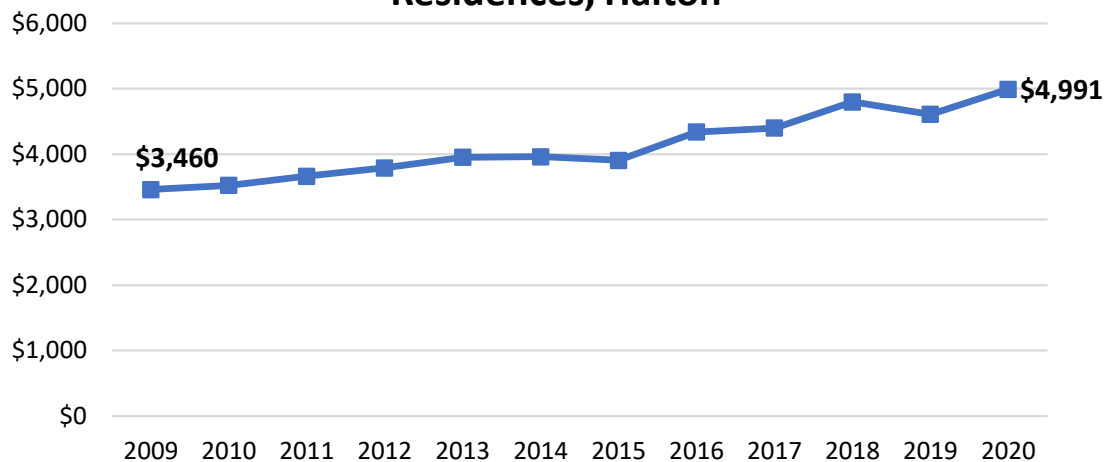
Seniors and Retirement Housing

Given the attention on seniors living in collective dwellings¹ in recent months, this *Community Lens* provides some data on seniors and housing in Halton.

The Seniors' Housing Survey, undertaken by the Canada Mortgage and Housing Corporation (CMHC), is a census and not a sample survey; therefore, all seniors residences in Canada meeting these criteria are to be part of this survey. Based on the first National Seniors' Housing Survey,² in 2009 over 40,000 Ontario's seniors aged 75 years and over lived in a retirement home.³ Over a decade later, the senior population in retirement homes in 2020 had increased by 55% to over 62,000.

About 43,100 seniors are over the age of 75 in Halton, with about 3,100 living in senior residences in 2020. This is compared to 1,700 in 2011, an increase of 76%. Average vacancy rates for standard spaces in seniors residences over that time has been approximately 10%. The number of spaces available in Halton has more than doubled between 2009 and 2020. Over that same period, the average rent for spaces grew from \$3,460 to \$4,991, an increase of 44%. Eighty percent of the spaces in Halton cost \$4,000 a month or over, compared to 41% for Ontario.

Average Rent of Standard Spaces in Senior Residences, Halton



Source: Canadian Mortgage and Housing Corporation, Seniors Housing Report

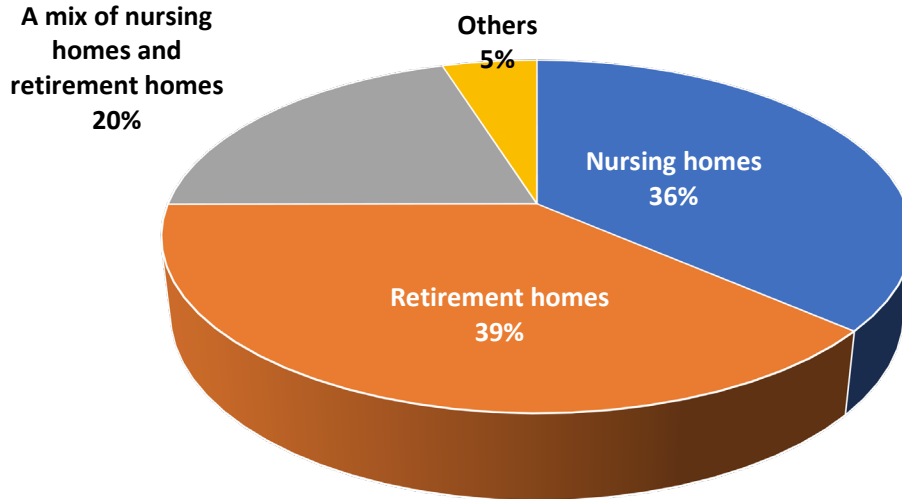
1 Refers to a dwelling of a commercial, institutional or communal nature. It may be identified by a sign on the premises or by an enumerator speaking with the person in charge, a resident, a neighbour, etc. Included are lodging or rooming houses, hotels, motels, tourist establishments, nursing homes, hospitals, staff residences, military bases, work camps, jails, group homes, and so on.

2 Canada Mortgage and Housing Corporation (CMHC) launched its new National Seniors' Housing Survey on June 22, 2009. The survey, conducted in all provinces, collected information on vacancy rates and rents in seniors' residences with serviced not offered in traditional rental structures.

3 To be eligible for inclusion in the survey results, a residence must: have at least one unit that is not subsidized; have been in operation for at least one year; have at least 10 rental units; offer an on-site meal plan; not mandate high levels of health care (defined as 1.5 hours or more of care per day) to all of its residents; nursing homes and long-term care homes are examples of residences that were not included in the survey; offer rental units; life lease units and owner-occupied units are excluded from this survey; and have at least 50 per cent of its residents who are 65 years of age or older.

From the 2016 Census, there are over 5,300 Halton seniors over the age of 65 living in collective dwellings which represents about 6.5% of the senior population. Most of these residents (95%) are in nursing homes and retirement homes.

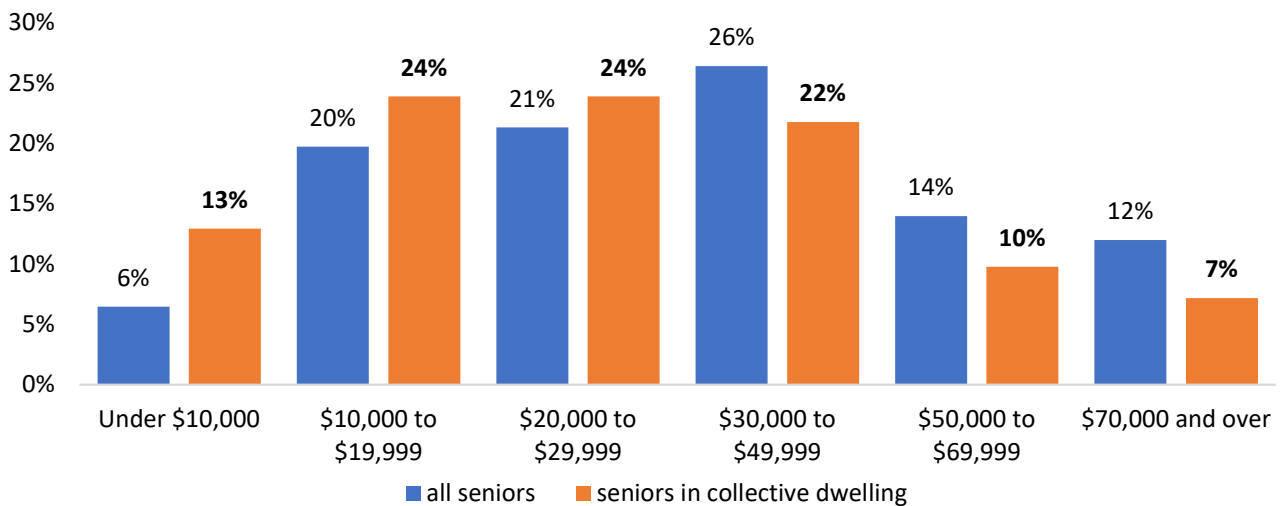
Seniors Living in Collective Dwellings, Halton 2016



Source: Statistics Canada, 2016 Census, Custom Census Table

For those seniors living in collective dwellings, just over 60% had an annual income of \$29,999 or less. Thirteen percent had an after-tax-income of under \$10,000, compared to 6% of all seniors.

After-tax Income of Seniors, Halton, 2016



Source: Statistics Canada, 2016 Census, Custom Table



Community Development Halton would like to acknowledge the ongoing financial support of the Regional Municipality of Halton.



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