

Attachment 3

Guelph's Housing Statistical Profile

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1. Population

1.1 Current Population (2006)

City of Guelph's Population 2006	
Population	114,943
Total Households	44,700 (100%)
Ownership Households	31,000 (69%)
Rental Households	13,700 (31%)

Source: Community Profile Statistics Canada (2006)

1.2 Comparative Growth, Guelph and Ontario (2001-2006)

	Total Population in 2001	Total Population in 2006	Growth Change (2001 to 2006)
Guelph	106,170	114,943	8.3%
Ontario	11,140,046	12,160,282	6.6%

Source: Community Profile Statistics Canada (2006)

1.3 Total Household Growth (2001 – 2006)

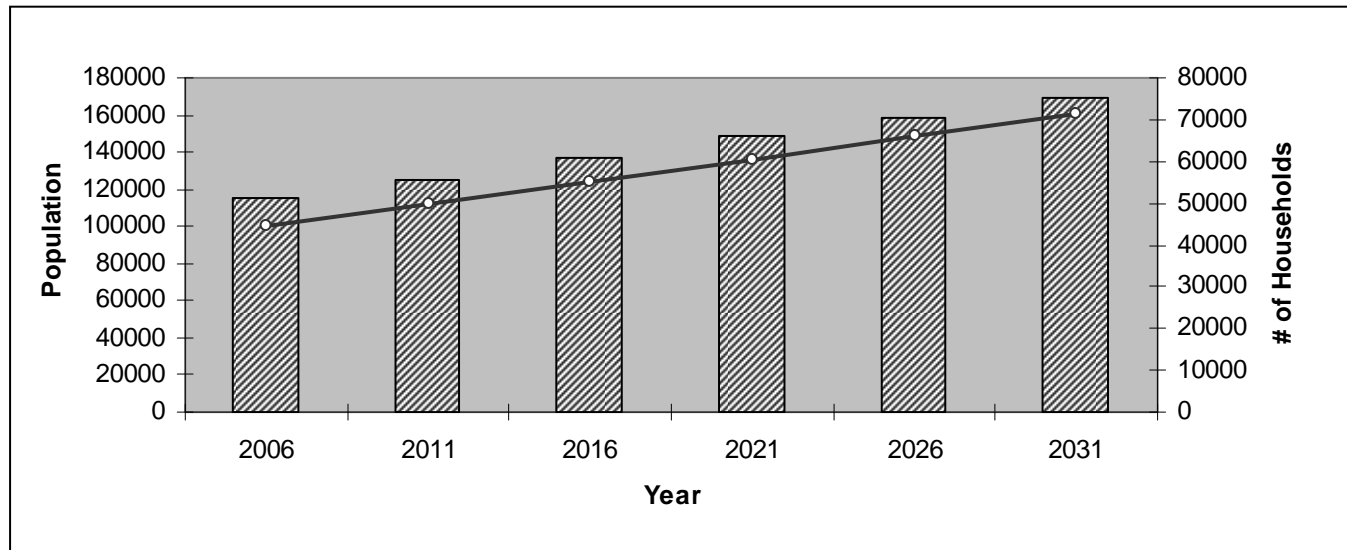
	Total Households in 2001	Total Households in 2006	Growth Change (2001 to 2006)
Guelph	40,415	44,700	11%

Source: Community Profile Statistics Canada (2001 and 2006)

Highlights:

- In 2006, the City of Guelph's total population is 114,943.
- The total population of the City of Guelph has increased by 8,773 people or 8.3% since 2001.
- Between 2001 & 2006 the number of households increased by 11%, which illustrates a trend towards fewer persons per household.
- In 2006 ownership households represented 69% of all households while rental households made up the remaining 31%

1.4 Projected Population (2006-2031)



	2006	2011	2016	2021	2026	2031
Population	114,943	124,700	137,000	148,800	158,900	169,000 (175,000)
Households	44,700	49,600	55,000	60,500	65,900	71,300

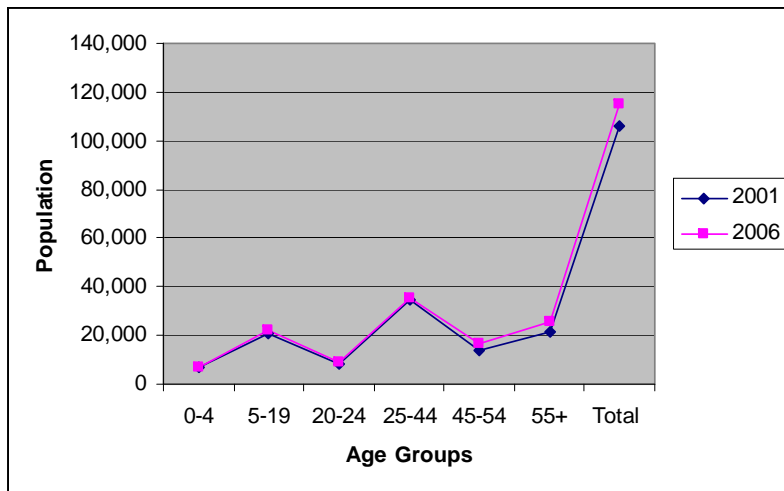
Source: Phase IV of the Implications Analysis of the City of Guelph's Local Growth Management Strategy

Highlights:

- As indicated in the City's report "Implications Analysis of the City of Guelph's Local Growth Management Strategy", the City of Guelph is expected to increase at an average annual rate of 1.5%.
- This rate of growth will achieve a total population of 169,000 people (175,000 with the undercount) by 2031.
- Over the 25-year period there will be a forecasted 26,600 additional

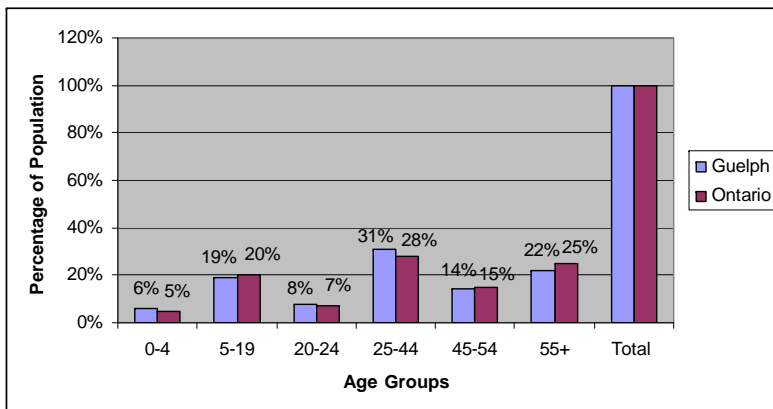
2. Changing Demographics

2.1 Age Distribution by Age Group (2001 – 2006)



Source: Community Profile
Statistics Canada
(2001 and 2006)

2.2 Comparative Age Distribution, Guelph-Ontario (2006)

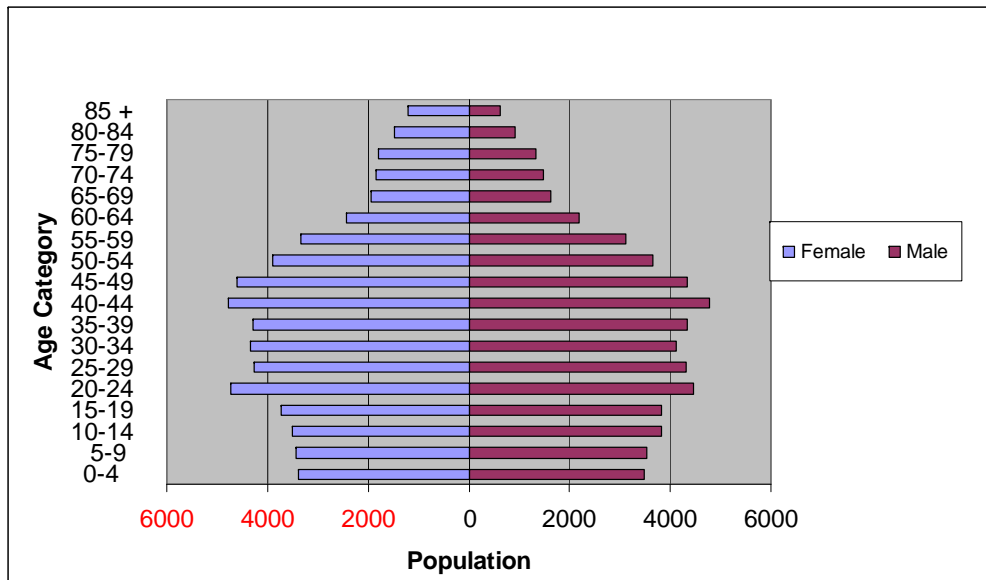


Source: Community Profile
Statistics Canada
(2001 and 2006)

Highlights:

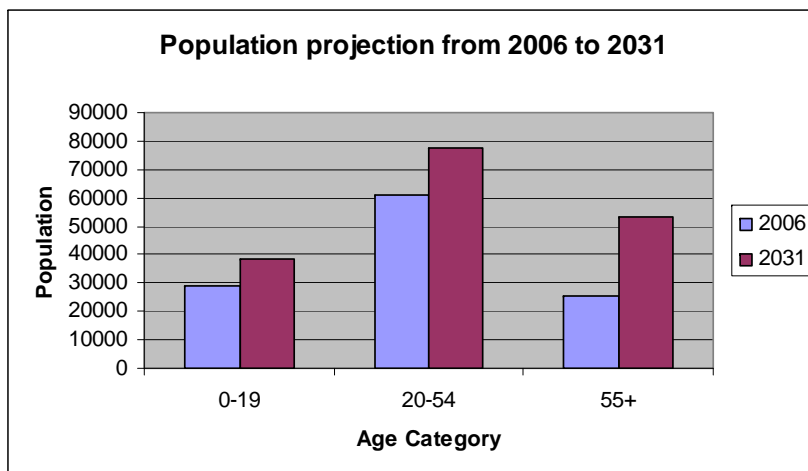
- The City of Guelph’s median age increased from 35.4 years in 2001 to 36.4 in 2006.
- The proportion of population and age distribution has remained steady from 2001 to 2006 in the City of Guelph.
- Between 2001 and 2006, the largest age group in the City remains in the 25-44 age group.
- Largest population increase in 2006 was in the 45-54 and 55+ age category.
- The City compares closely with the Provincial age distribution.

2.3 Comparative Sex Distribution (2006)



Source: Community Profile Statistics Canada (2006)

2.4 Projected Demographics Trends (2006 – 2031)



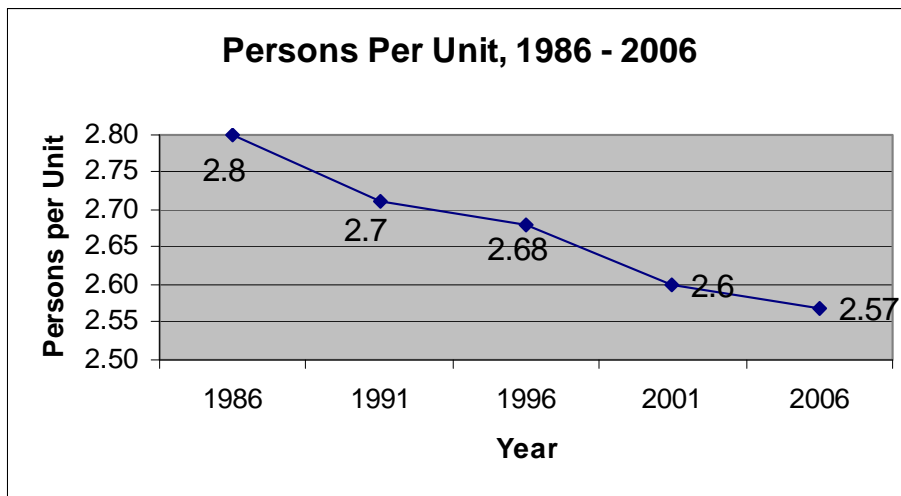
Source: Implications Analysis of the City of Guelph’s Local Growth Management Strategy

Highlights:

- Overall, the City of Guelph has an equal distribution between male and female. The largest differences are found in the older age cohorts (60+) where there are more females than males.
- All 3 age sectors of Guelph’s population are anticipated to increase, with the largest increase expected in the age grouping 55+.
- The age group range 0 – 19, is anticipated to increase by an additional 10,000 persons (+34%) over the next 25 years.
- The age group range 20-54 is anticipated to increase by an additional 16,000 persons (+27%) over the next 25 years.
- The most significant increase will be in the age group 55+ with an increase of approx. 30,000 people or +110%.

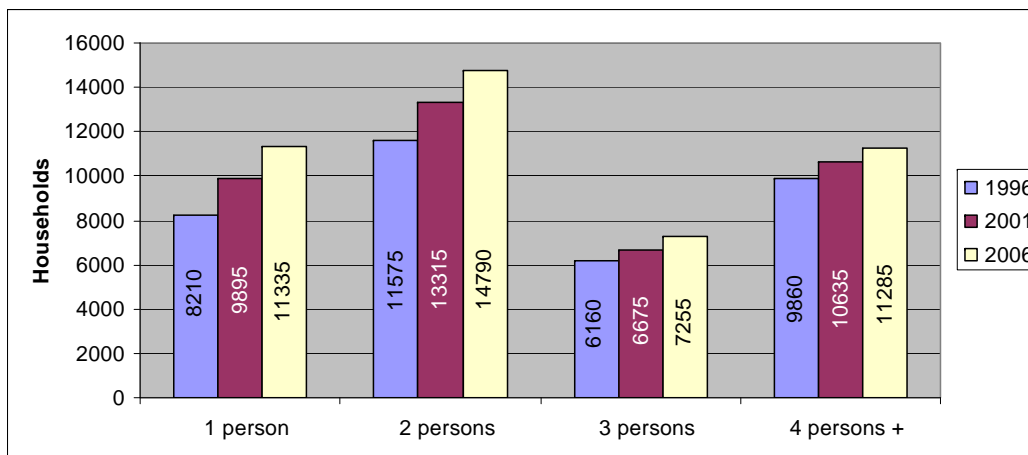
3. Household Distribution

3.1 Persons Per Unit



Source: Statistics Canada Community Profiles 1986, 1991, 1996, 2001, 2006

3.2 Historical Trend of Household Size (1996 -2006)

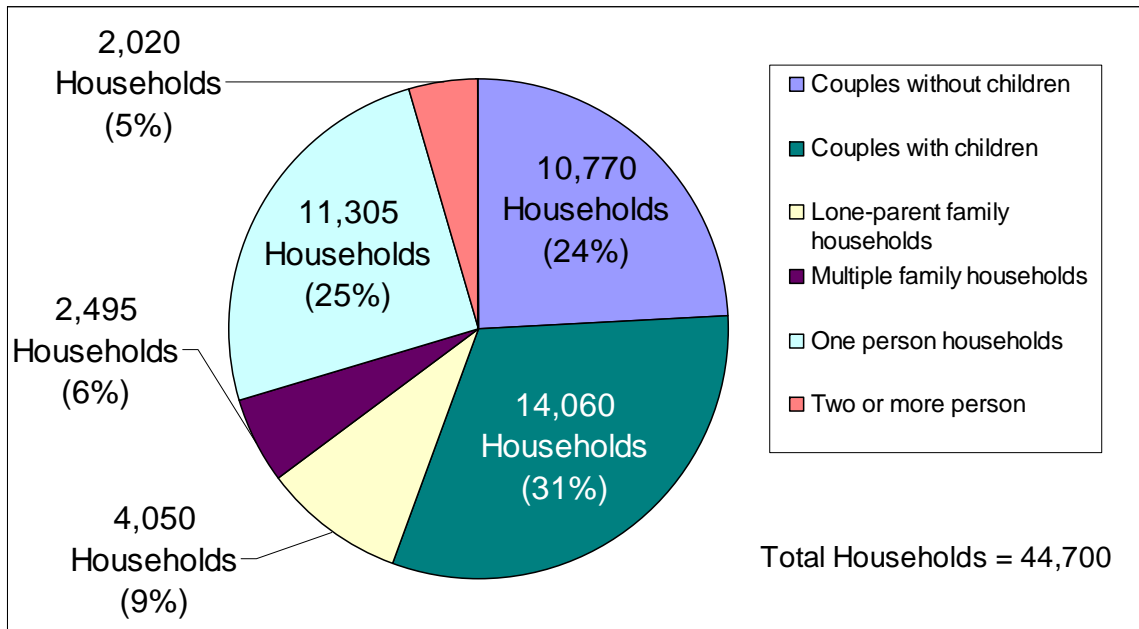


Source: Statistics Canada Community Profiles 1996, 2001, 2006

Highlights:

- Between 1986 and 2006, the average household size in the City declined by 0.23 persons from 2.8 in 1986 to 2.57 in 2006.
- Historically, the largest household size in Guelph is 2 person households.
- Between 1996 and 2006, one and two person households increased more than three and four+ person households.

3.3 Distribution of Household Types in 2006



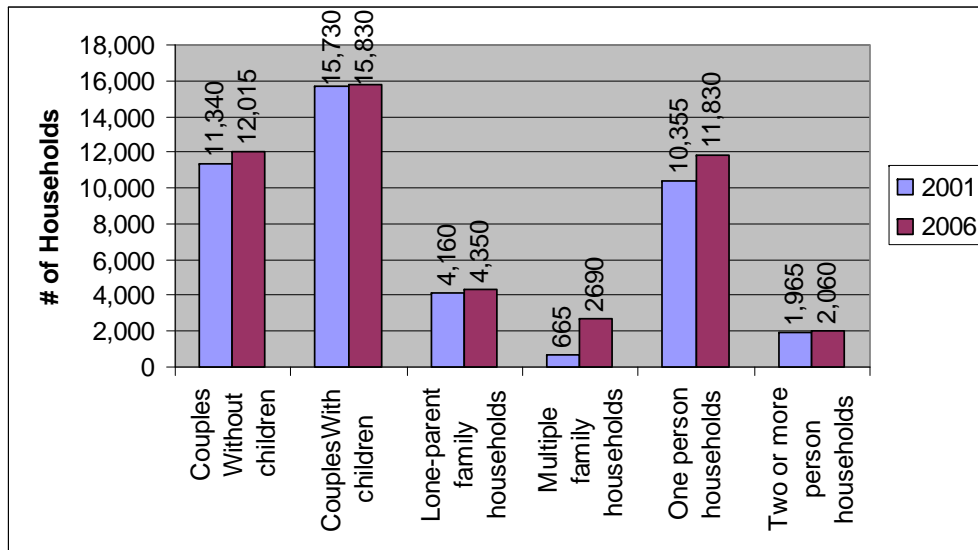
Source: Community Profile Statistics Canada (2006)

Highlights:

- In 2006, there were 44,700 households.
- In 2006, the largest household type was couples with children. (31% or 14,060)
- Couples without children accounted for 24%; one person households made up 25% of all household type.
- The smallest household type was two or more person households. (5% or 2,020)

Terms	Definition from Statistics Canada
Couple family households with or without Children	A married couple or a couple living common-law with or without children.
Lone-parent family households	A lone parent living with one or more children.
Multiple family households	Multiple-family household refers to a household in which two or more census families occupy the same private dwelling.
One person households	One person living alone.
Two or more person households	Two or more non-family members living in one dwelling.

3.4 Comparative Number of Household by Household Type, Guelph CMA (2001 – 2006)

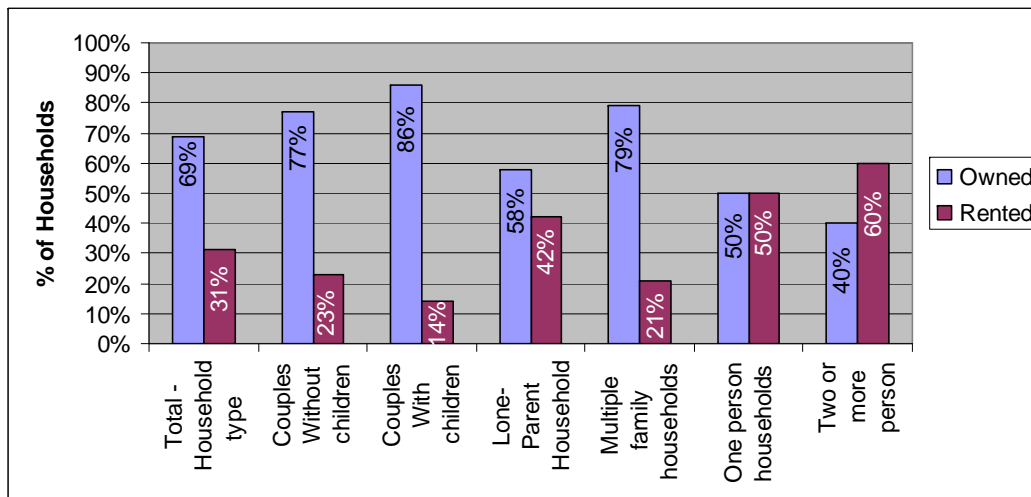


Source:
Community Profile
Statistics Canada
(2001 and 2006)

Highlights:

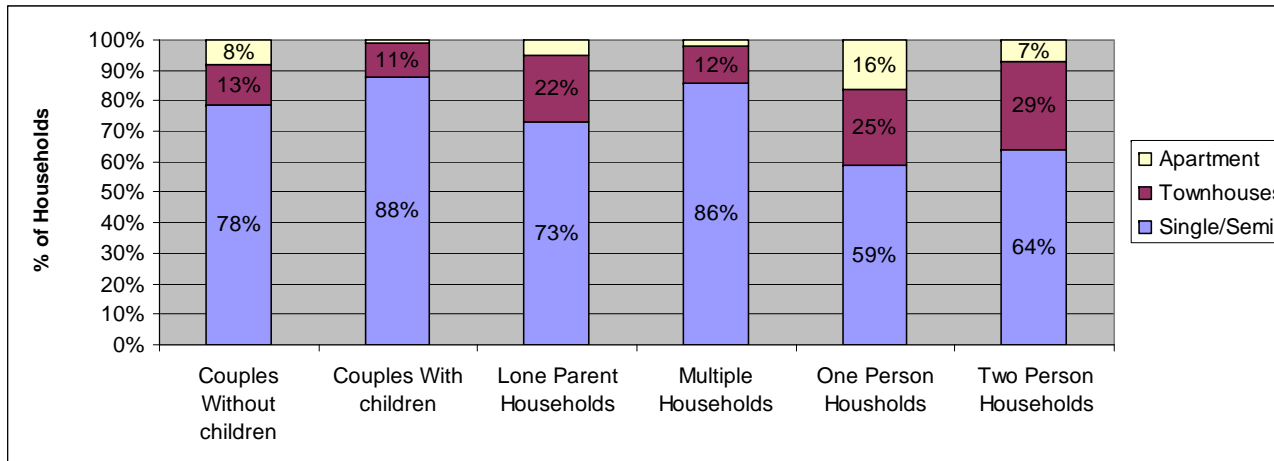
- Due to a lack of Guelph specific data, the Guelph Census Metropolitan Area (CMA) data was used. The Guelph CMA consists of the City of Guelph / Township of Guelph Eramosa.
- Between 2001- 2006 “Multiple family households” increased the most. However, this was due to a change in tabulation, between 2001 – 2006 one-family households with additional persons, were included in the 2006 statistics.
- In 2006, 69% of all households are homeowners, while 31% are renters.
- In general, there are more homeowners than renters in all household types except for two or more person where there are more renters than homeowners.

3.5 Comparative of Household Type by Tenure (2006)



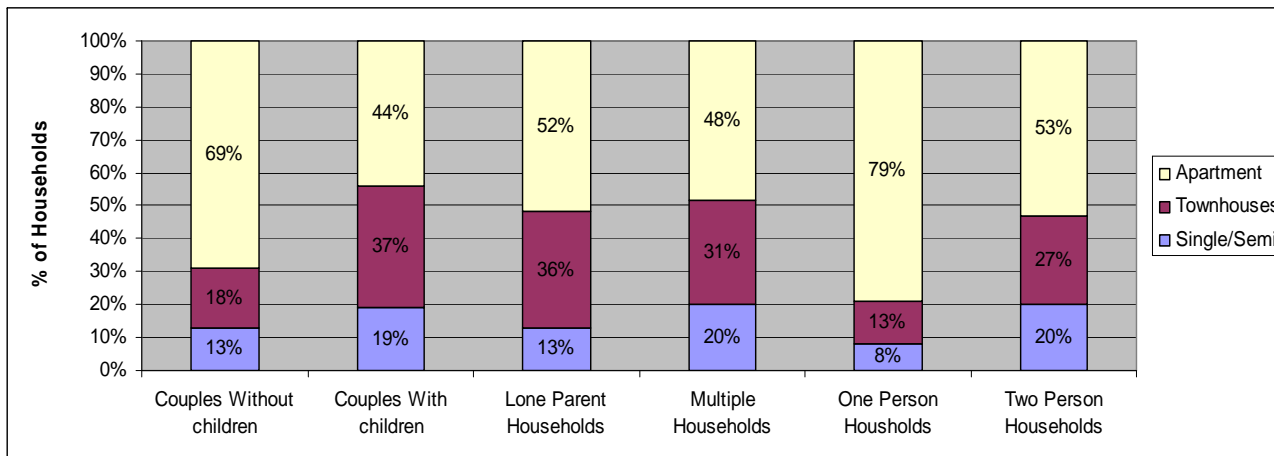
Source:
Community Profile
Statistics Canada
(2006)

3.6 Comparative of Ownership Household Type by Housing Type (2006)



Source: Community Profile Statistics Canada (2006)

3.7 Comparative of Rental Household Type by Housing Type (2006)

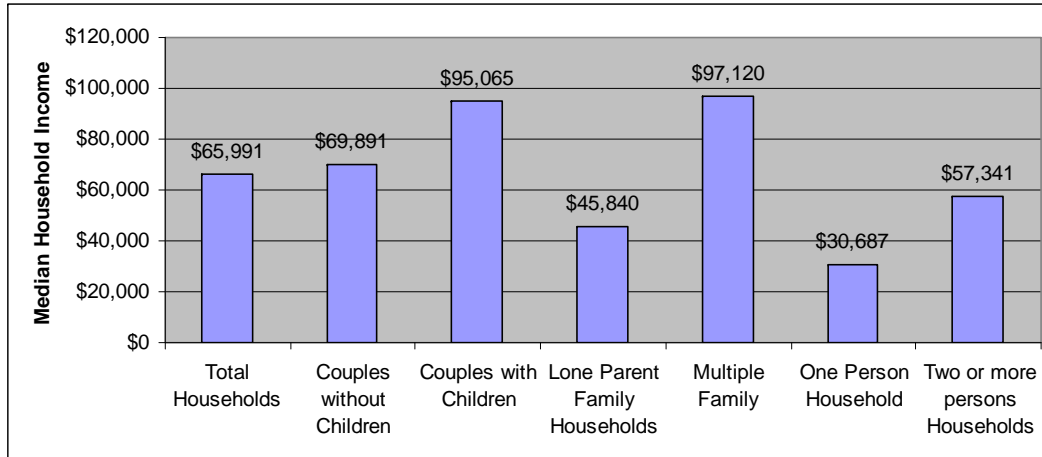


Source: Community Profile Statistics Canada (2006)

Highlights:

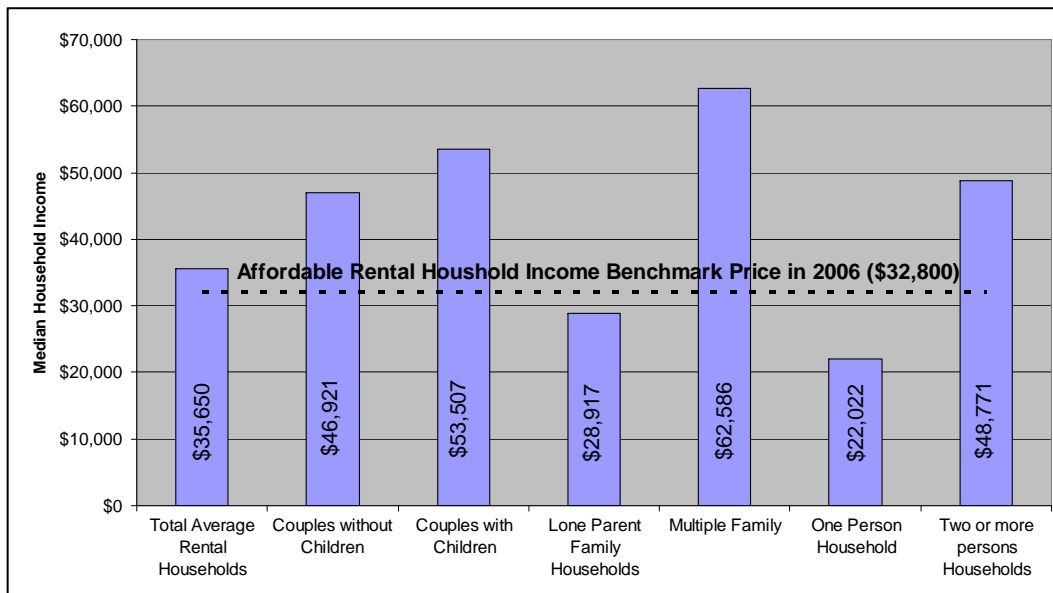
- The most common form of housing owned by all household types is single/semi detached housing.
- Multiple households and couples with children have the largest percentage (86% and 88%, respectively) of homeownership in Single/Semi detached dwellings.
- The most common form of housing rented by all household type is apartment units.
- The majority of all rental apartments were rented to one person households (79%), followed by couples without children (69%).

3.8 Total Median Household Income by Housing Type in Guelph CMA (2006)



Source: Community Profile Statistics Canada (2006)

3.9 Comparative of Median Rental Household Income by Housing Type In Guelph CMA (2006)



Source: Community Profile Statistics Canada (2006)

Highlights:

- The City’s median household income is \$65,991.
- Couples with children and multiple families have the highest household income.
- There was no available data for median income households by ownership.
- The City’s total median rental household income is \$35,650.
- In 2006, lone parent family households and one person households were below the 2006 affordable rental household income benchmark of \$32,800.

4. Employment

4.1 Historical Trend of Labour Force Activities

	2006	2007	2008	2009 (April)
Total Population over 15 years of age	92,930	105,000	106,600	107,500
Labour Force	66,380	77,000	80,300	78,700
Employed	62,875	72,600	75,900	72,300
Unemployed	3,505	4,400	4,500	6,400
Not in Labour Force (over 15 years)	26,550	28,000	26,200	28,800
Unemployment Rate	5.3	5.7	5.6	8.1
Participation Rate	71.4	73.3	75.3	73.2
Employment Rate	67.7%	69.1%	71.2%	67.3%

Source: Workforce Planning Board of Waterloo Wellington Dufferin (2009)

Highlights:

- Due to the economic downturn in 2008, the unemployment rate in Guelph CMA has increased significantly from 5.6% in 2008 to 8.1% in 2009.

4.2 Distribution of Businesses by Industry (NAICS) (2007)

Code	NAICS Sectors	# of Businesses	% of Total
Primary			
11	Agriculture, Forestry, fishing and Hunting	22	1.6%
21	Mining	1	0.1%
22	Utilities	3	0.2%
Construction			
23	Construction	106	7.5%
Manufacturing			
31-33	Manufacturing	344	24.5%
Trades			
41	Wholesale Trade	102	7.3%
44-45	Retail Trade	101	7.2%
Transportation			
48-49	Transportation and Warehousing	31	2.2%
51	Information	22	1.6%
Finance & Real Estate			
52	Finance and Insurance	53	3.7%
53	Real Estate and Rental and Leasing	33	2.4%
Government			
61	Education Services	32	2.3%
62	Health Care and Social Assistance	39	2.8%
92	Public Administration	7	0.4%
Other Services			
56	Administrative and Support and Waste Management and Remediation Services	86	6.1%
54	Professional, Scientific and Technical Services	280	19.9%
71	Arts, Entertainment, and Recreation	26	1.9%
72	Accommodation and Food Services	28	2.0%
81	Other Services except Public Administration	88	6.3%
Total		1404	100%

Highlights:

- The largest industry in Guelph is in manufacturing (24.5%). The following largest industry is professional, scientific and technical services (19.9%).

Source: 2007 Guelph Business Directory, NAICS Association

4.3 Number of Employers by Employee Size Range, Wellington /Guelph (2003-2008)

Employee Size Range	Number of Employers 2003	Number of Employers 2008	% change 2003-2008
0	8384	8646	3.1%
1-4	3168	3245	2.4%
5-9	1012	1315	30%
10-19	740	800	8%
20-49	539	549	1.8%
50-99	180	170	-5.5%
100-199	97	93	-4.1%
200-499	52	49	-5.7%
500+	16	17	6.25%
Total	14188	14884	5%

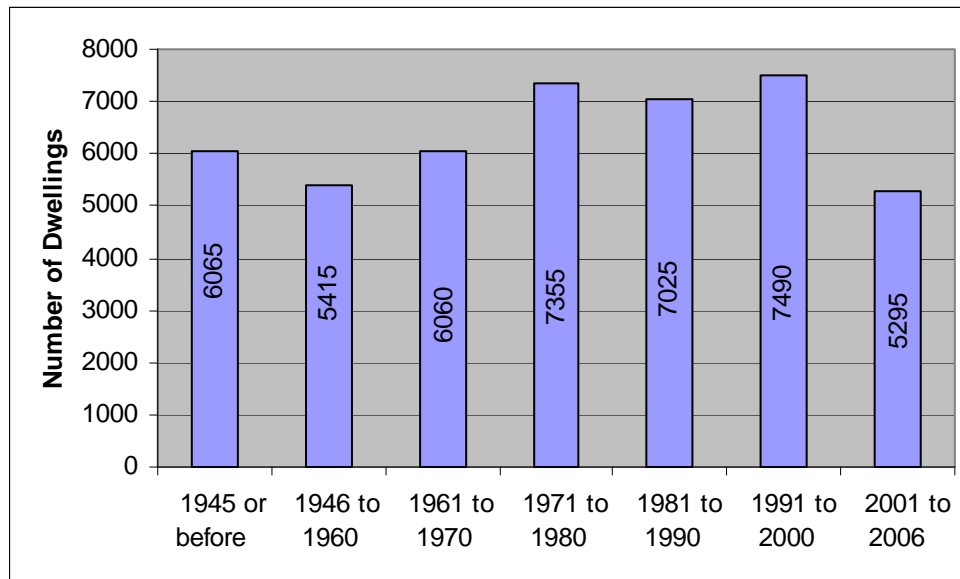
Source: Workforce Planning Board of Waterloo Wellington Dufferin (2009)

Highlights:

- There are over 8,000 employers that are sole proprietors indicating a significant amount of self-employed businesses in Wellington County/Guelph).
- Between 2003- 2008 the number of employers with 5 -9 employees have increased the most (30%).
- While smaller sized businesses have continued to grow steadily, medium to larger employers with 50 to 500 employees have decreased.

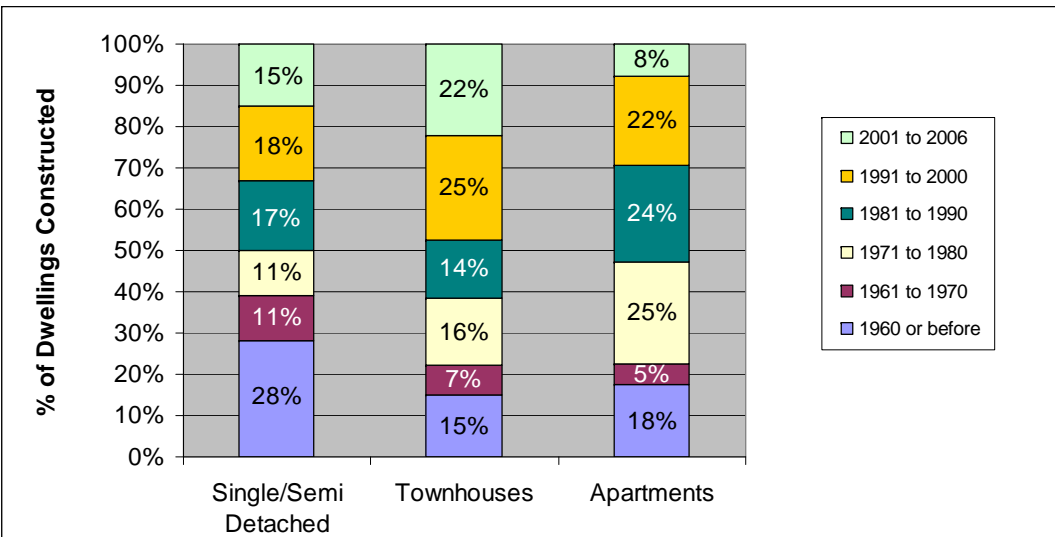
5. Period of Construction

5.1 Total Occupied Dwellings by Period of Construction



Source: Statistics Canada Census 2006

5.2 Period of Construction of Ownership Housing by Type

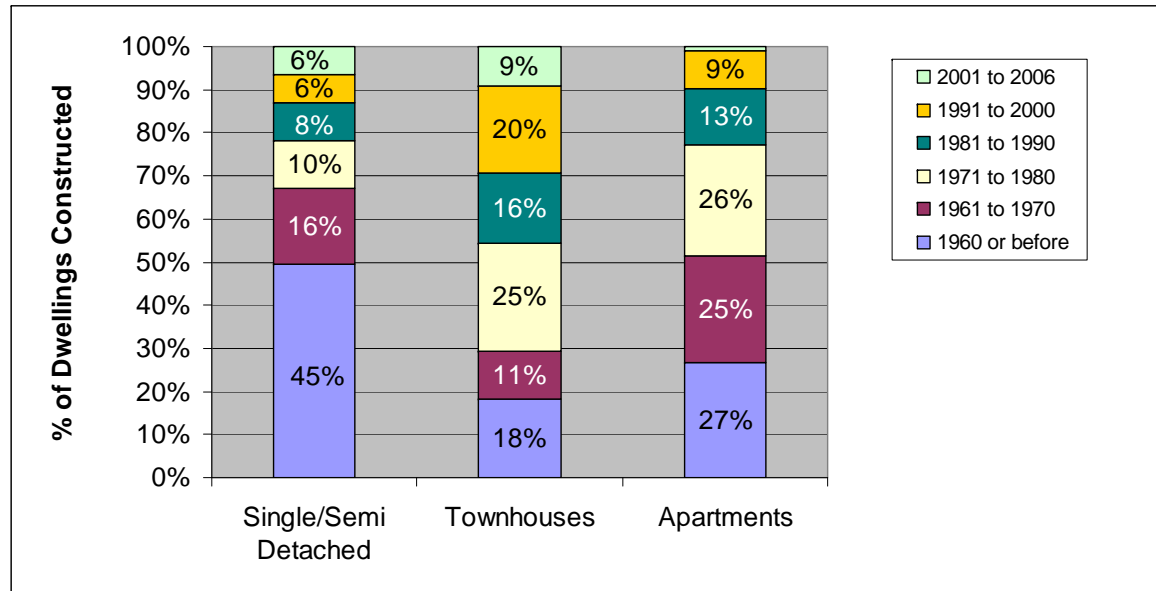


Source: Statistics Canada Census 2006

Highlights:

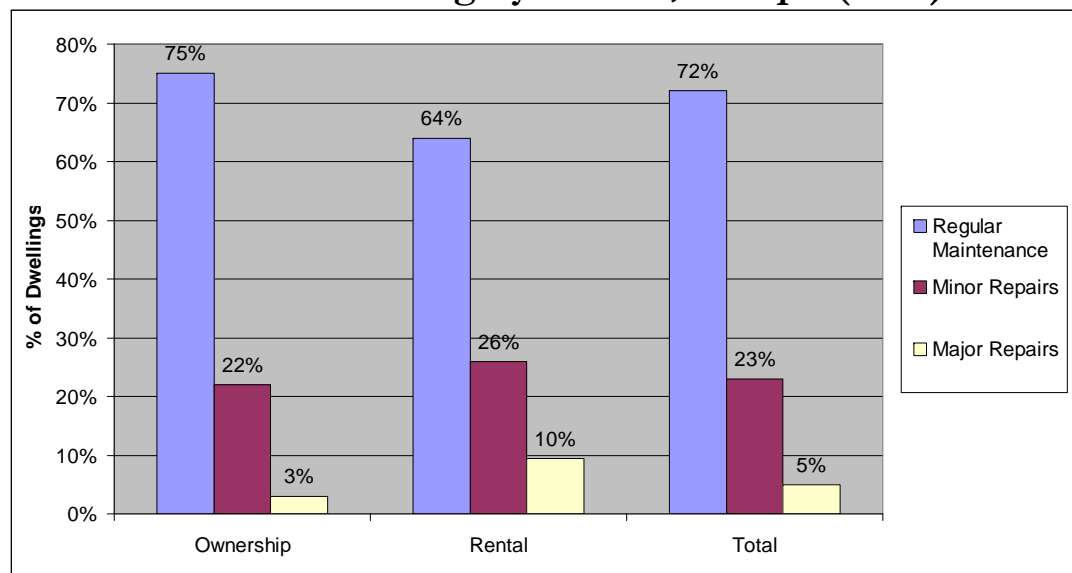
- The City’s housing construction has been relatively consistent between 1971 – 2000 with a measurable decline between 2001 – 2006.
- The majority of the Single/Semi ownership dwellings were constructed before 1960 (28%).
- The majority of the townhouse ownership dwellings were constructed between 1991 - 2006 (47%).
- The majority of the ownership apartments were constructed between 1971 – 2000 (71%).

5.3 Period of Construction of Rental Housing by Type



Source: Statistics Canada Census 2006

6. Condition of Dwelling by Tenure, Guelph (2006)



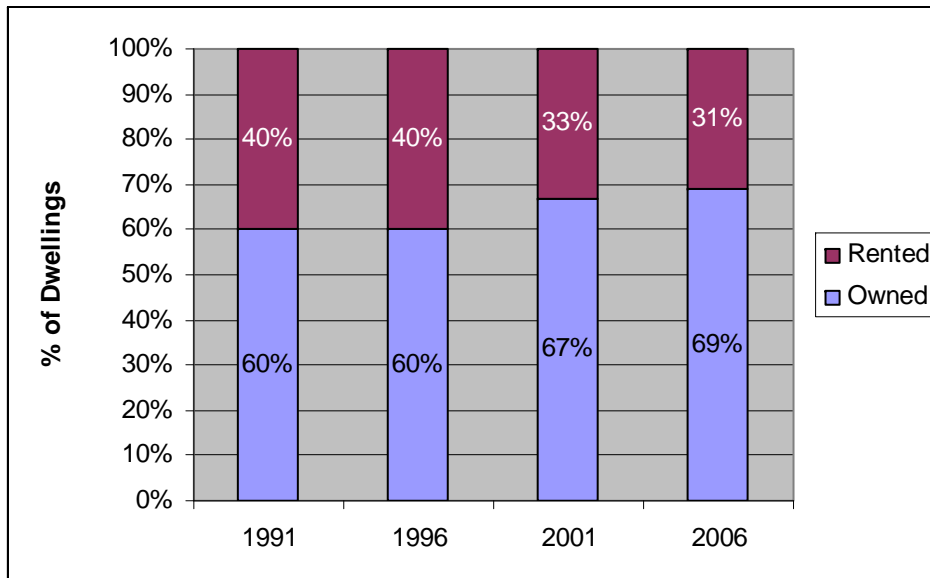
Source: Statistics Canada Census 2006

Highlights:

- The majority of the Single/Semi rental dwellings were constructed in 1960 or before (45%).
- The majority of the townhouse rental dwellings were constructed between 1971 to 1980 (25%) with a significant increase from 1991 to 2000 (20%).
- Construction of rental apartments prior to 1960 to 1990 was relatively consistent with a significant decline in construction from 1991 -2006.
- Only 10% of the City’s rental dwellings required major repairs in 2006.
- 26% of all rental housing required minor repairs.
- The majority of the City’s total ownership and rental dwellings require regular maintenance.

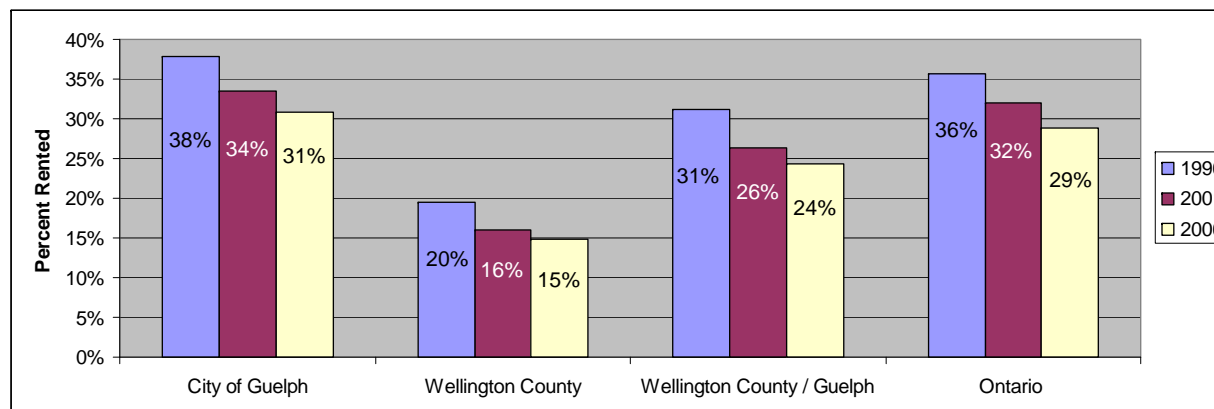
7. Ownership and Rental Distribution

7.1 Comparison of Ownership and Rental Distribution (1991 – 2006)



Source: Statistics Canada Community Profile

7.2 Comparison of Rental Distribution between Guelph, Wellington County and Ontario (1996 – 2006)

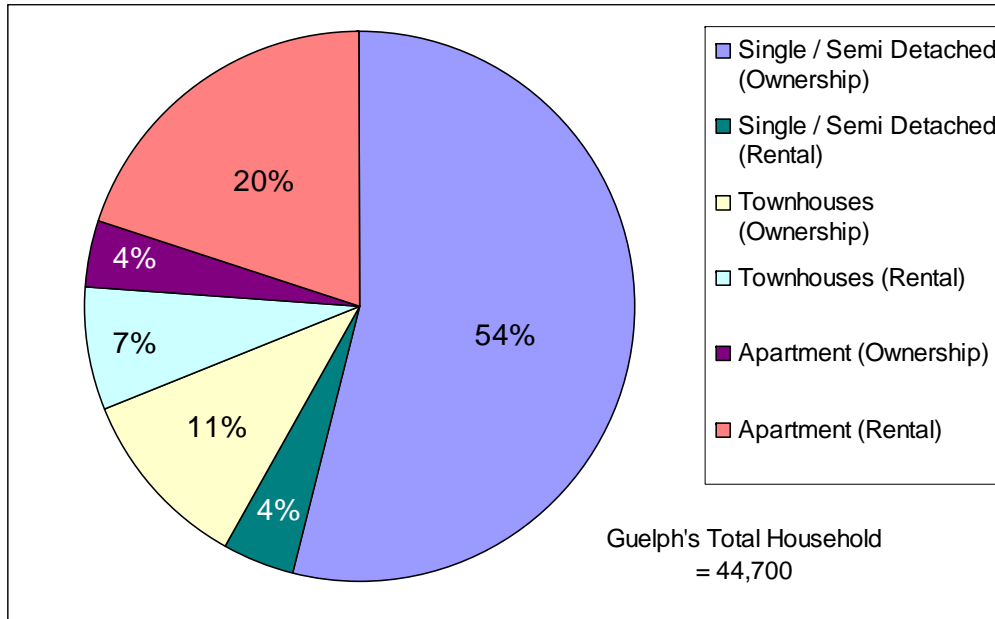


Source: Statistics Canada Census 1996, 2001, 2006

Highlights:

- Rental units have continued to decrease from 40% of the total housing tenure in 1996 to 31% in 2006.
- In contrast, homeownership has continued to increase from 60% in 1996 to 69% in 2006.
- Compared to Wellington County and Ontario, the City of Guelph has a higher rental share in each census period.
- Similar to Wellington County and Ontario, the City of Guelph has a decreasing trend of rental tenure.

7.3 Distribution of Households by Tenure and Housing Type (2006)



Sources: Statistics Canada Community Profile 2006 (20% sample data)

	Ownership	Rental	Total
Housing Type	# of households	# of households	# of households
Single/Semi Detached	24,205	1,680	25,885
Townhouses	4,690	3,035	7,725
Apartments	1,940	8,870	10,810
Total	31,000	13,700	44,700

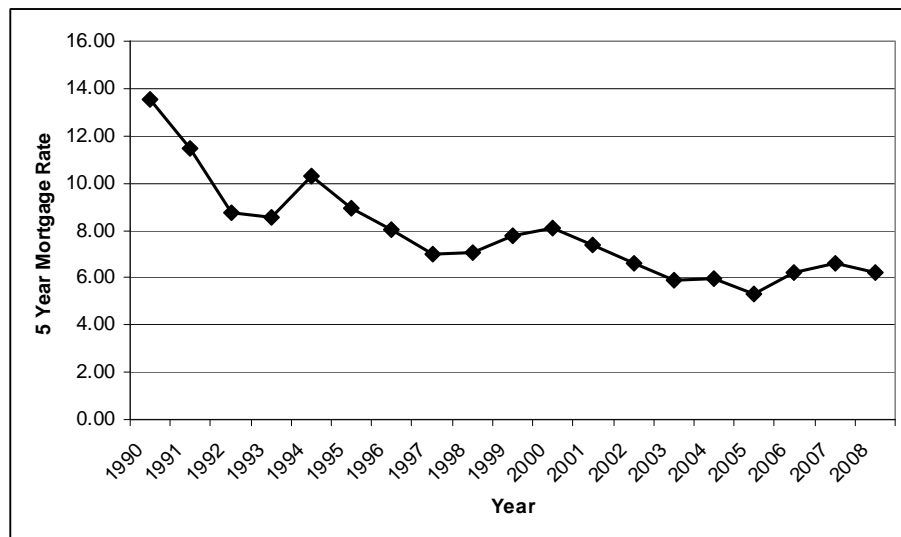
Sources: Statistics Canada Community Profile 2006 (20% sample data)

Highlights:

- In 2006, the majority (54%) of the City's total households were living in single/semi detached ownership dwellings.
- In 2006, 20% of the City's total households were living in apartment rental units.
- There were only 4% or 1,680 single/semi detached rental dwellings in 2006.
- There were only 4% or 1,940 households in the City in ownership apartments in 2006.

8. Homeownership

8.1 Bank of Canada Average Residential Mortgage Lending Rates (1990 to 2008) (Five Year Rates in August of each Year)



Source: www.bankofcanada.ca/pdf/annual_page57_page58.pdf

8.2 The Sale of Newly Constructed Dwellings

8.2.1 Number of Newly Constructed Dwellings Sold (2005- 2008)

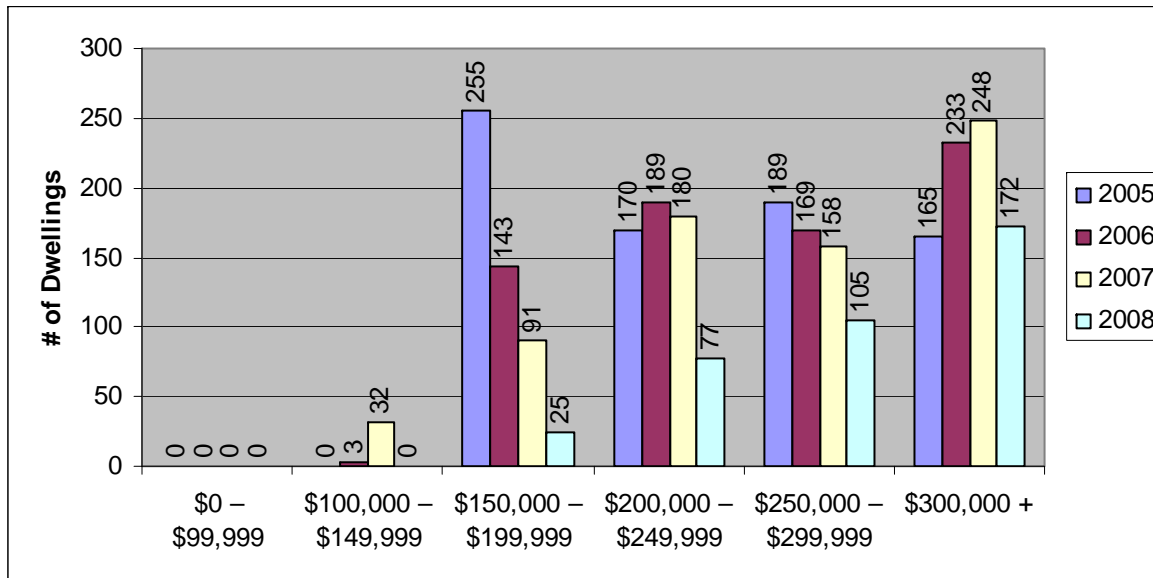
Housing Type	# of Dwellings Sold by Type			
	Year			
	2005	2006	2007	2008
Single detached	481	405	367	247
Semi-detached	71	71	45	22
Townhouse	227	261	235	79
Apartment	0	0	62	31
Total New Homes Sold	779	737	709	379

Source: MPAC 2005, 2006, 2007, 2008

Highlights:

- The lowest mortgage rates were experienced in 2005, at which time the average mortgage rate was 5.5%.
- In the last ten-years (1998-2008) the average mortgage rate was 6.6%.
- In 2008 the average mortgage rate was 6.4%.
- Between 2005 and 2008 there has been a decline in the total number of dwellings sold.
- In 2008 there were only 375 dwellings sold. This sharp decline maybe due to economic downturn or MPAC has not fully updated their data.
- The majority of all sales were single detached dwellings.

8.2.2 Historical Trend of Newly Constructed Dwellings Sold by Price (2005 – 2008)



Source: MPAC 2005, 2006, 2007 sales data

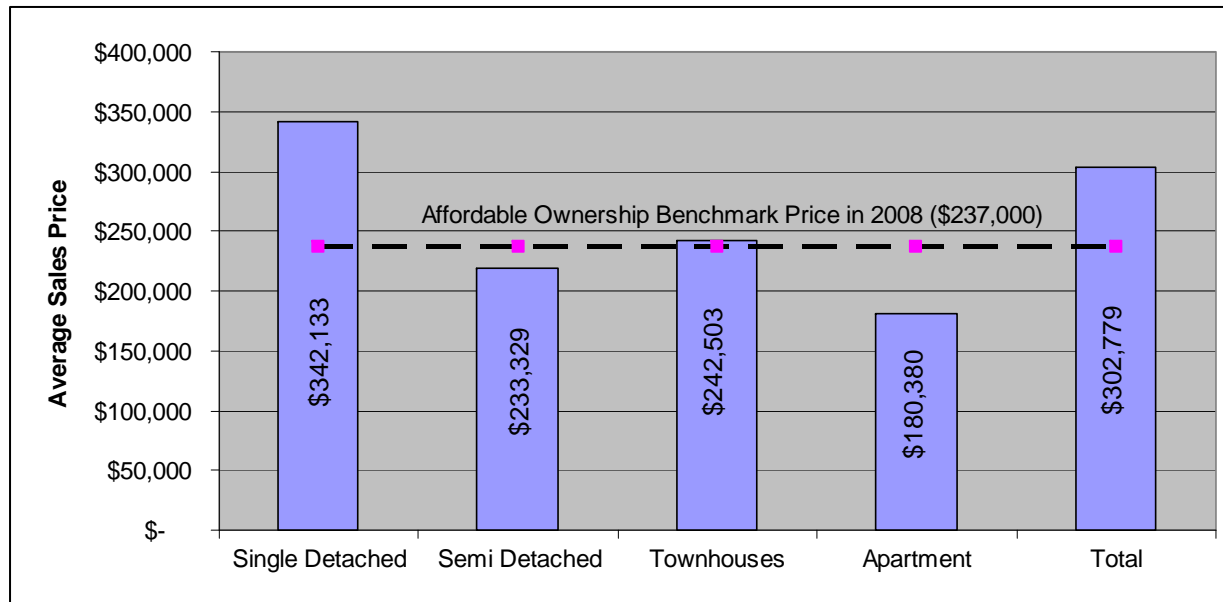
Newly Constructed Ownership Price Ranges	2005	2006	2007	2008
\$0 – \$99,999	0	0	0	0
\$100,000 – \$149,999	0	3	32	0
\$150,000 – \$199,999	255	143	91	25
\$200,000 – \$249,999	170	189	180	77
\$250,000 – \$299,999	189	169	158	105
\$300,000 +	165	233	248	172
Total New Dwellings	779	737	709	379

Source: MPAC 2005, 2006, 2007, 2008 sales data

Highlights:

- In 2005 – 2008, there were no newly constructed dwellings available in the price range below \$99,999.
- In 2008, there was a decline in comparison to 2006 and 2007 of the number of dwellings sold over \$300,000.
- The price of newly constructed dwellings started at \$150,000 - \$199,999 in 2008.
- Between 2007-2008, the greatest increase in the number of dwellings sold occurred in the \$250,000 - \$299,999 price range.

8.2.3 Average Price of Newly Constructed Dwellings by Housing Type (2008)



Source: MPAC 2008 sales data

8.3 Resale Dwellings Number of Resale Dwellings Sold (2005 - 2008)

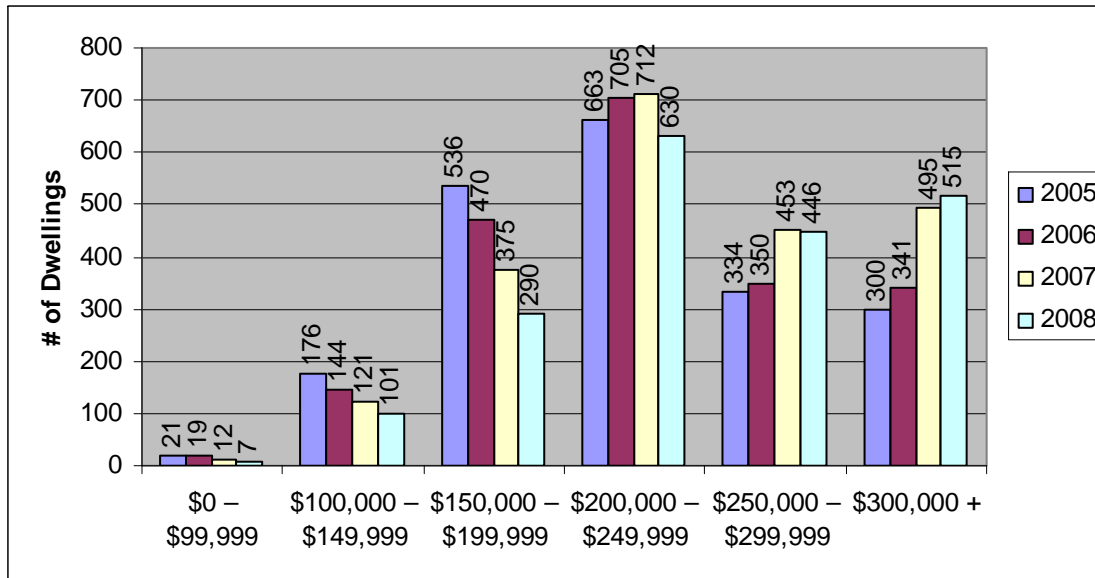
Housing Type	# of Resale Dwellings Sold by Type			
	2005	2006	2007	2008
Single detached	1,366	1,305	1,461	1,227
Semi-detached	150	149	155	148
Townhouse	352	418	387	440
Apartment	162	157	164	174
Total Resale Dwellings Sold	2,030	2,029	2,168	1,989

Source: Guelph & District Real Estate Board Sales Data, 2005, 2006, 2007, 2008

Highlights:

- In 2008, the average price of newly constructed semi-detached dwellings and apartment dwellings was below the 2008 affordable ownership benchmark price of \$237,000.
- In 2008, the total number of resale dwellings decreased slightly from 2007.
- The majority of resale dwellings sold between 2005 and 2008 were single detached.
- Between 2005 and 2008 there was a slight increase in higher density dwellings (townhouses and apartments) sold.

8.3.1 Historical Trend of Resale Dwellings sold by Price (2005 -2008)



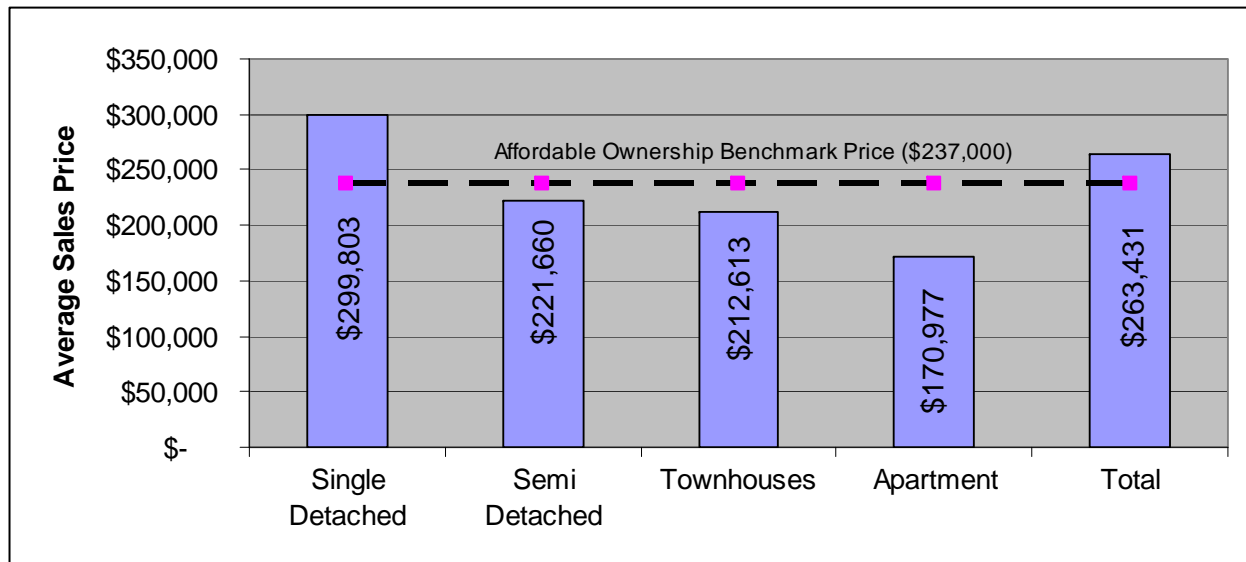
Source: Guelph & District Real Estate Board Sales Data, 2005, 2006, 2007, 2008

Resale Ownership Price Ranges	2005	2006	2007	2008
\$5,000 – \$99,999	21	19	12	7
\$100,000 – \$149,999	176	144	121	101
\$150,000 – \$199,999	536	470	375	290
\$200,000 – \$249,999	663	705	712	630
\$250,000 – \$299,999	334	350	453	446
\$300,000 +	300	341	495	515
Total Resale Dwellings	2030	2029	2168	1989

Highlights:

- In 2008, the number of dwellings sold below \$300,000 continued to decrease.
- In 2008, there were only 7 dwellings sold below \$99,999. In comparison to 2005, 21 dwellings were sold below \$99,999.
- From 2005 to 2008, resale dwelling priced below \$199,999 continues to decrease.
- In 2007 and 2008, the largest decrease in resale dwellings was in dwellings priced between \$200,000 - \$249,999.

8.3.2 Average Price of Resale Dwellings by Housing Type (2008)



Source: Guelph & District Real Estate Board Sales Data, 2008

8.4 Comparison of the Average Price of Newly Constructed Dwellings to Resale Dwellings (2005 - 2008)

Year	Average Dwelling Price	
	Newly Constructed Dwelling Price	Resale Dwelling Price
2005	\$252,371	\$228,300
2006	\$269,781	\$238,701
2007	\$275,751	\$254,049
2008	\$302,779	\$263,431
% Change 2005-2008	+20%	+15.4%

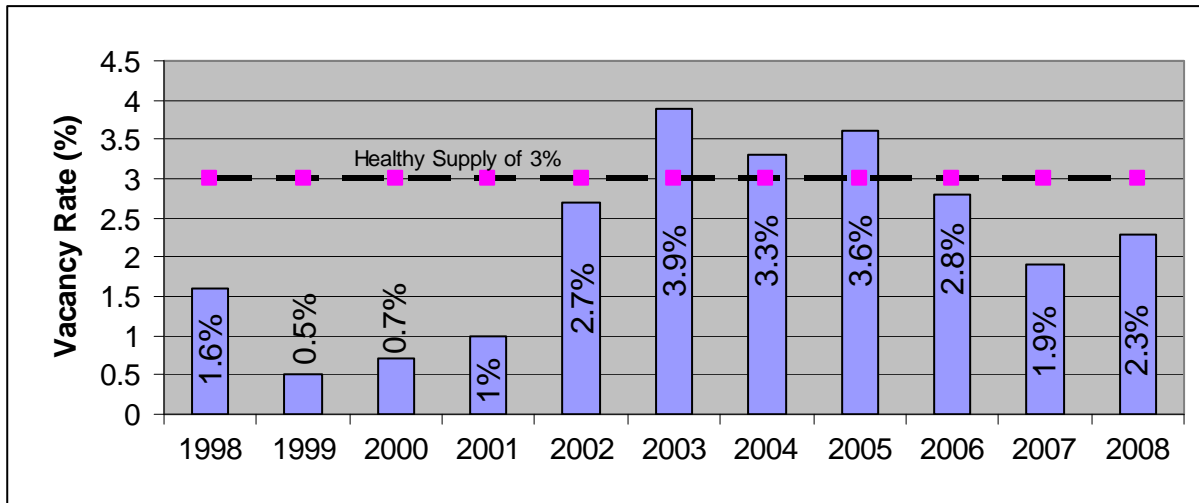
Source: MPAC sales data and Guelph & District Real Estate Board Sales Data, 2005 - 2008

Highlights:

- In 2008, the average resale single detached dwelling cost \$299,803.
- In 2008, the average resale price of semi detached, townhouses and apartment dwellings was below the affordable ownership benchmark price of \$237,000.
- A historical trend shows that from 2005 to 2008, the average newly constructed dwelling price increased by 20%.
- Between 2005-2008, the average resale dwelling price increased by 15.4%.

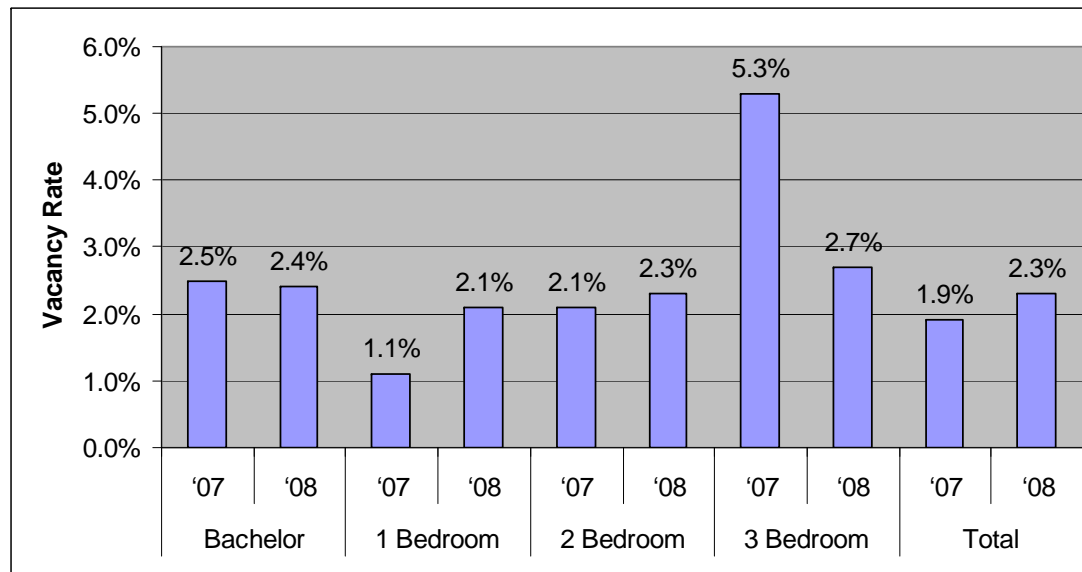
8.5 Rental Dwellings

8.5.1 Rental Vacancy Rate, Guelph CMA, (1998 – 2008)



Source: CMHC 1998 – 2008

8.5.2 Change in Rental Vacancy Rate by Bedroom Type, Guelph CMA (2007-2008)



Source: CMHC 2008

Highlights:

- In 2008, the vacancy rate was 2.3%, well below the vacancy rate during 2002-2006.
- Canadian Mortgage Housing Corporation (CMHC) has indicated that a 3% vacancy rate is a healthy supply.
- Between 2007 and 2008 the one bedroom vacancy rate increased by 1% to 2.1%. In the same period the vacancy rate for 3 bedroom apartments decreased by 2.6% to 5.3%.
- The vacancy rate for bachelor apartments and 2 bedroom apartments remained relatively unchanged between 2007 and 2008.

8.5.3 Apartment Vacancy Rates by Rent Range in Guelph CMA (2007 – 2008)

Rent Range	Vacancy Rate by % of Total Rental Units	
	Oct -2007	Oct 2008
Less than \$600	0.4%	1.1%
\$600-\$699	3.6%	2.5%
\$700-\$799	1.7%	2.2%
\$800-\$899	3.2%	3.1%
\$900-\$999	2.8%	2.0%
\$1000+	1.3%	1.3%
Total	1.9%	2.3%

Source: CMHC 2008

8.5.4 Rental Units by Bedroom Type (2005 - 2008)

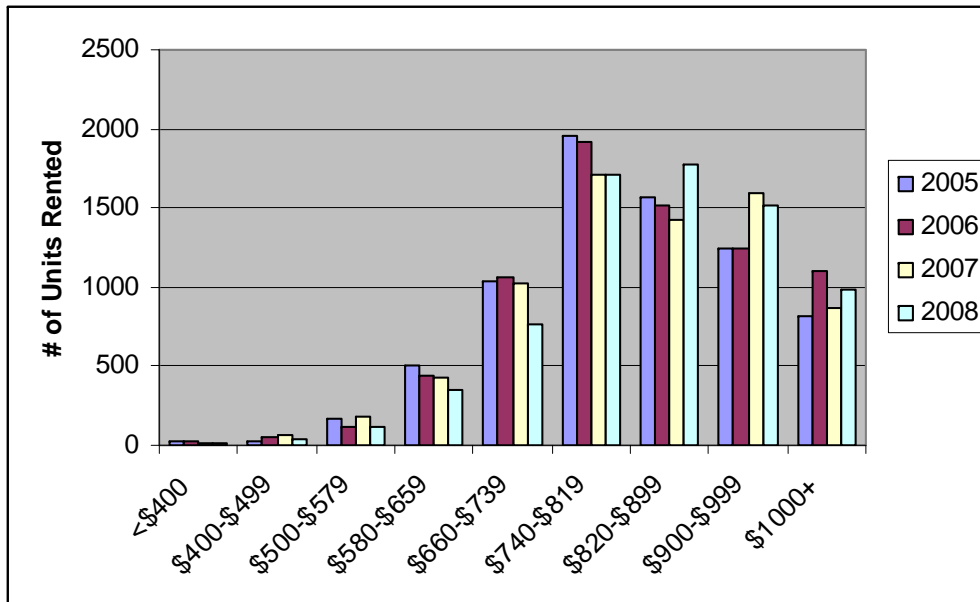
Bedroom Type	# of Rental Dwellings Rented by Bedroom Type			
	2005	2006	2007	2008
Bachelour	225	210	208	208
One Bedroom	2101	2097	2158	2139
Two Bedroom	4074	4078	4019	4012
Three Bedroom	933	1086	933	910
Total Bedrooms Rented	7333	7471	7318	7269

Source: CMHC 2005 - 2008

Highlights:

- In 2008, the rent range between \$800-\$899 had the highest vacancy rate.
- In 2008, the majority of vacancies were in the price range of \$800-\$899.
- In 2008, there were a total of 7,269 rental units rented in the City of Guelph.
- The majority of the rental units were in the form of 2 bedroom apartments.
- The number of rental units in each bedroom type decreased each year, demonstrating an overall decline in available rental units since 2005.

8.5.5 Historical Trend of Rental Dwellings by Price (2005-2008)



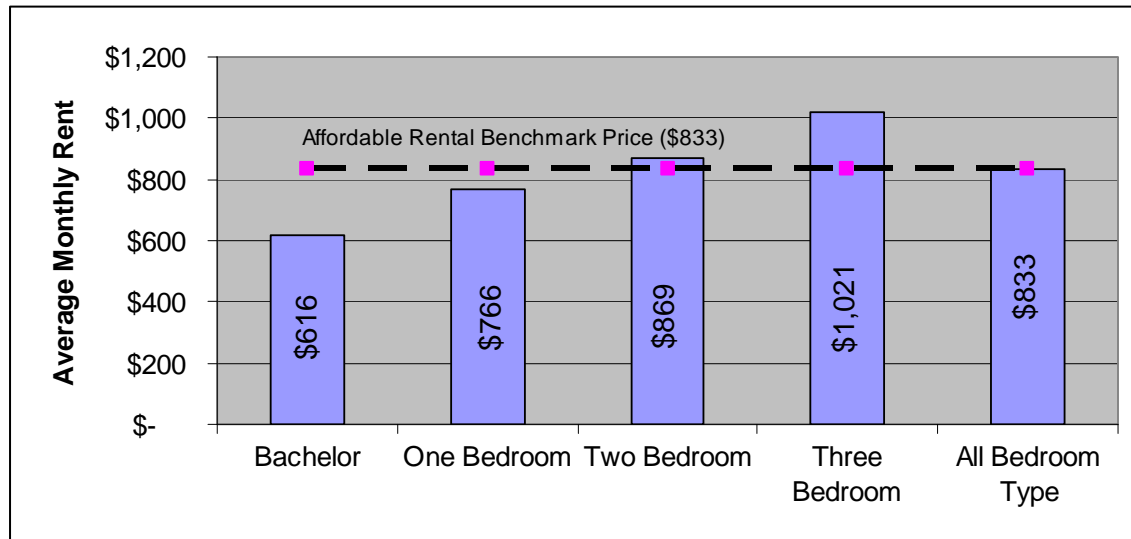
Source: CMHC 2005 - 2008

Rental Price Range	2005	2006	2007	2008
<\$400	21	32	18	11
\$400-\$499	32	57	65	42
\$500-\$579	173	121	175	111
\$580-\$659	501	436	425	348
\$660-\$739	1036	1060	1019	768
\$740-\$819	1955	1921	1716	1707
\$820-\$899	1567	1510	1431	1773
\$900-\$999	1238	1239	1596	1522
\$1000+	810	1095	873	987
Total	7333	7471	7318	7269

Highlights:

- Between 2005 – 2008, the number of rental units available in the rental price range of \$400 to \$820 decreased.
- In the same time period the number of rental units available above \$820 increased.
- There were only about 11 units rented at \$400 or less in 2008.
- In 2008, the majority of the rental units were priced at \$820-\$899 / month.

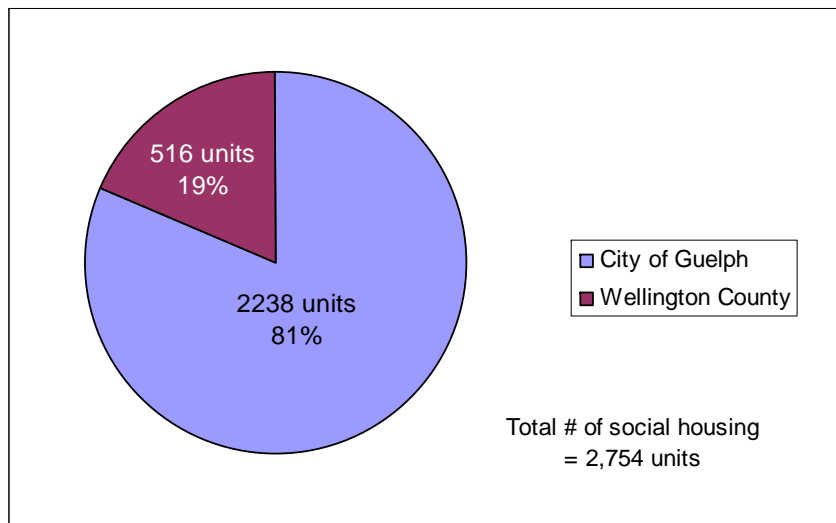
8.5.6 Average Rental Price by Bedroom Type (2008)



Source: CMHC 2008

9. Social Housing

9.1 Number of Social Housing Units in Wellington County/ Guelph (2008)



Source: County of Wellington Housing Services 2008

Highlights:

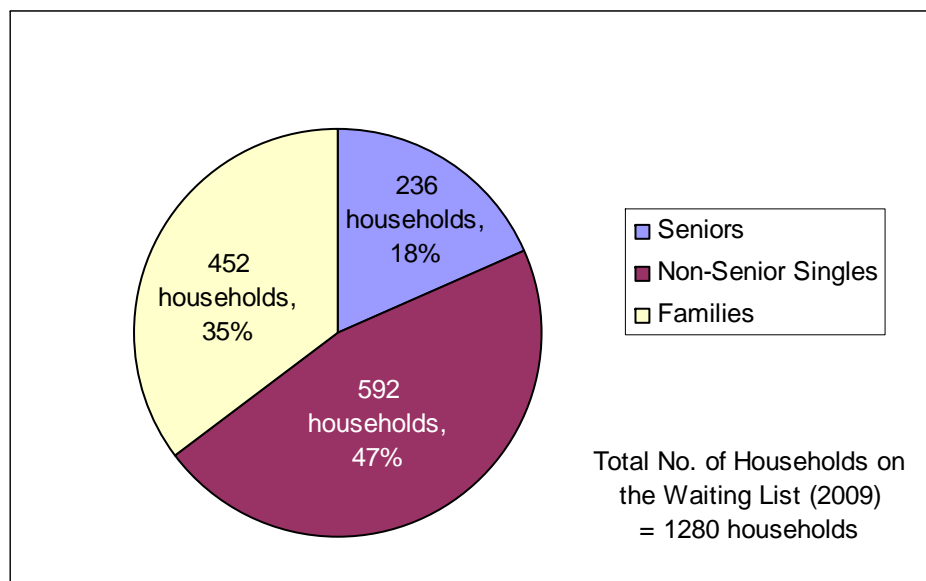
- Bachelor, one bedroom and the majority of the two bedroom apartments were priced below the affordable rental benchmark price of \$833.
- There are a total of 2,754 units of social housing in Wellington / Guelph.
- 81% of social housing units are located in the City of Guelph and 19% are located in Wellington County.

9.2 Distribution of Social Housing Located in Guelph by Demographic Type (2009)

	Bachelor	1 Br	2 Br	3 Br	4 Br	5 Br	Total Units
Demographic Type	# of units	# of units	# of units	# of units	# of units	# of units	# of units
Seniors	51	613	11	-	-	-	675
Non-Seniors	27	289	609	544	77	17	1563
Total	78	902	620	544	77	17	2238

Source: County of Wellington Housing Services 2008

9.3 Waiting List by Applicant Type in Wellington County/Guelph (2009)

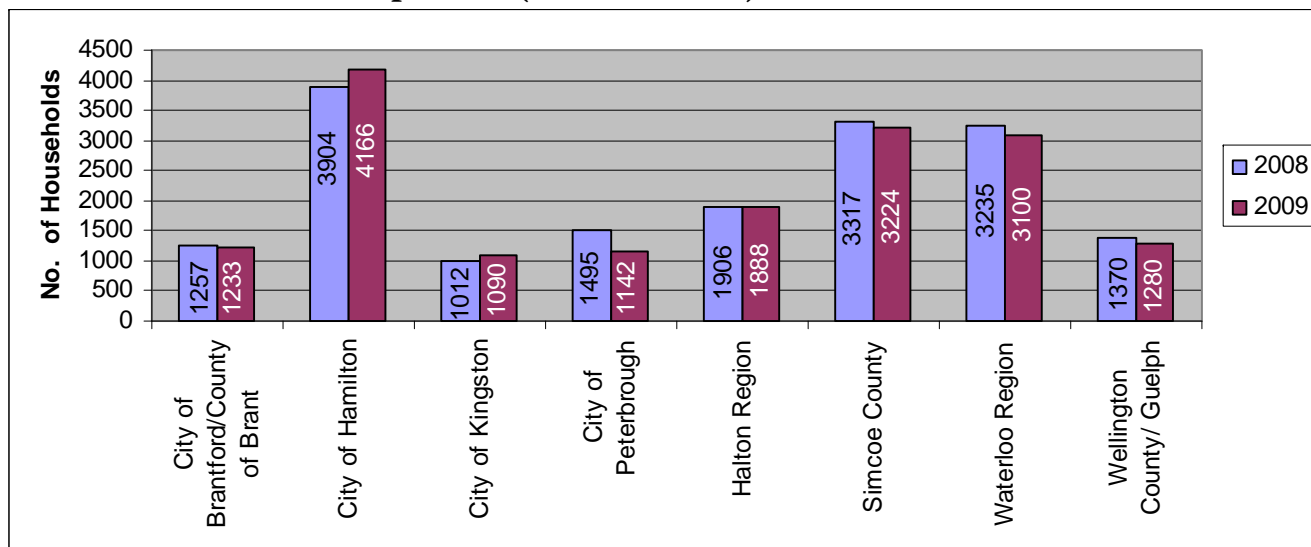


Source: County of Wellington Housing Services 2008

Highlights:

- There are a total of 2238 units of social housing in Guelph, of which 675 units (30%) are seniors housing.
- The majority of the social housing units in Guelph are in one bedroom units (902 units).
- The majority of seniors tend to live in one bedroom units.
- The majority of non-seniors social housing are in 2 or 3 bedroom units.
- In early 2009, there were 1280 active households on the social housing waiting list.
- The majority of households on the waiting list are non-senior singles (47%).

9.4 Comparison of the Number of Households on Waiting Lists for Social Housing with other Municipalities (2008 and 2009)



Source: Ontario Non-Profit Housing Association (2009)

9.5 Average Waiting Times by Municipalities and Applicant Type

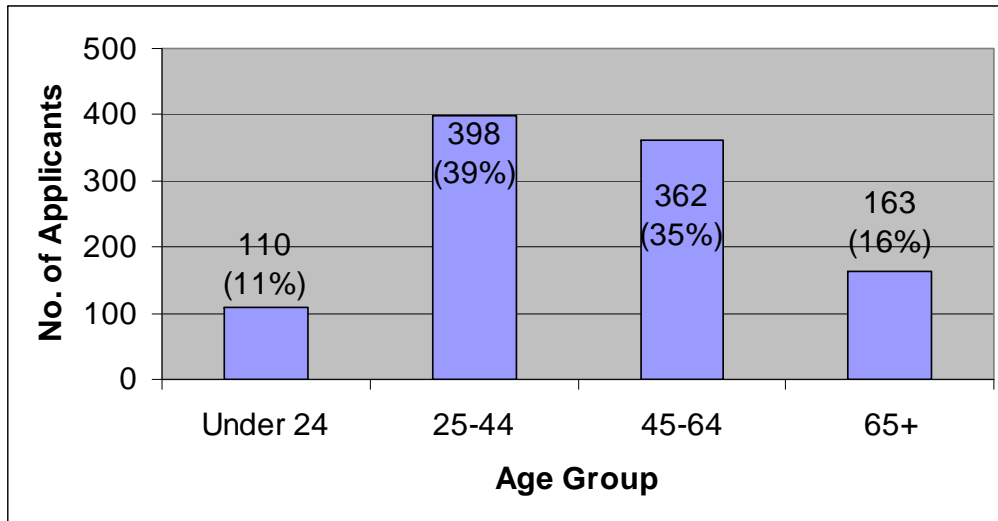
Municipalities	Seniors	Singles	Families
City of Brantford/County of Brant	3-6 months	5-7 years	2-5 years
City of Hamilton	1-2 years	4-5 years	2-3 years
City of Kingston	2 years	4-5 years	6 months - 2 years
City of Peterborough	6 years	13 years	4 years
Halton Region	1.9 years	6.6 years	3.6 years
Simcoe County	3.2 years	2.3 years	1.5 years
Waterloo Region	1.2 - 5 years	4-6 years	6 months - 5 years
Wellington County/Guelph	3-5 years	3-9 years	3-5 years

Source: Ontario Non-Profit Housing Association (2009)

Highlights:

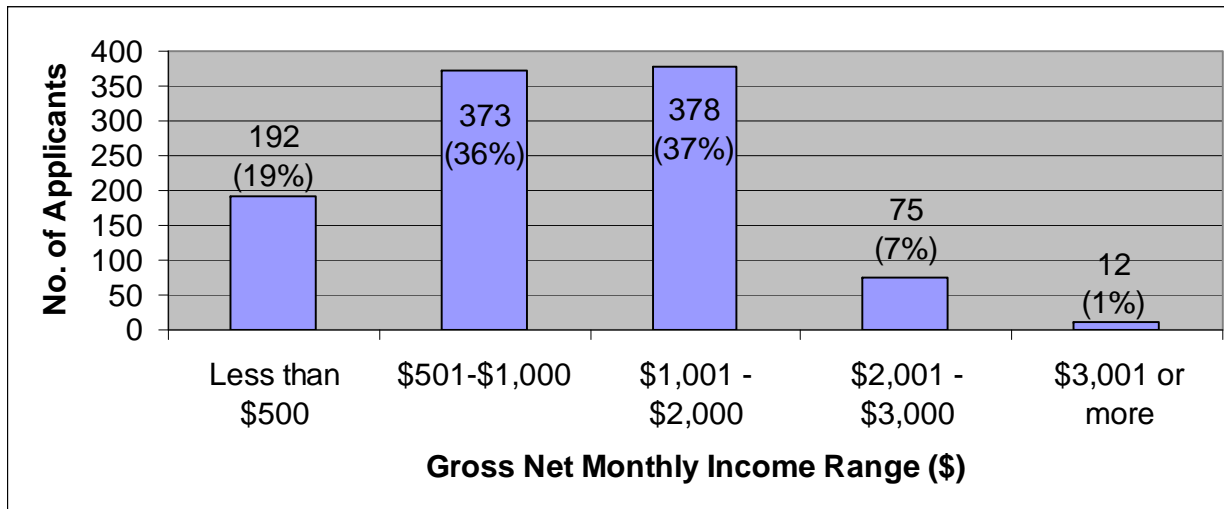
- The number of households on the waiting list with Wellington/Guelph is comparable to other cities including Kingston and Peterborough.
- The number of people on the social housing waiting list in Wellington/ Guelph decreased between 2008 and 2009.
- In Wellington/Guelph, it takes about 3-5 years for seniors, 3-9 years for single households and 3-5 years for families to gain access to social housing.
- Compared to other municipalities, Wellington County/Guelph is about average in terms of waiting time. The City of Peterborough has the longest waiting time for seniors and singles.

9.6 Age Profile for Applicants for Social Housing (May 2009)



Source: County of Wellington Housing Services 2009

9.7 Income Profile for Applicants for Social Housing (May 2009)

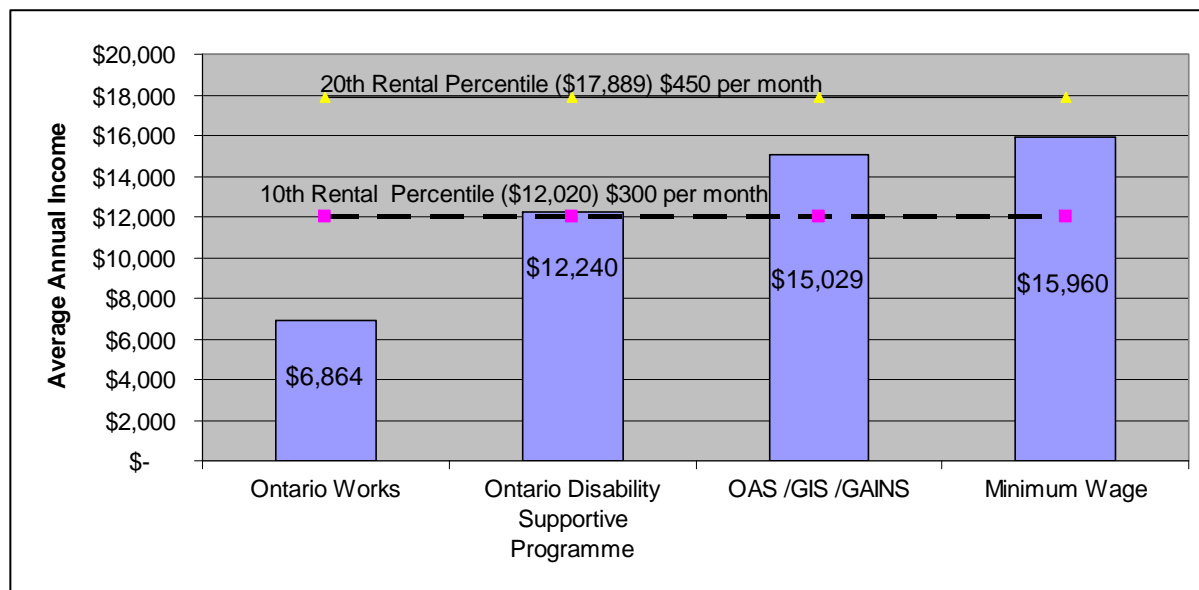


Source: County of Wellington Housing Services 2009

Highlights:

- The majority of the applicants on the social housing waiting list earn between \$501-\$2,000 per month. (6,012-\$24,000) per year.
- As of May 2009, 38.5% of all applicants were in the age group 25-44 years old. The next largest proportion of applicants were between 45 – 64 years old (35%).

10. Affordability Gap by Income Sources by Rental Percentile (2008)



Source: Ministry of Revenue (2008), Ministry of Labour (2008), Ministry of Community and Social Service (2008)

11. New Canadians

11.1 Number of New Canadians (1996-2006)

	Census				Changes 1996-2006
	1996		2006		
Immigrants	19,830	21%	24,115	21%	+4,275
Non-Permanent Residents ²	600	1%	840	1%	+240
Non-Immigrants	74,210	78%	89,160	78%	+14,950
Total	94,640	100%	114,115	100%	+19,475

Source: Statistics Canada 1996 and 2006 Census

¹ According to Statistics Canada's 2006 Census data (adjusted + by 6.0% on the basis of the Ontario Consumer Price Index to reflect 2008), at the 20th percentile, rental households with a gross annual income of \$17,889 could afford to pay \$450 / month without spending 30% of their total household income on rent.

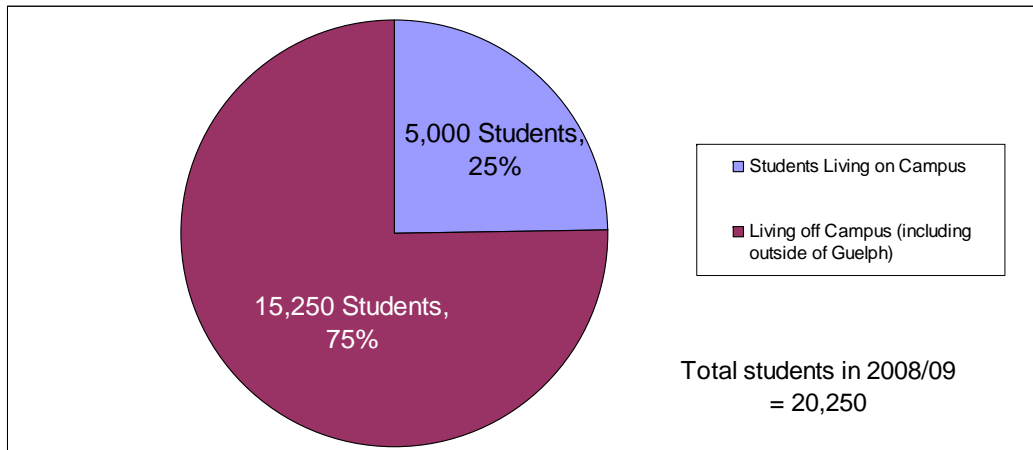
² Persons in Canada who are only have an employment or student visa or refugee claimants status.

Highlights:

- The average annual household income in 2008 for persons on Ontario Works is \$6,864.
- None of the low income households could afford rent at the 20th percentile¹ level.
- Only seniors with OAS/GIS/GAINS and households with minimum wage income can afford rents at, or above the 10th percentile.
- While the City of Guelph experiences immigration each year, the percentage of immigrants compared to overall population has remained the same (21%).
- There was an increase of about 4,275 immigrates over a 10 year period.

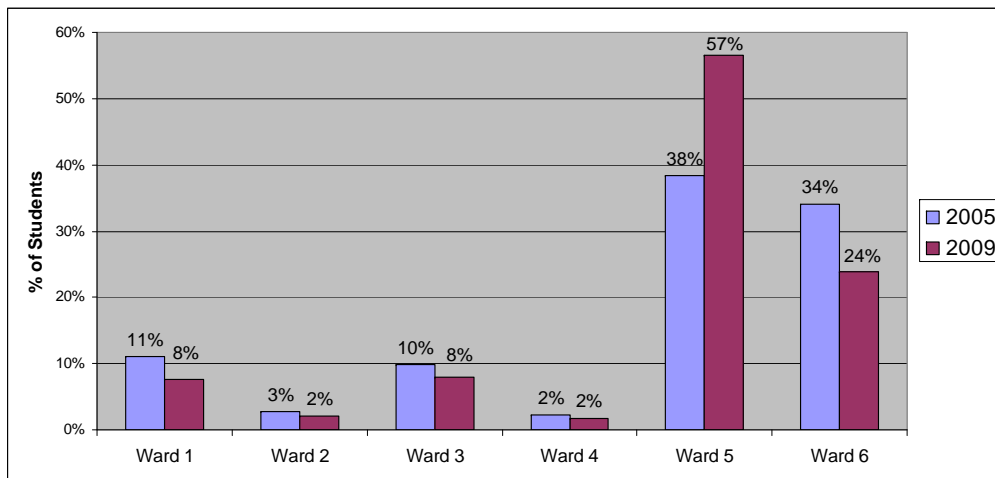
12. Student Population

12.1 Percentage of Students living on/off Campus (2008-2009)



Source: Off Campus Living - Student Life & Counselling Services, University of Guelph (2008)

12.2 Percentage of Students Living off Campus in Guelph by Ward (2005 & 2009)³



Highlights:

- In 2008/2009, the University of Guelph had a total of 20,250 fulltime and part time students.
- 75% of all students live off campus or outside of Guelph.
- The majority of students are living in Ward 5 and 6.
- There was a significant increase (+19%) in Ward 5 from 2005 to 2009, while there was a 10% decrease in Ward 6.

³ Due to the original survey rounding from the University of Guelph, the percentage may not add up to a 100%.

Source: Off Campus Living - Student Life & Counselling Services, University of Guelph (2008)

