

HOUSING MARKET INFORMATION

# RETIREMENT HOME MARKET STUDY

Trois-Rivières 2008



CANADA MORTGAGE AND HOUSING CORPORATION

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## Trois-Rivières

### Census Metropolitan Area

#### Highlights

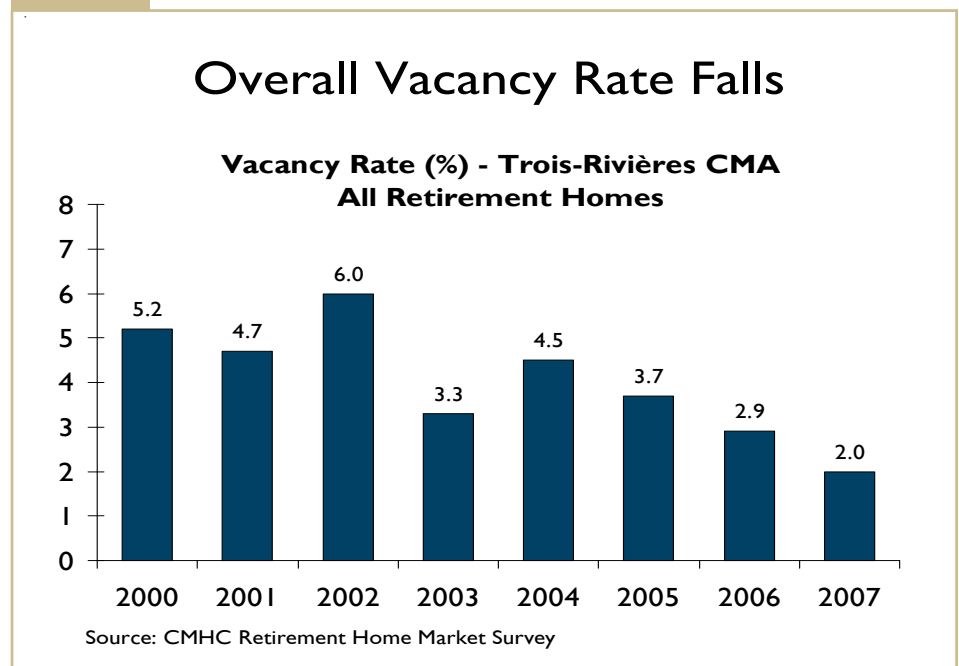
For a third straight year, the overall vacancy rate for retirement homes decreased in the Trois-Rivières census metropolitan area (CMA). In fact, the proportion of unoccupied units reached 2.0 per cent in the fall of 2007, compared to 2.9 per cent one year earlier and to 3.7 per cent in October 2005.

The tightening of the room-and-board retirement home segment, which accounts for nearly 40 per cent of the market, was solely responsible for the decrease in the overall vacancy rate. In fact, while the vacancy rate for apartments remained stable at 0.8 per cent between the fall of 2006 and the fall of 2007, the rate for room-and-board units dropped to 3.7 per cent this past fall from 5.4 per cent a year earlier.

#### Retirement home market further tightens

In the Trois-Rivières CMA, the retirement home market was still active in the fall of 2007. In fact, according to the results of the latest survey conducted by Canada Mortgage and Housing Corporation (CMHC), the overall vacancy rate decreased for the third time in as many years, falling to 2.0 per cent, compared to 2.9 per cent a year earlier. As a result, the proportion of vacant units intended for senior clients reached its lowest level since the beginning of the decade in the Trois-Rivières area.

Figure 1



This tightening of the overall market was due to the room-and-board retirement home segment. The proportion of unoccupied rooms fell from 5.4 per cent in the fall of 2006 to 3.7 per cent this past fall. The apartment retirement home market segment, although still tight, remained stable between the 2006 and 2007 surveys, with a vacancy rate of 0.8 per cent. These results demonstrate the vitality of the retirement home market, for both room-and-board and apartment residences.

While new units arrived on the market during 2007, demand was such that this increase in supply was not sufficient. In fact, the growth in the target client group for retirement homes, that is, the population aged 75 years or older, was strong in 2007 in the Trois-Rivières CMA. This upward pressure on demand, in an already very tight market, where few units were available, pushed down the overall vacancy rate.

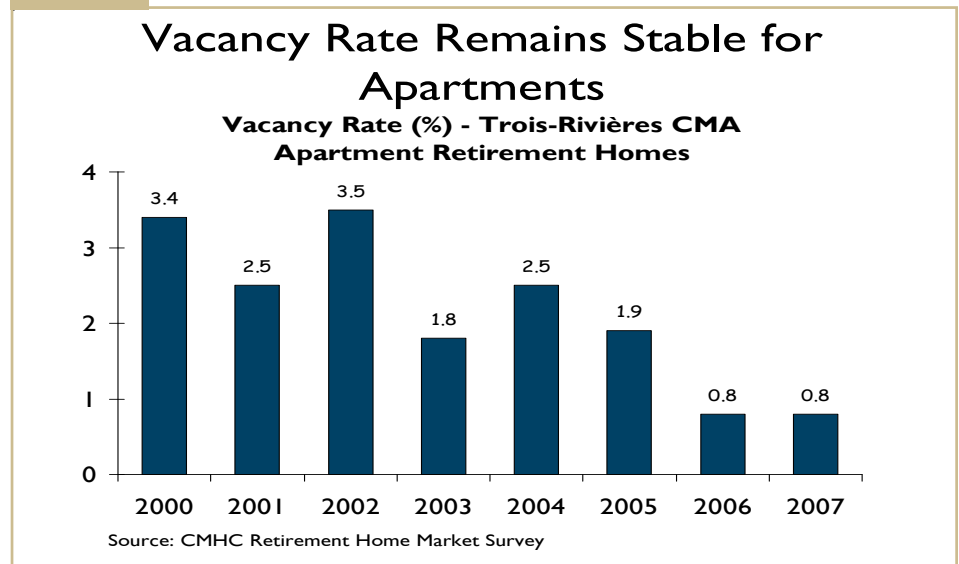
## **Housing stock**

Between the 2006 and 2007 surveys, 209 units were added to the private retirement home universe. This figure, which reflects the addition of 222 apartments and the withdrawal of 13 room-and-board units, was greater than the corresponding figure between 2005 and 2006, which was 84 units. It is important to note, however, that the change in the stock from one year to the next effectively conceals many movements. In fact, every year, new retirement homes arrive on the market, while others are expanded or downsized. As well, some are withdrawn from the survey universe, in whole or in part, for different reasons, because they either close down, no longer target seniors exclusively, are not accessible to everyone or start receiving government subsidies.

## **Apartment retirement homes**

The apartment retirement home market segment, while having remained stable between the 2006 and 2007 surveys, stayed particularly tight in the Trois-Rivières CMA. As such, for a second straight year, the vacancy rate for apartments was below the 1-per-cent mark (0.8 per cent), its lowest level ever. Demand for apartments therefore remained strong in the CMA, but few units were available (only 12 out of a total of 1,581 units this past fall).

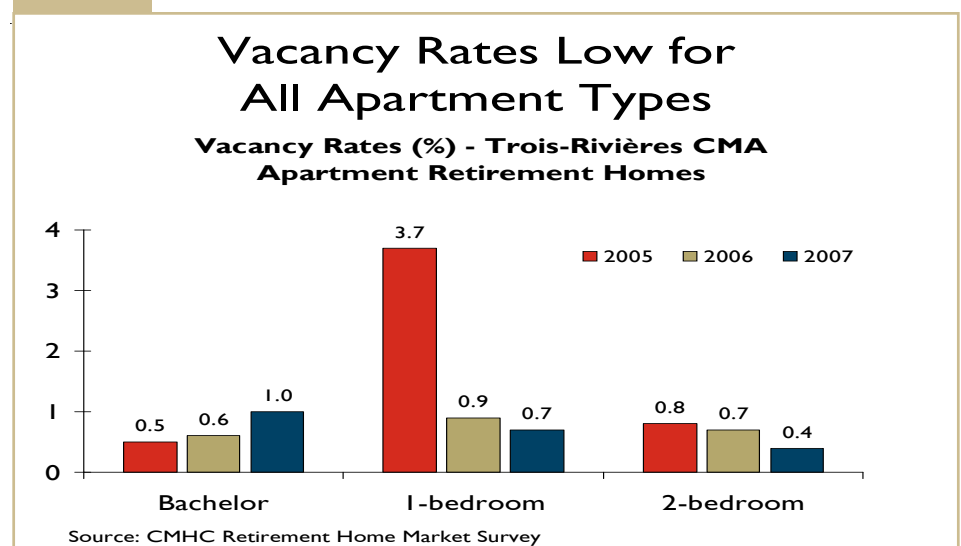
Figure 2



## Few apartments available, regardless of type

There were few available apartments, regardless of type. With the exception of bachelor apartments, for which the proportion of vacant units rose slightly in 2007, reaching 1.0 per cent (compared to 0.6 per cent a year earlier), all apartment types (one-bedroom and two-bedroom units) saw their respective vacancy rates decrease this past fall. While the vacancy rate for one-bedroom apartments fell marginally to 0.7 per cent (from 0.9 per cent in 2006), the situation was more critical for two-bedroom apartments. In fact, the vacancy rate, which was already very low in 2006 (0.7 per cent), further decreased this past fall and reached 0.4 per cent. The smaller number of two-bedroom apartments (231 units, compared to 864 one-bedroom apartments) obviously makes this unit type more sensitive to vacancy rate fluctuations.

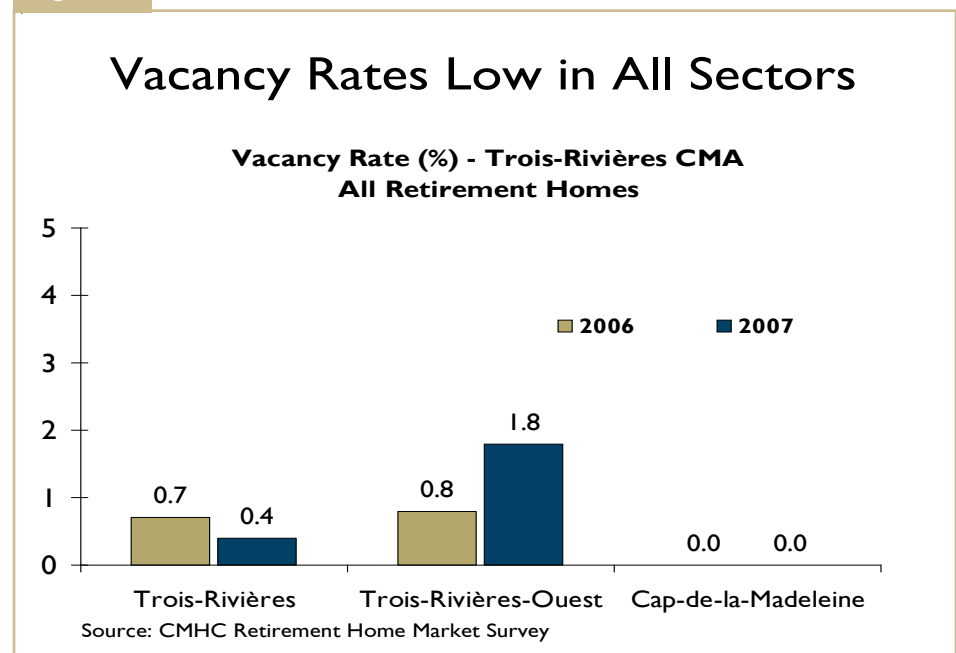
Figure 3



## Vacancy rates very low in almost all sectors

Just like in 2006, it was difficult to find an apartment this past fall, in almost all zones of the Trois-Rivières CMA. In the central Trois-Rivières zone—always very popular with the many services nearby—market conditions tightened, as the vacancy rate fell from 0.7 per cent in the fall of 2006 to 0.4 per cent this past fall. In Cap-de-la-Madeleine, there were no available units for the third year in a row. Even though demand seems very steady in this zone, no new units were added to the survey universe in 2007, such that the vacancy rate remained at 0 per cent. Trois-Rivières-Ouest was therefore the only zone where the apartment retirement home market segment eased. The vacancy rate rose there, as a result of the completion of two new phases (80 apartments) added to a residence. This increase in supply pushed up the vacancy rate to 1.8 per cent at the time of the fall 2007 survey, compared to 0.8 per cent one year earlier.

Figure 4

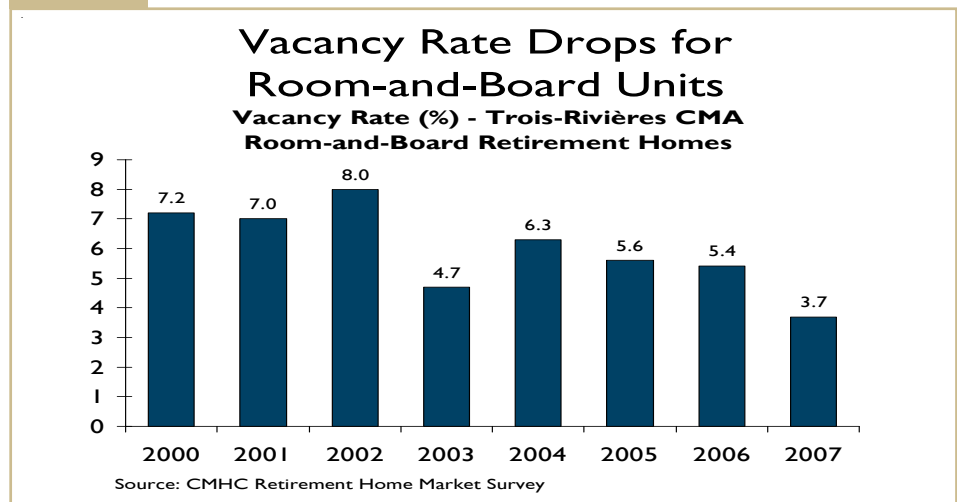


## Room-and-board retirement home market segment tightens

The room-and-board retirement home segment tightened significantly between the 2006 and 2007 surveys. The proportion of unoccupied rooms, which had varied between 5 per cent and 6 per cent in recent years, decreased from 5.4 per cent in the fall of 2006 to 3.7 per cent in the fall of 2007, reaching its lowest level in the area.

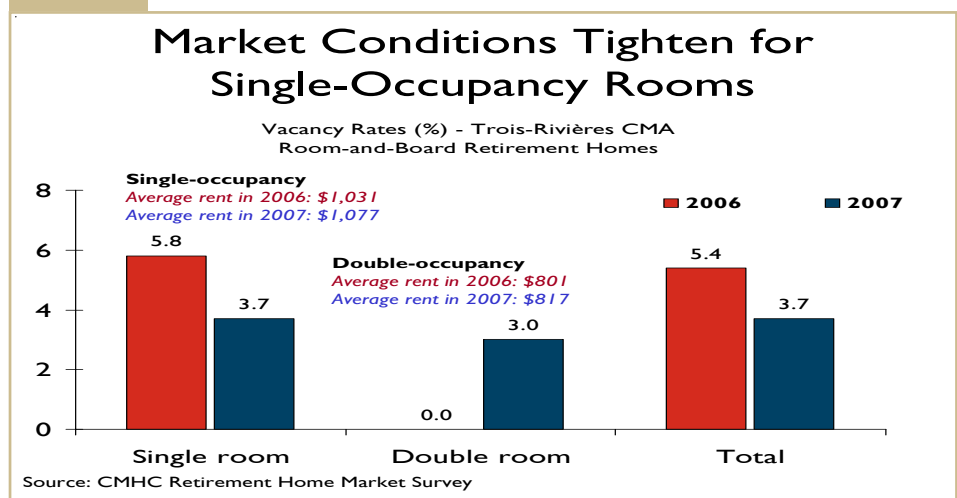
However, this decrease in the vacancy rate for room-and-board units was not the direct consequence of a sudden surge in demand for units of this type. With the supply of room-and-board units having remained relatively stable between the 2006 and 2007 surveys, the drop in the vacancy rate rather resulted from a spillover of demand from the apartment retirement home segment. In fact, for a second straight year, very few apartments were available on the market, so a number of renters apparently had to turn to the room-and-board retirement home segment to find a unit, accounting for the major decrease in the vacancy rate for rooms registered this past fall.

Figure 5



As a result of the tightening of the room-and-board retirement home market segment between the 2006 and 2007 surveys, the average rents rose considerably, especially for single-occupancy rooms. The average rent for these units reached \$1,077, up by 4.5 per cent over 2006. The increase in the average rent of double-occupancy rooms was less significant (2.0 per cent), however, as they were renting for an average of \$817 this past fall, compared to \$801 a year earlier.

Figure 6





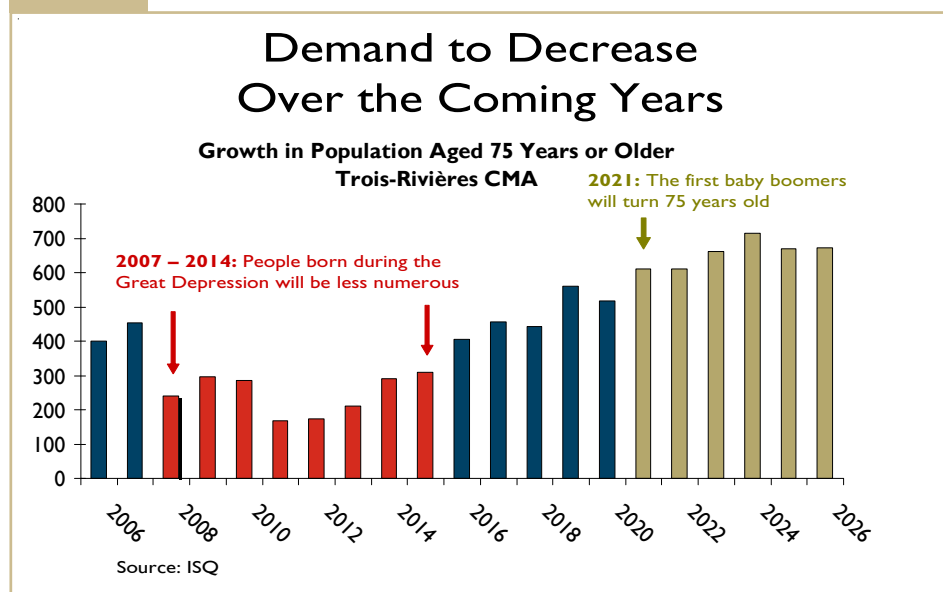
## Market to ease slightly but remain tight in 2008

The retirement home market will ease slightly in 2008 in the Trois-Rivières CMA, as a result of a larger supply of units and a slowdown in demand. Close to 175 new units will arrive on the market during the year, while the growth in the population aged 75 years or older will slow by nearly half in the CMA from the level recorded in 2007. In fact, from 2008 until 2016, the growth in this age group will decline on account of the decrease in the birth rate during the Great Depression of the 1930s. Consequently, the overall vacancy rate for retirement homes will rise slightly from now until the fall 2008 survey.

In the Trois-Rivières CMA, the retirement home penetration rate<sup>1</sup> rose slightly between the 2006 and 2007 surveys and has now reached 23.3 per cent, versus 22.4 per cent one year earlier. This increase indicates that, in 2007, the number of units rose at a slightly faster pace than the target population.

Assuming that this ratio will remain constant and applying it to the growth of this age group over the coming year (based on the latest forecasts of the Institut de la statistique du Québec), we get a potential demand of some 50 units for 2008. With three times this number of new units expected to arrive on the market this year, this will contribute to easing this market and make it somewhat easier for renters to find units that meet their needs.

Figure 7



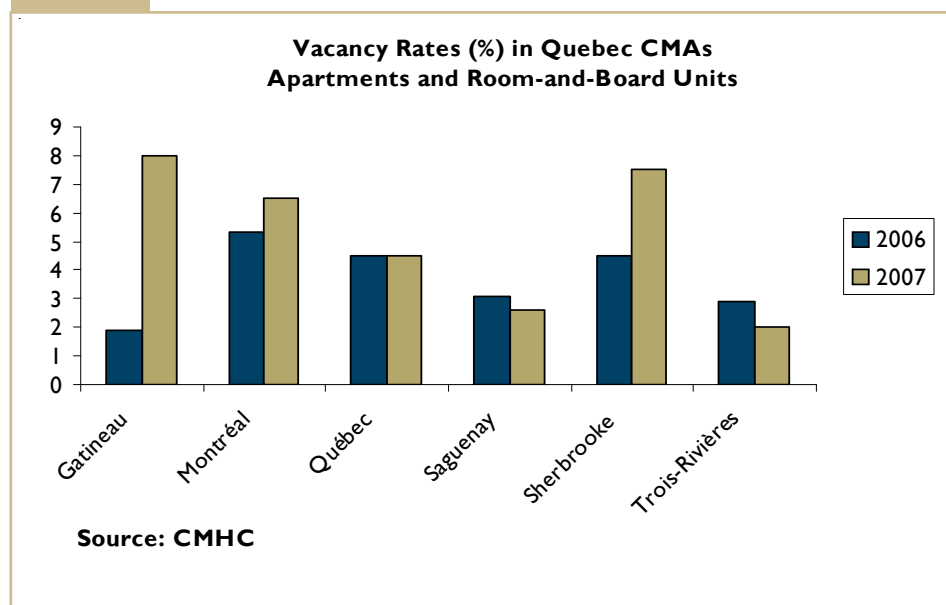
<sup>1</sup> The penetration rate is the ratio between the total number of privately initiated retirement housing units in a given market zone and the total number of people aged 75 years or older living in this zone. Considering the latest estimates issued by the Institut de la statistique du Québec (ISQ) and given that the total retirement housing stock stood at 2,742 units, the retirement home penetration rate reached 23.3 per cent in 2007 in the Trois-Rivières CMA.

## Around the Province

With the exception of the Saguenay and Trois-Rivières CMAs, conditions on the retirement home market (apartment and room-and-board segments) eased or remained stable in all areas with 100,000 or more inhabitants.

Gatineau was the area where market conditions eased the most. In fact, the vacancy rate there rose by 6.1 percentage points between October 2006 and October 2007 and has now reached 8 per cent (versus 1.9 per cent in 2006). This area of Quebec therefore became the one with the highest proportion of unoccupied units in 2007. Less significant easing was also observed in Sherbrooke (where the vacancy rate rose from 4.5 per cent in 2006 to 7.5 per cent in 2007) and Montréal (where the rate went up from 5.3 per cent in 2006 to 6.5 per cent in 2007).

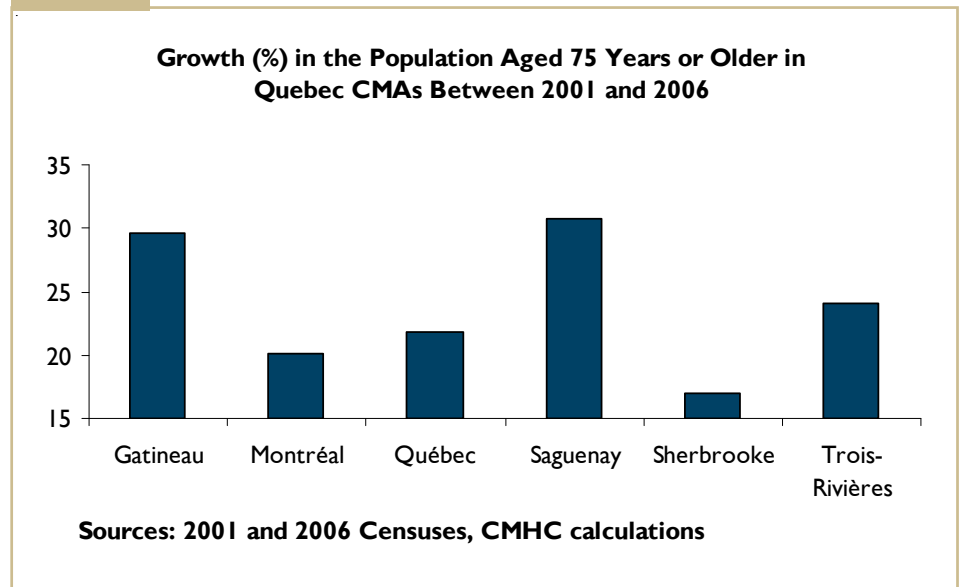
Figure 8



In Saguenay and Trois-Rivières, the vacancy rates went down between 2006 and 2007. In Saguenay, the decrease was 0.5 of a percentage point (from 3.1 per cent in 2006 to 2.6 per cent in 2007), while the market tightened slightly more in Trois-Rivières. In fact, the vacancy rate there has now reached 2 per cent, down by 0.9 of a percentage point from 2006. The Trois-Rivières area therefore had the lowest vacancy rate across Quebec in 2007. In the Québec CMA, the vacancy rate remained stable at 4.5 per cent in 2007.

Between 2001 and 2006, the growth in the number of people aged 75 years or older, that is, the main client group for retirement homes, varied depending on the different Quebec CMAs. The Gatineau and Saguenay areas came in first with increases of about 30 per cent, followed by Trois-Rivières (+24 per cent), Québec (+22 per cent), Montréal (+20 per cent) and Sherbrooke (+17 per cent).

Figure 9



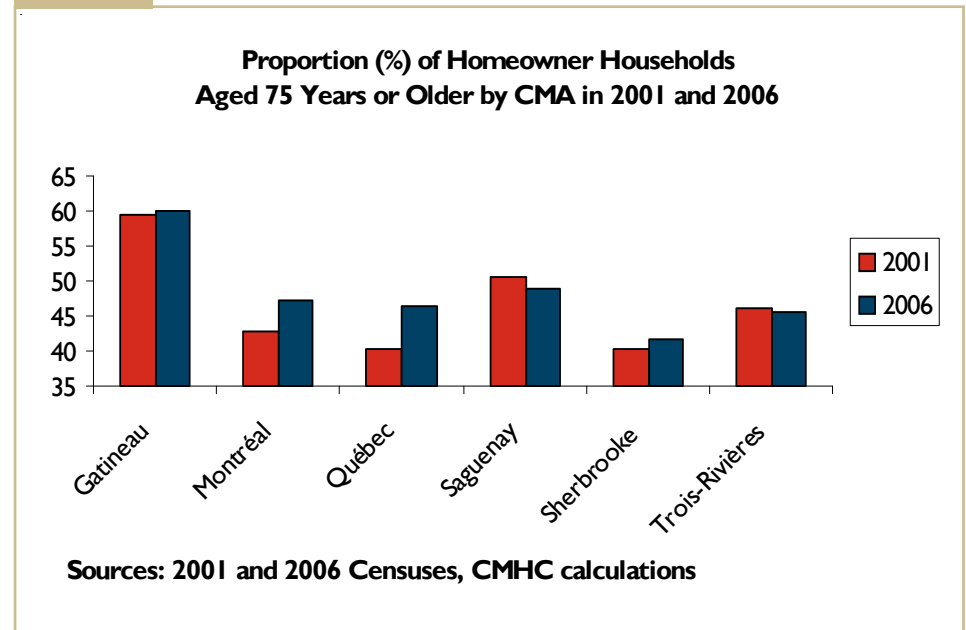
While Gatineau registered the strongest growth in the population aged 75 years or older, this was also the area where, in 2006, the penetration rate<sup>2</sup> was the lowest, at 14 per cent. Relatively speaking, this means that the Gatineau area was, in 2006, the market with the fewest existing units for clients aged 75 years or older. In fact, Gatineau also stood out because of the fact that around 60 per cent of all households aged 75 years or older owned their own homes in 2006, the highest proportion among all CMAs across Quebec. If seniors in the Gatineau area behaved similarly to those living in other CMAs, demand for retirement home units could be expected to increase on this market, with a greater proportion of homeowners turning to the rental market.

At the other end of the spectrum from Gatineau, the Sherbrooke area had the highest penetration rate among all Quebec CMAs, at 24 per cent, and also the smallest proportion of homeowner households aged 75 years or older (42 per cent). There consequently remained a much smaller number of homeowners to potentially attract to the retirement home market. In the other CMAs, just under one in two households aged 75 years or older were homeowners in 2006, with rates of 49 per cent in Saguenay, 47 per cent in Montréal, 46 per cent in Québec and 46 per cent in Trois-Rivières.

<sup>2</sup> Retirement housing units divided by population aged 75 years or older

The supply of units increased in all CMAs across Quebec between 2006 and 2007. The Gatineau area registered the strongest increase (+21 per cent), which could explain the vacancy rate hike observed in this area. In the Sherbrooke CMA, given that the supply grew by less than 2 per cent in 2007, the smallest increase in Quebec, the rise in the vacancy rate therefore resulted from a decrease in demand on the retirement home market.

Figure 10



**Table 1.1 : Universe of Apartments for Seniors  
By Building Size - In Number of Buildings and Units  
Private Retirement Homes with 10 or More Units  
Trois-Rivières CMA  
2000 to 2007**

Year	10 to 99 units		100 or more units		Total	
	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units
2000	11	357	5	503	16	860
2001	13	510	5	502	18	1,012
2002	6	311	6	555	12	866
2003	6	239	7	829	13	1,068
2004	7	241	8	904	15	1,145
2005	7	241	8	989	15	1,230
2006	7	241	8	1118	15	1,359
2007	10	149	6	1197	16	1,581

Source: CMHC

**Table 1.2 : Universe of Apartments for Seniors  
By Bedroom Type - In Number of Units  
Private Retirement Homes with 10 or More Units  
Trois-Rivières CMA  
2000 to 2007**

Year	Studio	1-bedroom	2-bedroom +	Total
2000	423	373	64	860
2001	468	474	70	1,012
2002	406	394	66	866
2003	526	442	100	1,068
2004	572	473	100	1,145
2005	587	516	127	1,230
2006	482	737	140	1,359
2007	486	864	231	1,581

Source: CMHC

**Table 1.3 : Universe of Apartments for Seniors  
By Meal Service Formula  
Private Retirement Homes with 10 or More Units  
Trois-Rivières CMA  
2000 to 2007**

Year	Unavailable		Optional		Mandatory		Total	
	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units
2000	--	--	4	299	10	383	16	860
2001	3	217	4	328	11	467	18	1,012
2002	--	--	6	402	6	464	12	866
2003	--	--	6	581	6	464	13	1,068
2004	--	--	6	581	8	541	15	1,145
2005	--	--	6	662	8	545	15	1,230
2006	--	--	6	697	8	639	15	1,359
2007	--	--	10	1,013	8	545	19	1,581

--: Data not available, confidential or change of classification between surveys.

Source: CMHC

**Table 1.4 : Universe of Room-and-Board for Seniors  
By Building Size - In Number of Buildings and Beds  
Private Retirement Homes with 10 or More Units  
Trois-Rivières CMA  
2000 to 2007**

Year	10 to 29 units		30 to 49 units		50 or more units		Total	
	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds
2000	15	285	6	196	6	382	27	863
2001	20	406	6	190	6	381	32	977
2002	20	380	5	170	8	532	33	1,082
2003	20	386	7	257	8	536	35	1,179
2004	19	363	8	287	8	517	35	1,167
2005	17	324	8	285	9	610	34	1,219
2006	14	279	8	285	9	610	31	1,174
2007	15	197	7	252	9	612	31	1,161

Source: CMHC

**Table 1.5 : Universe of Room-and-Board for Seniors  
By Occupation Type - In Number of Beds  
Private Retirement Homes with 10 or More Units  
Trois-Rivières CMA  
2000 to 2007**

<b>Year</b>	<b>Single occupancy # Beds</b>	<b>Double occupancy + # Beds</b>	<b>Total # Beds</b>
2000	790	73	863
2001	885	92	977
2002	990	92	1,082
2003	1,075	104	1,179
2004	1,065	102	1,167
2005	1,123	96	1,219
2006	1,092	82	1,174
2007	1,095	66	1,161

Source: CMHC

**Table 1.6 : Universe of Retirement Homes for Seniors  
By Detailed Zone - In Number of Buildings  
Private Retirement Homes with 10 or More Units  
Trois-Rivières CMA  
2007**

<b>Zone</b>	<b>Apartment</b>	<b>Room-and-Board</b>	<b>Mixed *</b>	<b>Total</b>
<b>1 - Trois-Rivières</b>	4	11	3	18
<b>2 - Trois-Rivières-Ouest</b>	5	5	1	11
<b>3 - Cap-de-la-Madeleine</b>	4	3	0	7
<b>4 - Outlying Sector</b>	0	12	2	14
<b>TROIS-RIVIÈRES CMA</b>	13	31	6	50

\* Including units in mixed retirement homes.

Source: CMHC

**Table 1.7 : Universe of Retirement Homes for Seniors  
By Detailed Zone - In Number of Units  
Private Retirement Homes with 10 or More Units  
Trois-Rivières CMA  
2007**

<b>Zone</b>	<b>Apartment*</b>	<b>Room-and-Board*</b>	<b>Total</b>
<b>1 - Trois-Rivières</b>	476	386	862
<b>2 - Trois-Rivières-Ouest</b>	550	267	817
<b>3 - Cap-de-la-Madeleine</b>	432	97	529
<b>4 - Outlying Sector</b>	123	411	534
<b>TROIS-RIVIÈRES CMA</b>	<b>1,581</b>	<b>1,161</b>	<b>2,742</b>

\* Including units in mixed retirement homes.

Source: CMHC



**Table 2.1 : Vacancy Rates of Apartments for Seniors  
By Building Size  
Private Retirement Homes with 10 or More Units  
Trois-Rivières CMA  
2000 to 2007**

Year	10 to 49 units	50 to 99 units	100 or more units	Total
2000	1.7%	6.7%	1.6%	3.4%
2001	9.1%	1.2%	2.2%	2.5%
2002	2.3%	0.0%	5.2%	3.5%
2003	14.9%	--	1.1%	1.8%
2004	2.9%	--	3.0%	2.5%
2005	2.9%	--	2.1%	1.9%
2006	0.0%	--	1.0%	0.8%
2007	3.4%	0.0%	0.6%	0.8%

--: Data not available, confidential or change of classification between surveys.

Source: CMHC

**Table 2.2 : Vacancy Rates of Apartments for Seniors  
By Bedroom Type  
Private Retirement Homes with 10 or More Units  
Trois-Rivières CMA  
2000 to 2007**

Year	Studio	1-bedroom	2-bedroom +	Total
2000	4.0%	1.3%	10.9%	3.4%
2001	2.4%	3.0%	0.0%	2.5%
2002	5.9%	1.5%	0.0%	3.5%
2003	1.0%	2.9%	1.0%	1.8%
2004	3.3%	2.1%	0.0%	2.5%
2005	0.5%	3.7%	0.8%	1.9%
2006	0.6%	0.9%	0.7%	0.8%
2007	1.0%	0.7%	0.4%	0.8%

Source: CMHC

**Table 2.3 : Vacancy Rates of Apartments for Seniors  
By Meal Service Formula  
Private Retirement Homes with 10 or More Units  
Trois-Rivières CMA  
2000 to 2007**

Year	Unavailable	Optional	Mandatory	Total
2000	--	1.7%	6.3%	3.4%
2001	3.2%	3.4%	1.5%	2.5%
2002	--	2.0%	4.7%	3.5%
2003	--	1.1%	0.7%	1.8%
2004	--	1.0%	4.3%	2.5%
2005	--	2.3%	1.5%	1.9%
2006	--	1.0%	0.6%	0.8%
2007	--	1.2%	0.0%	0.8%

--: Data not available, confidential or change of classification between surveys.

Source: CMHC

**Table 2.4 : Vacancy Rates of Apartments for Seniors  
By Detailed Zone and Bedroom Type  
Private Retirement Homes with 10 or More Units  
Trois-Rivières CMA  
2007**

Zone	Studio	# of units	1-bedroom	# of units	2-bedroom +	# of units	Total	# of units
1 - Trois-Rivières	1.7%	121	0.0%	277	0.0%	78	0.4%	476
2 - Trois-Rivières-Ouest	1.2%	244	2.7%	219	1.1	87	1.8%	550
3 - Cap-de-la-Madeleine	0.0%	108	0.0%	278	0.0%	47	0.0%	432
4 - Outlying Sector	0.0%	14	0.0%	90	0.0%	19	0.0%	123
<b>TROIS-RIVIÈRES CMA</b>	1.0%	486	0.7%	864	0.4%	231	0.8%	1,581

--: Data not available, confidential or change of classification between surveys.

Source: CMHC

**Table 2.5 : Vacancy Rates of Room-and-Board for Seniors  
By Building Size  
Private Retirement Homes with 10 or More Units  
Trois-Rivières CMA  
2000 to 2007**

Year	10 to 29 beds	30 to 49 beds	50 or more beds	Total
2000	11.2%	9.2%	3.1%	7.2%
2001	11.3%	8.4%	1.6%	7.0%
2002	16.3%	4.7%	3.2%	8.0%
2003	10.9%	4.3%	0.6%	4.7%
2004	12.4%	4.2%	3.3%	6.3%
2005	12.7%	2.5%	3.3%	5.6%
2006	14.0%	6.0%	1.1%	5.4%
2007	11.1%	2.0%	0.8%	3.7%

Source: CMHC

**Table 2.6 : Vacancy Rates of Room-and-Board for Seniors  
By Occupancy Type  
Private Retirement Homes with 10 or More Units  
Trois-Rivières CMA  
2000 to 2007**

Year	Single occupancy	Double occupancy +	Total
2000	6.6%	14.5%	7.2%
2001	5.8%	19.3%	7.0%
2002	7.1%	18.5%	8.0%
2003	4.9%	2.9%	4.7%
2004	5.8%	11.8%	6.3%
2005	6.1%	0.0%	5.6%
2006	5.8%	0.0%	5.4%
2007	3.7%	3.0%	3.7%

Source: CMHC

**Table 2.7 : Vacancy Rates of Room-and-Board for Seniors  
By Detailed Zone and Occupancy Type  
Private Retirement Homes with 10 or More Units  
Trois-Rivières CMA  
2007**

Zone	Single occupancy	# of units	Double occupancy +	# of units	Total
1 - Trois-Rivières	2.2%	364	9.1	22	2.6%
2 - Trois-Rivières-Ouest	2.3%	265	--	--	2.2%
3 - Cap-de-la-Madeleine	6.3%	95	--	--	6.2%
4 - Outlying Sector	5.7%	371	0.0%	40	5.1%
<b>TROIS-RIVIÈRES CMA</b>	<b>3.7%</b>	<b>1,095</b>	<b>3.0%</b>	<b>66</b>	<b>5.4%</b>

--: Data not available, confidential or change of classification between surveys.

Source: CMHC

<b>Table 3.1 : Average Apartment Rents* for Seniors By Meal Service Formula Private Retirement Homes with 10 or More Units Trois-Rivières CMA 2007</b>			
Type	Unavailable	Optional	Mandatory
Studio	\$825	\$914	\$1,072
1-bedroom	\$813	\$1,170	\$1,564
2-bedroom +	--	\$1,465	\$1,601
<b>Total</b>	<b>\$814</b>	<b>\$1,165</b>	<b>\$1,349</b>

\* All services combined.

--: Data not available, confidential or change of classification between surveys.

Source: CMHC

<b>Table 3.2 : Average Apartment Rents* for Seniors By Detailed Zone and Bedroom Type Private Retirement Homes with 10 or More Units Trois-Rivières CMA 2007</b>						
Zone	Studio	# of units	1-bedroom	# of units	2-bedroom +	# of units
<b>1 - Trois-Rivières</b>	\$947	121	\$1,223	277	\$1,242	78
<b>2 - Trois-Rivières-Ouest</b>	\$1,004	244	\$1,429	219	\$1,687	87
<b>3 - Cap-de-la-Madeleine</b>	\$1,048	107	\$1,337	278	\$1,733	47
<b>4 - Outlying Sector</b>	\$745	14	\$942	90	\$958	19
<b>TROIS-RIVIÈRES CMA</b>	<b>\$992</b>	<b>486</b>	<b>\$1,283</b>	<b>864</b>	<b>\$1,486</b>	<b>231</b>

\* All services combined.

--: Data not available, confidential or change of classification between surveys.

Source: CMHC

**Table 3.3 : Average Room-and-Board Rents\* for Seniors  
By Detailed Zone and Occupancy Type  
Private Retirement Homes with 10 or More Units  
Trois-Rivières CMA  
2007**

<b>Zone</b>	<b>Single occupancy</b>	<b># of beds</b>	<b>Double occupancy +</b>	<b># of beds</b>
<b>1 - Trois-Rivières</b>	\$1,032	364	\$777	22
<b>2 - Trois-Rivières-Ouest</b>	\$1,071	265	--	--
<b>3 - Cap-de-la-Madeleine</b>	\$926	95	--	--
<b>4 - Outlying Sector</b>	\$1,165	371	\$838	40
<b>TROIS-RIVIÈRES CMA</b>	\$1,077	1,095	\$817	66

--: Data not available, confidential or change of classification between surveys.

Source: CMHC

**Table 4.1 : Features  
Percentage of Residences Offering a Specific Service  
Private Retirement Homes with 10 or More Units  
Trois-Rivières CMA  
2007**

<b>Services</b>	<b>Apartment</b>	<b>Room-and-board</b>
Cable television	95%	94%
Worship service	95%	94%
Banking counter	32%	29%
Hairdresser	95%	94%
Convenience store	47%	3%
Swimming Pool	47%	3%
Footpath	95%	84%
Bedding	42%	81%
Clothes cleaning	42%	87%
24-hour on-site medical care	42%	39%
Limited medical care (visits)	58%	61%
Housekeeping	100%	100%
Furniture	42%	74%
Indoor parking	16%	0%
Outdoor parking	100%	100%
Supervision	95%	87%
Intercom system	95%	97%
Transportation system	74%	71%
Other services	5%	13%

Source: CMHC

## DEFINITIONS

**Retirement home:** A housing project intended for and serving clients whose average age is 65 years or older. The project must not be linked to the public health system (admission is not controlled by the government or its representatives). The dwellings can be either apartments or rooms. Retirement homes can offer a variety of support services (supervision, medical care, housekeeping, etc.).

**Apartment retirement home:** A building providing self-contained dwellings, that is, units with a full kitchen and bathroom. A meal service may be mandatory (included in the rental rates), optional (for an additional charge) or unavailable.

**Room-and-board retirement home:** A building providing single occupancy, double occupancy or other types of rooms. As applicable, the bathroom may be private or shared. This type of retirement home offers meals.

**Mixed retirement home:** A building providing both apartments and rooms.

**Privately initiated retirement home:** A building owned by an individual or a private company and not directly subsidized by a public agency. Conversely, all publicly initiated retirement homes, such as low-rent housing and buildings owned and administered by CMHC, the Société d'habitation du Québec (SHQ), a municipal housing bureau or a non-profit organization (NPO), are excluded.

**Vacancy:** A unit is considered to be vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.



## ZONE DESCRIPTION – CMA TROIS-RIVIÈRES

**Zone 1** Trois-Rivières

**Zone 2** Trois-Rivières-Ouest

**Zone 3** Cap-de-la-Madeleine

**Zone 4** Outlying Sector: Bécancour, Pointe-du-Lac, Saint-Louis-de-France, Saint-Maurice,  
Sainte-Marthe- du-Cap-de-la-Madeleine

## METHODOLOGY

The **survey universe** includes all privately initiated retirement homes with 10 or more units, enumerated in the Québec census metropolitan area. The survey is conducted in October every year, and the retirement homes covered must have been in operation for at least three months.

The data collected on vacancy rates and rents was compiled by building type, building size, market zone and dwelling type, among other factors.

The **rent data** corresponds to the actual amount paid by tenants for their dwelling. Certain services such as meals, care and recreational activities may be included in the monthly rental rates. Monthly rents (\*) indicated in this publication reflect the average rent for the different dwellings, regardless of the services included. However, some tables make a distinction between rents for apartments with mandatory meals (included in the rent), optional meals (excluded from the rent) and unavailable meals.

Some tables, however, make a distinction between the rents for apartments with mandatory meals (included in the rent) and the rents for apartments with optional meals (excluded from the rent).

Apartment retirement homes are divided into three categories, according to the type of meal service offered. As a result, in certain residences, the rental rates include meal service charges. When the meal service is optional, tenants can purchase a pass that entitles them to a certain number of meals or they can pay for their meals individually. The amount so paid is not included in the monthly rent. Finally, there may also be no meal service available.

In the case of room-and-board retirement homes, meals are included in the rental rates. As well, for double occupancy or other types of rooms, the rates are based on the rent paid by each tenant and not on the total rent paid for the room.

It should be noted that the survey does not aim to measure changes in rents, but rather to provide an indication of rent levels. As well, in each zone, the average rents may be strongly influenced by the presence of retirement homes where the rents are very different from the average, which explains some of the disparities between the zones.

The results for apartment retirement homes also take into account the apartments found in **mixed retirement homes** (including both apartments and rooms). Likewise, the results for room-and-board retirement homes take into account the rooms contained in mixed retirement homes.

## ACKNOWLEDGMENT

The retirement home market survey could not have been conducted without the valuable cooperation of the owners and managers of these retirement homes. We greatly acknowledge their hard work and assistance in providing timely and accurate information.

## CONFIDENTIALITY

The retirement home market survey aims to produce reliable statistics to provide an overview of the market in order to facilitate decision making for the various housing sector stakeholders. All the information collected on vacant units, services and rents is strictly confidential and never disclosed individually. The results are published in the form of averages for all retirement homes in a given category or survey zone.

As well, the survey results are confidential if they are compiled from a universe comprising fewer than three buildings.

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