



T H E

RETIREMENT HOME

MARKET STUDY



2001 QUÉBEC



HOME TO CANADIANS
Canada

Québec

Metropolitan Area

Highlights

- The proportion of vacancies in retirement homes went down significantly in 2000, falling to 3 per cent.
- The apartment retirement home market attained a vacancy rate of just 1.5 per cent.
- Room-and-board retirement homes moved closer to the balance point, as their vacancy rate reached 7.1 per cent.

The proportion of vacancies has never been so low

For a third straight year, the vacancy rate for retirement homes was down in the Québec census metropolitan area (CMA). At the time of our latest survey conducted in the fall of 2000, this rate was 3.0 per cent, compared to 6.5 per cent in 1999. This was the lowest proportion of vacancies recorded since our first survey in 1992.

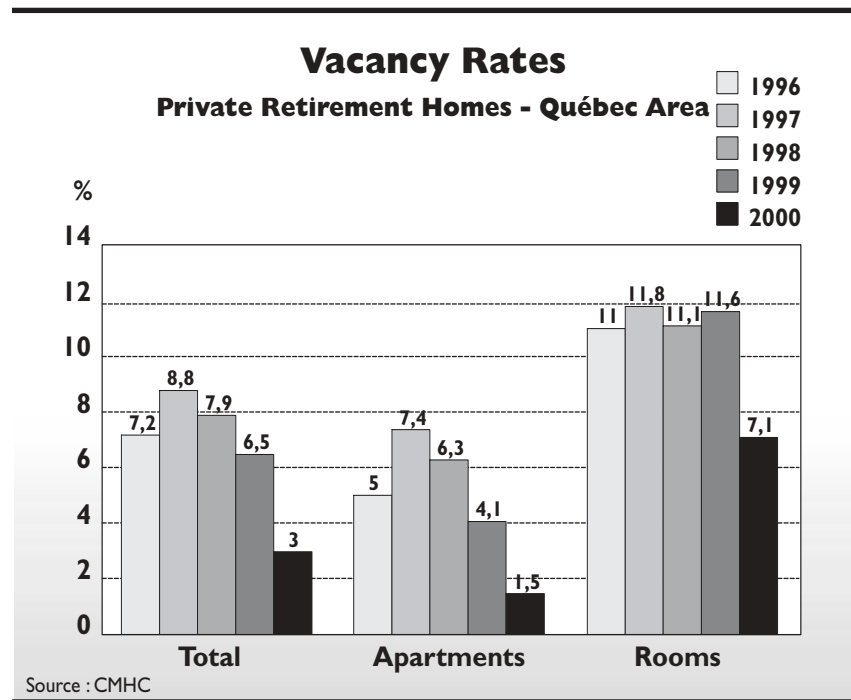
ATTENTION

Please note that there was a change in the methodology used in developing the October 2000 survey. As a result of this change, the universe of housing units enumerated was modified, which has brought about a possible distortion between the data for 2000 and that of previous years.

See the Methodology section for more details.

This decrease in the vacancy rate is evidence of the vigorous demand for this type of housing. Demand was supported by the aging of the population, among other factors. It is estimated that the number of seniors aged 75 years or older went up by 1,460 in 2000 in the Québec CMA, and this figure rises to 1,900 if people aged 65 years or older are taken into account. The favourable economic conditions also contributed to buoying demand for this type of dwelling. In fact, thanks in particular to the solid performance of the labour market and low interest rates, the resale market reached new heights in recent years. This enabled a number of seniors, who were waiting to sell their property before moving into a retirement home, to go ahead with their plans.

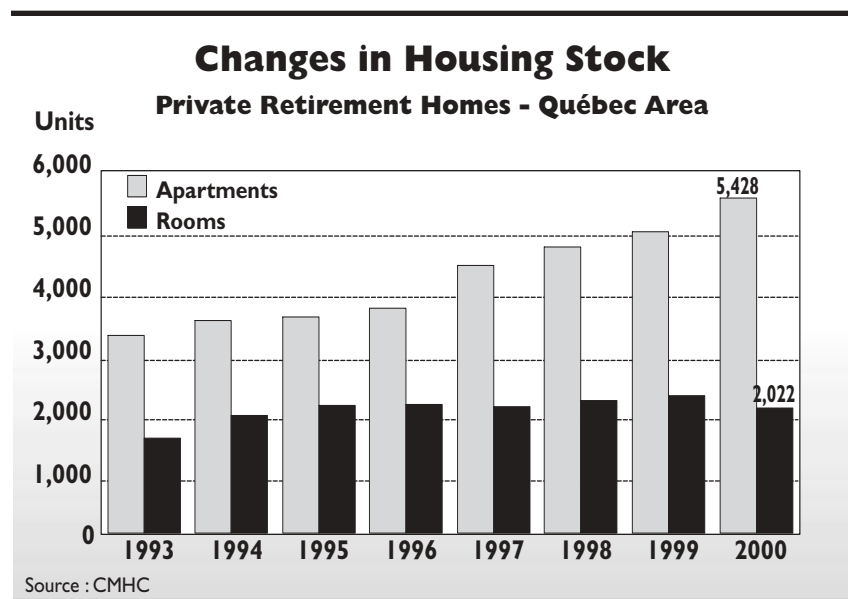
The latest statistics revealed that apartment retirement homes have barely 1.5 per cent of their units available for rent, while this rate stood at 4.1 per cent in 1999. This level is well below the balance point, which stands between 4 and 5 per cent for this type of retirement home. The situation observed in this market is similar to that noted in traditional rental housing segment, where the vacancy rate went from 3.3 per cent in 1999 down to 1.6 per cent in 2000.



In the room-and-board retirement home segment, the vacancy rate also went down considerably. The proportion of beds available in this type of housing, which had been hovering between 11 and 12 per cent since 1996, fell to 7.1 per cent in 2000. This market is therefore getting closer to its balance point, which ranges from 6 to 7 per cent (*). It should be noted, however, that a change in the survey methodology in 2000 could partly explain this decrease. In fact, retirement homes with fewer than 10 beds were excluded in 2000. Since residences in this category had a greater proportion of vacant beds in the past, their exclusion may account for a portion of the drop in the vacancy rate.

Apartment retirement homes preferred by seniors

According to the latest available data, the trend favouring the construction of apartment retirement homes, rather than room-and-board residences, seems to be taking hold. In fact, the apartment stock grew by more than 500 units between 1999 and 2000 and has now reached 5,428. Conversely, the number of beds in room-and-board retirement homes has been stagnating at around 2,000 since 1994. Currently, nearly three out of four retirement housing units are apartments with a full bathroom and kitchen. This type of dwelling seems better suited to the tastes of seniors who want to fully take advantage of their independence. In addition, the generally larger size of apartment retirement homes allows them to offer a wider range of services.



It should be noted that the increase in the apartment stock in 2000 was partly attributable to a change in the survey methodology. In fact, the survey universe was broadened to include retirement homes demonstrating that they were intended exclusively for retirees or early retirees, but not offering any meal service within the buildings themselves. In several cases, residences of this type are linked to other buildings where the desired services can be obtained.

As such, tenants can occasionally use the services (meals, health care, etc.) offered in a neighbouring building.

In the case of apartment retirement homes, all nine market zones in the Québec CMA had vacancy rates below the balance point, regardless of unit size. There was only one exception, namely zone 1 (Basse-Ville, Vanier), where two-bedroom apartments posted a vacancy rate of 6.2 per cent.

The situation was more difficult, however, in the room-and-board retirement home segment, where four zones had vacancy rates above the balance point. The highest rate was in zone 6 (19.1 per cent), followed by zone 8 (11.5 per cent), zone 5 (9.3 per cent) and zone 9 (8.0 per cent).

Vacancy rate to remain low in 2001

There is every indication that the vacancy rate for private retirement homes will remain low at the time of the next survey, which will take place in October 2001. In fact, no massive arrival of new units is expected on this market, and most of the new housing projects will comprise apartments meeting the needs of seniors. In this regard, it should be pointed out that close to 90 per cent of the approximately 300 new units that will be added to the survey in 2001 will be part of expansions to existing residential projects, which generally ensures a faster absorption. Finally, it should be mentioned that demand for this type of housing will continue to be stimulated by a very active resale market, which should enable seniors who want to move into a retirement home to rapidly sell their house.

(*) The higher balance point for room-and-board retirement homes than for apartment residences can be explained by the greater turnover rate due to the generally higher average age of the clients and their often lesser degree of independence.

Market Zones

| Zones | Municipalities and / or Sectors |
|-------|--|
| 1 | Québec Basse-Ville (Limoilou, Saint-Roch, Saint-Sauveur), Vanier |
| 2 | Québec Haute-Ville (Saint-Jean-Baptiste, Champlain, Montcalm) |
| 3 | Québec-des-Rivières (Neufchâtel, Duberger, Les Saules, Lebourgneuf), Ancienne-Lorette |
| 4 | Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin |
| 5 | Val-Bélair, Saint-Émile, Loretteville, Lac Saint-Charles, Lac Delage, Valcartier, Shannon, Lac Saint-Joseph, Sainte-Catherine-de-la-J.-C., Fossambault |
| 6 | Charlesbourg, Lac Beauport, Stoneham-Tewkesbury |
| 7 | Beauport, Sainte-Brigitte-de-Laval, Boischâtel, L'Ange-Gardien, Château-Richer, Île d'Orléans |
| 8 | Charny, Saint-Romuald, Saint-Jean-Chrysostôme, Saint-Nicolas, Saint-Rédempteur, Breakeyville, Saint-Lambert, Saint-Étienne |
| 9 | Lévis, Pintendre, Saint-Joseph-de-Lévy, Saint-Étienne-de-Beaumont |

Statistical Tables

Table 1.1

| Number of Apartment Buildings and Units by Building Size Private Retirement Homes with 10 or More Units Québec Census Metropolitan Area 1998 to 2000 | | | | | | | | |
|---|----------------|--------------|----------------|--------------|-------------------|--------------|--------------|--------------|
| Year | 10 to 49 units | | 50 to 99 units | | 100 or more units | | Total* | |
| | No. of bldgs | No. of units | No. of bldgs | No. of units | No. of bldgs | No. of units | No. of bldgs | No. of units |
| 1998* | 14 | 347 | 17 | 1,196 | 19 | 3,081 | 51 | 4,630 |
| 1999* | 15 | 388 | 14 | 999 | 23 | 3,473 | 55 | 4,869 |
| 2000 | 16 | 381 | 22 | 1,496 | 23 | 3,551 | 61 | 5,428 |

* For these years, the total included buildings with fewer than 10 units
Source: CMHC

Table 1.2

| Number of Apartment Units by Unit Size Private Retirement Homes with 10 or More Units Québec Census Metropolitan Area 1998 to 2000 | | | | |
|---|--------|-----------|-------------|-------|
| Year | Studio | 1-bedroom | 2-bedroom + | Total |
| 1998* | 1,855 | 2,353 | 422 | 4,630 |
| 1999* | 1,929 | 2,429 | 511 | 4,869 |
| 2000 | 2,187 | 2,523 | 718 | 5,428 |

* For these years, the total included buildings with fewer than 10 units
Source: CMHC

Table 1.3

| Number of Apartment Buildings and Units by Meal Service Formula Private Retirement Homes with 10 or More Units Québec Census Metropolitan Area 1998 to 2000 | | | | | | | | |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Year | Unavailable | | Optional | | Mandatory | | Total | |
| | No. of bldgs | No. of units | No. of bldgs | No. of units | No. of bldgs | No. of units | No. of bldgs | No. of units |
| 1998* | -- | -- | 16 | 2,171 | 35 | 2,459 | 51 | 4,630 |
| 1999* | -- | -- | 18 | 2,365 | 37 | 2,504 | 55 | 4,869 |
| 2000 | 4 | 274 | 18 | 2,374 | 39 | 2,780 | 61 | 5,428 |

-- : Data not available, confidential or change of classification between surveys
 * For these years, the total included buildings with fewer than 10 units
 Source: CMHC

Table 1.4

| Number of Room-and-Board Buildings and Beds by Building Size Private Retirement Homes with 10 or More Units Québec Census Metropolitan Area 1998 to 2000 | | | | | | | | |
|---|----------------|-------------|----------------|-------------|------------------|-------------|--------------|-------------|
| Year | 10 to 29 units | | 30 to 49 units | | 50 or more units | | Total* | |
| | No. of bldgs | No. of beds | No. of bldgs | No. of beds | No. of bldgs | No. of beds | No. of bldgs | No. of beds |
| 1998* | 51 | 863 | 16 | 549 | 9 | 410 | 118 | 2,147 |
| 1999* | 49 | 832 | 15 | 510 | 12 | 600 | 114 | 2,228 |
| 2000 | 45 | 739 | 18 | 601 | 13 | 682 | 76 | 2,022 |

* For these years, the total included buildings with fewer than 10 units
 Source: CMHC

Table 1.5

| Number of Room-and-Board Beds by Occupancy Type Private Retirement Homes with 10 or More Units Québec Census Metropolitan Area 1998 to 2000 | | | |
|--|------------------|--------------------|-------------|
| Year | Single occupancy | Double occupancy + | Total |
| | No. of beds | No. of beds | No. of beds |
| 1998* | 2,003 | 144 | 2,147 |
| 1999* | 2,088 | 140 | 2,228 |
| 2000 | 1,924 | 98 | 2,022 |

* For these years, the total included buildings with fewer than 10 units
Source: CMHC

Table 1.6

| Number of Buildings by Market Zone Private Retirement Homes with 10 or More Units Québec Census Metropolitan Area 2000 | | | | |
|---|-----------|----------------|-----------|------------|
| Zone | Apartment | Room-and-board | Mixed* | Total |
| 1 - Québec Basse-Ville, Vanier | 6 | 8 | 3 | 17 |
| 2 - Québec Haute-Ville | 7 | 5 | 1 | 13 |
| 3 - Québec-des-Rivières, Anc.-Loret. | 5 | 1 | 1 | 7 |
| 4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug. | 5 | 7 | 5 | 17 |
| 5 - Val-Bélair, St-Émile, Loretteville, etc. | 2 | 7 | 0 | 9 |
| 6 - Charlesbourg, Stoneham, etc. | 11 | 5 | 0 | 16 |
| 7 - Beauport, Boischatel, Île d'Orléans, etc. | 4 | 18 | 1 | 23 |
| 8 - Charny, St-Romuald, St-Jean-Chrys., etc. | 2 | 8 | 1 | 11 |
| 9 - Lévis, Pintendre, etc. | 6 | 4 | 1 | 11 |
| QUÉBEC CMA | 48 | 63 | 13 | 124 |

* Buildings including apartments and rooms
Source: CMHC

Table 1.7

| Number of Units by Market Zone Private Retirement Homes with 10 or More Units Québec Census Metropolitan Area 2000 | | | |
|---|-------------------|------------------------|--------------|
| Zone | Apartment* | Room-and-board* | Total |
| 1 - Québec Basse-Ville, Vanier | 721 | 294 | 1,015 |
| 2 - Québec Haute-Ville | 1,233 | 179 | 1,412 |
| 3 - Québec-des-Rivières, Anc.-Loret. | 481 | 50 | 531 |
| 4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug. | 988 | 299 | 1,287 |
| 5 - Val-Bélair, St-Émile, Loretteville, etc. | 146 | 172 | 318 |
| 6 - Charlesbourg, Stoneham, etc. | 780 | 89 | 869 |
| 7 - Beauport, Boischâtel, Île d'Orléans, etc. | 438 | 593 | 1,031 |
| 8 - Charny, St-Romuald, St-Jean-Chrys., etc. | 94 | 209 | 303 |
| 9 - Lévis, Pintendre, etc. | 547 | 137 | 684 |
| QUÉBEC CMA | 5,428 | 2,022 | 7,450 |

* Including units in mixed retirement homes
Source: CMHC

Table 2.1

| Apartment Vacancy Rates by Building Size Private Retirement Homes with 10 or More Units Québec Census Metropolitan Area 1998 to 2000 | | | | |
|---|----------------|----------------|-------------------|-------|
| Year | 10 to 49 units | 50 to 99 units | 100 or more units | Total |
| 1998* | -- | 5.4% | 6.9% | 6.3% |
| 1999* | -- | 2.7% | 4.8% | 4.1% |
| 2000 | 2.9% | 0.6% | 1.7% | 1.5% |

-- Data not available, confidential or change of classification between surveys
 * For these years, the total included buildings with fewer than 10 units
 Source: CMHC

Table 2.2

| Apartment Vacancy Rates by Unit Size Private Retirement Homes with 10 or More Units Québec Census Metropolitan Area 1998 to 2000 | | | | |
|---|--------|-----------|-------------|-------|
| Year | Studio | 1-bedroom | 2-bedroom + | Total |
| 1998* | 8.5% | 5.4% | 2.2% | 6.3% |
| 1999* | 5.0% | 3.3% | 4.5% | 4.1% |
| 2000 | 2.1% | 1.0% | 1.3% | 1.5% |

* For these years, the total included buildings with fewer than 10 units
 Source: CMHC

Table 2.3

| Apartment Vacancy Rates by Meal Service Formula Private Retirement Homes with 10 or More Units Québec Census Metropolitan Area 1998 to 2000 | | | | |
|--|-------------|----------|-----------|-------|
| Year | Unavailable | Optional | Mandatory | Total |
| 1998* | -- | 4.8% | 7.7% | 6.3% |
| 1999* | -- | 4.4% | 3.8% | 4.1% |
| 2000 | -- | 1.6% | 1.4% | 1.5% |

-- Data not available, confidential or change of classification between surveys
* For these years, the total included buildings with fewer than 10 units
Source: CMHC

Table 2.4

| Apartment Vacancy Rates by Market Zone and Unit Size Private Retirement Homes with 10 or More Units Québec Census Metropolitan Area 2000 | | | | | | | | |
|---|--------------|--------------|-------------|--------------|--------------|--------------|-------------|--------------|
| Zone | Studio | No. of units | 1-bed-room | No. of units | 2-bed-room + | No. of units | Total | No. of units |
| 1 - Québec Basse-Ville, Vanier | 2.6% | 383 | 1.9% | 257 | 6.2% | 81 | 2.8% | 721 |
| 2 - Québec Haute-Ville | 3.5% | 515 | 0.4% | 569 | 0.0% | 149 | 1.6% | 1,233 |
| 3 - Québec-des-Rivières, Anc.-Loret. | 2.6% | 227 | 1.8% | 219 | 0.0% | 35 | 2.1% | 481 |
| 4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug. | 0.4% | 235 | 1.0% | 612 | 0.7% | 141 | 0.8% | 988 |
| 5 - Val-Bélair, St-Émile, Loretteville, etc. | -- | 35 | -- | 102 | -- | 9 | -- | 146 |
| 6 - Charlesbourg, Stoneham, etc. | 0.0% | 307 | 2.2% | 230 | 1.2% | 243 | 1.0% | 780 |
| 7 - Beauport, Boischatel, Île d'Orléans, etc. | 2.8% | 144 | 0.4% | 257 | -- | 37 | 1.1% | 438 |
| 8 - Charny, St-Romuald, St-Jean-Chrys., etc. | -- | 40 | -- | 51 | -- | 3 | -- | 94 |
| 9 - Lévis, Pintendre, etc. | 2.0% | 301 | 1.3% | 226 | -- | 20 | 1.6% | 547 |
| QUÉBEC CMA | 2.1 % | 2,187 | 1.0% | 2,523 | 1.3% | 718 | 1.5% | 5,428 |

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

Table 2.5

| Room-and-Board Vacancy Rates by Building Size Private Retirement Homes with 10 or More Units Québec Census Metropolitan Area 1998 to 2000 | | | | |
|--|---------------|---------------|-----------------|-------|
| Year | 10 to 29 beds | 30 to 49 beds | 50 or more beds | Total |
| 1998* | -- | -- | -- | 11.1% |
| 1999* | -- | -- | -- | 11.6% |
| 2000 | 5.4% | 10.6% | 5.7% | 7.1% |

-- Data not available, confidential or change of classification between surveys
 * For these years, the total included buildings with fewer than 10 units
 Source: CMHC

Table 2.6

| Room-and-Board Vacancy Rates by Occupancy Type Private Retirement Homes with 10 or More Units Québec Census Metropolitan Area 1998 to 2000 | | | |
|---|------------------|--------------------|-------|
| Year | Single occupancy | Double occupancy + | Total |
| 1998* | 10.9% | 13.2% | 11.1% |
| 1999* | 12.2% | 5.7% | 11.6% |
| 2000 | 6.8% | 13.3% | 7.1% |

* For these years, the total included buildings with fewer than 10 units
 Source: CMHC

Table 2.7

| Room-and-Board Vacancy Rates by Market Zone and Occupancy Type Private Retirement Homes with 10 or More Units Québec Census Metropolitan Area 2000 | | | | | | |
|---|-----------------------------|------------------------|-------------------------------|------------------------|--------------|------------------------|
| Zone | Single occupancy | No. of beds | Double occupancy + | No. of beds | Total | No. of beds |
| 1 - Québec Basse-Ville, Vanier | 3.9% | 280 | -- | 14 | 3.7% | 294 |
| 2 - Québec Haute-Ville | 3.9% | 179 | -- | 0 | 3.9% | 179 |
| 3 - Québec-des-Rivières, Anc.-Loret. | -- | 50 | -- | 0 | -- | 50 |
| 4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug. | 1.7% | 293 | -- | 6 | 1.7% | 299 |
| 5 - Val-Bélair, St-Émile, Loretteville, etc. | 9.4% | 170 | -- | 2 | 9.3% | 172 |
| 6 - Charlesbourg, Stoneham, etc. | 12.0% | 75 | -- | 14 | 19.1% | 89 |
| 7 - Beauport, Boischatel, Île d'Orléans, etc. | 4.6% | 545 | 6.3% | 48 | 4.7% | 593 |
| 8 - Charny, St-Romuald, St-Jean-Chrys., etc. | 11.3% | 195 | 14.3% | 14 | 11.5% | 209 |
| 9 - Lévis, Pintendre, etc. | 8.0% | 137 | -- | 0 | 8.0% | 137 |
| QUÉBEC CMA | 6.8% | 1,924 | 13.3% | 98 | 7.1% | 2,022 |

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

Table 3.1

| Average Apartment Rents by Unit Size and Meal Service Formula Private Retirement Homes with 10 or More Units Québec Census Metropolitan Area 2000 | | | |
|--|-------------|--------------|----------------|
| | Unavailable | Optional | Mandatory |
| Studio | -- | \$667 | \$1,022 |
| 1-bedroom | -- | \$947 | \$1,410 |
| 2-bedroom + | -- | \$1,095 | \$1,674 |
| Total | -- | \$892 | \$1,206 |

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

Table 3.2

| Average Apartment Rents* by Market Zone and Unit Size Private Retirement Homes with 10 or More Units Québec Census Metropolitan Area 2000 | | | | | | |
|--|--------------|--------------|----------------|--------------|----------------|--------------|
| Zone | Studio | No. of units | 1-bedroom | No. of units | 2-bed-room + | No. of units |
| 1 - Québec Basse-Ville, Vanier | \$949 | 383 | \$1,080 | 257 | \$1,187 | 81 |
| 2 - Québec Haute-Ville | \$691 | 515 | \$1,111 | 569 | \$1,452 | 149 |
| 3 - Québec-des-Rivières, Anc.-Loret. | \$897 | 227 | \$1,247 | 219 | \$1,575 | 35 |
| 4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug. | \$906 | 235 | \$1,054 | 612 | \$1,144 | 141 |
| 5 - Val-Bélair, St-Émile, Loretteville, etc. | -- | 35 | -- | 102 | -- | 9 |
| 6 - Charlesbourg, Stoneham, etc. | \$999 | 307 | \$1,011 | 230 | \$980 | 243 |
| 7 - Beauport, Boischatel, Île d'Orléans, etc. | \$909 | 144 | \$1,058 | 257 | -- | 37 |
| 8 - Charny, St-Romuald, St-Jean-Chrys., etc. | -- | 40 | -- | 51 | -- | 3 |
| 9 - Lévis, Pintendre, etc. | \$1,018 | 301 | \$1,461 | 226 | -- | 20 |
| QUÉBEC CMA | \$904 | 2,187 | \$1,122 | 2,523 | \$1,189 | 718 |

* All services combined
-- Data not available, confidential or change of classification between surveys
Source: CMHC

Table 3.3

| Average Room-and-Board Rents by Market Zone and Occupancy Type Private Retirement Homes with 10 or More Units Québec Census Metropolitan Area 2000 | | | | |
|---|-----------------------------|-------------------------|-------------------------------|-------------------------|
| Zone | Single occupancy | No. of units | Double occupancy + | No. of units |
| 1 - Québec Basse-Ville, Vanier | \$1,005 | 280 | -- | 14 |
| 2 - Québec Haute-Ville | \$1,454 | 179 | -- | 0 |
| 3 - Québec-des-Rivières, Anc.-Loret. | -- | 50 | -- | 0 |
| 4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug. | \$1,830 | 293 | -- | 6 |
| 5 - Val-Bélair, St-Émile, Loretteville, etc. | \$902 | 170 | -- | 2 |
| 6 - Charlesbourg, Stoneham, etc. | \$901 | 75 | -- | 14 |
| 7 - Beauport, Boischatel, Île d'Orléans, etc. | \$1,077 | 545 | \$881 | 48 |
| 8 - Charny, St-Romuald, St-Jean-Chrys., etc. | \$853 | 195 | \$689 | 14 |
| 9 - Lévis, Pintendre, etc. | \$853 | 137 | -- | 0 |
| QUÉBEC CMA | \$1,150 | 1,924 | \$871 | 98 |

-- 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 Québec Census Metropolitan Area 2000 | | |
|--|------------------|-----------------------|
| Service | Apartment | Room-and-board |
| Cable television | 97% | 97% |
| Worship service | 95% | 86% |
| Banking counter | 69% | 24% |
| Hairdresser | 86% | 86% |
| Convenience store | 28% | 6% |
| Swimming pool | 17% | 4% |
| Footpath | 55% | 58% |
| Bedding | 34% | 76% |
| Clothes cleaning | 48% | 97% |
| 24-hour on-site medical care | 64% | 64% |
| Limited medical care (visits) | 93% | 100% |
| Housekeeping | 88% | 100% |
| Furniture | 38% | 63% |
| Indoor parking | 26% | 6% |
| Outdoor parking | 97% | 94% |
| Supervision | 97% | 100% |
| Intercom system | 91% | 96% |
| Transportation system | 42% | 42% |
| Other services | 2% | 0% |

Source: CMHC

Methodology

The **survey universe** includes all privately initiated retirement homes with 10 or more units, enumerated in the Québec census metropolitan area. Take note that for the surveys prior to 2000, residences with less than 10 units were included. 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.

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. It should be noted that the retirement homes in this last category were not enumerated before the 2000 survey in the Québec CMA.

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 between surveys, but rather to provide an indication of rent levels. Also, 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.

(*) It should be noted that, in previous retirement home market surveys in the Québec CMA, we had published median rents instead of average rents. As a result, it is difficult to compare the rents from the 2000 survey with those from previous surveys.

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.

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.

This CMHC report gives the results of the annual survey conducted in the fall of 2000 on the privately initiated retirement home market in the Québec CMA. This report presents vacancy rates, rents and an analysis of the main results derived from the information provided by the people in charge questioned at the time of the survey.

The results of this survey are the most comprehensive data on the retirement home market in the Québec CMA. They are useful to lenders, mortgage brokers, property managers, investors, appraisers, owners, tenants, housing advisors and decision makers, various government departments and agencies, as well as several related industries.

For more information about this survey, please contact:

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