RETIREMENT HOMES REPORT

Ontario

Canada Mortgage and Housing Corporation

2001 ANNUAL SURVEY

Ontario-wide vacancy rate of 11.4%

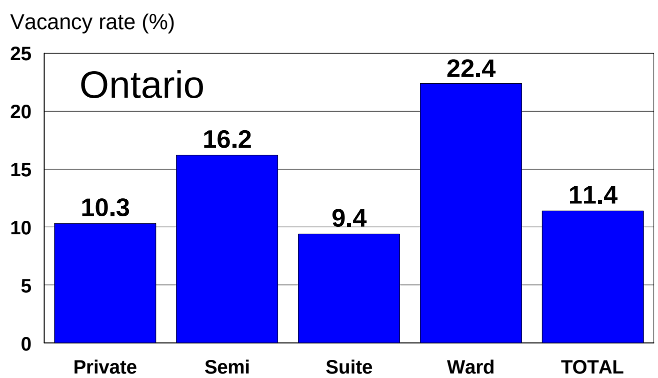
- According to Canada Mortgage and Housing Corporation's (CMHC) 2001 Retirement Homes Survey the vacancy rate in Ontario stood at 11.4 per cent in April.

- There were 4,000 vacant beds found in the 35,000 beds that survey results were gathered. We estimate that this represents more than 95 per cent of the total supply in Ontario.

- Vacancy rates were significantly lower for private and suite accommodation at 10.3 per cent and 9.4 per cent respectively. The rates in shared accommodation were 16.2 per cent for semi-private rooms and 22.4 per cent in ward units.

- The demand for single occupancy rooms has been growing. Now more than four of every five beds are either Private beds (72.1%) or Suite accommodation (10.0%). Semi-private beds account for 15.7 per cent of the total bed supply while ward beds represent just 2.2 per cent of the total.

Vacancy rates lower in popular private beds and suites



Source: CMHC 2001 Annual Retirement Home Survey

IN THIS ISSUE

- The capture rate, defined as the number of retirement home residents divided by the number of persons 75 years of age and older was estimated at 5.0 per cent. This ratio varies widely across Ontario. For example, in the Greater Toronto Area the capture rate was 3.4 per cent; in the Greater Ottawa Area it was 9.6 per cent; and in Windsor Essex County it was 5.4 per cent.

- Couples account for less than 5 per cent of residents living in retirement homes as defined in this survey.

CMHC Ontario Market Analysis Centre
1-800-493-0059
Ce rapport est aussi disponible en français

CMHC SCHL
HOME TO CANADIANS
Canada

Toronto and Central Ontario

Vacancy rates rise across the City of Toronto

- The vacancy rate in the City of Toronto increased to 10.5% in 2001 compared to 7.0% last year. In general, Toronto's retirement market is balanced. The increase in the vacancy rate can be partially explained by elevated vacancies in a few specific projects.

- Peel and Halton Regions, each with over 1,000 beds, both experienced tighter vacancy rates at 6.3 per cent and 8.7 per cent respectively.

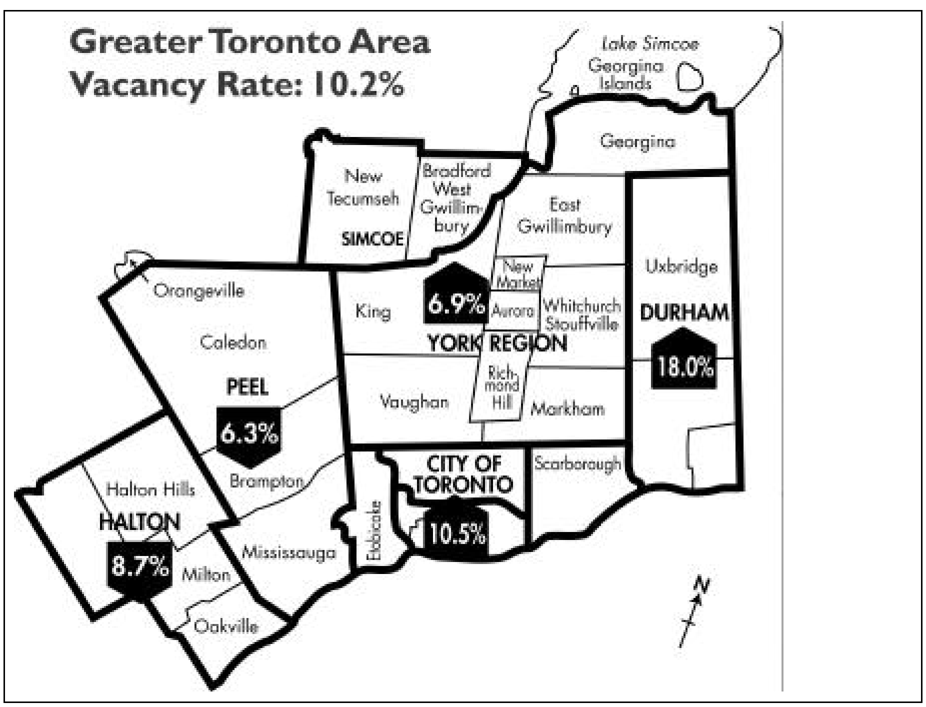
- The Durham Region vacancy rate was noticeably higher at 18% compared with 10% in 2000. As noted below, Durham Region has experienced a surge of new supply recently.

- Greater volatility year over year in vacancy rates occurred in Counties with a small total of beds. However, Dufferin County increased significantly due to the addition of a new home to the survey representing 78 beds.

- The Retirement Home market in the Hamilton/Niagara regions remained stable with Hamilton/Wentworth increasing slightly to 11.5 from 9.0 per cent, while Niagara Region fell slightly from 9.0 per cent to 7.0 per cent.

- High vacancy rates in semiprivate and ward units in the City of Toronto are indicative of product in low demand rather than overall market weakness.

- The vacancy rate for suites increased to 11.7%, more than double last year's rate of 4.5 per cent, again largely due to project specific issues.



Wide range of per diems available

- Because of the new additions to this year's survey, rent comparisons with last year's survey results may be unreliable. Rent trend analysis is further complicated by the frequent bedroom type conversions several operators undertake on an annual basis.

- The achievable per diem rent is greater within the City of Toronto and the surrounding 905 regions than in other parts of Toronto's territory. Higher fixed incomes, greater return on sold residential properties, and a supply of higher end product explain the distinction in rents.

- The City of Toronto stock of retirement homes runs the full spectrum of quality and price, for both private beds and suites. Location of homes within the City also determines achievable rents. For private beds, the elevated vacancy rate at the extremes of the price ranges indicates both weaker demand for lower quality accommodation and for higher priced product. The success of those private beds priced between $80 and $99 per day is demonstrated by both the number of beds in that particular price range and its low vacancy rate. It shows that beds at that price range offer the best combination of quality and price.

- Similar to Toronto, vacancies were more elevated in less expensive (<$60) private beds for both Hamilton/Wentworth and Niagara Region.

- The price range for available suites within the City of Toronto is very large, displaying the range of product available and location of the product within the City. In the Greater Toronto Region, 49.4% of suites are priced below $100 while 45.9% are priced above $120. Certain large projects within the Old Toronto City offer suites at a price similar to private beds. At the high end, more expensive suites cater to high income seniors who naturally prefer the greater square footage.

- Within the Toronto region a high end market clearly does exist. The vacancy rate was elevated for higher priced suites in the $120+ range however again this was at least partially due to project specific issues. High priced suite popularity can be shown by the existence, although small, of a very high-end (>$150) luxury suite market

New homes increase supply available

- New supply has been added to this year's survey as a result of a more inclusive definition of what constitutes a retirement home. In addition, new construction of homes added 460 new beds to the supply. A list of these homes follows:

<u>*Etobicoke*</u>
Kingsway Retirement Residence

<u>*Durham Region*</u>
White Cliffe Terrace Residence
The West Shore Village
The Parkway Retirement Home

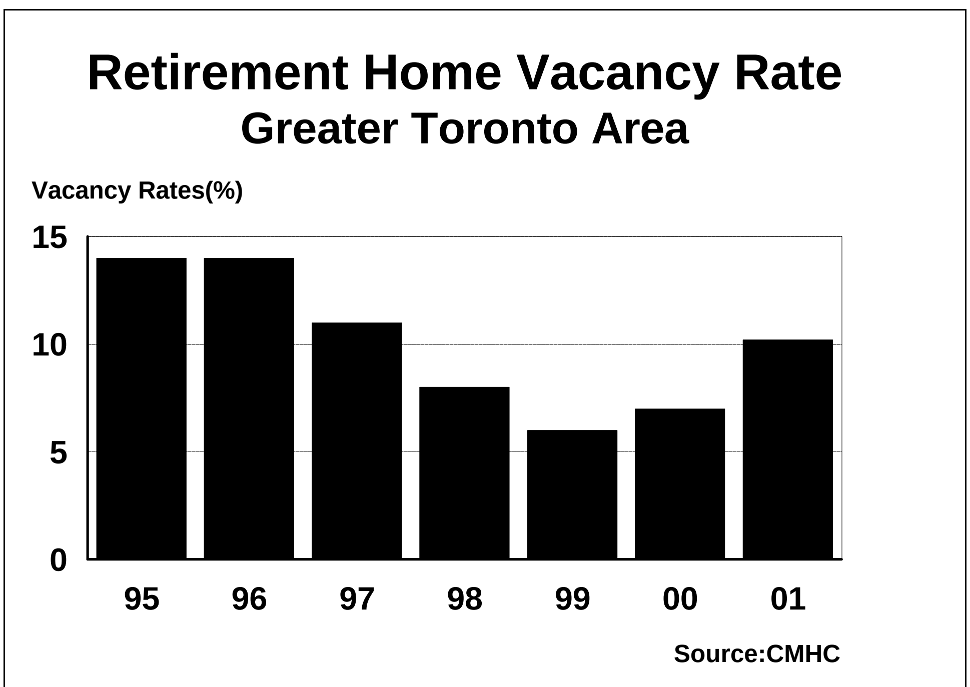
<u>*Dufferin County*</u>
Lord Dufferin Centre

- Private rooms comprise a significant portion of all the retirement home beds. For example, nearly 70% of beds in the City of Toronto were private.

- In expensive, higher rent markets like Toronto, there is a greater percentage of suites. Suites comprise 20.2% of the City of Toronto retirement home market, compared to 11.1% in the outer regions of the GTA, and 5% for the remaining territories.

- The higher income levels of Toronto seniors suggest greater demand for these larger and pricier room types. This applies to new construction as well. Suites are much more likely to be marketed than privates in the City of Toronto.

- On a related point, there is greater percentage of semiprivate beds in areas outside of the GTA.



AVERAGE PER DIEMS AND DISTRIBUTION FOR PRIVATE ROOMS TORONTO AND TERRITORY

AREA	PER DIEMS				DISTRIBUTION (PRIVATE BEDS)					
	Private 2001	Semi-priv 2001	Suite 2001	Ward 2001	<$60	$60-$79	$80-$99	$100-$119	$120-$149	>$149
Toronto City	$70	$45	$113	$25	51.9	17.7	10.8	16.2	2.4	1.1
Etobicoke	$83	$44	$133	$40	26.8	3.5	43.7	26.1	0.0	0
North York	$87	$60	$106	-	4.3	10.7	77.8	7.2	0.0	0
East York	$93	$53	$145	$43	0.0	3.7	88.0	8.3	0.0	0
York City	$59	$52	$95	$30	76.1	13.3	10.6	0.0	0.0	0
Scarborough	$75	$50	$92	$39	9.9	59.4	25.6	4.2	0.5	0.5
City Of Toronto	**$75**	**$53**	**$111**	**$34**	**32.3**	**20.8**	**35.4**	**10.0**	**1.0**	**0.5**
Peel Region	$80	$56	$102	$41	20.9	18.3	52.8	8.0	0.0	0
Halton Region	$80	$46	$117	-	17.6	32.2	40.6	5.6	4.0	0
Durham Region	$77	$50	$95	$38	7.6	66.5	20.9	4.6	0.5	0
York Region	$88	$51	$95	$39	10.7	46.2	24.8	0.3	12.1	5.9
GTA	**$78**	**$53**	**$110**	**$37**	**24.9**	**28.3**	**35.9**	**7.9**	**2.1**	**0.8**
Toronto CMA	**$78**	**$53**	**$111**	**$37**	**25.9**	**26.2**	**36.4**	**7.9**	**2.8**	**0.9**
Simcoe Cty	$65	$45	$113	$39	23.3	69.4	5.4	1.2	0.7	0
Muskoka District	$56	$43	-	-	100.0	0.0	0.0	0.0	0.0	0
Victoria/Haliburton	$54	$46	-	-	100.0	0.0	0.0	0.0	0.0	0
Peterborough Cty	$66	$47	$100	$43	28.0	67.1	4.9	0.0	0.0	0
Northumberland Cty	$60	$44	$80	-	42.7	57.3	0.0	0.0	0.0	0
Dufferin Cty	$76	$47	$112	-	22.1	35.4	38.9	3.5	0.0	0
Brant Cty	$63	$44	-	$35	28.8	71.2	0.0	0.0	0.0	0
Haldimand Norfolk	$48	$44	$95	$33	84.5	15.5	0.0	0.0	0.0	0
Hamilton/Wentworth	$68	$44	$111	$38	30.1	44.5	20.2	5.2	0.0	0
Niagara Region	$61	$44	$79	$35	50.2	40.7	3.6	4.5	0.9	0

Other useful resources available from CMHC:

Housing for Older Canadians	Order #2184E
Planning Housing and Support Services for Seniors	Order #2014E
Housing Options for People with Dementia	Order #2214E
Housing for Elderly People: Design Guidelines	Order #5075B

Visit our website at www.cmhc.gc.ca or phone 1-800-668-2642

VACANCY RATES, SUPPLY AND CAPTURE RATES TORONTO AND TERRITORY

AREA	VACANCY RATES(%) Private 2000	Private 2001	Semi-priv 2000	Semi-priv 2001	Suite 2000	Suite 2001	Ward 2000	Ward 2001	TOTAL 2000	TOTAL 2001	SUPPLY(BEDS BY TYPE) Private 2001	Semi-priv 2001	Suite 2001	Ward 2001	Capture Rate 2001
Toronto City		10.9		11.9		19.2		0.0	7.0	13.1	1481	126	609	15	N/A
Etobicoke		8.7		37.5		7.1		75.0	14.0	16.0	149	40	56	12	N/A
North York		8.9		16.0		1.1		-	8.0	8.4	779	238	285	0	N/A
East York		7.9		0.0		-		0.0	1.0	6.5	340	6	58	9	N/A
York City		4.3		9.1		23.3		5.9	1.0	6.3	446	66	43	17	N/A
Scarborough		10.6		16.1		0.0		15.4	8.0	9.9	707	56	91	13	N/A
City Of Toronto	**6.6**	**9.3**	**12.6**	**15.6**	**4.5**	**11.7**	**9.4**	**18.2**	**7.0**	**10.5**	**3902**	**532**	**1142**	**66**	**3.4**
Peel Region	6.9	7.2	12.4	4.4	3.4	4.1	-	0.0	8.0	6.3	899	206	171	18	4.2
Halton Region	11.3	9.1	25.0	30.0	5.0	5.6	-	-	10.0	8.7	837	10	160	0	5.1
Durham Region	8.2	19.8	12.9	15.2	-	13.0	9.8	11.9	10.0	18.0	610	197	69	42	3.8
York Region	2.7	4.4	5.1	3.6	5.4	13.6	1.8	38.3	3.0	6.9	611	84	44	47	3
GTA		**9.5**		**12.4**		**10.4**		**20.2**	**7.0**	**10.2**	**6859**	**1029**	**1586**	**173**	**3.6**
Toronto CMA		**8.7**		**13.3**		**11.8**		**21.0**	**6.0**	**9.9**	**6314**	**960**	**1507**	**143**	N/A
Simcoe Cty	11.2	7.7	14.6	21.2	15.7	14.7	18.2	21.0	12.0	11.2	1053	260	34	100	**6.2**
Muskoka District	25.1	11.8	5.3	2.0	-	-	-	-	23.0	10.4	305	50	0	0	7.9
Victoria/Haliburton	1.4	0.0	0.0	1.2	-	-	-	-	1.0	0.5	127	82	0	0	2.8
Peterborough Cty	10.9	8.8	17.1	18.8	2.9	3.7	-	16.7	10.0	8.4	522	16	108	12	5.7
Northumberland Cty	8.1	11.2	55.0	7.5	-	0.0	-	-	11.0	10.0	260	40	21	0	4.7
Dufferin Cty	5.8	21.2	1.9	9.5	-	47.1	-	-	3.0	22.5	118	84	51	0	9.6
Brant Cty	4.1	5.4	9.2	13.6	-	-	-	9.1	6.0	7.2	500	132	0	22	7.6
Haldimand Norfolk	12.0	12.2	-	11.1	-	0.0	-	0.0	12.0	12.0	327	36	2	3	4.9
Hamilton/Wentworth	10.6	8.4	18.1	17.5	13.9	34.3	-	22.7	9.0	11.5	1101	366	35	44	4.3
Niagara Region	15.2	7.5	8.0	12.4	18.5	2.5		20.0	9.0	7.8	1242	202	122	15	4.7

#

VACANCY RATES BY RENT RANGE - TORONTO TERRITORY

	< $60 Vac rate	< $60 Supply (%)	$60 - $79 Vac rate	$60 - $79 Supply (%)	$80 - $99 Vac rate	$80 - $99 Supply (%)	$100 - $119 Vac rate	$100 - $119 Supply (%)	$120 - $149 Vac rate	$120 - $149 Supply (%)	$150 + Vac rate	$150 + Supply (%)
PRIVATE ROOMS												
City Of Toronto	12.4	32.3	10.4	20.8	7.6	35.4	12.4	10.1	0.0	1.0	0.0	0.5
Peel Region	8.5	21.0	1.9	18.3	4.3	52.8	41.8	8.0	-	0.0	-	0.0
Halton Region	23.6	17.6	18.4	32.2	2.8	40.6	14.3	5.6	0.0	4.0	-	0.0
Durham Region	17.8	7.6	18.5	66.5	30.6	20.9	0.0	4.6	66.7	0.5	-	0.0
York Region	4.8	10.7	2.6	46.2	6.3	24.8	0.0	0.3	7.1	12.1	8.8	5.9
Simcoe County	12.2	23.3	7.0	69.4	3.6	5.4	0.0	1.2	14.3	0.7	-	0.0
Hamilton/Wentwort	11.2	30.1	8.2	44.5	5.1	20.2	10.9	5.2	-	0.0	-	0.0
Niagara Region	10.4	50.2	4.6	40.7	12.2	3.6	3.9	4.5	50.0	0.9	-	0.0
SUITES												
City Of Toronto	2.2	12.3	10.1	13.2	13.3	23.9	1.9	4.7	10.8	31.9	25.3	14.0

Ottawa and Eastern Ontario

Vacancy rate down, but market still oversupplied

- The vacancy rate in private retirement homes across the Greater Ottawa Area has fallen to **12.2** per cent this year, from its peak of 16.0 per cent in 2000.

- With a balanced market generally considered to feature vacancy rates between 7 and 9 per cent, the latest figures show that the Ottawa market is still in a situation of oversupply.

- The construction activity that saw 1,200 new beds added to the market between late 1998 and early 2000 subsided somewhat, with no new openings during the one-year period leading up to our Spring 2001 Survey.

- This pause in construction has allowed all existing facilities to lease up, leading to the decline in the vacancy rate. But the market will see six new facilities open over the next six to twelve months.

- The sharpest decline in vacancy rate occurred in the Central Zone, where it now stands at 10.0 per cent from a high of 18.9 per cent last year. However, three of the six new facilities slated to open in the coming months are in this Zone.

- The lowest vacancy rate again this year is found in the Inner West Zone, at 8.5 per cent — down from 12.6 per cent in 2000. The other three new facilities due to open soon are in this Zone.

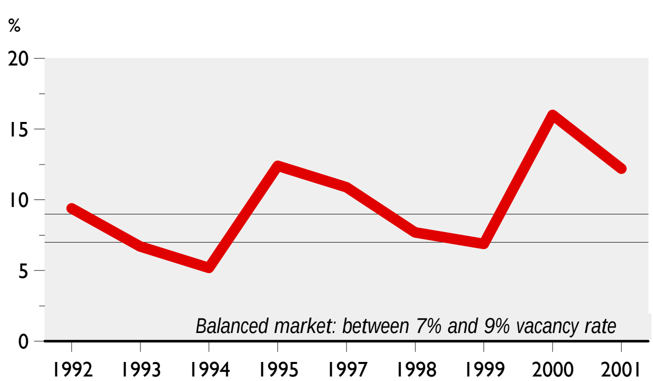
- The Inner East Zone went from a 13.5 per cent vacancy rate last year, to 9.6 per cent, making it the only other zone with a rate under ten per cent.

- In the Outer East, the vacancy rate edged down from 16.8 to 15.7 per cent, thanks in part to a slight improvement in performance from semi-private units.

- The vacancy rate in the Outer West budged downward ever so slightly, to 25.9 per cent from 26.4 last year. This zone is oversupplied in all types of units.

Vacancy rates, 1992-2001

Private Retirement Homes, Greater Ottawa Area



Source: CMHC

Core of market still has high vacancies

- **Private** rooms, which make up 72 per cent of the units in the retirement homes market, still have a high vacancy rate at 11.8 per cent.

- The Inner East is the only zone exhibiting a balanced market for private rooms, with a vacancy rate of 8.1 per cent.

- The Central and Inner West zones have a similar vacancy rate of 10.5 and 10.2 per cent, respectively, for private rooms.

- While private rooms in the Outer East have a private room vacancy rate closer to the urban zones, at 12.8 per cent, in the Outer West the market is clearly oversupplied, as seen by a 21.4 per cent vacancy rate.

- The Inner West has 36.4 per cent of all private rooms in the Greater Ottawa Area, followed by the Central and Inner East zones, which each have an identical 18.9 per cent share of the total supply.

- **Suites**, which represent 12.9 per cent of the total supply, have experienced the greatest decline in overall vacancy rate, going from 12.6 per cent in 2000 to 4.4 per cent this year.

- The tightest markets for suites are found in the Inner East and Inner West zones. In the Inner East, the vacancy rate is zero on a total stock of 99 units. In the Inner West, the rate is 1.9 per cent on a much larger stock of 257 units.

- The largest stock of suites, 259, is in the Central zone. Suites in this zone have a 7.7 per cent vacancy rate, technically a balanced market but comparably high vis-à-vis the two inner zones.

- About 15 per cent of the suites in the Central zone, and one-third of the suites in the Inner West zone, are two-bedroom designs. All other suites are one-bedroom layouts.

- The Outer zones have very few suites; this format is not a significant factor in either of these markets.

- **Semi-private** rooms account for 14.6 per cent of the total retirement supply and have an overall vacancy rate of 21.5 per cent, up from 16.6 per cent last year.

- The number of semi-private units counted this year is higher than last year because some facilities have declared large blocks of unoccupied units as semi-privates.

- Again, the Inner West zone is the strongest market. Semi-privates in this zone have a very low 2.4 per cent vacancy rate. The next lowest rate is in the Central zone at 11.5 per cent.

- In the other three zones, semi-private units have vacancy rates of over 20 per cent.

- The total supply of **ward** accommodation measured by our survey fell significantly. On the resulting supply, the vacancy rate this year is zero.

Prices increase despite stiff competition

- Average per diem rates in the core **private room** segment increased to $74 this year, from $64 last year and $66 in 1999.

- The highest average per diem for private rooms was found in the Inner West zone at $90, up significantly from $73 last year.

- In the Central zone, the average per diem rate has risen to $78 from $71 in 2000, but still lags from the $82 average achieved the year before.

- In the Inner East, the average private room rent has remained stable at $64. It was at $55 two years ago.

- Average per diem rates for private rooms have rebounded in the Outer West, from $48 last year to $64 in 2001. In the Outer East they rose from $39 to $43.

- Average **Suite** prices have come up for air after last year's fall. The overall rate for a suite across the Greater Ottawa Area now stands at $106, just above the $104 average of two years ago.

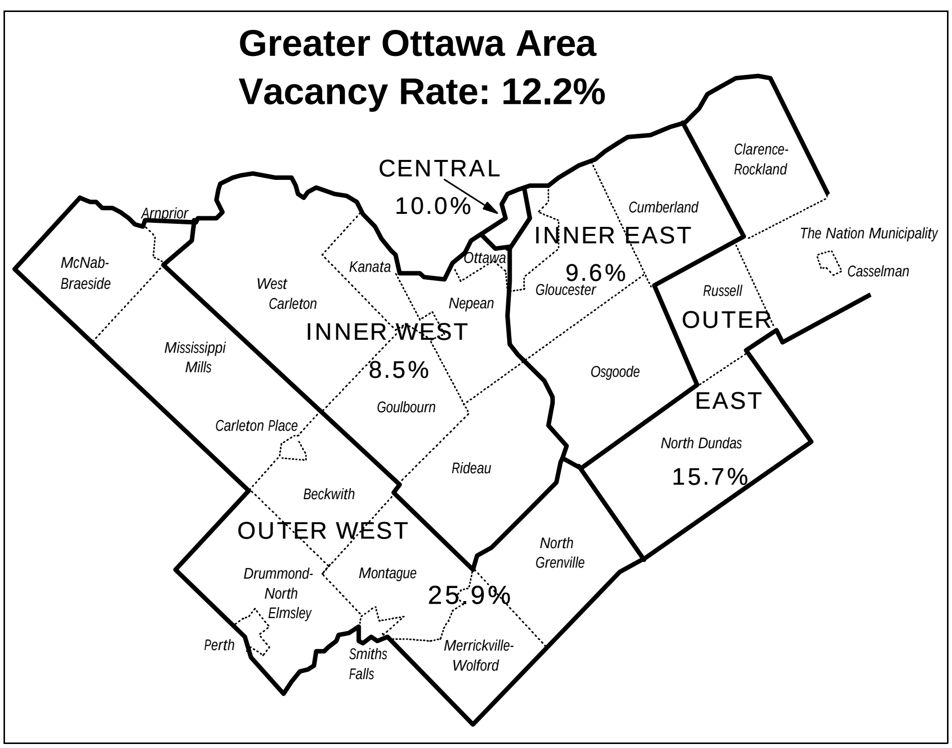
- The Central zone has the most expensive suites at $136 per diem. Next comes the Inner East at $112. The Inner West shows a weak average of $83.

- Average suite prices in the Central zone may be pulled up by the presence of some very expensive suites. Fully 46 per cent of suites in this zone are priced at $150 per diem or more.

- In the Inner West zone, 40 per cent of suites are priced under $100 per diem, which weighs down the average suite rate in this zone.

- In the Inner East, 85 per cent of the suites rent in the range between $100 and $150 per diem.

- For **semi-private** rooms, the behaviour of prices seems to contradict the fact that this format has been falling out of favour over the past few years. Rather, it would seem to be tied to the geography of the market.



- The priciest semi-privates are in the Inner West zone, at $55. The supply of semi-private beds in this zone has shrunk by almost half since 2000. Such high prices may reflect the constrained supply as well as the popularity of this zone for retirement accommodation.

- In the Central zone, the supply of semi-privates has ballooned by 68 per cent, and the average price still managed to gain $1 over last year.

- In the Inner East, the average semi-private daily rate has fallen to $42 from $45. The supply has increased in this zone as well, by 42 per cent.

- Price information is presented for non-subsidized beds only.

Vacancies by price range: high in core of market

- Nearly 60 per cent of all **private rooms** in the Greater Ottawa Area are priced between $60 and $99 per day. One fifth of all private rooms falls in the $80 - $99 price bracket.

- The overall vacancy rate in the $60 - $79 bracket is 13.2 per cent; in the $80- $99 bracket it reaches 15 per cent. Even in the affordable Under-$60 price range, the vacancy rate is 12.1 per cent.

- These statistics are clear indications of a persisting oversupply in the market. Of all private rooms, 85 per cent are priced under $100 a day, and carry a vacancy rate of 13.3 per cent.

- For the 11 per cent of private rooms priced at $100 and over per day, the vacancy rate is a healthier 9.2 per cent, suggesting the presence of a small but successful niche market. Rooms in that price range are only found in the Central and Inner West zones.

- In the case of **suites**, just under half the total supply is priced over $100 per day. In this segment, there seems to be a wide array of choices across all price points. Notably, almost 20 per cent of all suites are priced under $60 a day, and surprisingly, most of those are in the Inner West.

- The highest vacancy rate for suites occurs in the $80 - $99 price range, at 16.2 per cent. Most of the suites in this price range are in the Central Zone.

- The more upmarket segments have very low vacancy rates.

Capture Rate: Slight increase, but new way of counting

- The capture rate, based on the percentage of persons aged 75 and over who live in private retirement homes, rose by a fraction to 9.6 this year, from 9.2 last year.

- This survey featured a new and more rigorous method of counting the capture rate: couples were tallied in the occupancy, as opposed to just occupied beds.

- Couples were not found to be a major factor. In fact, they represent less than 6 per cent of all occupants.

- Couples are more prevalent in the Outer East and Central zones, but their presence is minimal in the Inner and Outer West zones.

- The capture rate has remained stable in the Inner East; it has increased in the Central zone (in part due to our accounting for couples) and the Outer West, but has fallen in the Inner West and Outer East.

Supply continues to fluctuate

- Shifts in the types of rooms flow from market conditions and from the response rate. In 2001, with 74 of 80 facilities responding to our survey, we found the overall supply contracting by 3.2 per cent. This is likely a function of the general state of oversupply.

- The bulk of the contraction took place in the Inner West, which helps to explain the lower vacancy rate in that zone.

- Conversely, our survey sample found a much larger stock in the Central zone this year. The fact that the vacancy rate also fell in this zone is a sign of positive performance.

- The increase in the number of semi-private beds flows from the fact that some facilities have declared large blocks of vacant units as semi-privates.

- Fluctuations in ward accommodation can be traced to the removal of certain facilities from our sample due to a change in their vocation.

- Also this year, facilities that did not provide any nursing services were removed from the sample.

- To be included in the sample, a facility had to be operational for at least one year. In this survey, no facility was disqualified on the basis of this condition.

VACANCY RATES, PER DIEMS AND CAPTURE RATES OTTAWA AND EASTERN ONTARIO

ZONE / AREA	VACANCY RATES										PRICES								Capture Rate 2001
	Private		Semi-private		Suite		Ward		TOTAL		Private		Semi-private		Suite		Ward		
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001	
Greater Ottawa	16.5	11.8	16.6	**21.5**	12.6	4.4	**11.1**	0.0	16.0	**12.2**	**$64**	$74	**$41**	$44	**$86**	$106	**$40**	$41	**9.6**
Central	20.7	10.5	6.5	11.5	20.7	7.7	-	0.0	18.9	**10.0**	$71	$78	$45	$46	$123	$136	-	$41	6.4
Inner East	14.1	8.1	14.5	27.8	4.3	0.0	-	-	13.5	**9.6**	$64	$64	$45	$42	$64	$112	-	-	11.7
Inner West	27.4	10.2	8.3	2.4	9.4	1.9	7.6	-	12.6	**8.5**	$73	$90	$40	$55	$70	$83	$44	-	9.9
Outer East	11.5	12.8	27.4	21.9	-	0.0	25.0	-	16.8	**15.7**	$39	$43	$35	$35	-	$41	$35	-	19.7
Outer West	27.4	21.4	22.5	46.5	-	25.0	11.1	-	26.4	**25.9**	$48	$64	$45	$43	-	$92	$24	-	8.0
Kingston	7.6	7.2	10.0	**27.9**	10.8	0.0	**12.5**	0.0	9.1	**8.4**	**n.a.**	$72	**n.a.**	$48	**n.a.**	$96	**n.a.**	$34	n.a.
Prescott-Russell	8.6	9.1	22.8	15.9	0.0	0.0	12.5	70.4	12.5	**12.3**	$40	$44	$35	$35	-	$46	$43	$35	24.9
S. D. & G.	26.2	16.5	3.3	18.4	15.2	-	11.1	29.7	23.0	**17.8**	$40	$53	$37	$36	$58	-	n.a.	$36	6.1
Leeds-Grenville	4.8	16.7	35.3	10.1	-	33.3	20.7	37.9	11.3	**17.3**	$67	$63	$34	$39	-	$113	$22	$21	5.2
Lanark	38.2	27.0	20.6	51.0	-	25.0	-	-	35.0	**32.2**	$59	$68	$45	$43	-	$92	-	-	7.4
Renfrew	9.0	14.0	25.0	21.2	-	2.3	50.0	75.0	10.2	**14.7**	$49	$50	$26	$38	-	$67	$31	$33	8.2
Lennox-Addg'tn	32.3	20.4	4.0	47.1	12.5	4.8	20.0	0.0	24.2	**21.0**	$58	$69	$30	$53	$55	$71	$34	$34	8.8
Prince Edward	18.4	15.1	-	-	-	0.0	100.0	-	20.0	**14.5**	$44	$44	-	-	-	$57	$53	-	2.2
Frontenac	6.8	7.9	18.8	19.5	10.8	0.0	0.0	0.0	9.4	**8.5**	$65	$65	$41	$45	$74	$96	$65	$33	5.3
Hastings	15.3	13.1	13.4	26.5	0.0	-	15.8	31.3	15.0	**16.2**	$60	$60	$40	$36	$62	-	$32	$33	4.7

Source: CMHC

*NOTE: The **Capture Rate** is based on the number of seniors in private retirement homes divided by the population aged 75 and over.*

VACANCY RATES BY RENT RANGE - GREATER OTTAWA AREA

	< $60		$60 - $79		$80 - $99		$100 - $119		$120 - $149		$150 +	
	Vacancy rate	Supply (%)	Vacancy rate	Supply (%)	Vacancy rate	Supply (%)	Vacancy rate	Supply (%)	Vacancy rate	Supply (%)	Vacancy rate	Supply (%)
PRIVATE ROOMS												
Central	1.9	18	11.9	42	34.2	19	1.8	20	0	1	-	0
Inner East	9.3	35	8.0	65	-	0	-	0	-	0	-	0
Inner West	0.0	1	8.5	35	11.5	34	4.8	22	32	8	-	0
Outer East	16.7	100	-	0	-	0	-	0	-	0	-	0
Outer West	14.2	40	30.7	52	0	8	-	0	-	0	-	0
OVERALL	**12.1**	**26**	**13.2**	**41**	**15.0**	**18**	**4.0**	**12**	**29.5**	**3**	**-**	**0**
SUITES												
Central	-	0	-	0	18.9	37	-	0	3.0	17	2.2	46
Inner East	-	0	-	0	0	15	0	47	0	38	-	0
Inner West	0	39	2.3	33	18.8	6	0	2	0	18	0	2
Outer East	0	100	-	0	-	0	-	0	-	0	-	0
Outer West	50.0	33	-	0	-	0	12.5	67	-	0	-	0
OVERALL	**1.8**	**20**	**2.3**	**15**	**16.2**	**18**	**1.7**	**10**	**0.9**	**21**	**2.1**	**16**

Source: CMHC

SUPPLY SUMMARY (NUMBER OF UNITS)

	PRIVATE		SEMI-PRIVATE		SUITE		WARD		TOTAL	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Central	690	678	124	208	174	259	0	9	988	1,154
Inner East	782	675	76	108	46	99	0	0	904	882
Inner West	1,430	1,302	156	82	330	257	79	0	1,995	1,641
Outer East	445	405	208	210	0	8	20	0	673	623
Outer West	453	515	80	114	0	12	9	0	542	641
TOTAL	**3,800**	**3,575**	**644**	**722**	**550**	**635**	**108**	**9**	**5,102**	**4,941**

Source: CMHC

Western Ontario

Guelph, Kitchener, London, Windsor

Vacancy rate Supply of beds up in 2001

- The vacancy rate in private retirement homes increased to 12.4 per cent (1,034 vacant beds) in the Western Ontario region from 11.2 per cent in the 1999/00 survey and 12.1 per cent in 1998.

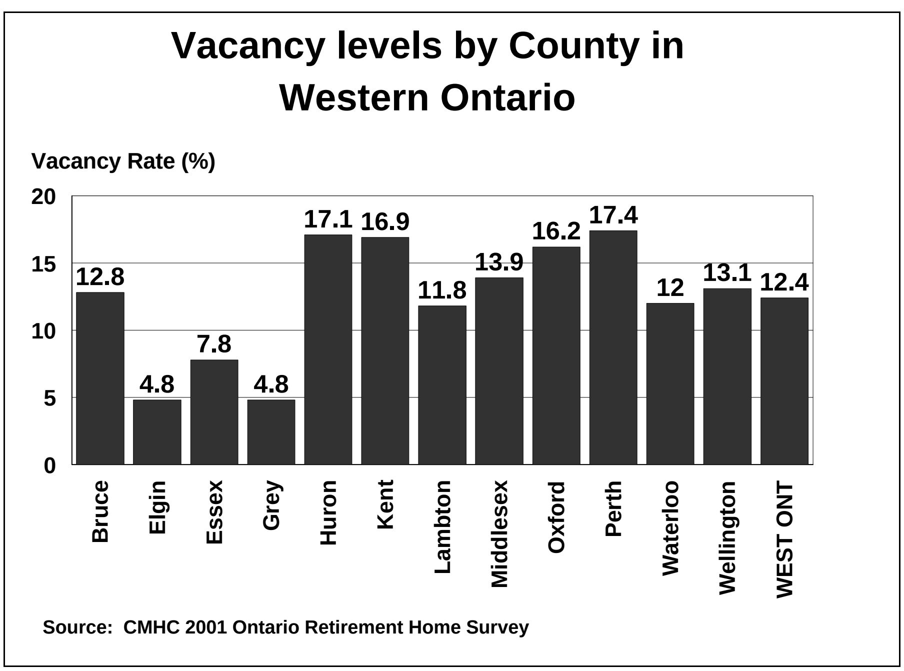
- Higher vacancy levels were recorded in Guelph (9.0%), Kitchener (10.5%), London (12.6%) and Windsor (10.1%), the four largest retirement markets (3,180 beds) in the Western region (8,396 beds) which stretches north to Grey-Bruce.

- Vacancy rates ranged from a low of 4.8 per cent (Elgin, Grey) to a high of 17.4 per cent (Perth).

- The supply of private retirement home beds eligible for inclusion in the 2001 survey showed a net increase of just over 200 beds in 2001 and is up almost 600 beds compared to 1998.

- Not surveyed were 137 beds expected to be on-stream in the summer: Windsor (42); Aylmer (20); Blenheim (50); Cambridge (25) and 36 beds in a renovated facility in Thamesville which has reopened but is too new to survey.

- Private rooms account for 68 per cent of total beds and recorded the lowest average vacancy rate at 10.7%. Semi-private beds (21%) had a vacancy rate of 16.9%; Suites (8%), 12.3%; and Ward beds (3%), 19.5%.



Capture rate varies widely across region

- According to Ontario Ministry of Finance estimates, there were 132,000 persons 75 years of age and older and 71,000 persons 80 years and older in the Western region.

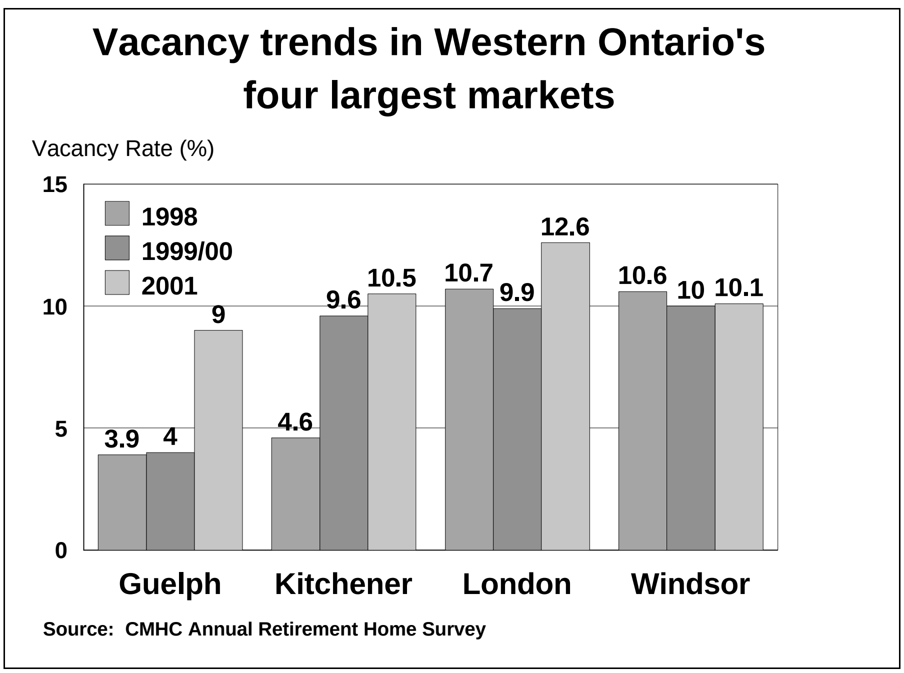
- The 7,500 residents living in the 175 private retirement homes located in the Western region survey universe meant that 57 of every 1,000 persons 75 years and older and 106 per 1000 persons 80+ years were 'retirement home' residents.

- This translates into a capture rate of 5.7% for the target 75+ population segment. The capture rate varied from a low of 3.4% in London-Middlesex County to a high of 9.3% in Guelph-Wellington County.

PERCENTAGE OF POPULATION LIVING IN RETIREMENT HOMES

County	TOTAL PROJECTS	TOTAL RESIDENTS	CAPTURE RATE (%) 75+	80+
Bruce	12	314	6.7	12.4
Elgin	6	223	4.2	7.5
Essex	21	1,213	5.4	10.2
Grey	11	444	6.2	11.2
Huron	11	326	6.6	11.4
Kent	14	651	8.5	15.6
Lambton	11	363	4.1	7.9
Middlesex	18	854	3.4	6.4
Oxford	11	365	5.2	9.5
Perth	9	376	7.0	12.0
Waterloo	29	1,396	6.2	11.7
Wellington	22	958	9.3	17.7
Western Ontario	**175**	**7,483**	**5.7**	**10.6**

Capture Rate = % of persons 75 or 80 years of age and older who live in a retirement home.



Per diems and what's available by price

Western Ontario

- In the Western Ontario region the weighted average per diem for the popular private room was $64 while a suite went for $92. Semi-private and ward accommodation were significantly cheaper at $49 and $41 respectively.

- Across the region, a little more than half of the private room were priced in the $60-$79 per diem range; 37% of the private room supply was available for less than $60; 11 per cent in the $80-$99 range and just 1 per cent at $100 and above.

London

- The supply of beds has remained almost unchanged during the past five years ranging from the current 937 beds to a peak 998 beds in 1997. The 112-bed Masonville Manor facility on North Centre Road, completed in 1998 is excluded from this supply because no nursing care is provided. Presently under construction is the 143-bed Longworth Retirement Residence in Southwest London. Private room per diems average $70 with 60% of private rooms $60-$79; 22% at $80-$99 and 4% at $100-$119.

PRIVATE ROOMS: VACANCY RATES AND SUPPLY BY RENT RANGE - WESTERN ONTARIO REGION

AREA	< $60		$60 - $79		$80 - $99		$100 - $119
	Vac rate	Supply (%)	Vac rate	Supply (%)	Vac rate	Supply (%)	Supply (%)
Kincardine	9.8	67.0	0.0	33.0	-	0.0	0.0
Rest of Bruce	12.9	68.6	11.3	31.4	-	0.0	0.0
Bruce County	**11.9**	**68.1**	**7.2**	**31.9**	**-**	**0.0**	**0.0**
Elgin County	**4.5**	**42.1**	**0.0**	**24.5**	**0.0**	**33.3**	**0.0**
Windsor	0.9	35.9	7.7	64.1	-	0.0	0.0
Rest of Essex	7.5	27.0	1.2	72.2	0.0	0.9	0.0
Essex County	**3.9**	**31.2**	**4.0**	**68.4**	**0.0**	**0.5**	**0.0**
Owen Sound	3.5	41.2	0.0	58.8	-	0.0	0.0
Rest of Grey	11.2	76.1	10.7	23.9	-	0.0	0.0
Grey County	**6.9**	**51.5**	**1.6**	**48.5**	**-**	**0.0**	**0.0**
Huron County	**19.4**	**62.0**	**8.7**	**38.0**	**-**	**0.0**	**0.0**
Chatham	10.7	60.2	9.4	39.8	-	0.0	0.0
Rest of Kent	19.1	58.1	18.3	30.4	0.0	11.5	0.0
Kent County	**14.7**	**59.2**	**13.1**	**35.3**	**0.0**	**5.5**	**0.0**
Sarnia	2.5	20.0	10.1	54.5	8.2	24.5	1.0
Rest of Lambton	14.3	71.8	0.0	28.2	-	0.0	0.0
Lambton County	**9.4**	**34.5**	**8.4**	**47.1**	**8.2**	**17.6**	**0.7**
Middlesex County	**23.5**	**14.0**	**16.0**	**60.6**	**1.5**	**22.2**	**3.3**
Woodstock	16.7	77.9	32.4	22.1	-	0.0	0.0
Rest of Oxford	9.7	41.1	2.2	58.9	-	0.0	0.0
Oxford County	**14.3**	**59.7**	**10.6**	**40.3**	**-**	**0.0**	**0.0**
Perth County	**16.0**	**52.6**	**28.1**	**47.4**	**-**	**0.0**	**0.0**
Cambridge	26.4	29.2	10.2	52.7	40.0	8.4	9.7
Kitchener	3.0	5.9	9.0	73.3	11.1	20.9	0.0
Waterloo	-	0.0	0.8	88.7	0.0	11.3	0.0
Rest of Waterloo	9.1	84.6	0.0	5.1	0.0	10.3	0.0
Waterloo County	**17.6**	**14.8**	**7.8**	**66.7**	**14.3**	**15.6**	**2.8**
Guelph	57.1	1.5	13.9	57.4	2.0	41.1	0.0
Rest of Wellington	19.8	73.6	11.8	26.4	-	0.0	0.0
Wellington County	**21.0**	**28.6**	**13.4**	**45.8**	**2.0**	**25.6**	**0.0**
WESTERN ONTARIO	**13.7**	**36.6**	**9.9**	**51.2**	**5.3**	**11.3**	**0.9**

Kitchener

- Although the supply of beds in Kitchener only increased slightly from 812 beds in 1998 to 876 beds, the vacancy rate more than doubled from 4.6 to 10.5 per cent. Competition from new supply in the rest of the Waterloo region, including Cambridge (276 beds to 418 beds) and Waterloo (98 to 188 beds) contributed to a 24% rise in supply since 1998. Private room per diems averaged $76 in both Kitchener and Waterloo compared to $70 in Cambridge.

Guelph

- The per diem rates were as follows: Private ($74), Semi-private ($52) and Suite ($105). The supply of private rooms are predominately in the $60-$79 (57%) and $80-$99 (41%) price categories. This reflects the addition of new supply in recent years with total beds increasing from 484 beds in 1998 to 582 in 1999/00 and 675 in 2001. As a result, the vacancy rate has temporarily moved up from the 4 per cent range to 9.0 per cent.

Windsor

- The supply of beds in seniors retirement homes has steadily declined from 822 beds in 1996 to 692 beds in 2001. Several factors are behind the decrease, but the most important has been renovations to facilities to convert ward and semi rooms to private rooms. As well there has been an increase in the number of 'semi' rooms occupied and paid for on a private room basis. These rooms are recorded as private beds. Private room per diems averaged $69 with 36% under $60 and 64% in the $60-$79 range. The 42-one bed suites added to Oak Park Terrace opened in the summer and therefore not included in the 2001 survey.

VACANCY RATES AND SUPPLY BY BED TYPE
WESTERN ONTARIO REGION

AREA	VACANCY RATES(%)										SUPPLY(BEDS)				
	Private		Semi-priv		Suite		Ward		TOTAL		Private	Semi-priv	Suite	Ward	TOTAL BEDS
	2000	*2001*	2000	*2001*	2000	*2001*	2000	*2001*	2000	*2001*	2001	2001	2001	2001	
Kincardine	5.5	6.6	8.3	8.3	0.0	0.0	-	-	5.5	6.4	91	12	6	0	109
Rest of Bruce	26.1	12.4	27.5	27.8	-	20.0	-	-	26.3	15.7	170	36	30	0	236
Bruce County	**19.3**	**10.3**	**23.1**	**22.9**	**0.0**	**16.7**	**-**	**-**	**19.5**	**12.8**	**261**	**48**	**36**	**0**	**345**
Elgin County	**3.3**	**2.5**	**26.5**	**15.8**	**0.0**	**0.0**	**0.0**	**33.3**	**9.3**	**4.8**	**162**	**38**	**27**	**3**	**230**
Windsor	4.9	4.3	18.5	17.7	1.2	8.2	24.5	26.9	10.0	10.1	369	186	85	52	692
Rest of Essex	3.5	2.7	6.7	5.3	18.8	25.6	7.1	5.4	5.0	5.1	365	150	39	37	591
Essex County	**4.2**	**3.5**	**13.5**	**12.2**	**4.1**	**13.7**	**18.5**	**18.0**	**7.8**	**7.8**	**734**	**336**	**124**	**89**	**1,283**
Owen Sound	5.1	1.4	33.3	0.0	-	0.0	-	-	6.2	1.3	282	14	11	0	307
Rest of Grey	12.8	11.1	25.0	6.3	0.0	10.0	0.0	42.9	13.3	12.0	117	16	10	7	150
Grey County	**7.4**	**4.3**	**28.6**	**3.3**	**0.0**	**4.8**	**0.0**	**42.9**	**8.5**	**4.8**	**399**	**30**	**21**	**7**	**457**
Huron County	**5.2**	**15.2**	**36.8**	**23.3**	**42.9**	**0.0**	**0.0**	**50.0**	**11.6**	**17.1**	**277**	**60**	**29**	**20**	**386**
Chatham	3.3	10.2	15.6	23.3	0.0	40.0	0.0	13.0	4.0	12.3	294	30	10	23	357
Rest of Kent	14.9	17.1	21.3	27.3	37.5	20.0	33.3	-	18.4	20.9	263	154	5	0	422
Kent County	**8.6**	**13.5**	**20.3**	**26.6**	**17.6**	**33.3**	**6.9**	**13.0**	**11.6**	**16.9**	**557**	**184**	**15**	**23**	**779**
Sarnia	7.7	8.5	6.5	7.9	0.0	14.3	50.0	-	8.5	8.6	200	38	7	0	245
Rest of Lambton	17.8	10.0	31.0	23.7	11.8	18.8	0.0	36.4	18.9	16.8	80	38	32	11	161
Lambton County	**11.1**	**8.9**	**16.3**	**15.8**	**9.8**	**17.9**	**25.0**	**36.4**	**12.7**	**11.8**	**280**	**76**	**39**	**11**	**406**
Middlesex County	**10.8**	**12.6**	**2.2**	**20.5**	**9.5**	**14.3**	**16.1**	**11.8**	**9.9**	**13.9**	**641**	**122**	**182**	**17**	**962**
Woodstock	3.1	20.1	16.7	21.2	-	50.0	4.5	9.5	7.1	19.7	154	52	2	21	229
Rest of Oxford	7.5	5.2	26.1	31.8	100.0	0.0	66.7	100.0	13.2	12.3	154	44	3	3	204
Oxford County	**5.8**	**12.7**	**21.3**	**26.0**	**100.0**	**20.0**	**12.0**	**20.8**	**10.5**	**16.2**	**308**	**96**	**5**	**24**	**433**
Perth County	**15.2**	**21.8**	**16.1**	**11.0**	**0.0**	**4.3**	**4.5**	**9.1**	**14.3**	**17.4**	**285**	**118**	**23**	**22**	**448**
Cambrige	22.8	19.5	22.1	20.9	38.9	5.6	9.5	16.7	22.7	19.1	302	86	18	12	418
Kitchener	8.4	9.0	10.9	12.1	17.4	20.0	-	-	9.6	10.5	567	264	45	0	876
Waterloo	23.5	0.7	0.0	3.8	21.4	0.0	-	-	19.5	1.1	134	26	28	0	188
Rest of Waterloo	3.1	7.7	8.3	31.3	-	-	-	-	5.4	18.3	39	32	0	0	71
Waterloo County	**14.1**	**10.9**	**12.3**	**15.0**	**22.8**	**11.0**	**9.5**	**16.7**	**14.1**	**12.0**	**1,042**	**408**	**91**	**12**	**1,553**
Guelph	2.8	9.6	7.3	9.3	4.2	3.0	0.0	0.0	4.0	9.0	477	150	33	15	675
Rest of Wellington	14.3	17.3	32.2	27.7	0.0	23.5	0.0	0.0	17.9	19.8	295	94	17	3	409
Wellington County	**7.7**	**12.6**	**16.7**	**16.4**	**2.9**	**10.0**	**0.0**	**0.0**	**9.6**	**13.1**	**772**	**244**	**50**	**18**	**1,084**
WESTERN ONTARIO	**9.5**	**10.7**	**16.4**	**16.9**	**10.6**	**12.3**	**12.1**	**19.5**	**11.2**	**12.4**	**5,718**	**1,760**	**642**	**246**	**8,366**

AVERAGE PER DIEMS BY BED TYPE WESTERN ONTARIO REGION

AREA	PER DIEMS Private 2001	Semi-priv 2001	Suite 2001	Ward 2001
Kincardine	$55	$49	$59	-
Rest of Bruce	$50	$41	$74	-
Bruce County	**$52**	**$43**	**$71**	**-**
Elgin County	**$63**	**$46**	**$103**	**$51**
Windsor	$69	$51	$94	$39
Rest of Essex	$65	$51	$85	-
Essex County	**$67**	**$51**	**$91**	**$39**
Owen Sound	$62	$47	$64	-
Rest of Grey	$51	$39	$78	$35
Grey County	**$59**	**$43**	**$71**	**$35**
Huron County	**$54**	**$43**	**$92**	**$39**
Chatham	$59	$45	$92	$42
Rest of Kent	$63	$46	$78	-
Kent County	**$61**	**$46**	**$87**	**$42**
Sarnia	$67	$46	$107	-
Rest of Lambton	$53	$44	$65	$41
Lambton County	**$63**	**$45**	**$73**	**$41**
Middlesex County	**$70**	**$57**	**$89**	**$43**
Woodstock	$56	$47	$85	$44
Rest of Oxford	$61	$42	$80	$35
Oxford County	**$58**	**$45**	**$82**	**$44**
Perth County	**$57**	**$50**	**$87**	**$35**
Cambridge	$70	$45	$115	$41
Kitchener	$76	$57	$120	-
Waterloo	$76	$48	$120	-
Rest of Waterloo	$51	$45	-	-
Waterloo County	**$73**	**$51**	**$119**	**$41**
Guelph	$74	$52	$105	-
Rest of Wellington	$54	$42	$60	$36
Wellington County	**$66**	**$48**	**$91**	**$36**
WESTERN ONTARIO	**$64**	**$49**	**$92**	**$41**

Few couples and subsidized residents

- Our survey determined that only 151 couples were living in retirement homes in the Western region or about 4 per cent of total residents. Nearly 6 per cent of residents were paying the subsidy rate with more than 80 per cent of these subsidy units reported as being located in Essex and Waterloo Counties. Subsidy units were not included in the calculation of weighted average per diems by bed type.

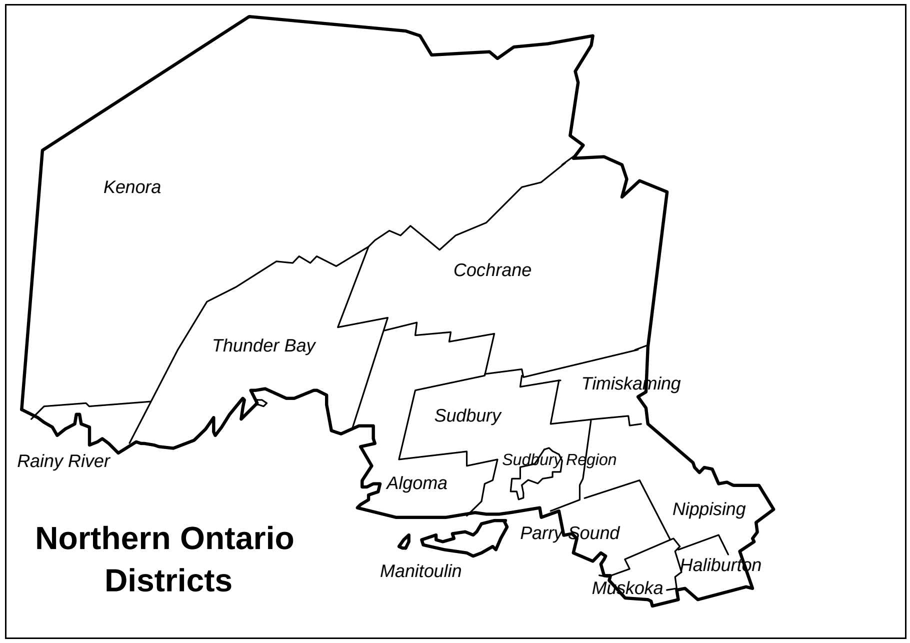
Acknowledgement

CMHC wishes to thank the owners and administrators of the more than 650 facilities that participated in our 2001 Ontario Retirement Home Survey. Without your co-operation this report would not be possible to prepare. We know that your time is at a premium and greatly appreciate the timely and accurate answers to our questions that you provide every year. We sincerely hope that the results of this work will in turn provide benefits to those involved in the industry.

Northern Ontario

Featuring Sudbury

- Northern Ontario communities continue to experience an increasing trend of aging population.
- As traditional segments of the housing market suffer shortfalls in demand, housing for seniors has received increased attention.
- CMHC's survey has found pockets of product throughout the north with Sudbury being the only specific market where survey results can be published.
- In general, Northeastern Ontario vacancy rates are coming down, averaging 11.0 per cent this year from 13.7 per cent in 2000.
- Unfortunately, sample sizes are too small to report vacancy or rent information for Sault Ste. Marie, Timmins or North Bay. Thunder Bay's market is, as yet, undeveloped.



BREAKDOWN BY BEDROOM TYPE: NORTHEASTERN ON

ZONE	No.	*% of total*	VACANCY RATE	AVERAGE DAILY RATE
PRIVATE	1132	*78.4*	**11.0%**	$49.35
SEMI-PRIVATE	204	*14.1*	**15.7%**	$35.84
SUITE	99	*6.9*	**2.0%**	$69.49
WARD	9	n/a	n/a	n/a
TOTAL	**1,444**	***100.0***	**11.0%**	**$48.68**

Source: CMHC

Sudbury vacancy rate drops sharply

- The retirement home vacancy rate in Sudbury fell sharply, dropping from just over 15 per cent in 2000 to 8.4 per cent in 2001. This rate is clearly one of the lowest recorded for Eastern and Northern Ontario.
- The greater Ottawa area's vacancy rate is 12.2 per cent and most Eastern Ontario surveyed areas are above 8.4 per cent. Greater Kingston, meanwhile, is on par with the situation in Sudbury with an 8.4 per cent vacancy rate also.
- Private beds were the overwhelming favourite of retirement home residents. The Sudbury vacancy rate for private beds was 5.4 per cent, down from 17 per cent recorded last year.
- Semi-private rate climbed to 20.8 per cent from 10.7 per cent.
- Ward style rooms are also available in Sudbury however the sample size during this survey was too small to accurately report vacancy rate figures.
- Private bed per diems rose to $53 from $48 in 2000 while semi-private per diems fell to $36 from $41.

Definitions and Methodology

Introduction

Canada Mortgage and Housing Corporation (CMHC) first conducted a survey of vacancies and per diems in private retirement homes in 1989 for the Toronto area. In the early 1990's, the survey was extended to all major centres and most smaller areas in Ontario. The 2000 survey marked the first time that all retirement home facilities in Ontario were included in the survey. In 2001, a common questionnaire was used and the survey was conducted at the same time of year **(April)** across the province.

How we conduct the Survey

Prior to the conduct of the survey a letter is sent to each owner/residence administrator requesting their co-operation in participating in CMHC's Annual Survey and advising them that all data collected is treated as being **confidential**. They are advised that a Survey Enumerator will be contacting them by telephone. Almost all surveys are completed over the phone. The survey data is input and then reviewed to ensure completeness. Follow up calls are made where required.

What is included in the Survey?

The objective is to include all retirement homes that provide in their basic service up to 1½ hours of care (on site nursing /assistance with medications) and three meals per day. The majority of residents must be seniors (65 years of age). Some facilities may include individuals with a developmental disability or mental illness that have not reached 65 years of age. Excluded from this survey are retirement homes which only offer independent daily living; life lease and seniors apartments; long-term care facilities; charitable non-market developments.

Updating the Survey Universe (eligible projects)

Prior to the conduct of each annual survey we contact the Community Care Access Centres (CCACs) to obtain lists of retirement home facilities. We also review listings prepared by the Ontario Residential Care Association (ORCA) and Care Planning Partners Inc. We become aware during the conduct of each annual survey of plans for new facilities or additions to existing facilities. As well, CMHC receives inquiries and applications for CMHC mortgage loan insurance to finance a new retirement home residence or an addition. Finally, major newspapers are monitored for announcements of new homes or upgrades.

New Supply

The approach that we have taken when dealing with new facilities is that generally they are not included in the survey unless they have been open for at least one year. This allows for a reasonable initial lease-up period. Renovations which result in the net addition to the supply of beds are dealt with on a case by case basis.

Universe vs. Sample

The survey results are based on the sample which for the three major regions in Ontario ranged from more than 90 per cent to almost 100 per cent of the estimated universe of retirement home beds.

Room Types

Suite: differs from Private in that the bedroom(s) are separate from other living area

Semi: two beds shared accommodation

Ward: three or more beds shared accommodation

Private: room not shared (except by couple).

Short-stay / Respite Beds

If a room is restricted for respite use it is removed from the total room/bed counts. We are trying to record the number of permanent residents.

Effective Operating Capacity

Many retirement homes have a modular set-up which permits interchangeable use of a room on a private or semi-private basis. We are not interested in the design capacity but rather how the facility is being used. Where a 'semi' room (2 beds) is being occupied and paid at a private rate we record the unit as 1 private bed. Vacant modular rooms are usually recorded as vacant private beds or split to reflect effective demand.

Couples We record both individuals in the total resident count but only record as one under the bed count.

Prices

We are provided either a daily or monthly rate. Monthly rates are converted to a daily per diem. Rates are collected for both existing residents and vacant beds. The rate collected is the 'Regular' assisted living per diem, i.e. up to 1½ hours of care and 3 meals per day. Extra care charges: Assisted Daily Living, special care, heavier care are not included. If a room is occupied by a 'Couple' and there is a separate charge for the 2nd person we record the single person rate for the room. The owner may receive a 'subsidy' rate for some beds. Beds at the subsidy rate are excluded from the calculation of the weighted average per diem.

Suites

Separate per diem and vacancy information is collected for 1 and 2 bedroom suites but is combined under Suite category in the report.

Capture Rate

This refers to the total number of retirement home residents in a defined geographic area, for example a county, divided by the total number of persons living in that area who are most likely to live in this type of facility. CMHC has established the target age group as 75 years and older. The calculation can be expressed in two ways: **1.** there are 70 retirement home residents per 1,000 persons 75 years and older or, **2.** a capture rate of 7.0 per cent of the target population group. Other terms sometimes used to describe capture rate are absorption rate and penetration rate.

Capture rates differ widely across geographic areas as a result of the range of alternatives in a marketplace, including new retirement home supply. In some areas there may be more independent living (no on site nursing) retirement homes; adult communities; life lease housing developments; and seniors apartments/condominiums. Other centres may have a larger and/or newer supply of beds (more private rooms) in long-term care facilities. Variations in the availability of home care and meal-on-wheels and other residential supports for seniors also has an impact on the demand for private retirement home beds.