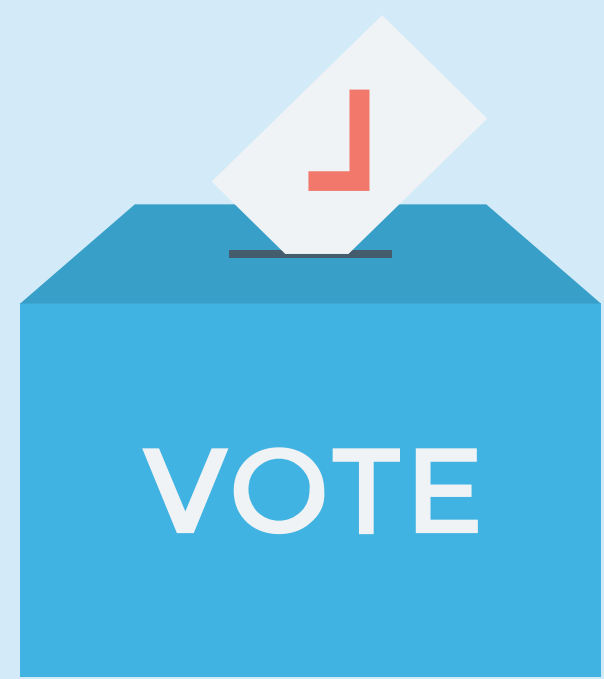




Municipal Election 2026 Fact Sheet

Affordable Housing

Guelph & Wellington Poverty Elimination Collaborative | August 2026

When everyone has a safe, affordable and accessible home, our whole community benefits. Yet too many people in Guelph and Wellington County struggle to find and afford one. This election, vote for solutions.

The housing we have has a major impact on our health, safety, sense of belonging, and ability to work and participate in our communities. When people cannot afford a place to live, the impacts affect us all.

When housing costs rise faster than incomes, people have less money for food, transportation, medication and other basic needs. For many, a financial setback can quickly become a housing crisis.

When housing is out of reach, people may need to leave their communities, live in overcrowded or unsafe conditions, or face housing instability or homelessness.

Affordable housing is about more than having a roof over your head. It provides the stability people need to care for themselves and others, stay connected to community, and thrive.

Why This Matters

No one should fear losing their home.



57% of Canadians fear losing their home, whether owned or rented, because of financial issues.¹

Rent remains unaffordable for many.

Since rent control was removed for new units in 2018, the average rent for a three bedroom home has increased by **23%**, reaching \$2091 per month.²

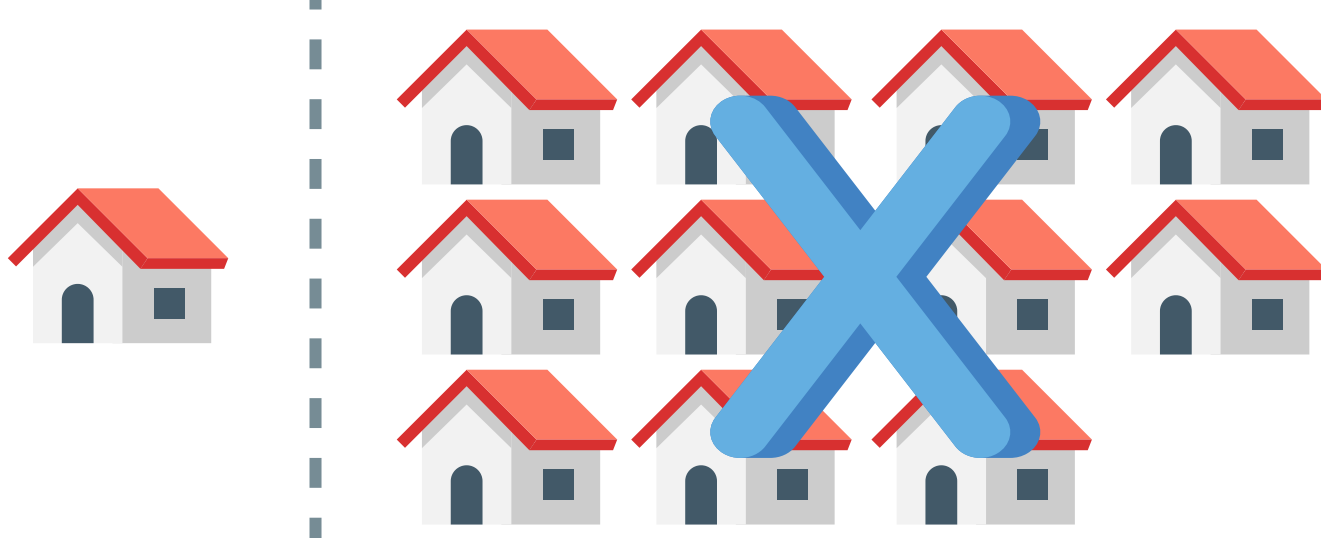
Rents are rising faster than incomes.



0 neighbourhoods in Guelph are affordable for a full-time minimum wage worker to rent.³

We are losing affordable housing faster than we are creating it.

For every **1 new home added**, Canada is **losing 11** lower-rent affordable homes.⁴

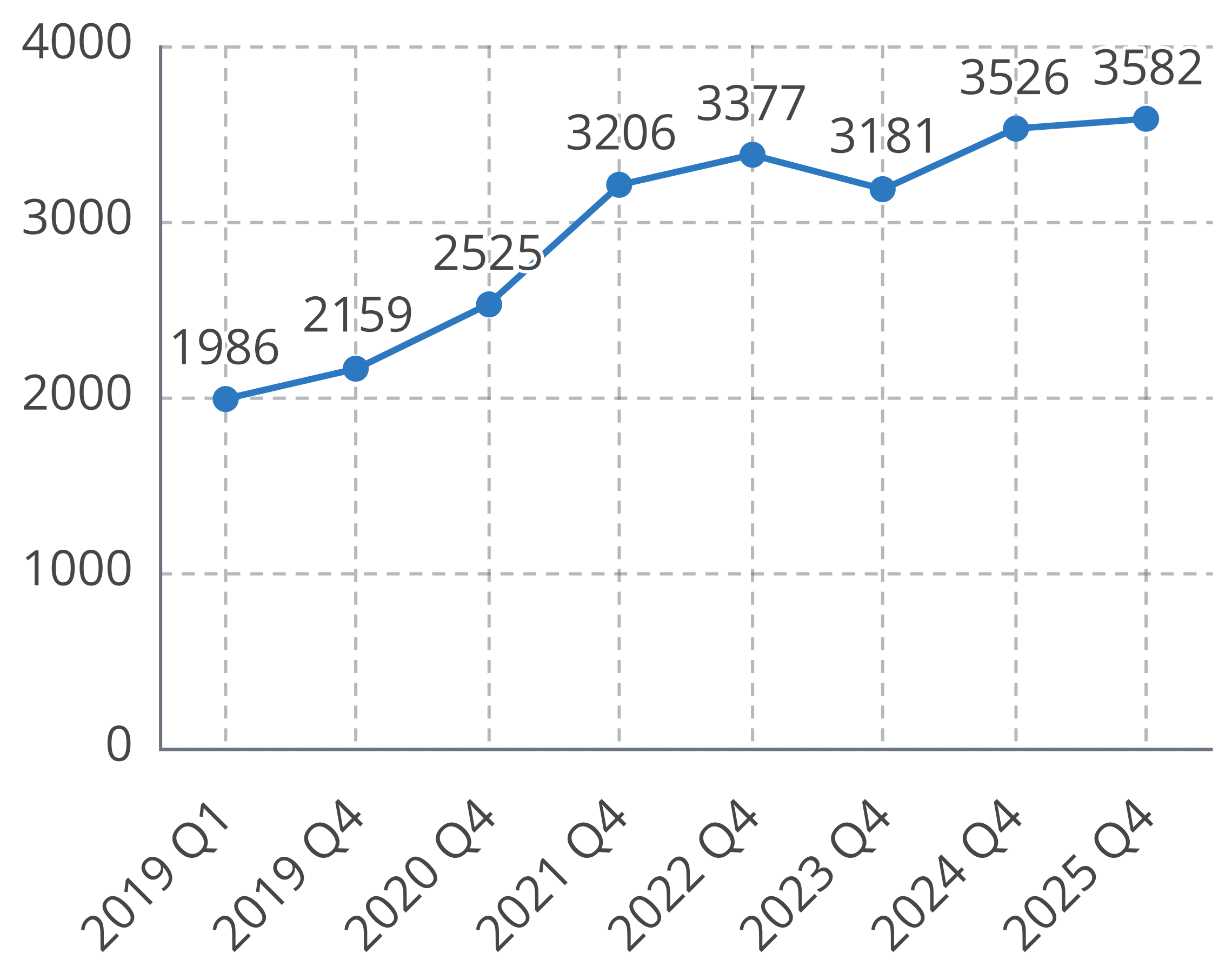


The need for deeply affordable housing is growing in Guelph-Wellington.

Since 2019, the number of households on the Guelph-Wellington centralized waitlist for rent-geared-to-income housing has increased by **80%**.

The average wait time is **5 years**, while some households wait **8 years or more** for a rent-geared-to-income home.⁵

Households on the Guelph-Wellington Centralized Waitlist (2019-2025)⁵



What Municipalities Can Do

While municipalities cannot solve the housing affordability crisis alone, local decisions have a significant impact on the homes we build, the housing we protect, and the communities we create.

Municipalities can engage people with lived experience, collect data, and use their tools, partnerships and voice to advance long-term solutions while advocating for the policy changes and investments needed from other levels of government.

1. Stop the Loss - Protect and retain the affordable housing we already have.

Examples:

- Support the preservation of non-profit and community housing, including rent-geared-to-income housing
- Adopt or strengthen rental renovation bylaws to protect tenants from renovictions
- Adopt or strengthen rental replacement bylaws to prevent the loss of affordable rental housing through redevelopment and conversion

2. Preserve Quality - Support housing to be safe, stable, and accessible.

Examples:

- Promote safe, well-maintained rental housing through landlord licensing, standards & education
- Support and invest in accessible community housing and ongoing maintenance
- Adopt measures that help protect residents' health & safety, such as a maximum heat bylaw

3. Create More - Build affordable housing, including deeply affordable and supportive housing.

Examples:

- Develop a municipal land & land acquisition strategy to support new affordable housing
- Partner with and support non-market housing providers to create a range of affordable housing
- Streamline planning & approval processes to help affordable housing projects move forward faster
- Resource an affordable housing reserve & fund non-market affordable housing projects to leverage provincial & federal investments



Learn More

Learn more about affordable housing and community need in Guelph and Wellington.

Wellington County Housing Services

 [wellington.ca/housing](https://www.wellington.ca/housing)

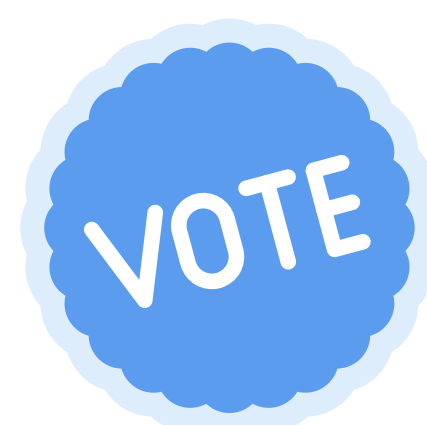
The City of Guelph's Approach to Housing

 [guelph.ca/housing](https://www.guelph.ca/housing)

Housing Assessment Resource Tools

 hart.ubc.ca/housing-needs-assessment-tool

Take Action!



Your vote matters. Help choose leaders who will advance affordable housing.

Ask a candidate: What actions will you take to preserve existing affordable housing and increase the supply of affordable housing, including deeply affordable and supportive housing?

Support the Yes in My Backyard campaign

Show your support for the housing our communities need by signing the YIMBY Pledge:

 [gwpoverity.ca/yimby](https://www.gwpoverity.ca/yimby)

1. Abacus Data. "67% of Canadians Recognize Homelessness as a Housing Issue Needing Immediate Action." *Abacus Data*, 31 Jan. 2025.
2. County of Wellington. *Social Services Advocacy Priorities*. <https://www.wellington.ca/programmes-services/wellington-guelph-social-services/advocacy-priorities#HOU> Accessed 27 Aug. 2026.
3. Lee, Marc, and David Macdonald. *Making Rent: The CCPA's Rental Wage Update 2024*. Canadian Centre for Policy Alternatives, Sept. 2025.
4. Pomeroy, Steve. *Filling the Hole in the Bucket: Loss of Existing Affordable Rentals Massively Undermining New Affordable Supply*. Canadian Housing Evidence Collaborative, Feb. 2024.
5. County of Wellington. *Housing Services Reports & Data*. Wellington County, <https://www.wellington.ca/programmes-services/housing-services-supports/housing-services-reports-data> Accessed 27 Aug. 2026.

