

Welcome

CORE AGE-FRIENDLY HOUSING SERIES!

Housing in an Age-Friendly World - From Homelessness to Continuing Care

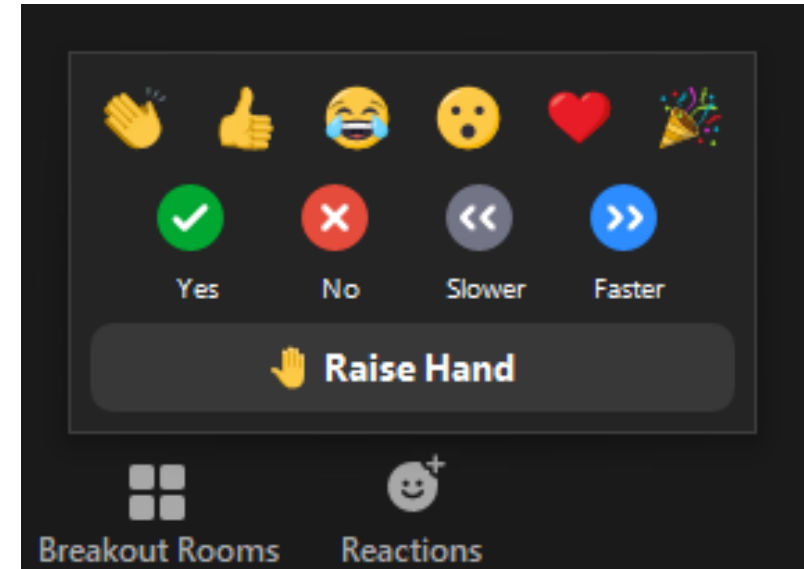
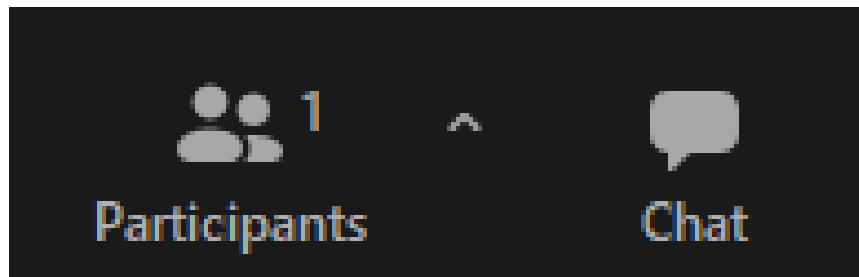
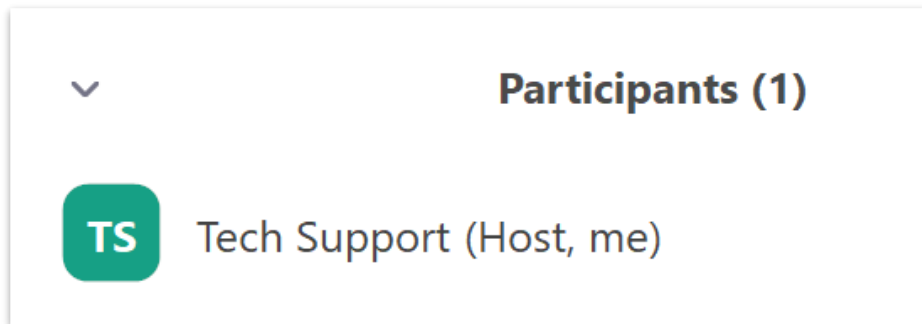
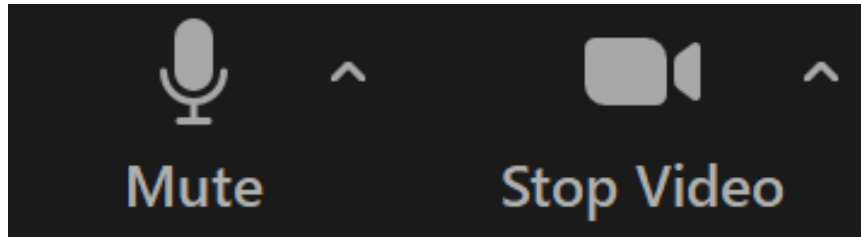
SESSION 4: INNOVATIVE HOUSING MODELS FOR SENIORS



LAND ACKNOWLEDGEMENT

In the spirit of our journey to promote reconciliation, we would like to honour the truth of the shared history and acknowledge the many First Nations, Métis and Inuit who have lived in and cared for these lands for generations. We are grateful for the traditional Knowledge Keepers and Elders who are still with us today and those who have gone before us.

HOUSEKEEPING



This session will be recorded, and the slides will also be available.

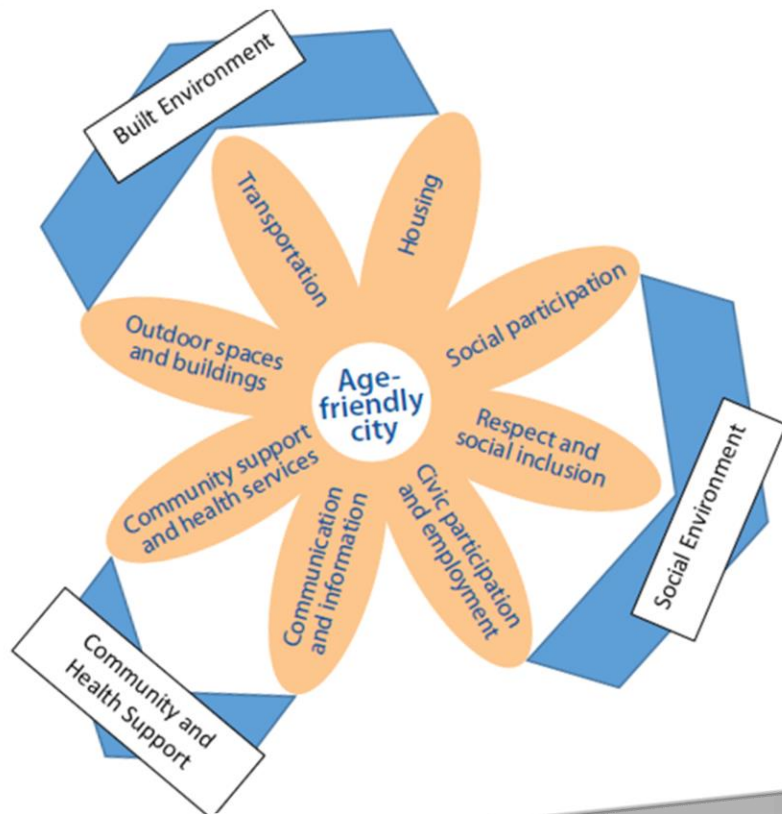
They will be uploaded on the CORE Alberta platform

<https://corealberta.ca/>

*“Design for the young and you exclude the old.
Design for the old and you include everyone.”*

~ The late Bernard Isaacs, Founding Director
Birmingham Centre for Applied Gerontology

What is Age-Friendly?



- Age-friendly is a model to enable active, healthy aging by focusing on eight domains of community living.
- Age-friendly communities help seniors remain engaged in their communities through the development of supportive built and social environments that facilitate exercise, social connection and respect for seniors.
- The cornerstone of the age-friendly model is the development of a community plan which brings together traditional and non-traditional partners to identify community assets and strengths that facilitate social inclusion of seniors and factors that hinder it.

Alberta Age-Friendly CORE Groups

Community of Practice

- Communities considering or pursuing an age-friendly plan
- Offer mentoring support
- Meets regularly
- Members actively support the Community of Practice.



Discussion Group

- Open to anyone
- Information sharing
- May or may not be involved in an age-friendly initiative.



Age-Friendly Housing – Setting the Stage

- Most seniors want to remain in their own homes for as long as possible.
- Majority of Alberta seniors live in private dwellings.
- The majority of seniors in private dwellings are homeowners.
- While about 1 out of every 7 Alberta seniors in a private dwelling is a renter.
- Close to a quarter of Alberta seniors in private dwellings live alone.



Checklist of Essential Features of Age-friendly Cities

Housing

- Sufficient, affordable housing is available in areas that are safe and close to services and the rest of the community.
- Sufficient and affordable home maintenance and support services are available.
- Housing is well-constructed and provides safe and comfortable shelter from the weather.
- Interior spaces and level surfaces allow freedom of movement in all rooms and passageways.
- Home modification options and supplies are available and affordable, and providers understand the needs of older people.
- Public and commercial rental housing is clean, well-maintained and safe.
- Sufficient and affordable housing for frail and disabled older people, with appropriate services, is provided locally.

Recap Session 1 - Setting the Stage for Seniors Housing

Housing is a unique journey

Understanding those barriers and strategies in each setting gives us better insights on how to move forward.

- Not everyone should stay at home
- Some people aren't suited to community living
- At times, maybe the solution is a blended model

We might be creating a model that causes isolation by keeping people at home who aren't suited to that.

Variable, options and choice will ensure people have access to the supports when they need them.

Stronger Foundations: Alberta's 10-year strategy to improve and expand affordable housing

Action highlights – housing for seniors

Action 1.7: Increase seniors housing in line with population growth.

Action 2.4: Collaborate with partner ministries to co-ordinate supports and transitions for Albertans as they move through the housing continuum. This includes people receiving income support, youth exiting government care, women and children fleeing violence and seniors moving to higher levels of care.

Action 5.6: Work with partners to enable seniors' lodges to serve as community hubs in rural areas, and expand the Lodge Partnership Program to increase designated supportive living spaces in seniors' lodges where stand-alone continuing care facilities are not feasible.

Recap Session 2 - Late Life Homelessness and Affordable Housing

Homelessness among older adults is not just a housing problem; it is multidimensional, touching upon several issues including mental health, physical health, loneliness, and community wellbeing.

Responses and best practices:

- Permanent Supportive Housing
- Affordable Accessible Housing
- Eviction Prevention
- Rental Assistance
- Housing Navigation Supports
- Coordinated Access
- Housing First Philosophy
- Policy Changes

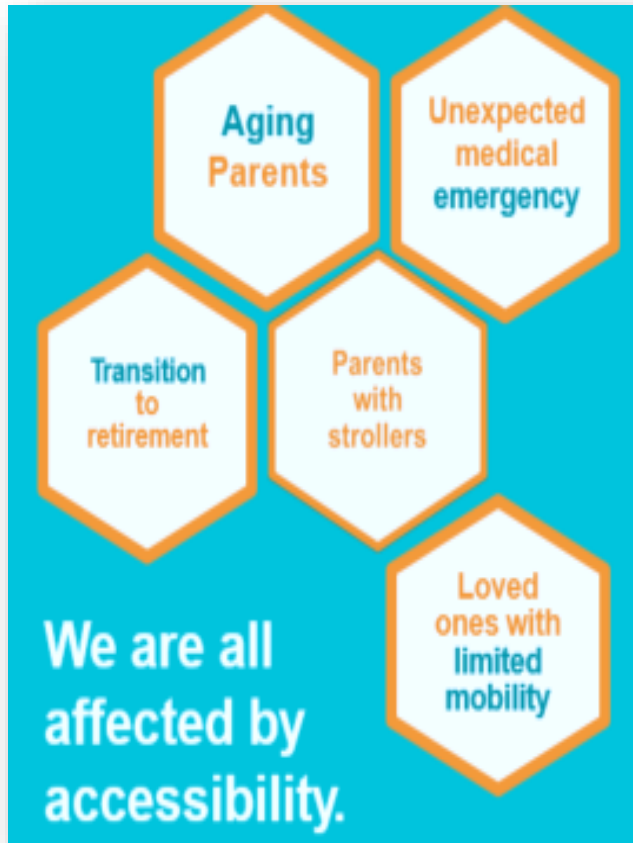
Living well in community, from a housing perspective:

- Safety and security
- Accommodation costs no more than 30% of income
- Well maintained building and suitable space
- Responsiveness of landlord to problems/financial issues
- Close to amenities, support network and community services

It takes a village:

- Seniors/Community Centres
- Home Care
- Schools
- Health clinics/including diagnostics
- Wellness supports – foot care, dental, therapies, etc.
- Friends and Family
- Transportation
- Volunteers
- Support service availability – grounds maintenance, repairs, etc

Recap Session 3 – Characteristics of Age-Friendly Housing for Seniors



The Building Blocks that Allow for Housing for Everyone

1. No-Step Entrance
2. Accessible Bathroom
3. Vertical Access
4. Interior Space
5. Accessible Kitchen
6. Wayfinding

(Color and Texture Contrast)

Visitability is a design strategy that focuses on three main features within a home – a zero-step entrance, wider doors, and a bathroom on the main floor – that allows people with disabilities, including seniors with limited mobility, to enter the first floor of the home.

Accessibility or Universal Design is a relatively new concept that goes beyond mere visitability and accessibility and aims to create housing and environments that can be used by people of all ages, abilities and mobility levels, without the need for adaptation or specialized design. Universal design focuses on creating homes that are comfortable, attractive, safe and usable by everyone at every stage of life.

Adaptability or FlexHousing™ is a term used by CMHC to describe an approach to housing design that incorporates features at the design and construction phase that will allow homeowners to adapt their space to meet their changing needs. In the U.S. this is known as “adaptable design.”

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Housing in an Age-Friendly World – From Homelessness to Continuing Care
SESSION 4: INNOVATIVE HOUSING MODELS FOR SENIORS



The Alberta Age-Friendly
Community of Practice

Age-Friendly Housing Series:
From homelessness to continuing care

Agenda

- Welcome and session overview
- Panelists:
 - **Yasushi John Ohki**
Executive Director, Green Violin Community Development Company, Indigenous Intergeneration Housing Project
Email: yasushi.ohki@greenviolin.ca
Website: www.greenviolin.ca
 - **John Mungham**
Founder, Mosaic Village Co-Housing and Age-Friendly advocate
Email: info@mosaicvillage.org
Website: www.mosaicvillage.org
 - **Jackie Tanner**
Program Manager, Canada HomeShare Program
Email: info@canadahomeshare.com
Website: www.canadahomeshare.com
- Question and Answer
- Wrap-up



green

VIOLIN

COMMUNITY DEVELOPMENT COMPANY

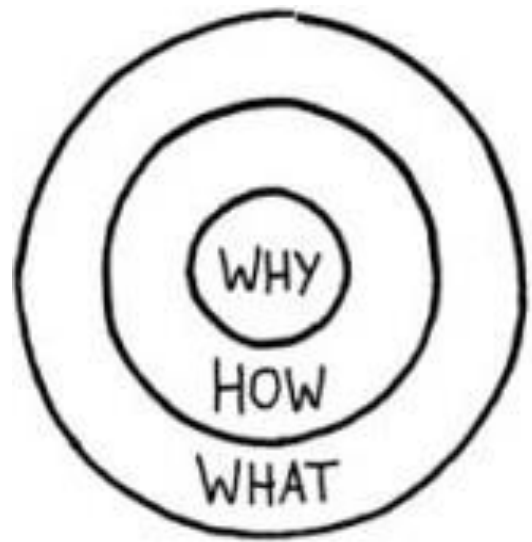


FOUNDATIONAL PHILOSOPHY

WHY: Everything we do, we believe in sharing and caring. We believe in thinking equitably.



"...show them the destination and they will want to build the ship."



HOW: The way we share and care is by making our projects inclusive, earth friendly, and socially connected.

WHAT We just happen to make innovative housing.

Want to live here?

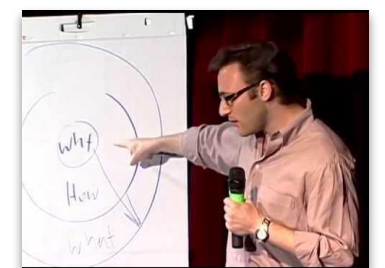
"...Sustainable Housing."

"...we use living information..."

"...a place for everyone, an opportunity for everything."

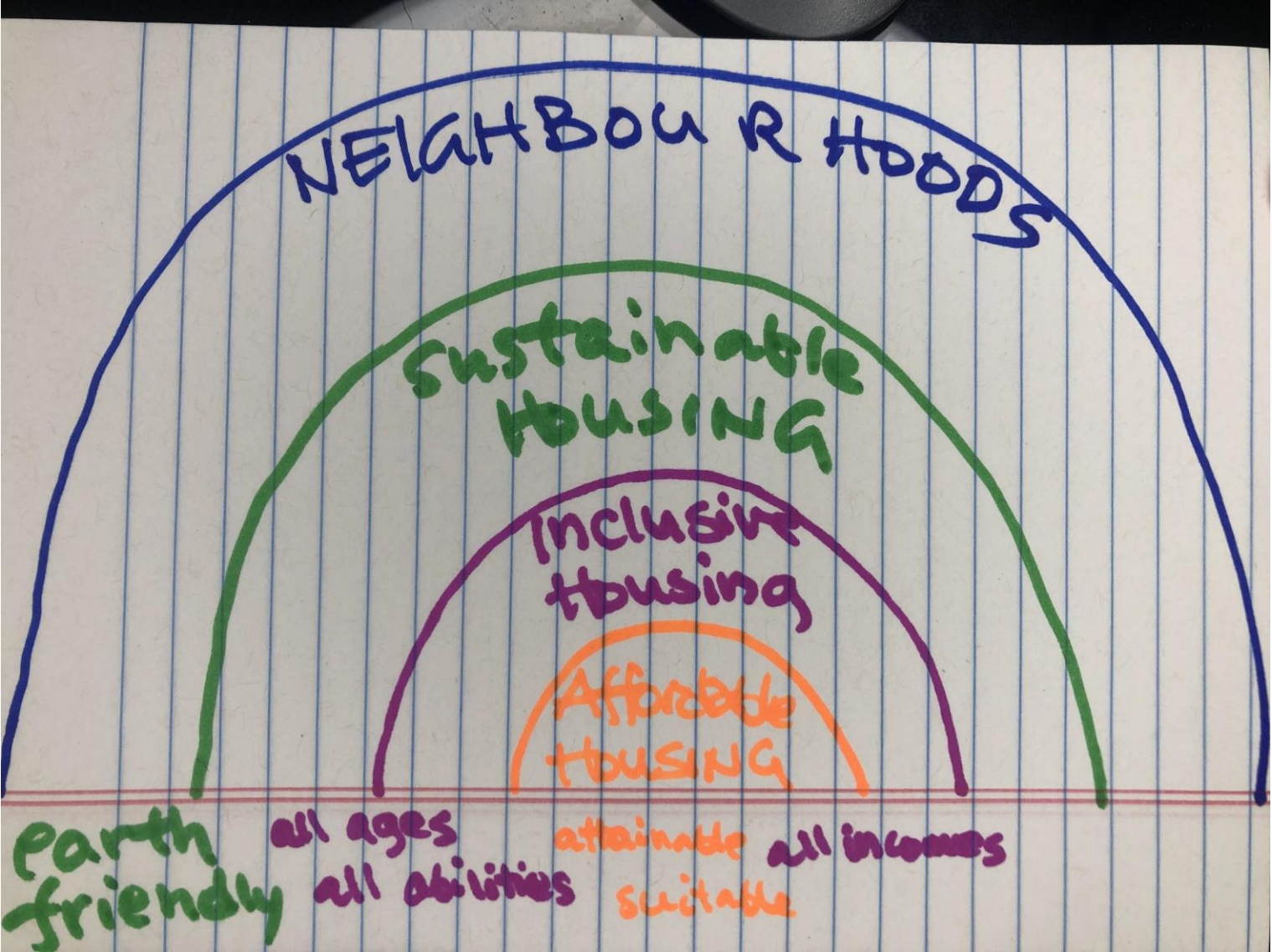


*"...we all have a setup, what is your punchline?"
Michael Jr.*



THE SIMON SNEK Golden Circle ...adapted for Green Violin

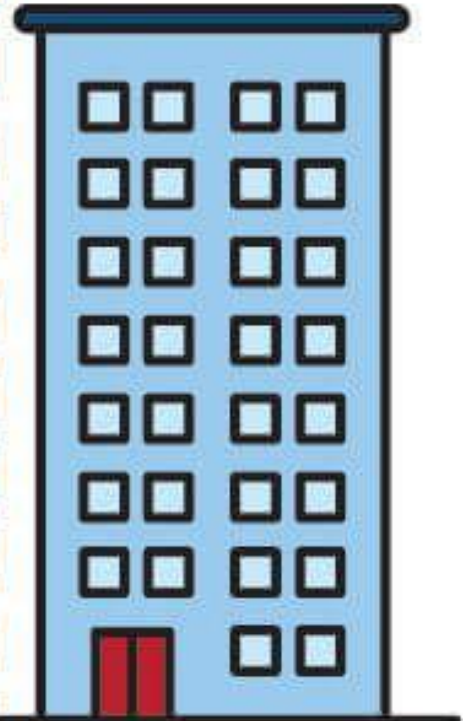
Domes of Support



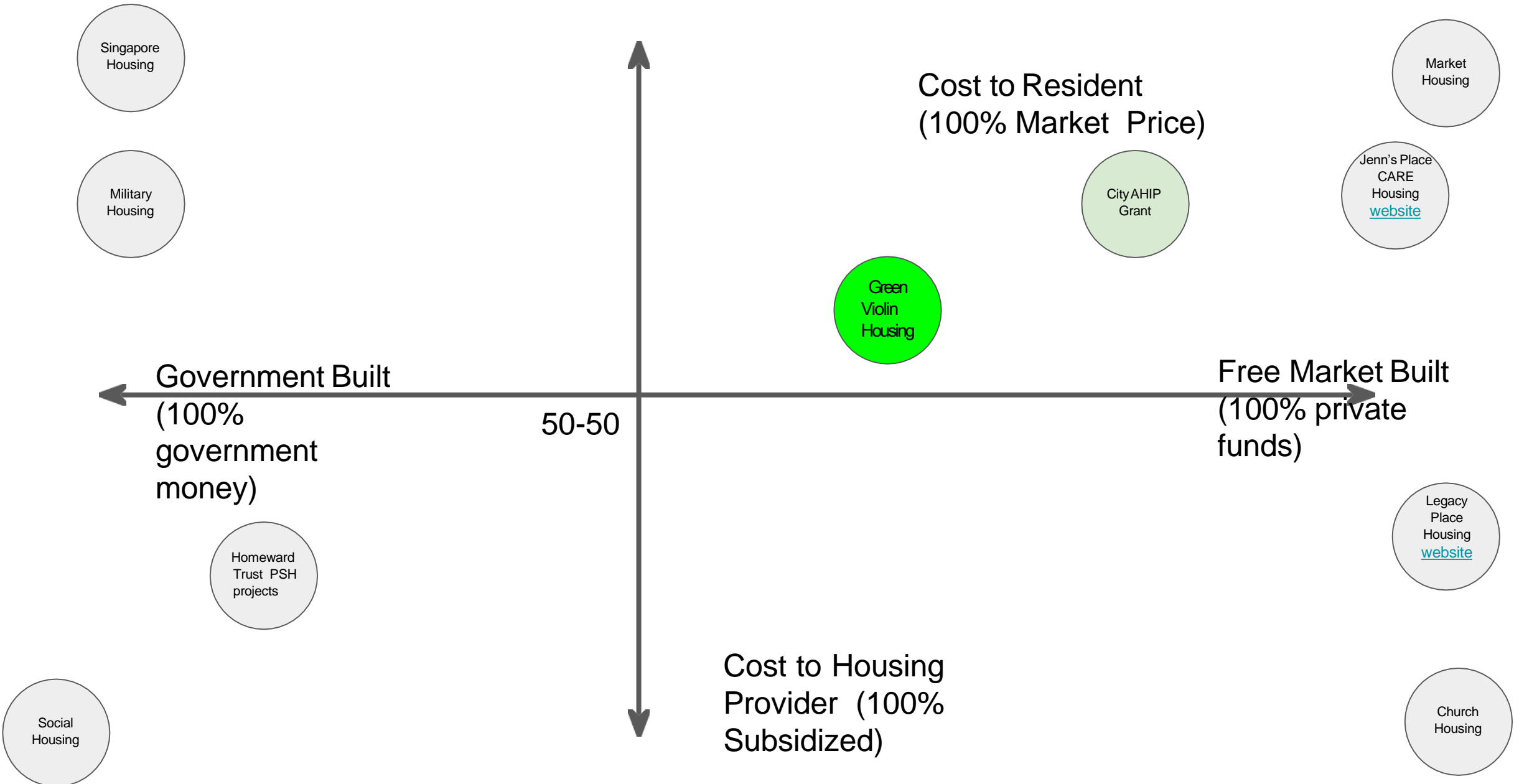
WE START WITH
HOUSING BUT WE ARE
BUILDING COMMUNITIES

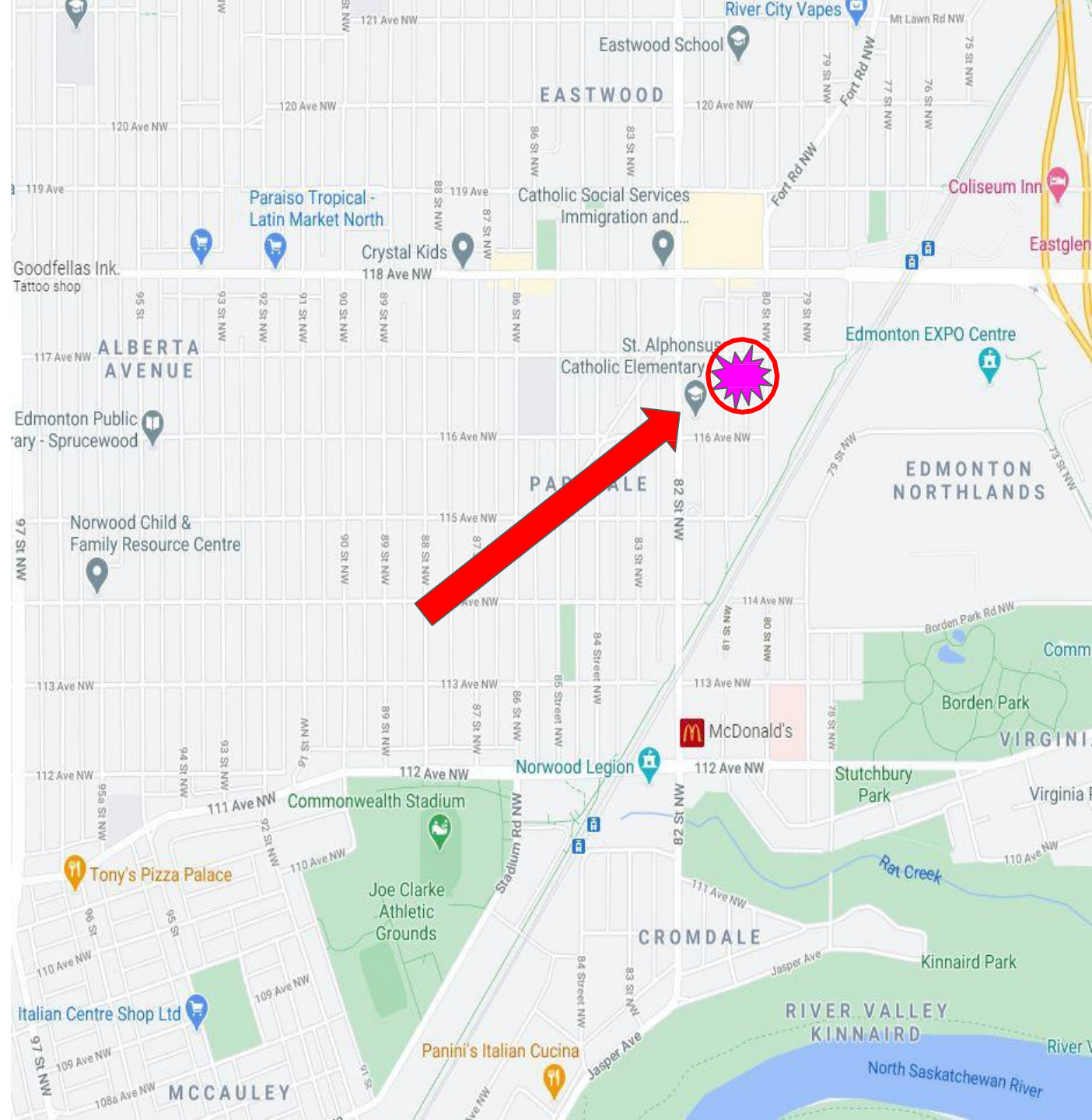
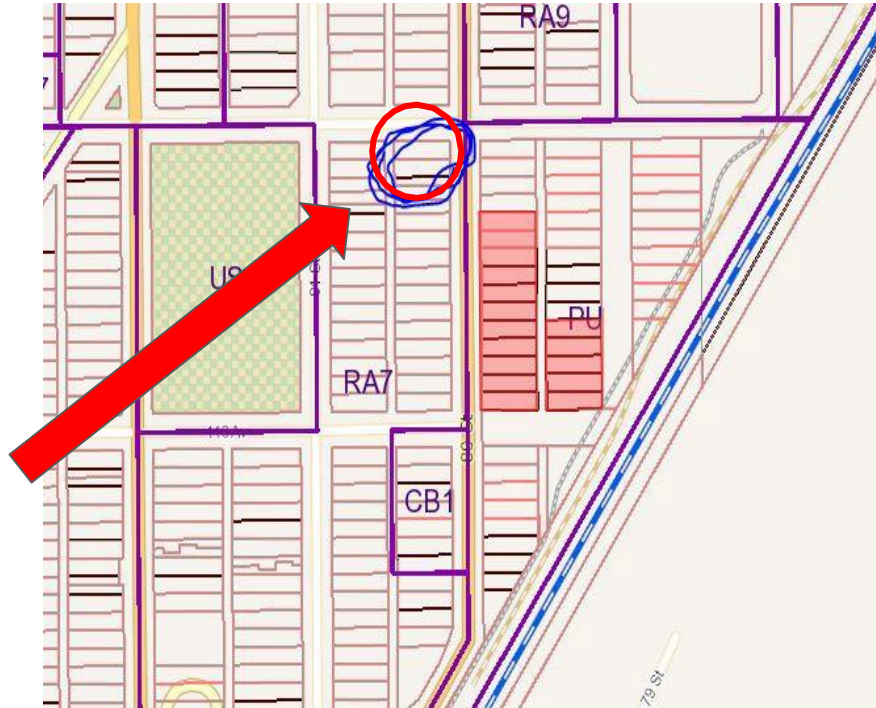
You've taken a journey into the heart of the matter and shown that it's just human constructs versus human philosophies on what we are each entitled to that make up the core of housing policies...and how far the shores are between market housing and the right to housing. Your research is the foundation of the bridge that will enable both side to meet, albeit, it will be a stretch. What would be interesting to do is have you envision a world where the human right to housing IS enforced by law. What would that kind of society look like? What is the individual's journey in that world? Is it a primitive world where each individual is outside of a property ownership model and has the right to create their own shelter? If you look at it from that perspective, our own laws restrict us from the right to housing (eg: no encampments, parks closed at night, "private property, keep out")

Missing Middle



The next eight slides were added following the session as supplemental information to the Green Violin introduction presentation.









Green Violin Investment Co-op Plan

5. RETURN TO INVESTOR:

After 40 years, Land is returned to the Investment Co-op with the building improvements for a big return to the investors who are in it for the long game.

-or-

Takeout Mortgage repays the Investors and takes out the bridge financing. Combined with a CMHC LMI extended term for a 40-year mortgage. Investors recycle to Step 1.

4. SUSTAINABLE OPERATION:

GREEN VIOLIN operates the development and provides neighbourhood inclusive housing for the duration of the financing and for the length of the Grant Funding Operating Agreement.

1. INVESTORS BUY AFFORDABLE LAND:

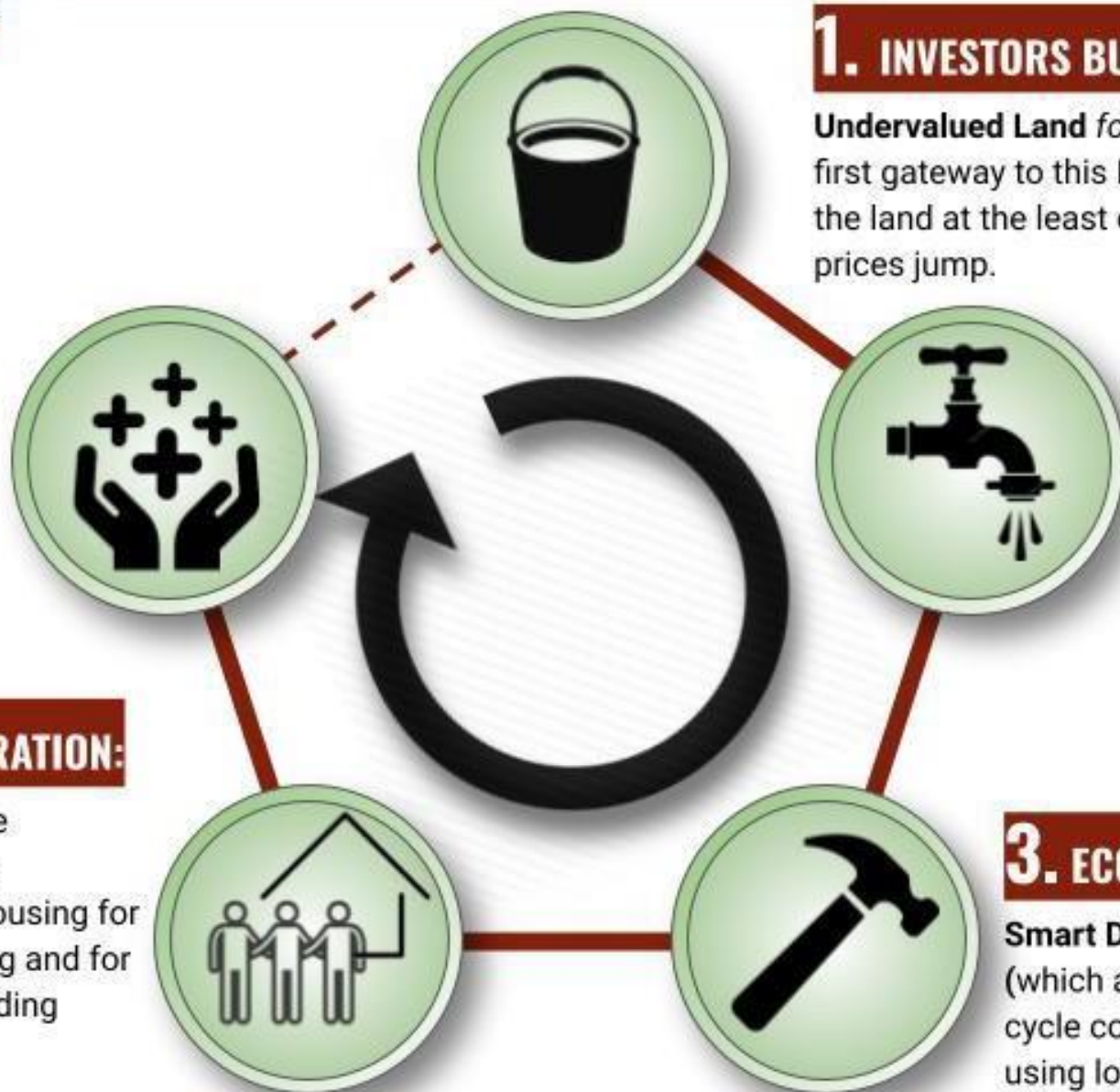
Undervalued Land found in emerging neighbourhoods is the first gateway to this Investment Plan. The key is to secure the land at the least escalated price possible before land prices jump.

2. INCREASE EQUITY VALUE:

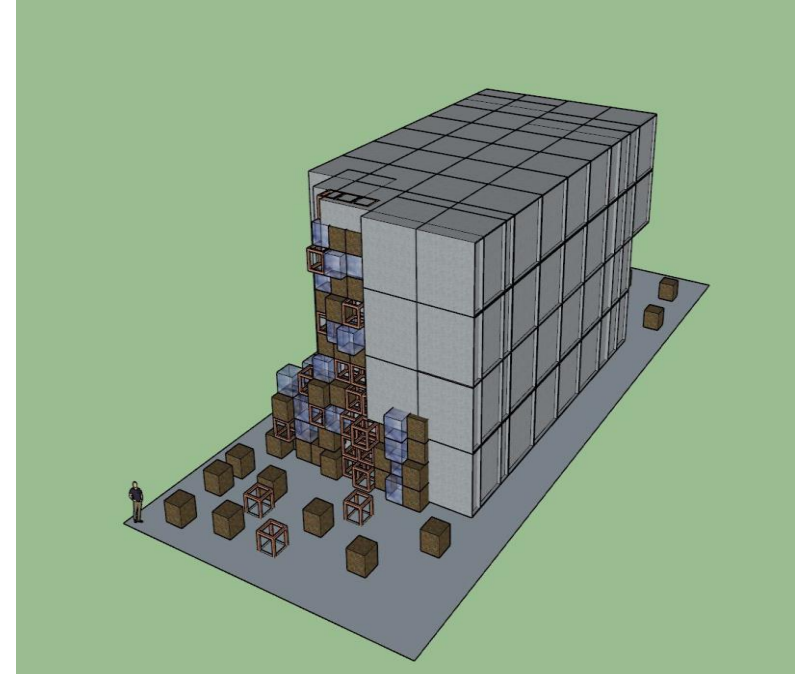
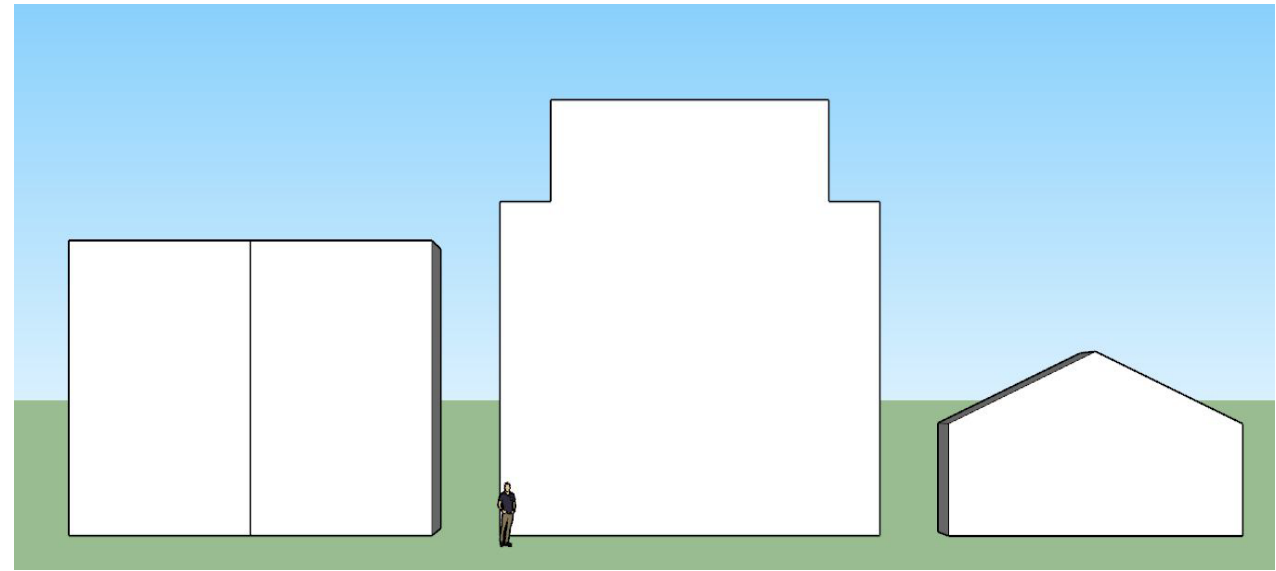
Upzoning for higher density and increased land value, verified through re-appraisals of the land. **Secure Supplemental Government Grants** which is capital that comes with strings attached (as 40-year Operating Agreements) that adds to the investor's equity.

3. ECONOMY OF SCALE & DURABILITY:

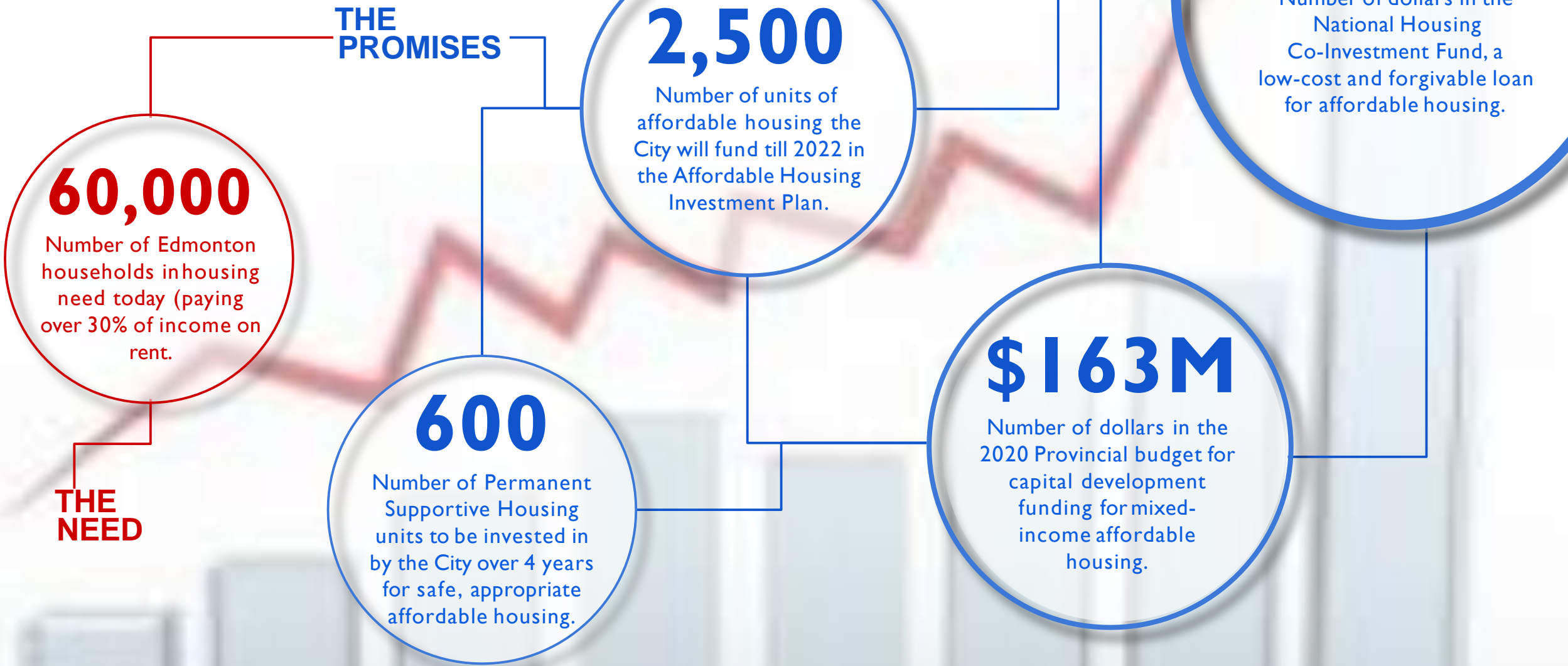
Smart Density and Energy Efficient Housing (which adds to housing utility and lower life cycle costs) is developed by **Green Violin** using low cost bridge financing.



Parkdale Place Apartments



Our Chance to Do It



- **What elements should be included in the business case?**
 - **Housing needs review for Edmonton**
 - **City Plan aspirational targets for population growth**
 - **Inventory of available infill land analysis**
 - **Basic apartment specs and costs**
 - **Rental rate analysis for Edmonton**
 - **Answer the question "Why do we need Missing Middle housing?" And to describe what the Green Violin Missing Middle solution is.**



Mosaic Village

Cohousing

www.MosaicVillage.org

Contact: John Mungham - 403-680-0418





Canada HomeShare

by NICE



Intergenerational
social work facilitated
homesharing:
Municipal pilot to
national expansion

A program by the
National Initiative for
the Care of the Elderly

HomeSharing: The Bridge Between Generations?



News / Canada

Aging in place: How Baby Boomers are breaking Canada's real estate market

In one of the tighest real estate markets ever recorded in Canada, Boomers are not letting go of their homes

Deborah Stokes
Jan 26, 2022 • January 26, 2022 • 3 minute read • 428 Comments



PartEverything Perspective
**The cure for pandemic loneliness?
Friends of a different generation.**

Baby boomers vs. millennials: The fight over real estate heats up

Royal LePage CEO Phil Soper speaks about how millions of baby boomers are intending to buy homes in the next five years

Larysa Harapyn
Jun 30, 2021 • 2 days ago • < 1 minute read • Join the conversation

EDITORS' PICK | 3,680 views | Aug 28, 2020, 12:40pm EDT
**Hundreds of Thousands Of
Nursing Home Residents
Don't Need To Be There**
Howard Gleckman Senior Contributor
Personal Finance
I cover tax, budget and retirement policy from Washington

blogTO



Toronto landlord tries to rent out 3 individual beds in the same room for \$420 each

Real Estate

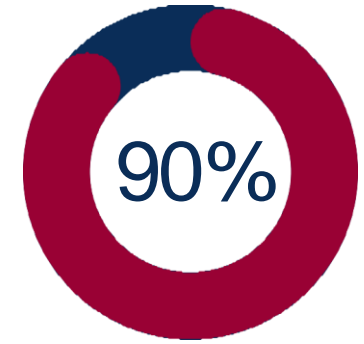
Lauren O'Neil Posted 2 days ago

Finding a place to live in Toronto can be tough under any circumstance, but options are especially limited for renters who aren't flush with cash in **Canada's most-expensive city**.

The Need

Growing desire to age at home

The majority of Canadians want to remain in their own homes as they age



But there can be many challenges:

- Rising costs on a fixed income
- Risk of social isolation & loneliness
- Need for additional support with day-to-day activities
- Vulnerability to fraud & abuse potential finding tenants independently



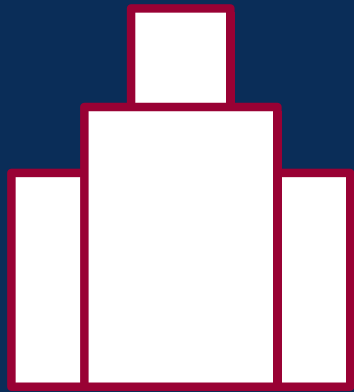
What is Canada HomeShare?

- Not-for-profit program that matches older adult home providers and post-secondary students
- Facilitated by team of social workers
- Older adults: receive assistance around the house and additional income - \$400-600/month
- Students: subsidize their rent by providing up to seven hours/week of assistance around and/or companionship for their home provider



Toronto, Peel Region, Kingston, & Metro Vancouver, Peterborough
(More sites to launch through 2022/2023)

>> Let's Focus on Protective Factors...



\$842/day



\$126/day



\$42/day



\$0.54/day

← Increasing costs, pushing people out of community →

The Canada HomeShare Process Overview

- Online Application
- Virtual meeting with Canada HomeShare site social worker
- VSS & Personal Reference Check/home safety audit
- Enter matching pool
- Virtually introduced to match, in person tour of the home
- Socialworker creates tailored Canada HomeShare Agreement
- Move in, data collection, monthly check ins, move out, data collection



**Canada
HomeShare**
by NICE

Website

www.canadahomeshare.com

Phone

800-786-9773 ext 0

Email

info@canadahomeshare.com

Thank You!



<https://www.facebook.com/canadahomeshare/>



@CanadaHomeShare



<https://www.instagram.com/canadahomeshare/>



<https://www.linkedin.com/company/canada-homeshare>

Panel discussion questions

- What makes your program innovative?
- What need did you design your program to address?
- What has been your greatest challenge in developing your housing model?
- What do you see as being your greatest success to date in relation to your housing model?
- What have you heard from the seniors about your housing model/project (any personal stories from individuals)?

Time for Question and Answer



Upcoming Sessions

HEALTHY AGING
CORE Collaborative Online
Resources & Education
ALBERTA

**You're invited to join the
AGE-FRIENDLY HOUSING SERIES!**
*Housing in an Age-Friendly World -
From Homelessness to Continuing Care*



The graphic features four small photographs arranged in a 2x2 grid. The top-left photo shows a person sleeping on a wooden bench outdoors. The top-right photo shows a person sitting in a chair reading a newspaper in a room with large windows. The bottom-left photo shows two people in a kitchen preparing food. The bottom-right photo shows two people walking down a hallway in what appears to be a care facility.

- June 22, 2022
Supportive Housing and
Continuing Care

Thank you