

## ElderNET Housing Brainstorm Working Group Summary Report

The ElderNET Housing Brainstorm Working Group was struck with a twofold purpose;

1. to undertake community consultation and,
2. assess the community interest in the development of a Housing Planning Table.

Members of the Housing Brainstorm Working group included; Geoff Elliot, Lauren Ingalls, Bill Newnam, Margaret Usherwood and Robert Wiles. Nick Taylor was able to attend a meeting of this group and his contribution should also be noted.

### Community Consultation

As of June 9, 2008, four community meetings have been hosted by the Working Group. The first occurred on April 10, 2008 and was attended by 28 persons. The second was hosted on April 25, 2008 and attended by 12 persons. On May 14 and 15, Robert Wiles met with seniors from the Sikh community. Approximately 100 persons attended these two sessions. Detailed meeting notes from the community consultation sessions are included in Appendix 1.

The composition of the community consultations were (self identified);

- Older adults 31%
- Housing providers 25%
- Community Service providers 38%

The May 14 and 15 consultation were 100% older adults, with the exception of the person who provided translation services and co-facilitated.

From the April 10 and 25 session, 15 individuals have indicated that they are interested in continuing on with the ElderNET housing process. These names appear in Appendix 2.

### **Process**

The process for the April 10 meeting is outlined below.

- Introduction to ElderNet and its accomplishments
- Introductions
- Presentation on Housing environment for older Calgarians
- Small Group Discussions
  - What are the barriers to suitable housing for older Calgarians?
  - What creative solutions can we implement to address these barriers?
- Small Group Discussion continued
  - Review morning solutions
  - Of ideas you have heard;
    - Which would have greatest impact?
    - Which would require greatest resources?
    - Which would require least resources?

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- Of the ideas you have heard, if you could only select one solution to the issue, which would you choose? Why?

The process for April 25 was similar, with the exception of excluding the presentation on the housing environment for older Calgarians in lieu of time constraints.

The May 14 and 15 groups were facilitated differently. Sessions began with the participants being asked to identify challenges and barriers to housing for older adults in their community. They were then asked to comment on the ‘summary solutions’, which had been collected at the April 10 and 25 sessions. Then asked to provide for any other solutions they saw as appropriate. Feedback was sought on which solutions resonated from them and which solutions, in their opinion, were not a step in the right direction.

**Evaluations of April 10 and 25**

Evaluations for the vast majority of participants were very positive. Most people enjoyed the opportunity to meet others concerned with the issue. There were very favourable comments about the diversity of attendees. The overall evaluation results, both for the individual sessions, as well as an aggregate of both sessions, appear in Appendix 3.

A snapshot of some of the key outcomes appear below.

- As a result of attending this session have you broadened your understanding of housing for older Calgarians?

a.	Very much	14 (44%)
b.	Somewhat	17 (53%)
  
- How much have you increased your professional and/or personal network as a result of today’s event?

a.	Very much	13 (41%)
b.	Somewhat	19 (59%)

**Budget**

As of June 9, 2008, \$2,084.71 has been spent on facility rental, food, beverage and meeting supplies. This will well under the projected at \$3,627.

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Summary of Proceedings

Based upon the community consultations, the following themes emerged. A more detailed record of the consultations can be found in Appendix 1, including individual session records. The numbers in parenthesis represent the frequency that the theme was mentioned by participants.

**Barriers and Challenges**

Lack of adequate support services (25)

- Home care access
- Home maintenance/upkeep
- Affordability of services
- Lack of appropriate staffing
- Lack of informal supports (family, community)
- Lack of transportation
- Inconvenient location of services
- Not available in language of choice, less accessible

Accessibility of housing (6)

- Lack of awareness of how make housing adequately accessible
- Affordability/funding
- Lack of willingness to undertake to make accessible
- Lack of suitability of current housing stock

Accessibility of process (3)

- Admission criteria confusing
- Application process a maze
- Long waiting lists frustrating

Affordability (8)

- Seniors level of poverty
- Subsidies difficult to obtain
- Ability to age in place dependent on finances
- Lack of affordable housing options

Individual barriers (11)

- Values base of individual (debt averse, not open to change, prideful)
- Fear of unknown- not wishing to move to alternate setting
- Fear of loss of control/independence
- Lack of planning for future

Awareness of options available (8)

- Lack of awareness of services and housing options available
- Not available in different languages

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Knowledge of developers (4)

- Lack knowledge to know how to support people as they age
- Groups lack knowledge of process, policies and procedures

Policy Issues (6)

- Lack of support for secondary suites
- Land use restrictions
- Land affordability
- Lack of willingness of government to work with groups interested
- Fear of eviction prevents voicing concerns
- Barriers of new immigrants under sponsorship face in accessing benefits

**Potential Solutions**

Information to consumers (5)

- Continue and expand seniors housing forum
- TV show, mass marketing on information and options
- One stop shop on all facets of process- options, services etc.
- Liaise with professionals in the community so they are aware of information and can provide to consumers 'in the moment'
- In various languages, both written and people to access

Support to groups currently providing or wanting to provide seniors housing (8)

- Multi stakeholder group to deal with issues in seniors housing- intermediary between seniors and provider
- Information to groups on process, procedures, policies etc. in development process
- Provide staffing support to fledgling groups to help them with process
- Develop an ad-hoc advisory group to assist groups and answer their questions re. development of seniors housing

Build community (5)

- Have seniors participate more in providing support within congregate housing- tap into assets of seniors
- 'buddy' program to connect isolated individuals
- Social marketing to raise awareness of what impact helping your neighbour can have (neighbourhood angel)
- Intergenerational programs

Encourage Flex / Accessible Housing Options (10)

- Rating / certification for accessible housing standards- could be used in marketing and encourage this type of development
- Enhanced senior participation in design process
- Educate developers on seniors needs
- Change policy to set specific minimums of accessible standards

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- Develop incentives to adapt current homes/housing stock

Encourage shared accommodation models (5)

- Abbeyfield
- Mobile home co-housing community
- Co-ownership of homes
- Adapt large homes for co-housing/ownership with shared common areas

Advocacy (6)

- Enhanced training and wages for service workers
- School sites being relinquished- opportunity to seniors housing?
- Enhanced subsidy structure available for seniors
- Build housing closer to where need resides (i.e. N.E.)

Broader community involvement in seniors housing (6)

- Poppy fund wanting to be involved in housing and home maintenance
- Corporate 'adopt-a-home' to pay for home improvements
- Tap into corporate giving programs
- Tap into corporate volunteering programs
- Engage service clubs in housing and home maintenance

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**Recommendations**

The ElderNET Housing Brainstorm Working Group would recommend the following to the ElderNET Steering Committee.

- 1. That ElderNET undertake to develop a Housing Planning Table**
- 2. Prior to the formation of a Housing Planning Table, an assessment be undertaken of the knowledge and skill sets required by the Planning Table. After this process is complete, ElderNET would extend a ‘Call for Interest’ to the community.**
- 3. That the Housing Planning table continue consultations on the issue with ‘hard to house’ groups**
- 4. That the following ‘solution’ areas, as identified through the consultation process, be considered for future focus by the Housing Planning table.**
  - Information to consumers**
  - Support to groups currently providing or wanting to provide seniors housing**
  - Encourage shared accommodation models**

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**Appendix 1**

April 10, 2008  
Small Group Discussion Notes

**Table 3 (Patti)**

**Barriers/Challenges**

- Staying at home. Supports/Home Care not covered by Canada Health Act
- Increased funding not necessarily happening to support seniors health needs so they can stay in the community
- Lack of subsidized assistance to help people move
- Seniors feel vulnerable to scams and have difficulty accessing services to maintain/upgrade home and other services such as housekeeping and yard care
- Need access to affordable appropriate supports and services to stay at home (beyond low income City Links)
- Financial
  - Moving expenses
  - Assistance with the move
  - Not having a clear sense of their own financial situation- asset rich, liquid dollar poor
  - Values of seniors- debt adversity- some seniors choose not to use their assets for every day living expenses. Have worked their whole life to pay off mortgage
  - Cost of living and maintaining home
  - Difficulty finding trustworthy and affordable supports for repairs, snow , mow etc.
  - Increased rental costs and condo fees
- Insufficient supply of suitable and affordable (to whom?) housing units
  - Particularly in their own community to enable ‘aging in place’
- Difficulty accessing info on affordable housing options
  - Info available is massive and overwhelming
- Access to home modifications have long waiting lists
- Lack of awareness of seniors regarding options to make their existing homes more accessible and the financial resources available to assist them
- Values base- not wishing to get reverse mortgages or move to a rental option because of their pride in owning their own home- fear, insecurity and thoughts of being homeless or forced to move out of an apartment against their will – at the mercy of others
  - Psychological barrier
  - Home is your castle – fear of loss of control
- Lack of proactive planning for changes in housing and health needs
  - Head in the sand- I’ll deal with these issue when the time comes- crisis orientation to planning for housing

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- When folks wait until they're in a crisis mode they typically are health compromised and have limited energy to do the research and make effective decisions and their behalf

**Solutions**

- Poppy fund will pay legal fees for seniors who can't afford them to change their housing situation
- City has 1 full time position who assists/informs seniors of provincial resources available to them- very successful in helping them
- Poppy fund has .5 million dollars to assist seniors with housing issues; willing to work with other organizations to raise money
- Exploring the Abbeyfield model and its potential application
- More units that feel like a home that than an apartment
- Poppy fund build ramps, bath tub lifts, stair lifts; need to make these services more available to all seniors
- Mt Royal continuing to convene housing forum
- Coordinate all of the key stakeholders who focus on housing so that energy, resources etc can be leveraged and synergy of ideas can be capitalized
- Form a community group which consists of property management groups that manage seniors' subsidized housing complexes, the seniors themselves and the faith/other groups which administer these sites- e.g. Catholic Diocese, Kiwanis etc. Purpose would be to identify and address issues, conflicts that arise between the property management and the seniors in the subsidized housing units
  - This group could become a registered charity and access Gaming Funds
  - Explore feasibility of accessing gaming funds to support housing initiatives
- Advocacy for building more 'not for profit' housing for seniors – government support to fill the gap of affordability
- Need assisted living that is 'not for profit' so it is affordable to people who need that level of support (most of it is for profit and very expensive)
- Get people talking e.g. service clubs, seniors and senior serving organizations who could access funds raised by service clubs- form a non-profit society and plan/implement innovative housing initiatives
- Place of a resource coordinator in seniors' buildings- like Edwards Place
- Develop a conceptual map of the range of housing issues, the key stakeholders and the programs, resources and supports that help people stay in their homes

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**Table 2 (David)**

**Barriers**

- Affordability
- Maintenance and upkeep
- Locations
- The market
  - Develops into older neighbourhood and change the housing and the demographics of the neighbourhoods
  
- Access to public transportation
- Admission criteria
- Personal preferences/ expectations
- Accessibility- physical
- Family pressures – many mean upheavals
- Ability to research / visit locations
- Educations about options/choices
  - Ongoing process- they may hang on when it's determined, because they don't know
  - Developers/family lack of knowledge on how a building supports independence
- Sustainable home care and committed support systems
  - Is there enough
  - Particularly around health
  - E.g. older Calgarians use of emergency rooms- solves access and transportation problems
  - Community cluster program was successful, but couldn't keep it up- Run by CHR
  - C3 program hasn't grown but Calgary has this
- Housing supports for seniors
  - Municipal 10 year program on Homelessness
  - Seniors consulted but not addressed in the plan
  - Fed/Provincial levels not sufficient
- Ageism/head in the sand syndrome – by levels of government and others
  - Government don't understand seniors position
  - Also general denial of issues
  - Province won't address it until it's a crisis
  - But LTC beds are already a crisis
  - In Edmonton 3 times the designated assisted living as Calgary
- The NW community cluster was preventative rather than crisis oriented

**Positive Supports for Seniors Housing**

- Growing demographic
- Politicians may take notice
- Diff. form of housing- basement suites/ granny suites

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- Programs by CMHC for adaptation
- Respite program
- Inner City development may be higher density, mixed, more affordable
- Focus on walkable communities
- Baby boomers involvement with aging parents means more knowledge, more energy for creative solutions, development of options
- Different definition of aging (65+ is not the end)
- It's a different generation
- Boomer are a 'pushier' bunch
- More advocacy
- Activities etc. current aging group wants is different
- Globalization of seniors population- winter down south-more aware of wider world
- Even food requirements are more global
- More seniors in market- more myth busting- 'you can do this'

**Creative Solutions**

- Build on (above) strengths
- Flex Housing- enable transitions
  - Universal design principles
  - Designed so interior is flexible
  - Just roof and walls and inside can change with residents needs
  - Extra closet space in case it needed for an elevator
  - CMHC is promoting- Red Deer, Lethbridge and Calgary
  - Means people can stay in their communities
  - Creates support by having diverse communities
  - Avoids seniors being only person at home during the day
- Trend recently has been living in Condo living- 2 homes etc. but not all can afford
- Moving from community to outskirts etc. removes supports
- Transit friendly development
- Some planning is good for creating walkable communities but often its commuter oriented
- Perhaps calling development 'lifetime friendly' not 'age friendly' given more holistic impression
- Affordable, accessible housing is needed- wheelchair accessible
- What can we do to help developers develop 'life long' housing
  - What it's politically correct
  - Maybe have a seniors housing day e.g. senior friendly
- Isolation- seniors registry
  - Adopt –a – senior in your community
  - Buddy program in community
  - Make it a community responsibility
  - Like Snow Angel- but just be an Angel- Help neighbour

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- Teach children community values
- Affordability- look at Europe- smaller homes/cars etc.- but here HUGE
- Construct smaller apartments- more education less consumerism- encourage less square footage
- Promote CO-OP, Abbeyfield, type options
  - Promote community
- Clarify process around CO-OP housing etc. to make it doable
- Municipal/provincial level
  - When Rec. Centre or Library is built, develop mall around with housing e.g. North Hill
  - Less transportation, more community
- St. Albert (Gail H.) affordable, market mix
- School buildings that can be used for other purposes/ages during summer
- Share resources
- But these P3, C3 initiatives don't always work- barriers
- Many hoops to jump through- make it easier to develop options
  - E.g. Ogden initiative- community revitalization initiative
- Gail's initiative (Sturgeon Foundation) encourage these relationships- speed up process
- It would lead to more affordable, available housing
  - Barrier can be distrust of for-profit by non-for-profit
- Encourage the relationship/partnerships
- No politicians at this event
  - Policy matters
- Local government can approve development plans if space is made for community use e.g. 17 story development of condos in St. Albert
- Positive- Gail - can't compete with multi family developers- but currently developers (with the slowing market) are seeing seniors housing as a marketing advantage
- Provincial Government- school sites- underdeveloped and being made available for development. **Advocate** for seniors affordable housing
- Integrated 'all age' communities- day cars in senior centres

What would have greatest impact

- Policy changes that support notion of community- lifelong residence [Long Term]
- Un-ghettoizing seniors housing
  - All ages, accessible for all abilities
- Lifelong communities
- Kelowna's Rec Centre are all age/all purpose centres
- Develop policies/ tax incentives/ to 'push' people in the right direction
- Awareness raising for developer/policy makers

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- 311 Line- part of the job is to answer questions on seniors issues
  - How often to people not have someone to talk to about their older adult?
  
- Public education campaign and resource for this type of assistance (information) [Medium]
  - One stop shop
  - Covering all areas- health, housing, snow shovelling etc.
  - Health Link, Distress Centre, 311, 211??
  
- Housing can't be looked at in isolation- transportation, health, information etc
  - How to coordinate from a communication perspective?
  
- Extend Snow Angel to 'community angel'
  - Adopt-a-neighbour

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**Table 1 (Raynell)**

**Barriers/Challenges**

- Stairs, physical barrier
- Poverty
- Subsidies hard to get
  - Many seniors do not have the ability or energy to apply for subsidy/find out about it
- Not enough support or customized support
- Unlikely that landlord will renovate for accessible suits
  - Tenant can't afford rental increase
  - Market- landlord can rent without
  
- Afraid of eviction
  - Talk amongst selves but afraid to bring forward
  - Culture of non-complaining (generation)
- New immigrants- eligibility restrictions, language, abuse issues
- Not enough home care staff
- Are services delivered in the community the right way?
  - May have to look at mode of offering care in the community
  - Turn over of caregivers takes toll on family caregivers
  - Stress on family caregivers
- Waiting lists (e.g. for care centres)
- Dignity and pride / respect – seniors and their families
- Lack of gradations- e.g. moving to higher level of level of dementia care- can be too high
- Confusion about options- general public, seniors, families
- Problem of supervision/oversight in in-home care (e.g. food delivered but not eaten, assessment and self reporting of abilities)
- Landscaping and maintenance, building upkeep, accessibility of older projects
- Institutional look to buildings
- Lack of training in design/management of buildings
- Gerontology programs not attracting students- not leading to jobs; people who are working in seniors' area not taking them
- Ability to go outside
- Cost of rent
- Moving people outside their neighbourhoods- private sector more open to pets
- Expense of private facilities
- Aging in place limited by transition policies
- Placement in care centres- could be across the city
- Money- ability to age in place dependent on \$
- Huge difference between subsidized and private care cost
- Money and staff/labour

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**Creative Solutions**

- Government subsidized home care wages (analogy to child care)
- Systemic changes
  - Nurse practitioners- Alberta doesn't change them, only 12 in Alberta
  - Immigrants with health care skills
  - Paying people through training
- Use of international models
  - Less warehousing, more similar to light care registry or personal care homes
  - Seniors in building could work in seniors building
    - Use resources that are there
    - Pride and ownership
    - Organization of program, training, look at liability issues
    - Beneficial for seniors- staying active could be paid to subsidize rent (barrier rent and tax)
    - Allowance for income to certain point- like AISH- benefits not cut
- Look at ways to adjust income tax for seniors, need more subsidized housing
  - Baby boom generation approaching
  - 55-60 years women who do not have CPP- had not worked
- Look at buildings (facilities) to make more accessible
  - E.g. one accessible bathroom would be an improvement
  - Residents increasingly frail- were not built for current residents
  - Converting, retro fitting
- Outdoor building/shed to keep scooter if not allowed in building
- Life lease has potential for people selling a home
  - Stability of ownership
  - Tax
  - Monthly payments manageable
- More awareness/convincing/education of accessibility among developers- tax breaks for accessible design
  - Does not cost more but may encourage
  - Rating / certification of accessibility standards- can be used in marketing
  - Education for developers, architects etc. re accessibility (including lighting)
  - More senior involvement in building design and renovation
- As downturn in housing market happens, are there opportunities for seniors' housing? (rental)
- Retro fitting- accessible, universal design, money/water, electrical savings

**Greatest Impact**

- ✓ More subsidized housing
- More skilled help in people's homes
- Organizing care around seniors buildings- pool of labour
- ✓ Part of housing plan- to have built in services (residents share cost of staff)
  - Involve senior residents- provide training, supervision

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- √ Universal design- from beginning or retrofitting
  - Be 'senior sensitive' with regular maintenance
- √ Need to convince developers to create this, but they need financial incentives

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**Table 4 (Susan)**

**Barriers/Challenges**

- Cost, coordinated effort, availability, education of seniors regarding options and services available, so seniors are not fearful
- Promotion of a general number for seniors to call for information; one-stop-shop
- Lack of family support
- Stigma of social worker attending to their needs
- Accessibility of present housing and future housing
- Lack of education for contractors- need to understand the needs of seniors. There is a market for seniors home improvements.
- Younger persons taking ownership of their future lives; financial planning
- Living healthier lives
- Governments approach to isolated seniors as municipalities become more entrepreneurial
- Seniors afraid to move to other locations- fear of unknown communities and services
- Transportation is an issue
- Moving a bus stop away from a seniors residence- seniors loses ability to travel
- Employment- barriers to this- as most seniors like to work, but can lose their benefits; may have to pay these benefits back
- Seniors who have not planned for the future- financial services; need to be better informed
- Need to access the groups of people who do not plan for the future and educate them of what finances are needed to meet basic needs
- Baby boomers are living longer but have not planned to live longer...therefore they do not have the income to survive
- Seniors need to be informed of what benefits are available i.e. OAS, GIS, ASB
- Women are more impoverished than men- lack of income supports to pay for affordable housing
- Government could encourage the use of secondary suites- screening
- Land use restrictions for people who are wanting to build an extra suite; lack of land
- Calgary lost 964 families last year due to the expense of living in this city
- Not-for-profits are not being assisted in accessing properties, land to build affordable housing. City of Calgary is not consistent with information regarding price of land; (5 year plan- the City identified that they need 400 units a year to meet housing demands). Agencies who approach the City of Calgary for assistance regarding housing, they have to complete a questionnaire of 200+ questions; once submitted the forms are returned for not being correct- creates many barriers for agencies to access land to build affordable housing projects.

**Creative Solutions**

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- All levels of government encourage not-for-profits to build affordable housing; erase barriers to make process easier
- Levels of government create a position to act as a consultant for not-for-profit housing to advise on process of how to get this approved.
- Inform web sites of services available
- Town hall meetings where people can come out and access information
- Build housing for aging in place; space for staff; housing could be flexible to all stages of life.
- Flex housing- to include ways to modify homes- i.e. stacking closet to be converted to elevators; tub changed to walk-in shower
- Partner with Habitat for Humanity; accessible housing
- Builders and developers need to be educated on the needs of seniors and their housing requirements
- Seniors shared accommodation- congregate living and common kitchen, bathrooms, living area- seniors could be co-owners of this property.
- Coordinated effort of policies, permits; governments to work with the public in their efforts to build affordable housing
- Educating local government on issues facing agencies trying to access resources
- Politicians need to acknowledge seniors housing issues
- Seniors with addictions have special needs and may need rooming house types of facilities
- Financial planning- could send birthday cards to folks turning 50 to remind them of the importance of retirement planning
- Advisory board- comprised of municipal reps, social workers, architects, funders, seniors, legal representation
- Raise awareness regarding seniors issues
- Look at housing that is eco- friendly, energy efficient

**Impact**

- Getting houses built
- Secondary suites will help with affordable housing
- Sorting out issues to resolving barriers to accessing resources
- Social pressure- petitions, protests
- Media- their role in raising awareness of seniors issues including a media spokesperson

**Pick one**

- Ogden centennial legacy project
- Raise awareness- media, policy makers, funders
- Seniors and seniors organizations need to lobby City Hall

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April 25 Session

**Table 1 (Rob)**

**Challenges/Barriers**

- Finding a home- where is it? If you have money than there is lots of options- affordability an issue
- What information is available for community groups re. getting funding to build and operate homes?
- No supports in the community for people
  - Formal or informal
  - Lack of connection in the community
  
- Cannot afford to stay in own home
- How do we keep people healthy and safe and in the community?
- Maintaining one's home becomes problematic
- Tension between where one can live 'best' and what someone's preferences might be
  - Is helping people to transition to more suitable accommodation more appropriate than supporting them in their home, which may be inappropriate
  - Could a health tool be developed where one's well-being could be assessed with respect to living environment- Seniors Housing Forum at Mount Royal has developed self-screening tool- good starting point
  - People don't want to leave own home
- Couple living together with different needs and the inability of the season to accommodate them in a single facility
- There are a lack of options across a large continuum of housing
- Not everyone has ability to rely on family to support them
- Restrictions as to what can built limit innovation/growth
  - Land use issues
- Availability of affordable land in City boundary- very difficult
- Usually takes a crisis to participate change
  - What supports are available to help people make those decisions and plan?
- People don't want to move- fear of loss of independence
  - Age only one indicator- very individual decision
- Staff at building can play a key role in people's well being
  - Attracting good staff a challenge
- Some cultural groups very segmented- very isolating
  - Importance of being together for communication, social, faith, dietary etc.
- People don't like change/new ideas
- Lots of talk of age in place- lots of informal supports available
  - But, do people know their neighbours anymore
  - Neighbours change and less familiar- would they be available with informal support??

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- People often wait for someone else to take initiative
  - Neighbourhood solutions for something of this magnitude very difficult

**Solutions**

- Program on TV that gives information about options
- Increase accessibility within units
  - i.e. kitchen cupboards lower
  - currently the ergonomic design is for general population
  - small modifications to existing housing makes large difference
- mobile home type community with central gathering place
  - lower cost to build
  - flexible design
- in congregate setting participation a key piece to well being
  - encourage participation in congregate settings
  - common recreation space being available
  - keeps people well and social- building of community
- more creative in structure of building
  - flexibility of use
  - walls move easier
  - room for flexible spaces
  - adjust size of cupboards
  - CMHC has info and sponsored projects
    - Cost trade offs, is this more or less affordable?
- Abbeyfield- not a popular concept with this group
  - Own space too important
  - Pre-existing relationships in this model key to success- what happens once original person leaves, dynamics and relationships change
- More subsidies- current practice is key to affordability for seniors
- Enhanced home maintenance programs to support people in their homes
- Co-housing options
  - If I have \$250,000 I cannot afford much in Calgary, but if 4 of us get together and each have \$250,000 we can collectively buy home for all of us
  - Maybe have shared services too
  - Equity can be transferred/sold as someone moves
- Have one resource which can act as conduit to help groups through process
  - Like economic development council for small business
  - Currently lack of support for small groups who want to move forward on this issue
  - This entity could also facilitate partnerships with developers

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**Pick One**

- Information- General information for all people looking for housing for older adults
  - Web site and live person to assist people
  - Active communication important to get information to people
- Information- for groups looking to build and operate housing for seniors
  - What are rules and regulations?
  - What are funding streams?
  - An entity to help guide them and provide information

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**Table 2 (Raynell)**

**Challenges/Barriers**

- Cost
- Availability
- Location- near bus, doctor, access to emergency services
- Ability to search for housing
  - Application process is a maze
  - Different applications for each management
- Management not on site daily (for appointments)
- Lack of variety
  - Aging properties don't meet today's needs (e.g. bachelor properties 300Sq. Ft)
  - Stairs
- Cost of land and construction
- Lack of access to internet listings
- Coming generation, less willingness or availability on both sides to live with family
  - Working, independent generation of women may not want to live with an adult child
  - May be more common in diverse cultures
  - Living with family can be isolating, can cause older adults to be expected to work – child care etc.- could lead to exploitation
- Barriers to staying in home:
  - Neighbour support decreased- community changes
  - Affordability for home maintenance and finding service organization to do it (labour crunch)
  - Mostly financial- taxes, utilities
  - Safety- more vulnerable, alone
  - Wellness- staying active in younger years to prepare for older age
  - Psychological preparedness- financial planning, building social networks, organizing possessions (giving away, accessible placement etc.)
  - Siege mentality rather than planning ahead
  - Loss of spouse, 50% of decision making process gone
  - Lack of resiliency, not open to new ideas- perhaps next generation of seniors will be more resilient- larger group and life changes have been more publicly discussed
  - Service providers cannot met all individuals needs
  - Attitude of not wanting to pay for anything
    - Difference between Ab. and On.- Ab. sense of entitlement and not willing to pay
- Misunderstanding of terms e.g. lodges vs. nursing home
- Baby boomers may be more demanding

**ElderNET Housing Brainstorm Working Group**  
**Summary Report**

**Creative Solutions**

- Corporate involvement- adopt-a-home
- Adapt large homes- shared accommodation
  - Suburban
  - Downsize by sharing home- private areas and shared kitchen
  - E.g. 4-5 homeowners could sell and buy a house together and adapt it
- Doing small units in existing buildings
- Re-develop current housing so that seniors can stay in their neighbourhoods
- Zoning- cluster of homes close to café, meeting rooms etc.
  - Langley B.C. affordable housing- includes families, seniors- community dinners

Community rather than building

- Resource person (s) – one stop to refer to other services, prepare for moving etc.
  - 211-311, outreach, Kerby housing mentioned as current resources
- Liaise with physicians, medical clinics to have housing info/referral to support available
- Info neds to be accessible to family members of the older adults
- More subsidized apartments, life leases
- More community based housing, accessible services and other people (e.g. Confederation Park)
- Build community through community gardens
- Intergenerational- high school volunteer hours
- Liaise with Volunteer Calgary about opportunities for intergenerational volunteering to build community
- Deal on property taxes for building if units affordable for seniors

To stay in own home

- More grocery programs
- Breaks on taxes and utilities
- Encourage wellness

Engaging corporate sector

- A lot of work, hard to sell
- Align with corporate giving policies
- Convince them of benefit
- Support through employee volunteer hours

What can older adults (and emerging older adults) give back?

- Community network
- Calgary Dollars idea

**ElderNET Housing Brainstorm Working Group**  
**Summary Report**

**Most Impact/Priorities**

- Existing buildings- create shared accommodation
  - Not location- limited
  - Would not need to buy land
- Re-develop current housing / apartments
- Deal on property taxes to set aside units for affordable housing

**ElderNET Housing Brainstorm Working Group**  
**Summary Report**

**Sikh Seniors- Men's Group**

Wednesday May 13, 2008

**Challenges**

- No subsidized housing available in the NE of Calgary. Much of the cultural community in the NE and if wish to access subsidized housing must move out of geographic community.
- In subsidized housing, staff (building manager, support staff) do not speak language.
  - Relatedly, dietary requirements difficult in facilities that do provide meal services
- Long waiting lists for housing are frustrating
- Support services not available in language and difficult to access.
- No idea where to get information- language appropriate information also not available.
- Many seniors part of 'family re-unification' program. If sponsorship breaks down then unable to access many services or pension programs due to immigration laws.
  - Also not eligible for subsidized housing
  - Many choose to remain in 'miserable' family environment as they do not feel there are options available
  - If behaviour becomes abusive within family, and it is documented, person may be eligible for subsidized housing if access shelter services
- In past have advocated about housing issue- undertook petition- frustrated as housing announcements did not address their concerns

**Comments on solutions**

- Do not believe solution of shared accommodation is a viable alternative
  - What to do when someone leaves
  - Children may see it as their entitlement
- Information on housing for individuals more appropriate solution- available in various languages important
- Not optimistic about involvement of other groups in community (i.e. businesses)
- Most popular solution for this group was to build housing closer to the geographic community to which most persons identify (i.e. NE Calgary)

**ElderNET Housing Brainstorm Working Group**  
**Summary Report**

**Sikh Community- Women's Group**

Thursday May 14, 2008

**Challenges**

- No subsidized housing in NE
  - One of cultural centers of community, the Garduar, located in NE
  - Many informal community supports available in NE- In addition, culturally specific businesses are available in this area.
- Receive information on subsidized housing from Swati (support worker) and are not aware of other options
  - No information available in language- many not read or speak English
- Participated in advocacy, through petition, and are frustrated that no action has occurred on request for subsidized housing in NE
  - Government representatives do not listen to concerns
- No more supportive housing options available either (i.e. long term care)
- 10 year residency with sponsorship problematic to those in difficult family situation- end up staying with families as there are few options available to them as are ineligible for support programs
- services in language not available to provide support in their own homes
- Pensions do not grow by same rate as expenses in Calgary- cannot afford rents
- Many more seniors in coming years and many will be new immigrants- government not responsive to needs

**Comments on solutions**

- More accessible housing important to allow people to stay in their homes longer
- Shared accommodation not viewed as a positive solution- people want own space
- Do not feel that other organizations would be willing to step forward to assist
- Subsidized housing in NE is the #1 priority for this group

**ElderNET Housing Brainstorm Working Group**  
**Summary Report**

**Appendix 2**

**Expressions of Interest in Housing Planning Table**

<b>Name</b>	<b>Phone</b>	<b>e-mail or address</b>	<b>comments</b>
Pam Gaudette	242-4876	<a href="mailto:Pam.gaudette@gmail.com">Pam.gaudette@gmail.com</a>	Community- unsure of committment
George Bittman	265-6304	<a href="mailto:calpopp@telus.net">calpopp@telus.net</a>	Funding and maintenance- Poppy Fund
Lynda Cossins	283-3013 x243	<a href="mailto:lyndac@calgaryfamilyservices.org">lyndac@calgaryfamilyservices.org</a>	Whitehorn 55+ rep.
Olive Nielson	244-7178	<a href="mailto:olivelynn@shaw.ca">olivelynn@shaw.ca</a>	community
Yvone Schmitz	240-0311	<a href="mailto:yvonnems@telus.net">yvonnems@telus.net</a>	Disability services interest
Shirley Reddy	705-3230	<a href="mailto:shirleyr@kerbycentre.com">shirleyr@kerbycentre.com</a>	Kerby
Christina Fuller			As needed
Ralph Hubele	780-644-7648	<a href="mailto:Ralph.hubele@gov.ab.ca">Ralph.hubele@gov.ab.ca</a>	Supportive living interest
Debbie Lee	943-1650		CHR
Judy Hansen	538-8610	<a href="mailto:Judy.hansen@centrepont.ca">Judy.hansen@centrepont.ca</a>	Community
Dianne McDermid	440-6882	<a href="mailto:dmcdermid@mtroyal.ca">dmcdermid@mtroyal.ca</a>	After tenure on transportation planning group interested in housing
Linda Hills	242-1638	<a href="mailto:Linda.hills@mcfhousing.com">Linda.hills@mcfhousing.com</a>	MCF Housing
Gwyn Butler	932-3866	<a href="mailto:gwynbutler@pathcom.ca">gwynbutler@pathcom.ca</a>	Communities Development Society- Interested in information sharing.
June Jensen	698-9634	<a href="mailto:juna@shaw.ca">juna@shaw.ca</a>	Community- Shared accommodation and more shared knowledge of what's going on in the housing area.
Kathy Cleary	255-2105	<a href="mailto:Kathy.cleary@reveraliving.com">Kathy.cleary@reveraliving.com</a>	A representative from Revera would be interested in participating in planning table on housing.

**ElderNET Housing Brainstorm Working Group**  
**Summary Report**

**Appendix 3**

**Housing Brainstorm, April 10 and 25, 2008**  
**Evaluation Summary**

Total Evaluations returned = 32
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1. As a result of attending this session have you broadened your understanding of housing for older Calgarians?

- |               |          |
|---------------|----------|
| a. Very much  | 14 (44%) |
| b. Somewhat   | 17 (53%) |
| c. Not at all | 0        |

1 = no answer

- Good opportunity to discuss issues with seniors and other services.
- It is interesting hearing ideas and opinions of others
- Yes, I enjoyed the roundtable very much- different people from different sectors
- (The) experience with trying to get a seniors residence going in Ogden
- It's a big issue with many dimensions of individuality attached to it. (Personal preferences and needs)

2. How much have you increased your professional and/or personal network as a result of today's event?

- |               |          |
|---------------|----------|
| a. Very much  | 13 (41%) |
| b. Somewhat   | 19 (59%) |
| c. Not at all | 0        |

Please elaborate on your answer:

- I learned that the Poppy Fund assist all seniors and not just vets
- Met some other service providers and ideas
- An opportunity to meet professionals who I usually don't meet at other meetings I attend.
- Met J.H.- leading the development of Glenway Glen and R. H. and others.
- In my present position I have not been involved with seniors who are not veterans.
- Interesting to spend more time to CHMC and City Social Worker.
- Helped to expand our network of resources for presentation to seniors through community and senior centres such as Good Companions 50+ Club.
- I appreciate the chance to enrich my network.
- It was really interesting to meet people from different housing styles.
- Great to meet other people concerned about same issues.
- Should have exchanged business cards if available.
- Much more awareness of housing possibilities required and needed now and in the future.

**ElderNET Housing Brainstorm Working Group**  
**Summary Report**

3. I am here today as (please select **only one**):

- a. An older adult bringing my experiences to the discussion 10 (31%)
- b. A housing provider 8 (25%)
- c. A community service provider 12 (38%)
- d. Other, please expand 2 (6%)
  - Provincial Government representative.
  - Community volunteer.

4. Please rate the venue (**April 10 only**):

- a. Very good 16
- b. Good 2
- c. Average 1
- d. Poor 0

No answer = 1

Comments

- Easy access and lots of parking and central location.
- Weather makes it difficult for people using public transit.
- Except the snow!
- Thankfully close to my home. A great hall, good food etc.
- Spacious, open, sunny, somewhat central.
- 

5. What could we do differently to improve your experience at future ElderNET events?

- Provide a hard copy of the PowerPoint presentation.
- Consult a different Almanac.
- Nothing different continue in this direction.
- The length of the session was very good, not too long.
- You've done very well all along. It will be great to have the 211 staff of the Distress Centre a part of these sessions.
- Short groups very effective and lots of good ideas shared.
- Bring in some media.
- The scribes could have flip charts.
- Nothing, well organized. Excellent food. Good diversity of relevant stakeholders.
- Follow up after tabulating some of the sources of ideas and resources that might be available to establish a planning table.
- My table group was excellent. Great group of people with lot of different opinions and depth and breadth.
- Well organized, nice space, nice food.
- Well run

**ElderNET Housing Brainstorm Working Group**  
**Summary Report**

- It was a very fine morning
- Good discussion
- Love those chocolates
- No suggestions- it was interesting. Very pleased to see City staff initiating this.

**Any other comments you would like to make:**

- I enjoy attending and learning more.
- Sorry to have such a messy day. The day is great. Thanks.
- I enjoyed coming together and meet people who are committed to a broad range of housing and support services.
- Thanks for people getting up to the mic and for providing facilitators and resource people.
- I learned a lot.
- Thank you for the great meeting and opportunity to learn more on this issue and possible solutions.
- Would have been nice to mix us up a bit more.
- For housing initiatives, bring in a sympathetic developer or architect- or a person who funds these things.
- Hopefully info gets to funding coordinators (i.e Joel at FCSS)
- It would be great to get names/agencies of participants to add to resources network. Thanks for hosting.