



Growing Seniors' Housing

There is no choice!

Starting with Statistics

- ▶ Since 2004, seniors 60 years + have increased by 53%
- ▶ In 2016, 12% of NWT residents were 60 or older
- ▶ More males (53%) than females (47%)
- ▶ 14,980 households in NWT; 5442 (36%) have maintainers who are 55 and older
- ▶ Of these, 1710 have reported housing problems (adequacy, suitability or affordability)
- ▶ 3,160 (63%) senior households own their home; 1975 have no mortgage
- ▶ 1895 (37%) rent their home; 970 of rented are subsidized (48%)
- ▶ 85% want to age in place (live in their own communities)



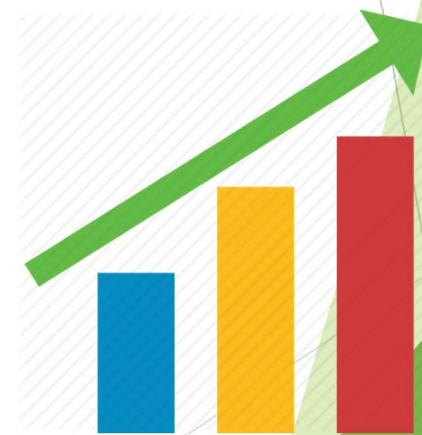
Income of seniors

- ▶ Average after tax income of seniors is \$64,674 per household
- ▶ Income drops by 33% when they retire
- ▶ Living Income research: single senior renting without subsidy has an income gap (expenses greater than living income)
 - ▶ Inuvik Income Gap - \$9891
 - ▶ Yellowknife Income Gap - \$2829
 - ▶ Fort Smith Income Gap - \$2799
 - ▶ Hay River Income Gap - \$5374



Projections

- ▶ Over next 10-11 years, NWT seniors population will increase by:
 - ▶ 3866 people or 71%
 - ▶ Greatest increase in Yellowknife with 2800 people (111%)
 - ▶ What does this look like?
 - ▶ Yellowknife - 134 seniors households annually
 - ▶ Hay River - 22 seniors households annually
 - ▶ Fort Smith - 13 seniors households annually
 - ▶ Inuvik - 10 seniors households annually



Healthy Aging

- ▶ 5 areas of functional ability important for older adults
 - ▶ Meeting basic needs
 - ▶ Learning, growing and making decisions
 - ▶ Being mobile
 - ▶ Building and maintaining relationships
 - ▶ Contributing to community



Age Friendly Communities

- ▶ Outdoor spaces
- ▶ Accessible buildings
- ▶ Transportation
- ▶ Housing
- ▶ Social participation
- ▶ Respect and social inclusion
- ▶ Civic participation and employment
- ▶ Communication and information
- ▶ Community support and health services



What Programs Do We Offer Now?

▶ Under One Roof

- ▶ Community Housing Supportive Initiative
- ▶ Family Home Transfer Program
- ▶ Repair Programs Co-Payment not required for incomes below \$60,000
- ▶ Seniors Aging in Place Retrofits
- ▶ Contributing Assistance for Repairs and Enhancements
- ▶ Fuel tank replacement
- ▶ Seniors Independent Living Facilities
- ▶ Of 2049 public housing units, 404 primarily for senior citizens on a rent-geared to income basis

Improving What We Already Do

- ▶ Consider rent subsidy or rent geared to income in private market rentals
- ▶ Develop program to help with “doing maintenance” of home
- ▶ Index subsidies to cost of living
- ▶ Change parts of policy that prevent use of program
- ▶ Take another look at large arrears

Options for Seniors Housing

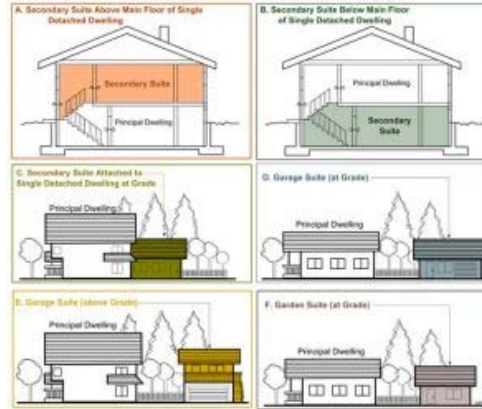
► Social Housing

- Non-profit housing owned and managed by municipal or Indigenous governments or a housing corporations
- Co-operative housing owned by residents and governed by Board of Directors
- Purchasing a life lease suite - Non profit or charitable organization sponsors project and oversees management, residents make an initial contribution to building and operating costs



Options Continued

- ▶ Secondary and accessory suites - small housing units located on same parcel of land; independent living but close by if help is needed

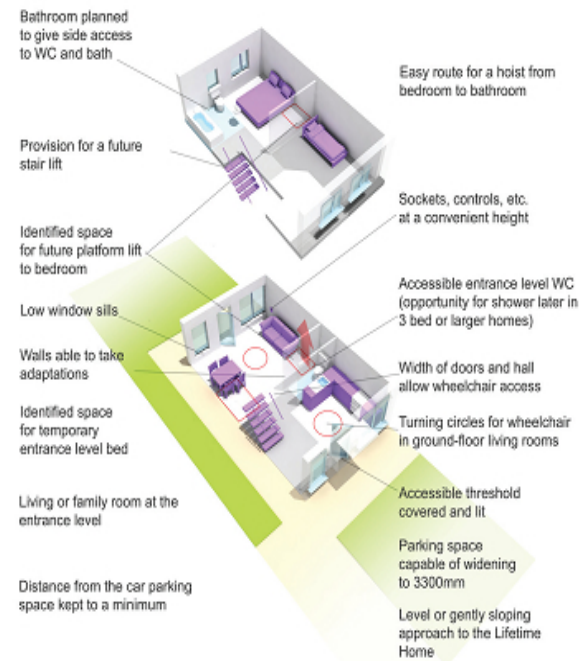


- ▶ Multigenerational Housing - living space is shared by residents of different ages
 - ▶ Adapt rooms for seniors on first floor
 - ▶ Might be more culturally appropriate

Adaptable, Flex, Lifetime Homes

- ▶ Dwelling designed to make homes adaptable over life of dwellers

Lifetime Homes Diagram

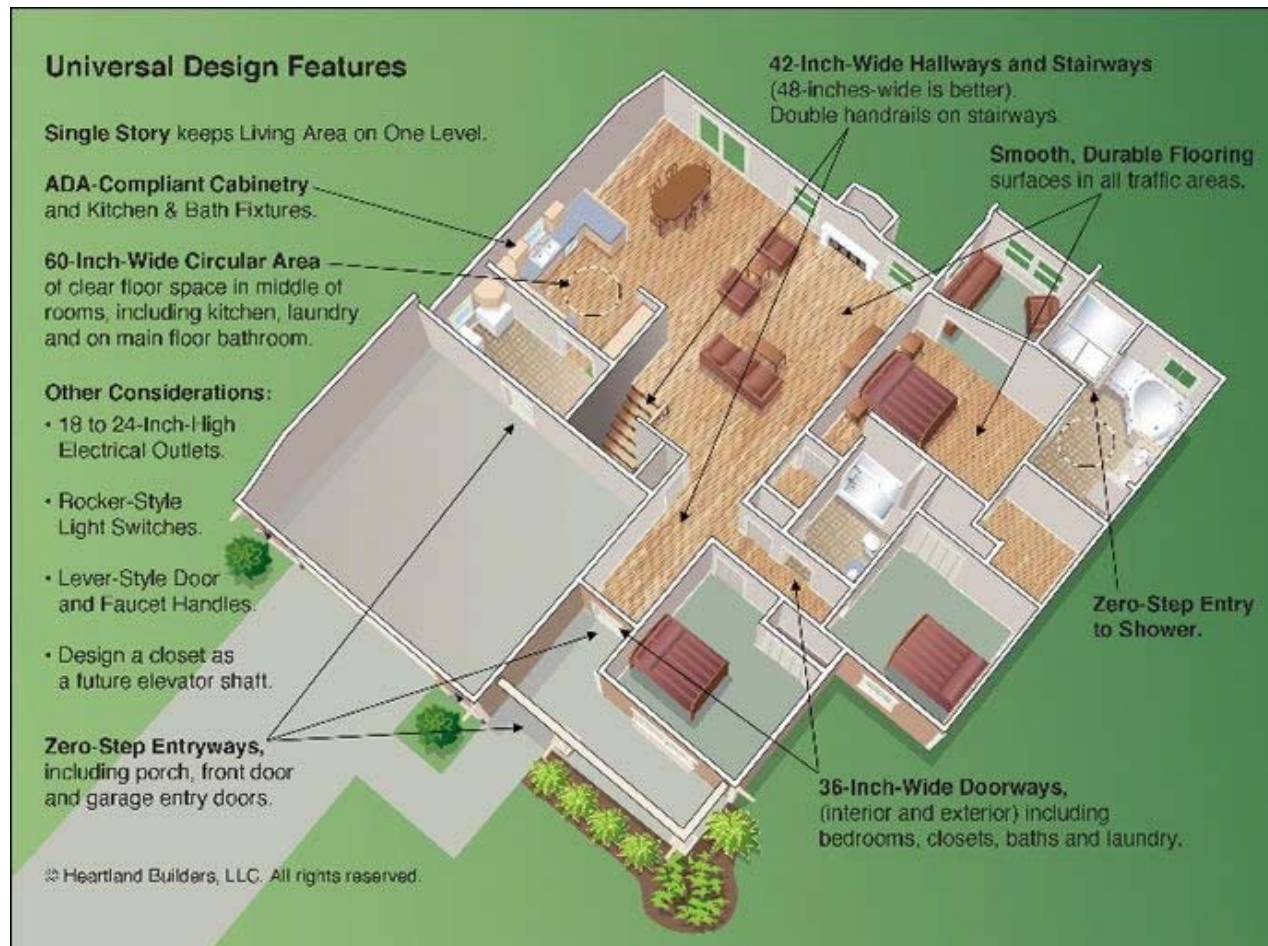


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Diagram indicative only

Universal Design

- ▶ 3 aspects - integration into community, building itself and individual unit/rooms
- ▶ Offers a building that is flexible, equitable and promotes “intuitive” use and low physical effort required
 - ▶ Lever door handles, easy grip fixtures, accessible switches and outlets
 - ▶ Moveable interior walls
 - ▶ Easy to locate and use entrances/exits
 - ▶ Pull out drawers rather than under the counter
 - ▶ Automatic shut off for heating elements, temperature control
 - ▶ Size and space for mobility equipment

Universal Design



Co-Housing

- ▶ Concept of a village-style community based housing
- ▶ Number of private dwellings around shared space
- ▶ Helps to create connections and seniors helping seniors



Seniors' Campus

- ▶ Philosophy:
 - ▶ Aging in place
 - ▶ Socialization
 - ▶ Continuum of housing options
 - ▶ Broad range of cost-effective services
 - ▶ Community hub
 - ▶ Partnerships and collaboration
 - ▶ Outreach to seniors in surrounding community
 - ▶ Application of age-friendly community planning principles

Northern Seniors' Campus



Which Choice is the Best?



Sources of Information

- ▶ Senior Planning Study - NWT Housing Corporation
- ▶ Social Housing Programs - CMHC
- ▶ Innovating Seniors Housing - Canadian Senior Cohousing Society
- ▶ Georgian Village - County of Simcoe
- ▶ My history in NWT

Thank you for listening!

- ▶ NWT Seniors' Society
- ▶ www.nwt seniors society.ca
- ▶ 1-800-661-0878

