

Seniors Housing Strategy

July 23, 2024



**HOUSING
VANCOUVER**

- Background
- Housing Needs of Older Adults
- Directions & Actions
- New Policies & Guidelines Update
- Engagement Summary
- Next Steps



- A. THAT Council approve the Seniors Housing Strategy as attached in Appendix A.
- B. THAT Council approve the Seniors Housing Rezoning Policy as attached in Appendix B.
- C. THAT Council approve the consequential amendment to remove Seniors Housing from the Interim Rezoning Policy for Social Housing, Seniors Housing, and Institutional, Cultural and Recreational Uses in Former Community Visions Areas as attached in Appendix C.
- D. THAT Council approve the Resident Relocation Policy for Community Care and Assisted Living Residences as attached in Appendix D.
- E. THAT Council approve the new Seniors Housing, Community Care Facility and Group Residence Guidelines as attached in Appendix E, and repeal of the Seniors Supportive or Assisted Housing Guidelines and Community Care Facility – Class B and Group Residence Guidelines.
- F. THAT Council request the Mayor write a letter to the BC Minister of Housing, Minister of Health and the CEO of BC Housing on behalf of Council to respectfully request changes to the SAFER program and home support services, additional funding for seniors social and supportive housing and long-term care in Vancouver, and other important actions as outlined in Appendix F.

- 196,400 older adults (aged 55+) live in Vancouver or **30% of the population**
 - 32% of that older adult population are 75+
- By 2045, this will increase to 267,000 older adults, with **37% aged 75+**
- If approved, this will be the first seniors-specific housing strategy in the City of Vancouver



Source: StatsCan 2021 and BC Stats Population Projections



Implements the **Housing Vancouver Strategy** (2017) and **Vancouver Plan** (2022) vision and directions.

- Vision: *Vancouver has an equitable housing system that prioritizes those who need it most.*
- The first demographic housing strategy developed, with the goal of better understanding and meeting diverse housing needs.

What is Seniors Housing?

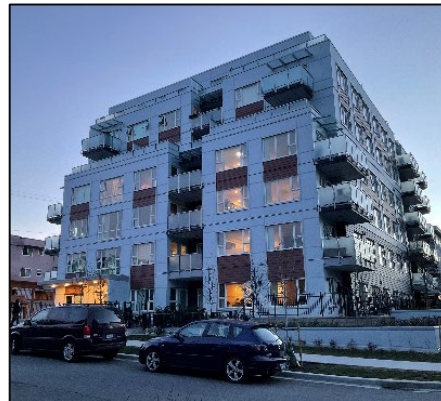
Housing without built-in supports

May have home supports or home modifications made

Ownership Housing

Market Rental

Social & Co-op Housing



Housing with supports

E.g. meals, housekeeping, laundry, personal care services

55+ Independent Living

Supportive Housing

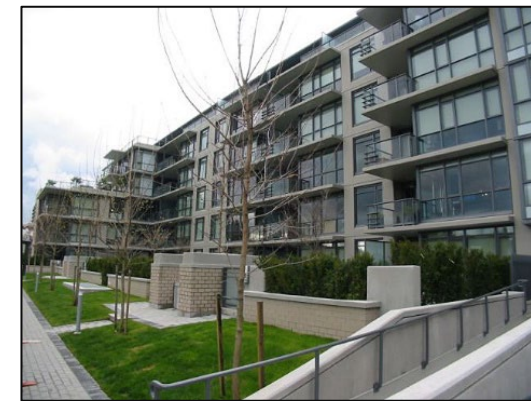


Housing with medical & other supports

24-hour care & other supports

Assisted Living

Long-term Care



Key Findings Related to Housing Needs of Older Adults

Housing needs:

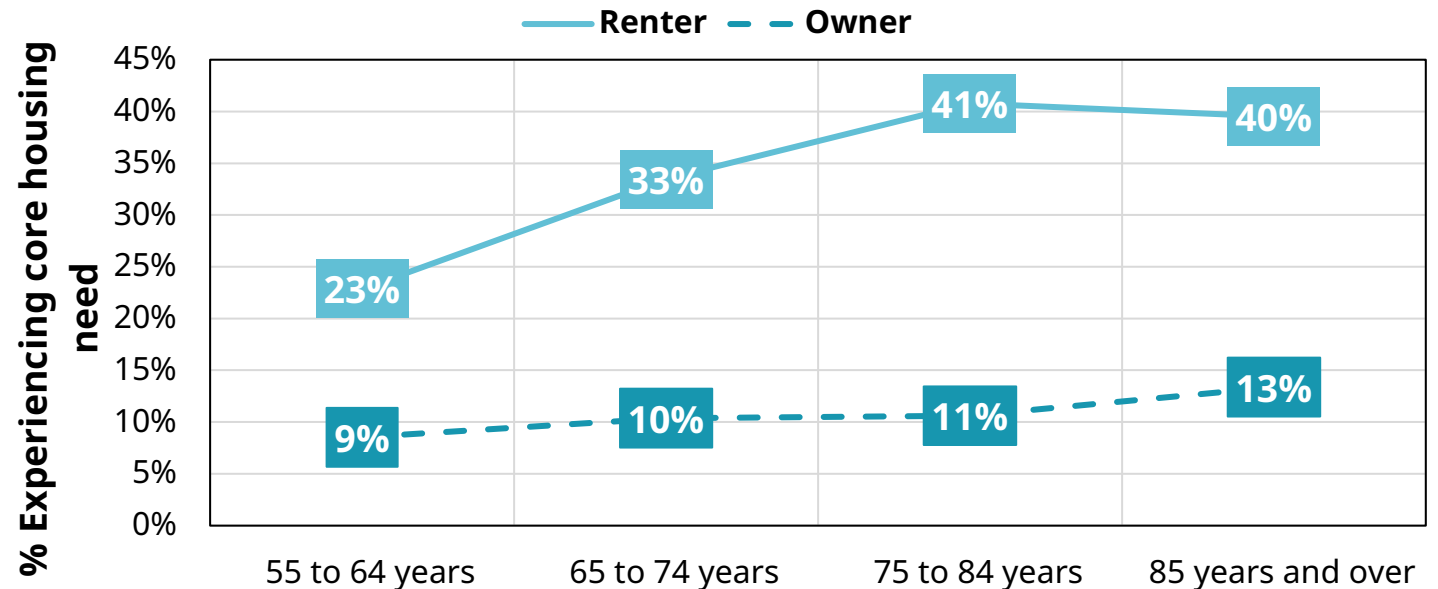
1. Older adults who rent face serious affordability challenges
2. The majority of older adults are homeowners and want to stay in their homes and neighbourhoods as long as possible
3. Many older adults will need health and other supports as they age



Key Finding: Older adults who rent face serious affordability challenges

- Many older adults 55+ who rent experience core housing need, this increases with age
- **43%** of people on the BC Housing social housing waitlist are 55+
- **21%** of people counted in the last Homeless Count were 55+, with **almost half** first experiencing homelessness when they were already 55+

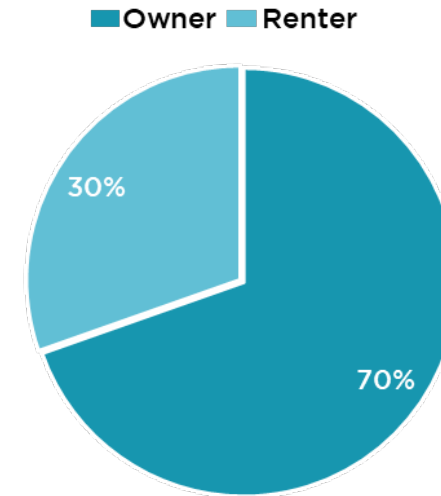
Vancouver Households 55+ Experiencing Core Housing Need by Housing Tenure



*Defined as gap in affordability, suitability, and/or adequacy
Source: Statistics Canada, 2021

Key Finding: The majority of older adults are homeowners and want to stay in their homes and neighbourhoods as long as possible

- **70%** are homeowners, with over two-thirds no longer having a mortgage on their home
- Homeowners tend to have a higher level of satisfaction with their current housing situation
- Most older adults, both renters and homeowners, want to remain in their homes and communities for as long as possible but may need more supports to do so



Vancouver 55+ population by housing tenure (Census 2021)

74%

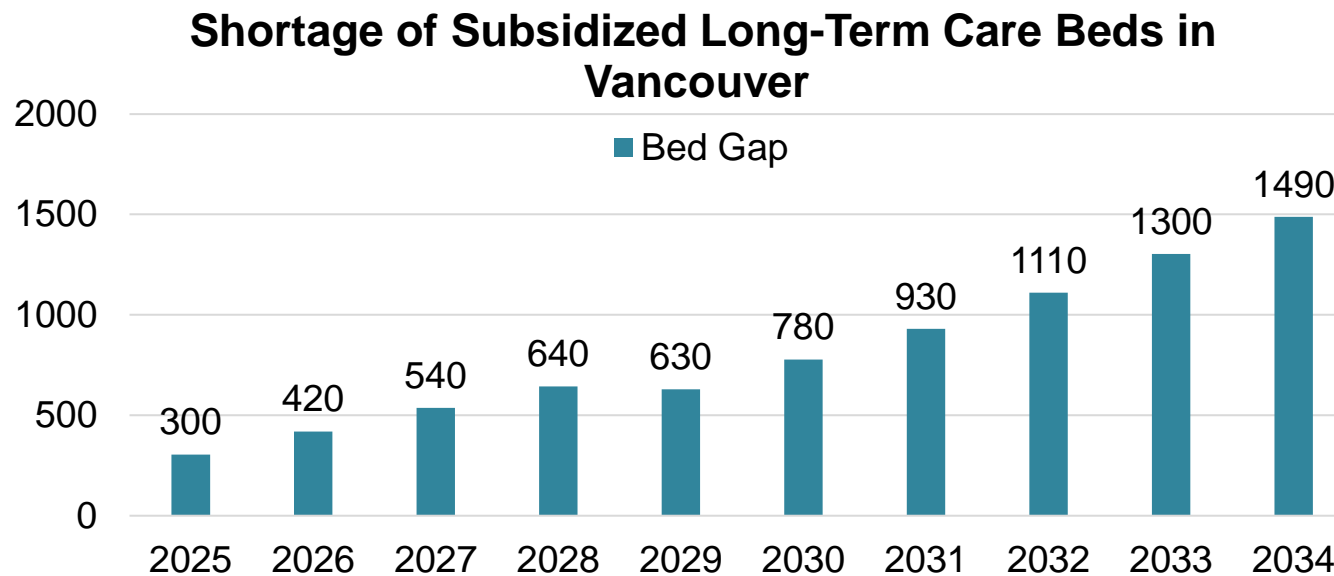
of respondents want to stay in their current home for as long as possible.

(Online survey)

Housing Needs of Older Adults

Key Finding: Many older adults will need health and other supports as they age

- Older seniors experience different challenges than younger seniors
- Need for both at-home services and more long-term care and assisted living
- Partnerships and collaboration is key to delivering new and redeveloped care options



Source: Vancouver Coastal Health, June 2024

Housing Needs of Older Adults: What We Heard

- Lack of **mobile, often temporary, supports** to assist older adults living in social housing after suffering from minor health incidents.
- There is a **lack of culturally appropriate supports** in long-term care and assisted living settings.
- We heard that older adults often find **navigating systems** related to finding affordable housing challenging.
- Factors including **racism, ageism, and lack of accessibility** make it difficult for some older adults to access appropriate housing.



City of Vancouver Seniors Housing Ideas Fair (June 2023)



**Navigating
the system**



**Housing
affordability**



**Support
services**

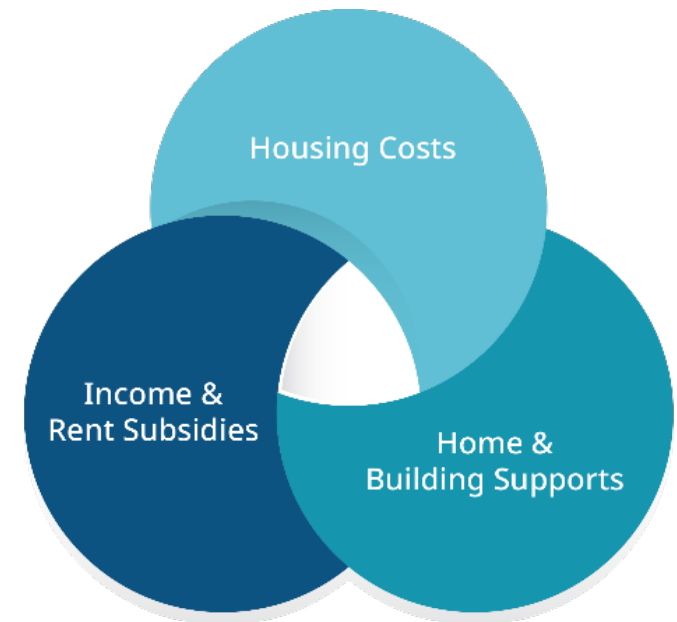
Top challenges from public engagement

Overarching Goal: *Ensure elders and older adults have the housing and supports needed to allow for aging in appropriate and affordable housing in their community.*

This means:

- Encouraging new housing and care options within neighbourhoods that are appropriate and affordable
- Enhancing existing housing options by advocating for the needed health and rental supports
- Prioritizing those who need it most by focusing on affordable housing options

Connection of housing affordability and supports for older adults



1. Increase the supply and renewal of affordable and appropriate housing for older adults
2. Improve home and building supports for older adults
3. Increase the supply of deeply affordable housing, rental subsidies, and other services for older adults experiencing or at risk of homelessness
4. Improve access to information to connect older adults to housing and services
5. Continue advancing other work to make Vancouver more equitable for older adults



Direction 1: Increase the supply and renewal of affordable and appropriate housing for older adults

Action 1.4 Develop policies and practices to support new and redeveloped long-term care, assisted living, and seniors social, co-op and supportive housing in partnership with Vancouver Coastal Health and BC Housing

- Streamline and expedite subsidized long-term care and assisted living projects within city processes.
- Explore the development of a campus of care, including opportunities on City-owned land.
- Work with community leaders to advance a project serving Chinese and Indigenous seniors housing needs in Chinatown
- Partner with BC Housing to increase supportive housing programs for seniors



North Arm Seniors Co-op on City Land

Direction 2: Improve home and building supports for older adults

Action 2.1 Support the BC Seniors Advocate in calling on the Ministry of Health to eliminate the daily rate to receive home supports so all older adults can afford at home assistance, reducing pressure on the long-term care system and supporting healthy aging in place.

British Columbia

More community support would help people stay out of care homes, says B.C.'s seniors' advocate

40 per cent of residents surveyed said they didn't want to live there, according to Isobel Mackenzie

The Canadian Press · Posted: Nov 16, 2023 4:41 PM PST | Last Updated: November 17, 2023

VANCOUVER | News

B.C.'s seniors advocate blames long-term care waits on lack of home support



Direction 3: Increase the supply of deeply affordable housing, rental subsidies, and other services for older adults experiencing or at risk of homelessness

Action 3.1 Advocate for continued improvement of the Shelter Aid for Elderly Renters (SAFER) program to ensure affordability in existing rental housing, including:

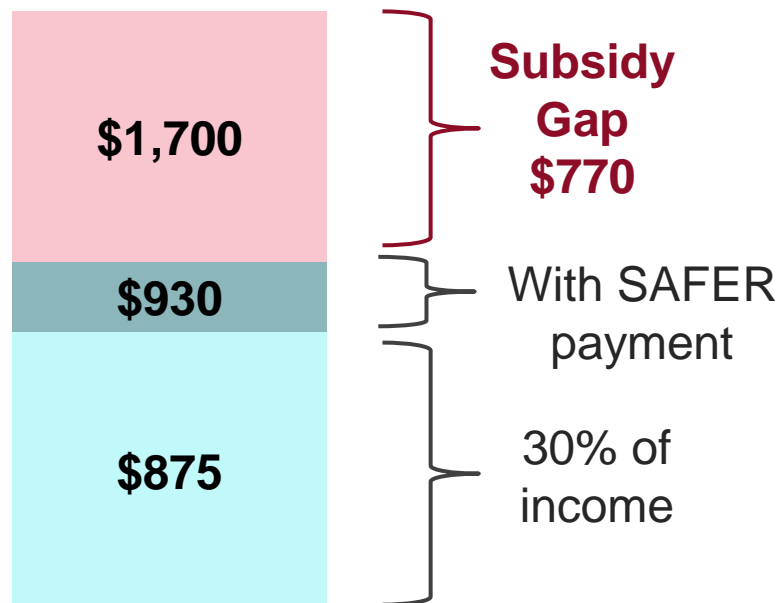
- a one-time increase in the rent ceilings to reflect CMHC current average one-bedroom market rents of \$1,786,
- a formula for regular annual increases to keep up with inflation and allowable rent increases under the RTA, and
- an increase in income limits to \$45,000 to capture more older adults in need.



Actions to address housing needs

SAFER Illustration:

A senior with a household income of \$35,000 and monthly rent of \$1,700 will receive approximately **\$55** in monthly SAFER payments, and will pay \approx **55%** of their income towards rent.



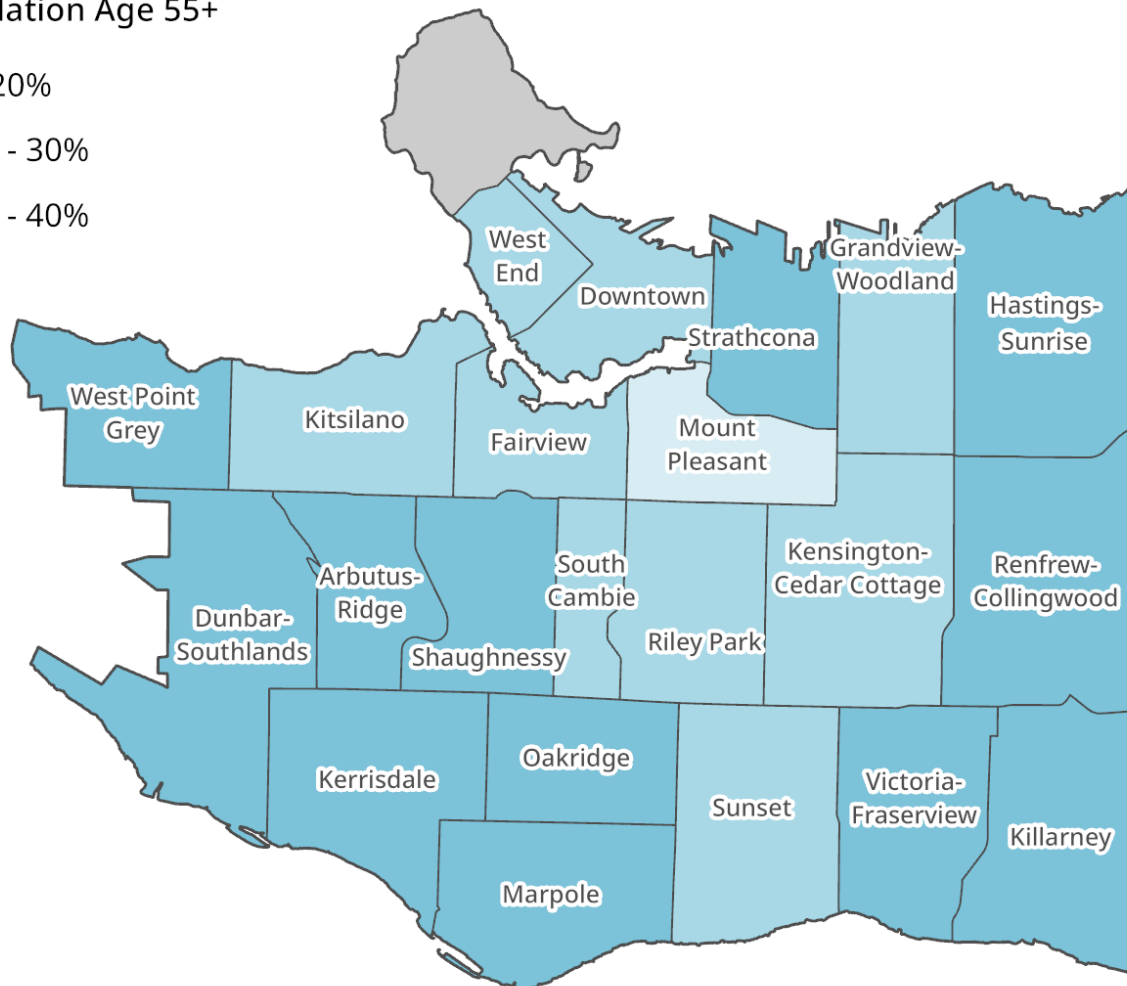
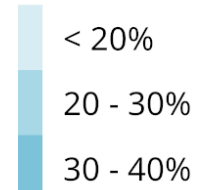
Direction 4: Improve access to information to connect older adults to housing and services

Action 4.3 Investigate opportunities and partnerships with the Tenant Resources and Advisory Centre (TRAC), senior serving organizations, and the Provincial government to improve renter knowledge and offer better supports for older adults who rent.



Actions to address housing needs

Population Age 55+



Concentrations of older adults 55+ by local area (Census 2021)

Direction 5: Continue advancing other work to make Vancouver more equitable for older adults

Action 5.4 Investigate opportunities to foster and support Naturally Occurring Retirement Communities (NORCs) when undertaking future area planning processes, including by:

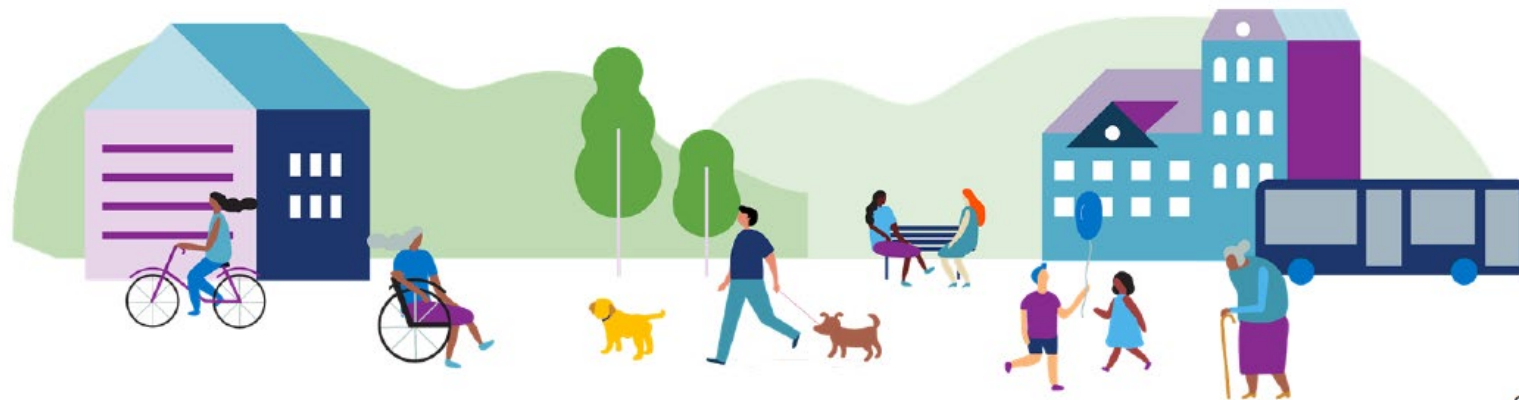
- *Using specific engagement methods to reach older adults*
- *Encourage opportunities to co-locate uses and pair population needs so older adults can continue to age in community.*
- *Plan for more affordable and diverse housing options and services to encourage multigenerational communities.*



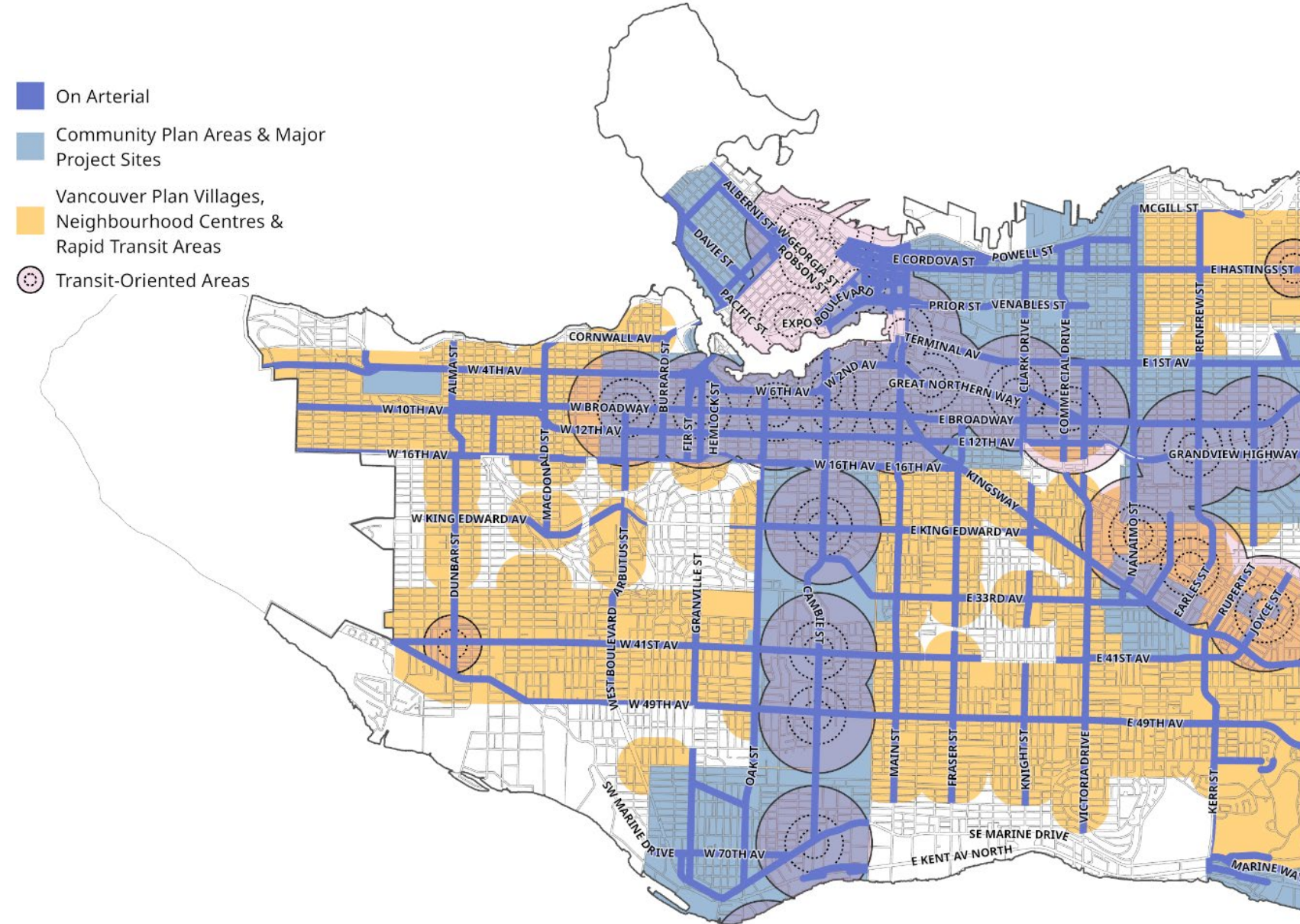
New Policies & Guidelines under Direction 1: Increase Supply & Renewal

Purpose: Allow more options within neighbourhoods for seniors to age in their community, including both:

- **Private pay options with supports**, including community care facilities (i.e. long-term care), assisted living residents, and independent living; and
- **Subsidized and non-profit seniors housing options**, including non-profit or government-owned community care and assisted living, as well as seniors social housing.



Seniors Housing Rezoning Policy



In **yellow areas** (Vancouver Plan areas):

- Up to **six storeys** on both local and arterials streets
- FSRs ranging by type and tenure from **2.4 - 3.5 FSR**

In **blue areas** (community plans & major project sites)

- Align with **heights and densities of the plan**

Additional Height and Density

Additional height and density beyond six storeys and 2.4 – 3.5 FSR described will be considered for seniors housing types that are **100% owned by a non-profit corporation, or by or on behalf of the City of Vancouver, the Province of British Columbia, or Canada.**

- Additional height and density will be determined based on heritage considerations, site context, urban design performance, and a detailed proposal review.



YWCA Cause We Care House



Villa Cathay Care Home

Resident Relocation Policy for Community Care & Assisted Living Residences

Purpose: supports the needed redevelopment of long-term care and assisted living residences, while ensuring existing residents are protected.

- Builds on provincial regulations for community care (i.e., long-term care) and assisted living through the *Community Care and Assisted Living Act*.
- VCH-funded long-term care homes also follow *VCH's Principles Guiding Resident Moves Related to Home Renovations or Closures*.

Key requirements of the Resident Relocation Policy:

- Early communication and engagement with residents
- Support with relocation, with costs covered and appropriate new accommodation secured
- Right of first refusal



Seniors Housing Design Guidelines

Purpose: Promote design that fosters high quality architecture, dignified care, and access to activities of daily living for older adults and other residents with varying levels of ability and individual needs.

Key changes include:

- Modernization of guidelines with consideration for future anticipated area changes
- Addition of resident-centred design language that considers the diversity of residents
- Encouraging the provision of accessible outdoor walking loops and other accessibility improvements



Providence Living at the Views (Comox)

Feedback from the community housing and senior-serving non-profit sector, City advisory committees, housing and care developers, and senior levels of government:

Majority expressed support:

- Actions will help meet the needs of seniors across a range of income and health needs
- Support for focus on low-income renters and seniors experiencing homelessness
- Agreement with advocacy for more home/health supports to help people age in place



Pop-up event at Sunset Community Centre.

Some concerns:

- Implementation details and timelines
- Desire to see governments come together to see actions through
- Desire to see more supports for older adults experiencing homelessness and more options for seniors in the DTES

Next Steps



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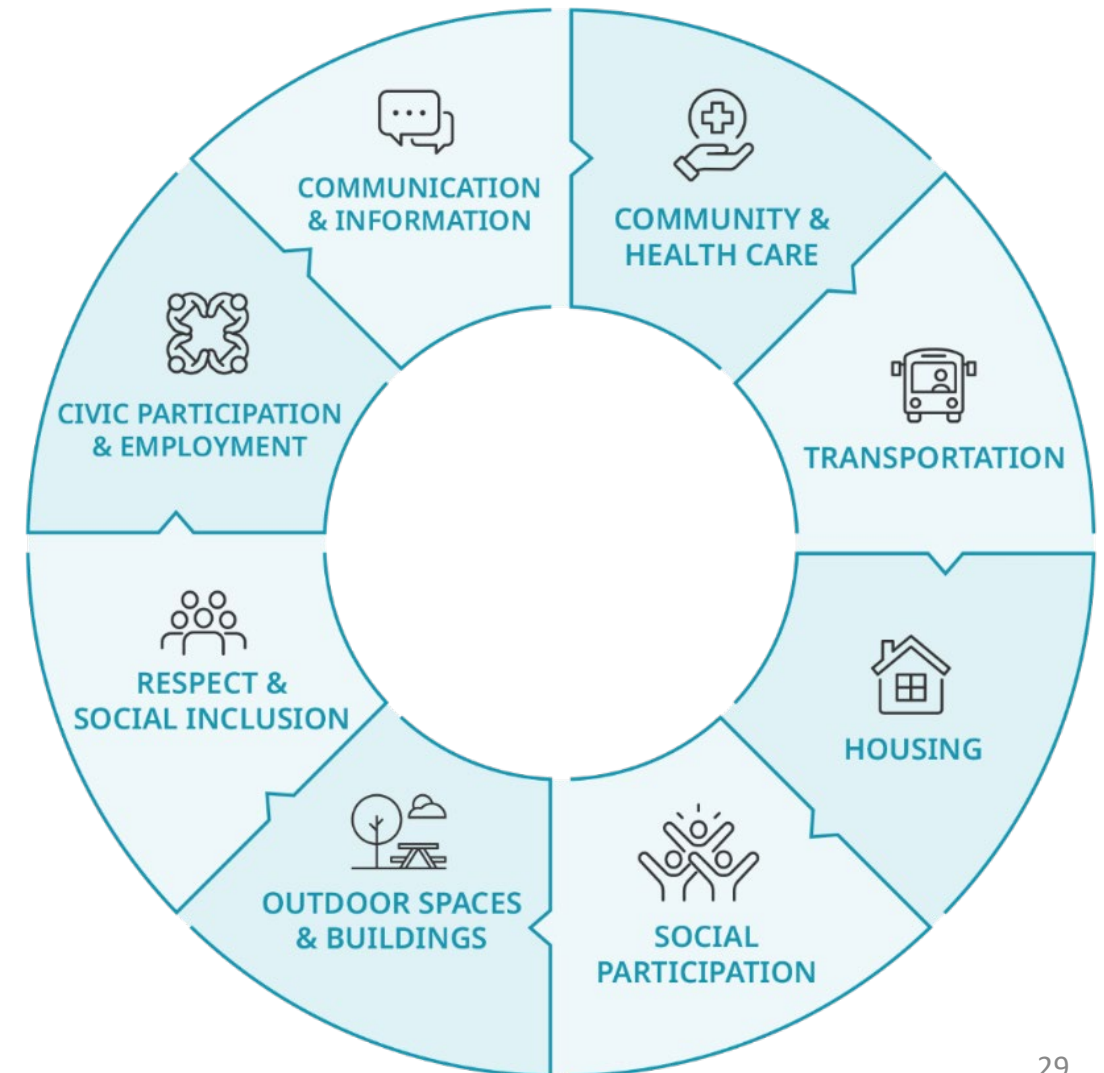
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- **Work in partnership** to build more social, supportive and care options for older adults
 - Including opportunities on City land and streamlined processes and flexibility
- **Explore opportunities to enhance seniors-focused** outreach and supports, shelter spaces and supportive housing with partners.
- **Continue advancing the needs of older adults** in Vancouver through analysis and connection with community



World Health Organization Age-friendly Cities Framework

- Continue advancing broader actions in response to the aging population
- New, comprehensive action plan will build on the *Age-Friendly Action Plan 2013-2015* and subsequent aligned efforts
- Implementing actions and strengthening partnerships to help ensure that Vancouver meets the needs of older persons
- Framework anticipated to Council: Q4, 2024



If approved today:

- The **City's first Seniors Housing Strategy** will become a guiding document for future work, with most actions explored or implemented in partnership over the short- to medium-term, and
- The new Seniors Housing Rezoning Policy, Resident Relocation Policy and updated design guidelines coming into effect immediately.



Thank you!



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