



WHAT WE HEARD

HOUSING SOLUTIONS LAB

Understanding Our Context Workshop

The North Shore is Full of Assets

community organizations \cdot local papers \cdot newsletters \cdot green spaces \cdot neighbourhood associations \cdot advocacy groups \cdot fed/provincial funding \cdot strong community ties + knowledge \cdot housing



Solutions Ideas

- Identify **community ambassadors** (55+) who can support outreach efforts
- Co-location of seniors' housing
 + daycares enhancing
 wellbeing, reducing isolation
- Create a "solutions cohort" where participants are supported + can feel like they are part of the solution

Older Adults' Needs, Values + Assets

NEEDS

Social connections

Continuity - want to stay in their homes as they grow more frail as they age

Accessible transportation - not all are comfortable on public transit

Neighbourhood affordability - can their extended family afford to live nearby?

Connections well-matched tenant or homeshare participant

VALUES

Aging in place

Walkable, transit-connected neighbourhoods

Sense of autonomy, privacy, safety

Culturally appropriate care + support

ASSETS

Asset rich, but some are struggling with finances

Neighbourhood knowledge

Political power

Some are privileged, living a stable life, can maintain their home

Motivations to Consider Housing Solutions

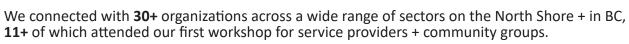
- **Financial** extra income, capital costs (most powerful case)
- Creating community foster support from neighbours, not just community services
- Maintenance + chore support
- **Physical space** to support a homeshare or renovated suite
- Safety having an extra person, trusting those they live with
- **Strong framing** i.e., program participants are not just renters but a support for seniors
- **Interest** in living with others
- Similar cultural backgrounds could be a motivator
- Organized, trusted program policies + procedures

Seniors have a lot to offer in the way of knowledge, expertise, time, energy.

—workshop participant



LAB PHASE 2 SO FAR





Exploring Potential Solutions

Coach Homes for Seniors

CHALLENGES

- Navigating systems + platforms
- Bureaucratic barriers,
- Assuring seniors of safety
- Building coach homes + renovating suites are large undertakings (zoning applications, lot considerations, current uses)
- Adapting home to share space or renovate

IDEAS

- Streamline process to go directly to building permit if zoning compliant
- Organization vetting
- Include >1 coach home in building applications; parcel as a unit
- Explore new zoning for single lots

ROLE OF SERVICE PROVIDERS

- Share accessible reports of successful programs
- Talk to council to support rezoning of certain areas
- Reduce bureaucracy through file management systems (lots of underutilized homeshare resources)

Homeshare Programs

CHALLENGES

- Safety- ideally needs participants to have a background check, tied with credible organization
- Age older adults may not be as open to these type of programs (popular among younger people)
- Marketability how do you encourage people to share their homes?
- Location accessibility

- Involve social workers (e.g., like in Canada Homeshare's program)
- Connect with cultural agencies to identify specific needs
- Ensure that program safety + reliability are clear for participants

Secondary Suite Funding

CHALLENGES.

- Figuring out the process of building suites
- High time/money investment + red tape. deters people from trying
- Understanding how suites affect finances (e.g., taxes)
- Limited municipal funding - monitoring funds also needed
- Projects need political support + follow through

IDFAS

- A staff person could help guide the process (not a document)
- Structure funds + grants to reflect the type of buildings municipalities want to build
- Change zoning application decisions from case-by-case to large scale approvals
- Shorten approval processes

Secondary Suite Tenant Matching

CHALLENGES

- Incentives for homeowners
- Improved access for those not tech savvy

PROGRAM NEEDS

- Solid structure
- Safety issues (addressed by service provider)
- Employing generalists on staff to respond to dynamic program needs
- Connections with multiple community stakeholders
- Service provider should have experience in housing

IDEAS

- Senior ambassadors with credibility to act as messengers in the neighbourhood
- Program could connect with organizations that work with specific communities (e.g., refugees)

SENIORS' CONCERNS

- Changing neighbourhood dynamics
- Parking

QUESTIONS FOR CONSIDERATION

- Do social + community connections need to happen in the same place?
- Would another type/size of home better serve a senior's interest?
- How does a community determine which lots are dedicated to affordable living?

NFXT STFPS May 25, 2023 online workshop focused on detailed program co-design

Have more ideas? Let's talk: rebekah parker@sfu.ca | 778-652-4077

