

What Did We Do?

Co-design workshops

We brought together:

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- Service providers
- Community members
- Researchers

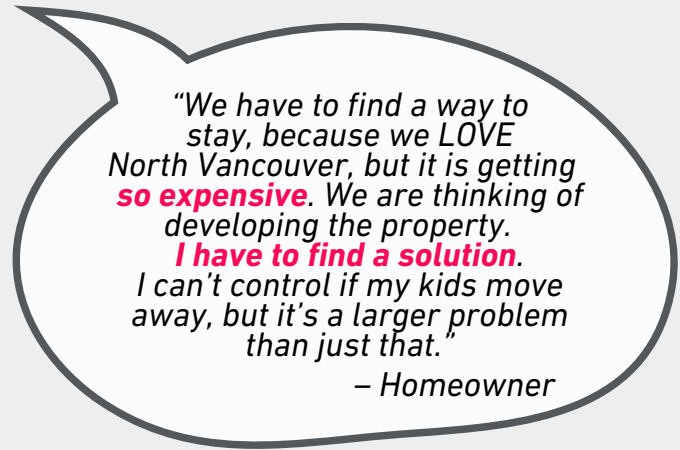
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- North Shore homeowners aged 55+



To discuss:

- Support to begin home-sharing
- Coach homes
- Options for secondary suites



In a series of three co-design workshops, we explored the minimum requirements for programs to be feasible and attractive to homeowners.

Visioning a Future Program

Wants...



To **stay** in their homes as long as possible as they age



Communities that are **vibrant, multigenerational** and **multiracial**



Access to spaces that **promote social connection and interaction**, such as **gardens** or **community centres**



Digital and physical **spaces where interest groups can meet**



Increased transportation and accessibility to **maintain mobility**



Relief from increased density through **traffic calming, infrastructure investment** and **higher-quality public transport**

Concerns...



Receptiveness of neighbours



Parking management



Zoning restrictions (especially secondary suites and coach homes)



Navigating approvals process



Local laws preventing small businesses from being in the area



Affordability for owners and renters



Effective social context integration (such as the participant's extended family)



Accessibility of homes for aging

"We want vibrant communities! Young families, youthful energy, kids..."

- Homeowner

Key Program Components



Key Recommendations from Homeowners



- 1 A resource person who can help homeowners navigate is crucial
- 2 Forgivable loans can help with financial barriers (e.g., tax breaks if renting to lower income)
- 3 Municipalities can provide more clarity about regulations and available support

What Would Homeowners Need to Say Yes To a Program?

Homesharing

- Clear, understandable process
- Zoning and construction regulation clarity
- Vetting system and screening process
- Short-term tenancy options
- Options to include restrictions on tenant overnight guests

Secondary Suites

- Loan to develop secondary suite
- Advocate for senior landlords
- External organization to manage suite (with minimal cost to renter or homeowner)
- Financial support
- Incentives to look beyond short term rental options
- Liability explanations

Coach Homes

- Low interest loans
- More social participation (community investment, action, connection + care to neighbourhood)
- Tax exemptions, rebates or exemptions
- Education around homesharing

"One thing I think about with wanting to rent to a senior is that I have stairs and **I'm worried about the liability.** What if they fall down the stairs and sue me?"

- Homeowner



"I'm just glad groups like you are doing this and finding solutions. This is a **very well thought-out, engaging, and well-rounded workshop.** I feel more engaged."

- Homeowner

Next Steps

This fall we'll host an open house with many draft prototypes for the North Shore community to explore, discuss and suggest improvements.

All are welcome.

HOUSING SOLUTIONS LAB



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