



Co-operative Housing Federation of BC

220 - 1651 Commercial Drive, Vancouver, BC V5L 3Y3

www.chf.bc.ca

REPORT TO: Board of Directors

FROM: Staff

DATE: November 16, 2015

SUBJECT: Aging in Place survey report

Recommendation:

THAT the Board of Directors receive the attached Aging in Place survey report;

AND THAT the board approve the five recommendations outlined on page 19 of the report, subject to the receipt of sufficient funding from community partners to carry out the recommended activities;

AND THAT the board include the report's findings in its report to members at the upcoming annual general meeting.

Background:

The attached report is the outcome of the work carried out to date by the Aging in Place committee, supported by staff and consultants and funded by CHF BC, CHF Canada and the Vancouver Foundation.

The report includes key findings and conclusions from four groups of stakeholders and presents five recommendations in support of those findings and conclusions.

The board adopted the following as one of its priorities for the current fiscal year:

Complete the work currently underway to better understand the needs of older co-op members by providing advice to member co-ops and exploring resources to support effective strategies for aging in place.

The data gleaned from the survey results will be a key component in continuing the work of the Federation on this important issue.

Resource Requirements:

The current year budget includes resources to continue some, but not all, of the work arising from the recommendations in the report. More information on available resources will be forthcoming from the Vancouver Foundation and the British Columbia Co-operative Association when recently submitted funding applications have been reviewed.

Aging in Place:

Co-op Community Survey

November 2015



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Executive Summary

There are approximately 14,500 non-profit co-op homes in BC, 90% of which are concentrated in Metro Vancouver. Though the number of co-op units has increased only marginally over the last twenty years, the number of people aging in their co-op homes is increasing steadily.

Recognizing the need to support older members, CHF BC created an Aging in Place committee in January 2012. The committee consists of eight members appointed by the CHF BC Board of Directors.

This project will help CHF BC to develop an effective community support program to improve the lifestyle of seniors in housing co-ops so that:

- seniors remain in their co-op homes as long as possible
- seniors' homes are adapted, as far as practicable, to suit their changing needs
- seniors remain connected to and actively participate in their co-op communities.

This "Aging in Place" project begins by compiling and analysing demographical information to identify the needs of seniors living in house co-ops. This will help to develop support strategies that will allow members to age in their communities with dignity and, at the same time, strengthen those very communities.

The project will also model an active program of community support systems for seniors living in housing co-ops and explore a full range of options for improving seniors' quality of life in co-ops by removing or reducing the physical, social and financial obstacles they may face.

The primary objective of this study was to gain more knowledge about seniors living in co-ops including their current situations, needs and future concerns in order to assist them in staying at home as long as possible.

A total of 862 respondents completed the survey and participated in this study. The results provide a clear picture of the value of living in co-op housing as explained by the diverse group of stakeholders who participated.

Survey results identified financial barriers, accessibility challenges, mobility issues, safety concerns and community support as a few of the major challenges facing co-op residents.

A detailed analysis of the survey results suggests numerous strategies that could be employed in responding to the needs of seniors living in housing co-ops and in achieving the goals of the study.

This report includes five major recommendations dealing with community engagement, community supports, the co-op policy environment, unit adaptations and redevelopment assistance for housing co-ops.

Introduction

Current Situation and Issue Definition

Growing older in place has come to be a prominent subject matter as the population of Canadian seniors has grown considerably in the last 15 years. Statistics Canada indicates that BC's senior population is growing faster than any other age group. The province's population of seniors 65 and over grew significantly by 14.8% between 2006 and 2011, which is higher than the national increase of 14.1%.

There are approximately 14,500 non-profit co-op homes in BC, 90% of which are concentrated in Metro Vancouver. If the co-op population is representative of the province at large, we can estimate that some 2,200 co-op households are senior-led.

Even though the number of co-op units has increased only marginally over the last twenty years, the number of people aging in these co-op homes is increasing rapidly.

In BC, housing co-ops provide safe, secure, sustainable housing and many of our members have lived in their co-op homes for decades. It is obvious that these seniors would prefer to remain in their homes as long as possible. This means that seniors will require in-home aid, assisted mobility devices, and adjustments to their homes.

Project Purpose

The "Aging in Place" project proposes to compile and analyse demographical information required to identify the needs of seniors living in housing co-ops. It will

also help to develop support strategies that will allow members to age within their communities irrespective of changes in their personal and financial circumstances.

The research, analysis, modeling and implementation strategies arising from this project will not only benefit aging co-op members, but will be a significant contribution to sector-wide goals of good governance, sound management, and long-term vision. Co-op members of all ages, directors, property managers, as well as community agencies and governmental bodies will benefit from the project's urgently needed data and analysis.

This project will help CHF BC to develop an effective community support program to improve the lifestyle of seniors in co-op housing including:

- Developing a more detailed picture of seniors' issues in housing co-ops
- Promoting co-op housing that is suitable for seniors
- Promoting the building of intergenerational relationships
- Gathering information on community support and referral services
- Documenting best practices around aging in place
- Identifying funding sources and opportunities
- Creating guidelines and information for housing co-ops to respond to the changing needs of their members as they age in place
- Drawing on appropriate existing resources and networking with advocacy groups inside and outside CHF BC.

Background

The Co-operative Housing Federation of British Columbia (CHF BC) has an active Aging in Place Committee to focus on the needs of older adults living in housing co-ops. The Aging in Place committee consists of eight members appointed by the CHF BC Board of Directors.

At CHF BC's 2015 Semi-Annual General Meeting, "Aging in Place" was identified as a priority concern for the Federation and its members.

The Vancouver Foundation and CHF Canada provided some of the funding to conduct this research to identify the needs of seniors living in housing co-ops. CHF BC hired an external consultant to work with the Aging in Place committee to develop and disseminate the survey required for this study.

The primary objective of this project was to gain more information on seniors living in co-ops including their current situations, needs and future concerns in order to help them stay at home as long as possible.

Project Methodology

A total of four surveys were created. Two surveys were for co-op members of two different age ranges to gather information about their experience, and the other two surveys were for co-op managers and board members to collect information about the housing needs of elderly co-op residents and the concerns of co-op governors and managers.

All four surveys were disseminated in early March 2015 and the participation deadline was April 30, 2015.

Surveys and Distribution

Surveys

- Aging in Place Survey for co-op boards
- Aging in Place Survey for co-op managers
- Aging in Place Survey for members 59 years and under
- Aging in Place Survey for members 60 years and over

Survey Dissemination

- The survey was available on CHF BC's website to all member co-ops and related organizations
- A printable version in PDF format was available for download and co-op members were encouraged to submit their responses by mail and email.
- The website also included a link to an online version
- Hard copies of these surveys were mailed out to each CHF BC member housing co-op.

A total of 862 respondents completed the survey and participated in this study.

The complete text of the four survey questionnaires is available from CHF BC at members@chf.bc.ca.

Focus Groups

Focus groups were conducted on three different occasions on site at member housing co-ops. CHF BC's consultant facilitated these sessions and received feedback from seniors and others on the current situation in their co-ops. Twenty members from 14 different co-ops attended another focus group for co-op members and managers at the CHF BC office on April 1, 2015.

Highlights of the Survey Results

Aging in Place Survey for co-op boards

This survey was sent to co-op board members to gather information from their perspective about the needs of seniors living in housing co-ops and co-ops' interest in and capacity for responding to those needs. See Appendix E for participant comments.

Survey Results

General information

- Board members from 43 different co-ops participated in the survey.
- Only 5% of those co-ops are designated as seniors co-ops.
- 98% of the co-ops are members of CHF BC.
- 86% have a waiting list of applicants.

Highlights

- Respondents reported a sense of community in their co-ops, where members help and support each other and where older members are valued and involved.
- A variety of capital improvements to assist aging members were identified, many of them involving a considerable investment in co-op units and common areas.
- Co-ops are hesitant to make or fund changes that would improve access or mobility for aging members.
- Individual members face financial barriers in adapting their own units.
- There is limited awareness of the duty to accommodate aging members even where members have requested such accommodation.
- Few co-ops have policies that require members to be able to live independently and respondents were unsure if older adults should move out of the co-op when it no longer meets their needs.
- Some co-ops have members who are isolated or unable to live safely in their homes.
- Two thirds of the respondents report that their co-ops have policies regarding over housing and 85% report that there are over housed members in their co-ops.

- Only 20% of respondents report that their co-ops offer incentives for overhoused members to relocate within the co-op, and almost no one reports that their co-op offers incentives to members to switch units to accommodate other aging members.
- Almost half report that there are older members living in units that don't meet their needs, yet they are resistant to moving or unable to move.
- Two thirds of respondents indicated that their co-ops try through various means to have all members live in a unit that meets their needs, most often by attempting to facilitate a move to a more appropriate unit.

Please see Appendix A for detailed results.

Aging in Place Survey for co-op managers

This survey was sent to co-op managers to gather information from their perspective about the needs of seniors living in the co-ops they manage and the co-ops' interest in and capacity for responding to those needs. See Appendix E for participant comments.

Survey results

General information

- Participating managers look after an average of 3 co-ops.
- 87% of respondents are employees of management companies.

Highlights

- Almost no co-ops have programs or services in place specifically for older members.
- Only 25% of respondents think that their client co-ops are doing an outstanding job of assisting their aging members.
- Just over half of respondents report that there are older members living in units that don't meet their needs, yet they are resistant to moving or unable to move.
- The most commonly cited challenges facing older members are: physical barriers to access and mobility, personal finances and lack of community support and other resources.

Please see Appendix B for detailed results.

Aging in Place Survey for members 59 years and under

This survey was distributed among co-op residents who are 59 years old and under, to understand their needs, future expectations and to learn from their experience with members who are aging in place. See Appendix E for participant comments.

Survey results

General information

- 52% of respondents are between 50-59 years old and 38% are 36-49 years old.

- 91% of respondents do not have any older adult (60+) as the main member of their household.

Highlights

- Respondents reported a sense of community in their co-ops, where members help and support each other and where older members are valued and involved.
- More than half of respondents believe that aging in place is an issue in their housing co-op, but fewer than half agree that their co-op's board sees it as a real issue.
- More than half of respondents plan to continue living in their co-op as they age, but 72% acknowledge that a person with limited mobility could not live in their unit if no changes are made.
- Two thirds of respondents either aren't sure or feel that their co-ops don't assist their aging members. More than half do assist older adults individually.
- Just under half of respondents feel that the co-op should be responsible for adapting units to meet members' needs, and only one third would be willing to support an increase in their housing charges to fund age-related unit adaptations.
- The most commonly identified challenges facing older members are inaccessible physical structures and personal finances.

Please see Appendix C for detailed results.

Aging in Place Survey for members 60 years and over

This survey was distributed to elderly co-op residents who are 60 years old and over, to understand their needs, current situation and to learn from their experience as they age in place. See Appendix E for participant comments.

Survey Results

General Information

- 48% of respondents have been living in their housing co-op for more than 20 years (33% in their current unit) and 81% are planning to stay indefinitely.
- Only 30% live with a partner or spouse.
- One third of respondents are between the ages of 60 and 65 years; another 30% are between 65 and 70, and almost 20% are between 70 and 75.
- Respondents report a number of challenges, including climbing stairs and walking more than two blocks, but more than 40% live in a unit with more than one level.
- 19% report that their unit is identified as an accessible unit.

Highlights

- Almost one quarter of respondents report that there are safety hazards in their units and only 36% report that they can safely and comfortably carry out their daily activities.

- Almost 90% report that their unit is currently accessible to them, but more than two thirds report that they will require adaptations if they develop mobility or pain issues.
- Almost 40% of respondents have already moved at least once within their own co-op, but more than 80% indicate that they do not want to change units.
- 61% report that their co-op has a policy requiring members to live in size-appropriate units but only 18% indicate that their co-op offers incentives for members to move.
- Respondents report a high level of involvement in their co-ops, attending member or committee meetings or serving on the board.
- 61% agree or somewhat agree that their co-op appreciates the importance of taking the needs of aging members into account.
- Respondents identified personal finances, inaccessible areas and lack of support/assistance/resources as major challenges for older adults living in housing co-ops.
- Respondents report low incomes: almost one quarter receive less than \$20,000 per year, and another 39% receive less than \$40,000.
- One third of respondents currently benefit from housing charge subsidies; only 35% think that they will be able to continuing living in the co-op if that subsidy is lost. This is creating fear and anxiety among aging co-op members.
- A majority of respondents feel a sense of community where they live, participate in social activities, and feel included and valued in their co-ops.

Please see Appendix D for detailed results.

Key Results

The main objective of this survey project was to develop a clearer image of aging in housing co-ops and identify the challenges and needs of older co-op members.

The level and depth of responses alone indicates a high level of engagement among older co-op members and others. A number of consistent themes have also emerged in the results:

1. Housing co-ops are supportive **communities** where members, regardless of their age, feel included and valued.
2. Older members are highly engaged in the governance and community life of their housing co-ops.
3. The policy environment in most co-ops identifies size-appropriate housing as a goal but does not include incentives for people to move to more size-appropriate units or to move if the unit they currently occupy would be more appropriate for another member.
4. There is a gap in the co-op policy environment around the idea or goal of independent living and a lack of clarity in co-op and member expectations.
5. A high percentage of older members have lived in their co-ops (and their co-op homes) for a long time and as a rule they do not want to move.
6. Co-op members of all ages expect to live in their co-ops for a long time.
7. Many co-ops will need to invest in significant unit and common area adaptations in the foreseeable future to preserve older members' safety,

security, mobility and access. The safety and quality of life of some older members is already compromised and the capital investment is needed now.

8. Co-ops are hesitant to commit the resources needed for significant capital upgrades, especially if it will have a material impact on housing charges.
9. Older members have limited resources to finance their own unit improvements or to continue living in the co-op if existing subsidies are lost.
10. Older co-op members have limited knowledge of or access to resources in the community outside their co-op that might help them remain in their co-op homes.
11. Many older co-op members are fearful and anxious about their future security of tenure and worry that they may have to leave their homes if nothing is done to address the challenges identified in this report.

Conclusion

The number of older residents in housing co-ops is expected to grow rapidly in the next 5 to 10 years.

CHF BC and its members will need to focus their energy and resources on the key results of this report and develop plans to respond in a timely and effective manner to the challenges identified by older co-op members and others to ensure that co-ops remain safe, secure and affordable communities.

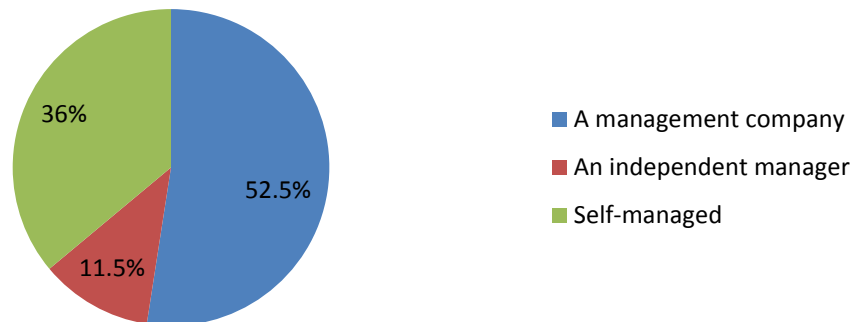
Recommendations

1. **Community engagement:** CHF BC should facilitate a dialogue in and among housing co-op communities around issues of aging in place, independent living, the duty to accommodate, universal access and other issues related to the development and maintenance of healthy communities.
2. **Community supports:** CHF BC should develop and/or identify resources for housing co-ops and older co-op members that will connect them with the supports and services currently available in the community for older members. This may include workshops, publications, online resources or access to staff or consultants specializing in seniors' support services.
3. **Co-op policy environment:** CHF BC should develop and make available to all members model policies to support a discussion of aging in place, independent living, size-appropriate housing and other related matters in order to address the lack of clarity around these issues in the co-op housing sector.
4. **Unit adaptations:** CHF BC should assist its members in obtaining comprehensive building condition assessments that identify improvements to existing co-op units and common areas with an emphasis on universal access and mobility for members of all abilities. This assistance should include the development of long-term financial plans and access to financing (if required) to support a renewed investment in co-op assets.
5. **Redevelopment assistance:** CHF BC should connect co-ops with partners able to facilitate the full or partial redevelopment of co-op properties, where appropriate, to create affordable, accessible co-op homes for older members where none currently exist or where the existing supply of such homes is inadequate.

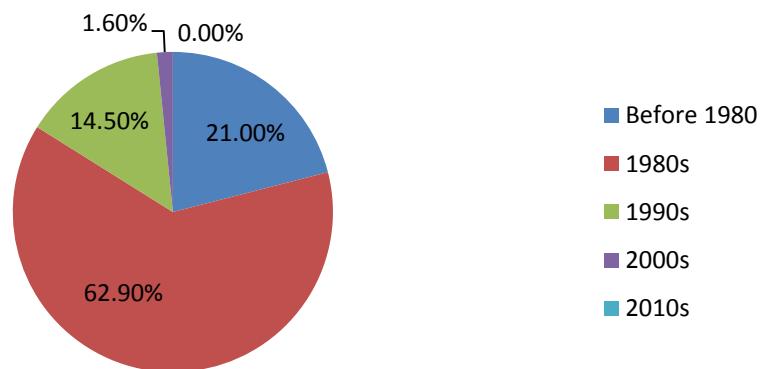
These measures, if successfully implemented over time, will assist older co-op members, especially those with health and mobility issues, to stay in their co-op homes as long as possible and age with dignity in their co-op communities.

Appendix A: CHF BC Aging in Place Survey - Co-op Board

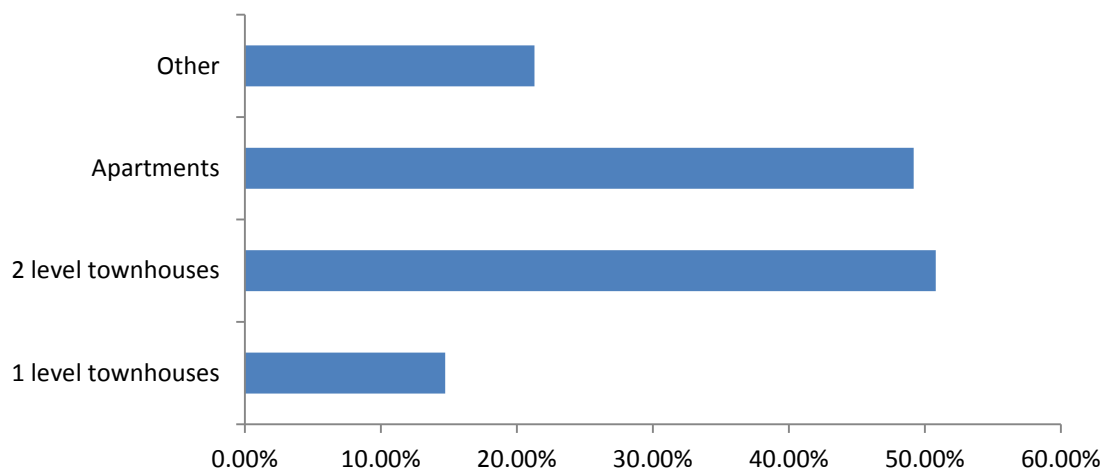
How is this co-op managed?



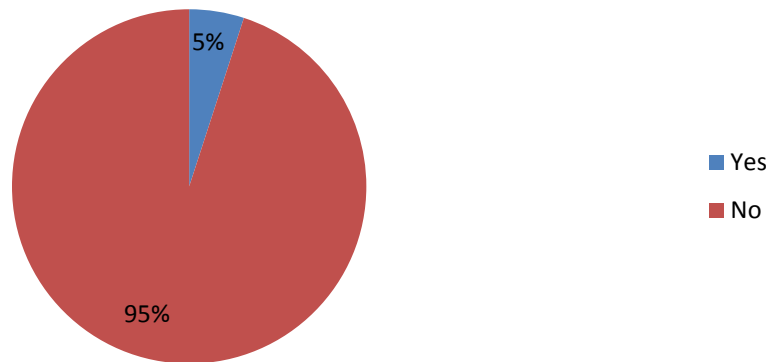
When was this co-op built?



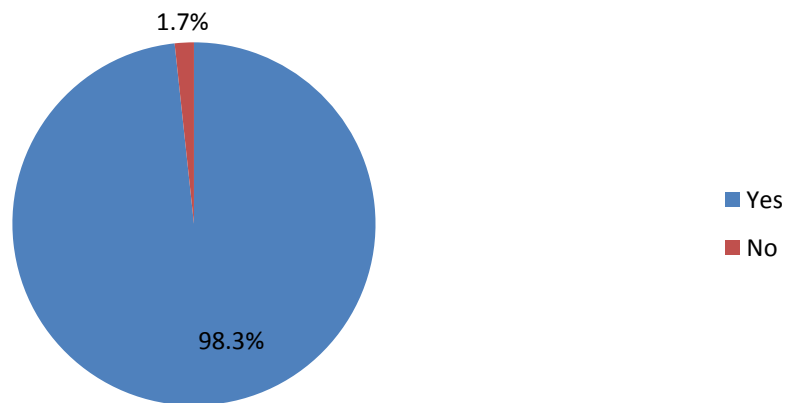
Style of housing in co-op



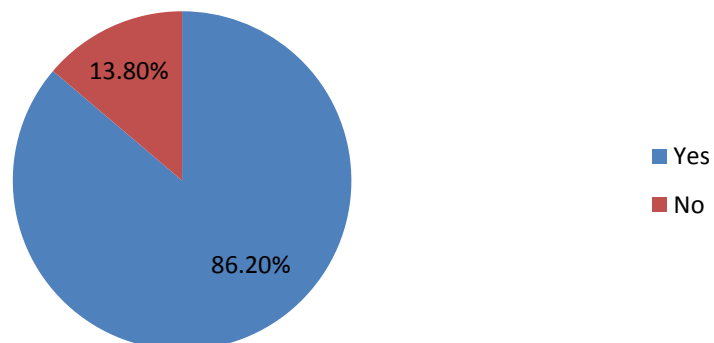
Senior designated co-op



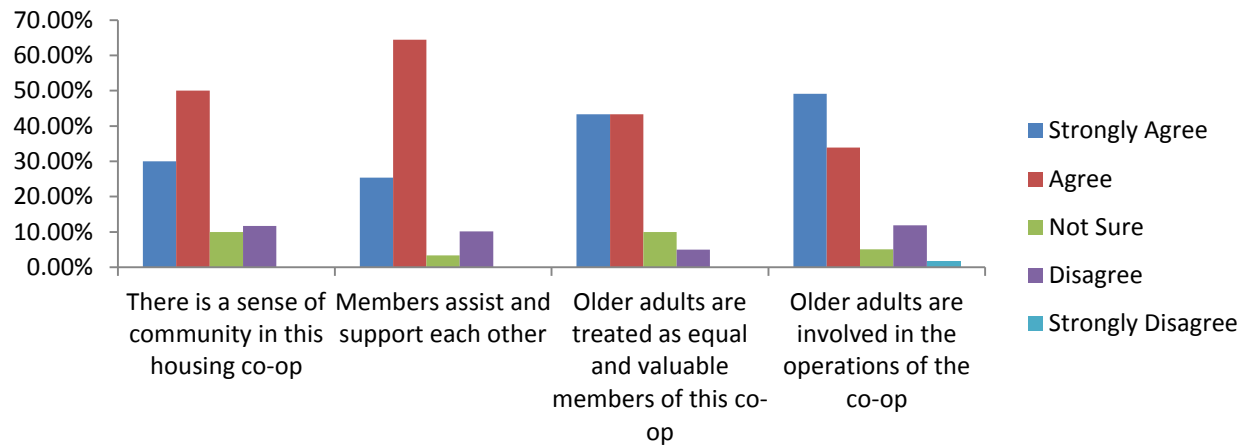
Is the co-op a CHF BC member?



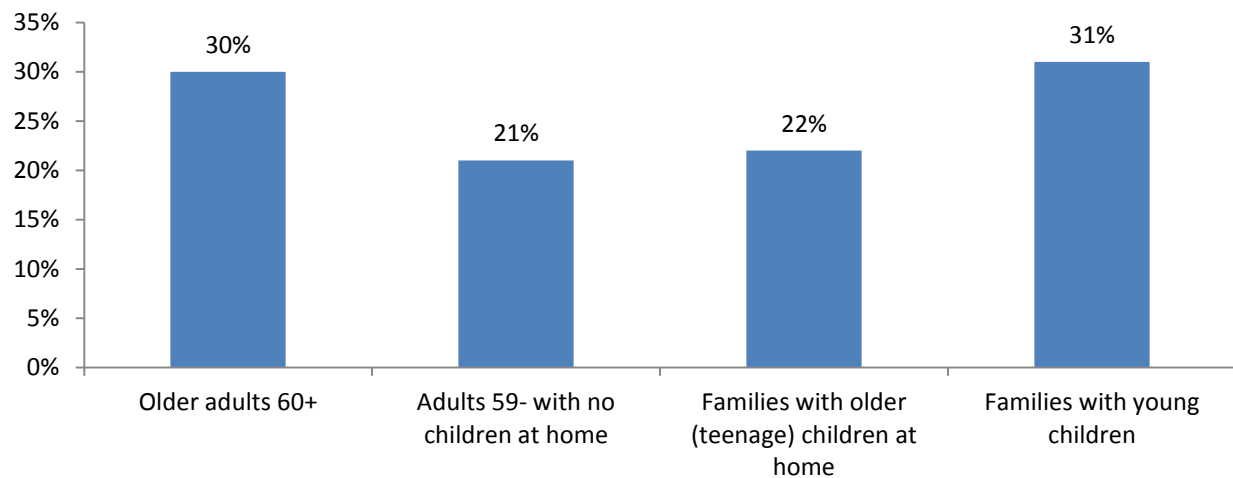
Is there a waiting list to join this co-op?



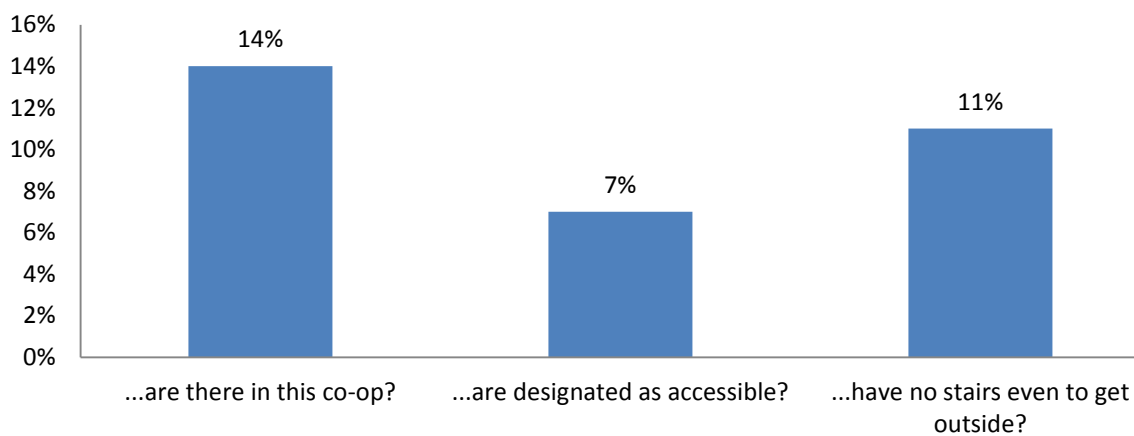
Co-op housing community support



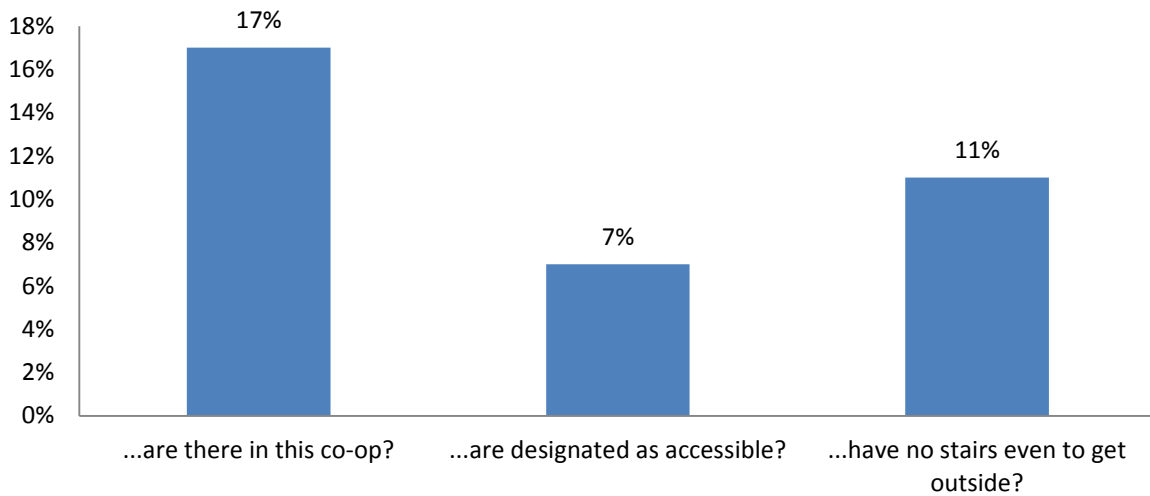
Approximate percentage of the households



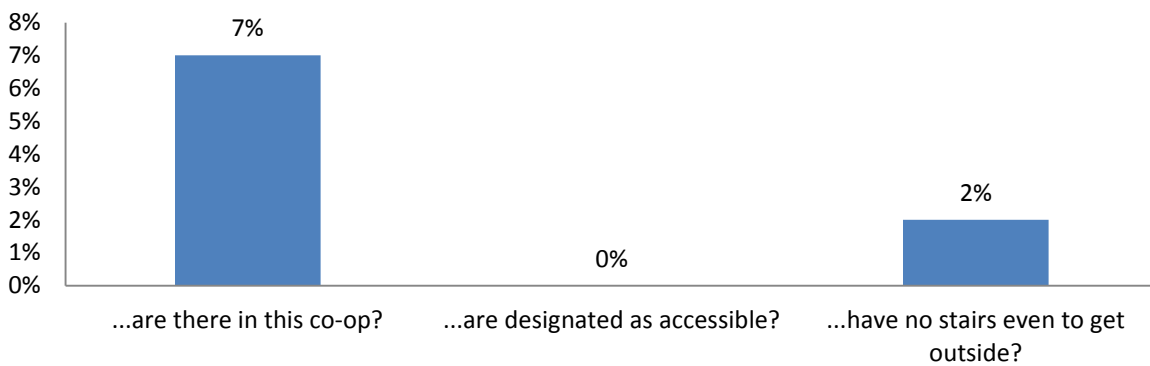
How many 1 bedroom/bachelor apartments



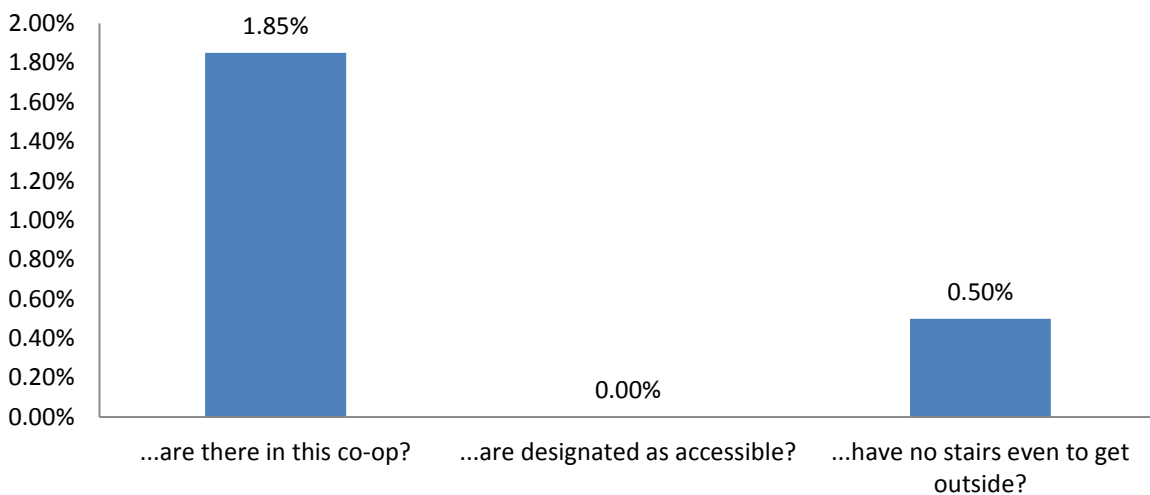
How many 2 bedroom apartments



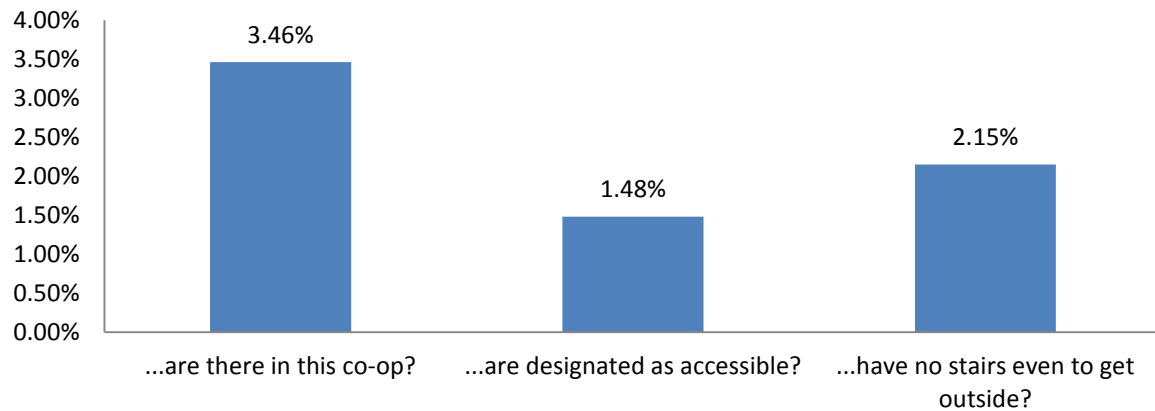
How many 3 bedroom apartments



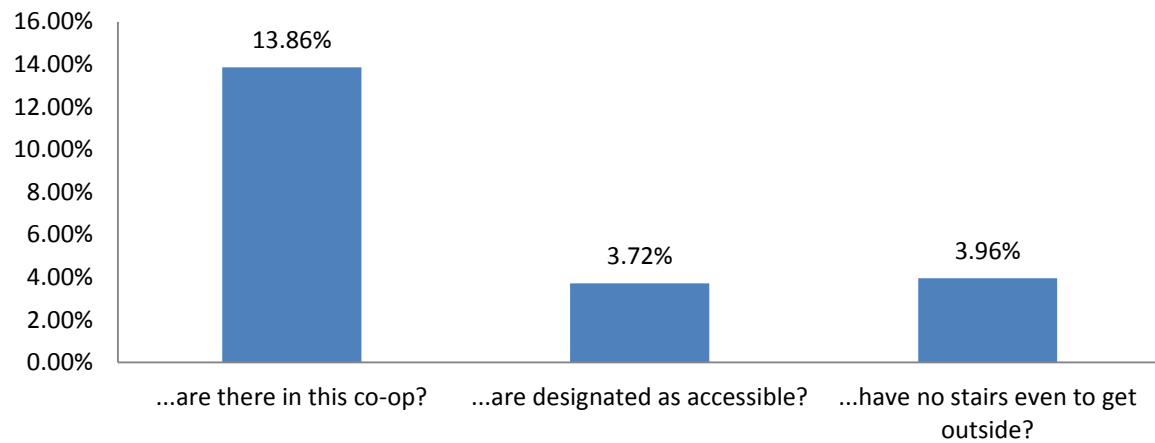
How many 4+ bedroom apartments



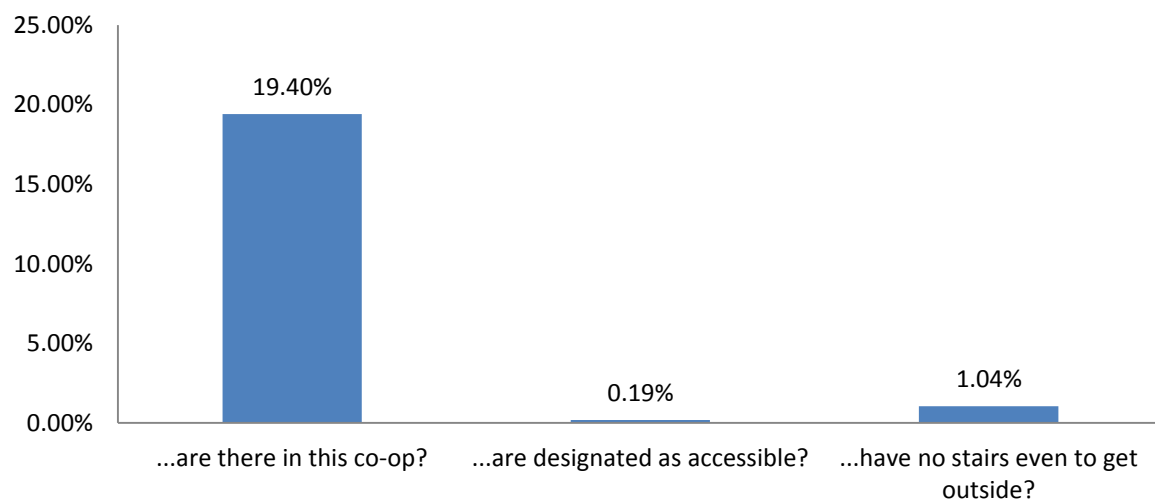
How many 1 bedroom/bachelor townhouses



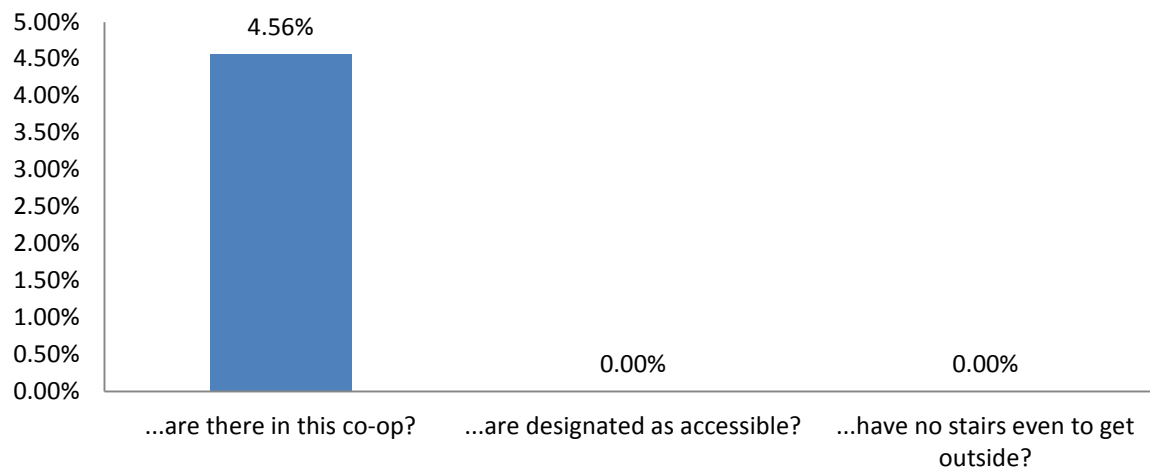
How many 2 bedroom townhouses



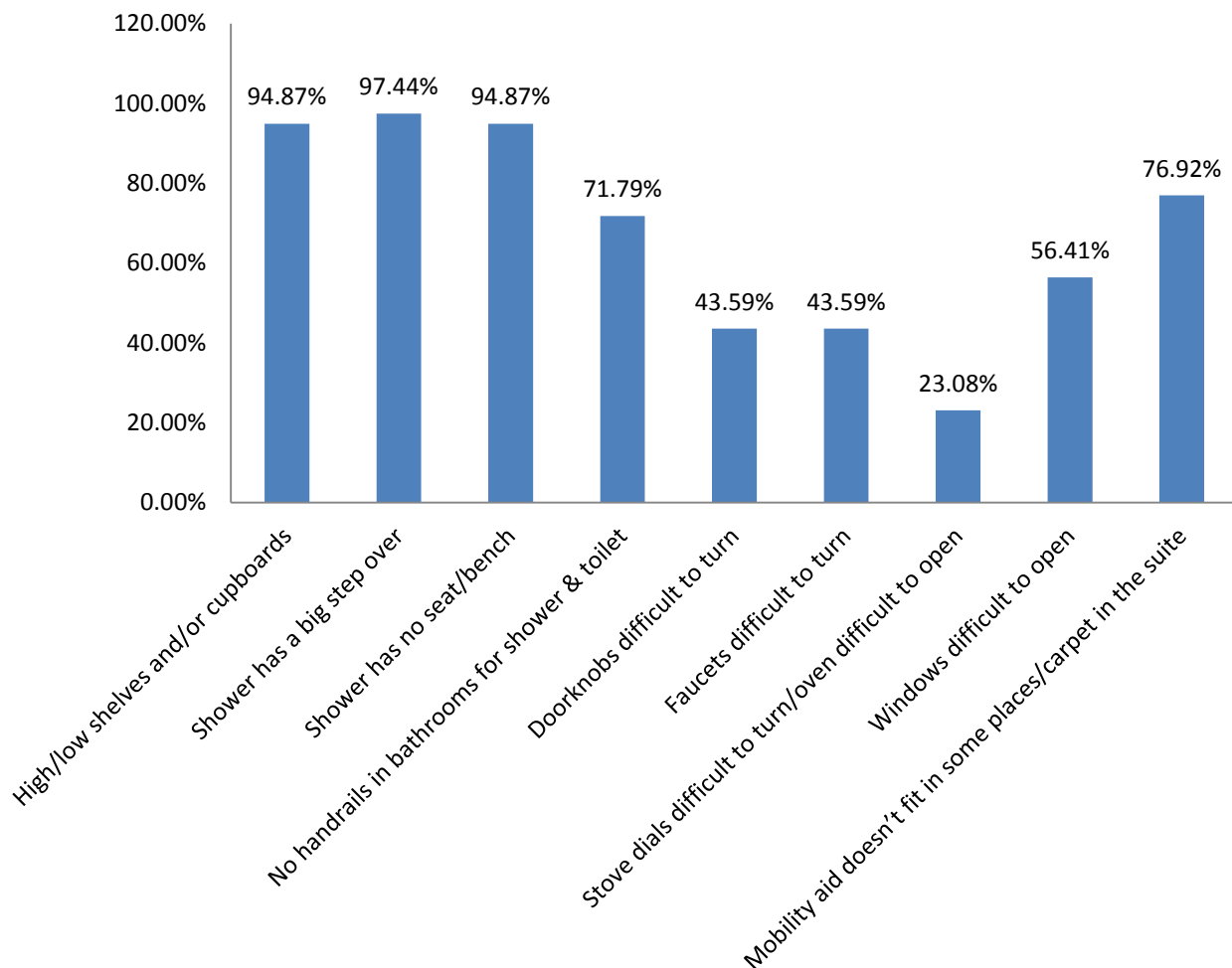
How many 3 bedroom townhouses



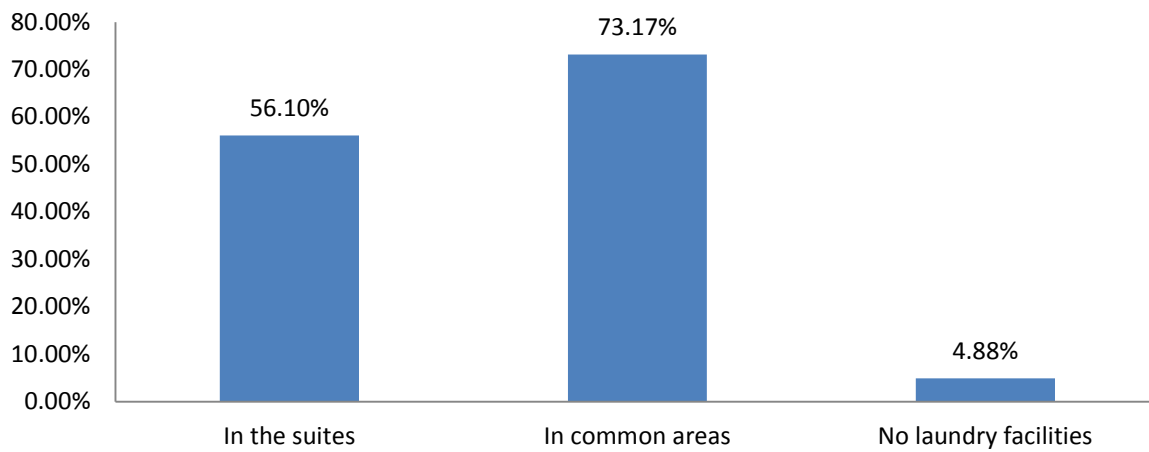
How many 4+ bedroom townhouses



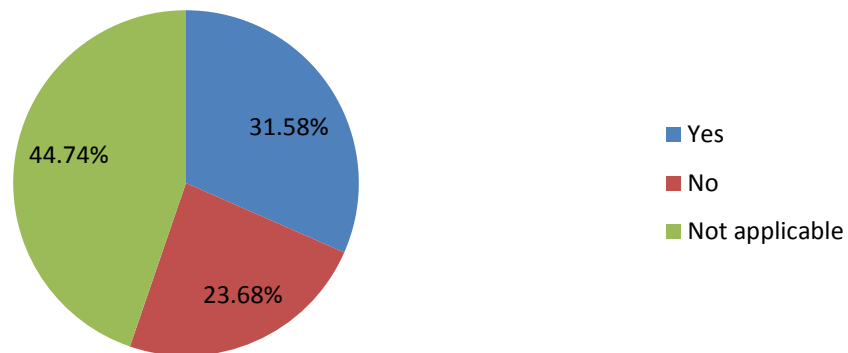
What possible barriers are there in the units to someone with limited mobility and/or pain issues?



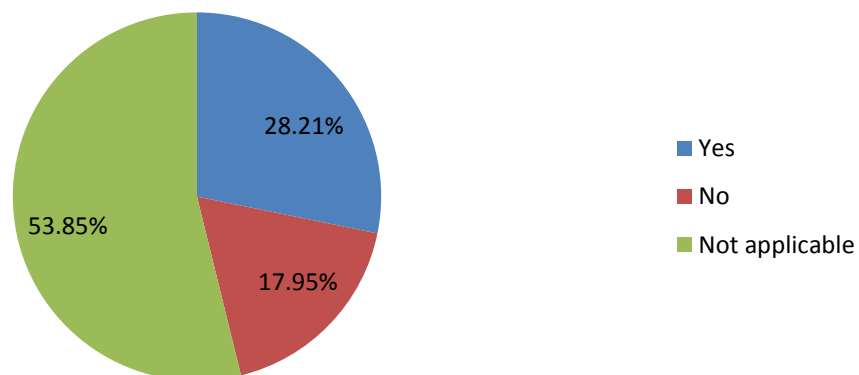
Where are laundry facilities located?



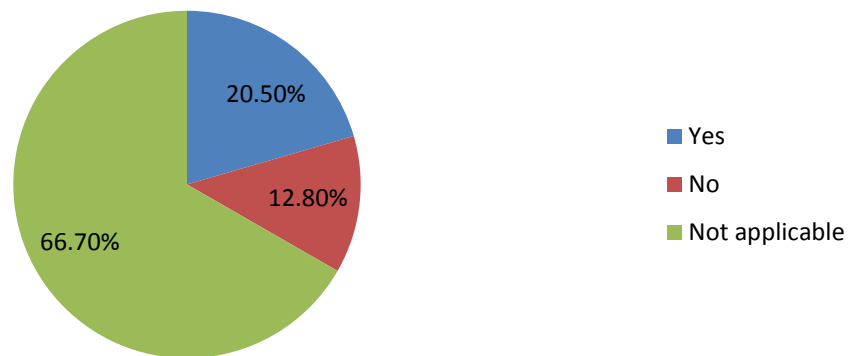
If apartment style housing, is there an elevator?



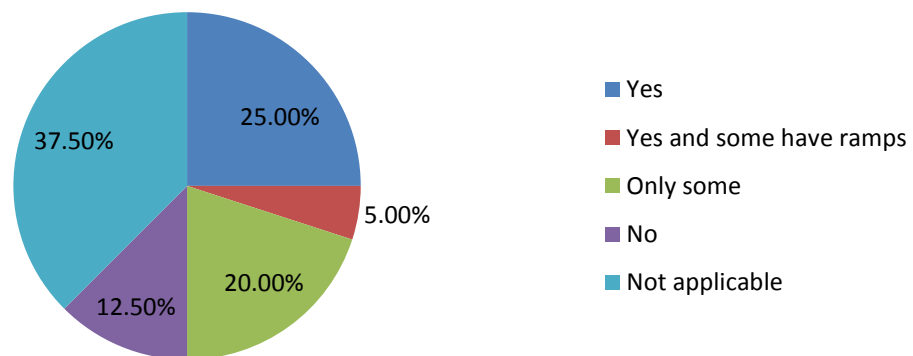
If apartment style housing, are there stairs from the lobby to get outside?



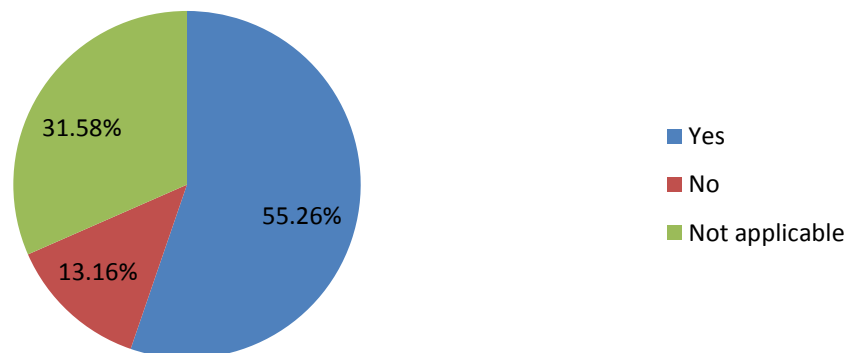
If there are stairs from lobby to outside, is there also a ramp?



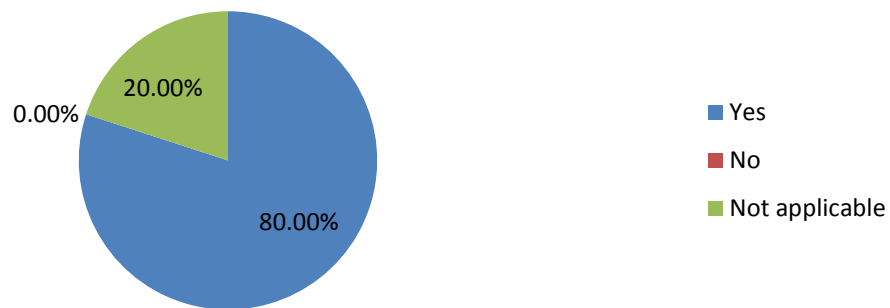
If townhouse style, are there stairs from units to the street?



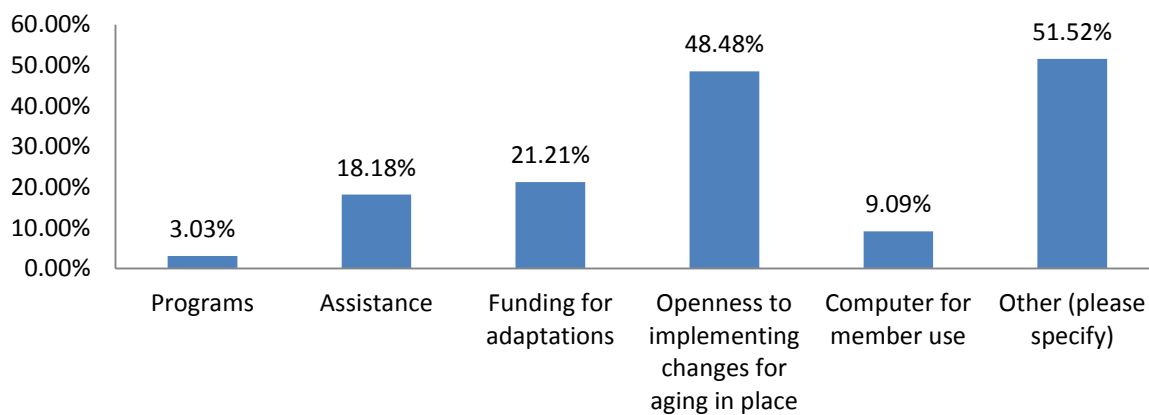
If townhouse style, is there a step over to get through the doorway?



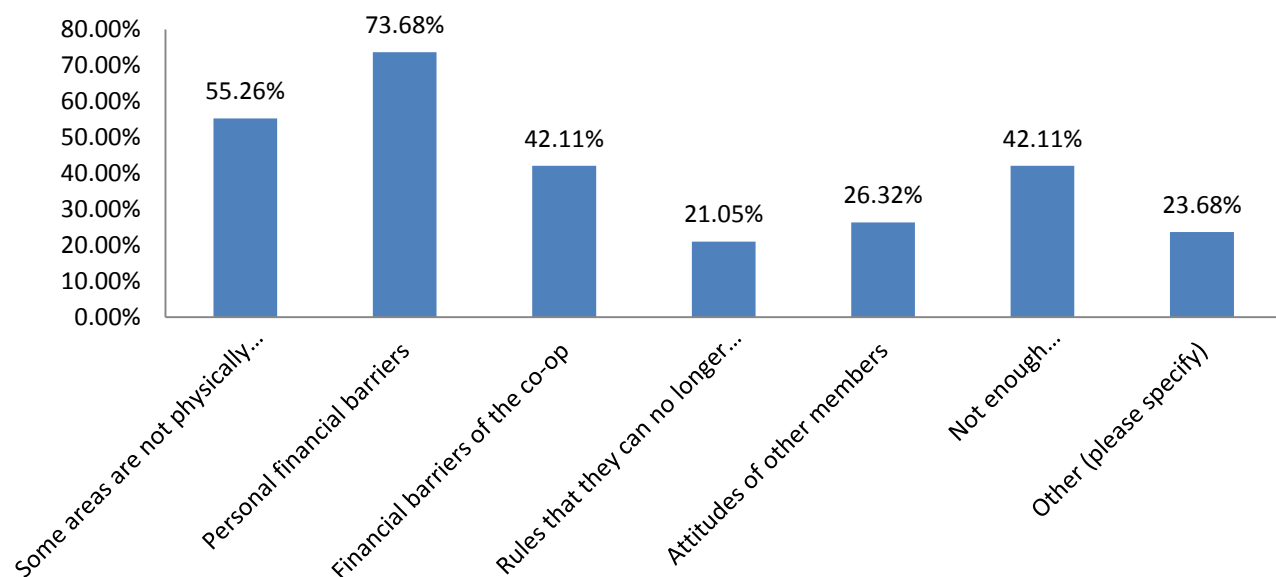
If there are balconies in the suites, is there a step over to get outside?



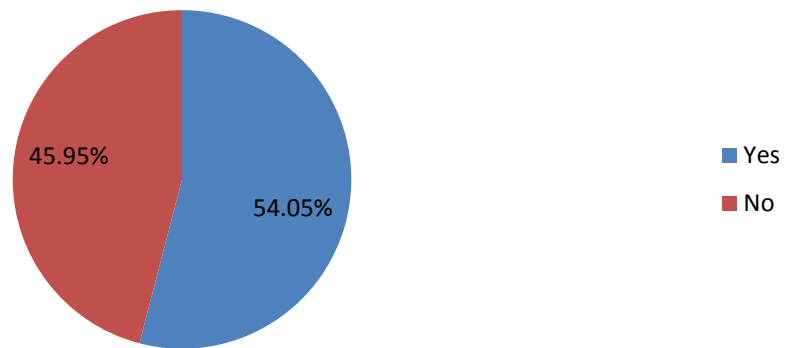
What does this co-op offer for its older members?



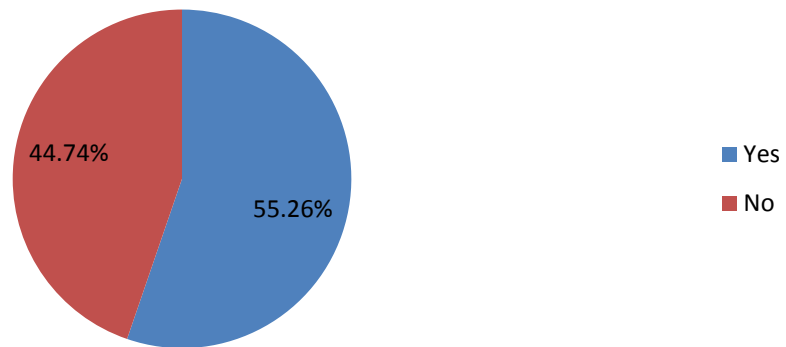
What challenges do older adults living in this housing co-op face?



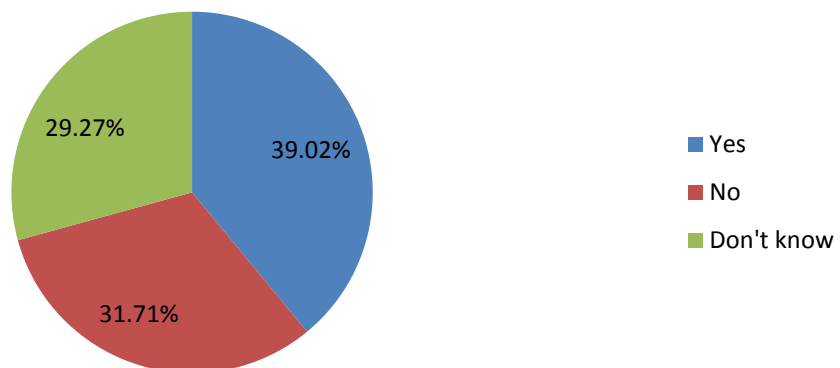
Are you aware of the duty to accommodate?



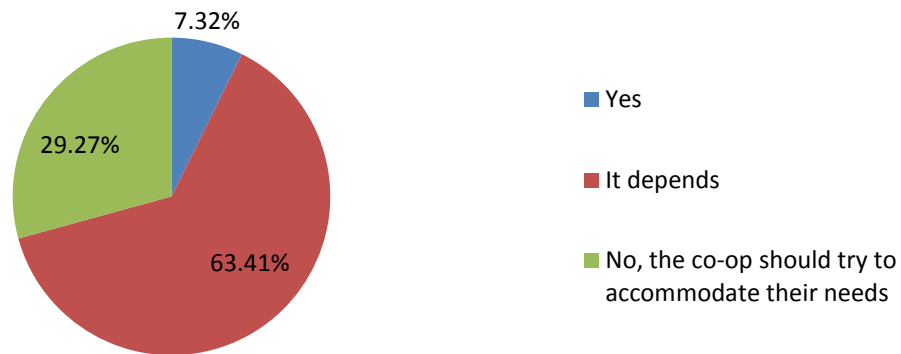
Have there been requests from members for changes to their suites or the common areas of the co-op?



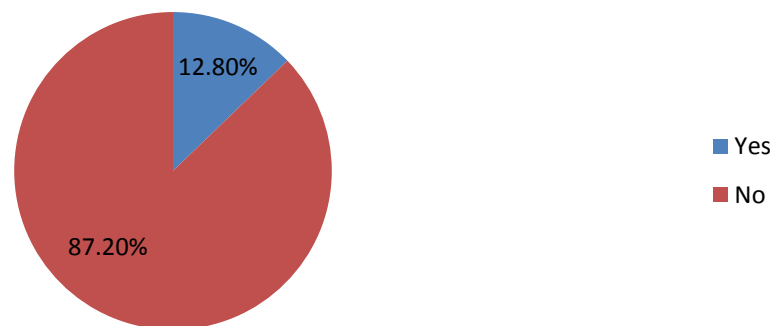
Have members made adaptations to their own suites (not financed by co-op)?



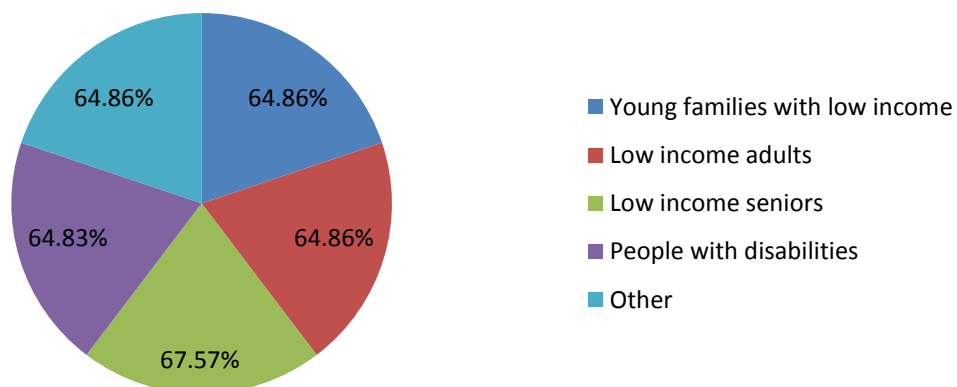
Should older adults move out of the co-op when it no longer meets their needs?



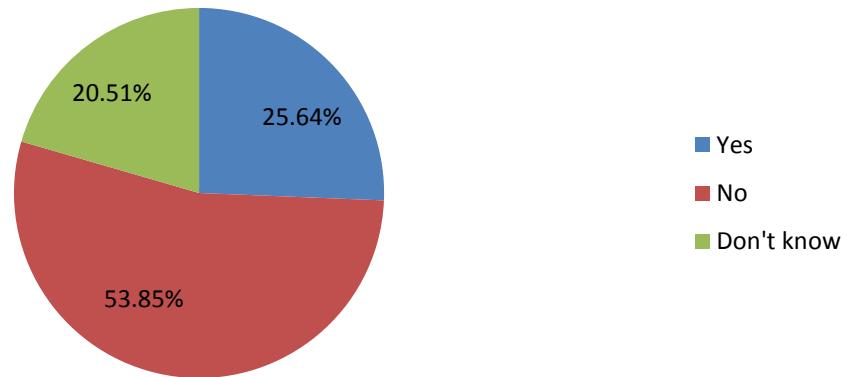
Does this co-op have a policy that requires members to be able to live independently?



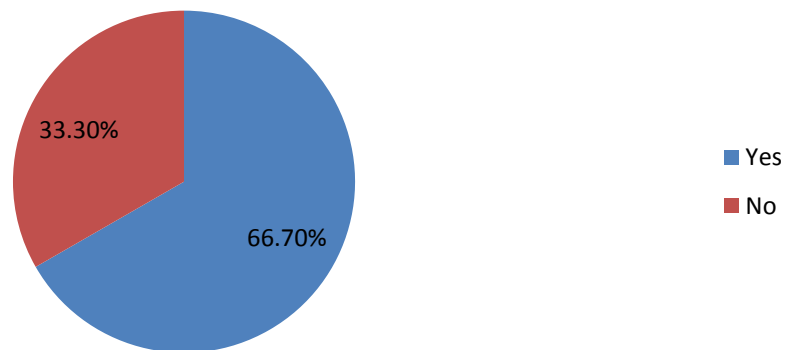
Who is co-op housing for?



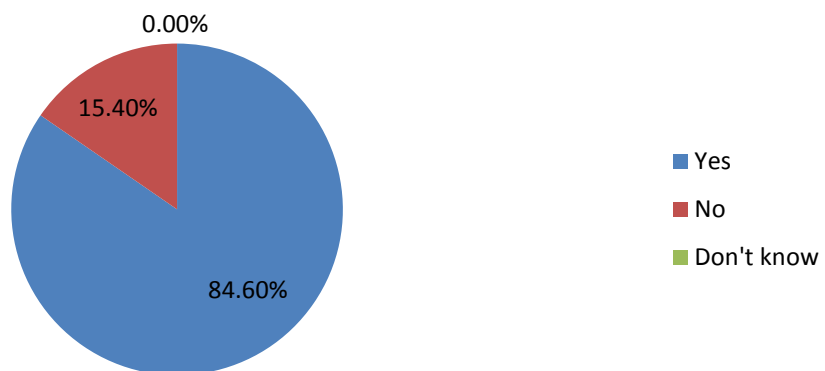
Are there members in this co-op who are isolated or unable to live safely in their home?



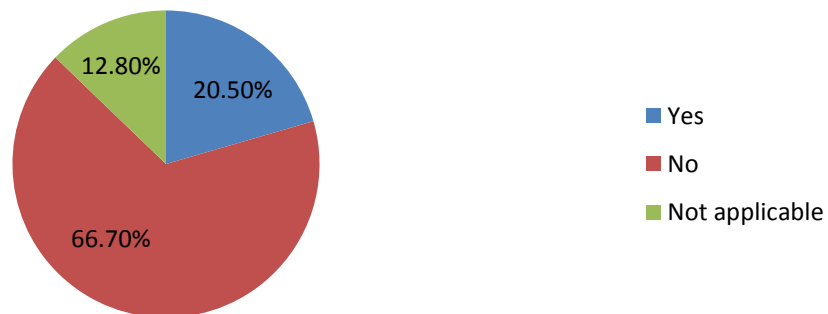
Does this co-op have a policy regarding over housing?



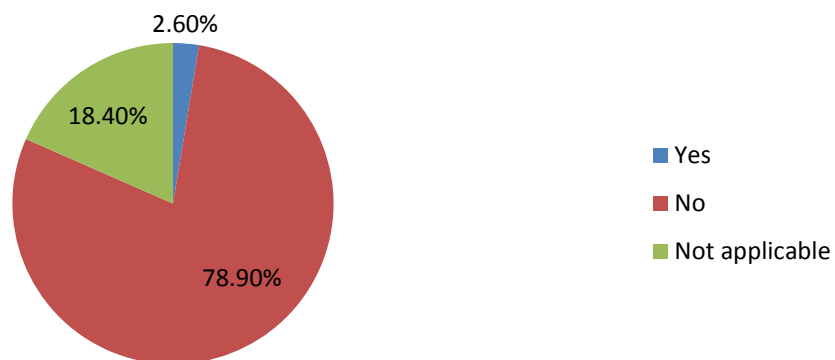
Are there members who are over housed in this co-op?



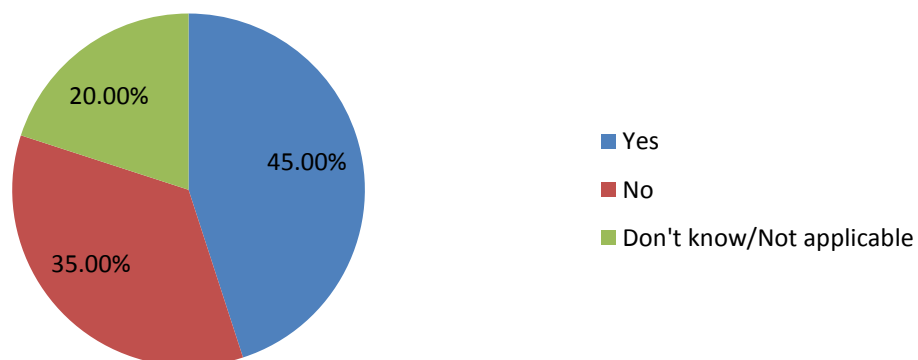
Does this co-op offer incentives to members who are over housed to move to a smaller unit?



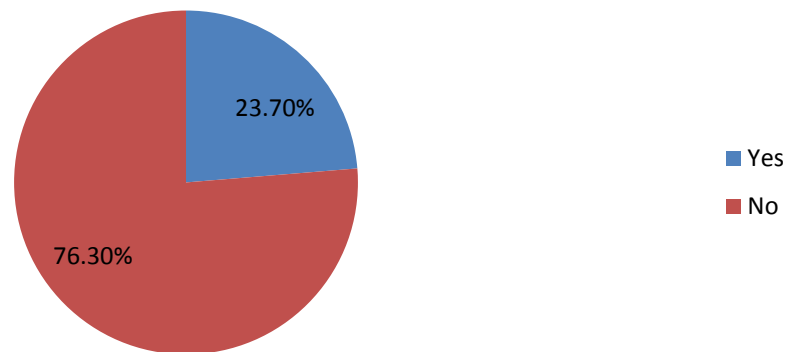
Is there incentive offered to members to change units in order to accommodate other, aging members?



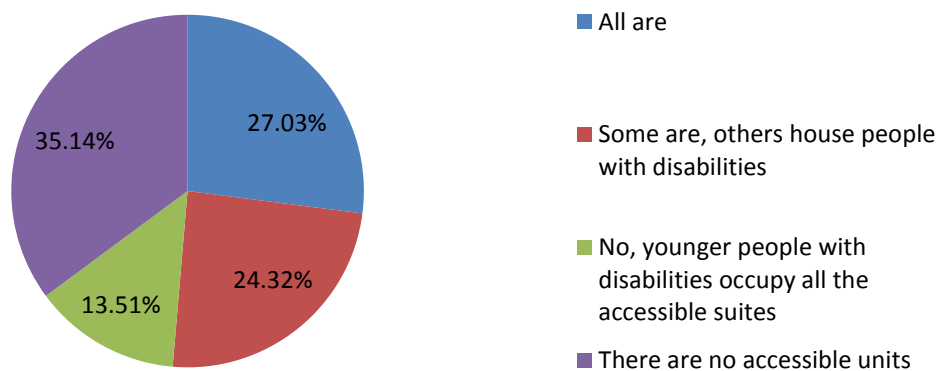
Are there older members living in units that don't meet their needs, yet are resistant to moving to another suite or out of the co-op?



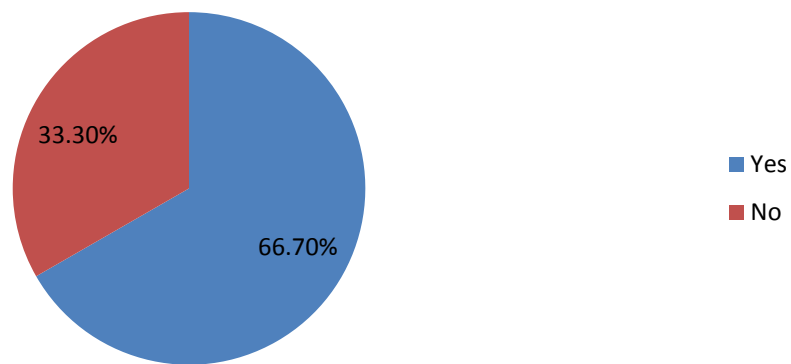
Are there members who have requested to move to an accessible unit?



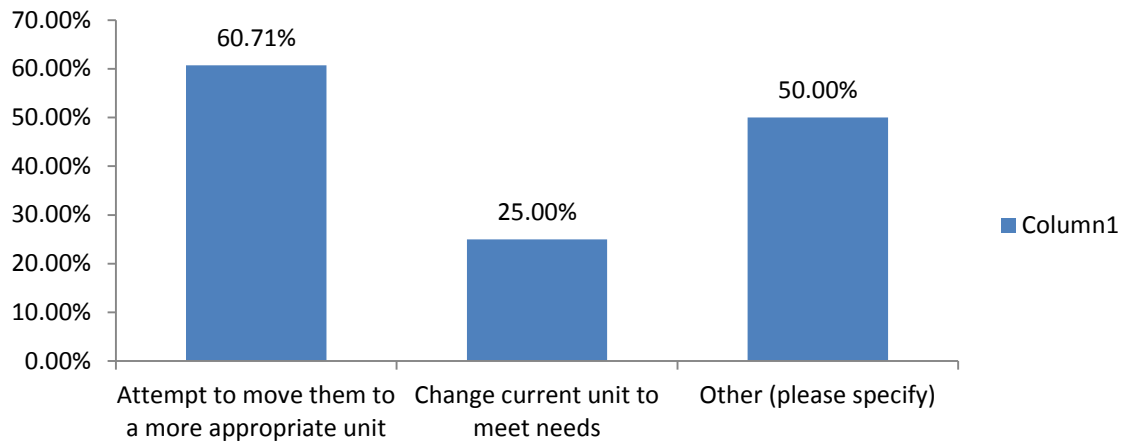
Are accessible units occupied by older adults who need them?



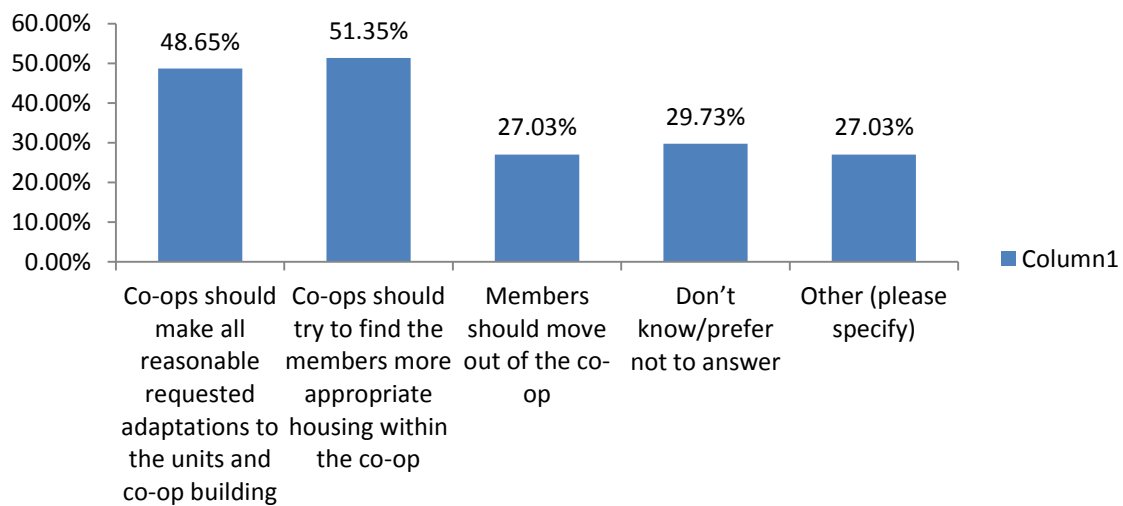
Does this co-op attempt to have all members living in a unit that meets their needs?



If yes, how does this work?

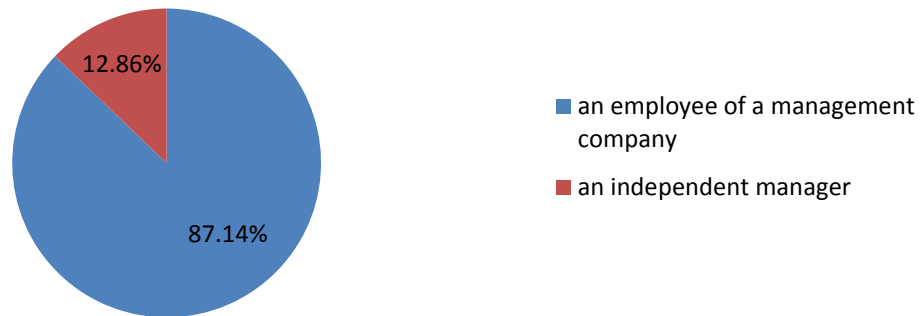


When co-ops no longer meets the needs of their older members...

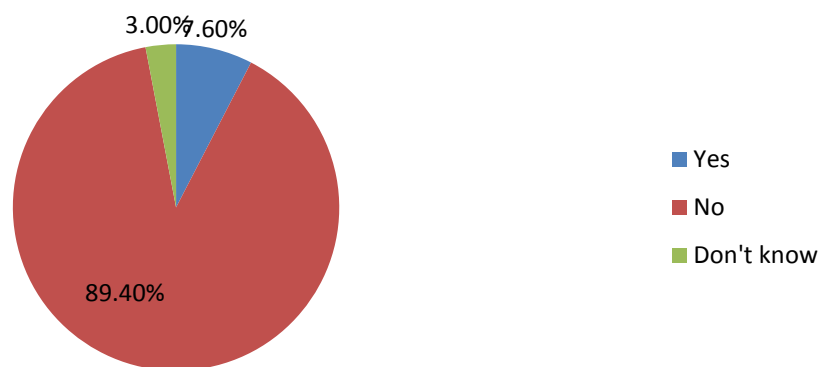


Appendix B: CHF BC Aging in Place Survey - Co-op Managers

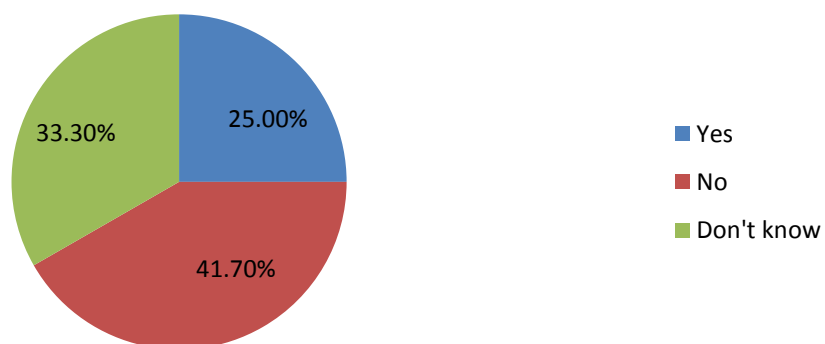
Independent manager or an employee of a management company



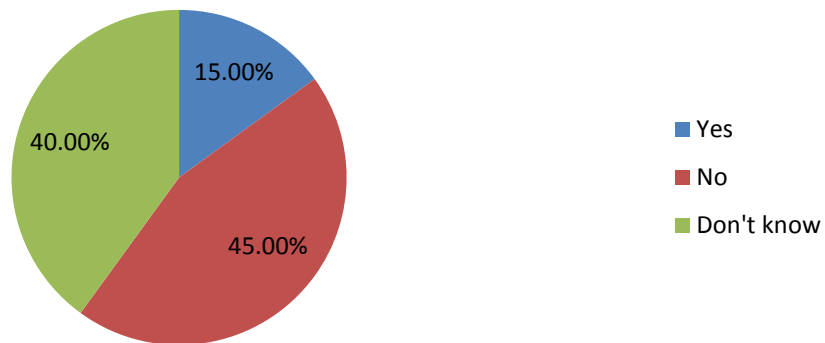
Do any of the co-ops have any programs or services in place specifically for older adults?



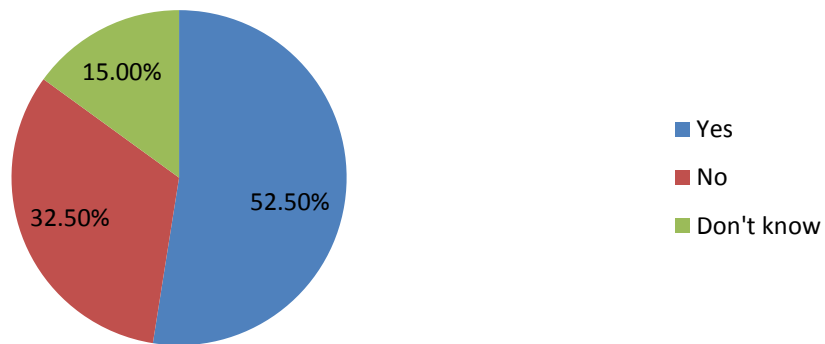
Are any co-ops doing an outstanding job of assisting their aging members?



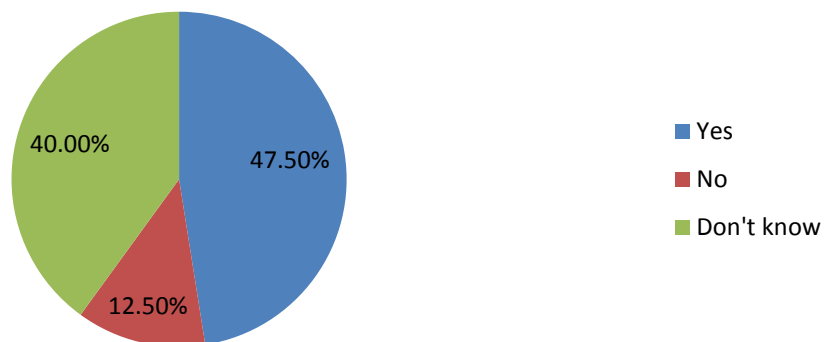
Have there been requests for adaptations to suites that have not been approved?



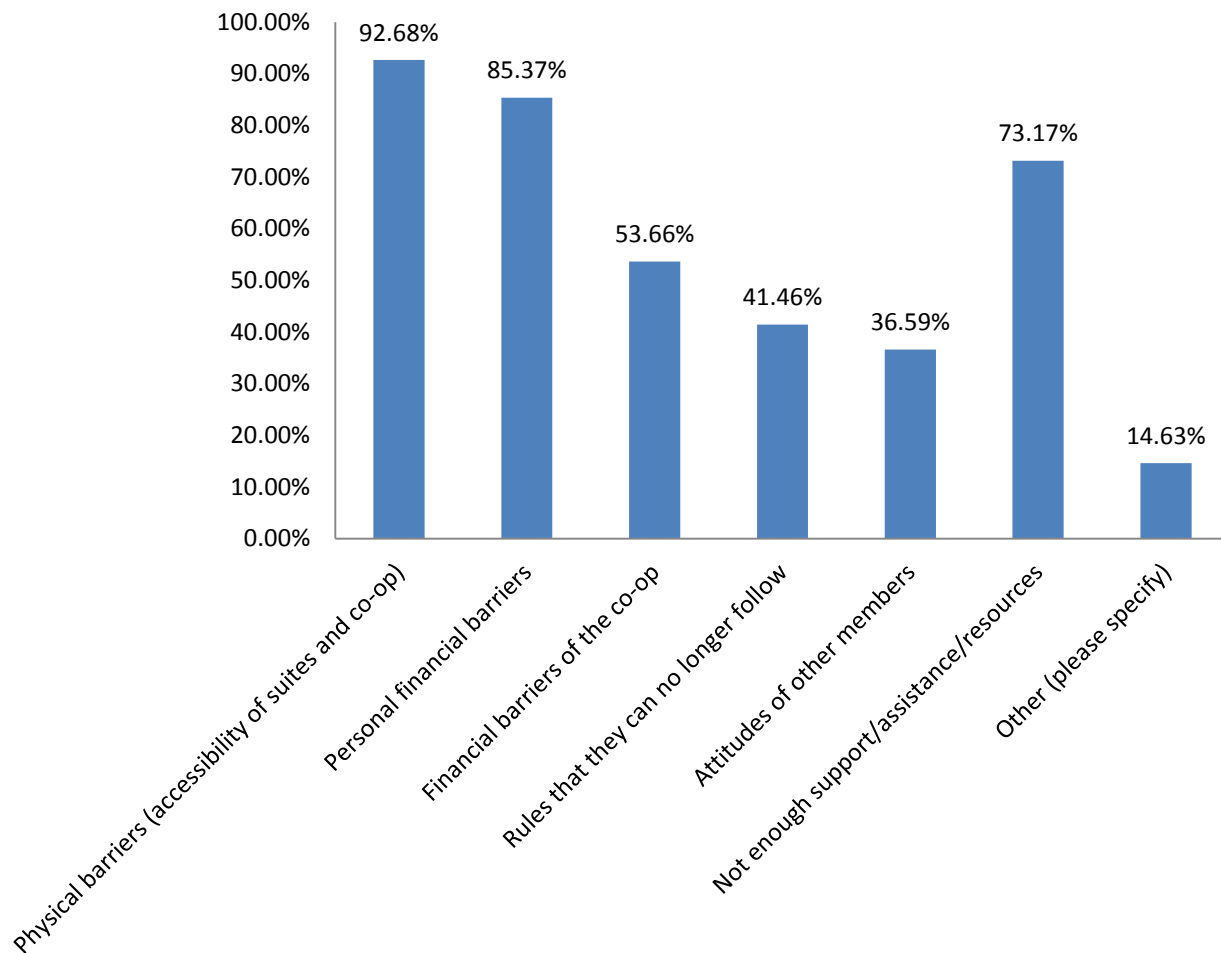
Are there older members living in units that don't meet their needs, yet are resistant to moving to another suite or out of the co-op?



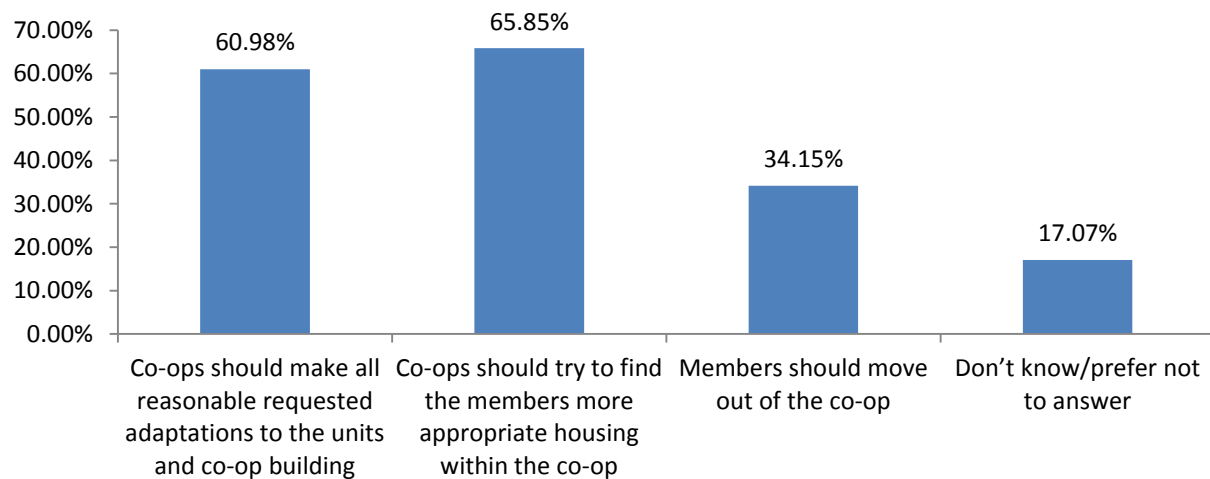
Should co-ops have a policy that states that members must be able to live independently?



What challenges do older adults living in housing co-ops face?

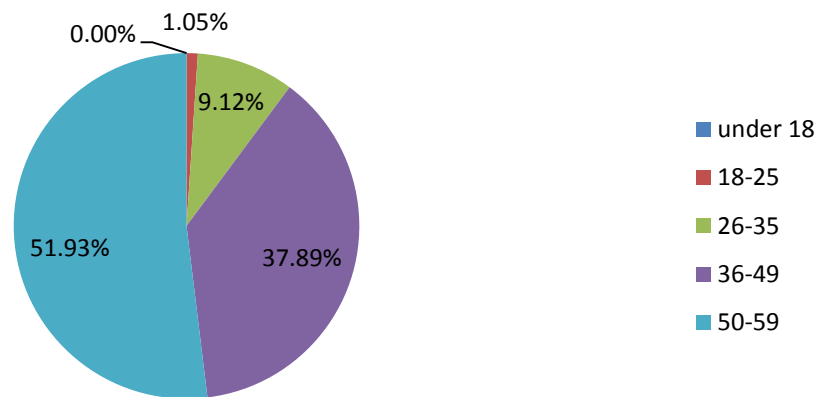


When co-ops no longer meets the needs of their older members...

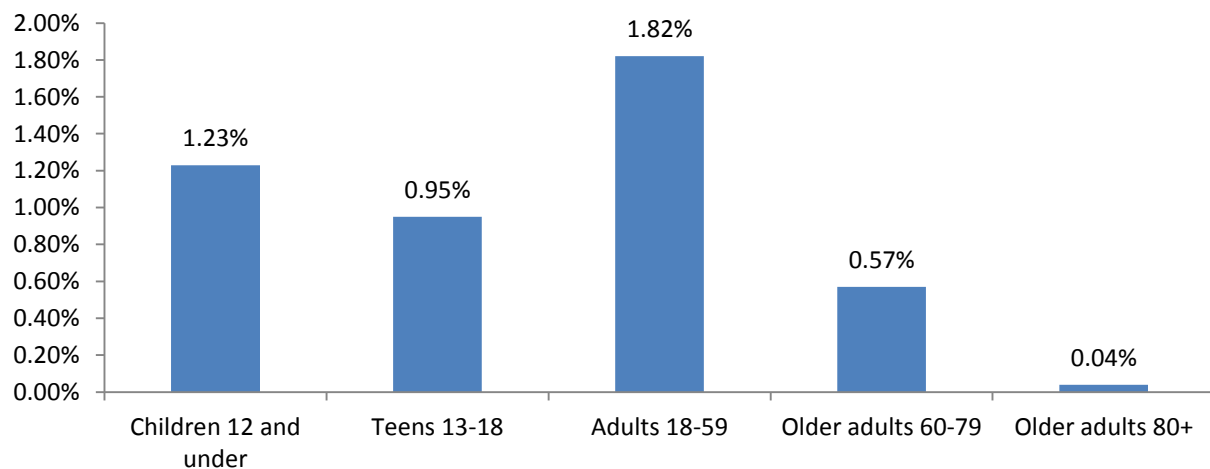


Appendix C: CHF BC Aging in Place Survey - Members 59 & under

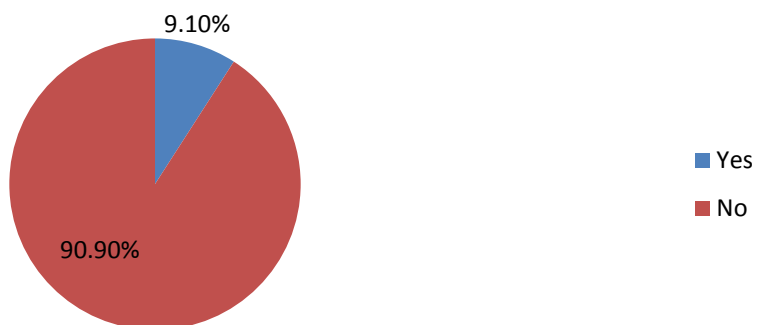
Average age of survey participants



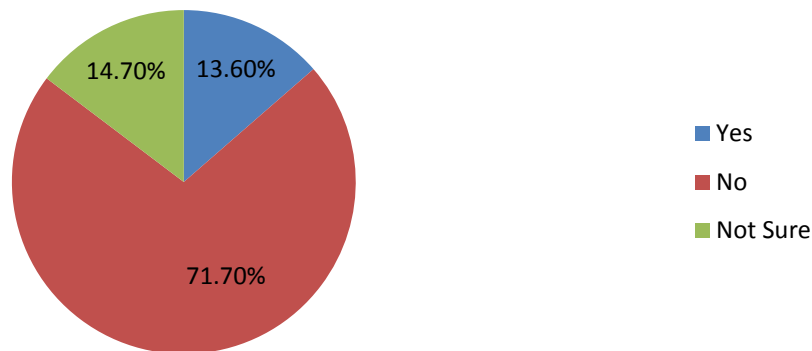
How many people live in your unit (including yourself)?



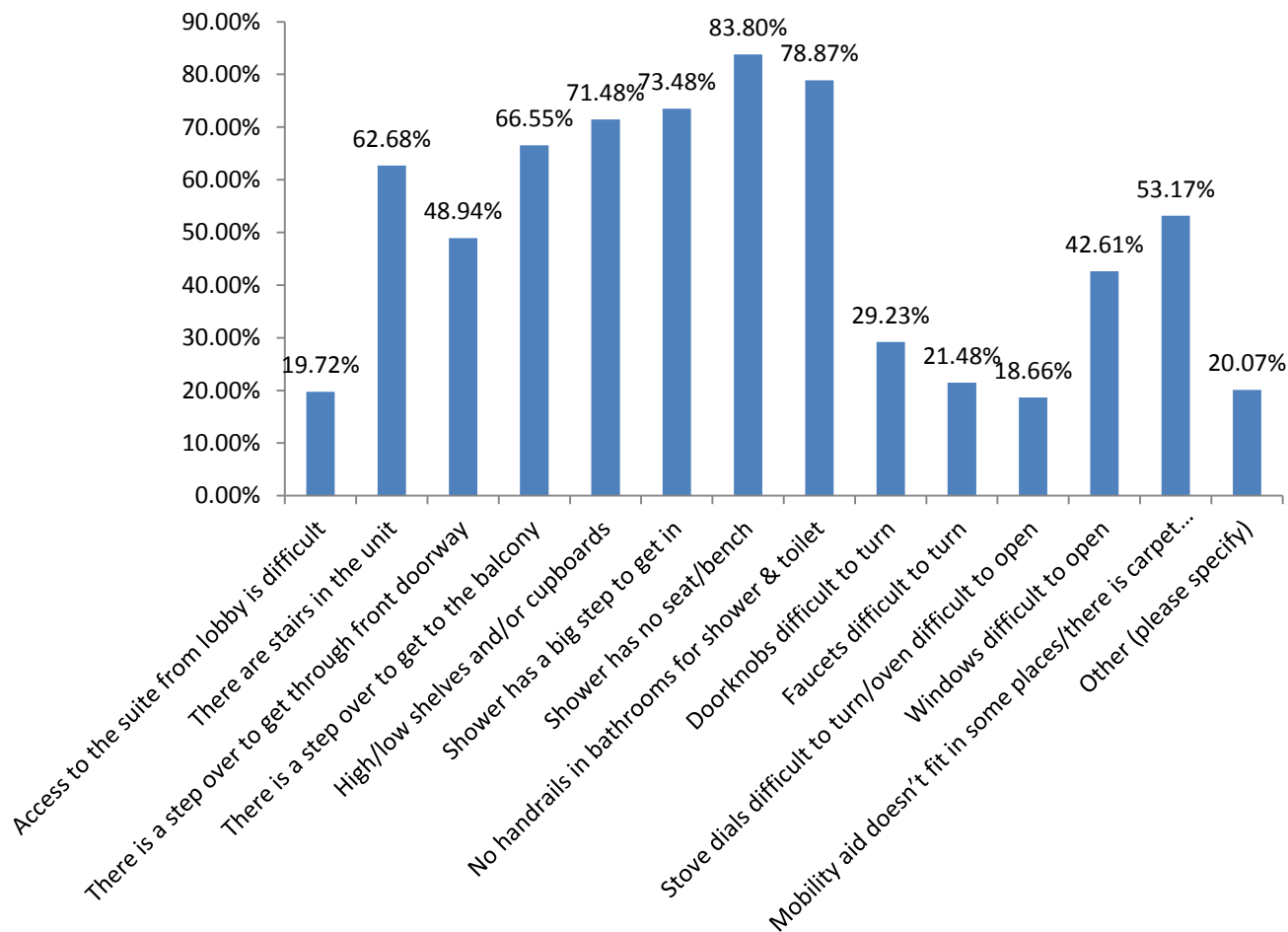
Is the main member of your household an older adult (60+)?



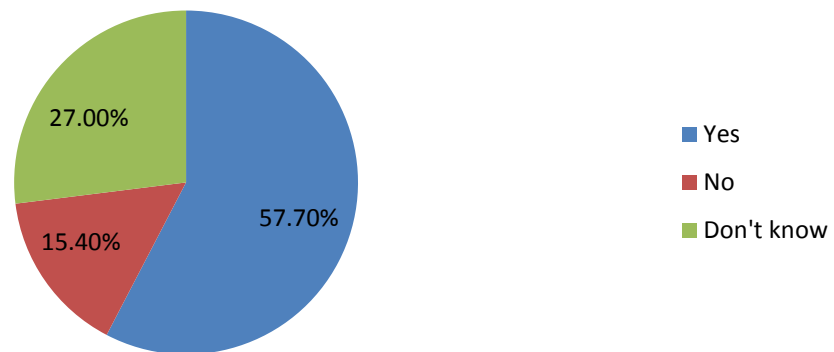
Do you think a person with limited mobility could live in your suite if no changes were made to it?



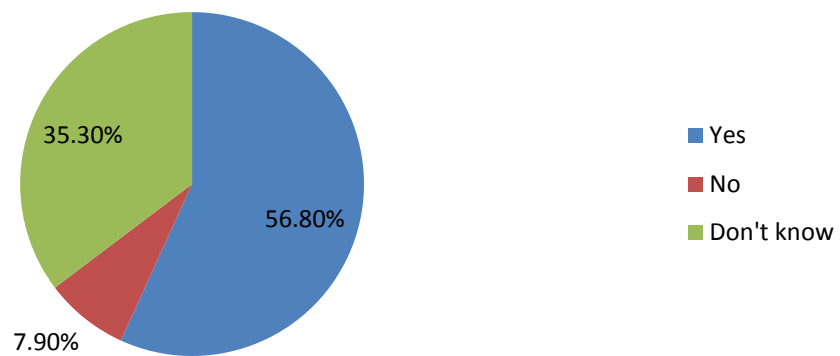
What barriers are there in your unit to someone with limited mobility and/or pain issues?



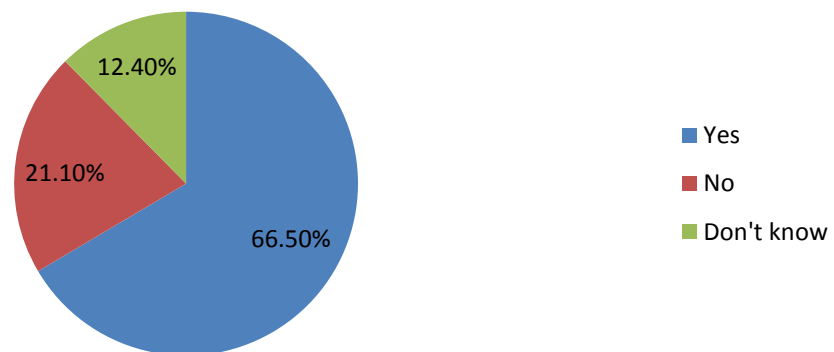
Is aging in place an issue right now in your co-op?



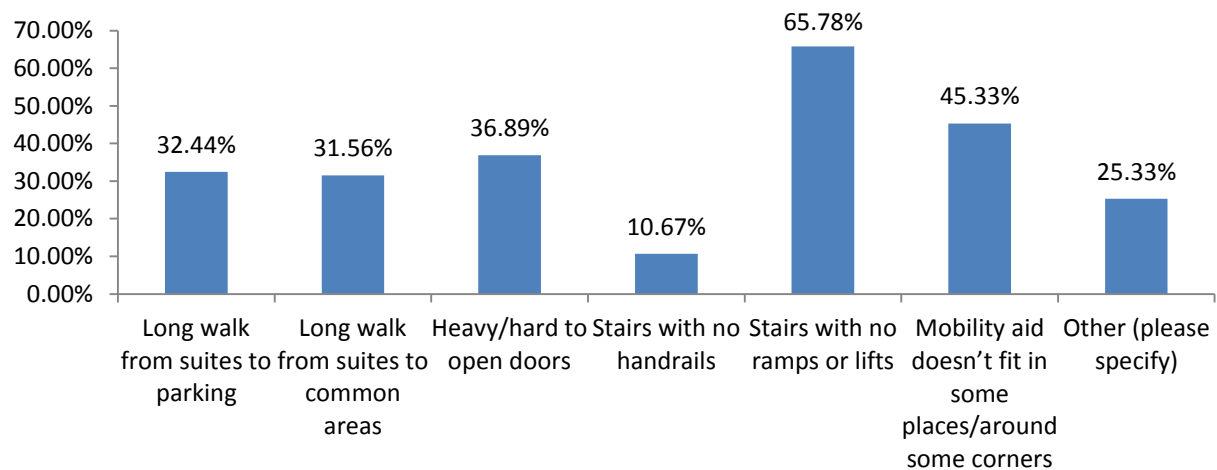
Do you plan to continue living in this or another co-op into old age?



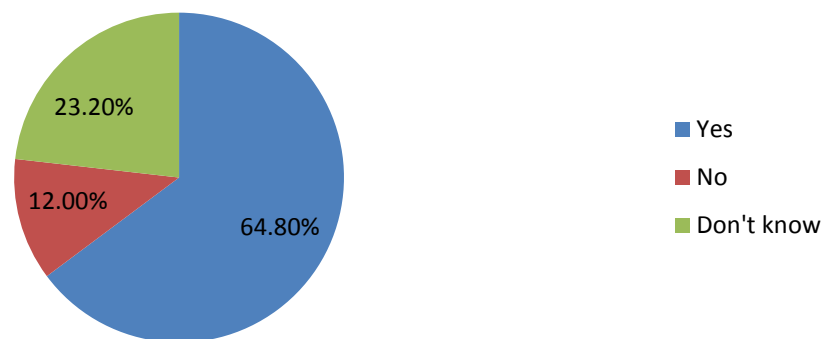
Are there accessible units available in this co-op?



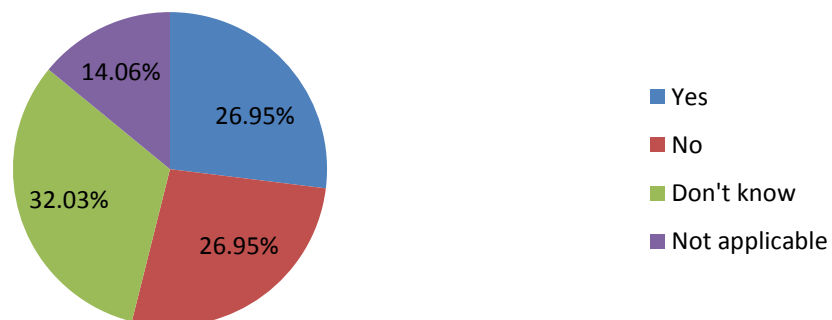
What physical barriers are there in the co-op for someone with limited mobility and/or pain issues?



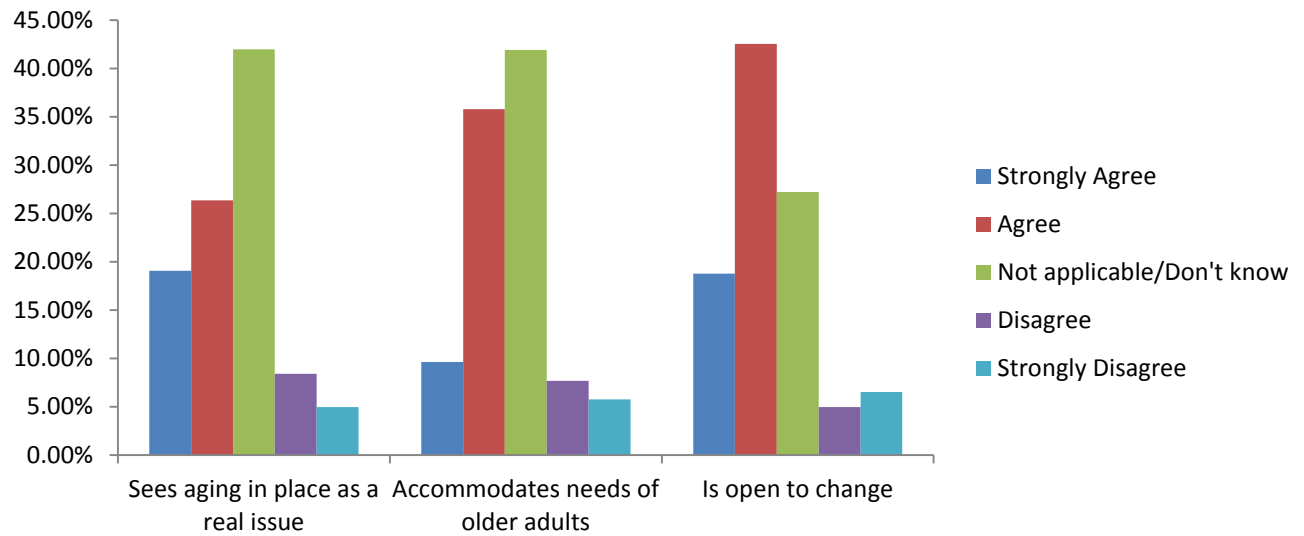
Are there older adults in your co-op that have limited mobility and require an accessible unit?



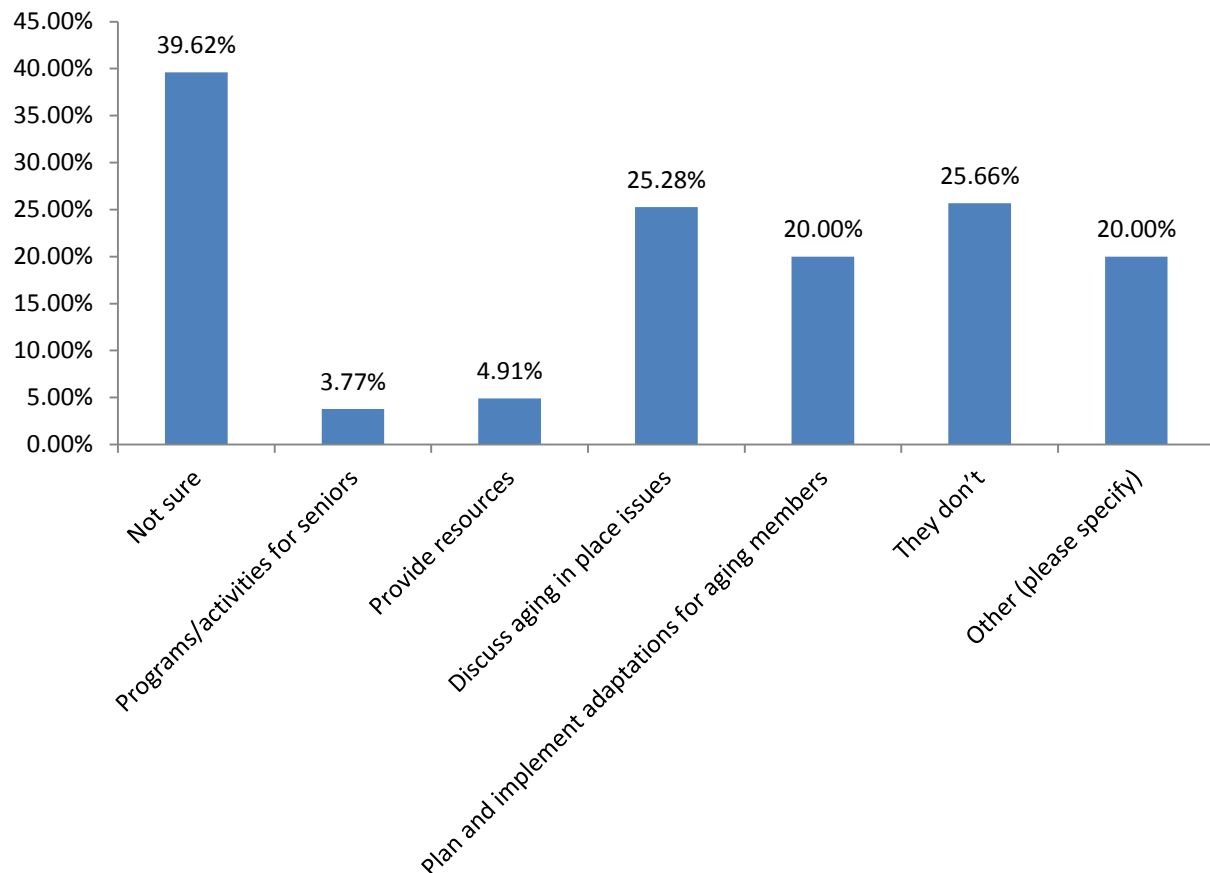
If yes, are they living in appropriate units?



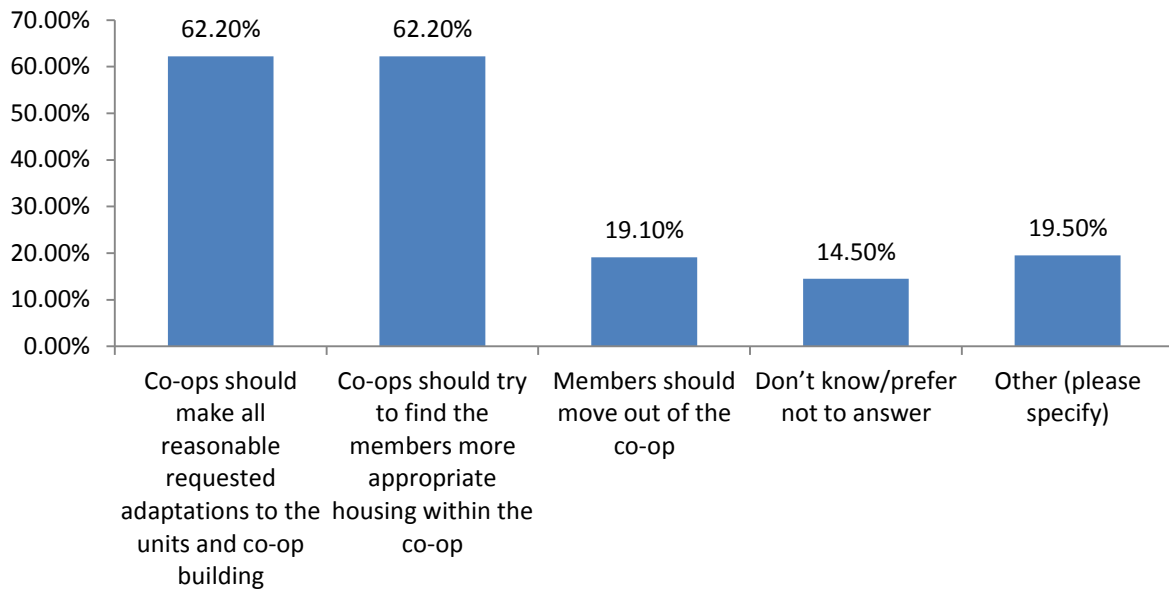
This co-op's board



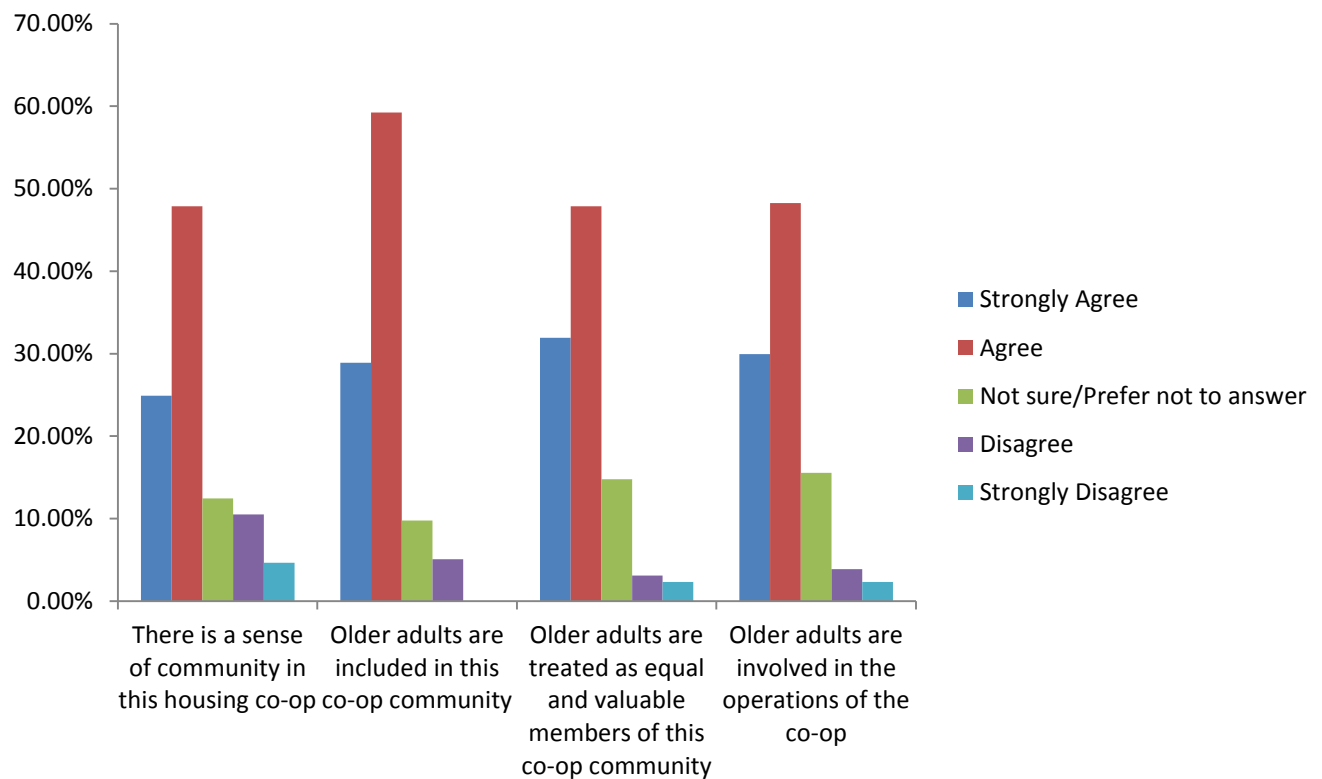
How does this co-op assist its aging members?



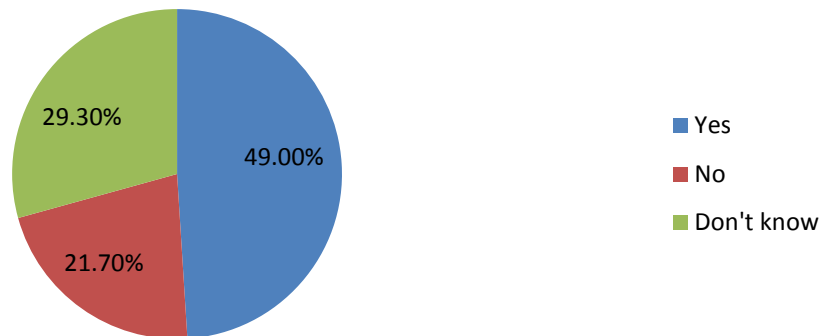
When co-ops no longer meets the needs of their older members...



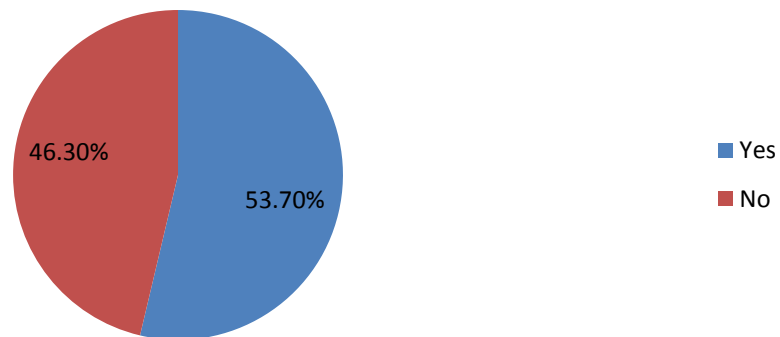
Please tell us about older adults and your co-op community



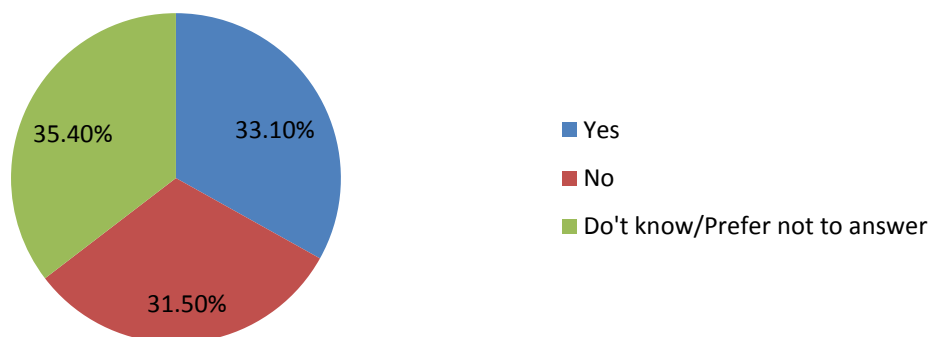
In your opinion, should the co-op be responsible for adapting units to meet member needs?



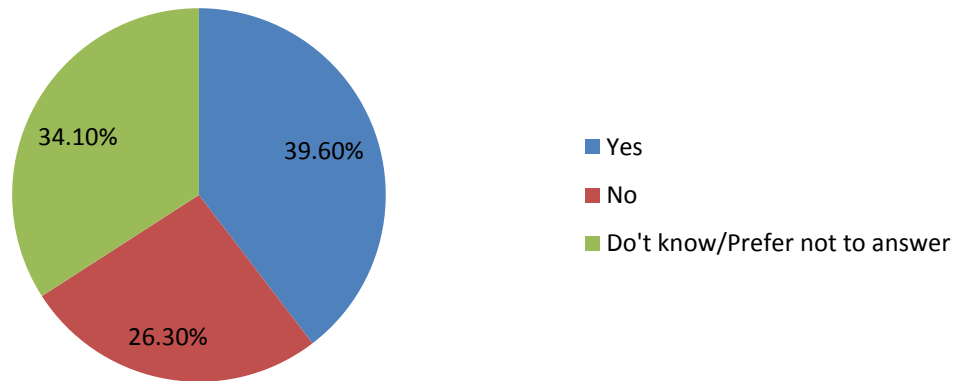
Do you assist any older adults in your housing co-op?



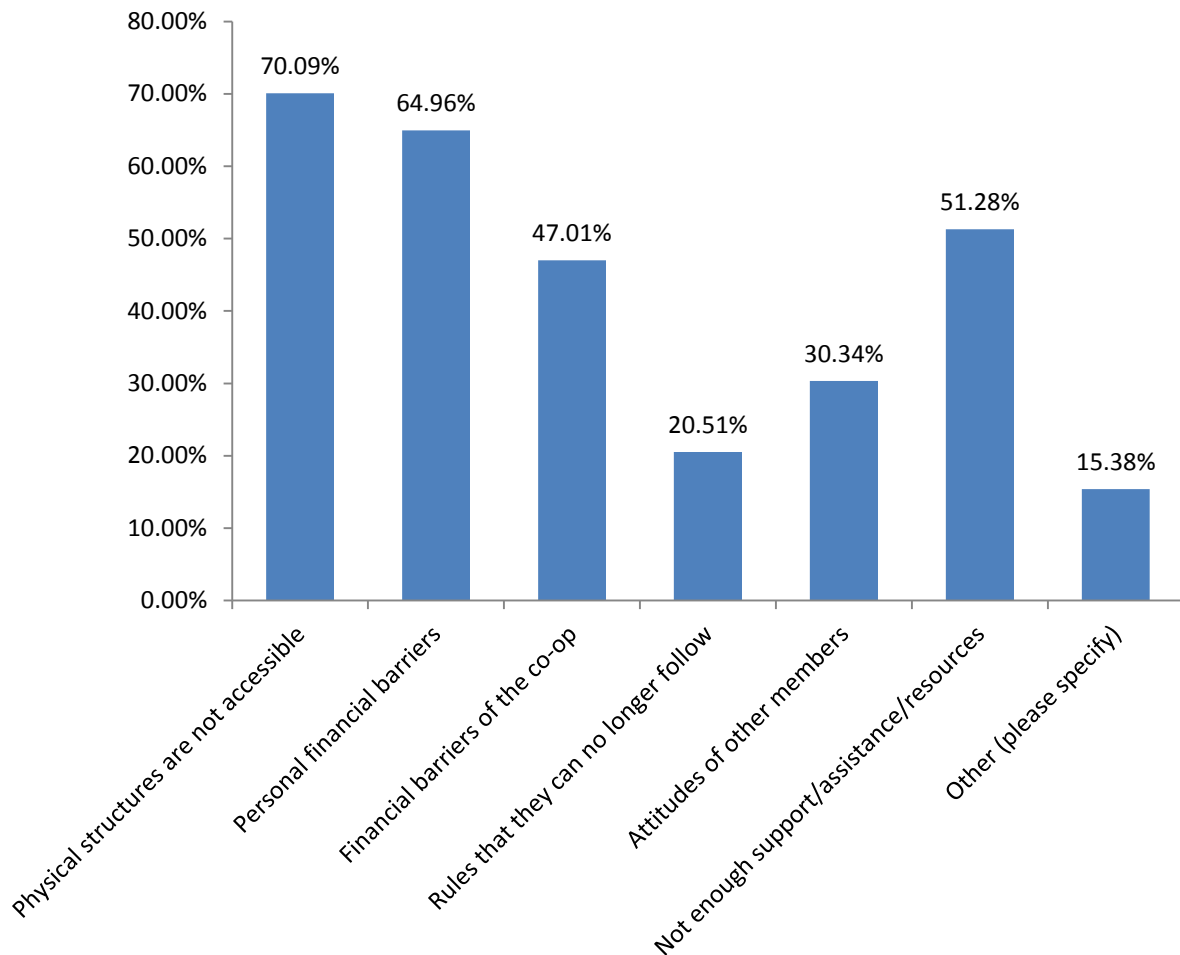
Would you support an increase in your housing charges in order to fund adaptations related to aging?



Would you be willing to change units to accommodate an aging member or member with limited mobility?

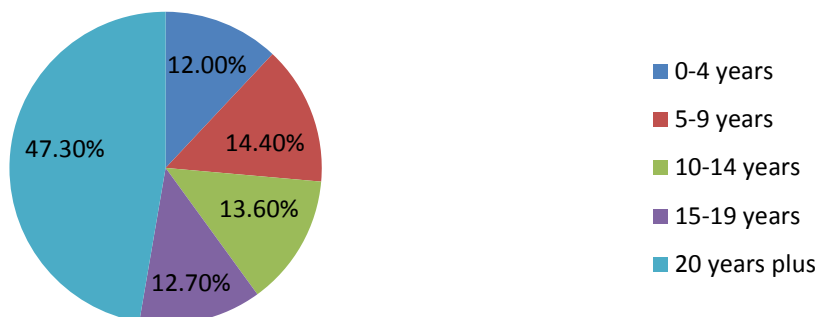


What challenges do older adults living in this housing co-op face?

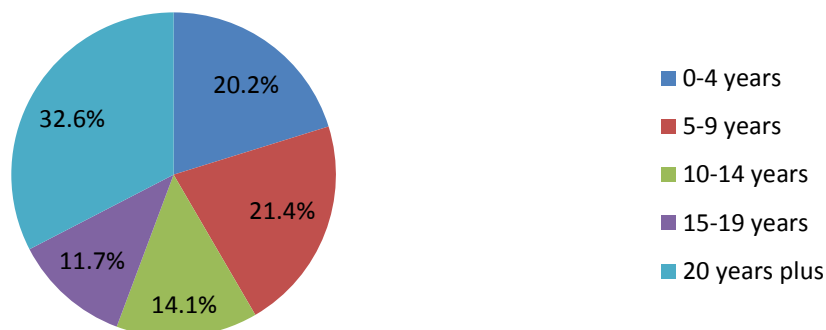


Appendix D: CHF BC Aging in Place Survey - Members 60 years & over

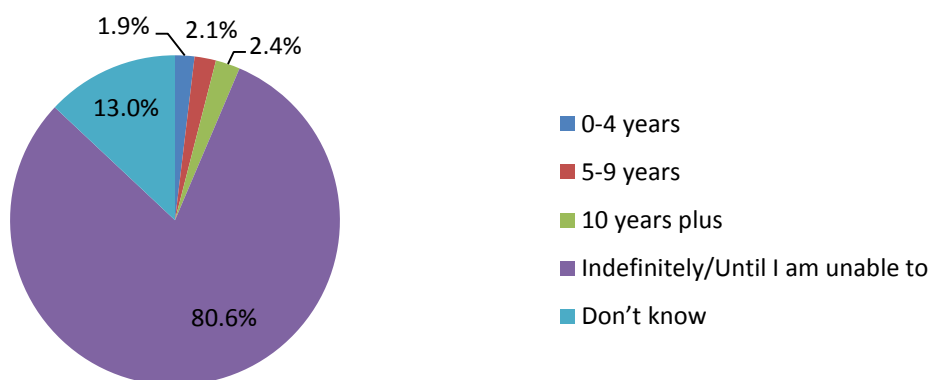
How long have you lived in your housing co-op?



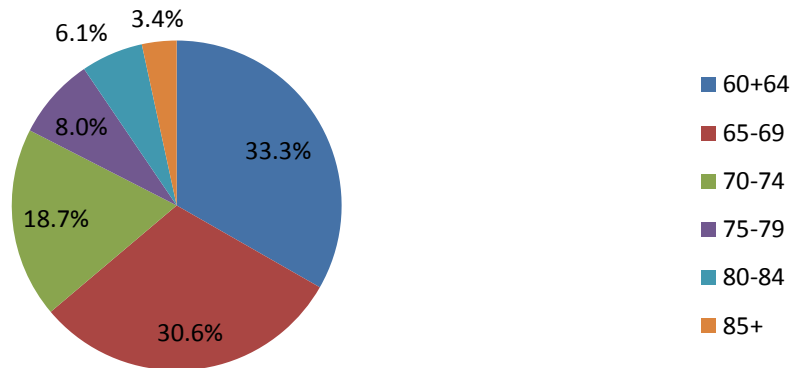
How long have you lived in your current unit?



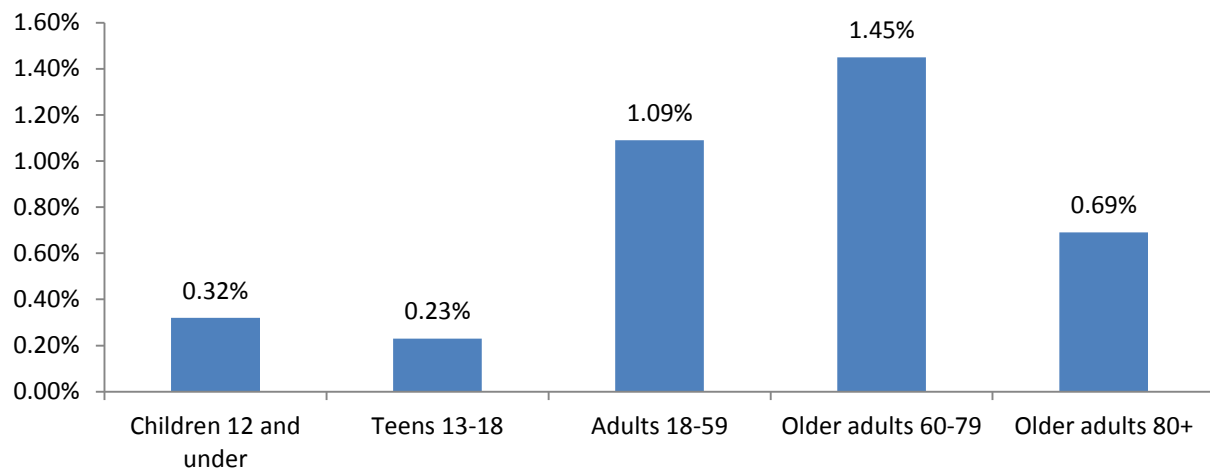
How long do you plan to stay?



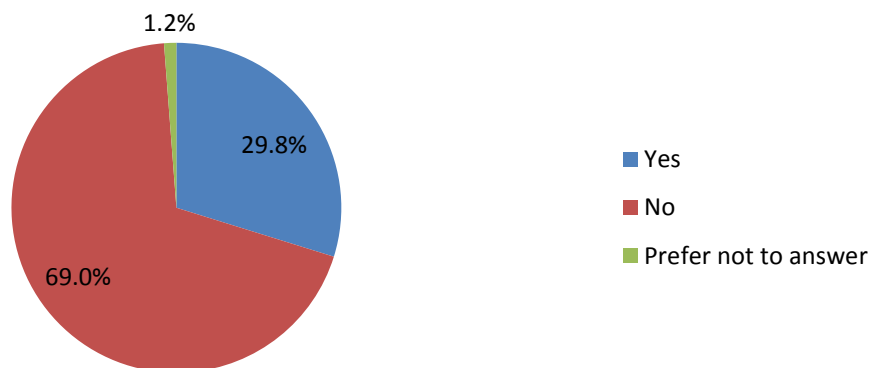
What is your age?



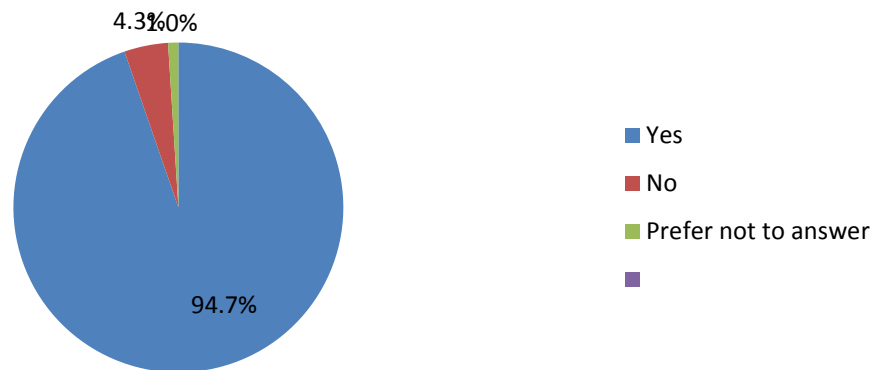
How many people live in your unit (including yourself)?



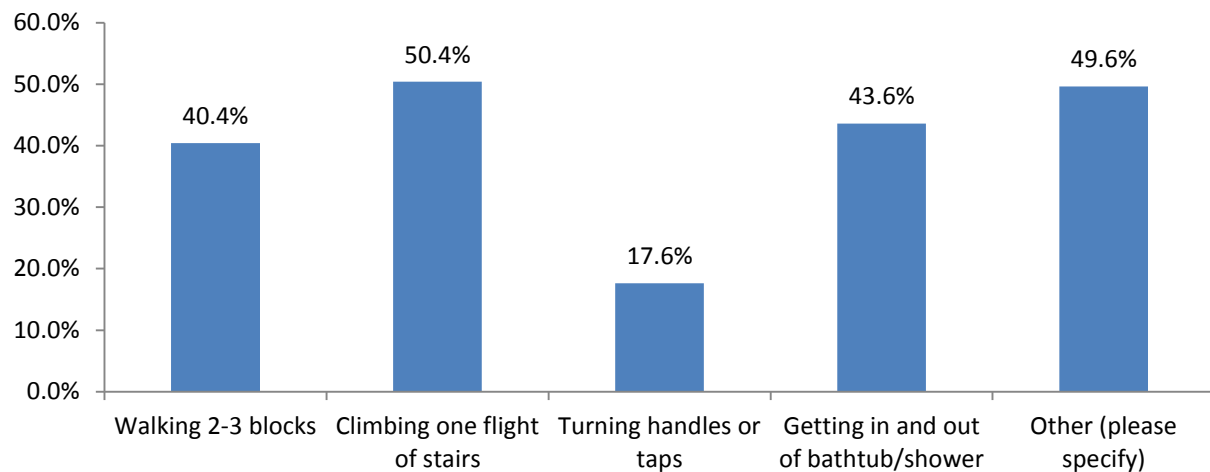
Do you live with a partner/spouse?



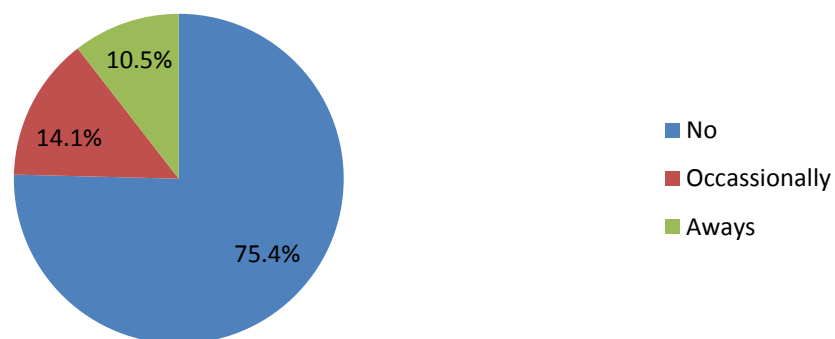
Is the main member of your household an older adult (60+)?



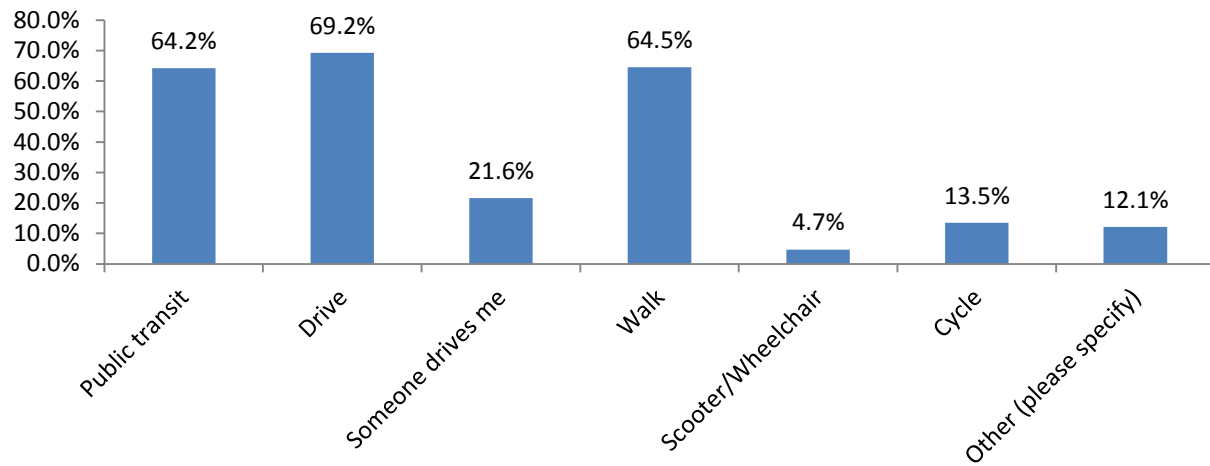
Please check any that you have difficulty with:



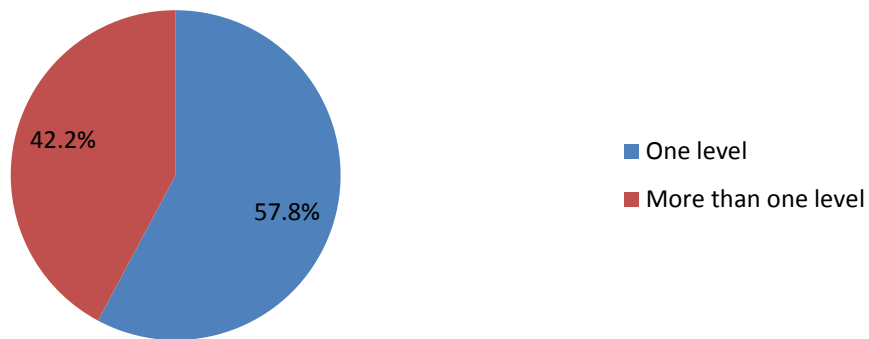
Do you use a mobility aid?



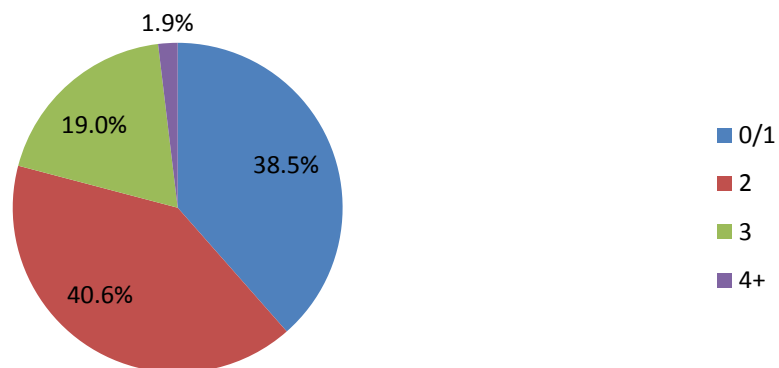
What modes of transportation do you use?



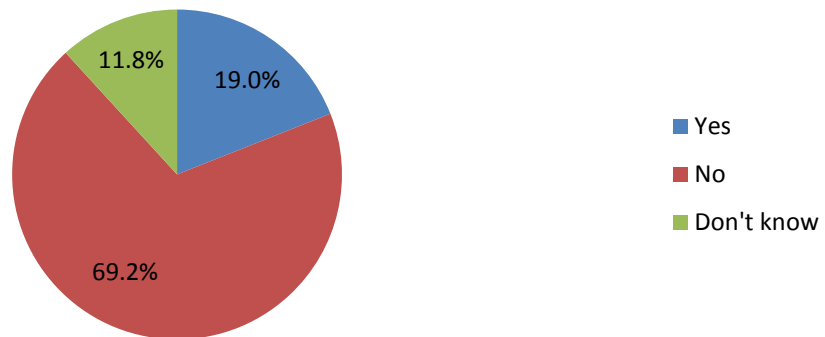
Does your unit have one level or more than one level?



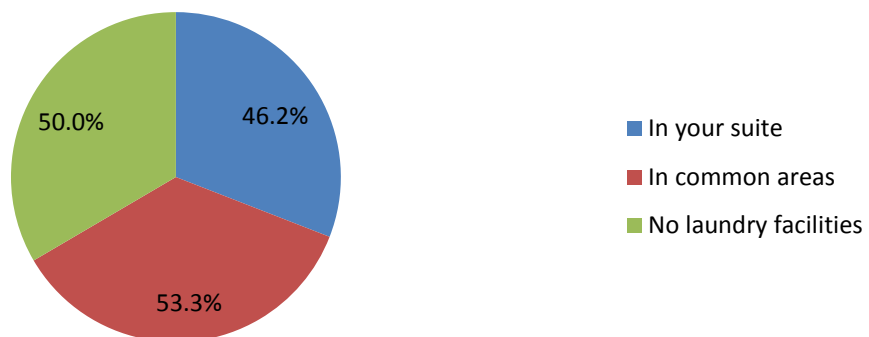
How many bedrooms in your unit?



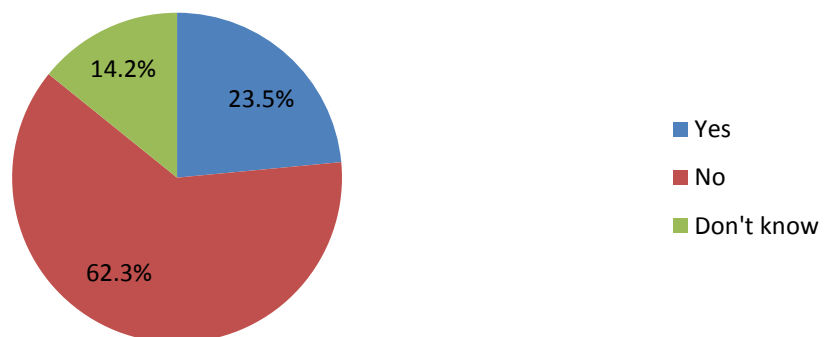
Is your unit designated as accessible?



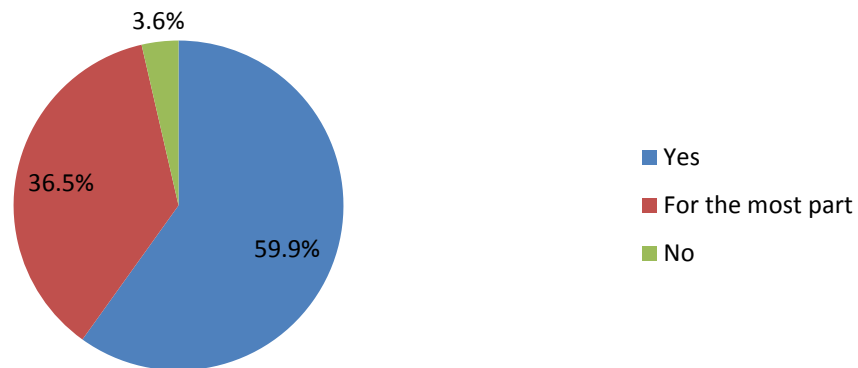
Where are laundry facilities located?



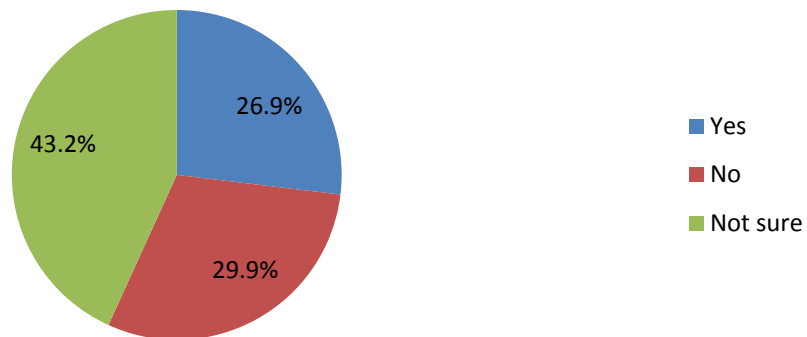
Are there any safety hazards in your unit?



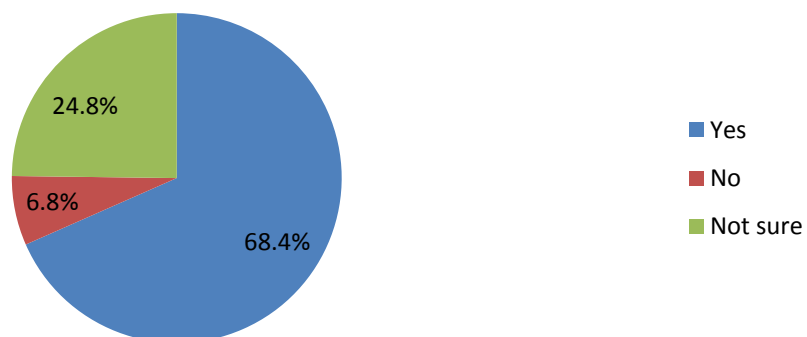
Can you safely and comfortably do all of your daily activities?



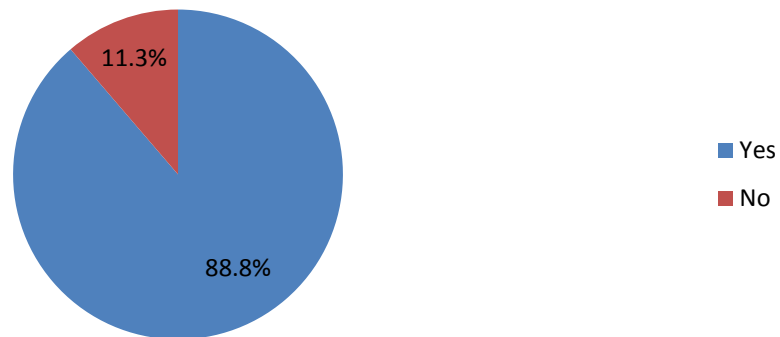
If you had mobility/pain issues, could you continue to live in your suite if NO changes were made to it?



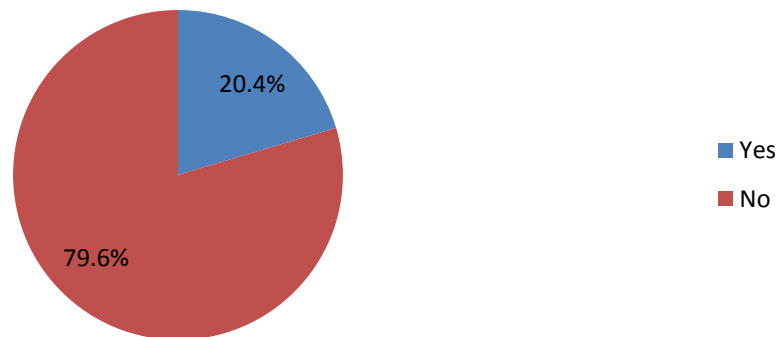
If you had mobility/pain issues, could you continue to live in your suite if changes were made to it?



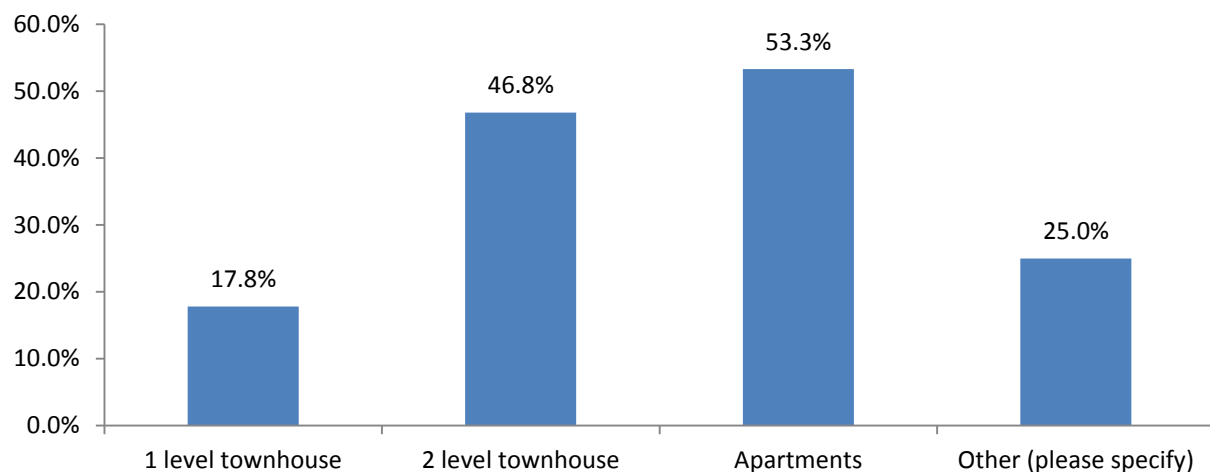
Is your unit totally accessible to you?



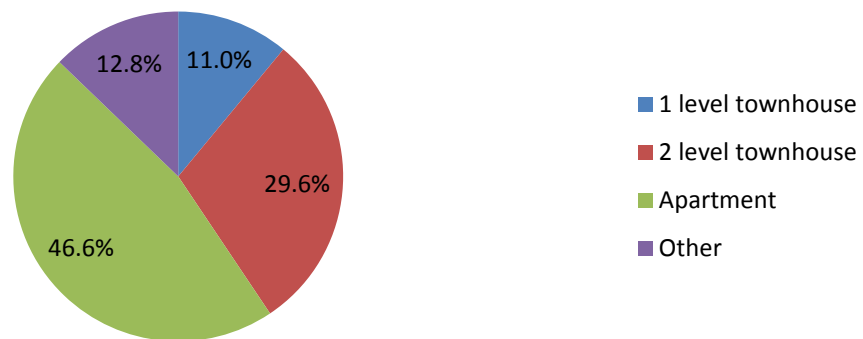
Have you made any changes to your suite yourself (without help from co-op) to accommodate your physical needs?



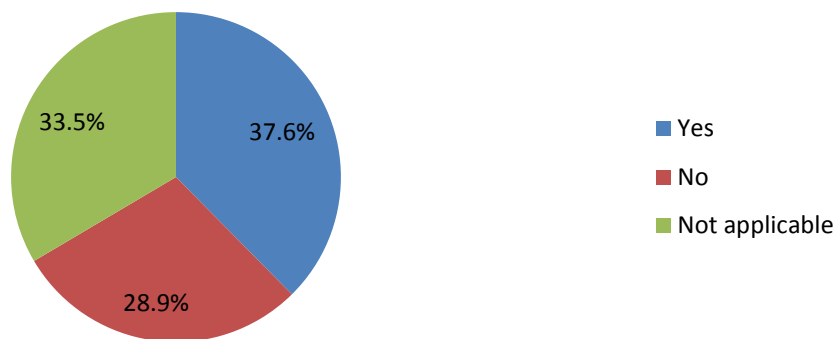
What style of housing is this co-op? (Choose all that apply)



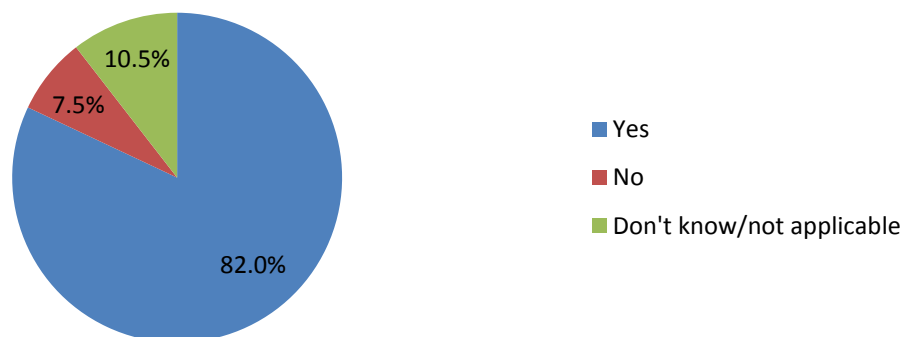
What building style is your home?



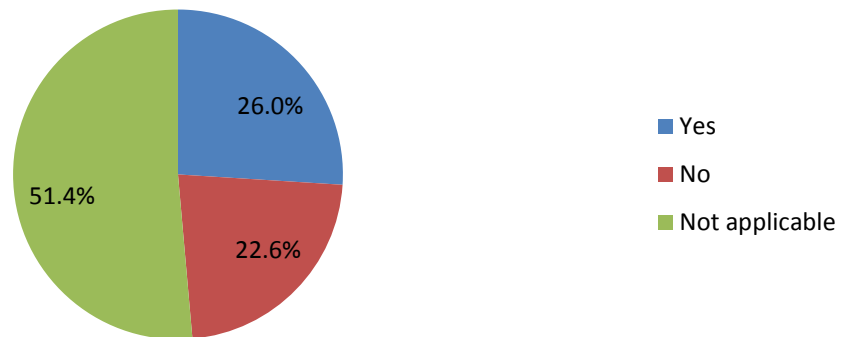
If apartment style, is there an elevator?



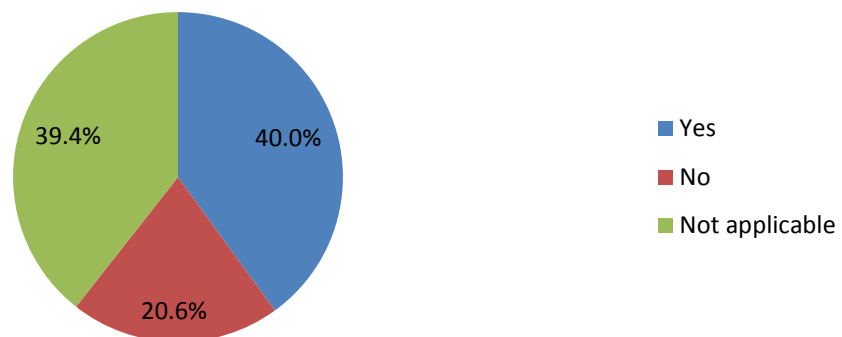
Are there handrails on all staircases in your co-op?



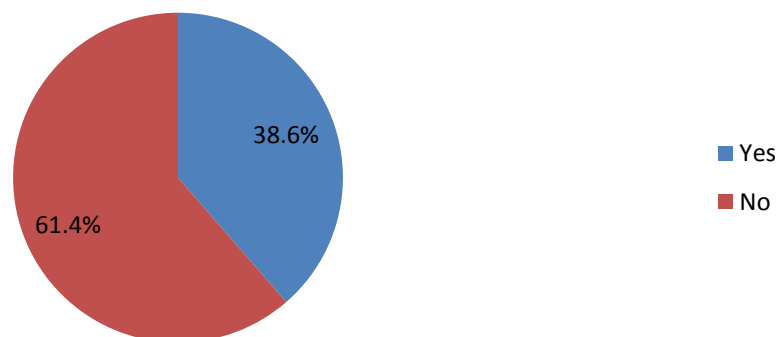
If apartment style housing, are there stairs from the lobby to outside?



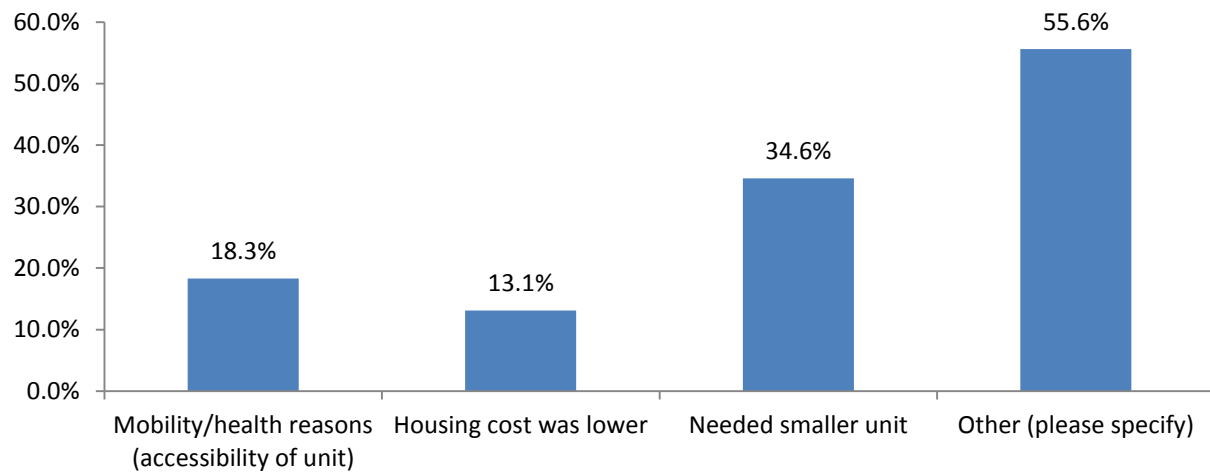
If townhome style housing, are there stairs from the suites to outside?



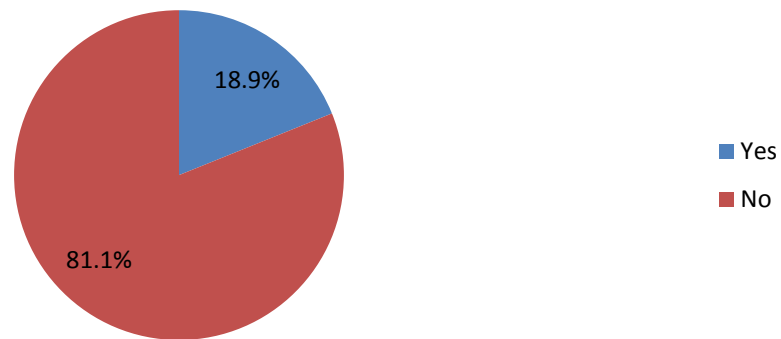
Have you ever moved units within your housing co-op?



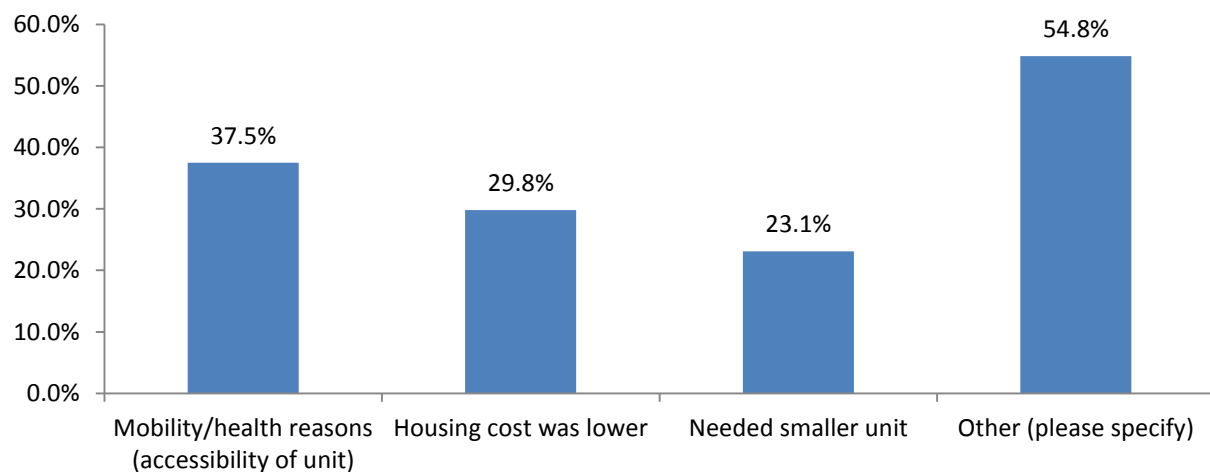
If yes, what was/were the reason(s)?



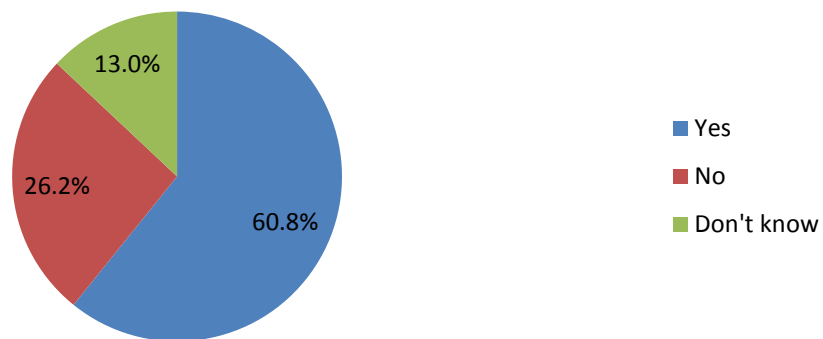
Do you think you would like to change units?



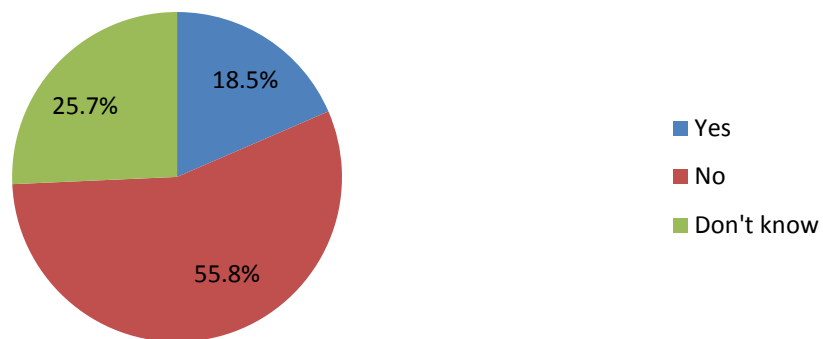
If yes, for what reason(s)?



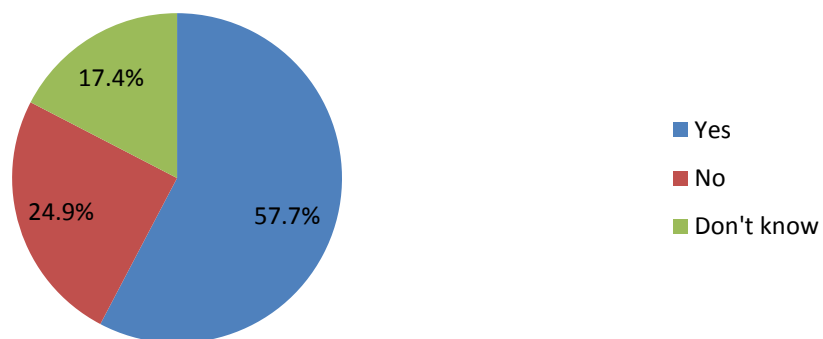
Does your co-op have a policy that requires you to live in a size-appropriate unit?



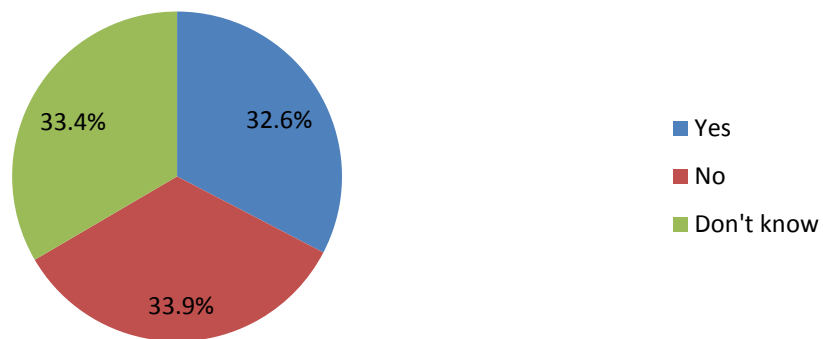
Does your co-op offer incentives for members to change to a more size-appropriate unit?



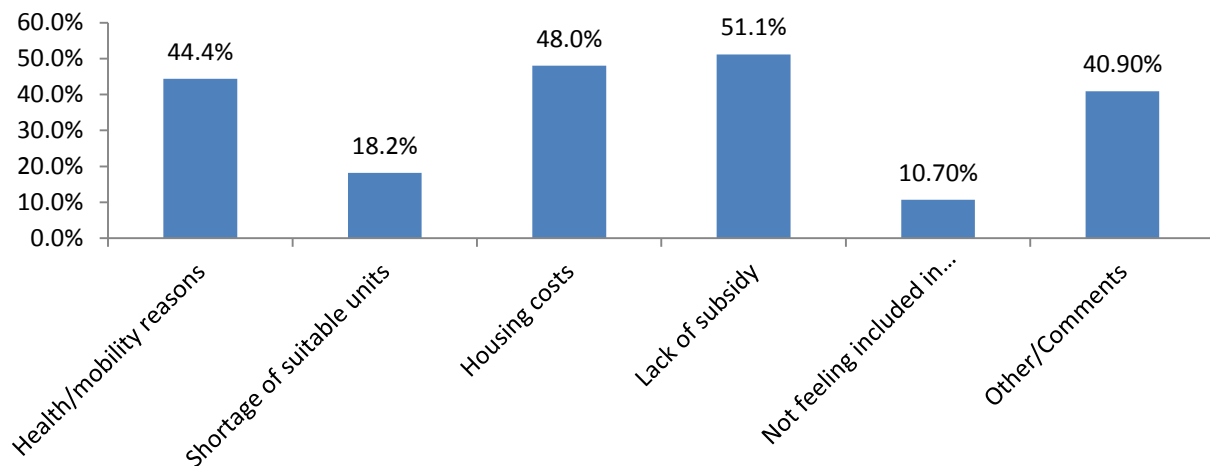
Are there other units in the housing co-op that are both accessible to you and size-appropriate?



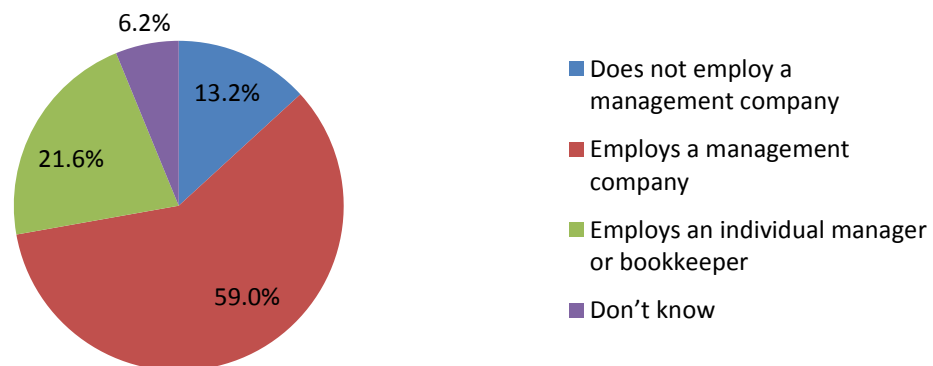
Do you think you will leave your co-op for any reason?



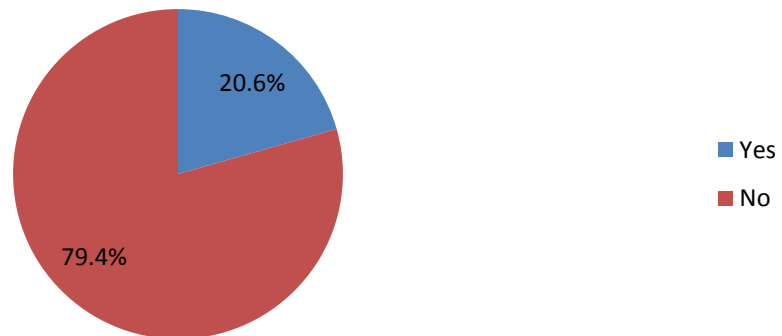
If yes, for what reason(s)?



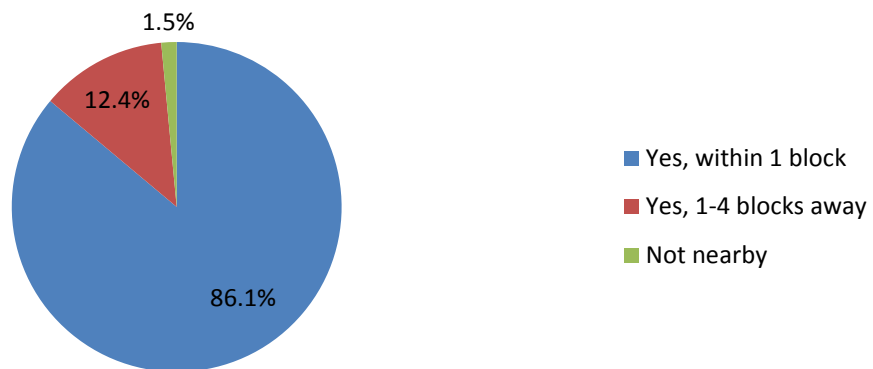
This co-op:



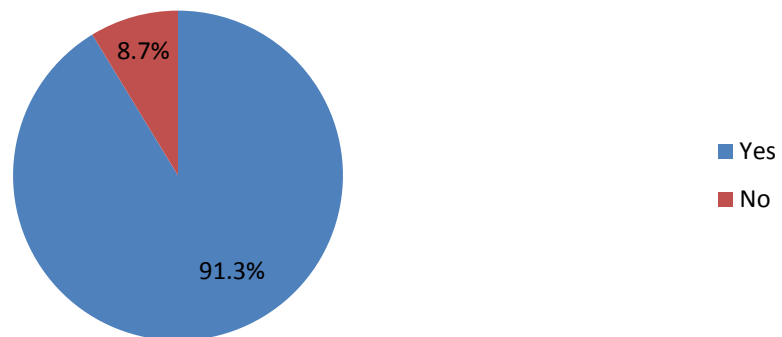
Have you requested any changes be made to your unit or to the building because of mobility/health reasons?



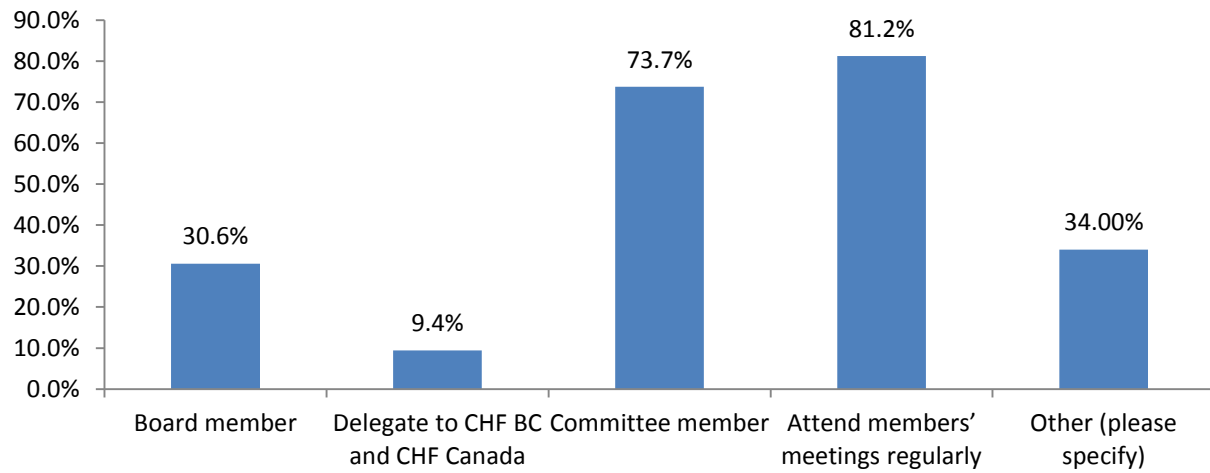
Is there outside space to walk near this co-op?



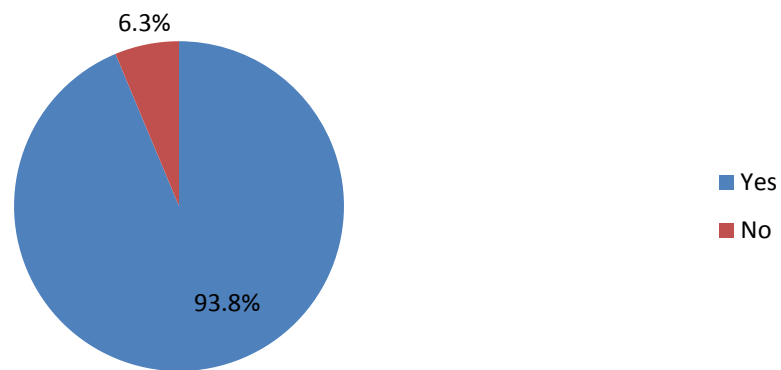
Do you feel safe walking in your neighbourhood?



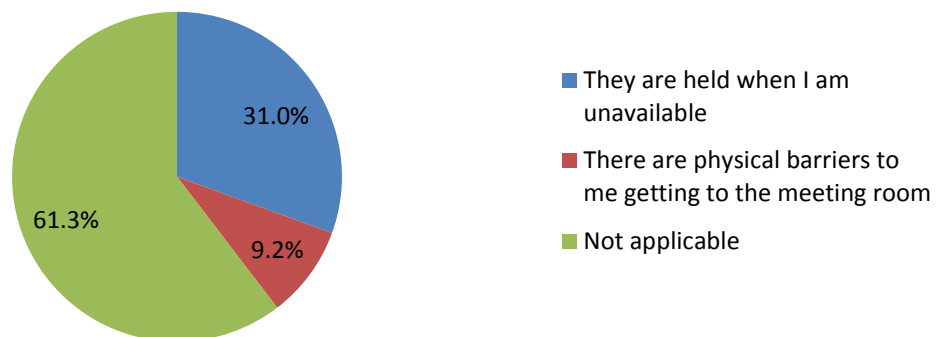
How are you involved in your co-op?



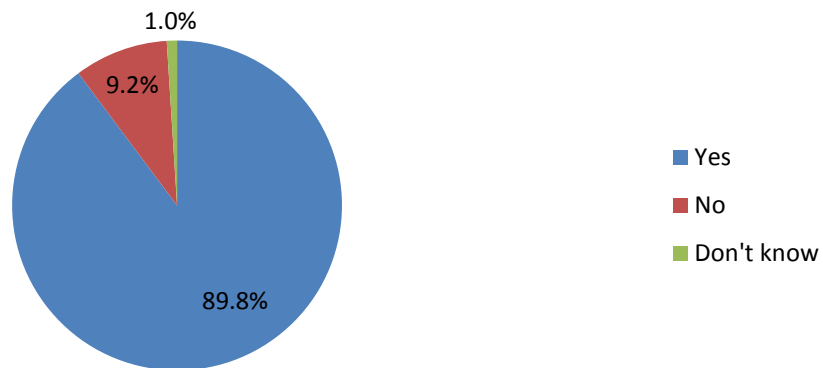
Are you able to attend co-op meetings?



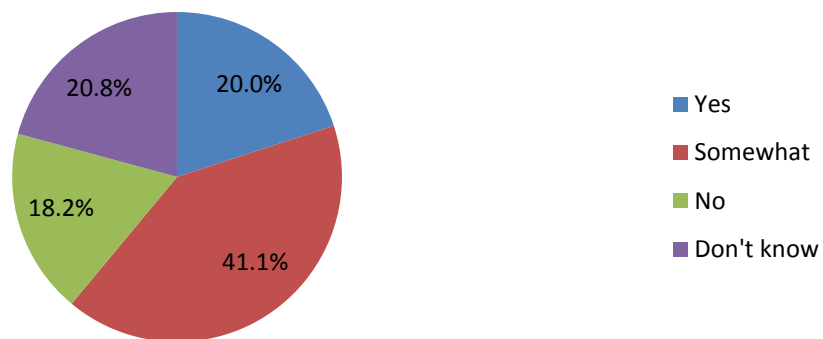
If you are unable to attend meetings, what is/are the reason(s)?



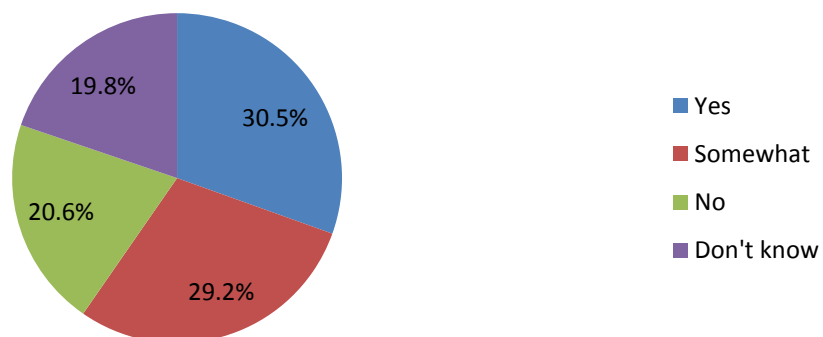
Is there a social/gathering space available for member use at this co-op?



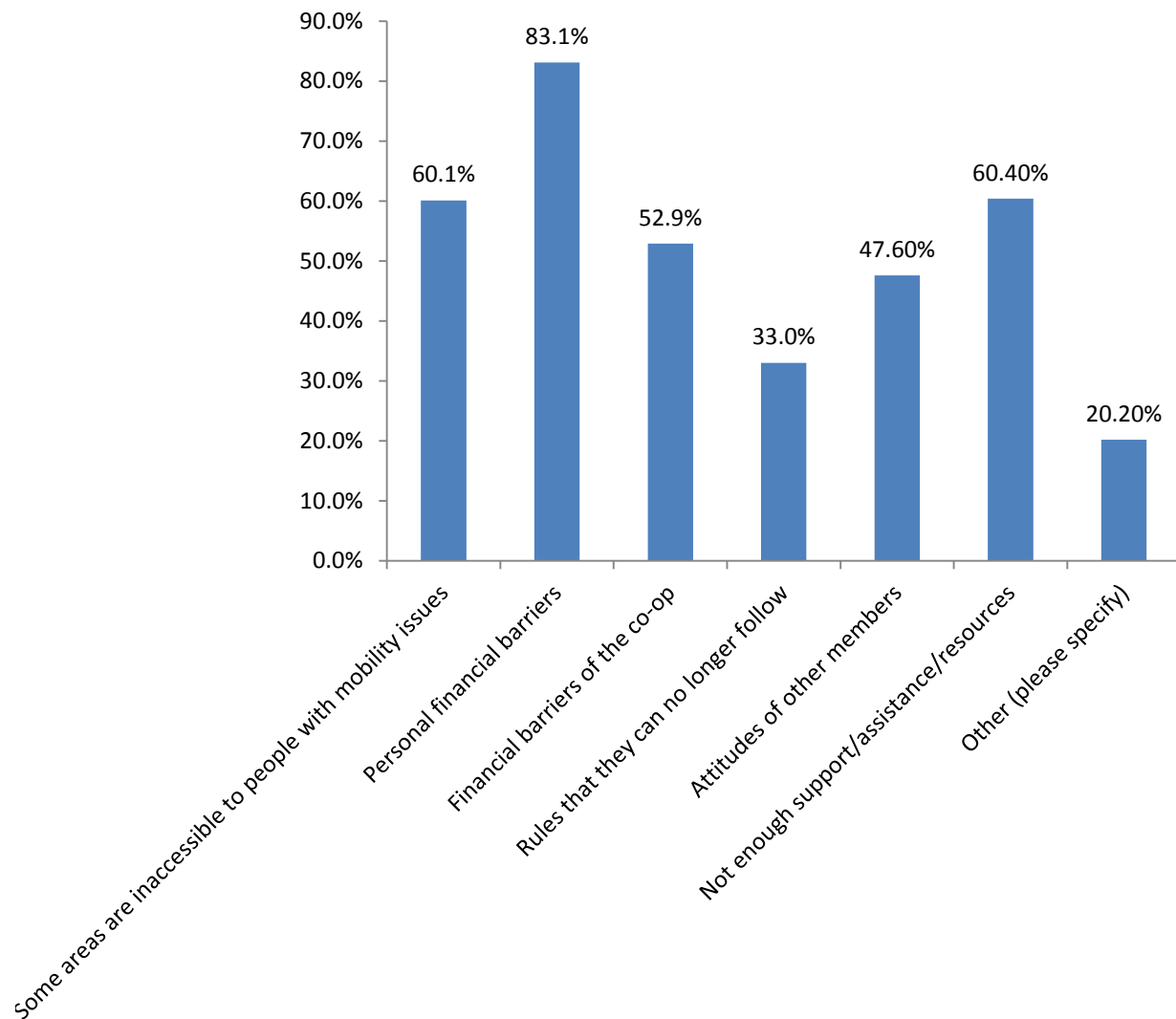
Do you feel as though members of this co-op appreciate the importance of planning for aging members and would support implementing adaptations?



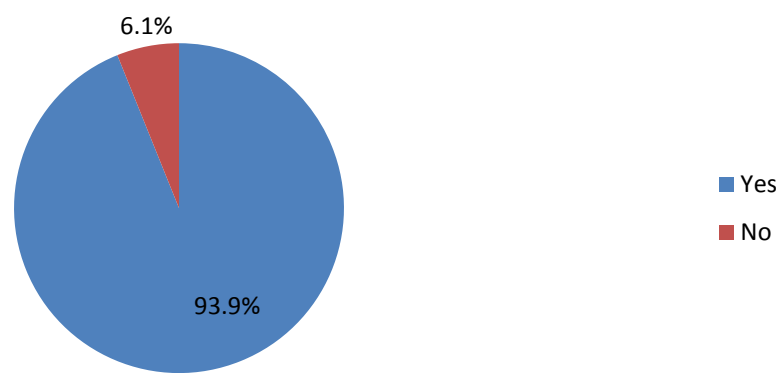
Do you feel as though the board of this co-op appreciates the importance of planning for aging members and would support implementing adaptations?



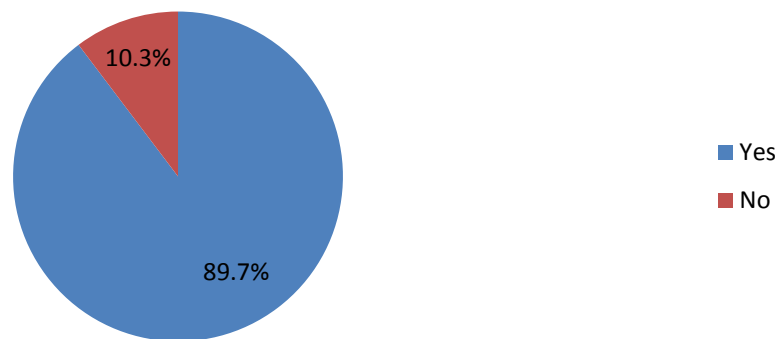
What challenges do older adults living in housing co-ops face?



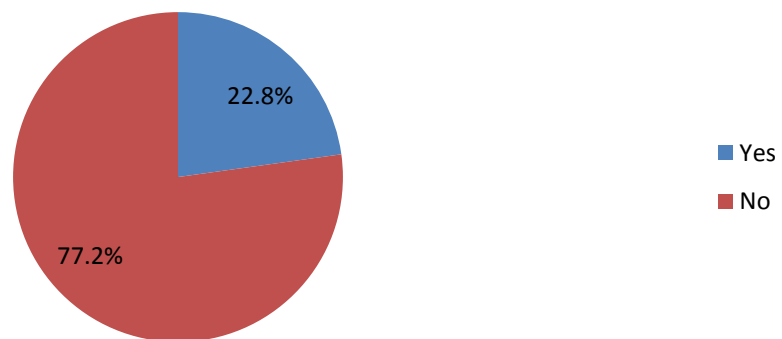
Do you have someone to call on in case of an emergency?



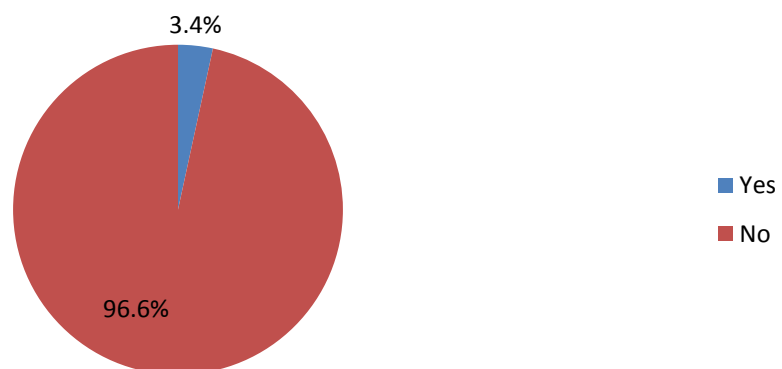
Do you have regular and reliable access to a computer?



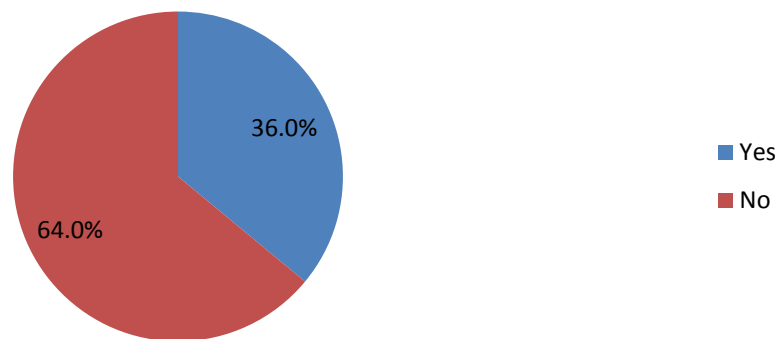
Are you aware of grants and funding available to make adaptations to your suite?



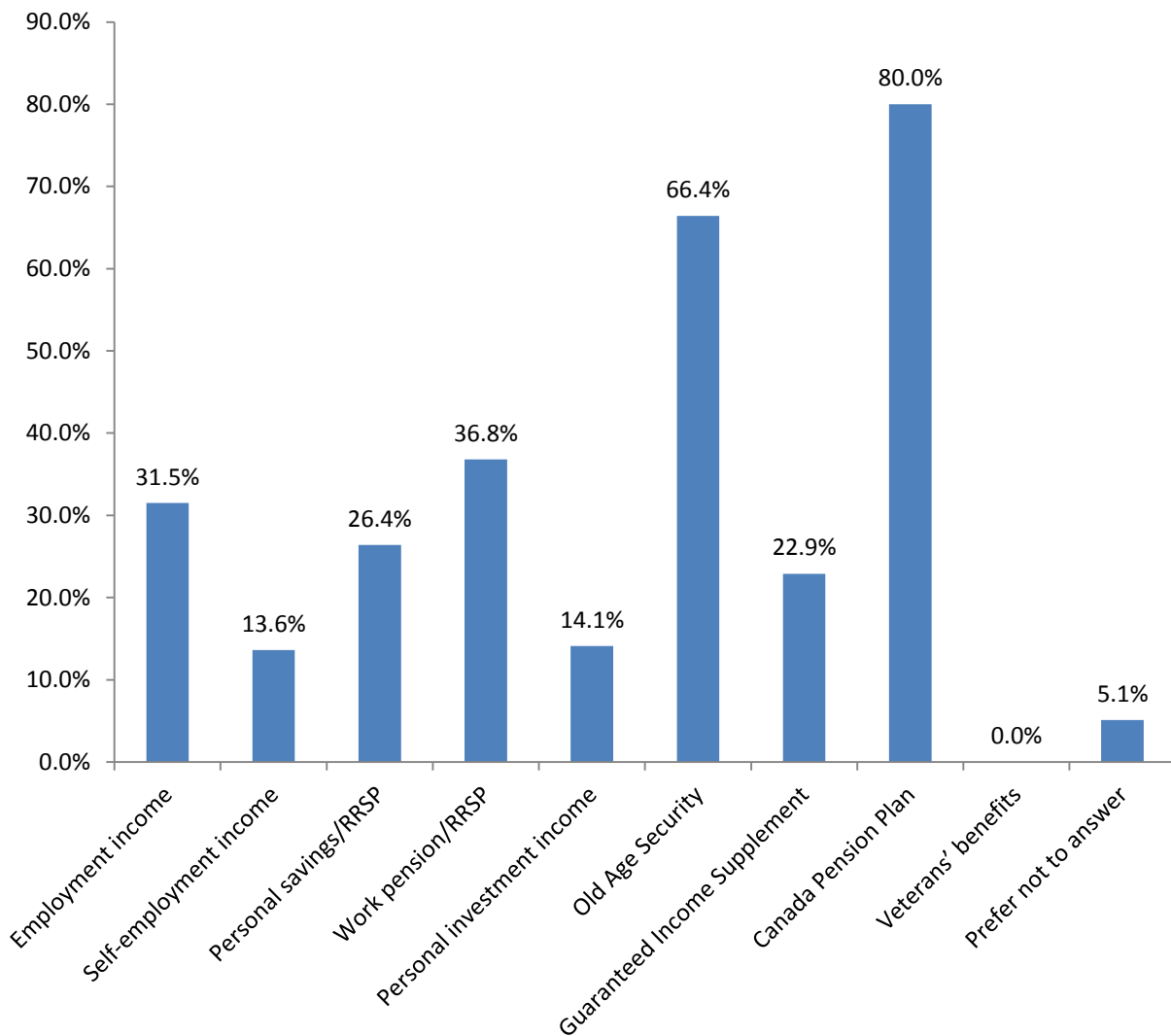
Have you applied for any grants or funding to make adaptations to your suite?



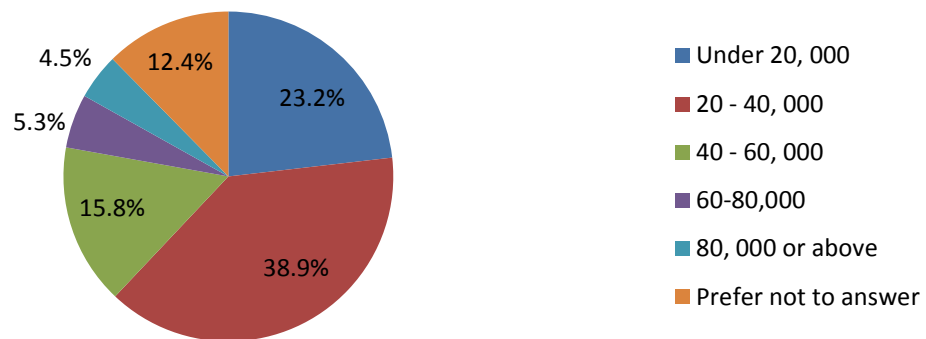
If yes, was the grant approved?



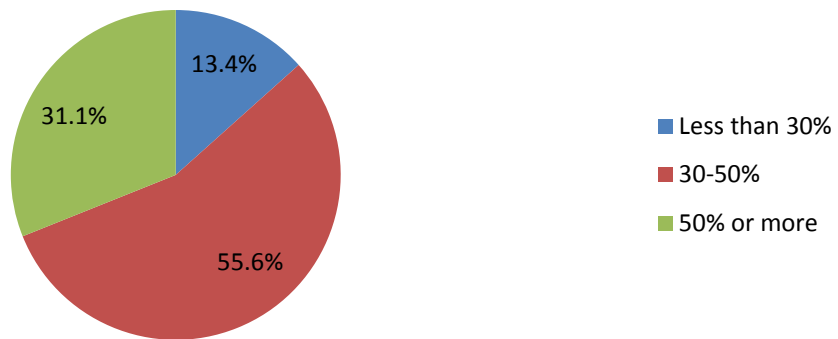
Please check all sources of income that apply to your household.



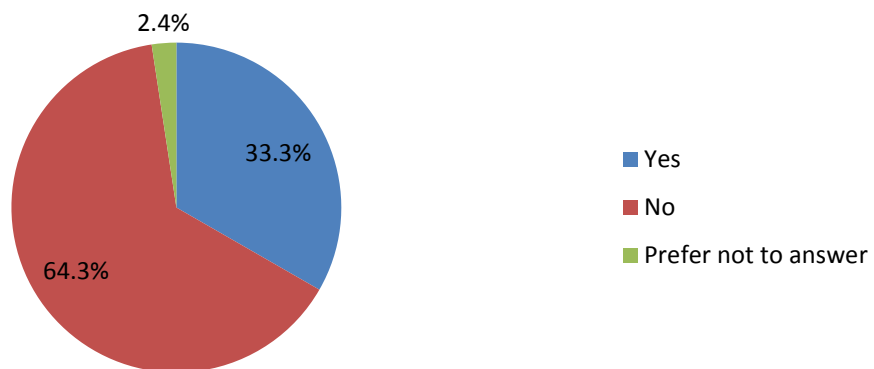
What is your approximate yearly household income?



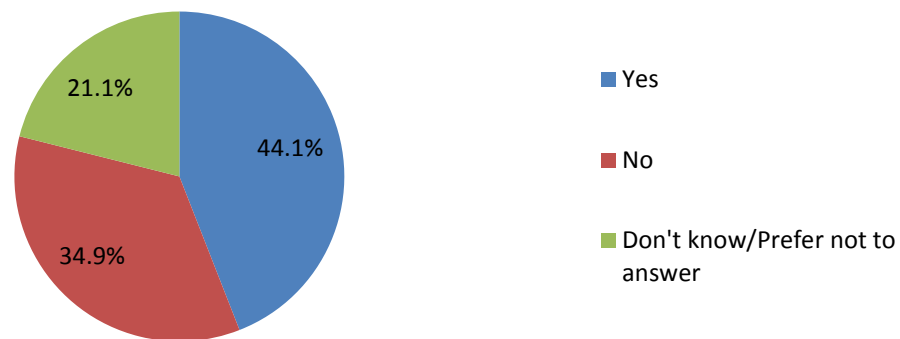
About what percentage of your income do you spend on rent and fixed expenses per month?



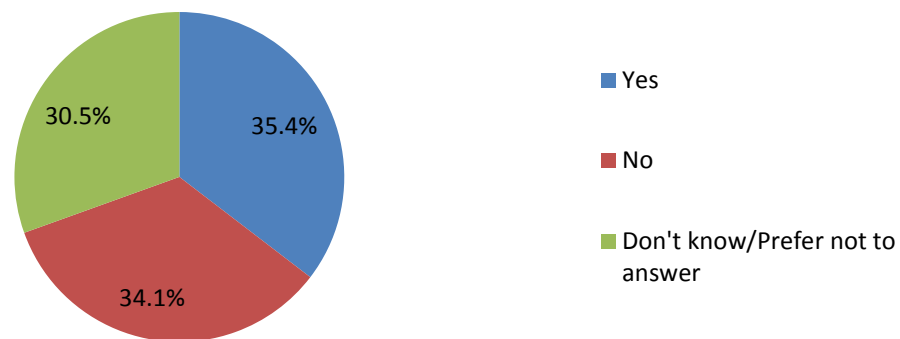
Do you currently receive housing subsidy?



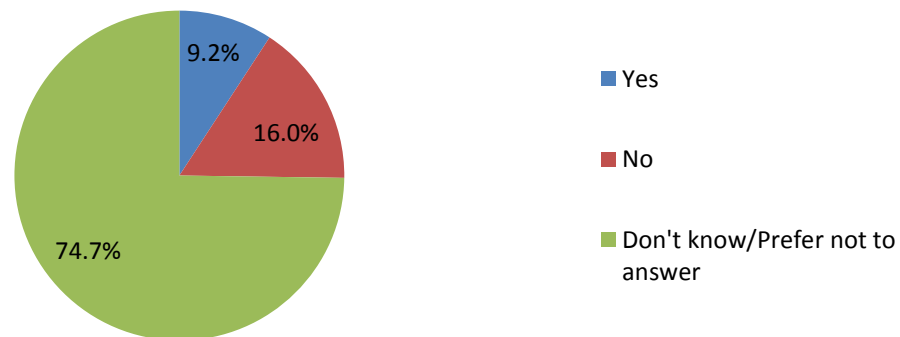
Do you expect your income to decrease in the future?



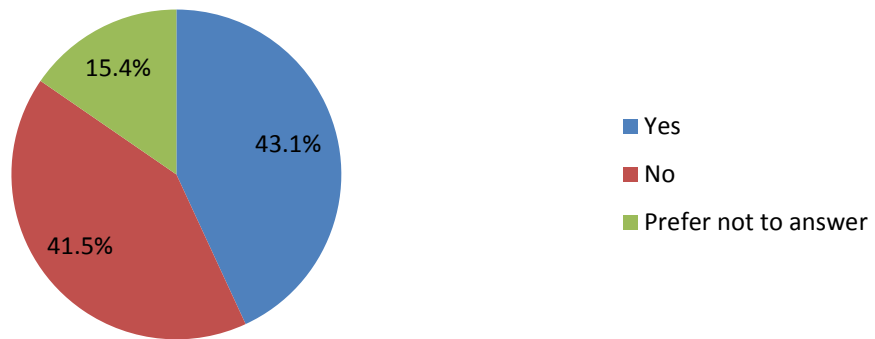
If your co-op lost the ability to provide subsidies, would you be able to continue to live in your co-op?



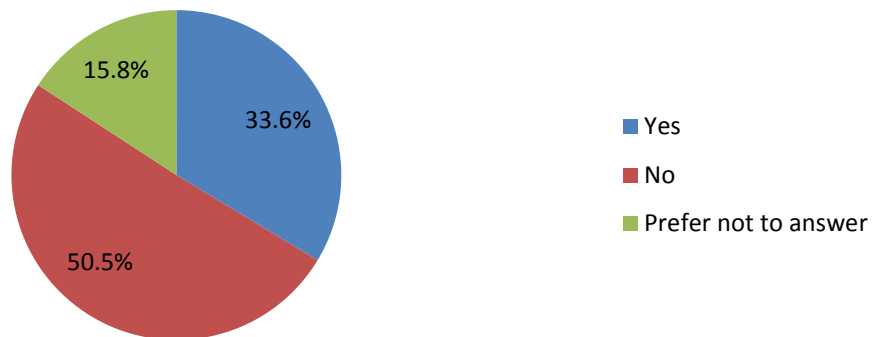
Could you afford to participate in an equity co-op or life lease?



Do you have savings for potential emergencies or medical expenses?



Do you have plan in place if you can no longer manage your finances?



Appendix E: Participant Comments

Aging in Place Survey for co-op boards

"Two bedroom townhouses have one bathroom on upper floor only. Stairs are steep"

"3 storey units but the laundry is in basement"

"None of our suites are wheel chair accessible"

"All units have basements and all units have stairs"

"Office/meeting/laundry rooms all have step to get through doorway"

"Cracks and tree root heaves in pavement are tripping hazards"

"Members can bring requests forward on a case by case basis. Funding becomes an issue and can be a barrier"

"Try to accommodate changing needs of members as they age"

"No policy in place. Open to make changes"

"Work order goes to GM for discussion and approval"

"Each situation is decided on its own merits. Much depends on the available cash and the timing required. More can be done if the member can wait. Payment plans can be worked out with the bookkeeper"

"The co-op will accommodate but it is up to that member to provide the materials necessary to install"

"Upgrades to doors, entrances and knobs, latches, locks, etc"

"An elevator if that were viable"

"Better co-op policies and financial help for all"

"Physical structure and rising housing charges"

"Roadways need to be improved. Consider putting bathrooms on ground floors for aging members in units where bathrooms are on top floor"

"Grab bars in all showers, Lever type faucets and door handles, improved kitchen design"

"Develop an aging in place committee - this would enable our members to talk about any of the issues that they see needing to be addressed"

"Not enough accessible 1 bedroom units for them and not enough subsidies"

"Not enough appropriate sized affordable units for seniors. Not enough accessible units for seniors. Loss of mobility and simply feeling unwell can lead to isolation which can lead to depression - need active ongoing involvement in the consideration of the well being of seniors by all members of the community"

"Limited finances for expensive upgrades and renovations. Would like access to grants. Again, bathrooms often on top floor. Need ways for seniors to be able to share housing"

"The younger generation is not supporting the need for subsidy for members when their Operating Agreement expires"

Aging in Place Survey for co-op managers

"Seniors housing co-operatives exist but there are not many of them. Other than that we have very few services for seniors"

"We are checking up on members and helping them out on their daily needs"

"No adaptations have been made specifically for an individual member, but we are moving to more universal designs, such as single-level flooring to eliminate tripping hazards and improve mobility, single lever faucets and door handles (instead of knobs)"

"Improved social networks, thorough outreach, committees, etc. Grab bars offered for tubs and a general consideration for more universal accessibility in our renovations"

"Installed wheel chair ramps, bathtub grab bars, toilet grab bars, special locks for doors, easy faucets and levers instead of regular faucets"

"A member requested a walk in tub but was denied due to expense and leak concerns as the unit was on the second floor"

"Implementation of mandatory moves to smaller, more manageable units, especially when spouses die and they're now considered over-housed. Also, it'll be cheaper for them, and if they're on subsidy, they'll use less of it"

"More single level units are required. Older members have moved out of co-ops because they can no longer walk up and down the stairs"

"It would be nice to see more community support services. Home workers, social workers and such to assist members"

"Young adults and children should help seniors with shopping, to drive them to doctor's appointments, to help them with the garbage and clean their units, with laundry, etc"

"Offer smaller units, need way more 1 bedroom households"

"Each co-op should have a block of units designated to meet the needs of seniors instead of housing each one separately"

""When operating agreements end, most co-ops will not be able to self-subsidize so the elderly and handicapped on fixed incomes will not be able to afford the market rents and will be forced to leave the safe community they have lived in for many years"

"There is not enough support for older adults. Many members are in need of assistance to clean their units, help with daily chores. Some older members struggle financially"

"More Senior co-ops are necessary so the elderly can be feel safe and socialize within their community"

Aging in Place Survey for members 59 years and under

"There are stairs all over the co-op and in many of the units. High step-ups at sills, etc. Units that are (or more accurately, could be) accessible are on the ground level and most still have high sills to step over"

"Members with accessibility issues cannot attend GMs because there is a wall too close to the common room door, and the common room door has a thick lip. The two issues combined do not allow scooters to turn/enter the room"

"No elevators in apartment building. Laundry in basement in those buildings, so seniors on the third floor have a long way to go up and down to do laundry"

"The Co-op is built on a rocky hillside, so each unit has accessibility challenges, with the exception of our one accessible unit, which has been occupied by the same Member for +/- 20 years"

"Majority of accessible units occupied by members without handicaps or mobility issues. No policy or rule in place to ensure that accessible units become available to members ageing in place or members who develop handicaps"

"Entrances don't have switches on them to open them. Hall doors don't either nor do fire exits. Fire exits not accessible, Walk way materials are slippery when wet or in winter. Court yard made of uneven stone work. Garbage area is a complete hazard. There has been one injury there already"

"People are on their own to make necessary adaptations-- and they have to figure out what they need on their own also. One of my neighbors has a significant heart condition and yet he has to climb 3 flights of stairs to get to his unit"

"There is no money to make any adaptations. It is hard for us to afford to stay. This has been my home for 16 years and I feel like I will soon be forced out when the subsidies end. Another member is moving, whose lived here 25 years or more because the housing charges have increased beyond his capacity to pay. We've helped pay off the mortgage so it isn't fair"

"The only concern the board has shown is over housing. Some long time members are now older and their children have moved. There should be allowance for long time members"

"Co-ops should help members find an alternate housing and allow them to make all reasonable adaptations to their units"

"Co-ops should work with other co-ops in their communities to see if members can be better accommodated in a nearby co-op. (Co-operation amongst co-operatives)"

"Members should not be expected to move from their community because of aging or mobility issues, it seems harsh treatment"

"Have a clear policy in place around kinds of adaptations that can be made to existing units to allow members to age in place. Identify stair-free units and make these available to members with mobility issues. Do everything else it can to make not only the units but the co-op as a whole accessible to its aging members"

"Handles instead of knobs on doors, mobility-friendly bathroom adaptations, modification of 1-br suites to make them more accessible"

"I love the idea of using our strength (the community) to help older adults - having some kind of organized system to give concrete support to other members - like a schedule to get laundry done or a regular check in"

"Some of our older members don't use e-mail so we print out copies of all correspondence for them and leave on their door so that they are still included"

"Set up a system where members can offer to help older adults with groceries, transportation, etc., such as a sign-up sheet or notes on the co-op contact list. A fund could be created for the sole purpose of housing renovations for accommodation of older adults"

"Invest in some gym equipment to help seniors keep moving. Have more pot luck dinners for them so they get out and socialize and eat a good meal. Maybe start a bridge game or get a pool table. Somewhere they can go to feel vital and talk with their friends"

"Our barriers are mainly physical layout of the units and the huge cost in trying to deal with stairs, narrow spaces and threshold changes"

"Establish a form of communication between co-ops to help each other resolve some issues. Experience is so valuable"

Aging in Place Survey for members 60 years and over

"I have 39 steps to climb to get to my living area, and another 15 to my sleeping area. There is no bathroom on level where my bed is, so I must use a commode. The stairs are very difficult because of cancer surgery on my leg and because of osteoarthritis"

"There is no elevator and the steps are slippery and when I carry things I do worry about slipping"

"I live in the top half of a duplex. The stairs are very steep and very difficult for me to use. I have lived in my home for 39 years and until 2 years ago I had no problem with stairs or walking. Now I am very challenged and limited in my mobility"

"Bathroom floor is shiny tile when wet hazardous. Bathtub doesn't have any safety bars"

"Stair railing loose, bedroom floor squeaking, don't see any smoke alarm on main floor of living room and kitchen hall way except upstairs center of bedrooms"

"Carpets are old and possible mold issue in bathrooms. Definite mold in sliding windows as they can't be removed to clean the guides. Also, the cement stairs leading from unit to street should have a handrail for older visitors"

"My husband died in this unit from cancer. The biggest problem during his illness was the stairs, and the lack of a downstairs toilet. When he could not manage stairs, we had to set up a hospital bed and commode in the living room. Since that experience, I have been aware that these issues could cause me to leave my unit eventually"

"If I become more disabled I will move. The bedrooms are upstairs and it is difficult to get up and down now - if I can't do stairs at all, then I have to move"

"It's accessible to me NOW. Our building has no elevator. All units above ground level are inaccessible to anyone who cannot manage stairs. The unit I occupy is 2 levels from the ground and an additional level within the suite"

"We need to have seats or benches and handrails in our bathrooms and toilets"

"When there are staircases inside the unit, it is very difficult or impossible to manage for a person with mobility issues or undergoing surgery"

"Get rid of carpet so that floor is easier for a cane or walker. Lino or laminate is much better in every way"

"In my two bedroom town house, you could not get to the only bathroom which is located upstairs if you were in a wheel chair or using a walker"

"We are required to move down when family size changes"

"I don't plan to move soon, but the best scenario would be to move to a smaller unit when I retire and have a reduced income. The worst scenario is that I would need to leave the coop because I can't afford any unit (we are no longer able to offer subsidies)"

"Have no desire to leave my co-op, but am concerned about rising housing charges and no subsidies"

"Lack of understanding and willingness on behalf of board and members over the years. Not until a member has an injury and becomes aware of mobility difficulties but then its only talk but no actions"

"I would like to let you know that because of this coop I have survived. I moved here with 3 young children and was divorced, I was secured enough with my children to live comfortably. Everybody you know who lives here, helping and friendly. From 1983 to present living in same coop, feel safe here if possible would not like to move away far. My children are close by too"

"Cost of living is going high, there is not enough subsidy and soon will not have any subsidy. Right now am paying 45% from my old age pension. Don't know what will happen to us who have very low income, if government is not going to help low income and seniors for subsidy, then it don't think we will have any choice, if we have to pay maximum housing coast then want have food on our table or for anything else. Always praying we don't have to move out"

"Clarify how maintenance matters and costs are balanced between members and co-op as a whole"

"Put a Buddy system in place so contact is maintained and they don't feel isolated"

"We have many members who have been calling this housing their home including myself. It will be hard on us if we have to be forced to leave home because of financial inability to pay higher housing cost. We need help and hopefully this survey

will help to find solutions for our co-op and many other co-ops who may be even in more difficult situations"

"The people I know in this co-op are good neighbors, and as a community we help each other that makes us closure. It will be a very big loss if that humane quality is lost because of money"

"I cannot afford to live in this Co-op without housing subsidy"

"Feeling secure in knowing that they will be able to stay and can afford the housing charges. Having to deal with people who have a sense of entitlement attitude"

"We have an active volunteer group that assists those members that need rides or help with their gardens etc. This helps seniors with a range of abilities"

"More workshops, talks or presentations for the elderly on what is available from outside sources for assistance in our retirement. And, what is available through the Coop to assist us and enable us to stay in our units comfortably and with financial stability"

"Plan ahead now. Longevity for baby boomers. We are vital and have a lot to offer. Use and find passionate members who want to make a difference for the health and well-being of this great movement. Be financially viable as a group. Include all. May this survey help"