



Focus on Seniors' Housing Choices

Research on the use and preference of supportive housing

2017 PHRN Symposium / Housing Central Conference
November 20, 2017

Canada 



Today's Talk

- Current pattern of seniors' utilization of supportive housing
- Determinants of entry into supportive housing
- Related research studies and resources



Supportive Housing in the BC Context

In BC:

- Supportive Housing = Congregate Housing = Independent Housing = Retirement Community Living
- Supportive Housing ≠ Assisted Living
(difference in basic services and regulations)

Nationally:

- Supportive Housing ≈ Assisted Living
(eg. CMHC reports and 2017 CIHI reports)



Supportive Housing Behaviour Research Methodology

Literature Review

- **Identify determinants**
 - Decision to move to supportive housing
 - Living arrangements
 - Late-life housing demand

Profile Analysis

- **Match the determinants identified**
 - StatsCan GSS data on Family, Social Support and Retirement
 - Random sample of 23,400 Canadians who were 45+ years old
 - Examine the use of and preference for supportive housing

Statistical Modeling

- **Predict future use or consideration of supportive housing**

Literature Review Summary of Findings

1. Determinants of late-life housing decisions

- 45 determinants organized by:

Demographic (5)

Social/psychological (7)

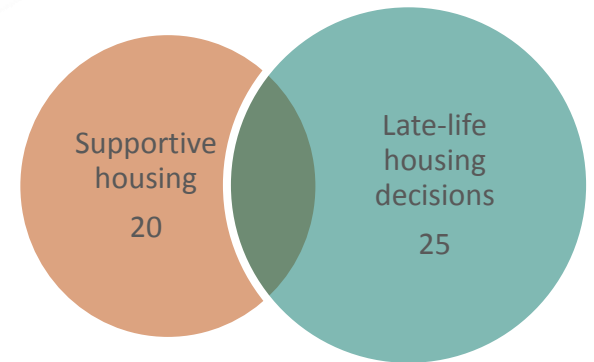
Socio-economic (3)

Home and alternative living arrangement (17)

Physical health (8)

Other (5)

- About 20 determinants were specific to supportive housing



Literature Review Summary of Findings (cont'd)

2. Living arrangements and late-life housing demand

- Strong desire to remain independent in one's own home
- Requirements for home care and special care facilities
- Challenges:
 - Negative shocks that trigger moves later in life
 - Cultural norms – multi-generational living not preferred
 - Finances
 - Sufficiency of support



Related Reading: CIHI 2017 Report: Seniors in Transition



Seniors in Transition

Exploring Pathways Across
the Care Continuum

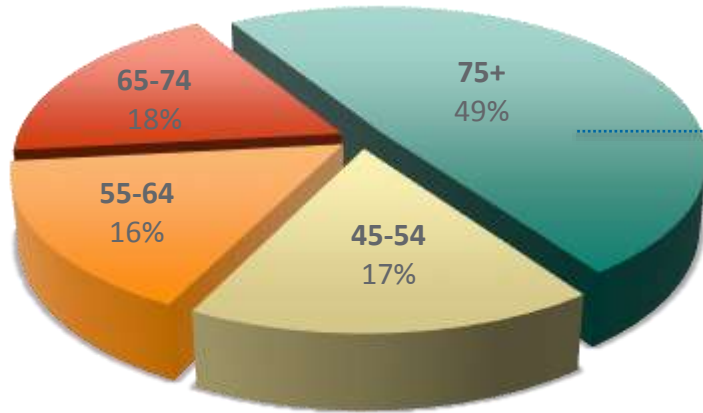


- Factors that influenced admission to residential care
 - The need for physical assistance
 - Cognitive impairment
 - Wandering behaviours
 - Living alone
 - Caregiver unable to continue providing care
- Admission to residential care could have been delayed or avoided for more than 1 in 5 seniors

Source: Canadian Institute for Health Information (CIHI)

Profile Analysis: Who Is Living in Supportive Housing?

Age of Supportive Housing Residents

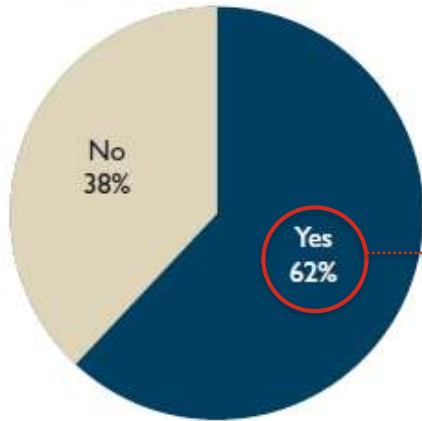


- 3% of people aged 45+ in the GSS reported living in supportive housing
- The proportion rose to 11% among 75+

65% had lived there for less than 10 years

Profile Analysis: Who Might Choose Supportive Housing?

Would you seriously consider supportive housing for your future housing needs?

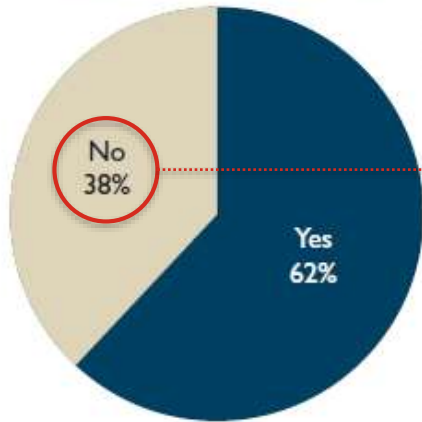


- Interest was highest among 55-64 year olds
- 75+ living alone
- 75+ immigrants who came to Canada at an early age
- Renters



Profile Analysis: Who Might Not Choose Supportive Housing?

Would you seriously consider supportive housing for your future housing needs?



- Live with a younger spouse or a child
- Moved within the past year
- Homeowners
 - Those in detached dwellings are less interested than those in multi-unit dwellings



Predictive Modeling – Complexity of Decision Making

- Identified determinants explain only a small proportion of supportive housing behaviour
- Some characteristics demonstrated stronger correlation

Enabling Characteristics

- Availability of assistance
- Build savings for retirement
- Buy or sell real estate
- Domestic help
- Dwelling type
- Education level
- Living arrangement
- Living arrangement during assistance
- Made other investments for retirement
- Main activity
- Pension plan
- Pension plan prior to retirement
- Reduced work time
- Three or more generations in household

Need Factors

- Cognitive capacity
- Memory
- Moved in past five years
- Need for light-care support
- Needing assistance for long-term condition
- Received paid and unpaid assistance
- Reason for moving (closer to public transit and services)
- Reason for moving (health)
- Reason for moving (other)
- Reason for moving (provide or receive care)
- Reason for moving (too many stairs)
- Reason for moving (other financial)
- Self-rated health
- Received unpaid assistance

Implications for Housing Stakeholders



- Changes in living arrangements often occurred between 65 and 75
- Difficult to predict when and how a move will occur
- Focus strategically on selected factors to achieve intended outcomes

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RESEARCH REPORT



RESEARCH HIGHLIGHT

Analysis of Housing Choices and Changing Housing Needs of Seniors and Pre-seniors by Age Group

Analysis of Housing Choices and Changing Housing Needs of Seniors and Pre-seniors by Age Group

Research Insight

Determinants of Senior Housing Choices - Part II

The Research

This research examines the determinants of senior housing choices and the impact of these choices on the housing market. The research is based on a survey of seniors and pre-seniors in Canada.

Key Findings

- The majority of seniors and pre-seniors are satisfied with their current housing situation.
- The most common reasons for considering a move are: need for accessibility, need for more space, and need for a change of location.



Access via Housing Observer Online

www.cmhc.ca/observer

The screenshot displays the Housing Observer Online website interface. At the top, the Canada Mortgage and Housing Corporation (CMHC) logo is visible. Below the logo, the text "Housing Observer Online" is prominently displayed. A search bar and a "Sign up for updates" button are located in the top right corner, with the latter highlighted by a red box. The main content area is a grid of news articles, each with a featured image and a headline. The articles include:

- Decrease in core housing need for recent immigrant households** (October 1, 2017)
- Housing Market Insight MONTREAL** (September 22, 2017)
- More buyers from China in Montreal over the last year** (September 21, 2017)
- The benefits of post-occupancy evaluations** (September 20, 2017)
- Focus on housing options for seniors** (October 4, 2016)
- Canadian housing starts trend increased in August** (September 11, 2017)
- Mortgage holders have higher credit scores than other consumers** (September 22, 2017)
- Participate in the student challenge!** (September 22, 2017)
- The benefits of housing collaboration** (September 12, 2017)
- Foreign ownership in Canada's housing market remains low** (November 22, 2016)
- Seniors housing by the numbers** (September 1, 2017)
- Canada's purpose-built rental vacancy rate increases in 2016** (November 11, 2016)

Other visible article titles include "Luxury homes", "Home automation", "How newcomers buy their first home", "Foreign ownership in Canada's housing market remains low", "What we heard", and "Find out What We Heard from Canadians".



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Thank You