

SHIFTING HORIZONS: HOUSING NEEDS CHANGING AS CALGARY'S POPULATION AGES



BACKGROUND

- This report describes the preliminary findings of research into the older adult population in Calgary today, housing choices currently available, and projections for required housing types over the next 30 years as a result of the aging population. The findings and recommendations contained in this report focus on the work of Land Use Policy and Planning, but have broad implications for other Business Units at The City of Calgary. Anticipating and meeting the housing needs of the growing older adult population in Calgary will require cross-corporate and cross-agency effort.
- In support of a cross-Corporate approach to support greater housing options for a diversifying population, the Older Adult Housing Working Group seeks to understand the scale of the housing need in coming decades and raise awareness of these challenges as part of becoming a more resilient and accommodating city. The group includes staff from Land Use Planning & Policy and Community & Neighbourhood Services.
- The work of the Older Adult Housing Working Group aligns with the Office of Sustainability's 2020 Direction to support common Corporate goals in the next City of Calgary Business Planning and Budget Coordination (BPBC3) cycle, and supports the Office's work to identify sustainability gaps and successes across the Corporation.

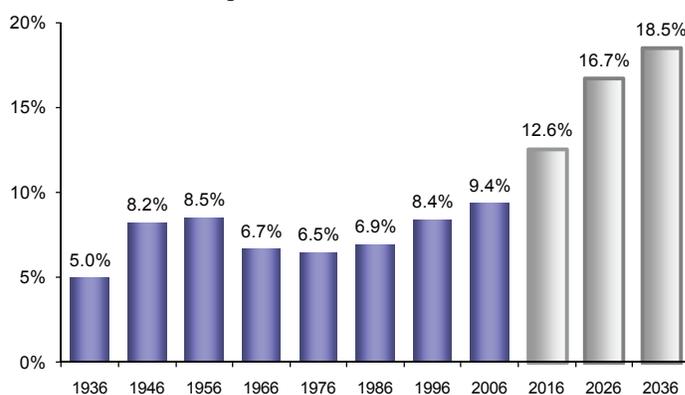
DIVERSE HOUSING CHOICES KEY TO CREATING COMPLETE COMMUNITIES

- The Municipal Development Plan (MDP, 2010) and Calgary Transportation Plan (CTP, 2009) were developed within a context of a changing population in Calgary as the city matures, becoming older with the aging of the 'baby boomers' as well as increasingly culturally diverse. The MDP highlights the importance of providing housing choice within complete communities for an aging population. Diversity within complete communities generates more choice, so that residents have the opportunity to live and remain in their own neighbourhood as their housing needs change over their lifetime (City of Calgary MDP, 2010, section 2.2.4).

CALGARY'S AGING POPULATION: THE NUMBERS ARE DRAMATIC

- Calgary is home to a rapidly aging population. The numbers are dramatic.
- Starting in 2011, the first wave of Calgary's 268,000 baby boomers (born 1945-1965) will turn 65. This cohort of aging adults will soon eclipse the 98,000 seniors that currently live in Calgary.
- Their needs, interests, attitudes, and demands will be different than previous generations of seniors. Housing availability, along with healthcare provision and other support services, will be strained.
- In the next two decades (2011-2031), some of the growing older adult population will seek smaller and more accessible housing, in-home care, easy access to amenities, less car-dependent activities, suitable recreation and volunteer opportunities, and/or part time/flexible employment as they gradually leave the workforce and move into retirement.
- In the decades that follow (2031-2050), the population in Calgary will see dramatic growth in the very elderly (+75) cohort of the population. The need for care facilities, in-home care, home maintenance and practical supports, social support, and specialized transportation services will be at unprecedented highs in these decades.

Percentage of Calgarians comprised of persons aged 65 or older, 1936 to 2036



It took a full 70 years for Calgary's population to climb from 5% seniors to 10% seniors. Starting today, it will only take 30 years to climb another full 10% to nearly 20% of the population.

WHO ARE THE OLDER ADULTS AND WHAT ARE THEIR PREFERENCES?

- Age 45-64 | Pre-seniors (current Baby Boomers) | Often still in the workforce, but may take early retirement; may seek other housing options due to retirement or children leaving home.
- Age 65-75 | Younger Seniors | Likely to be aging in place; may seek other housing options to downsize or due to the loss of a spouse or cost to maintain a home; more likely to require care services due to illness or disability.
- Age 75+ | Older Seniors | Indicate the highest preference for aging in place (health permitted) compared with other age groups; many are on a fixed income; may seek other housing options to downsize or due to increased care needs.

WHAT DO WE KNOW SO FAR? A CURRENT SYNOPSIS OF HOUSING BY AGE COHORTS

Current Population of Older Adults: Total and By Type of Housing, 2009					
	Total Population	Living in Single Det.	Living in Other Ground Oriented	Living in Apartments	Living in Other Types
		Direct access from front door to ground level; Direct access to yards, with side yards between dwellings	Direct access from front door to ground level, but attached to other units, may or may not have private amenity space	Dwellings are not only attached to sides of one another, but also stacked on top of one another; private amenity space provided through balconies	Specialized/Communal
Pre-Seniors (45-64)	267,700 25% of Calgary population.	200,000 (75%)	36,000 (13%)	25,700 (10%)	6,000 (2%)
Younger Seniors (65-74)	54,700 5% of Calgary population	35,500 (65%)	8,300 (15%)	8,700 (16%)	2,100 (4%)
Older Seniors (75+)	43,700 4% of Calgary population	21,200 (49%)	5,300 (12%)	10,100 (23%)	7,100 (16%)

In addition, older adults may live in Specialized Seniors' Housing, such as:

- independent living settings (self-contained seniors' apartments or non-profit seniors housing)
- supportive living (including private options, senior citizens' lodges, and assisted living)
- facility living (long term care centres/nursing homes).

How and where older adults are cared for is changing. This has implications for facility type as well as location. Land use and building form must be flexible and diverse to accommodate these changes in care preferences and practices.

Calgary, 2009	# of Facilities	# of Beds/ Units
Independent Living	78	5271
Supportive Living	41	5091
Facility Living	25	3919

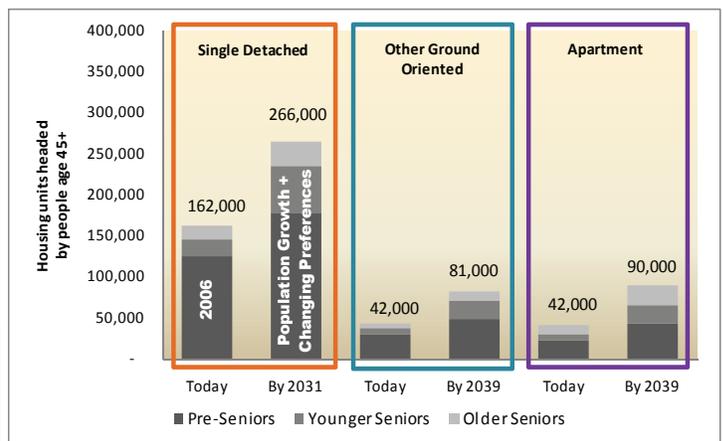
PROJECTED NEEDS IN THE CALGARY REGION, 2031

Projected Market Housing

By 2031, 16% of the Calgary Region's population will be over the age of 65. Based on research for Calgary's new MDP, preferences for housing types are expected to change and could lead to a demand for housing types that are different from what is built today.



Trends and preferences will likely change because of differences between the current senior generations and the demands of the baby boomers.



Differences between today's preferences and what can be expected for 2031

- As shown in the graph, based on expected changes in preferences, we would need to build 16,000 fewer single detached units than we might expect based on projecting forward the choices of today's older adults. This equates to about two suburban communities.
- Conversely, Calgary will need about 16,000 more apartments and ground oriented units, such as duplexes, townhouses, and secondary suites than we might be expecting based on today's preferences.
- Implications:
 - » In anticipation of changing housing demands resulting from an aging population, City of Calgary land use policies that support diverse housing choices and complete communities will be increasingly important.
 - » Consultations with the building industry about changing needs in the aging population and housing demand may help prepare Calgary for shifting housing demands that are already beginning.

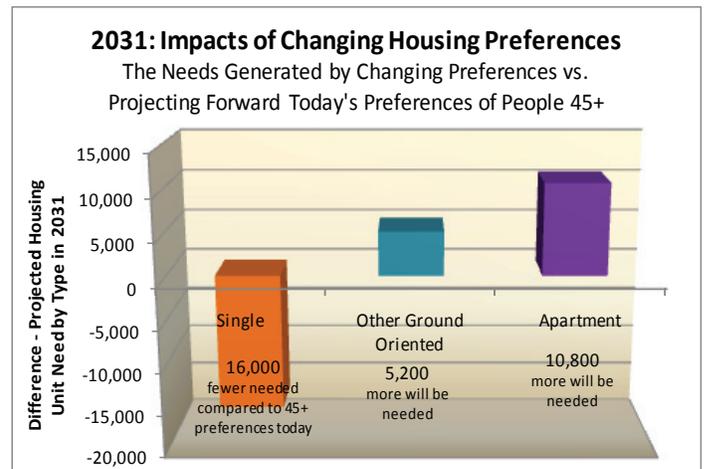
Projected Specialized Seniors' Housing

	Population 75+	Required beds/units	Deficit
Today (2009)	43,700	5,300-5,700	800-1200
Year 2031	100,000	12,000-13,000	?

- With dramatically rising numbers of elderly in the future, Calgary will require more non-profit and assisted living / facility based living situations. The number of people who require care consistent with Assisted Living or Facility Living settings is approximately 120-130 per 1,000 people over age 75.
- Currently, Calgary has an approximate deficit of 800-1200 specialized beds which provide care. In 2031 when the 75+ population is expected to double, a larger deficit of specialized beds is expected to be seen meaning many senior Calgarians may not have access to care facilities and may need to find alternatives.
- Large deficits of specialized housing and care beds may force many senior Calgarians to look for specialized housing options outside of Calgary if they are not effectively provided for.
- Providers (non-profit sector, private sector, provincial government) have had approximately 70 years to prepare for the demand and care of a modestly growing seniors population. With existing deficits, they now have 20 years to plan for double that population and their care needs.
- Provincial policy trends and individual preferences suggest that people requiring an Assisted Living or Facility Living level of care may be increasingly cared for in their own homes or other support settings.
- These demands will lead to the creation of new housing and care models of an increasingly diverse array to meet the needs of an expanding senior population.
- While this shift may result in a decreased relative need for care facility spaces, it also will require increased investment in in-home care services, home modifications to improve accessibility, and housing forms that support multigenerational care-giving.
- The City of Calgary is working on identify barriers and supporting changes in land use planning regulations and bylaws to allow for increased development of a wide range of types of seniors specialized housing.

The factors that are expected to drive reduced preference for single detached and increased preference for other types include:

- Rising costs of maintaining single detached dwellings
- Desire to locate closer to services and urban amenities
- Housing tendencies and issues of affordability for growing international immigrants
- Preference of seniors to leave homeownership to rent
- Apartment market to continue trend in catering to 55+ cohort
- Growth of apartment building-style retirement homes



By 2031, we're going to need more Other Ground Oriented and Apartment housing than we might anticipate based on trending forward today's preferences of those 45 & older—and we're going to need less Single Detached housing than we might anticipate based on the patterns we see today.

Projection Summary

- The expected shift in housing demand and the change in land use policy and unit construction that will be required is further rationale to shift to more multi-residential housing forms in coming decades. Also, Calgary can expect to see a greater continuum of housing and care facilities than available today.
- The Municipal Development Plan has anticipated this change and contains policies which support the expected population growth and housing demand changes.
- More study is needed to understand the opportunities available to meet these needs based on approved planning and to identify gaps. There is also a need to understand how these demands might occur spatially within different parts of the Calgary region.



In addition to needing more of the housing we currently have as the population of Calgary grows, expected changes in the housing preferences of a dramatically increasing older population will require a different mix of housing than is typically constructed today.

NEXT STEPS: HOW YOU CAN GET INVOLVED

- The City of Calgary has a role in supporting the development of complete communities that meet the needs of all ages including older adults across the full spectrum of independent and specialized housing choices. Easy access to amenities and transportation, walkability, and housing diversity are essential components of complete communities that are age-friendly, yet suitable for people of all ages. With a rapidly aging population, it is crucial that these aspects of community be considered in land use and community planning, going forward.
- Currently, initiatives are happening across The City of Calgary to provide for and build the capacity to meet the changing housing needs of an aging population. While some of this work is in Business Units that serve seniors directly (e.g. Community and Neighbourhood Services, Recreation), **all of The City's Business Units and external partners need to examine how the age shift will impact their operations and services.**
- Anticipating and providing for the housing needs of older adults, as part of land use policy and community planning, is one of these areas.

CONTACT US

For more information on the Older Adult Housing Working Group, ongoing research and how you can get more involved please contact:

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