



***WE HAVE WORK TO DO***  
**Seniors Housing Forum**  
December 8, 2015, St. John's City Hall  
**Proceedings Report**

**ST. JOHN'S**

## Mayor's Foreword



The City of St. John's believes affordable housing is a foundation for a safe, prosperous and healthy community. The City's Affordable Housing Business Plan aims to create 500 homes with our partners by 2017, including 100 age friendly homes. The Seniors Housing Research Project identified that currently 20% of the City's population is over 60, by 2035, it will be 28%. More affordable, innovative housing options are needed.

I invite you to read what people had to say at our Seniors Housing Forum. Our City can't make advancements in housing alone. We must develop partnerships - governments, social organizations, builders – we all have a role to play. We have work to do and we can do great things together. We have the passion and the commitment to improve access to affordable housing for all of our residents, especially for our seniors.

1.

- *"If the saying 'great minds think alike and fools seldom differ' is true, then we had a great group of fools together with great minds! Keeps the momentum going! Overall a fantastic day, let's keep the work that was started today moving."*

2.

3.

- *"Really good sharing of information and deepening of awareness of the housing situation for seniors. More than I was hoping to."*



## Forum Participant Feedback

## Acknowledgements

The City of St. John's gratefully acknowledges the contributions of the following:

Thank you to the Forum Planning Committee; Victoria Belbin (Canadian Home Builders Association NL), Glenn Furlong (CMHC), Kelly Heisz (Seniors Resource Centre NL), Henry Kielley (Seniors & Aging Division, Department of Seniors, Wellness, and Social Development), Devonne Ryan (former - Mayors Advisory Committee on Seniors) and Jessica Barry (Harris Centre) for their efforts in helping us bring this event together.

Special thanks to our panelists and presenters as well as our moderator Glenn Furlong. Thank you also to our City staff and committees (Affordable Housing Working Group - former Mayor's Advisory Committee on Affordable Housing and Seniors Advisory Committee - former Mayor's Advisory Committee on Seniors) and to our forum sponsor the Canada Mortgage and Housing Corporation (CMHC).

And a big thank you to our varied and engaged forum participants, especially the seniors in attendance, for your valuable contributions to the event and the discussions on affordable housing for seniors.



If you have any questions, comments or concerns about the Forum, or any ideas about follow up action, please get in touch with:

**Maria Callahan**, Affordable Housing and Development Facilitator  
Phone: 570-2096, Email: [mcallahan@stjohns.ca](mailto:mcallahan@stjohns.ca)



# Contents

Event Summary	Page 5
Vision Wall	Page 6
Presentations:	
○ Setting the Stage for Discussion	Page 7
○ Local Initiatives Panel	Page 8
Small Group Discussions	Page 10

## APPENDICES

Participant Evaluations	Page 16
Forum Agenda	Page 19

*"Seniors have made a great contribution.  
The least they should have is a decent,  
affordable place to live."*

– Eleanor Grandy, Eastern Gate Manor



## Event Summary

'We Have Work to Do' was the title of the City of St. John's 7<sup>th</sup> annual Housing Forum. This year's Forum focused on affordable housing for seniors. On December 8<sup>th</sup>, over 120 people participated in the session which took place in the Foran/Greene Room at City Hall.

The Forum was sponsored by CMHC and organized by the City of St. John's, in consultation with a Forum Planning Committee comprised of representatives from our partners in the community. Forum participants were varied and included Architects, Developers, Real Estate Agents, as well as representatives from community agencies, government and local seniors.

We began the day with welcome/greetings from Deputy Mayor Ron Ellsworth as well as Shawn Skinner, the Chair of End Homelessness St. John's. This was followed by presentations that helped to set the stage for our discussions and then a panel of local affordable housing initiatives. Lunch was provided by our sponsors to participants and catered by Belbin's.

The next step was small group discussions on set questions at pre-assigned tables. The day ended with an announcement from Rev. David Burrows about their new Home Again Furniture Bank and an End Homelessness Update from Bruce Pearce. Newfoundland Power's Take Charge staff participated in the Forum and provided each participant with an LED light bulb at the end of the day.

The information gathered at this Forum will be presented in this report to St. John's City Council and we will use the feedback as we continue to work with our partners to create solutions together to meet local seniors affordable housing needs.

The presentations are briefly summarized in this report and can be found on the City of St. John's Publications page of the website, under 'Housing'.

Here is the link: <http://www.stjohns.ca/publications>

## Vision Wall Activity

This was a chance for participants to envision what we need to do together to create concrete, collaborative solutions to meet local seniors housing needs.

**“Close your eyes and imagine it is the year 2030. What does affordable housing for seniors look like in St. John’s? What have we accomplished together?”**

- Everyone has options available to them
- Include supports for those with mental health/addictions issues
- Everyone has access to affordable housing suitable to their individual needs
- Include supports for those with physical, intellectual disabilities
- All second and third floor stories of the downtown area are occupied with a mixture of commercial and residential (including affordable units)
- Pet-friendly
- Keep affordable defined as 30% of income
- Know the stakeholders
- Seniors apartments should be for seniors only not part of mixed or social housing
- Increase of age friendly communities with a focus on the World Health Organization (WHO) recommendations
- Incentives for landlords to provide quality apartments (accessible and warm, in good repair) at reasonable prices
- Complete neighborhoods: fix big box developments (stop adding more of these), add green space, increase density, decrease space dedicated to parking
- Incentives or requirements for developers to use the "home for life" model for some of their housing
- Residential tax policy changes: a more equitable residential tax based on the provincial home heat rebate policy as opposed to Guaranteed Income Supplement (this suggestion came in via email in advance of the Forum)

### Opportunities

- Community of inclusion
- Repurposed land
- Mixed use



### Challenges

- Government/NLHC/CMHC must understand that support in \$\$\$ not enough to make problem viable for building 10 year affordable support for the housing market. After 10 years, clients are faced with rent increases and/or moving.
- City/Government must take a stronger position against NIMBY.
- Accessibility Challenges
- Income disparities

# Presentation Highlights

## Setting the Stage for Discussion:

### Seniors Housing Research Project,

Allan Miller, Chair of the former Mayor's Advisory Committee Seniors (MACS)

Currently 20% of the City's population is over 60, by 2035, it will be 28%. Current average income of those over 60 is only \$24 540. As the population continues to age, demand for housing will likely shift from single-detached dwellings to smaller ownership, rental units and housing options with a range of support services. The Seniors Housing Research Project report presents detailed market information and innovative ideas on how home builders can meet local needs and expand into this growing niche.

The report also suggests that the City has an important and proactive role to play in several areas. The Seniors Housing Research Project includes 20 recommendations. The City is currently working on a revised update on the recommendations that will be presented to City Council early in 2016 and then shared with the public.

### St. John's (Census Metropolitan Area) CMA Housing Market Update,

Chris Janes, Senior Market Analyst, CMHC

- Much lower year to date (YTD) housing starts activity
- Prices remain high despite considerable slowdown
- Private apartment vacancy rates, as of October 2015, average at 4.7%
- Private apartment average rent (October 2015):
  - 1 bedroom: \$798
  - 2 bedroom: \$923

### Affordable Housing Business Plan Update,

Deputy Mayor Ron Ellsworth

The City's Affordable Housing Business Plan: *Creating Opportunities, Housing Our Community* explains that the City's best role is to help to identify and create opportunities – not build homes. The City will work collaboratively with partners to create 500 affordable homes. The seniors housing plan, driven by community needs, has been adopted into this business plan (100 age friendly homes). In 2016, we will come back to the community with an update on this business plan.

WHAT WE HEAR, Kelly Heisz (Executive Director of the Seniors Resource Centre NL) & Henry Kielley (Consultant, Seniors & Aging Division)

Housing is the #1 reason seniors call them. The seniors are often in crisis and/or trying to plan ahead; looking for affordable housing, assisted living, services and programs. Most of the seniors who call are low income (making \$14-15,000/year, often spending 60-70% of income on housing). The current average price of a home/average rent is well out of the reach of most. Downsizing, moving, changing house can be very difficult and seniors face different challenges at different ages. We need to do a better job of getting information out there. How can we assist this group in staying where they are or moving to somewhere that is affordable?

## Local Initiatives Panel:

Moderated by Glenn Furlong, Affordable Housing Consultant, CMHC

### Summary of NLHC Home Assistance Programs

Corina Crocker, Manager, Home Assistance Programs, provided an overview of Newfoundland & Labrador Housing Corporations (NLHC) housing programs: **Provincial Home Repair Program (PHRP)**: provides grants and loans to homeowners to enable them to do essential repairs and renovations to their homes.

**Home Modification Program (HMP)**: assists persons with low-to-moderate incomes requiring home accessibility modifications.

**Residential Energy Efficiency Program (REEP)**: A provincial initiative designed to promote and assist homeowners in making energy efficiency retrofits to their homes. Their goal is to serve clients that are most in need. These have been highly successful programs to date. **They still have funding available** and are still accepting applications for this fiscal year.

### Make Your House a Home for a Lifetime, Certified Aging-In-Place Specialist, and Kim Street

Aging in place is the ability to live in one's own home and community safely, independently and comfortably for as long as you are able.

Kim Street is a CAPS (Certified Aging in Place Specialist). She has been trained to be able to help homeowners to identify solutions to their particular aging in place needs.

The goal is to provide the best information and resources so individuals can remain home by choice.

Before getting started, seniors need to figure out what makes sense for them:

- Temporary adaptations (Adaptable design takes into consideration potential future projects)
- Aging in place (Make your home livable long into the future)
- Visit ability

### Faith & Housing Coalition Update, Blair Trainor, Chair

- This Coalition was formed in 2014 in the wake of an initial workshop at the City's November 2013 Housing Forum and includes people from many different faith traditions.
- Organized two forums: Forum 1 → November 2014/ Forum 2 → May 2015
- What they do: Advocate Best Practices, Tell Stories, Concrete Actions!
- Supporting Cochrane Street United Church development
- ReNew It (Habitat for Humanity)
- Presenting to faith communities
- The Faith & Housing Coalition are planning their third forum



**Eastern Gate Manor**, Pastor Gordon Young & Eleanor Grandy

- Pastor Young spoke about Eastern Gate Church's experience building 24 units of affordable rental housing for seniors.
- Over the years, working with seniors and children has been the focus of their ministry
- They had land available and CMHC and NLHC helped to fund the apartments.
- Their tenants include individuals from all different walks of life (religion, social status, etc.)
- The demand for these affordable seniors' apartments is well above what they can accommodate. They have had up to 200 people on their waiting list.
- They are expecting to build more units, and would eventually like to build a level two personal care home

Eleanor Grandy is a tenant at Eastern Gate Manor and shared her experiences with the participants:

- Eleanor worked for 50 years, she retired with no pension and was not able to save for retirement
- She feels that what government offers is not sufficient for the current high cost of living and rent. She believes that everyone should have a decent, affordable place to live. She urges government on every level to do something about it.

More info about Eleanor can be found in this Telegram article from 2011:

<http://www.thetelegram.com/News/Local/2011-11-05/article-2796783/Subsidized-apartments-built-through-church-and-government-partnership/1>

**We concluded the day with an update from Bruce Pearce, Community Development with End Homelessness St. John's (EHSJ):**

Today homelessness is a size and scale that is very different from several decades ago. EHSJ has a new plan to end chronic and episodic homelessness. You can download a copy of the Plan here: <http://www.nlhcn.org/PDF/YTY-Community-Plan-2014-2019.pdf>

This will be based on permanent housing of choice (rights based, housing first approach). We will need coordinated systems to tie everything together. Past programs/investments have focused on capital investments including an \$18 million federal investment to build 40 new units of permanent supportive housing.

Many factors are encompassed in the 5 year plan. Including intensive case management, client centered support, moving, rent support, repairs, etc. There will also be community mental health and housing support workers, and the third piece will work on prevention and rapid rehousing. EHSJ is also planning a provincial housing first forum with rural communities, provincial/ regional systems.

Rev. David Burrows, with the Parish of the Ascension, spoke briefly to the participants about their new

**Home Again Furniture Bank**

Here is a video with more info:

[https://www.youtube.com/watch?v=yDD\\_fcq1w4c&feature=youtu.be](https://www.youtube.com/watch?v=yDD_fcq1w4c&feature=youtu.be)

## Small Group Discussions

Participants were able to select questions in advance of the Forum, they were assigned seating in groups based on the question breakdown. The questions were chosen by the Planning Committee based on recommendations from the Seniors Housing Research Project as well as Implementation Strategies from the Affordable Housing Business Plan. We strove for a variety of stakeholders at each table as we wanted individuals with different perspectives to work together on solutions. Each table had a pre-assigned Facilitator to guide the brainstorming and discussion. Ideas from the small group discussion tables are combined and summarized below.



### DISCUSSION QUESTIONS:

#### **1. Let's Dream BIG together! What should an ideal affordable housing pilot project for seniors look like?**

##### **Table #3 Dream Project**

- 40+ units; Planned Unit Development (PUD)/apartment building/multi-unit
- Scalable/replicate the design
- Variety of product (# of bedrooms, # of bathrooms, etc., accessible)
- Land provision by government, municipalities
- Commercial amenities & community services (in building or nearby)
- Partnerships to reduce construction/pre-construction costs (permit/ fee reductions)
- Shared services and amenities within the building (fitness, social, outdoor)
- Subsidize some of the building space to businesses which would provide services to seniors
- Onsite storage facilities
- Living Space: bigger doors, same

##### **Table #8 Dream Project**

- Multi units close to amenities: include common area, garden, exercise area, energy efficient, blend in with surrounding area, on bus route, balconies
- On site services, i.e. hair dresser; chapel, community rooms, etc.
- Look at universal design principles
- Mixed use development for first floor
- Primary health care clinic attached to the project (Additional entrances for service providers)
- Flexible eligibility criteria, i.e. ability for family member to stay with parent
- Live in Coordinator/Deliberate "Dream Team"
- Room for expansion/Flexible funding model
- Ability to respond to seniors with

level for living space, grab bars	complex and/or additions issues
<p><b><u>Table #11 Dream Project</u></b>  Seniors Directive: Direct involvement at all stages!</p> <ul style="list-style-type: none"> <li>• Partnerships: Community groups, Funding, Construction/ Collaboration with suppliers/contractors, Adequate funding for quality housing, Affordable, i.e. heat subsidies</li> <li>• Education: What's available? What's happening? Who can help? Creating awareness of services, Localities of information about existing services, Community</li> <li>• Design: Program and Building-Renovations (affordable, partnerships with contractors), New build (superior quality building materials/lighting, color)</li> <li>• Designed by Seniors: practical, storage, 2 bedrooms, no stairs, environmentally friendly, adequate heating, Co-housing (Seniors Co-Housing NL), affordable renovation programs (Renew It), built environment (design for long term and minimum maintenance), <u>quality</u></li> <li>• Environmental/social supports: close to amenities (transportation, bus shelters), Intergenerational/mixed income, Supportive systems, Garden space (gardening, chicken coop, trees)</li> </ul>	<p><b><u>Table #15 Dream Project</u></b>  Big Dream: Repurposing of the old Dominion in Churchill Square or Torbay Road for affordable seniors housing:</p> <ul style="list-style-type: none"> <li>- Market rental building with accessibility features to facilitate aging in place</li> <li>- Incorporate affordable housing into a commercial construction project</li> <li>- AFFORDABLE: cost could be based on a certain percentage of income up to maximum, keep it affordable, prefer to rent but at predictable cost, being afraid of cost jumping up is a big issue</li> <li>- Features: independence, (not interested in governing groups like in some condos), community/common space, entertainment, pets, hand grips, high toilets, widened doors, elevators</li> <li>- LOCATION is key: access to services, but also green space, walking trails, shopping, churches, etc.</li> <li>- Accessible and convenient transportation, busses for outings</li> <li>- Proximity of health services or option for care at home</li> <li>- Should draw on best practices from other jurisdictions (I.e. from U.S., France, England, Sweden, etc.)</li> <li>- Partnerships (government, private sector developers, church groups, seniors, etc.)</li> <li>- About more than just profit; pilot should be about quality and affordability</li> </ul>
<p><b><u>Table #18 Dream Project</u></b> - Former grace hospital "<i>Graceland</i>"  *Pilot needs mixed approaches: (Retrofit/New homes/Subsidies)  Funding: All levels of government; Private developers, bring all players to the table  LOCATION: Distributed Model (adding units within existing housing stock, different locations), Good neighbourhoods/Close to amenities/Close to transportation  PHYSICAL FORM: Energy efficient/ Barrier free  OWNERSHIP Vs. RENTAL: Ownership of small homes (2 bedroom), If condo, governance needs to be beefed up and well organized, owners need to know what to</p>	

expect

USE/PROGRAM: Place for seniors to cluster together and socialize, Mixed use/  
Amenities within development (homecare, clinic)

### AFFORDABLE

IMPORTANT QUALITIES (All of these things would need a funding strategy to make this feasible): Mid-rise, wood frame, Re-used site (Grace), Includes housing and other uses, Energy efficient

MIXED: Level of income, Types of ownership, Uses (housing, shops, amenities, i.e. clinic, social enterprise, community groups)

LOCATION: Closer to city (not suburbs or small town), City or Province could donate land to make centrally located land development more affordable, Streamline process and be more open minded for approvals

BUILDING: Energy efficiency (comfort, fixed income), Universal design, Gathering Place, Great architecture, looks like residential, Lots of light

## **2. How can we work together to create a plan for innovative affordable housing education/awareness workshops for seniors?**

How to get the information out:

- City Guide (Seniors Resource Centre, Public Pensioners Association, etc.), Piggy back on existing mail outs, build networks, develop an email/ mailing list, newspaper articles, flyers
  - Faith sources/faith communities
  - Use of media: radio, TV, talk shows, etc.
  - Supermarkets, malls
  - Encourage more involvement/participation by seniors themselves, also get youth on board (volunteer hours)
  - Keep the front line staff informed by getting employers on board and allowing staff the time for education
  - Workshops (The timing of the day is important, feeding people food and snacks is always good, transportation needs to be considered (Metrobus/Go bus))
  - Workshops for seniors, i.e. after church services, other community events, bingo, church events, 50+ groups, educational day inside seniors complexes, etc.
  - Public forums; public awareness campaign on available resources/programs
- Government involvement:
- Ensure the MHA's office is aware of resources
  - Preventative information should be administered from the Dept. of Seniors, Wellness & Social Development
  - Getting info out there: hospitals, social workers, etc.

One intake Centre/Navigation: i.e. more funding for an organization (Seniors Resource Centre) to be able to keep other agencies connected (share info)

- One location where seniors can find info on what resources/supports they can avail



- of (i.e. resources, manual, brochure, website, central phone # for Seniors, like 811)
- Directory of what is available for seniors (both paperback and on the net)
- Gatekeeper/Navigator to help people

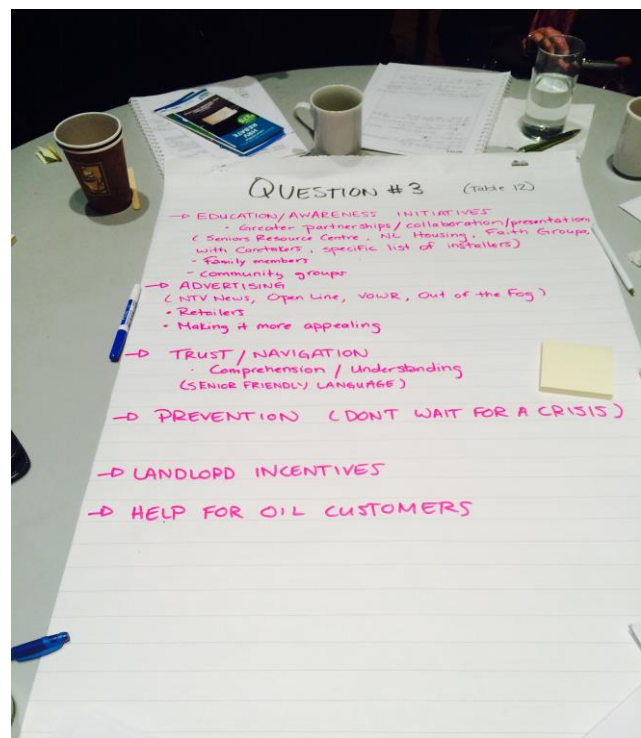
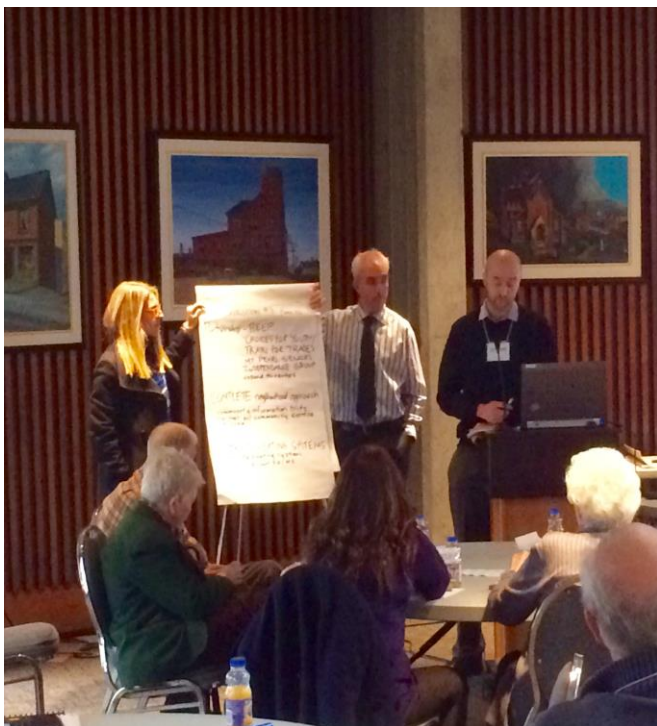
Other ideas:

- Shared ownership: a great idea, most seniors want to be independent, but other people around if you need it
- NL housing partner with private sector
- Life lease: legal agreement which allows purchasers to remain there for life
- Seniors expo (City of St. Johns to sponsor)
- Aging in place needs to be brought to the seniors. Community education.
- Municipalities connecting with builders vis-à-vis affordable housing
- Research other best practices in the world

### 3. How can we work together to encourage energy retrofits?

Brainstorm ideas to bring partners together to create collaborative projects to reduce heating costs and increase housing affordability for seniors.

- EDUCATION/AWARENESS INITIATIVES: Greater partnerships/collaboration/presentations (Seniors Resource Centre, NL Housing, Faith Groups, with Caretakers, specific list of installers); Family members;



Community groups

- ADVERTISING: NTV news, Open Line, VOWR, Out of the Fog; Retailers
- TRUST/ NAVIGATION: Comprehension/understanding; senior friendly language
- PREVENTION: Don't wait for a crisis
- LANDLORD INCENTIVES
- HELP FOR OIL CUSTOMERS
- Partnerships
  - REEP (set aside some grants for the City of St. John's)
  - Choices for youth - Train for Trades could complete work (they have done other work on social housing)
  - Mount Pearl Seniors Independence Group
  - Expand to renters
- COMPLETE Neighbourhood Approach: community information blitz; partner with community centres in area
- DISTRICT HEATING SYSTEMS: Not just individual homes: community heating system (creates economy of scale); partnerships with farms

#### **4. How can we work together to promote mixed use development for seniors?**

- Rent tied to income! Make affordable housing accessible to client base
- Need more multi-unit buildings in all neighbourhoods.
- Partners involved from Day 1 (private developers, municipal/provincial government, seniors, advocacy, possible commercial partners)/greater cooperation between stakeholders for long term needs planning – community planning/community groups, builders willing to partner on not-for-profit projects
- Design phase costs are high – determine a way to lower or subsidize these costs to encourage developers
- Overcome NIMBY
- Mixed use = commercial and residential + office together
- Partner with Eastern Health for accessible medical care in the bottom of mixed use buildings
- Incorporate conveniences into affordable housing (café, deli, clinic – multi-use)
- Build in areas that have services already nearby.
- Mixed development needs to take into consideration transportation needs.
- Mixed use services does not have to be exclusive to Seniors
- Opportunity to use retail street , 2<sup>nd</sup>, 3<sup>rd</sup> floors etc. for re-purposing for housing
- Considering/addressing accessibility in mixed use development
- We've heard presentations that seniors want to live with other seniors, so we need to think about how to enable/support this to happen in mixed use development
- Home Share program promotion

### **LAND:**

- Identify who are the partners. First, locate land!
- Need land, not used by government/City and at no cost to housing developer for affordable housing
- Inventory of Crown, Provincial and Municipal lands created and zoned for planned urban development
- Retrofit existing or vacant or underused government owned buildings – schools make prime buildings for this
- Increase taxes for vacant buildings: give incentives if they do something about it.

### **LOCATION:**

- Access to amenities (commercial and community); access to public transport

### **ZONING/INCENTIVES:**

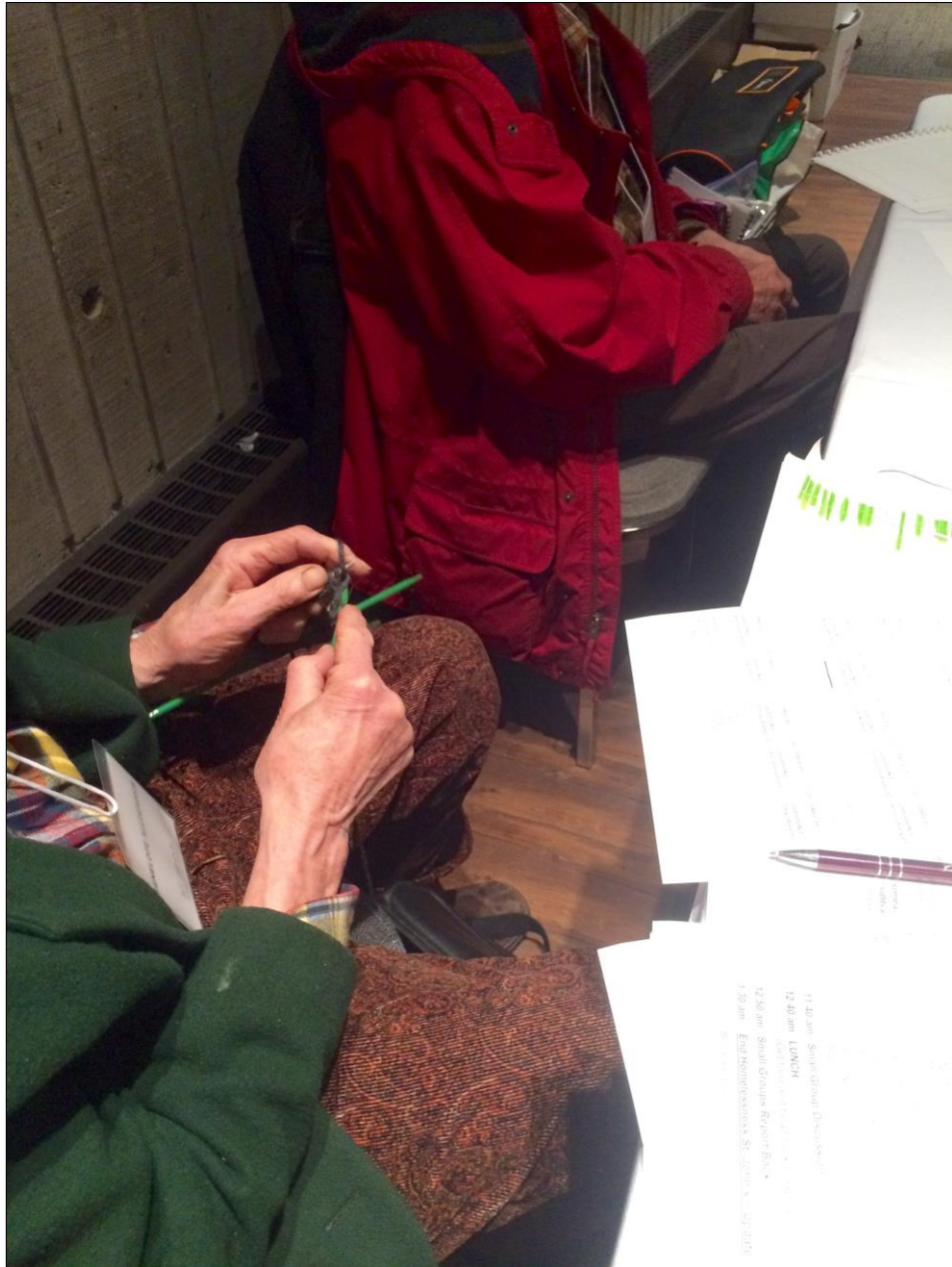
- Examine/change height restrictions
- Encourage “sustainable neighbourhoods” development within the City through incentives and zoning
- Develop a “Mix-use zone”
- City needs to incorporate policies that allow for mixed-use development
- Consider existing zones in an area before entertaining re-zoning.

## **5. How can we work together to increase the awareness and use of Universal Design principles?**

- VisitAble (What is VisitAbility? <http://visitablehousingcanada.com/>)
- Universal design principles (video, Power Point presentations)
- Designs to be completed by architects (bring their skills to the table☺, ensuring safety and accessibility!)
- Having ALL voices at the table
- Community design. Creating spaces together. Incorporating local things (I.e. art)
- Restrictions to accessibility: codes as standards (no one size fits all)
- Universal Design principles in re-modeling = improving community as a whole
- Partnerships are important: think outside the box to address issues to make them financially feasible.
- Needing options/alternatives in all spaces (stairways, elevators, escalators, etc.)
- Ensure Universal Design Principles (UDP) are captured in the policy and regulations in Municipalities
- Bridging the gap between accessibility “checklists” and functional design (stakeholder site visits/engagement)
- Ensuring the principles are logically at the community level (neighbourhood-level, commercial, social services, child care, community garden)
- Consistent messaging of all levels of government towards UDS standards
  - Development community will eventually shift towards a “neighborhood

model”

- Federal Government re: Building Code
- Accessible downstairs units are helpful, but if they are located in suburban neighborhoods without efficient transportation, then the residents are isolated.





## Appendix A - Participant Evaluations



### Any Other Comments:

- Would like more options available to Developers about building options available and how to work together on projects.
- Include more seniors to weigh in.
- City needs to facilitate necessary mixed use rezoning and incentivize creative solutions or invest in design work that can be shared since this is an expensive development cost/barrier.
- Need to talk about what the barriers are. We all agree we need these solutions so what are the barriers to act on to get to the action phase?
- An excellent forum. Food was good too. Thank you!

# Participant Feedback

Comments below are summarized highlights from participant evaluation forms submitted at the end of the forum.

## ***What people liked best?***

### PRESENTATIONS

- ✓ Diversity of guest speakers - Wonderful!
- ✓ The Setting the Stages pieces I.e. update on business plan, research project and what seniors are saying was well done and gave the preliminary information for the table discussions.

### SMALL GROUP DISCUSSIONS

- ✓ Group discussions: variety of questions and Facilitators for each group, the reporting back was good/Very good group discussions around questions- excellent insight into different perspectives and opportunities

### NETWORKING

- ✓ Ability to network as we often do not get opportunities to connect with community partners/Opportunities for networking. Different groups in attendance. Name tags were great for identifying groups

### VARIETY

- ✓ Having a good mix of people at tables by assigning seating/The wide variety of the groups who attended to forum and the information discussed

### OTHER

- ✓ Everything/ Enjoyed every aspect!
- ✓ Personal testimonial from Eleanor
- ✓ The atmosphere: it was very positive
- ✓ Great ideas on how to create more affordable housing for seniors
- ✓ Ability to convey ideas, which seems to be taken seriously
- ✓ Idea of seniors trade show to showcase all housing options out there

## ***What people liked least?***

### SPACE/ROOM SETUP:

- ✓ Hard to navigate the room because tables close together/Space - a little crowded
- ✓ Run out of coffee even before the meeting time! Everything else excellent.

### TIME

- ✓ Time constraints/"Time" is always a challenge but this was handled very well

### GROUP DISCUSSIONS

- ✓ Limited time for group discussions: need a full day for better results/Inadequate time for report back

### SPEAKERS

- ✓ Some information was not geared towards seniors housing or only tangentially related
- ✓ Speakers: not enough relevant experts/ Could have benefited from a presentation from a specialist in urban planning, or a rep from other municipalities who have successfully challenged this issue
- ✓ Too much detail about some programs/ Some speakers were too long

### OTHER:

- ✓ Faith-based affordable housing options leave a huge gap of individuals who do not fit these criteria. As senior populations grow, so will representation of LBGTQIA, complex mental health/addictions issues, etc. that faith-requiring options will not meet. Would like more general conversation on this in future forums.
- ✓ I would have liked to move around a bit more, between the 10am break and lunch I got a bit sleepy
- ✓ Feels repetitive. Time for action.

## Participant Feedback

### What else do we need to work on to create affordable housing for seniors?

- ✓ Ongoing public forums to increase seniors engagement in process
- ✓ Community development from the ground up. Hearing voices of those most urgently in need and building capacity from there to develop healthy communities-not just units
- ✓ Let's get this project up and running!
- ✓ Need more holistic planning that includes health care, service provision, etc.
- ✓ More funding for contractors/developers to make it economically practical to build. Private sector can play a major role
- ✓ Utilize existing buildings/places
- ✓ Land availability at low cost is biggest challenge, creating smaller more efficient spaces, higher density developments and mixed use communities
- ✓ Political will to take necessary action/All government levels in the same room
- ✓ I liked the suggestion of a seniors expo
- ✓ Leverage creative imagination and multiple funding sources
- ✓ More info needed on successful projects and initiatives in areas outside of NL

### What practical action will you take to keep the momentum going?

- ✓ Follow website, attend relevant meetings, keep ear to the ground and spread the good news
- ✓ Report on this forum to potential co-housing group
- ✓ Continuing work with EHSJ/work with Faith & Housing
- ✓ Bring info back to clients/coworkers
- ✓ Keep the idea of housing for seniors first and foremost in everyone's minds. Keep the topic fresh and going on from day to day. Let's get the job done!
- ✓ Build 2-3 demonstration projects
- ✓ Write article for our newsletter
- ✓ Create concrete housing programs
- ✓ Watch for updates/outcomes of the forum. Participate in future forums, hold city responsible through voting choice next election.
- ✓ Discuss more with builders and developers with regard to affordable housing/Keep pushing government to encourage density, mixed use and support developers and voice against NIMBY



### What practical action will you take to keep the momentum going?

"Attending these sessions-staying informed-talking to my peers (I'm 76). I do appreciate the expertise of the participants of today's forum."

-Participant

## Appendix B

### FORUM AGENDA

8:30 am	Registration, Coffee & Networking
8:45 am	<b><u>Welcome &amp; Greetings</u></b> <ul style="list-style-type: none"> <li>- Ron Ellsworth - City of St. John's Deputy Mayor</li> <li>- Shawn Skinner - Chair, End Homelessness St. John's</li> </ul>
9:00 am	<b><u>Setting the Stage for Discussion</u></b> <i>Seniors Housing Research Project Summary</i> – Allan Miller, Mayors Advisory Committee on Seniors (MACS)  <i>What We Hear</i> Kelly Heisz, Executive Director, Seniors Resource Centre NL and Henry Kielley, Consultant, Seniors and Aging Division  <i>St. John's CMA Housing Market - A Brief Year-to-Date Overview</i> Chris Janes, Senior Market Analyst, CMHC  <i>Affordable Housing Business Plan Update</i> Deputy Mayor, Ron Ellsworth
10:15 am	<b>BREAK</b>
10:30 am	<b><u>Local Initiatives Panel</u></b> , Moderated by Glenn Furlong, Consultant, CMHC  <i>Summary of Home Assistance Programs:</i> Newfoundland & Labrador Housing (NLHC) - Corina Crocker, Manager, Home Assistance Programs  <i>Certified Aging-in-Place Specialist.</i> , Kim Street  <i>Affordable Housing for Seniors:</i> Eastern Gate Manor, Pastor :Gordon Young  <i>Faith &amp; Housing Coalition Update:</i> Blair Trainor, Chair
11:40 am	<b>Small Group Discussion</b> (at numbered tables)
12:40 am	<b>LUNCH</b>
12:50 am	<b>Small Groups Report Back</b>
1:30 am	<b><u>End Homelessness St. John's – Update</u></b> Bruce Pearce, Community Development Worker

“Become a possibilitarian. No matter how dark things seem to be or actually are, raise your sights and see possibilities -- always see them, for they're always there.” — Norman Vincent Peale

“Thank you once again, especially for those working ‘on the ground’ and the ‘possibilitarians!’”  
 – Forum Participant