



BLACKFALDS SENIORS HOUSING



PROJECT UPDATE SESSION AND NEXT STEPS

BLACKFALDS SENIORS HOUSING

- **Housing System Review**
- **Survey Results**
- **Next Steps**

THE NEED FOR HOUSING

- **Number of Households over 55 from 2016 Census - 1,055 representing 11% of total population**

- **Current seniors only project in town - 4 units seniors self contained apartment - owned by the Government, operated by The Bethany Group**

- **Growth rate of Seniors in Town, Alberta and across Canada - to increase to up to 25% of population within next 15 years**

- **Living longer and staying close to family and friends**



- **Town of Blackfalds - providing the land and leading the community consultation - Council to have final decision on the project, including project type, rental and accommodation fees**



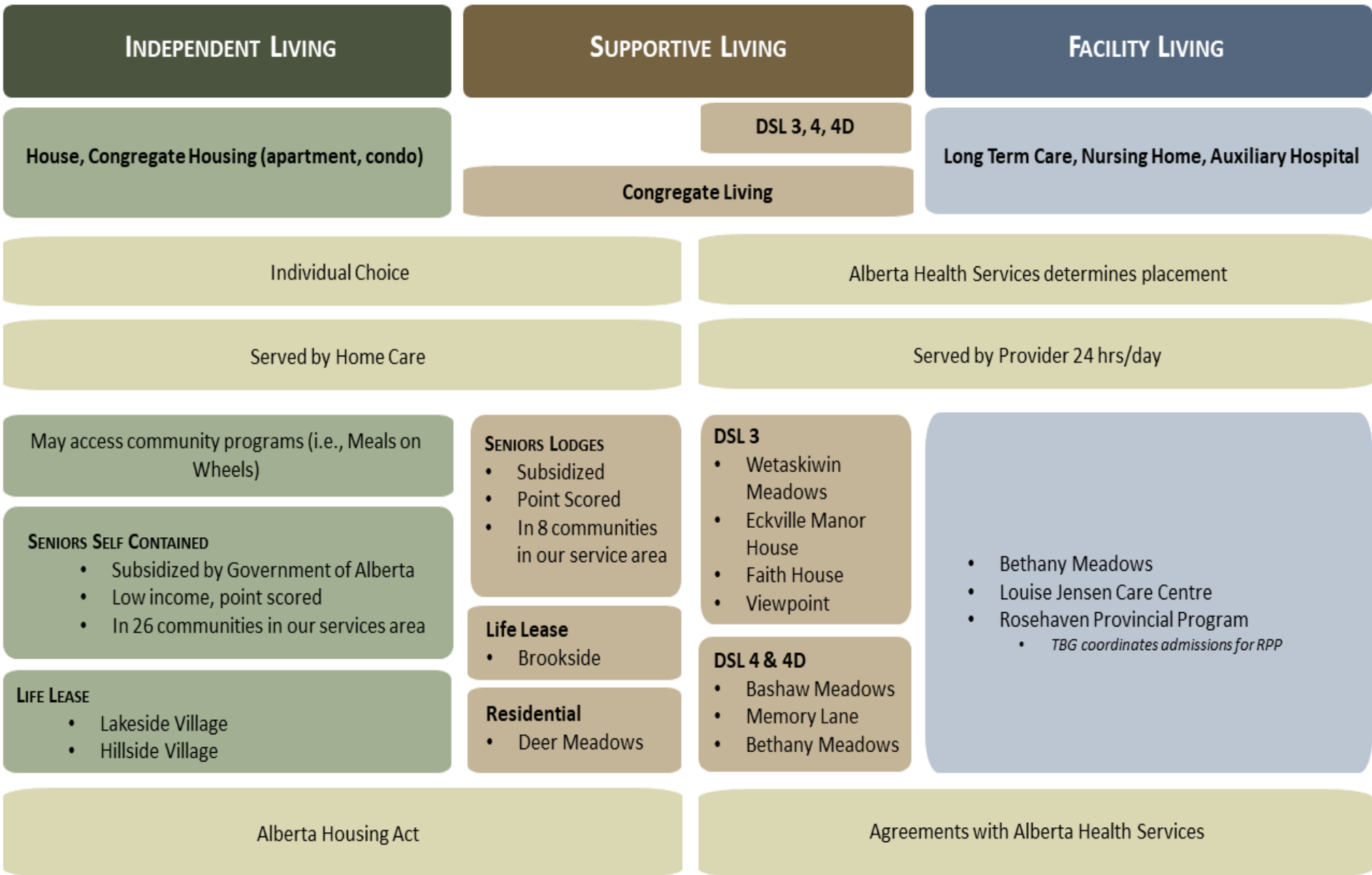
- **Lacombe Foundation - Public body operating since 1960 under the Alberta Housing Act, of which the Town of Blackfalds is a member**



- **The Bethany Group - Public Body operating since 1922 - and is the CEO for the Lacombe Foundation and provides health care and housing services to over 2,500 households throughout Central Alberta**



HOUSING CONTINUUM



HOUSING TENURE OPTIONS



- **Rental Housing - Providing independent living, supportive living and facility living at market or regulated rents - developed through private capital and recovered through monthly rents, which also cover operating costs**



- **Homeownership - Single Family dwellings or multi family dwellings and condominiums - developed with private capital and recovered through sales price - homeowner responsible for all mortgage and operating costs, including utilities, property taxes and maintenance**



- **Life Lease - Capital provided by the clients, not requiring a mortgage with lower rents to only cover operating cost, majority of capital returned on client leaving the unit**



- **Housing Cooperative is a form of joint ownership under a rental model of financing and operations**



SERVICE OPTIONS



- **Independent living typically includes self contained living with full kitchens, 1 and 2 bedroom apartments. Community based services including home care or meals on wheels assist with residents to remain at home as long as possible. Residents have choice and the ability to live independently**



- **Supportive Living without Health Care typically includes housing, but also at least one meal per day, access to housekeeping and laundry services and activities. Resident typically chose supportive living to enable a good quality of life**



- **Supportive living with Health Care typically spaces designated by Alberta Health Services for clients that need access to medical staff on a scheduled or unscheduled basis**



SURVEY RESPONDENTS DEMOGRAPHICS

- **93 surveys where completed**

- **78 surveys from residents of Blackfalds and 15 from outside of Blackfalds**

- **41 respondents are under 55, while 52 are over 55, with 24 of those over 65 years of age**

- **16 respondents live alone while 75 live with their spouse, children or friends**

HOUSING AND SERVICE OPTIONS

- **75 of respondents are satisfied with their current housing, and 83 indicated they want to stay in Blackfalds and not have to move to access housing**

- **83 respondents indicated they are not interested in housing with access to meals, housekeeping and social activities at this time**

- **75 respondents indicated they would want access to these services in the future- with 63 indicating in 10 years or more**

- **68 respondents indicated they would rather own than rent**

- **65 respondents indicated they would prefer a bungalow or condominium style of housing**

INCOME AND TENURE



- There were 4 respondents indicating income of less than \$20,000 per year



- 22 respondents with income between \$20,000 and \$50,000



- 64 respondents indicated incomes of over \$50,000 per year



- 85 respondents own their current housing and only 6 indicate they are renters



- 72 respondents indicated they would need to sell their home





- **11 respondents indicated they could afford to pay \$750 or less per month for rent and 35 indicated they could afford between \$1,000 and \$2,000 per month for rent**



- **23 respondents indicated they could afford to pay \$1,000 or less for housing, with support services and 55 indicated they could afford between \$1,000 and \$1,800**



- **18 respondents indicated they could afford to purchase a unit at less than \$175,000, while 20 indicated that they could afford between \$175,000 and \$250,000**



- **24 respondents indicated it would depend on how much their house would sell for**



OBSERVATIONS AND CONSIDERATIONS



- **Additional information in the survey on unit sizes, finishes, entryways, stairs, etc- that will be considered when moving to design**



- **The majority of respondents favor an independent living model that would allow for access to support services as they age**



- **The majority of respondents are under 65 and own their own home and have financial capacity to contribute without government assistance**



- **An integrated project that enables life lease, ownership and rental and the ability to add services at a later date appears feasible**



LIFE LEASE HOUSING – LAKESIDE VILLAGE

- Capital Lease Payment ranges- \$212,000 to \$335,000- 90% returned on vacating of site
- Monthly Charge that covers taxes, utilities, maintenance and administration- \$645 to \$830 per month
- 20 units- 1 Bedroom, 2 Bedroom and 3 Bedroom Units



LIFE LEASE HOUSING – BROOKSIDE

- **Capital Lease Payment ranges- \$169,000 to \$310,000- 100% returned on vacating of site**
- **Monthly Charge that covers taxes, utilities, maintenance and administration- \$700 to \$975 per month**
- **70 units- 1 Bedroom, 1 Bedroom & Den, 2 Bedroom- 57 units are Life Lease and 13 are market rental**
- **Access to meals and housekeeping services- resident operated social activities**



- Request for Proposal for an Architect to work with us to design the Building- underway to be on secured by end of July

- Work on project design options to present to the group in the fall- Late September/early October

- Project costing and fee structure proposals reviewed at the same time

- Council decision on movement to complete detailed design, marketing and construction timing – by end of 2018