

23rd John K. Friesen Conference
Housing Alternatives for an Aging Population

CMHC's Seniors' Housing Report

CANADA MORTGAGE AND HOUSING CORPORATION



Agenda

- Survey Overview
- Demand & Supply
- The Results



Seniors' Living Arrangements in Canada

Nursing homes, chronic care,
or long-term care hospitals

Residences for senior
citizens

Other collective residences
e.g. hostels, shelters, etc.

Seniors' Living Arrangements in Canada



Seniors' Housing Survey Definitions

Standard Spaces		Heavy Care
Congregate Residences		
	Care Facilities	
Independent Housing with Support	Assisted Living	Residential Care
<ul style="list-style-type: none"> • Independent housing • Some combination of: <ul style="list-style-type: none"> › Meals › Housekeeping › 24-hour response › Social Activities 	<ul style="list-style-type: none"> • Independent housing • Registered • Typically includes: <ul style="list-style-type: none"> › Meals › Housekeeping › 24-hour response › Social activities › Personal care services 	<ul style="list-style-type: none"> • Full-time professional care • Licensed

Seniors' Housing Survey Definitions

To be eligible for inclusion in the 2013 survey results, a residence must:

- Have been in operation for at least one year
- Offer an on-site meal plan
- Not provide high levels of healthcare (defined as 1.5 hours or more of care per day) to all of their residents. Nursing homes and long-term care homes are examples of residences that were not included in the survey.
- Offer rental units. Life lease units and owner-occupied units are excluded from this survey.
- Have at least 50% of residents who are 65 years of age or older.

Demand for Seniors' Housing

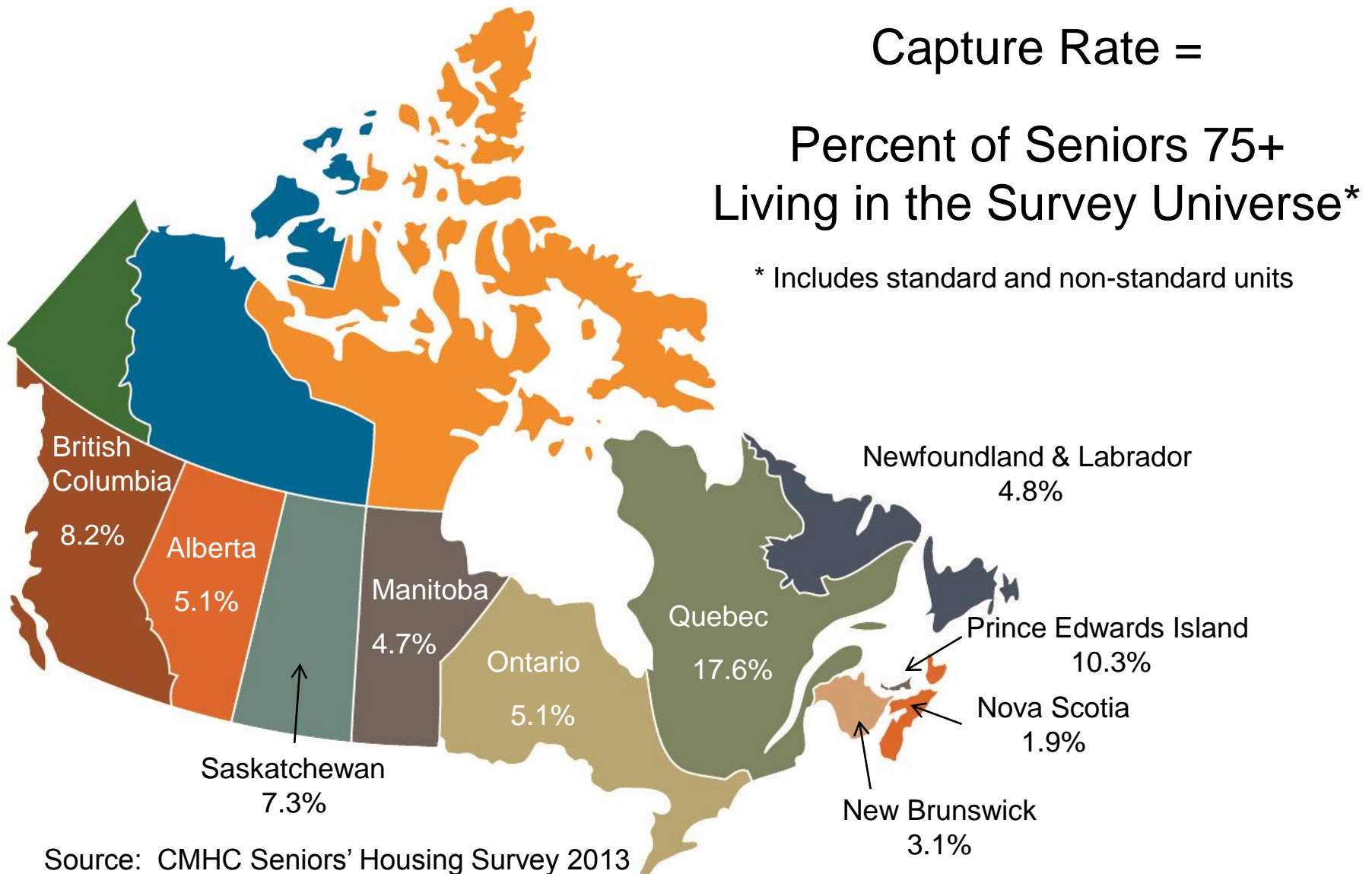
**BC Stats Estimated:
340,000 Persons Aged 75+ in 2013**



1.8% from 2012



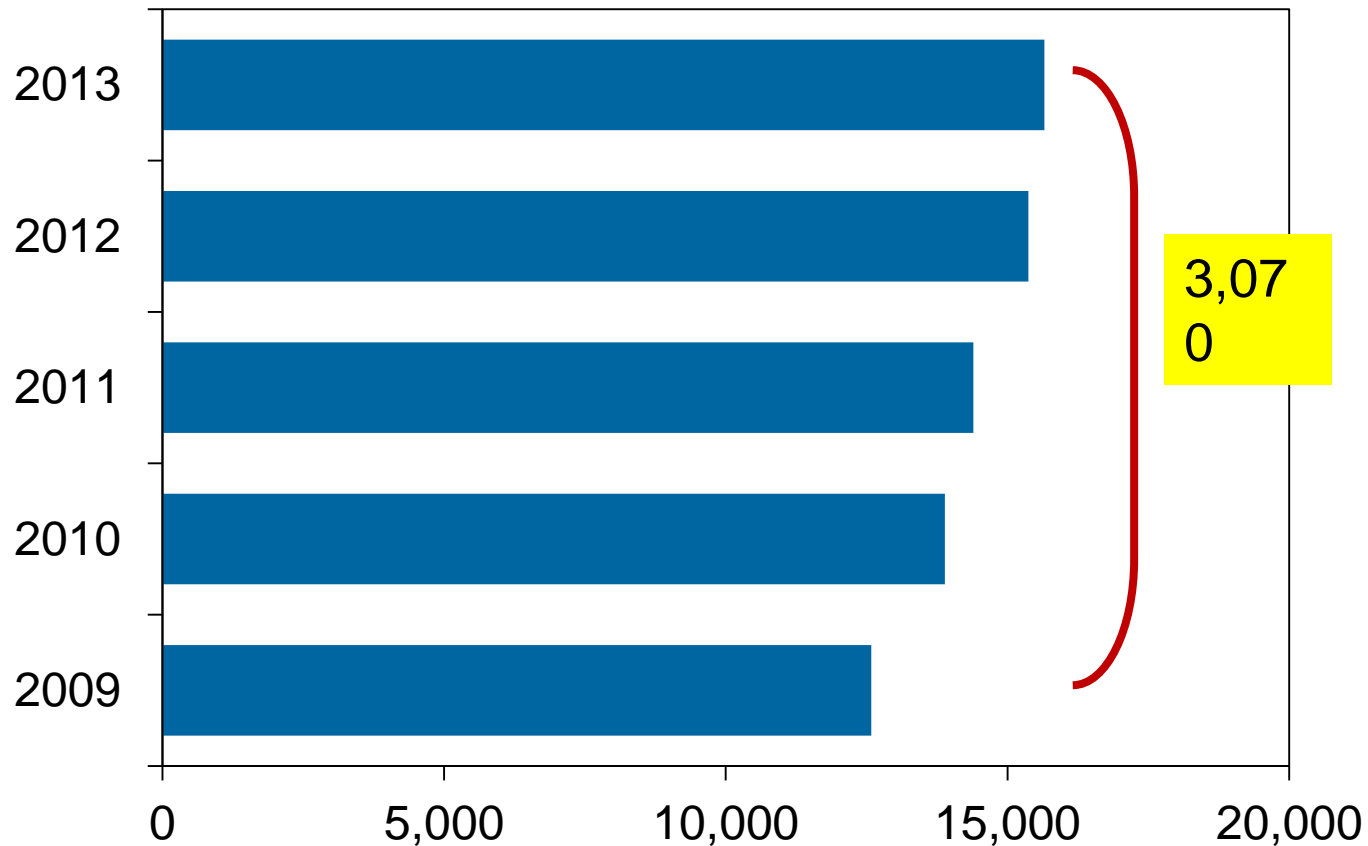
Seniors Living within the Survey Universe



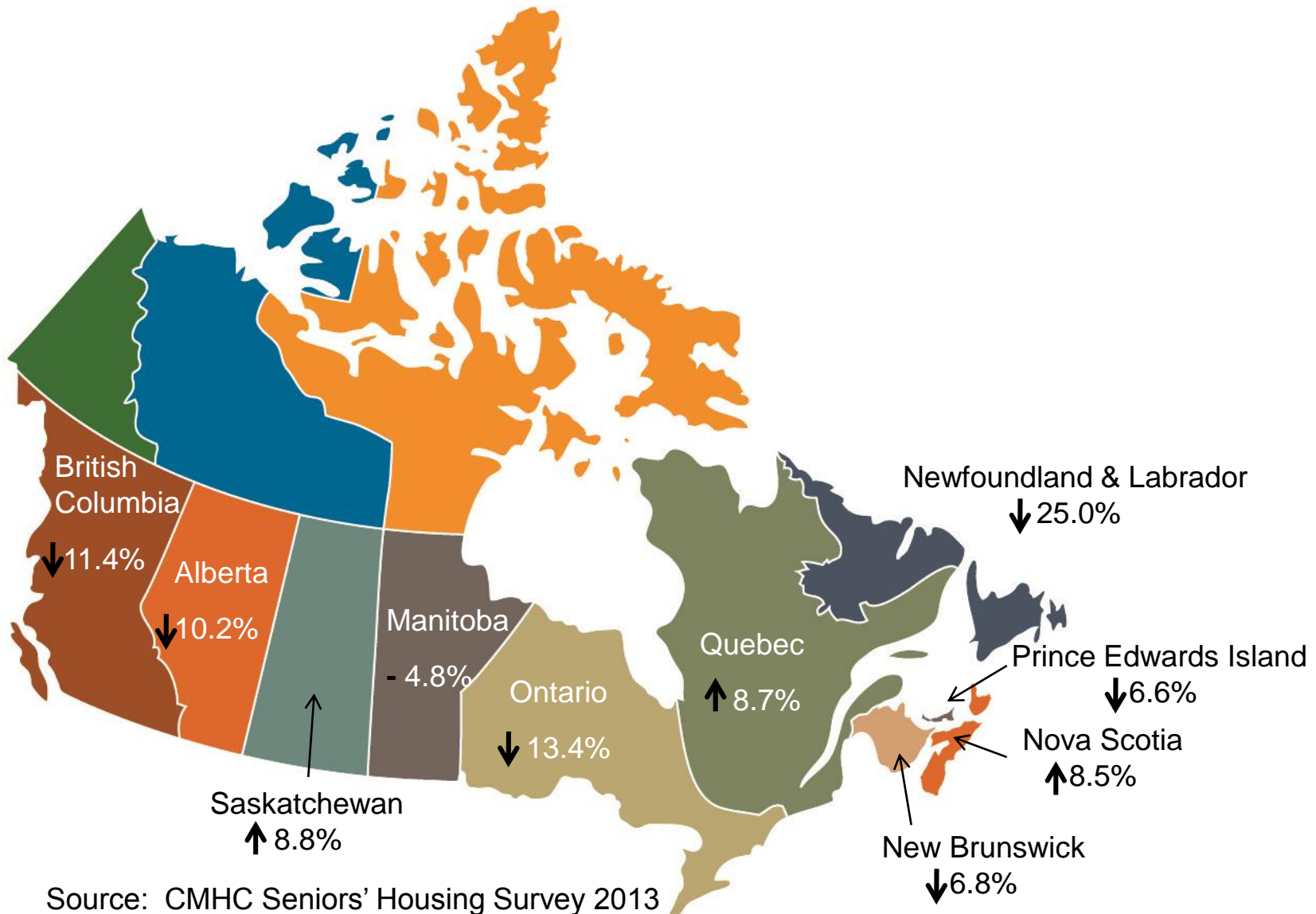
Source: CMHC Seniors' Housing Survey 2013

Supply in BC is Growing

Universe of Standard Spaces

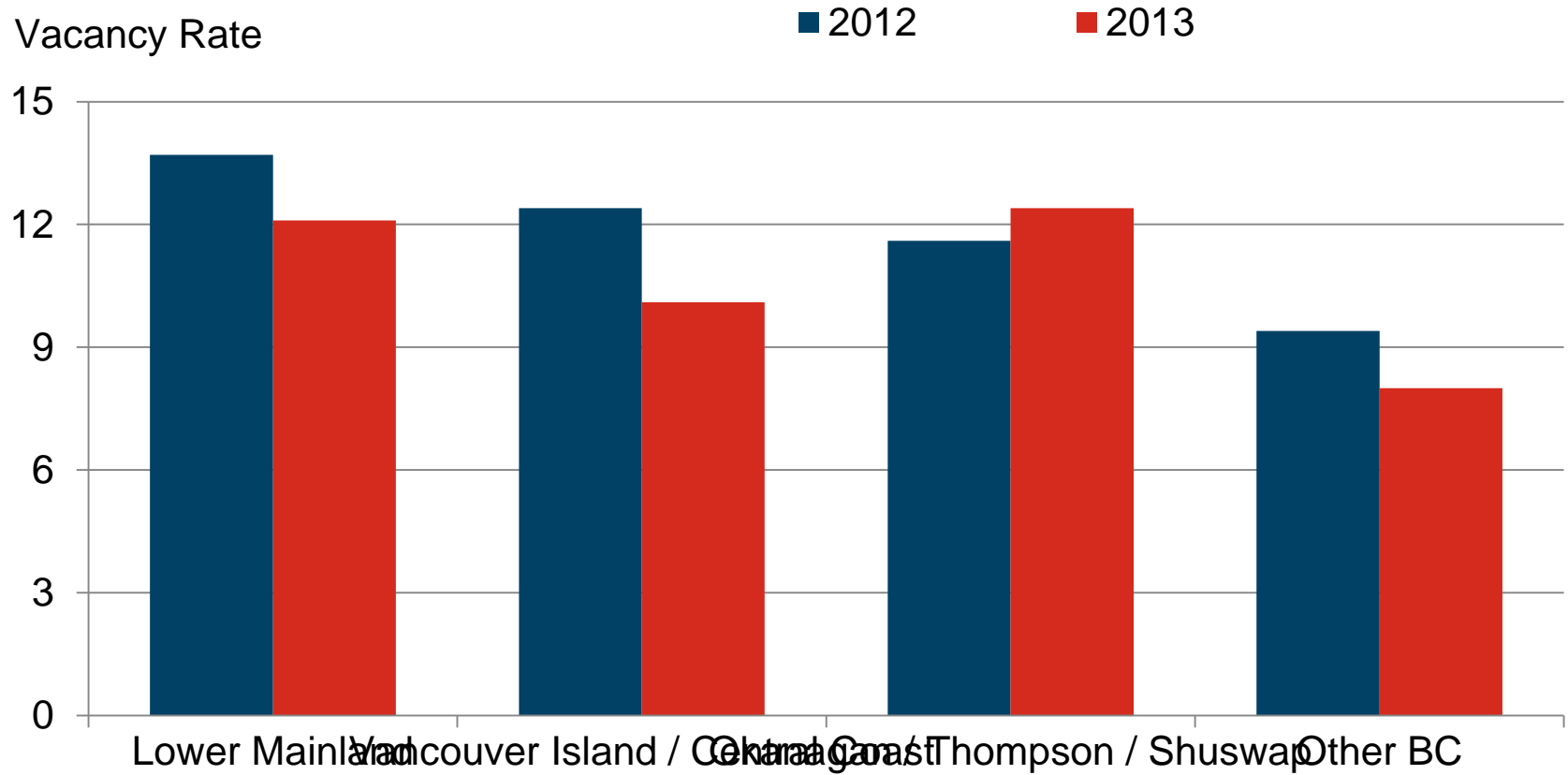


Standard Space Vacancy Rates Across Canada

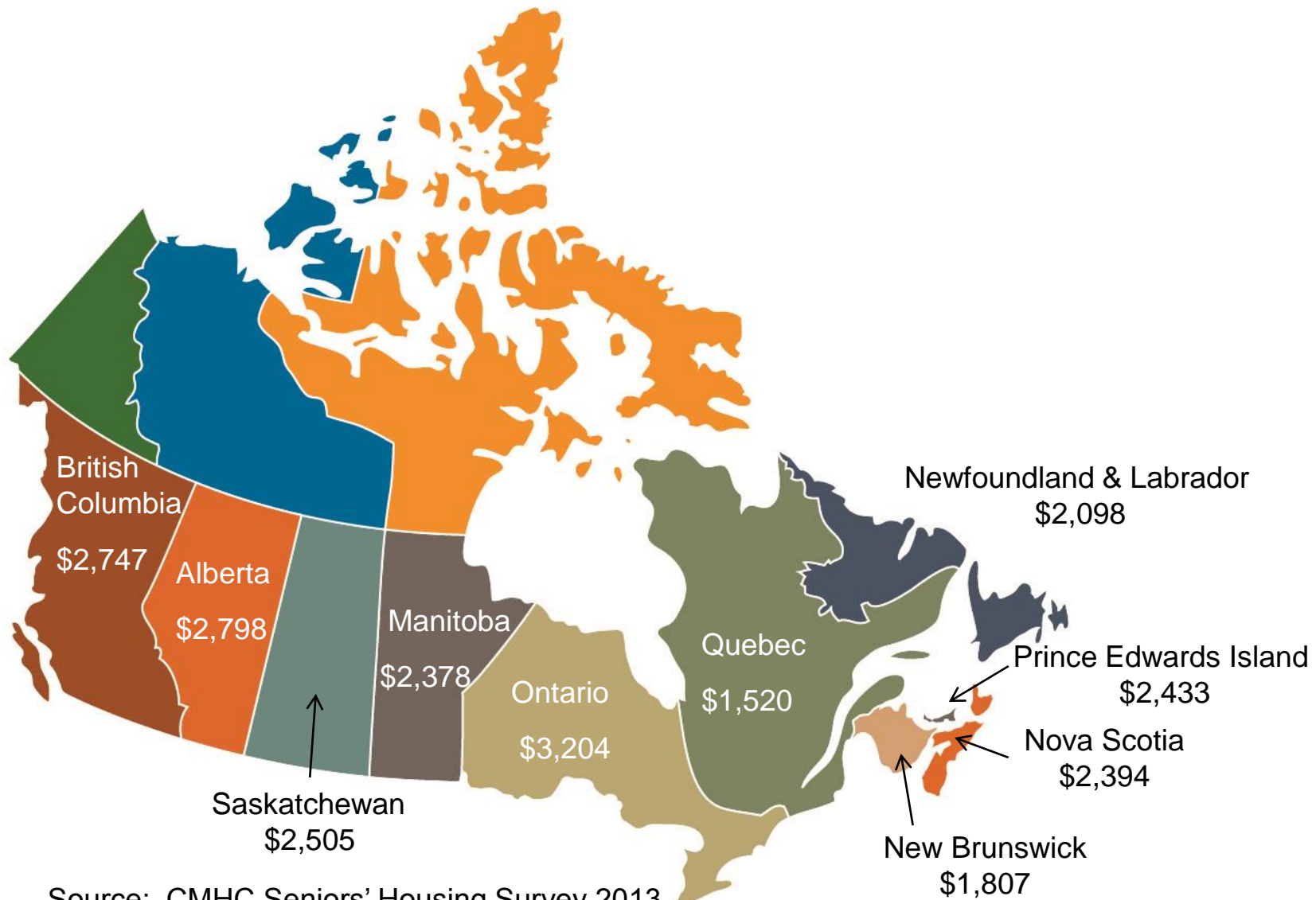


Source: CMHC Seniors' Housing Survey 2013

Standard Space Vacancy Rates in BC

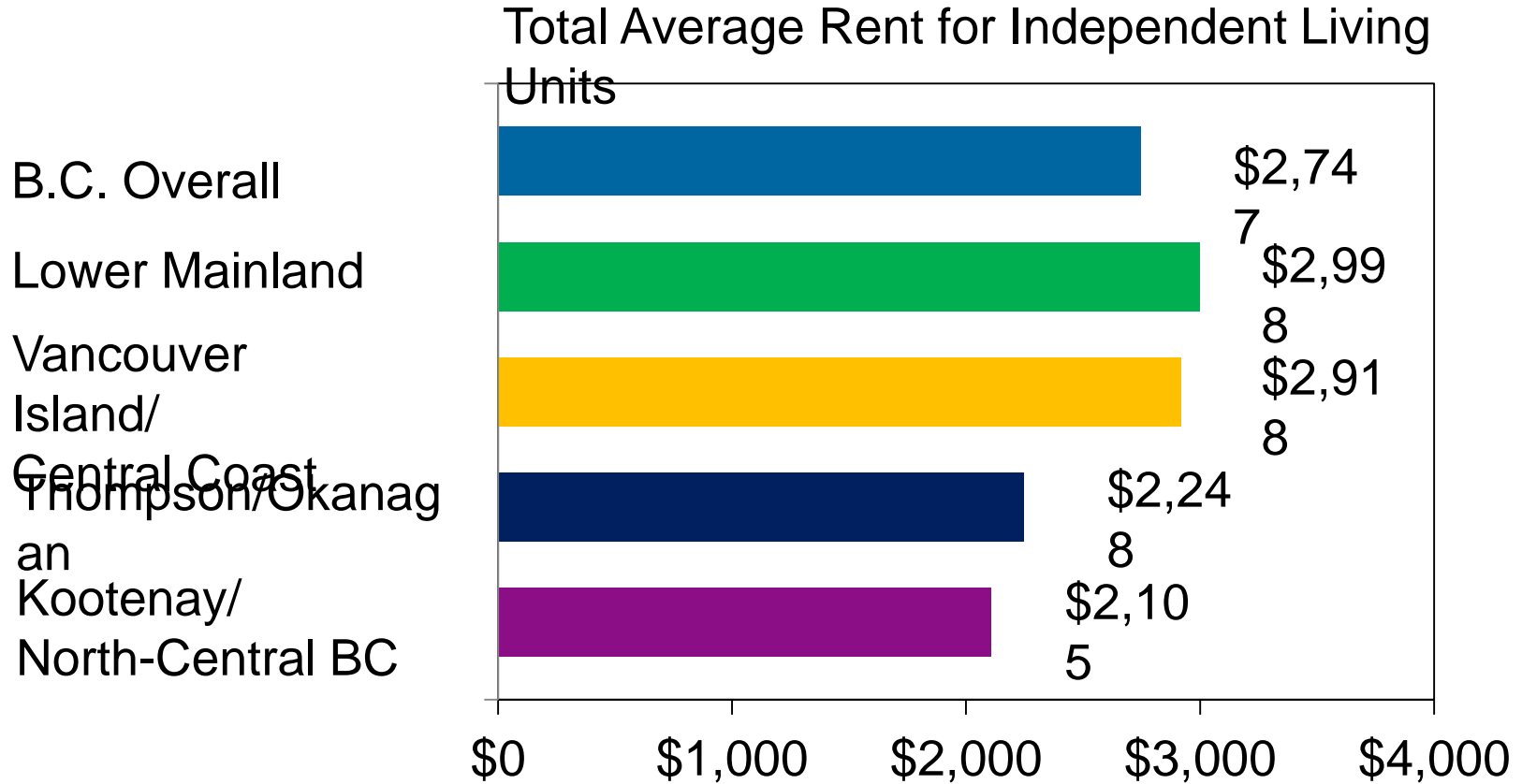


Standard Space Average Rent Across Canada



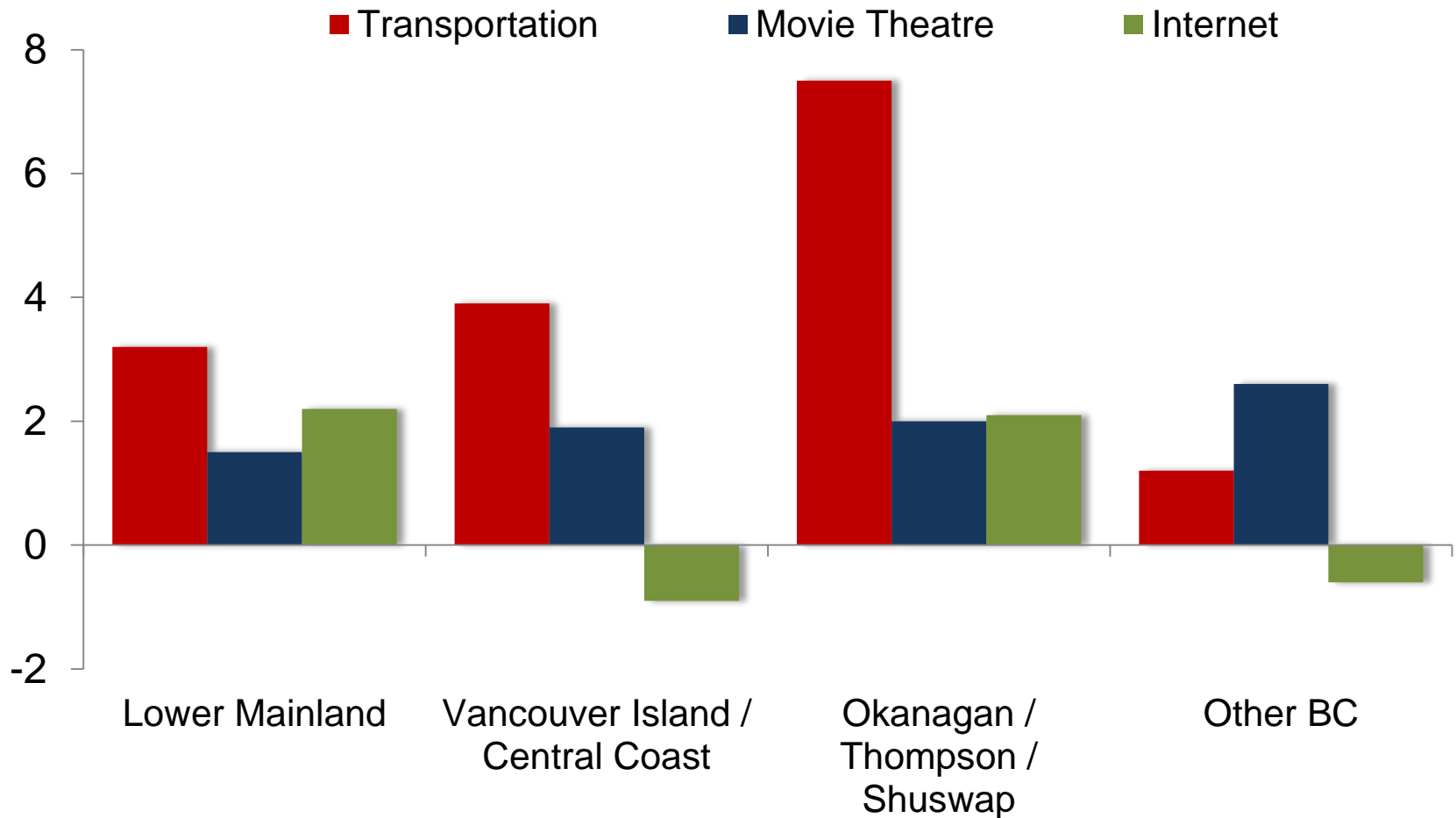
Source: CMHC Seniors' Housing Survey 2013

Lower Mainland Rents Highest



Proportion of Residences Offering Amenities Increases

Percentage point change 2013 vs 2012

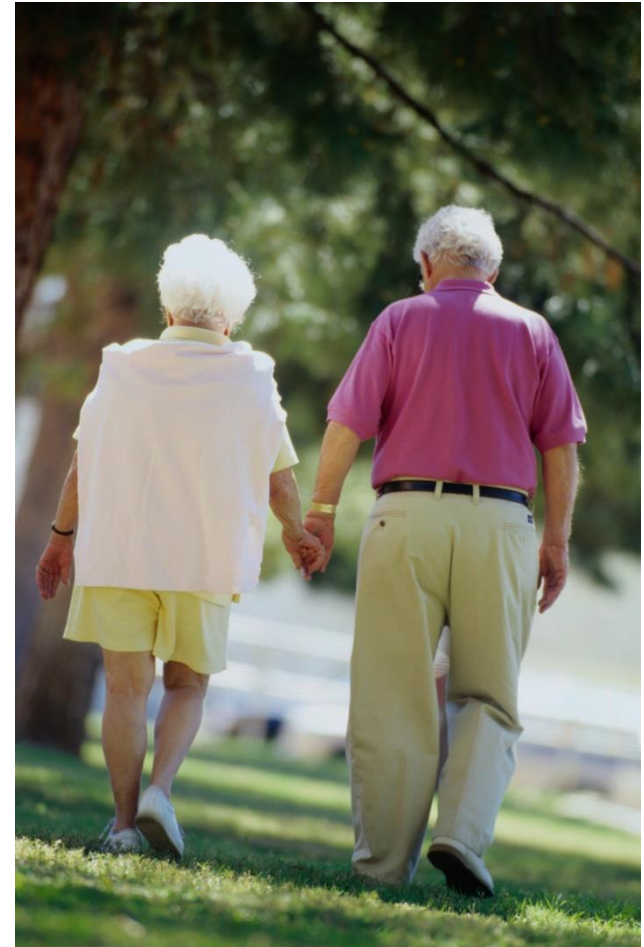


* Reflects the change in the proportion of residences offering the specified amenity versus 2012 levels.

Sources: CMHC Seniors' Housing Survey 2013 and 2012

Summary

- Supply of seniors' housing will continue to grow to meet the increased demand from an increasing seniors population
- Seniors housing will evolve, responding to changing needs and preferences
- Vacancy rates and rent levels will move in response to the changing



Thank YOU!

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Coming in June:
CMHC's 2014 Seniors Housing Report

Visit www.cmhc.ca

