

NORTH CARIBOO SENIOR HOUSING GAP ANALYSIS



January, 2021

Senior Housing Assessment

Prepared by Anna Rankin - Rankin Community Services
Prepared for - North Cariboo Seniors' Council
In partnership with City of Quesnel
Funded by Union of British Columbia Municipalities

North Cariboo Senior Housing Inventory and Gap Analysis

CONTENTS

EXECUTIVE SUMMARY	3
INTRODUCTION	3
Background Information.....	3
Methodology	5
SUMMARY OF SENIOR’S HOUSING DEMAND SURVEY	5
Population and demographic trends.....	5
Affordability.....	6
Needs.....	7
Options	9
Housing Preferences.....	10
CURRENT REGIONAL HOUSING STOCK	11
Summary of housing availability survey.....	12
Results of outreach to landlords and property managers	13
RESULTS OF SECOND HOUSING SURVEY	13
Housing Preferences and Price Range.....	13
MULTI-GENERATIONAL HOUSING	15
NON-MARKET SENIOR HOUSING	16
STAYING HOME LONGER	17
Home Adaptations.....	17
Home Support	18
DISCUSSION	19
SUMMARY	21
APPENDIX	22
A. Results of Housing Demand Survey – September, 2020	22
B. Results of Housing Supply Survey – September, 2020	46
C. Results of the Second Senior Housing Survey - December, 2020.....	52
D. Housing Guide – Market & Non-Market Housing in the region.	71
REFERENCES	71

EXECUTIVE SUMMARY

The objective of this report is to compile primary and secondary research data to support senior housing development in the North Cariboo Regional District. Through a summary of existing reports, literature review and local surveys the data shows that our region, along with many others, is facing a severe shortage of appropriate housing for seniors.

The 2016 national census showed that there are 3200 regional residents moving towards age 60 within 5 years. The senior population in the region is growing and seniors will make up 29% of our population by 2031. From 2016-2031, the 65-74 age group is expected to increase by 151 net new households, with 121 owner-households and 30-renter households. From 2016-2031, the 75 years and over age group is expected to increase by 562 net new households, with 386 owner-households and 176 renter households. ([Housing Needs Assessment, Gap Analysis and Action Plan, 2019, pg 69](#)).

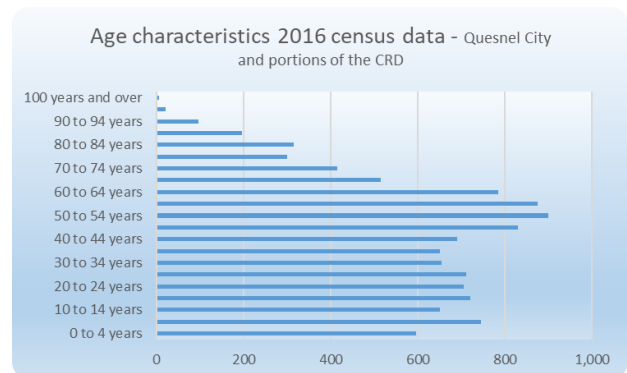


Fig. 0

The housing stock is aging and is unsuitable for many seniors and apartment vacancy rates are extremely low. Seniors are looking for manageable properties, both market and non-market housing as well as supported living options. This is confirmed by survey results, as well as existing waitlists for apartments, assisted living residences and long term care. At any given time 8-10 hospital beds are utilized by seniors awaiting discharge, unable to return to a home that may be unsafe.

The results of this report strongly support the case for funding and developing senior housing in the region. It is important to fund non-market housing, but also to attract developers who are able to generate an appropriate return on investment for market-rate housing. The research confirms that the Quesnel area requires multiple senior housing projects including affordable subsidized housing, but can also absorb market-rate housing and that there is an *urgent and growing need for both*. Residents should also consider increasing multi-generational housing options; including suites, carriage and coach houses, all supported by City bylaws. As well, the community has a demonstrated need for additional assisted living and long term care capacity.

INTRODUCTION

Background Information

The City of Quesnel is becoming a designated 'Age-Friendly' community, working actively with the public to enhance services and supports for seniors in the region. Age-friendly communities are inclusive,

accessible, and safe. The Age Friendly movement was started by the World Health Organization (WHO) which developed a systematic approach to increase age-friendliness of municipalities.

In age-friendly communities, policies, programs, services, and infrastructure related to physical and social environments are designed to address the needs of all residents — including seniors. Accessible buildings and streets enhance mobility for people with limited mobility, but also parents with strollers, cyclists, and scooter-riders. Neighbourhoods and public places are safe and welcoming. Families are satisfied their older members can access the services and supports they need. Many voices are heard in making community decisions and, in general, the whole community benefits from the continued participation of older citizens in work or volunteer activities.⁷

The City of Quesnel commissioned the [Age-Friendly Assessment & Action Plan, 2018](#) which provides a framework for planning for the City, the CRD and the North Cariboo Seniors' Council. The North Cariboo Seniors' Council is itself a product of the Age Friendly assessment process. In 2019, the City secured a Union of B.C. Municipality (UBCM) grant to establish the Council. The Council was officially registered as a Society in November 2019. The Council is now a stand-alone organization with a diverse volunteer Board and the following mission:

“To protect and enhance the safety, quality of life, livability and sustainability of the senior community” ~North Cariboo Seniors' Council

The council set to work in its first year applying for and receiving grants for meal delivery programs, yard labour and taxi services for seniors. The council also adopted a logo, set up an office, created a website, developed outreach materials and enlisted over 40 volunteers to assist with the work ahead.

Building on a comprehensive community wide, general '[Housing Needs Assessment, Gap Analysis and Action Plan, 2019](#)' commissioned by the City and the CRD, which determined that the community must '*prepare for anticipated growth in population aged 65 and over*', the North Cariboo Seniors' Council partnered with the City of Quesnel to secure a second UBCM grant to determine the demand and supply of housing suitable for seniors across all socio-economic levels. The seniors' council has strong support for this initiative from the City, Northern Health, and the Cariboo Regional District.

This report summarizes the results of this senior housing assessment and provides a case for funding agencies, private developers and the community to support a range of housing options that will address current and future housing needs of all seniors, regardless of income.



Methodology

Three distinct projects were undertaken to gather data on supply and demand for senior housing in the region.

Initially, two surveys were created to assess housing supply and demand. The demand survey was aimed specifically at seniors and their families, and the supply survey was aimed at landlords. The Senior Housing Demand Survey ([Appendix A](#)) and Senior Housing Supply Survey ([Appendix B](#)) were deployed simultaneously to the community through a variety of means and with the assistance of City of Quesnel, Cariboo Regional District (CRD), North Cariboo Seniors' Council (NCSC), Better at Home, and Northern Health (NH). 45 paper copies of the supply survey were mailed to landlords registered with the City. Better at Home mailed out over 50 copies of the demand survey to clients. City of Quesnel and NCSC supplied paper surveys to the community and the City of Quesnel, CRD and NH posted the survey links online through Facebook. The surveys linked to the NCSC website. The community was asked to comment between Sept 18 and Oct 5, 2020. A total of 193 demand survey responses and 50 supply survey responses were received. A total of six paper responses were received and entered to the demand survey results manually.

Secondly, a senior housing database was established. Calls to over 30 landlords and property management companies in the region was undertaken to understand the availability, amenities, price range and demand for market and non-market housing including long term care, assisted living, subsidized senior living etc. The database and a printable 'Rental Guide' now resides on the North Cariboo Seniors' Council website, available for seniors in need of housing. www.caribooseniorscouncil.org

Thirdly, due to the Covid 19 pandemic, a planned community open-house event was replaced by a third survey which aimed to take a deeper dive into what seniors are looking for and what they can afford. The survey was deployed in the same way as the first ones, with the same partners. 210 individuals responded between December 2-21, 2020 and information on housing preferences, rental and purchase affordability are discussed in the [second housing survey summary](#) below. Full survey results are available in [Appendix C](#).

SUMMARY OF SENIOR'S HOUSING DEMAND SURVEY

Population and demographic trends

In September, 2020, 188 senior housing demand surveys were completed by residents of both the City and the Regional District. (Fig. 1) 79% of respondents were women. The majority of respondents (90/194) are between 65 and 74 years of age (Fig. 5). 89% of respondents do not plan to leave the community. Most are longtime residents of the area, with 71% having lived in the community over 30 years (Fig. 4). Many (32%) have been in their current home for over 30 years and almost 50% of respondents have lived in their current home for over 20 years. However, there are also senior newcomers to Quesnel and area. 10% of respondents have lived in the area for less than five years, many of whom are over the age of 55

(Fig. 3) The 2016 census for City and portions of the region indicates a large demographic (~3200) in or moving towards the 60+ age range. The census data and the housing survey results, underscore the need to diversify housing options in the community.

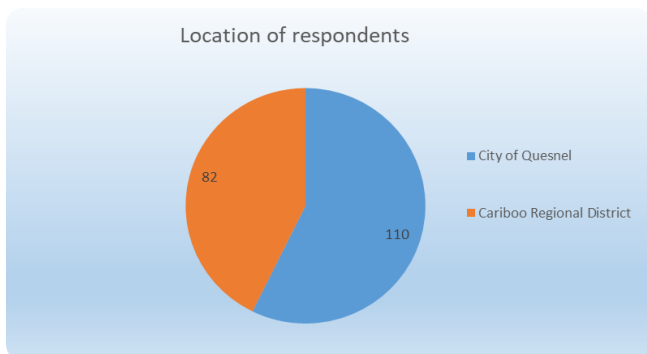


Fig.1



Fig.2



Fig.3

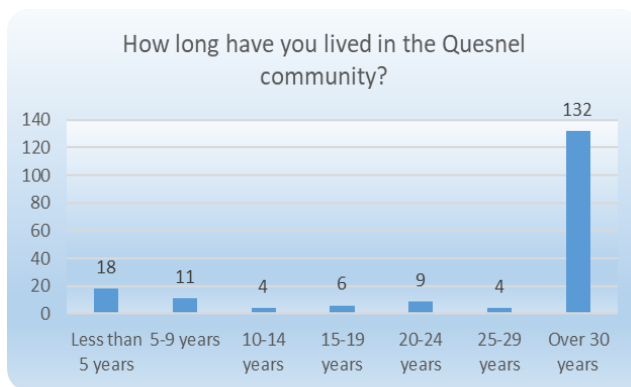


Fig.4

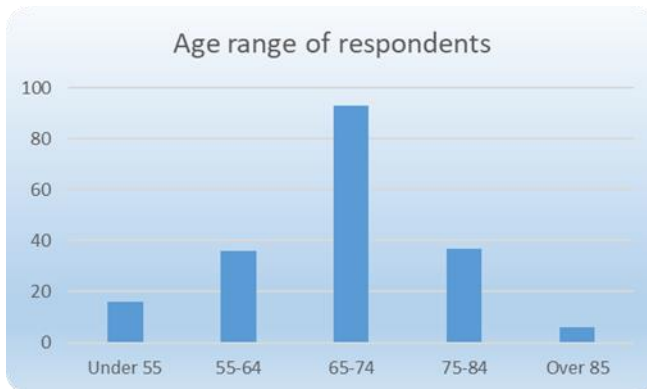


Fig.5

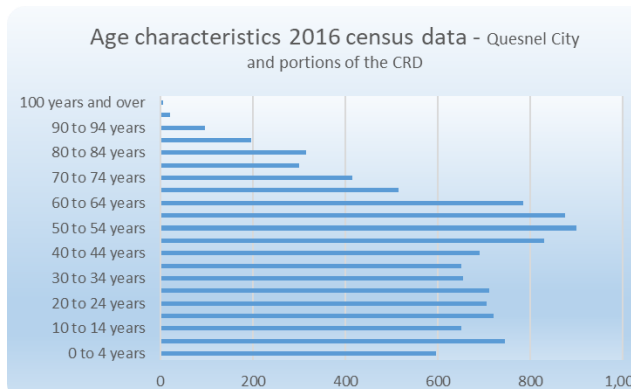


Fig.6

Affordability

Future housing needs in the community are dependant on both need and ability to pay. Roughly 31% of seniors responding to the survey have less than \$40,000 gross annual income, 30% have \$40,000-\$60,000 per year and 38% have over \$60,000 annually (fig. 7). 20% of respondents stated that they must cut back on other bills always, often or sometimes in order to afford their current housing costs (fig. 9). There is a concern expressed by respondents that housing costs may become more unaffordable in the next 5-10 years (fig. 8). This indicates a need for a variety of housing options from subsidized, affordable to higher end. Over 119 respondents currently own a home without a mortgage which implies that there is significant equity that can be transported to a home that is more suitable for current needs. In section [Housing Preferences](#) below, 87 respondents indicated that they prefer home ownership over renting.

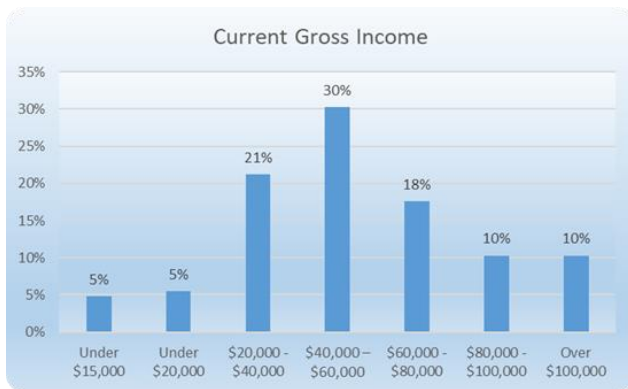


Fig. 7



Fig. 8

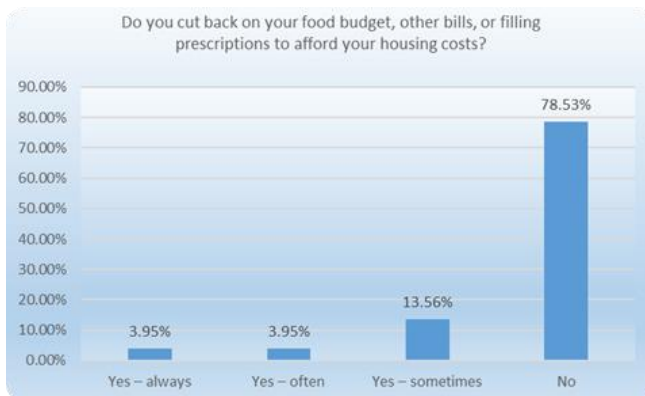


Fig. 9

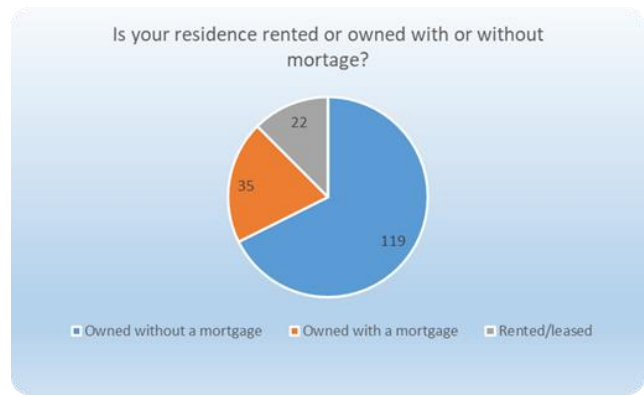


Fig. 10

Needs

The 'Housing Needs Assessment, Gap Analysis and Action Plan 2019' determined that 442 net new housing units are required in the City by 2031. Fewer units are required in the CRD, however both charts below show the dramatic trend towards targeted housing needs for those over 65.



Fig. 11

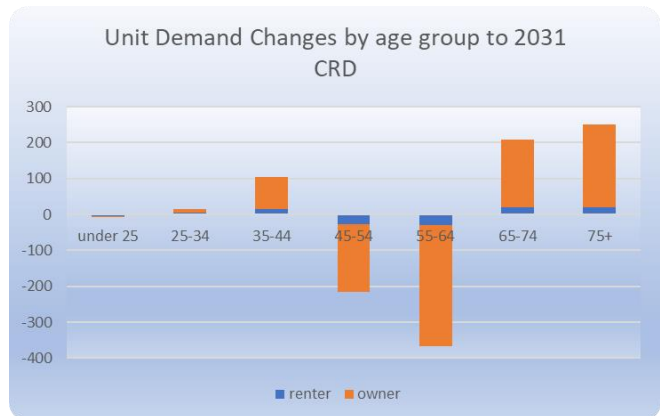


Fig. 12

*'Housing Needs Assessment, Gap Analysis and Action Plan, 2019'

When asked about the suitability of their current housing, 127 respondents (68%) stated that their home isn't suitable now or may not be in 5-10 years (orange bars Fig. 13). An additional 14% stated that their home would not be suitable in 10-21 years. Only 17% of respondents felt their home would be suitable for the next 20 years (Fig. 13). 57 respondents described an existing physical limitation that affects their housing needs (Fig. 14). Limitations were mostly related to mobility, but other limitations were cited including illness (ex. cancer, Parkinson's disease, COPD, heart disease), loss of sight or confined to a wheelchair (Fig 15). Stairs, steps, yard and house maintenance were listed as challenging for this group.

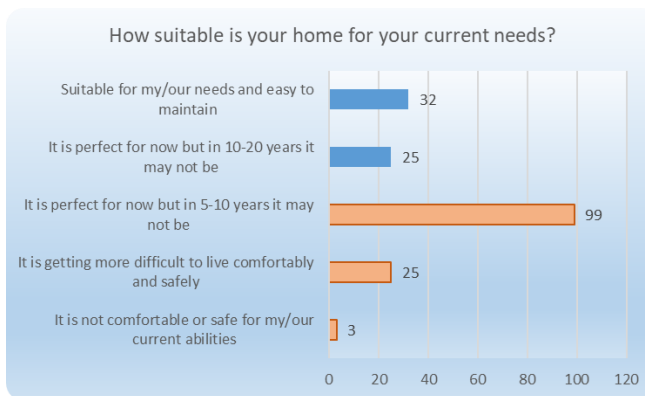


Fig.13

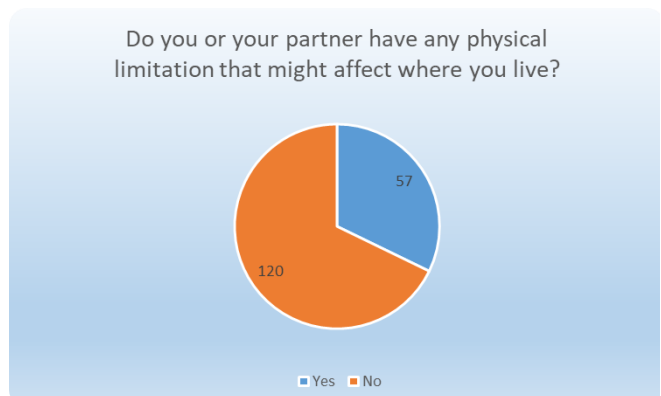


Fig.14

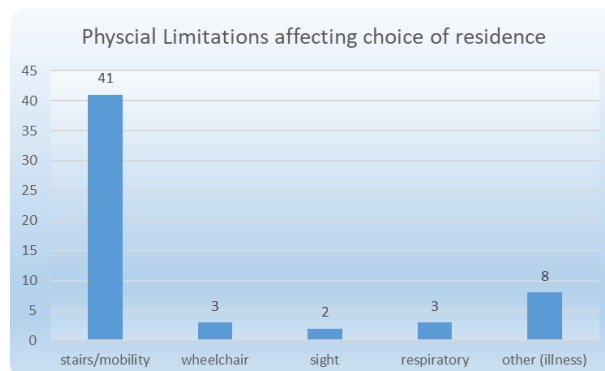


Fig. 15

Options

The survey showed that the majority of seniors would prefer to stay in their home rather than move to a care home, if they could renovate or have home support (Fig. 16 & 17). This is not in conflict with the desire to downsize. Even if seniors downsize, there will likely come a time that they will need supports.

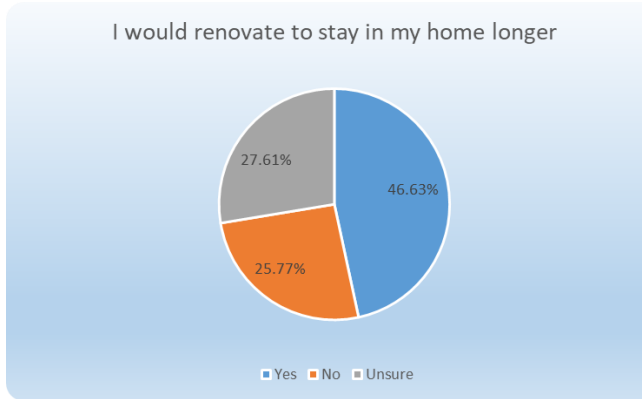


Fig. 16

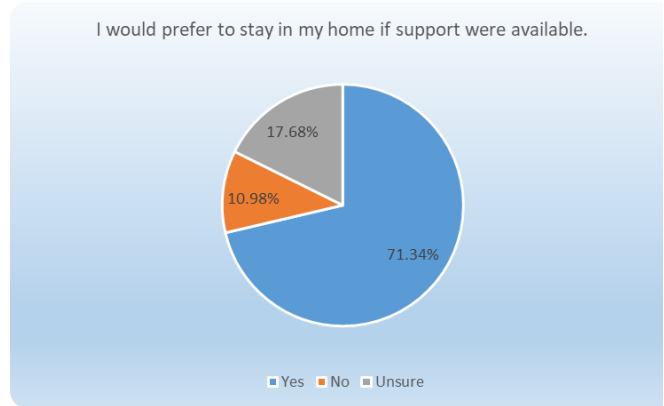


Fig. 17

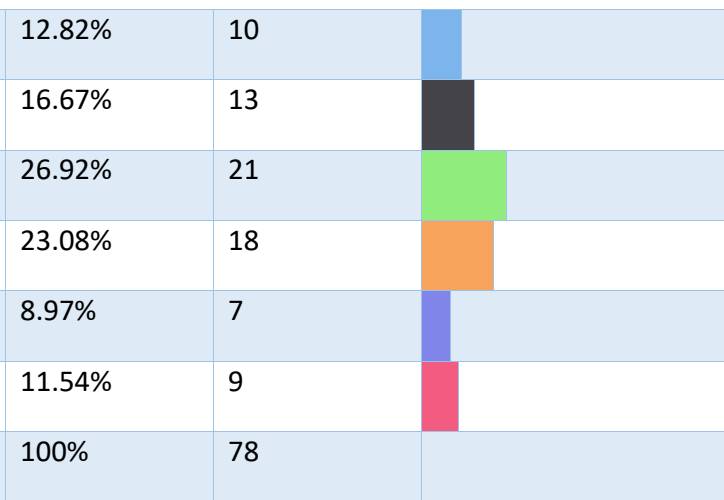
Additional survey information from December below, shows that homeowners are prepared to pay for both. Home support services selected include: housekeeping, meal preparation, yard and garden help, personal care and snow removal. Renovations required include: ramps, bathroom safety, a bedroom on main floor, laundry on main floor, handrails, door knobs and latches, and stair lifts.

Q12 Survey #2 - What would you pay per month for home care support in order to stay in your home longer?

Choice	Percentage	Count
\$100	18.38%	25
\$200	33.09%	45
\$300	32.35%	44
Other amount	16.18%	22
Total	100%	136

Q14 Survey # 2 - What are you prepared to pay for renovations in order to stay in your home longer?

Choice	Percentage	Count
--------	------------	-------

\$1000	12.82%	10	
\$2000	16.67%	13	
\$5000	26.92%	21	
\$10,000	23.08%	18	
\$20,000	8.97%	7	
Other amount	11.54%	9	
Total	100%	78	

This data and the following research by Ryerson University, implies that there is likely a growing demand in the community for both carpenters and home support workers.

“The National Institute on Ageing at Toronto’s Ryerson University conducted an online survey of 1,517 Canadians aged 18 and over in late July, 2020. Sixty per cent of respondents said the COVID-19 pandemic had changed their opinion on whether they’d arrange for themselves or an older loved one to live in a nursing or retirement home. The number climbed to 70 per cent for respondents aged 65 and older. Ninety-one per cent of respondents said they would try “to live safely and independently in their own home as long as possible”. For those over 65, the number was nearly 100 per cent.”
[BNN, Bloomberg.](#)⁵

Housing Preferences

When asked what type of housing tenure is preferred, should they move in the next few months to five years, respondents overwhelmingly (87%) prefer homeownership to renting (Fig. 18). 64% of respondents said they plan to move in the next five years. This aligns with the response to the ‘needs’ question above about housing suitability; that their home isn’t suitable now or may not be in 5-10 years 28/168 (Fig. 13). Respondents will look for a smaller easier to manage single family home and 55/168 expressed interest in a gated community, townhouse or apartment. Of the 38 respondents who selected a gated community as their preferred option in the next 5 years, 16 were from the CRD and 22 live in the City (Fig. 19). There were several individuals (15) completing the survey who are looking for some assisted or supportive living immediately. This is not a surprise since the waitlists at Fraser Village (30 units), Maeford Place (36 units)

and Dunrovin (117) units are long. In the case of Maeford it is two years and Dunrovin 6-8 months (Northern Health, Oct 23/20, personal communication).

As stated in the 'Housing Needs Assessment, Gap Analysis and Action Plan 2019', (pg. 75) commissioned by the City and CRD, there is a need for at least 10 more senior housing units and 11 more assisted living units. Roughly 30% of hospital (8-10) beds are occupied by seniors that could be discharged but their home is not suitable and no other options are available. (pg. 61)

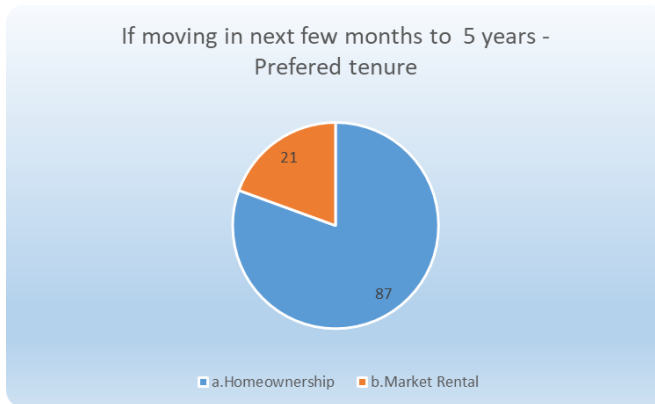


Fig. 18

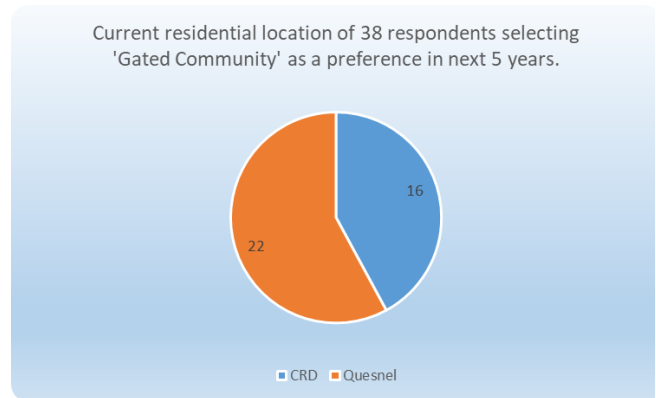


Fig. 19

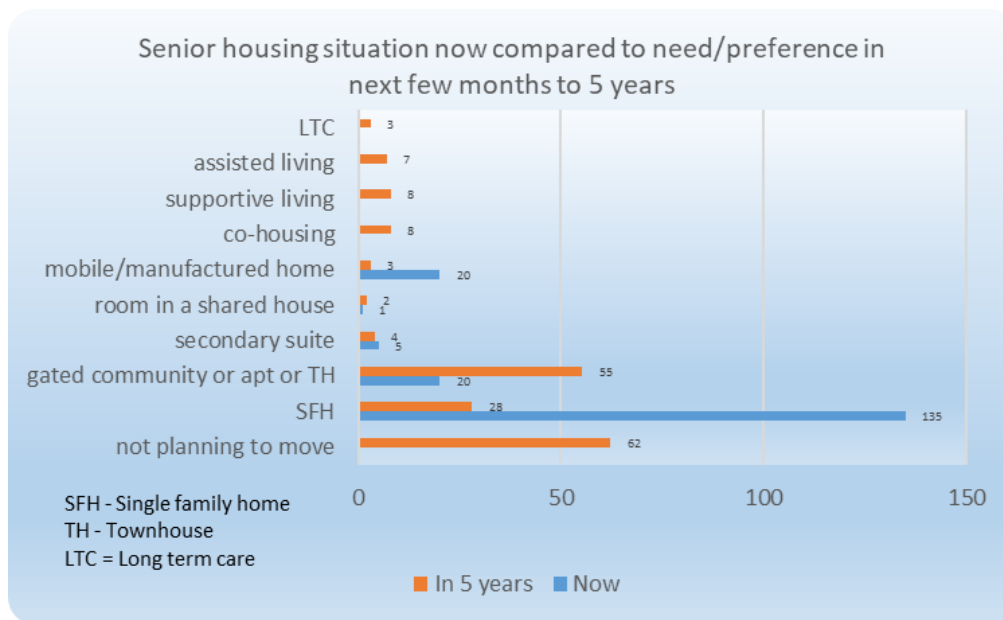


Fig. 20









CURRENT REGIONAL HOUSING STOCK

Summary of housing availability survey

The senior housing supply survey was deployed through the same channels as the senior housing demand survey, with the link residing on the North Cariboo Seniors’ Council website. There was little uptake on this survey and the answers to the questions confirm and support the fact that rental demand is high and rental availability is low.

50 individuals attempted the survey, however only 22 actually own rental accommodation. Most (10) of the respondents own a single family rental home.

Q. My rental property is... Check all that apply if you own more than one rental type.

Choice	Percentage	Count	
Unit(s) in a multi-unit building	9.09%	2	
Entire apartment building	4.55%	1	
Duplex	18.18%	4	
Townhouse(s)	0.00%	0	
Single family home/Mobile home on a lot	45.45%	10	
In home secondary suite	36.36%	8	
Detached suite/building on the same property	9.09%	2	
Mobile/Manufactured home in mobile home park	4.55%	1	
Carriage house – dwelling space in an accessory building on the same property (ex. in a garage)	0.00%	0	
Coach house – a freestanding secondary dwelling on the same property as a single-family home.	9.09%	2	
Total	100%	22	

Five

Property owners own between 2-6 units and one owns between 16-25 units. The remainder of the respondents own a single unit. Of all the units reported, only 2 are accessible. There was little interest (2/50) from respondents in building an in-house suite for seniors. All landlords who responded state that

they have no problem renting their property and vacancy rates are very low. No one reported ever having trouble finding renters. 10/15 landlords are not interested in adding their units to a rental database for seniors. Two respondents are interested in participating in community efforts to plan accommodation for seniors in Quesnel and area. Three respondents provided their email address for follow up on this issue.

This data supports the findings from the North Cariboo Housing Needs Assessment and Gap Analysis which determined that vacancy rates in Quesnel are very low.

Results of outreach to landlords and property managers

Data for the rental database developed for the purpose of this contract, was gathered by phoning landlords and rental managers. Conversations confirmed that landlords have no trouble renting suites that become available. The database includes apartments, townhouses, duplexes and triplexes. An inventory of in-home suites was not possible as community response to requests for this data was negligible. The rental rates for 1 and 2 bedroom apartments range from \$600- \$1100. The database includes the number of units and names of rental buildings. In most instances the phone number, accessibility information and rental rates are also included. This database resides on the North Cariboo Senior Council website and the volunteers with the council will continue to add and update contact information as data becomes available. <http://www.caribooseniorscouncil.org/rentals/>

RESULTS OF SECOND HOUSING SURVEY

Due to Covid 19, a planned community open house was replaced by a second housing survey. The survey aimed to drill down further into the preferred types of senior housing, both market and non-market. The objective was to gather local data for developers and builders to show demand and willingness/ability to pay to support appropriate development.

210 people took the survey and the results confirm other research data that support the need for additional senior housing in the community across the spectrum. Most respondents were between the ages of 60-75 and 32% live alone. This survey also resulted in an email contact list of 14 seniors with an expressed interest in an assisted living facility model that provides independent living, with options to purchase meals in a common dining room along with other amenities such as salon, bank machine, common areas and outdoor natural spaces.

Results are discussed below and the full survey results are in [Appendix C](#).

Housing Preferences and Price Range

Once again, the survey results confirmed that 68% of seniors own their home without a mortgage and within 5 years, 28.5% of respondents plan to downsize. That number increases to 54% of respondents planning to downsize within 10 years (Fig. 21). Knowing that there are currently have 3200 seniors in the region, this may indicate that within 10 years, 1700 seniors will want to downsize. Likely this could overestimate the demand, but it does show that preparations are required. It also doesn't account for

seniors moving here from other regions to be close to family and because of more affordable housing relative to many other regions in the province. As the first senior housing survey indicated, 10% of respondents are newcomers to the region. ([Q. 9 Appendix A](#))

Choice	Percentage	Count
1-5 years	28.50%	59
5-10 years	26.09%	54
10-20 years?	24.15%	50
I do not plan to downsize	21.26%	44
Total	100%	207

Fig. 21

Respondents were asked about their housing preferences, when they choose to downsize. Again, if this were to apply to the whole region (3200 seniors) it strongly supports a case for strata development (26.7%), apartments (14.1%) and at least one more assisted living complex (16%). (Fig. 22). On the question of cost, of those that prefer to own 57% state that they are willing to pay more than \$200,000 and 29% more than \$300,000 for their next home. 23% of renters are willing to pay over \$1000/month for accommodation. ([See Q. 6&7 Appendix C](#)). It is well known that Quesnel regional rental rates are low compared to other regions and there is a significant segment of residents that are unable to pay higher rents, but the portion of residents willing and able to pay higher than median rents is evident, and growing. Providing new senior housing at the higher range of rental rates, frees up space in the mid-range rental market, currently experiencing zero vacancy. Of note, 112 respondents to the survey said they would be interested in any new apartment building with an elevator, close to downtown (Fig. 22).

Choice	Percentage	Count
Apartment/Condominium - with an elevator in the building	14.08%	29
Strata Gated Community – single level homes	26.70%	55
Townhouse	1.94%	4
Secondary suite	0.49%	1
Smaller single family home	16.50%	34
Mobile Home in a park	4.37%	9
Cohousing – smaller homes within an intentional community; strata	6.31%	13



Assisted Living for independent adults - including meals, recreation and some care support	16.02%	33	
I do not plan to downsize	13.59%	28	
Total	100%	206	

Fig. 22

When it comes to assisted living, both the September and December surveys revealed a need. As stated elsewhere in this report the waitlist for assisted living is over 100. Although the majority of respondents to this survey are not currently in need of assisted living, the data below shows that there are individuals willing to pay for assisted living services (Fig 23). If over 5% of the surveys 189 respondents to this question, would pay over \$2500 for assisted living is it possible that 5% of the communities’ 3200 seniors might as well? This would mean 160 individuals. This isn’t far from the level of the current wait list and serves to provide further evidence that Quesnel could support more private pay assisted living models, especially if other options are limited.

Q. 16) Do you currently need assisted living with home care, meals and recreation programming? If you don’t qualify for subsidies what is the maximum you are prepared to pay per month?

Respondents: 189




Choice	Percentage	Count	
\$2500	3.17%	6	
\$2500 - \$3000	0.53%	1	
\$3000 - \$4000	1.06%	2	
Over \$4000	0.00%	0	
I do not currently need assisted living with home care	95.24%	180	
Total	100%	189	

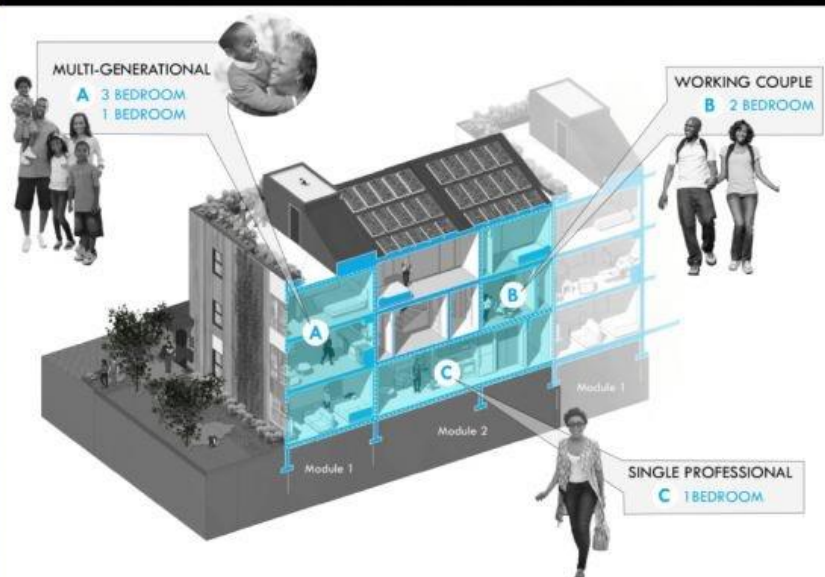
Fig. 23

MULTI-GENERATIONAL HOUSING

Research shows that multi-generational housing is becoming more popular across North America. (2019 Home Buyers and Sellers Generational Trends Report) ⁶ Taking care of aging parents, saving on housing costs, and making space for children over the age of 18, are primary reasons for creating a multi-generational household. This is an important aspect of the overall housing and support system for the senior community to consider.

Is Multi-Generational Living a Solution for a Multitude of Societal Challenges?

1. Allow for mixing together and total privacy for people.
2. Think about home safety in multigenerational ways
3. Deploy technology with young, middle aged and older people's needs in mind
4. Think about allowing people to move around with ease inside and outside the home
5. Allow for the home passions or pursuits for each generation
6. Add good lighting everywhere
7. Add motion sensitive low-level light where needed
8. Consider installing a second kitchen or 'kitchenette'.
9. Have multiple bathrooms with showers installed
10. Use universal design



*Reproduced with permission from Jon Warner – Architect for Innovation, Technology, Healthcare, and Aging Populations.

Many single family homes could be renovated to separately accommodate returning adult children and later, aging parents. The City of Quesnel recently introduced bylaws to allow [Accessory Dwelling Units](#), another way to encourage appropriate housing and family support for seniors. Multi-generational living has many benefits including building stronger bonds and developing closer family relationships, across generations. It's also a way to share the costs of purchasing a home, and as a way to pool resources and limit spending on childcare, grocery shopping, home maintenance, and other essentials down the road.

NON-MARKET SENIOR HOUSING IN QUESNEL

The community of Quesnel has several non-market housing residences specifically for seniors. Data is based on personal correspondence undertaken in November, 2020.

Fraser Village is subsidized housing for seniors managed by BC Housing. There are 57 units. None of them are fully accessible but they are adaptable. To qualify, residents must fit into BC Housing income thresholds for low income housing.

Silver Manor is a building for seniors in North Quesnel, built by the Lion's Club in 2019, with funding support from BC Housing. It is managed by the Dakelh and Community Housing Society. Units are ~ \$700. There are some financial criteria for residency based on total assets. The Dakelh Housing assists eligible residents to access funding to subsidize rent through SAFER program. Waitlist is currently 29.

Redwood Residence is a private senior home in the regional district. It is a staffed residence with 11 accessible units and 23 on wait list. The cost is \$3300/mos. Meals and housekeeping services are included, but there is no nursing care provided.

Maeford Place is a downtown assisted living facility with 36 units operated by Vantage Living. 35 units are subsidized by Northern Health and one unit is private pay. Subsidized unit rents are based on a percentage of income. It is a partnership between Quesnel Senior Housing Inc., Vantage Living and Northern Health. It is aimed at independent seniors' preferring private accommodation, but who require some assistance with services such as meals, personal care, and administering medication. Northern Health determines the clients, based on highest need through ongoing assessments of seniors. Currently (November 2020), there are 102 people on the waitlist for Maeford (with up to a two year wait).

Dunrovin Park Lodge is a long term care facility with 117 beds for seniors. The facility consists of complex care, hospice, respite and special care unit. Maple House is a secured unit with 20 beds and 1 respite bed specifically for residents requiring more supervision. The Hospice Care Unit has 3 Hospice Palliative care beds and 3 respite beds. Complex Care is made up of 91 beds in the following areas: Jack Pine; Mountain Ash; Sugar Loaf; Lodge/Moose Heights; Blackwater. Each area has its own dedicated dining lounge. Currently (November 2020) there are 44 on the waitlist for Dunrovin (6-8 months)

“The vast majority of people who are on a waitlist manage at home, often with supports from family, friends, Northern Health, and sometimes private assistance. There are unfortunately a few people who, for a variety of reasons, end up waiting in hospital. This is a significant issue within the health care system, as a hospital environment almost always leads to poorer health outcomes on a variety of measurements for people, particularly, but not exclusively, for our more frail elderly population. Having this population in an acute care bed also presents operational risk in that we lose capacity to deal with acute care issues (which is the purpose of a hospital). We are a 37 bed hospital – 24 med/surg, 3 obstetrical, 4 ICU, 6 psych. The numbers fluctuate day to day (literally), but if I was to consider the prior two year history, I’d say around 20 – 25% do not require acute care and could be discharged from hospital with suitable living arrangement and supports.

(Personal communication, Oct 19/20, Northern Health).

STAYING HOME LONGER

Survey results and general research shows that seniors would prefer to stay in their home as long as possible. This may be accomplished by renovating the home to make it safe and secure, or it may mean accessing supports from various services. This section summarizes the programs currently available for each of these options.

Home Adaptations

In the second survey, respondents listed the following home improvements that may be required to stay at home longer:

- Install a stair lift
- Install ramps
- Renovate bathroom with 'safety' features
- Add a bedroom on the main floor
- Move laundry facilities to the main floor
- Add a security system
- Install handrails, retrofit door knobs and latches

The BC Home Renovation Tax Credit for seniors provides up to \$1000 or 10% of the renovation cost if the following criteria are met:

1. The renovation must be to your principal residence, which is the home you primarily live in (including a non-seasonal mobile home).
2. The renovation or alteration must help a senior or a person with a disability by:
 - a) Improving access to the home or land,
 - b) Improving mobility and functions within the home or land, or
 - c) Reducing the risk of harm within the home or land.

<https://www2.gov.bc.ca/gov/content/taxes/income-taxes/personal/credits/seniors-renovation>

Home Support

Better at Home provides the following services for seniors in the region:

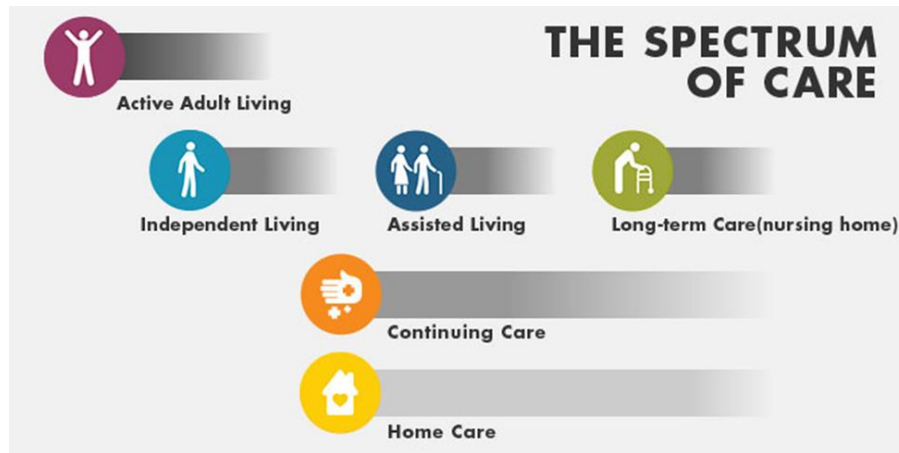
- Transportation
- Minor home repairs
- Snow shoveling
- Light yard work
- Grocery shopping
- Light housekeeping
- Friendly visiting

Northern Health provides home and community care services for those who qualify:

- Support for clients to remain independent in their own homes for as long as possible
 - Home support provides personal assistance with daily activities, such as bathing, dressing, grooming, and medication assistance.
- At-home services (for example, home care nursing) to prevent admission to hospital or to allow for earlier discharge from hospital
- Respite (temporary relief) for a client's unpaid caregivers

DISCUSSION

Senior housing can be viewed as a continuum with active, independent living through to assisted living and long-term care. Quesnel has elements of each, but as the population ages additional housing is required. Rural (non-metropolitan) communities across the North share this challenge.



*Guelph Senior Communities – www.comfortlife.ca

Recent research by the Community Development Institute at UNBC, comparing the state of non-metropolitan housing in Canada, found the following:

“The economic sustainability and community wellbeing of non-metropolitan Canada is at risk because the state of housing has become a key constraint on economic and community development. Non-metropolitan area (NMA) communities, expecting to see large parts of their workforce retiring in the next decade, are concerned with retaining their youth, attracting a new workforce, and enabling their retirees to age-in-place. The current NMA housing stock ticks none of those boxes. It is old, not energy efficient, in need of major repairs, lacks modern amenities and design, and is not accessible or adaptable for those wanting to age-in-place. Ignoring housing issues in non-metropolitan Canada will have serious consequences, including decreased economic potential and increased cost of public services.” (p. 2, Morris, Good Halseth, 2020)

“Over the coming years, communities will find that many of their older residents are living in large, older homes that are, or soon will be, too much for them to manage and afford. Major and minor repairs, even regular maintenance, will be neglected. Housing stock will deteriorate, and along with it, home owner equity and neighbourhood attractiveness. Without options and action, aging-in-place in the community may not be possible. This can lead to out-migration or premature institutionalization.”

[\(p. 19, Morris, Good Halseth, 2020\)](#)

Quesnel is no exception. This study and others, confirm that the region lacks sufficient and appropriate housing stock for older adults.

The research undertaken for this report is designed to understand what senior housing is preferred in the region. Results indicate that residents have a wide range of ability to pay. While many seniors are living on incomes below \$40,000 per year, many others have income over \$80,000 per year. Survey results show a need for affordable, accessible housing with rental rates around \$700/mos. The survey also indicates some seniors are willing to pay up to \$1500 a month for an apartment. Seniors with the means, indicated they would pay between \$2500 and \$4000 per month for independent living with optional meal programs. Of the 210 completing the survey, 14 seniors provided contact information, should such an option become available.

This confirms that the senior housing need in the region is diverse but urgent. Not only is the resident population aging, but the survey research shows that 10% of senior respondents are newcomers, choosing to relocate here to be near family or for reasons of affordability (comparatively lower house prices and lower property taxes). The focus must be on both market and non-market housing options. If more market housing options are available for those who can afford it, space is freed up in the non-market housing space. The long waitlist at Maeford Assisted Living might be reduced if a private independent senior housing residence with meals and in-house services such as a hair salon, computer room and gym were part of the housing mosaic in Quesnel. As well, any apartment with an elevator would likely be in high demand, regardless of other services provided. Survey results show that a new apartment building could command significantly higher rents than the current apartments that are mostly over 30 years old. 23% of renters responding to the survey are willing to pay over \$1000/month for accommodation. At this time there are no alternatives, but as newer units become available, they will likely be absorbed by those with higher incomes, reducing waitlists and freeing up existing apartment space.

The surveys indicated 68% of respondents own their home without a mortgage and many would be prepared to pay over \$250,000 and some over \$350,000 to purchase a more manageable home on one level in a secure environment. Townhouses and one level homes in strata developments or co-housing (intentional community living) were also identified as desirable by survey respondents.

SUMMARY

It is important for the community to work on all fronts simultaneously. Increasing capacity in long term care, freeing up non-market assisted living capacity by building market assisted living housing, and building market apartments and strata developments geared towards seniors. The City has recently introduced bylaws to allow [Accessory Dwelling Units](#) (ADU's) which could provide multi-generational housing through renovation of single family homes. All these actions are important components of a comprehensive senior housing strategy. It will require focused effort by all levels of government, community agencies, local residents and the development community. The data gathered for this report confirms the demand for all these types of housing in the near term.

Additionally, the community would be well-served to support and encourage business services aimed at providing supports to seniors for home-care and for home renovations.

APPENDIX

A. Results of Housing Demand Survey – September, 2020



Quesnel & District Senior's Housing Demand Survey – September 2020

The North Cariboo Seniors' Council is delivering this survey on behalf of the whole region. Please take 10-15 minutes to complete our housing NEEDS survey and encourage your friends and family to participate. The survey is open to all residents of the CRD and the City. We encourage you to complete the survey on behalf of your aging parents or for yourself if you are currently in need of suitable accommodations or envision a need in the next 5-10 years.

All input will remain confidential and used for purposes of identifying common themes that will be highlighted in a final report for the NCSC, City of Quesnel and the CRD (Areas A, B, C, I). This information will contribute to a body of data that supports action to establish appropriate housing for seniors in our community.

The survey closes September 30, 2020 at 4:00 pm. Hard copy surveys are available at the

1. NCSC office – 246 St Laurent Ave unit 102, Quesnel, BC V2J 2C9 **office hours Mon and Thurs 11 am-1:30 pm**
2. City Hall - 410 Kinchant St, Quesnel, BC V2J 7J5 – Drop off in outside mail-box or mail to City address.

Please call NCSC at 250 991-0510 for further information.

Summary report

Quesnel & District Seniors' Housing Demand Survey

10/6/2020 2:38:52 PM

1. Are you a resident of

Respondents: 188

<i>Choice</i>	Percentage	Count	
<i>City of Quesnel</i>	56.91%	107	
<i>Cariboo Regional District</i>	40.96%	77	
<i>Other</i>	2.13%	4	
<i>Total</i>	100%	188	

Other


1	Crd
2	Williams Lake
3	Wells
4	kersley

2. Are you completing this survey in consideration of you or someone else? If you are completing for someone else, please answer all the questions from their perspective.

Respondents: 184

<i>Choice</i>	Percentage	Count	
<i>Me and/or my partner</i>	89.13%	164	

Someone else – if someone else, who?
 Ex. parents, neighbour, friend?

	10.87%	20	
Total	100%	184	

Someone else – if someone else, who? Ex. parents, neighbour, friend?

1	Parents
2	Parent
3	Friend
4	Parent
5	Mother
6	Parent
7	Brother
8	parents
9	Friend
10	Parents
11	parent
12	parents
13	Parent
14	Mother
15	Parents
16	Parents
17	friends
18	Parent
19	Parent

20 Mom

3. What is your age range?

Respondents: 182

<i>Choice</i>	Percentage	Count	
<i>Under 55</i>	8.79%	16	
<i>55-64</i>	19.78%	36	
<i>65-74</i>	50.00%	91	
<i>75-84</i>	18.13%	33	
<i>Over 85</i>	3.30%	6	
<i>Total</i>	100%	182	



4. If you are a couple what age range is your partner in?

Respondents: 181

<i>Choice</i>	Percentage	Count	
<i>Under 55</i>	6.08%	11	
<i>55-64</i>	14.92%	27	
<i>65-74</i>	27.07%	49	
<i>75-84</i>	16.57%	30	
<i>Over 85</i>	1.10%	2	
<i>N/A</i>	34.25%	62	
<i>Total</i>	100%	181	

5. What is your gender?



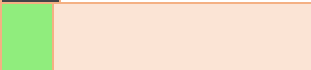

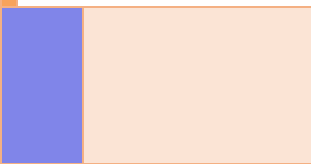

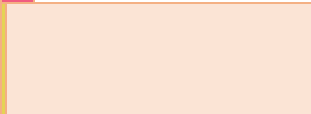

Respondents: 180

Choice	Percentage	Count	
<i>Male</i>	21.11%	38	
<i>Female</i>	78.89%	142	
<i>Other</i>	0.00%	0	
<i>Total</i>	100%	180	

Other

6. Where do you currently reside?

Respondents: 179

Choice	Percentage	Count	
<i>North Quesnel</i>	15.08%	27	
<i>West Quesnel</i>	18.99%	34	
<i>South Quesnel</i>	16.76%	30	
<i>Johnston/Carson Sub</i>	5.03%	9	
<i>CRD Area A (for example, this includes Red Bluff, Kersley and portions of Dragon Lake)</i>	26.26%	47	
<i>CRD Area B (for example, this includes 10 Mile Lake, Bouchie Lake)</i>	10.61%	19	
<i>CRD Area C (for example, this includes Barlow Creek)</i>	1.68%	3	
<i>CRD Area I (for example, this includes West Fraser, Nazko)</i>	2.23%	4	
<i>Lhtako Dene Reserve Lands</i>	0.00%	0	
<i>Nazko Reserve Lands</i>	0.00%	0	

<i>Lhoosk'uz Reserve Lands</i>	0.00%	0	
<i>?Esdilagh Reserve Lands</i>	0.00%	0	
<i>Other – please specify</i>	3.35%	6	
<i>Total</i>	100%	179	

Other – please specify

1	Johnston Sub (*note this option added to survey on day 2)
2	Johnston sub (*note this option added to survey on day 2)
3	Johnston Sub...why not Carson and Johnston not listed? (*note this option added to survey on day 2)
4	Williams Lake
5	Johnston Flat
6	Fraser Village

7. Please check the option that best describes your current housing situation

Respondents: 179

<i>Choice</i>	Percentage	Count	
<i>Single-family detached home</i>	74.86%	134	
<i>Duplex</i>	0.00%	0	
<i>Apartment</i>	6.15%	11	
<i>Townhouse</i>	2.23%	4	
<i>Secondary Suite in single family detached home</i>	2.23%	4	

<i>Carriage House – dwelling space in an accessory building on the same property (ex. in a garage)</i>	0.00%	0	
<i>Coach House – a freestanding secondary dwelling on the same property as a single-family home.</i>	1.12%	2	
<i>Mobile/Manufactured home</i>	10.61%	19	
<i>RV, trailer</i>	0.56%	1	
<i>Sharing with friends/family</i>	0.56%	1	
<i>I have no permanent address</i>	0.00%	0	
<i>Other – Please specify</i>	1.68%	3	
Total	100%	179	

Other – Please specify

1	Fraser village
2	Gated community
3	motel room

8. How long have you lived in your current home?

Respondents: 178

Choice	Percentage	Count	
<i>Less than 5 years</i>	25.28%	45	
<i>5-9 years</i>	14.04%	25	
<i>10 -14 years</i>	8.99%	16	
<i>15-19</i>	2.81%	5	
<i>20-24 years</i>	10.11%	18	

25-29 years	6.18%	11	
Over 30 years	32.58%	58	
Total	100%	178	

9. How long have you lived in the Quesnel community?

Respondents: 178

Choice	Percentage	Count	
<i>Less than 5 years</i>	10.11%	18	
<i>5-9 years</i>	6.18%	11	
<i>10-14 years</i>	2.25%	4	
<i>15-19 years</i>	3.37%	6	
<i>20-24 years</i>	4.49%	8	
<i>25-29 years</i>	2.25%	4	
<i>Over 30 years</i>	71.35%	127	
Total	100%	178	





If you have re-located, where from, and why?

1	Manitoba - For a Job Opportunity
2	Hudson Hope, moved for work
3	Coast
4	Yukon, to be closer to family
5	Mackenzie, to retire
6	from Wells for employment
7	Manitoba- new start

8	PG, moved back to help look after parents
9	Saskatchewan..... family here
10	Fernie.BC.... children live here.
11	Mackenzie, BC to retire
12	Alberta. To live with family
13	Chilliwack
14	From Terrace BC and moved to Quesnel to be close to family
15	Emigrated

10. How suitable is your home for your current needs?

Respondents: 178

	Choice	Percentage	Count	
	<i>Suitable for my/our needs and easy to maintain</i>	16.85%	30	
	<i>It is perfect for now but in 5-10 years it may not be</i>	53.93%	96	
	<i>It is perfect for now but in 10-20 years it may not be</i>	14.04%	25	
	<i>It is getting more difficult to live comfortably and safely</i>	13.48%	24	
	<i>It is not comfortable or safe for my/our current abilities</i>	1.69%	3	
	Total	100%	178	

11. Is your housing:

Respondents: 174

Choice	Percentage	Count	
<i>Owned without a mortgage</i>	67.24%	117	
<i>Owned with a mortgage</i>	20.11%	35	
<i>Rented/leased</i>	10.34%	18	
<i>Other – Please specify</i>	2.30%	4	
Total	100%	174	

12. Please estimate your household's gross income in 2019 (before taxes)


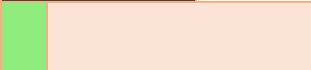
Respondents: 159

Choice	Percentage	Count	
<i>Under \$15,000</i>	5.03%	8	
<i>Under \$20,000</i>	5.66%	9	
<i>\$20,000 - \$40,000</i>	19.50%	31	
<i>\$40,000 - \$60,000</i>	30.19%	48	
<i>\$60,000 - \$80,000</i>	18.24%	29	
<i>\$80,000 - \$100,000</i>	10.69%	17	
<i>Over \$100,000</i>	10.69%	17	
Total	100%	159	

13. Do you spend more than 30% of your gross monthly income for all housing costs (rent, mortgage, property taxes, home insurance)?


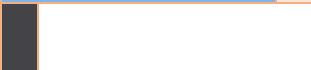
Respondents: 171

Choice	Percentage	Count	
<i>Yes</i>	22.81%	39	

No	62.57%	107	
Unsure	14.62%	25	
Total	100%	171	



14. Do you feel your housing costs are affordable?

Respondents: 169

Choice	Percentage	Count	
Yes	88.17%	149	
No	11.83%	20	
Total	100%	169	

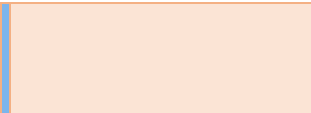
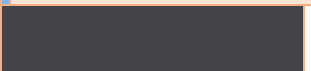
15. Are you concerned that affordability might become more challenging over the next 5-10 years?

Respondents: 169

Choice	Percentage	Count	
Yes	62.72%	106	
No	37.28%	63	
Total	100%	169	

16. Do you receive government assistance for housing?

Respondents: 169

Choice	Percentage	Count	
Yes - If yes, what type of assistance do you receive?	2.96%	5	
No	97.04%	164	

Total	100%	169	
-------	------	-----	--

Yes - If yes, what type of assistance do you receive?

1	subsidy
2	disability
3	Additional Grant with City taxes
4	GIS
5	Subsidy through Mental Health

17. Do you cut back on your food budget, other bills, or filling prescriptions to afford your housing costs?

Respondents: 171

Choice	Percentage	Count	
Yes – always	4.09%	7	
Yes – often	4.09%	7	
Yes – sometimes	12.87%	22	
No	78.95%	135	
Total	100%	171	

18. Do you or your partner have any personal/physical limitations that might affect where you live?

Respondents: 171

Choice	Percentage	Count	
Yes - If yes, please describe the limitation	31.58%	54	
No	68.42%	117	

Total	100%	171	
-------	------	-----	--

Yes - If yes, please describe the limitation

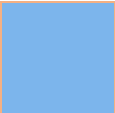






1	stairs
2	Sight
3	increasing age and less mobility
4	depression/anxiety/awaiting back surgery
5	Mobility
6	Limited mobility
7	Stairs
8	Stairs
9	mobility due to age
10	Parkinsons
11	knee and balance issues
12	Stair climbing, gardening, house and yard maintenance, husband has rheumatoid arthritis, both needing surgeries for mobility
13	Wheelchair
14	Getting too old to do the yard work myself
15	Bad hip
16	Mobility issues, ramp required
17	Stairs
18	Stairs
19	Stairs
20	stair climbing























21	Cancer-strength
22	very low mobility
23	osteoperosis - need cane to walk
24	asthma affected by poor air quality
25	mobility
26	Confined to wheelchair for mobility
27	Arthritis
28	lung issues
29	Mobility challenges
30	Arthritis, age
31	Stairs are getting harder
32	Knee problem
33	wife has COPD. I have knee mobility issues (no stairs)
34	RA
35	wheelchair
36	I have mild arthritis and disc deterioration in my lower back which impacts my ability to do heavy household chores
37	require hip replacements
38	Arthriitis
39	Stairs are becoming a problem.
40	Knee joint problems
41	Heart condition
42	arthritis
43	Mobility. The stairs are getting harder to manage

44	walking, stairs
45	hip problem-stairs difficult
46	Parkinsons disease, rhuematoid arthritis
47	cardiac, mobility, respiratory
48	mobility
49	mobility issues
50	My husband has some molbility limitations due to arthritis.
51	MS
52	Heart condition
53	husband is loosing his eyesight
54	Stroke/stairs
















19. If you are looking to move within the next few months to 5 years what type of accommodation would you prefer? Select all that apply.

Respondents: 167

Choice	Percentage	Count	
<i>a. Does not apply, I/we are not planning to move.</i>	36.53%	61	
<i>b. A single detached family home</i>	16.77%	28	
<i>i. In our rural community</i>	2.99%	5	
<i>ii. In town</i>	20.36%	34	
<i>iii. Close to bus route</i>	6.59%	11	
<i>iv. Accessible (modified for wheelchair access)</i>	9.58%	16	
<i>v. With security system</i>	11.38%	19	

<i>c. A gated community</i>	22.75%	38	
<i>i. In our rural community</i>	4.19%	7	
<i>ii. In town</i>	27.54%	46	
<i>iii. Close to bus route</i>	14.97%	25	
<i>iv. With limited access by public (code required for the gate)</i>	15.57%	26	
<i>v. Easy to lock up and leave for periods of time</i>	21.56%	36	
<i>vi. Snow and/or lawn maintenance</i>	24.55%	41	
<i>d. An apartment</i>	8.38%	14	
<i>i. In our rural community</i>	1.80%	3	
<i>ii. In town</i>	14.37%	24	
<i>iii. With an elevator</i>	14.97%	25	
<i>iv. Close to bus route</i>	9.58%	16	
<i>v. With limited access to public (a code is required to enter)</i>	11.98%	20	
<i>e. A townhouse/duplex</i>	11.38%	19	
<i>i. In our rural community</i>	1.80%	3	
<i>ii. In town</i>	17.37%	29	
<i>iii. Close to bus route</i>	12.57%	21	
<i>iv. With security system</i>	12.57%	21	
<i>v. Snow and/or lawn maintenance</i>	14.37%	24	
<i>f. A secondary suite</i>	2.40%	4	
<i>i. In our rural community</i>	1.20%	2	
<i>ii. In town</i>	4.19%	7	

<i>iii. Close to bus route</i>	2.40%	4	
<i>iv. Accessible (modified for wheelchair access)</i>	2.40%	4	
<i>v. With security system</i>	2.99%	5	
<i>g. A room in a shared house</i>	1.20%	2	
<i>i. In our rural community</i>	1.20%	2	
<i>ii. In town</i>	1.80%	3	
<i>iii. Close to bus route</i>	1.20%	2	
<i>iv. Accessible (modified for wheelchair access)</i>	1.20%	2	
<i>v. With security system</i>	1.80%	3	
<i>vi. With other tenant(s) who may be able to provide support</i>	1.20%	2	
<i>h. Mobile/manufactured home in a mobile home park</i>	6.59%	11	
<i>i. In our rural community</i>	4.79%	8	
<i>ii. In town</i>	5.99%	10	
<i>iii. Close to bus route</i>	4.79%	8	
<i>iv. Accessible</i>	3.59%	6	
<i>v. With security system</i>	3.59%	6	
<i>i. Co-housing – for those seeking to downsize and/or wanting to live in a supportive, friendly community. Co-housing is an intentional community where individuals own their home and have common ownership of shared amenities</i>	11.98%	20	
<i>i. In our rural community</i>	3.59%	6	

<i>ii. In town</i>	10.18%	17	
<i>iii. Close to bus route</i>	10.18%	17	
<i>iv. Accessible (modified for wheelchair access)</i>	6.59%	11	
<i>v. With security system</i>	7.19%	12	
<i>j. Supportive Living - residents are mainly independent, mobile, and live in their own space. May include 24 hr call response, light housekeeping, meals and social and recreational activities.</i>	11.38%	19	
<i>i. Subsidized</i>	8.38%	14	
<i>ii. Includes some meals</i>	10.78%	18	
<i>iii. Includes some care</i>	8.98%	15	
<i>iv. Accessible (modified for wheelchair access)</i>	8.38%	14	
<i>k. Assisted Living - residents are mainly independent, mobile, and live in their own apartment unit. Includes on-site staff support for housekeeping, meals, personal care. Subsidized or private pay. Ex. Maeford Place.</i>	10.78%	18	
<i>i. Subsidized</i>	7.78%	13	
<i>ii. Includes some meals</i>	12.57%	21	
<i>iii. Includes some care</i>	10.78%	18	
<i>iv. Accessible (modified for wheelchair access)</i>	8.38%	14	
<i>l. Nursing Home/Long term care - residents require 24/7 care either in the short-term (due to rehabilitation)</i>	2.99%	5	













or long-term due to a chronic medical condition. Ex. Dunrovin.

- i. Subsidized*
- ii. With 24-hour nursing care and all meals*
- Total**

2.99%	5		
3.59%	6		
100%	167		

20. If you or your loved ones are looking to move within the next few months to 5 years what type of housing tenure are you or your family member seeking? Tick all the boxes that apply.

Respondents: 133

Choice	Percentage	Count	
<i>a. Homeownership</i>	65.41%	87	
<i>b. Market Rental</i>	15.79%	21	
<i>c. Subsidized:</i>	27.82%	37	
<i>i. Independent Living</i>	30.83%	41	
<i>ii. Supportive Living</i>	15.79%	21	
<i>iii. Assisted Living</i>	15.04%	20	
<i>iv. Long-term care</i>	6.02%	8	
<i>d. Private Pay:</i>	5.26%	7	
<i>i. Independent Living</i>	11.28%	15	
<i>ii. Supportive Living</i>	3.01%	4	
<i>iii. Assisted Living</i>	3.76%	5	
<i>iv. Long-term care</i>	1.50%	2	
Total	100%	133	

21. If you or your loved ones are looking to move in the next few months to 5 years what are you most concerned with (Rank your priorities from highest 1 to lowest 10).

Respondents: 132

	1	2	3	4	5	6	7	8	9	10	Total
<i>Affordability</i>	54.64% (53)	9.28% (9)	9.28% (9)	7.22% (7)	3.09% (3)	1.03% (1)	3.09% (3)	4.12% (4)	2.06% (2)	6.19% (6)	100% (97)
<i>Ease of maintenance</i>	14.85% (15)	37.62% (38)	14.85% (15)	8.91% (9)	7.92% (8)	5.94% (6)	0.00% (0)	4.95% (5)	3.96% (4)	0.99% (1)	100% (101)
<i>Easy to leave unoccupied if away for lengths of time</i>	9.90% (10)	16.83% (17)	11.88% (12)	7.92% (8)	13.86% (14)	8.91% (9)	6.93% (7)	5.94% (6)	10.89% (11)	6.93% (7)	100% (101)
<i>Close to bus route</i>	2.22% (2)	4.44% (4)	10.00% (9)	24.44% (22)	10.00% (9)	13.33% (12)	12.22% (11)	8.89% (8)	12.22% (11)	2.22% (2)	100% (90)
<i>Walk to downtown</i>	4.90% (5)	12.75% (13)	19.61% (20)	4.90% (5)	13.73% (14)	15.69% (16)	12.75% (13)	6.86% (7)	3.92% (4)	4.90% (5)	100% (102)
<i>Elevator</i>	7.37% (7)	8.42% (8)	17.89% (17)	9.47% (9)	6.32% (6)	9.47% (9)	8.42% (8)	9.47% (9)	9.47% (9)	13.68% (13)	100% (95)
<i>Accessibility (modified for</i>	2.20% (2)	7.69% (7)	10.99% (10)	8.79% (8)	10.99% (10)	17.58% (16)	9.89% (9)	18.68% (17)	12.09% (11)	1.10% (1)	100% (91)

<i>wheelchair access)</i>											
<i>Necessary care to support aging – assisted or supported</i>	11.34 % (11)	5.15% (5)	7.22% (7)	10.31 % (10)	9.28% (9)	4.12% (4)	15.46 % (15)	12.37 % (12)	15.46 % (15)	9.28% (9)	100 % (97)
<i>Having supportive , interacting neighbours</i>	7.27% (8)	7.27% (8)	10.91 % (12)	12.73 % (14)	22.73 % (25)	9.09% (10)	11.82 % (13)	11.82 % (13)	3.64% (4)	2.73% (3)	100 % (110)
<i>Rural location</i>	8.08% (8)	1.01% (1)	1.01% (1)	5.05% (5)	8.08% (8)	2.02% (2)	6.06% (6)	9.09% (9)	11.11 % (11)	48.48 % (48)	100 % (99)

22. If you or your loved ones are looking to move to a new residence, but stay in the community in the next 5-15 years what are you most concerned with (Rank your priorities from highest 1 to lowest 10). We recognize no one has a crystal ball and needs might change, please make your best guess.

Respondents: 132

	1	2	3	4	5	6	7	8	9	10	Total
<i>Affordability</i>	62.38 % (63)	8.91% (9)	6.93% (7)	7.92% (8)	1.98% (2)	3.96% (4)	2.97% (3)	0.00% (0)	0.99% (1)	3.96% (4)	100 % (101)
<i>Ease of maintenance</i>	18.63 % (19)	44.12 % (45)	6.86% (7)	4.90% (5)	9.80% (10)	2.94% (3)	3.92% (4)	2.94% (3)	2.94% (3)	2.94% (3)	100 % (102)

<i>Easy to leave unoccupied if away for lengths of time</i>	8.25% (8)	7.22% (7)	23.71% (23)	3.09% (3)	8.25% (8)	10.31% (10)	10.31% (10)	10.31% (10)	12.37% (12)	6.19% (6)	100% (97)
<i>Close to bus route</i>	1.19% (1)	7.14% (6)	9.52% (8)	20.24% (17)	14.29% (12)	13.10% (11)	14.29% (12)	13.10% (11)	4.76% (4)	2.38% (2)	100% (84)
<i>Walk to downtown</i>	3.26% (3)	15.22% (14)	14.13% (13)	17.39% (16)	13.04% (12)	10.87% (10)	10.87% (10)	10.87% (10)	4.35% (4)	0.00% (0)	100% (92)
<i>Elevator</i>	3.33% (3)	6.67% (6)	13.33% (12)	10.00% (9)	8.89% (8)	10.00% (9)	15.56% (14)	5.56% (5)	13.33% (12)	13.33% (12)	100% (90)
<i>Accessibility (modified for wheelchair access)</i>	3.26% (3)	5.43% (5)	15.22% (14)	10.87% (10)	14.13% (13)	9.78% (9)	13.04% (12)	14.13% (13)	11.96% (11)	2.17% (2)	100% (92)
<i>Necessary care to support aging – assisted or supported</i>	15.00% (15)	7.00% (7)	9.00% (9)	11.00% (11)	10.00% (10)	10.00% (10)	3.00% (3)	15.00% (15)	12.00% (12)	8.00% (8)	100% (100)
<i>Having supportive, interacting neighbours</i>	2.91% (3)	8.74% (9)	13.59% (14)	10.68% (11)	14.56% (15)	12.62% (13)	11.65% (12)	11.65% (12)	8.74% (9)	4.85% (5)	100% (103)

<i>Rural location</i>	4.26% (4)	3.19% (3)	2.13% (2)	2.13% (2)	9.57% (9)	5.32% (5)	4.26% (4)	5.32% (5)	10.64% (10)	53.19% (50)	100% (94)
-----------------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	----------------	----------------	--------------

23. Are you planning to move away from Quesnel in the next?

Respondents: 157

	Choice	Percentage	Count	
	<i>5 years</i>	3.18%	5	
	<i>10 years</i>	7.64%	12	
	<i>20 years</i>	0.00%	0	
	<i>I/we do not plan on leaving</i>	89.17%	140	
	Total	100%	157	

24. If you are planning to retire or move elsewhere, please state why

Respondents: 65

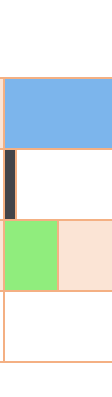


	Choice	Percentage	Count	
	<i>Closer to family</i>	23.08%	15	
	<i>Milder climate and easier winters</i>	20.00%	13	
	<i>Accessible health care</i>	9.23%	6	
	<i>More options for senior housing and services</i>	26.15%	17	
	<i>Other – please describe</i>	21.54%	14	
	Total	100%	65	

Other – please describe

1	closer to family and milder winters
2	Na
3	We would only move if there was no gated community living
4	Not planning on moving out of Quesnel
5	Too much crime
6	lack of descent/affordable housing
7	Not applicable
8	Not planning to leave
9	Not moving out of town
10	No plans to leave
11	Closer to friends and family
12	not planning to move
13	radio frequency waves, 5G, electromagnetic avoidance.
14	not planning on moving

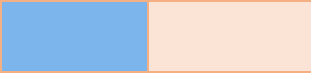


25. I would find a searchable database with local senior housing availability, including a description of amenities (accessibility, alarm system, bus route etc.), to be an especially useful resource.

Respondents: 155

	Choice	Percentage	Count	
	<i>Yes</i>	78.71%	122	
	<i>No</i>	3.87%	6	
	<i>Unsure</i>	17.42%	27	
	Total	100%	155	



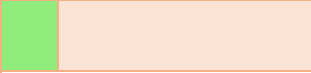
26. I would modify my home (renovate) now or in the future so I can remain there as long as possible.

Respondents: 157

Choice	Percentage	Count	
<i>Yes</i>	47.13%	74	
<i>No</i>	24.20%	38	
<i>Unsure</i>	28.66%	45	
<i>Total</i>	100%	157	

27. I would prefer to stay in my home if there is home support is available.

Respondents: 158

Choice	Percentage	Count	
<i>Yes</i>	70.25%	111	
<i>No</i>	11.39%	18	
<i>Unsure</i>	18.35%	29	
<i>Total</i>	100%	158	

B. Results of Housing Supply Survey – September, 2020



Quesnel & District Housing SUPPLY Survey – September 2020

The North Cariboo Seniors' Council (NCSC) is delivering this survey on behalf of the entire North Cariboo region. Please take 5-10 minutes to complete our housing SUPPLY survey and encourage your friends and family to participate. The survey is aimed at **current/future landlords** and is open to all owners of rental stock located within the CRD and the City.

All input will remain confidential and used for purposes of identifying common themes that will be highlighted in a final report for the NCSC, Northern Health, City of Quesnel and the Cariboo Regional District. This information will contribute to a body of data that supports action to develop appropriate housing for seniors in our community.

The survey closes September 30, 2020 at 4:00 pm. Hard copy surveys are available at the

1. NCSC office – 246 St Laurent Ave unit 102, Quesnel, BC V2J 2C9
2. City Hall - 410 Kinchant St, Quesnel, BC V2J 7J5 Drop off in outside mail-box or mail to City address.

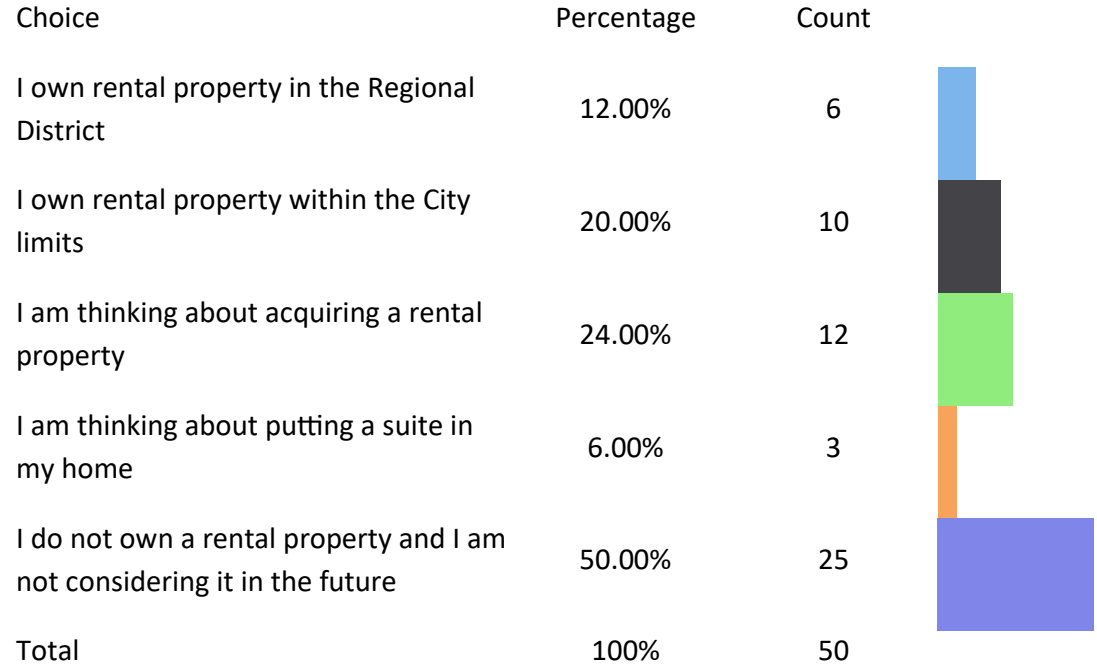
Please call NCSC at 250 991-0510 for further information.

Quesnel & District Seniors' Housing Supply Survey

10/6/2020 2:39:35 PM

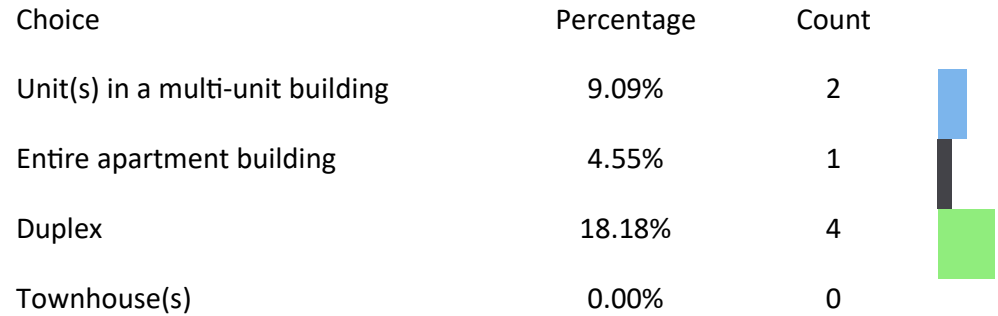
1. Rental property – Please check all that apply






Respondents: 50



2. My rental property is... Check all that apply if you own more than one rental type.




Respondents: 22



Single family home/Mobile home on a lot	45.45%	10	
In home secondary suite	36.36%	8	
Detached suite/building on the same property	9.09%	2	
Mobile/Manufactured home in mobile home park	4.55%	1	
Carriage house – dwelling space in an accessory building on the same property (ex. in a garage)	0.00%	0	
Coach house – a freestanding secondary dwelling on the same property as a single-family home.	9.09%	2	
Total	100%	22	

3. In total, how many rental units do you own in Quesnel and area?

Respondents: 19

Choice	Percentage	Count	
1	68.42%	13	
2-6	26.32%	5	
7 – 15	0.00%	0	
16 – 25	5.26%	1	
More than 25	0.00%	0	
Total	100%	19	

4. How many of your rental units are...

Respondents: 16

	Units - 1 Unit	Units - 2 – 6 units	Units - 7 – 15 units	Units - 16 – 25 units	Units - More than 25	Total
Low maintenance – no or little yard work expected	72.73% (8)	18.18% (2)	9.09% (1)	0.00% (0)	0.00% (0)	100% (11)
Few steps to access the building and no stairs nor an elevator within the building	55.56% (5)	33.33% (3)	0.00% (0)	11.11% (1)	0.00% (0)	100% (9)
Accessible – units adapted for wheelchair use (includes elevator access if in a multi-unit building)	50.00% (1)	50.00% (1)	0.00% (0)	0.00% (0)	0.00% (0)	100% (2)
Security system installed and working	100.00% (2)	0.00% (0)	0.00% (0)	0.00% (0)	0.00% (0)	100% (2)
Close to bus route	76.92% (10)	15.38% (2)	0.00% (0)	7.69% (1)	0.00% (0)	100% (13)
Walking distance to amenities – groceries, banks, etc.	55.56% (5)	44.44% (4)	0.00% (0)	0.00% (0)	0.00% (0)	100% (9)

5. I have a rental suite, or I am considering putting a rental suite on my property. Please check all boxes that apply

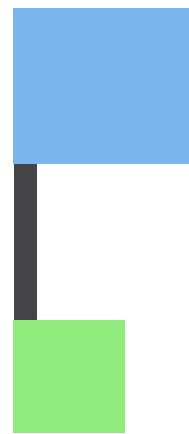
Respondents: 10

Choice	Percentage	Count
My suite is legal	60.00%	6
I am interested in learning how I can legalize my suite	20.00%	2
I am interested in building a legal suite suitable for seniors	20.00%	2
Total	100%	10

6. Vacancy

Respondents: 14

Choice	Percentage	Count
I have no trouble finding good tenants without the need to advertise (word of mouth)	57.14%	8
I use a realtor or property management professional to rent my property	7.14%	1
I have extremely low vacancy rates at any given time	35.71%	5
I have a lot of trouble finding and keeping renters	0.00%	0
Total	100%	14



7. I am interested in adding my rental listings to a central database to help seniors find suitable accommodation in our community. (Seniors needs may include affordable, centrally located, accessible, safe, and secure.)

Respondents: 15



Choice	Percentage	Count
Yes	33.33%	5
No	66.67%	10
Total	100%	15



8. Please check the box and include your email below if you would like to:

Respondents: 5

Choice	Percentage	Count
Add your unit to the rental database for senior accommodation	0.00%	0

Participate in community effort to plan for accommodation for seniors in Quesnel and area (you are a builder, contractor, land owner, investor etc.)	40.00%	2	
Legalize your existing secondary suite or build a legal suite.	0.00%	0	
Find out about subsidies available for funding accessible suites/home renovations.	0.00%	0	
Email address:	60.00%	3	
Total	100%	5	

C. Results of the Second Senior Housing Survey - December, 2020

Senior Housing Regional Senior Housing Survey

12/22/2020 1:17:51 PM

The information collected from the Senior Housing Demand and Supply Surveys that were conducted in the fall of 2020, showed that seniors in Quesnel are mostly living in larger single family homes, which in many instances are becoming difficult to manage.








The North Cariboo Seniors Council (NCSC) would like to gain a better understanding of the need for development of senior housing in Quesnel. Based on the insights gathered from this survey we can better determine future senior housing projects and initiatives.

This survey will remain open until December 21, 2020.

Information



1) What is your age?

RESPONDENTS: 210

Choice	Percentage	Count	
Under 55	8.10%	17	
55 - 60	13.33%	28	
60 - 65	15.71%	33	
65 - 70	23.33%	49	
70 - 75	20.95%	44	
75 - 80	10.48%	22	
Over 80	8.10%	17	
Total	100%	210	



2) Do you live alone?


RESPONDENTS: 209

Choice	Percentage	Count	
Yes	32.54%	68	
No	67.46%	141	
Total	100%	209	

3) Do you currently:

RESPONDENTS: 209





Choice	Percentage	Count	
Rent	13.88%	29	
Own your own home with a mortgage	17.70%	37	

Own your own home without a mortgage	68.42%	143	
Total	100%	209	

Downsizing

4) Do you plan to downsize your home within the next:

RESPONDENTS: 207

Choice	Percentage	Count	
1-5 years	28.50%	59	
5-10 years	26.09%	54	
10-20 years?	24.15%	50	
I do not plan to downsize	21.26%	44	
Total	100%	207	

5) When it comes time to downsize, what is your preference? Please choose one of the options below:

RESPONDENTS: 206

Choice	Percentage	Count	
Apartment/Condominium - with an elevator in the building	14.08%	29	
Strata Gated Community – single level homes	26.70%	55	
Townhouse	1.94%	4	
Secondary suite	0.49%	1	
Smaller single family home	16.50%	34	
Mobile Home in a park	4.37%	9	
Cohousing – smaller homes within an intentional community; strata	6.31%	13	
Assisted Living for independent adults - including meals, recreation and some care support	16.02%	33	
I do not plan to downsize	13.59%	28	
Total	100%	206	

#	Respondent	What else would you like to see?
1	78	A couple of the other options
2	107	OR single level gated with services available -depends on health/needs at the time
3	152	A fancier assisted living for independent adults as well as a new extended care facility. Dunrovin is getting too big and institutional.

4	160	An assisted living complex that also has an extended care wing attached to be able to age in place and not be uprooted to a different location as well decline in health.
5	162	Some sort of smaller dwellings in a rural setting but with services. People that live in rural places now would like to have greenbelt spaces outside!
6	208	More senior oriented apartments with affordable rent. Also subsidized Assisted Living facilities.
7	220	somewhere we can keep pets
8	244	security monitoring inside and outside building and preferably concierge/front desk services.
9	256	Low income subsidized apartments
10	281	Homes outside city limits
11	287	townhouse within walking distance of shops, sidewalks, street lights, green spaces, community vegetable garden and hiking possibilities
12	320	Maybe a strata.
13	388	Community involvement with social programs which include extended family events, community volunteering and connections.
14	403	More single level homes not necessarily in a gated community
15	408	Wheel Chair friendly home or duplex in gated community.
16	413	have meals/rx pick up / care support available if needed
17	414	central located/easy access to hospital/doctor/shopping
18	420	Suitable housing in the downtown area i.e. old QSS property
19	435	Tiny Homes or a return of the "war time" sized house
20	437	More publicly subsidized housing for seniors
21	455	We are already in a mobile home park
22	471	Apartments or condos that allow a small pet, my dog has been with me for many many years







23	486	One level rancher home
24	501	Same as Aveline including an extra 100 sq. Ft. Per unit And 6 ft. Crawl space for easy storage.
25	509	independent homes (not strata) but intentional green spaces

Downsizing options

PLEASE ONLY ANSWER ONE OF THE BELOW OPTIONS BASED ON IF YOU ARE PLANNING ON RENTING OR PURCHASING.










6) If you choose to purchase when you downsize, what is your price range (in today’s market value)? Select one response if planning on purchasing, if not planning on purchasing please do not answer this question.

RESPONDENTS: 121

Choice	Percentage	Count	
Under \$100,000	7.44%	9	
\$100,000 – \$200,000	32.23%	39	
\$200,000 – \$300,000	28.10%	34	
\$300,000 – \$350,000	19.01%	23	
\$350,000 – \$400,000	10.74%	13	
\$400,000 – \$500,000	2.48%	3	
Over \$500,000	0.00%	0	
Total	100%	121	

7) If you choose to rent when you downsize, what is your price range (in today’s market value)? Select one response if planning on renting, if not planning on renting please do not answer this question.


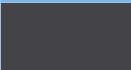
RESPONDENTS: 90

Choice	Percentage	Count	
Under \$600	17.78%	16	
\$600 – \$700	21.11%	19	
\$700 – \$800	13.33%	12	
\$800 – \$900	13.33%	12	
\$900 – \$1000	11.11%	10	
\$1000 – \$1100	11.11%	10	
\$1100 – \$1200	3.33%	3	
\$1200 – \$1500	5.56%	5	
\$1500 – \$2000	2.22%	2	
\$2000 – \$2500	1.11%	1	
Over \$2500	0.00%	0	
Total	100%	90	

Senior Living

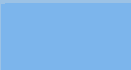

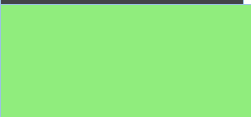

8) If there were plans to build a 5 story apartment a block away from downtown with an elevator and some accessible units would you be interested?

RESPONDENTS: 196

Choice	Percentage	Count	
Yes	57.14%	112	
No	42.86%	84	
Total	100%	196	

9) If you answered YES to question 8, what amenities would you like to see in this apartment?

RESPONDENTS: 117

Choice	Percentage	Count	
A gym	41.88%	49	
Outdoor seating	77.78%	91	
Common room with games and computers	80.34%	94	
What other amenities would you like?	39.32%	46	
Total	100%	117	

#	Respondent	What other amenities would you like?
1	106	park-like green space with flowers/shrubbery
2	118	pet friendly, guest room available
3	152	BBQ's outside, pool table, a small workshop. Individual units to have a full kitchen with dishwasher, fireplace, and balconies.
4	160	Small workshop with work bench and tools, pool table, bbq's outside. Units with full kitchen with dish washer, laundry inside the unit, natural gas fireplace. Some units with balconies.
5	161	pool table, small workshop, barbecues outside. Inside units: dish washer, laundry, fireplace, balcony.
6	179	pool
7	190	Meals
8	199	Washers and dryers in unit
9	203	Patio
10	208	Laundry area on each floor and grab bars in the bathroom.
11	210	Balcony



12	211	Two bedrooms
13	212	In door pool
14	226	small pet(s) allowed
15	241	Internet and cable included in rent as well as utilities and in unit washer/dryer.
16	244	on site ATM, on site dining facility, store & hair stylist, balconies off the apartments on site ATM, dining facility, store & hair stylist, balconies off the apartments
17	254	All utilities included
18	256	Bedrooms
19	261	A large common area to bring in entertainment and families
20	262	Pool
21	264	Walking Trails nearby
22	276	All of the suggested amenities.
23	282	a walking indoor space
24	284	Library
25	288	library, craft room
26	296	24 hour security
27	324	Pool
28	336	Garden area
29	338	Transportation
30	340	Washer dryer in app
31	364	Pool ,steam room, hot tub
32	397	Vegetable garden
33	403	Secured parking

34	413	garden area
35	414	garden
36	426	2 bedrooms and decent sized rooms
37	457	Lounge
38	466	shared space for cooking/crafts/visiting/games
39	471	Pets allowed
40	509	garden space
41	513	Community garden
42	532	garden area
43	547	Kitchen in the Common room, outdoor garden area, storage room
44	580	BBQ, lounge, library
45	583	Laundry,
46	598	Garden

Home Support

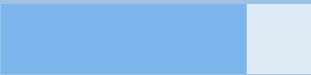
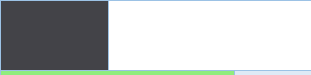



10) Would you pay for home support in order to remain in your home?

RESPONDENTS: 187

Choice	Percentage	Count	
Yes	71.12%	133	
No	28.88%	54	
Total	100%	187	

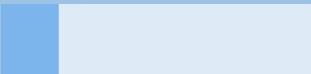
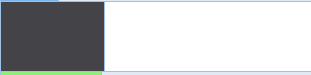
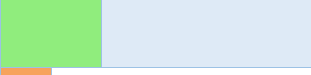
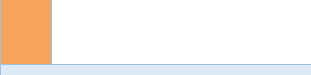
11) If you answered YES to question 10, what services would you require?

RESPONDENTS: 136

Choice	Percentage	Count	
Housecleaning	78.68%	107	
Meal preparation	34.56%	47	
Yard and garden help	75.00%	102	
Personal care (bathing, foot care etc.)	27.21%	37	
Snow removal	81.62%	111	
Total	100%	136	

12) If you answered YES to question 10, how much are you prepared to pay per month for the home care services you require?

RESPONDENTS: 136

Choice	Percentage	Count	
\$100	18.38%	25	
\$200	33.09%	45	
\$300	32.35%	44	
Other amount	16.18%	22	
Total	100%	136	

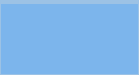
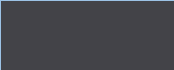
#	Respondent	Other amount
1	48	700.00

2	65	up to \$1000 depending on what is needed
3	106	what market value is current
4	107	Whatever it costs- who knows what that will be in 5-10 + years
5	118	depending on season, personal need
6	243	800
7	246	No idea
8	267	\$500
9	284	Demands on amount of service
10	364	0 - seniors shouldn't have to pay to get extra help from the government to live a fulfilling life
11	375	The going rate but would depend on frequency of need.
12	420	I honestly don't know
13	423	Don't know
14	426	CPP doesn't allow much room for extras
15	430	500.00
16	462	What ever it takes
17	466	not sure
18	486	400-500
19	520	500
20	541	500
21	567	500
22	580	whatever needed

Home Renovations



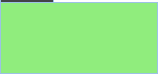


13) Would you prefer to renovate/modify your home in order to stay in it for as long as you can?

RESPONDENTS: 190

Choice	Percentage	Count	
Yes	44.21%	84	
No	55.79%	106	
Total	100%	190	

14) If you answered YES to question 13, what do you expect you would need to renovate and/or modify in your home?

RESPONDENTS: 82

Choice	Percentage	Count	
The bathroom for safety and accessibility	59.76%	49	
The kitchen for accessibility	17.07%	14	
Install ramps	50.00%	41	
Create ground floor bedroom	14.63%	12	
What else would you modify?	23.17%	19	
Total	100%	82	







#	Respondent	What else would you modify?
1	106	laundry on main floor

2	118	hand rails, door knobs and latches
3	152	Put in an acorn lift to the 2nd floor.
4	160	Install a lift to get upstairs.
5	216	Stair lift of some kind
6	220	stair lifts
7	246	No idea
8	257	LAUNDRY ON MAIN FLOOR
9	261	Heated storage for my scooter
10	262	Yard work
11	264	Basement Suite addition
12	323	Stair chair
13	364	NA
14	406	Laundry on main floor
15	429	Addition so I wouldn't have to go to basement
16	435	bathtub to walk in unit
17	483	laundry on main floor
18	511	basement accessibility
19	580	better handrails, laundry chute

15) If you answered YES to question 13, how much are you prepared to pay for the home renovations or modifications that you require?

RESPONDENTS: 78

Choice	Percentage	Count
--------	------------	-------

\$1000	12.82%	10	
\$2000	16.67%	13	
\$5000	26.92%	21	
\$10,000	23.08%	18	
\$20,000	8.97%	7	
Other amount	11.54%	9	
Total	100%	78	

#	Respondent	Other amount
1	57	No clue
2	107	Whatever it takes
3	228	50000
4	246	No idea
5	311	50000
6	336	Not sure
7	364	Alto of seniors are on fixed incomes , some can't afford any amount of renovations
8	511	depends
9	580	whatever is needed

Living Accommodations

16) Do you currently need assisted living with home care, meals and recreation programing? If you don't qualify for subsidies what is the maximum you are prepared to pay per month?

RESPONDENTS: 189

Choice	Percentage	Count	
\$2500	3.17%	6	
\$2500 - \$3000	0.53%	1	
\$3000 - \$4000	1.06%	2	
Over \$4000	0.00%	0	
I do not currently need assisted living with home care	95.24%	180	
Total	100%	189	

17) Are you interested in an independent living apartment model that provides pay as you go supports (meal options in a common dining room (\$10-\$15 per meal) and home support) as required?

RESPONDENTS: 189

Choice	Percentage	Count	
Yes – now	5.29%	10	
Possibly in future	83.60%	158	
No – not ever	11.11%	21	
Total	100%	189	

Thank you for taking the survey

PLEASE LET US KNOW IF YOU HAVE ANY COMMENTS OR QUESTIONS ABOUT SENIOR HOUSING AND DEVELOPMENT IN QUESNEL

18)

RESPONDENTS: 39

#	Respondent	18) copy box
1	8	Our preference is a single story home that is located close to the down town core.
2	46	We can say that our preference for downsizing would be to move to a smaller detached home but there is very little available so it seems a moot point.
3	47	I am concerned that land will be purchased by a developer to build a for profit assisted living complex in Quesnel. I think there should be more choices for mid range income earners to downsize and live in community focused homes and neighbourhoods.
4	49	Affordable and smaller
5	60	?5 should also ask what features must the accomodations have. I would consider apartment, one floor townhouse , smaller single family home, assisted living but it must have my own outside space not just enough for 1 chair but a decent size patio area or deck.?9 you should also ask what other amenities would you like to see. I would say I would need my own outside decent size patio area.?14 what other things would you need to modify. I need to bring laundry & food storage to main floor from bas
6	65	it is necessary to keep building senior housing for all the baby boomers. we planned ahead and downsized 3 years ago with our elder years in mind.
7	160	Quesnel needs various seniors housing options geared to low income and also higher income seniors who are more than willing to pay for fancier accommodations rather than leave Quesnel to find such places. Also, another extended care facility is needed. The wait time to get into

		Dunrovin is too long. With Dunrovin's latest extension, it has become more institutional (and less home like). has gotten
8	161	We need a variety of seniors housing options in Quesnel. From budget friendly to some for higher income levels. It's a shame to have to leave Quesnel because the seniors housing options are so limited.
9	166	We need more senior living places!!
10	168	We need senior housing desperately!!
11	198	Low rent would be helpful
12	199	For people who only have pension in ome
13	204	I have only guessed at some of my answers as I have no idea on costs.
14	208	I live too far away from Quesnel to continue driving a vehicle as I age. I must then access available amenities in the city of Quesnel and access to reliable bus routes. There definitely needs to be a lot more housing developments for seniors. There are too many of us waiting for access.
15	210	We need more low cost housing for seniors
16	235	If there was such a thing, I would be interested in living in an rented apartment with common rooms, in which only the elderly and under 25's were eligible.
17	240	As a family member that has a parent waiting to get into income bases assisted living family, the wait is far too long and more facilities are needed!
18	242	Absolutely need senior housing!
19	256	Would like to have independent living
20	267	There is a definite need for assisted living arrangements in Quesnel, there are few options available now and long waiting times.
21	287	smaller housing communities needed, will move to another town if this is not possible.
22	320	I am very new at being alone. My husband just passed in September so only thoughts not decisions yet but do know it is coming.

23	324	We need more housing
24	366	We are in desperate need of another extended care home. Too many acute care hospital beds are being taken up by patients with no other place to go!
25	371	There is a desperate need for another extended care hospital. Too many acute care beds are being taken up by seniors with no other place to go!
26	381	I have a dog that is my family. I would live in apartment or townhouse if it had outside access for my little friend.
27	407	I would like to see a new apartment complex build in south Quesnel
28	413	living in own home difficult to keep up with yard work etc. limit income to pay for assist
29	414	more senior housing needed like silver manor/assist living/ security important/ up keep of property/make it like a true home
30	420	My preferred plan would be to purchase a small home, or gated type home, in North Quesnel. However some suitable housing will be removed to build bypass (maybe see in my lifetime?) so housing for seniors MUST be built to replace.
31	423	North Quesnel (my preferred retirement area) will be losing some homes for the bypass. Some type of suitable retirement homes must be built to replace. And not some ridiculously expensive assisted living place where the shareholders are the only people benefitting
32	426	The senior housing units I have seen are too small. They should all be 2 bedroom and slightly larger rooms. There is no room to have a sewing machine or ironing board up and no place to do a puzzle. Many Seniors are active and enjoy doing any number of things. Tiny spaces to not accomodate this.
33	466	Good work!
34	471	We need more in Quesnel, there is not enough housing for seniors and those with small pets
35	501	Hopefully we will get feedback on this survey.

36	513	I am in support of this initiative, there is a real need for seniors housing in Quesnel. Thank you.
37	526	We need more senior housing with elevator and affordable rent
38	541	Will the property previously used by the Junior high be used for Seniors housing?
39	543	One option that I neglected to mention, with respect to senior housing, is the availability of on site accomodations for visiting family

D. Housing Guide – Market & Non-Market Housing in the region.

This Guide is available from the North Cariboo Seniors’ Council. The Council manages a housing database and upon request can print a Resource Guide for seniors looking for accommodation. The information is also available on line at www.caribooseniorscouncil.org.

REFERENCES

1. <https://www.northernhealth.ca/locations/long-term-care/dunrovin-park-lodge>
2. <https://www.caribooseniorscouncil.org/>
3. BUILDING FOUNDATIONS FOR THE FUTURE: Housing, community development, and economic opportunity in non-metropolitan Canada. *Spring 2020* Marleen Morris, Julia Good, and Greg Halseth https://www.unbc.ca/sites/default/files/news/54270/building-foundations-future-housing-community-development-and-economic-opportunity-non-metropolitan-canada/building_foundations_for_the_future_final_0.pdf
4. <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=POPC&Code1=0687&Geo2=PR&Code2=59&Data=Count&SearchType=Begins&SearchPR=01&B1=All>
5. <https://www.bnnbloomberg.ca/more-canadians-planning-to-continue-living-at-home-as-they-age-survey-suggests-1.1508050>
6. <https://www.nar.realtor/sites/default/files/documents/2019-home-buyers-and-sellers-generational-trends-report-08-16-2019.pdf>
7. <https://www.canada.ca/en/public-health/services/health-promotion/aging-seniors/friendly-communities.html>

