

**RE-SHAPING
THE HOUSING
MARKET FOR**

**AGING
IN PLACE**

AND

**HOME
MODIFICATIONS**



ACKNOWLEDGEMENTS

Co-Author: Sue Lantz

Sue Lantz, B.A. MPA, Sue is Managing Director of “Collaborative Aging”: a company focused on delivering solutions for “boomers” to Age in Place. Sue has spent her career leading improvement projects with the fields of aging, disability and caregiving. A key gap in the Aging in Place options is outfitting existing housing to increase accessibility, and meet the preferences of boomers, while preparing for a time when their health needs or conditions change. To address this gap, Sue helped establish Home Modification Canada in 2016, and in 2017 Sue led the research and co-wrote this report entitled “Re-Shaping the Housing Market for Aging in Place and Home Modifications Report”. The discussions surrounding the report led to the creation of the Home Modification Council of the Canadian Home Builders Association (CHBA). Sue is a strong advocate for increasing accessible home modifications through collaborative efforts of consumer, architects, contractor-renovators, occupational therapists, interior designers, and home and community care. To find out more about Sue’s work, visit: www.collaborativeaging.com

Co-Author: Don Fenn

Don Fenn has spent a lifetime as business owner, social entrepreneur, innovator and sales and marketing executive. He is President/CEO of Caregiver Omnimedia Publisher of the Home Modification Guide and Founder of Home Modification Canada. He has become a leading authority on the burgeoning Aging in Place marketplace that is transforming the way we live and house our citizens now, and in the future. Don has the unique ability to envision the future state of aging – he sees solutions before others see problems; he formulates answers before others understand the question. He has been called innovative, original, passionate and visionary. Companies retain him for his ability to turn ideas into revenue. Don believes that the most effective way to cope with change is to help create it. www.homemods.ca

References to this report:

Lantz, S., Fenn, D., “Re-Shaping the Housing Market for Aging in Place and Home Modifications” (2017), Home Modification Canada



ACKNOWLEDGEMENTS

Home Modification Canada Steering Committee:

This paper has been developed in cooperation with the members of the Home Modification Canada Steering Committee:

John Groe

ADL Accessible Daily Living

Gary Barrington, CAPS*

Masco Canada

Deborah Flanagan

Architect Your Aging

Jamie Shipley, CAPS*

Canadian Mortgage and Housing Corporation

Nicki Islic

Canadian Standards Association

Don Fenn

Caregiver Omnimedia Inc.

Stuart Teather

Caregiver Omnimedia Inc.

Julie Power

Enwistle Power Occupational Therapy

Ron Beleno

Family Caregiver Advocate

Lesya Dyk

Lesya Dyk Occupational Therapist Services

Lonnie McInnis

March of Dimes Canada

Sue Lantz

Collaborative Aging

Anna Stranks

STUDIO A Design Collaborative

Tilak Dutta

Toronto Rehabilitation Institute

Pat Acquisto, CAPS*

Pro Accessibility Construction & Design

*Certified Aging in Place Specialist

Supporters:

Canada Mortgage and Housing Corporation (CMHC); Canadian Armed Forces; Accessible Home Finder; Manifold Data Mining; Toronto Region Conservation Authority; Premier Home Care Services; Next Step Transitions; CBI; Silver Cross; Entwistle Power Occupational Therapists; Ontario Society of Occupational Therapists

TABLE OF CONTENTS

Context for Action

- Aging Population and Aging in Place
- Trends in Home Care and Caregiving
- Definition of Home Modification
- Universal Design and Homes that are Easy to Visit
- Housing Choices Make a Difference
- Why Focus on Home Modification?

Modifying Homes

- Options for Modifying Homes

Framing the Issues

- Barriers and Challenges

Overview of Models in Other Jurisdictions

- United Kingdom
- Australia
- USA
- Summary of Learning from Other Jurisdictions

National Partnership

- Proposed Program Goal
- Proposed Objectives
- Vision for the Proposed Partnership Model
- Proposed Program Approach

What's Next?

- Recommended Next Step

References

Appendices



THE CONTEXT FOR ACTION

Aging Population and Aging in Place

Older Canadians now represent the fastest growing segment of our population – their numbers will double over the next two decades.

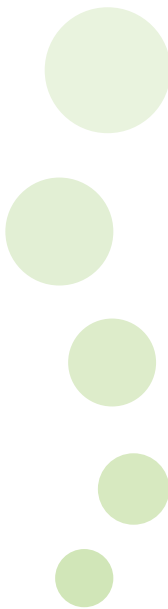
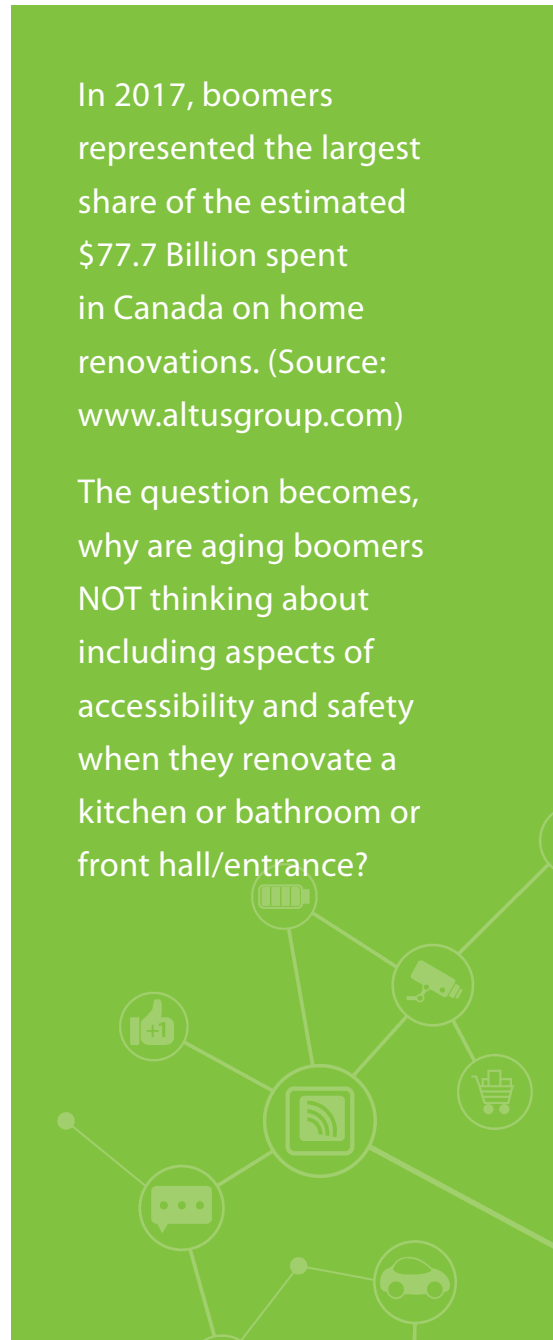
By 2035, 1 in four Canadians will be older than 65 years old and our life expectancies are longer. In Canada, there are approximately 800,000 individuals of all ages with a physical disability and 547,000 individuals are living with dementia. According to the Alzheimer's Society of Canada, it is expected that the number of people with dementia will grow to over 937,000 in 15 years.

According to Canada Mortgage and Housing Corporation (CMHC) research, 85% aging boomers (over 55 years old) surveyed stated a preference to "Age in Place" in their homes and communities, even if there are changes in their health. Seniors are a diverse group of people with a wide range of financial situations, located in urban and rural settings, they will be needing homes that are flexible and adaptable to their changing needs and health conditions.

In general, the homeownership rate changes little in the early years of retirement but starts declining in a person's late 70s. Thus the majority of seniors will continue to live in their homes and receive the services associated with homeownership and live in their homes until at least the age of 75 or older.

In 2017, boomers represented the largest share of the estimated \$77.7 Billion spent in Canada on home renovations. (Source: www.altusgroup.com)

The question becomes, why are aging boomers NOT thinking about including aspects of accessibility and safety when they renovate a kitchen or bathroom or front hall/entrance?



THE CONTEXT FOR ACTION



Definition of Aging in Place

Aging in place is the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income level or ability level.

The concept of **Age-Friendly Communities** includes the following eight key domains of community life that when these are factored into community planning, they provide a supportive environment for aging in place:

- 1) outdoor spaces and buildings;
- 2) transportation;
- 3) housing;
- 4) social participation;
- 5) respect and social inclusion;
- 6) civic participation and employment;
- 7) communication and information; and
- 8) community support and health services.

Successful Aging in Place requires a person to have a safe, affordable and accessible home (or dwelling) located within an inclusive and supportive context, such as an Age-Friendly Community (AFC). In an age-friendly community, the policies, services and structures related to the physical and social environment are designed to help seniors “age actively.” In other words, the community is set up to help seniors live safely, enjoy good health and stay involved. The World Health Organization developed the concept of Age-Friendly Communities globally.

Based on the findings from CMHC focus groups, seniors typically are not aware, or do not proactively plan for their future housing needs. Rather, they become interested in this topic when their health declines. By waiting until a health crisis occurs to make these plans, it means that home adaptations are attempted in a rush or under pressure, and this is not always possible. Often this means that a newly diagnosed, injured or ill person cannot transition home from hospital and continue aging independently at home. It also creates pressure on hospitals that are ready to discharge a patient, to enable them to serve another patient in need.

There are *low awareness rates among seniors* of the options available to them to stay in their homes and communities longer, and avoid institutional models of living. **There has not been enough public discussion about the meaning of Aging in Place, and the different ways that this goal can be attained.**

Consequently, there is a need and opportunity to capture the attention of aging boomers and seniors to encourage them to think about and plan their housing needs and options, and consider the age-friendliness of their community. In making housing choices (e.g. remaining in current home or moving), key factors to consider are the accessibility or adaptability features of the dwelling.

THE CONTEXT FOR ACTION

Trends in Home Care and Caregiving



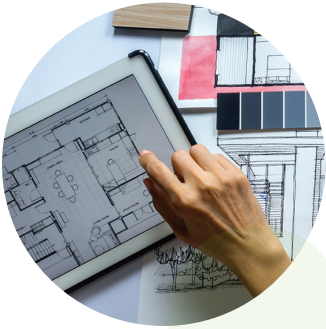
National and provincial governments are committing to more investments in home care funding while placing less emphasis on building long-term care homes and hospital care. With this shift in healthcare funding towards home care, it also means a greater reliance on an individual's home - as the environment where care is delivered to seniors. Yet, governments are not looking closely enough at the incentives to help aging boomers, developers or landlords to focus on accessibility of housing stock and invest in "age-proofing" and readiness planning of dwellings in an effective and timely way.

In addition to the formal paid care providers of home care, informal (unpaid) caregivers (family, friends and neighbours) play the largest part in caring for aging individuals to age in place. Statistics Canada recently estimated that 8 million Canadians over the age of 15 years, are caregiving for someone who is aging, ill or has a disability.

With the doubling of the number of seniors in the next 15 to 20 years, informal caregivers will face increasing demands, and play an even more significant role in supporting boomers age in place. Informal caregivers can be family, friends, neighbours and volunteers. The senior's home environment when outfitted properly enables their own independence. A safe and supportive home enables the ease with which informal caregivers can help. This is key, because caregivers play a pivotal role in whether or not a senior can successfully age in place.

Conversations about modifying housing and options for aging in place should focus on several variables - the safety, age and affordability of their home, the location/or proximity to caregivers, services, transportation, supports, and the form and tenure (e.g. own, rent, co-housing) of housing.

THE CONTEXT FOR ACTION



Definition of

Home Modification

Home modification refers to converting or adapting an existing home environment (inside and/or outside) in order to make performing tasks easier, the space safer (less risk) and more supportive of independent living.

Home modifications can range from low-cost to more expensive adaptations, including removing hazards (e.g. clutter or throw rugs) adding special features, installing new appliances, wireless technologies (for smart homes and virtual/digital healthcare support) or assistive devices (e.g. grab bar, ramp, temperature controlled shower, oven or stove), moving furnishings, or changing locations where activities occur (e.g. converting a family room to a bedroom on the main floor).

Home modifications can be *minor home renovations* (e.g. a barrier-free shower or tub in a bathroom) or *more major structural changes* such as adding an addition to enable a granny flat or caregiver suite, reducing steps and making the home entrance(s) accessible, creating wider doors/hallways, renovating a kitchen, installing an elevator, making the yard or outdoor spaces more accessible.



THE CONTEXT FOR ACTION

Concepts of Universal Design and VisitAble Homes



Universal design is the design and composition of an environment so that it can be accessed understood and used to the greatest extent possible by all people regardless of their age, size and ability. Universal Design is guided by seven principles:

1. Equitable use
2. Flexibility in use
3. Simple and intuitive
4. Perceptible information
5. Tolerance for error
6. Low physical effort
7. Size and space for approach and use

VisitAble Housing” or “VisitAbility” is the concept of designing, building or modifying homes with basic accessibility. VisitAble homes provide easy access on the main level for everyone. VisitAble housing offers a convenient home for residents and a welcoming environment for visitors of all ages (e.g. grandchildren in strollers!) and mobility. <http://visitablehousingcanada.com/>

Applying Concepts of Universal Design and VISIBLE Homes to New Dwellings and Home Renovations

In terms of new home construction, it is important to consider the inclusion of *universal design for accessible and adaptable homes that make it easier to be modified over time based on the occupants changing needs, without any major upgrades or costs.*

According to a study carried out by CMHC, universal design elements can be efficiently included when designing new homes. For example, the cost of including 75% of the required accessibility features in new homes cost less than \$500.00 per home.

By thinking of housing as being potentially occupied by a senior, (either on their own, or sharing a home, or intergenerational living) it is important to include universal design features. Ideally, any new housing unit created anywhere in Canada should be easily visited by people of all ages, and adaptable to residents needs as they age.



THE CONTEXT FOR ACTION



Housing Choices Make a Difference

Ultimately, the housing choices that seniors make, and the smart technologies that are available to seniors (in the home and mobile/wearables) significantly affects their quality of life and also reduces the demands placed upon their caregivers.

A **proactive approach** to planning is required to make this happen – in order to create the flexibility for the home owner or tenant to stay longer term in their dwelling. It also adds value for re-sale purposes, particularly when the home/unit is located in neighborhoods or geographic areas that provide easy access to needed amenities for seniors.

If seniors choose wisely on where they live (e.g. safe and affordable dwelling located near needed amenities, community services and healthcare), and outfit their homes for living with possible physical or cognitive limits, this preparation contributes to successful aging in place.

Summary

With the significant increases in the number of seniors over the next 15 to 20 years, including individuals with a combination of physical or cognitive challenges, there is a pressing need for a concerted effort to re-think policies, provide better advice to boomers renovating their homes.

There is also a pressing need to change land-use rules to reduce the barriers to designing and building in of universal design features. At the same time, it is vital to increase access to wireless technology in the home, to enable potential smart home technologies, virtual health care services, and social connectiveness.

A program model is needed that better supports landlords, condominium corporations and developers to plan renovations that modify existing housing stock (e.g. condo corporations or rental accommodation) to be ready to meet senior's future housing needs.

MODIFYING HOMES

Why Focus on Home Modification?



Options

The various options for modifying a home will depend upon the original configuration and amenities of the home, and the goals of the owner. For example, if a home owner of a single family dwelling has a goal of creating more living space for others to live (either for intergenerational family reasons, or to accommodate a live-in caregiver, or for rental income purposes), this could be achieved by creating a secondary suite. Secondary suites can be achieved a number of ways including a garage conversion, a back addition or garden suite, or garden loft (at the top of the house). The key to choosing from these options is having the aging home owner understand their options, how they fit with their circumstances, including the costs, risks and benefits.

Benefits

There are several benefits to carrying out renovations that enable accessibility, flexibility of use, and if desired, increases the accommodation space of the home. Here are just a few of the benefits:

- ✓ Reduces the demands of their home environment on aging individual or caregiver
- ✓ Increases the safety of their home or reduce risks (e.g. of falls)
- ✓ Enhances the accessibility and ease of people of all ages to visit (e.g. no step entry, clear passageway, accessible bathroom)
- ✓ Enhances the supportive features of the home (e.g. technology enabling features that provide safety or home care supports via technology)
- ✓ Enhances the ease and safety of provision of home care by caregivers (unpaid and paid)
- ✓ Enables ability to accommodate live-in care, or multigenerational living or shared living options
- ✓ Enables options for housing and home renovations that set up revenue generating options for seniors (depending on municipal rules) for granny flats, granny garages, etc.

FRAMING THE ISSUES



Barriers and Challenges

There are several barriers or challenges that affect the ability of seniors and caregivers to think in new ways about their housing options, including possible home renovations that improve the safety and accessibility of the home. These challenges can be inter-related - which illustrates the fact that multi-faceted and collaborative response is required to generate the solutions to these challenges.

➔ When a person becomes ill or ages, navigating all the changes required to outfit their home (usually after a hospital stay) and organize care provision is unwieldy and challenging. Staff in the government-funded home care organizations help to plan the home care services aspects of this transition, yet arranging the multiple players involved with physically modifying and equipping the home is very challenging. **There is no web portal or system in Canada to help seniors/caregivers to find the right experts (e.g. architects, contractors, clinical Occupational Therapists, financial advice, design advice, health and smart home technologies) to carry out home modifications.** This makes the process overwhelming and too complicated to undertake for some seniors and caregivers, which often forces a choice to move out of their home.

➔ **Canadians need to be supported to proactively plan for their future housing options to age in place.** This support can take the form of information and resources including tools for determining the age-friendliness of a community, accessible design ideas (e.g. www.visitablehousingcanada.com) and a web portal to help find the right experts for planning a home renovation or modification. CMHC research has shown that seniors can fear that modifying a home will reduce its value. Coupled with this, there is a low level of awareness by seniors (and their caregivers) about housing options and home modifications. There is also a shortage of information about the renovation ideas that can help with affordability of the home via home sharing, or creating a space that helps generate revenue (depending on municipal rules) such as a granny flats, garden lofts, secondary suites, etc.

FRAMING THE ISSUES

➔ **Builders and renovators are not trained to understand a broader context when responding to customer requests (by seniors or their caregivers) for home renovation work.** They need training and a web portal to help their customers find the right expert with certification to help them more effectively plan their home modifications in a way that prepares for longer-term aging in place.

➔ With the emergence of the “under the table” renovation market, this also means that there can be a lack of protections, both for the aging consumer and the contractor (e.g. contract protections/liability considerations). This is a general issue that is recognized and being addressed by the Canadian Home Builders Association, through the Renovating (www.chba.ca/CHBA/Renovating) initiative which include educational campaigns such as “Get it in Writing”. **This risk protection is particularly important to aging individuals, who are often targeted by fraudulent sales people and companies.**

➔ **There is a lack of understanding by consumers, architects, designers, home and community care professionals (e.g. Case Managers) about the value of the Occupational Therapist role in planning effective adaptations and home modifications.** Occupational therapists are health professionals that can assess both an individual’s functioning and the physical environment, and provide advice about how best to adapt the environment or behaviour to optimize a person’s functioning and independence.

➔ Quality standards exist for building accessibility. For example, changes were made to the National Building Code in 2015 to include updates to accessibility and associated design requirements (Part 3). In addition, the Canadian Safety Association (CSA) produces accessibility Standards (B651 - Accessible Design and B651.2 - Interactive Devices). **However, more work is required to make these accessibility standards better known and applied by architects, designers, and contractors, who work on home renovations.**

➔ The US-based continuing education curriculum and certification called “Certified Aging in Place Specialist” (CAPS) for builders, contractors and designers and suppliers is not reflective of the Canadian context. **The CAPS curriculum requires consultation with Canadian stakeholders to revise the content for the Canadian market.**

➔ Suppliers of building products and related consumer products face challenges in marketing their products due to the lack of understanding of their value and benefits by consumers, architects, designers and builders, to achieve universal design and aging in place. **More educational information is needed about building and consumer products.**



OTHER JURISDICTIONS



Overview of Models in Other Jurisdictions

All of the issues and needs described above provide a snapshot of the complexity of the situation and considerations related to enabling aging in place. It is a combination of human behaviour, individual's choices, lack of awareness, lack of incentives, lack of a co-ordinating strategy and website to support home modification. This complex set of challenges to Aging in Place is not unique to Canada. Similar issues and challenges to effective and timely home modifications have been identified within the United Kingdom, Australia, and the USA.

The following section provides an overview of the approaches in other jurisdictions to address these complex barriers to home modifications.

United Kingdom <http://wwwFOUNDATIONS.UK.COM/>

In the United Kingdom, a multi-faceted national initiative was established which is led by a national non-profit organization called, "**Foundations UK**". **Home Improvement Agencies (HIA)** are located in most local government areas help to provide case management support for transitional "home readying" services that ease an person's hospital discharge and support their self-management of health conditions. This national non-profit organization also leads the funding administration of the **Disabled Facilities Grant (DFG)** process including a **Tender Portal** that helps to select contractors from a list of qualified vendors (handymen or renovators). Online training is also provided to Support to Case Managers. A UK government backed a "**Safe Trader Scheme**" called TrustMark has been established by Foundations UK, to protect customers and register HIAs for handy persons and disabled adaptations.

This multi-faceted national and local home improvement endeavour has been in operation for a few years now, so it is more established. HIAs are working towards becoming the "go to" place for services and supports for healthy aging in place.

OTHER JURISDICTIONS

Australia

<http://www.moda.org.au/>

Home Modifications Australia (MOD.A) is the national lead and industry body that represents home modification providers for the aged and people with disabilities. It is the only organization in Australia that operates **both as a representative and advocacy group** for home modifications. MOD.A offers **training** is targeted towards knowledge/skills required to assess and do home modifications as per Australian quality standards, **current best-practice** and according to the **requirements of various government programs and initiatives**.



In Australia there are a number of **funding schemes** available to both older people and people with disability that include home modifications within their schedule of benefits. One such funding or benefit plan is called the “Commonwealth Home Support Program” (CHSP) and provides a range of services, including home modifications and maintenance for people aged 65+ (or 50+ for Aboriginal and Torres Strait Islanders) on a pension. It should be noted that many of these funding schemes require some form of client contribution to cover the cost of modifications required.

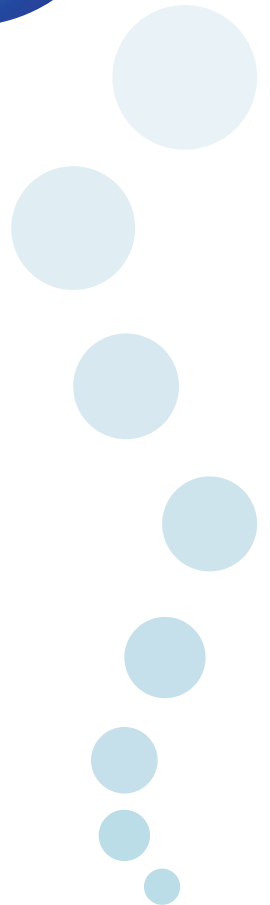
MOD.A views its role as:

- Contributing to policy that affects home modifications at all levels of government.
-

Advocacy and lobbying for quality client outcomes and home modification support mechanisms.

- Providing best practice advice, information and resources.
- Consulting broadly amongst all home modification stakeholders.
- Building sector capacity and sustainability.
- Promoting partnerships and collaboration that enhance client outcomes.
-

Demonstrating and advocating for innovative and proactive supplier approaches that support quality client service and outcomes.



OTHER JURISDICTIONS



USA

Home Mods <http://homemods.org/>

This service and web site, based at the University of Southern California Leonard Davis School of Gerontology, is dedicated to promoting aging in place and independent living for persons of all ages and abilities. It offers training and education opportunities for professionals who wish to respond to the increasing demand for home modification services. It also serves as an information clearinghouse on home modification to equip professionals and consumers with a comprehensive inventory of resources such as a National Directory of Home Modification and Repair Resources.

National Home Builders Association (NHBA) <https://www.nhba.org>

In addition to homemods.org, the National Home Builders Association provides linkages to contractors, suppliers or providers that are certified as **Aging in Place Specialists**. The National Home Builders Association provides this training and instruction about the CAPS program.

Summary of Learnings from Other Jurisdictions

The three jurisdictions cited above have more robust and multi-faceted national initiatives to support home modifications. Each of the three jurisdictions have progressed their home modification policies and enabling strategies in slightly different ways, but they all have dimensions of quality standards, accreditation, education and training and public education. Some have government grant funding administration as well. The UK model also has more of a consumer facing local mechanism (e.g. Home Improvement Agencies). Canadian stakeholders can learn from the results of these targeted home modification initiatives and web portals as an illustration of “what is possible” here in Canada.

NATIONAL PARTNERSHIP

A CHBA Led Partnership Program

Proposed Program Goal

To develop multi-faceted national partnership approach that heightens the quality, reach, simplicity and impacts of innovative home modifications for aging or disabled individuals.



Proposed Objectives

- To support builders/contractors, manufacturers, retailers, and set standards, accredit, and ensure the quality and value of home modifications.
- To co-ordinate information about existing funding/financing mechanisms (both private and public) for home renovations/modifications.
- To support the planning of new innovative training programs for Occupational Therapists, home care nurses and case managers, contractors and suppliers that support people to plan home modifications.
- To foster more dynamic public conversations about aging in place and home modifications through educational resources for consumers/ caregivers considering home modifications.
- To encourage the application of research and innovation in the fields of smart home technologies, practical products and solutions for home modifications and accessibility.
- To support national, provincial and local policymakers to remove barriers, facilitate and/ or incent home modifications for seniors.



NATIONAL PARTNERSHIP



Vision for the Proposed Partnership Model

Homeowners (aging individuals and/or their caregivers) are encouraged and supported to proactively plan home modifications in advance of a crisis situation or to avoid a crisis situation, and carry out effective home modifications.

Homeowners (aging individuals and/or their caregivers) are supported via a web portal to access planning tools, navigation advice and access to qualified experts (e.g. Occupational therapists or certified designers/architects) during the process of planning, decision making and carrying out home modifications.

Landlords are encouraged and guided to include accessibility features within their properties when renovating or updating their properties.

Suppliers are supported to market their products and provide high quality services and products through the provision of clear standards, product information, and current/continuing educational resources.

Builders/Contractors are supported to help customers think proactively when planning their home renovations, to look beyond the current need (e.g. update a bathroom), to updating the space with accessibility features in place.

Partners/Industry roles are defined and well understood to enable the key experts (e.g. OT, architect, designer, technology specialist, contractors, trades people, builders, product suppliers, real estate agents, etc.) to provide co-ordinated services and work as a team with their customers.

Non-Profit organizations (charities) have access via a web portal to the public awareness and education tools to support and encourage consumers/caregivers to effectively modify their home environments for safe and accessible living.

Governments can effectively align policy, tax incentives/rebates, programs or funding supports to influence the quality and take-up on home modifications that provide safer environments for seniors, their caregivers and home care delivery.



NATIONAL PARTNERSHIP

Proposed Program Approach

The Canadian Home Builders Association would take the national leadership to galvanize specific work that both meet market needs, while also providing a springboard for a wider partnership model for home modifications (e.g. governments, research organizations, home care organizations, occupational therapy associations).

The CHBA would be accountable to their membership for the operation of this proposed partnership initiative. This would include both the program activities and fiscal accountability for any funds received for the purposes of the program.

The Home Modification program model would be similar to the **CHBA Net Zero Program** (www.chba.ca/NZE) and the **Renovating Program** (www.chba.ca/CHBA/Renovating), with the following proposed program elements:

- **CHBA Web Portal** would be created to establish online presence (website, application, social media etc.) for ease of access to tools, training materials and resources (by both consumers and the professionals, designers, suppliers, and construction companies), and also perhaps a “find your local experts” search tool for consumers to locate certified and qualified renovators, designers, contractors, Occupational Therapists.
- The Home Builders Association would establish a unique **Council** for Home Modifications including diverse stakeholder representation from the home renovation sector, the home modification Canada coalition, the home care sector, suppliers, contractors, CSA, CMHC, etc. and aligned to Renovation Council).
- The **Curriculum for Certified Aging in Place Specialists** (e.g. CAPS) would be consulted upon and updated for the Canadian Market.
- **Training and Continuing Education** tools and resources would be developed for home builders, architects and contractors for Occupational Therapists, home care providers, architects, designers, realtors, etc.
- **Public Awareness Materials and Education Outreach Initiative** would be developed to reach boomers and their adult children about the benefits and strategies for equipping a home for an aging senior to live.
- **Home Modification Guide/Tools** would be tailored for use by CHBA members with their customer audiences.
- **Policy Recommendations** would be made based on findings from research and innovation.



WHAT'S NEXT?



Recommended Next Steps

More efforts are needed at every level of government and across industries and sectors to get ready for the significant societal change of aging boomers. These efforts need to engage citizens, families, various professionals, and researchers, and public policy makers with a wide variety of experts (e.g. in healthcare, technology, transportation, housing).

It is recommended that CHBA initiate this innovative national home modification program during 2017. In doing so, CHBA can play a vital role in contributing a national Strategy on Aging in Place.

There are multiple benefits to embarking on this proactive and multi-faceted endeavour. The stakeholders that can contribute to and benefit from this partnership model are:

- **Consumers and Caregivers** that can become empowered to improve their likelihood of successful aging in place.
- **Municipal, Provincial, Federal Governments** that set policies, provide funding and oversight of local land-use and housing planning models.
- **Regional Health Authorities and Local Health Integration Networks** (in Ontario) that provide new home care delivery models.
- **Healthcare Providers** that deliver home care services or virtual health care.
- **Academic Research and Policy Advocacy Organizations** that provide new innovations that can be put into practice.

WHAT'S NEXT?

- **Land Owner Organizations and Real Estate Developers** that provide models for planning, designing and project managing new or adapted housing.
- **Renovation Builders/Contractors** that can contribute to a new vision and web portal.
- **Marketing and Educational Organizations** that heighten awareness and marketing of the Aging in Place concept, products and experts that can help with home modification.
- **Smart Technology Providers** that offer assistive and supportive features to enable independence.
- **Corporate Sponsors** – that can enhance value and contribute to funding this national effort.

The time is right to accelerate national activities in support of a broader national strategy for Aging in Place. This will require a collaborative and solution-oriented partnership model to:

- Provide innovative models of home modifications that are affordable, sustainable and easily scalable.
- Strengthen the impacts of government policies.
- Contribute to the solutions within the home and community care sectors.

Home Modification Canada is ready and prepared to support CHBA in undertaking this important initiative.

CONTACT:

Don Fenn: Founder/Executive Director Home Modification Canada
President, Caregiver Omnimedia Inc.
P.O. Box 1060, 3565 King Rd, King City ON
dfenn@thefamilycaregiver.com • 905.833.6200 Ext 127

Sue Lantz: Member Steering Committee, Home Modification Canada
Managing Partner, Collaborative Aging
sue@collaborativeaging.com • 416.938.6064 • www.collaborativeaging.com



REFERENCES

Aging, Caregiving, Dementia, Home Care

An Evidence-Informed National Seniors Strategy for Canada, Second Edition, January 2016
www.seniorsstrategy.ca

AGE-WELL Canada, 2015 Annual Report
<http://agewell-nce.ca/wp-content/uploads/2016/01/AGE-WELL-Annual-Report-2015-EN.pdf>

A Profile of Ontario Caregivers, Toronto, Change Foundation, 2016
Available at: <http://www.changefoundation.ca/profile-of-family-caregivers-ontario/>

A Special Senate Committee on Aging Report, 2009 <https://sencanada.ca/content/sen/Committee/402/agei/rep/AgingFinalReport-e.pdf>

Better Home Care in Canada: A National Action Plan, Canadian Home Care Association, Canadian Nurses Association, College of Family Physicians of Canada. October 2016

Health Quality Ontario, "The Reality of Caring: Distress among the Caregivers of Home Care Patients"
Toronto: Queen's Printer for Ontario; 2016

Hollander, Marcus J., Lui, Guiping & Chappell, Neena L. "Who Cares and How Much?"
Healthcare Quarterly Volume 12, Number 2. 2009

Ministry of Health and Long-Term Care (Report). "Caring-About-Caregivers: Caregiving for the Future of Ontario, Long-Range Scenario Planning Supporting Caregiving into 2033". November 27, 2009

Ministry of Health and Long-Term Care, "Developing Ontario's Dementia Strategy: Discussion Paper", September 2016.
Available at: www.ontario.ca/page/developing-ontario-dementia-strategy-discussion-paper

Standing Committee on Social Affairs, Science and Technology, "Dementia in Canada: A National Strategy for Dementia Friendly Communities" November 2016 https://sencanada.ca/content/sen/committee/421/SOCI/Reports/SOCI_6thReport_DementiaInCanada-WEB_e.pdf

Parliament of Canada, Bill C-233, "An Act Respecting a national strategy for Alzheimer's Disease and Other Dementias" February 13, 2017.

The Princess Royal Trust for Carers. (2011). Supporting carers: The case for change.
Available at: https://www.carers.org/sites/default/files/supporting_carers_the_case_for_change.pdf

Warrick, N., Peckham, A., Watkins, J., Padjen, M., & Williams, A. P. (2014). Caring for caregivers of high-needs older persons. *Healthcare Quarterly*, 17(3), 24–29.

Rosalynn Carter Institute for Caregiving, "Averting the Caregiving Crisis: Position Paper, 2010
Available at: www.rosalynncarter.org

REFERENCES

Aging in Place, Age-Friendly Community Planning

Government of Canada (2011), Public Health Agency of Canada, "Age-Friendly Rural and Remote Communities: A Guide", www.phac-aspc.gc.ca/seniors-aines/afc-cao-eng.php

Government of Canada (2011), Public Health Agency of Canada, "Age-Friendly Communities Evaluation Guide: Using indicators to Measure Progress", December 2015
Gover<http://www.phac-aspc.gc.ca/seniors-aines/indicators-indicateurs-eng.php>

Association of Municipalities of Ontario, "Strengthening Age-Friendly Communities for 21st Century Ontario: A New Conversation about the Municipal Role". September 2016
www.amo.on.ca/AMO-PDFs/Reports/2016/StrengtheningAgeFriendlyCommunitiesSeniorsServices.aspx

Miller, G., "No Place to Grow Old: How Canadian Suburbs Can Become Age-Friendly" (Insight No.14) IRPP Study, March 2017

<http://policyoptions.irpp.org/magazines/march-2017/policy-options-podcast-canadas-suburbs/>

MetLife Mature Market Institute, "Report on Aging in Place 2.0. Rethinking Solutions to the Home Care Challenge", September 2010

World Health Organization, International Forum on Innovation and Ageing, December 2015
http://www.who.int/kobe_centre/ageing/innovation-forum/gfiap2_report/en/

World Health Organization, Age-Friendly Cities Guide
http://www.who.int/kobe_centre/publications/age_friendly_cities_guide/en/

World Health Organization, "Measuring the age-friendliness of cities: a guide to using core indicators
http://www.who.int/kobe_centre/publications/AFC_guide/en/

WHO, Global Network of Age-Friendly Practices,
<https://extranet.who.int/agefriendlyworld/age-friendly-practices/>

Cusato, Marianne, "Insights Forum: Aging in Place Report" University of Notre Dame School of Architecture, October 2016

Farber, N and Shinkle, D, with Lynott, J, Fox-Grage, W., and Harrell, R. "Aging in Place: A State Survey of Livability Policies and Practices": A research Report by the National Conference of State Legislatures and the AARP Public Policy Institute, December 2011

Visitable Housing Canada, Accessibility Design, <http://visitablehousingcanada.com/wp-content/uploads/2016/03/K-W-TF-Accessibility-Design-Spectrum-Guide-2015.pdf>

REFERENCES

Home Modification, Housing and Accessibility Options

The Costs of including Accessibility Features in New Homes and Apartments
<https://www.cmhc-schl.gc.ca/en/inpr/bude/acho/upload/cost-of-accessibility-en.pdf>

Housing Options for People Living With Dementia, Volumes 1, 2 and 3 – INSERT LINK

Housing Options for People Living with Dementia, Helpful Home Changes for People Living with Dementia, https://www.cmhc-schl.gc.ca/en/co/acho/adho/upload/68440_w_ACC.pdf

About Your House: Garden Suites, <https://www.cmhc-schl.gc.ca/odpub/pdf/65009.pdf?fr=1441901300719>

Maintaining Seniors' Independence Through Home Adaptations, A SELF-ASSESSMENT GUIDE <https://www.cmhc-schl.gc.ca/odpub/pdf/61087.pdf?fr=1442318489140>

CMHC FlexHousing , What is FlexHousing?

<https://www.cmhc-schl.gc.ca/flex/en/index.cfm>

Canada Mortgage and Housing Corporation. (2014). Accessible Housing by Design — House Designs and Floor Plans. www.cmhc-schl.gc.ca/en/co/acho/acho_001.cfm

Canada Mortgage and Housing Corporation. (2014). Flexhousing Checklist: Homes that adapt to life's changes. www.cmhcschl.gc.ca/odpub/pdf/61943.pdf?fr=1421086550208

"Home Modification: A Comprehensive Guide for Family Caregivers", Caregiver Omnimedia, 2017.

Visitable Housing Canada, Accessibility Design, <http://visitablehousingcanada.com/wp-content/uploads/2016/03/K-W-TF-Accessibility-Design-Spectrum-Guide-2015.pdf>

Canadian VisitAble Housing Project: Ottawa, Winnipeg, Alberta, British Columbia, Kitchener-Waterloo Task Forces. Unpublished notes , January 13, 2015.

Canadian Home Builders Association - www.chba.ca

Market Report, "HBA CEO's Speak" by Kevin Lee, Home Builder November/December 2016.
http://issuu.com/homebuildercanada/docs/2906_issuu/18?e=1678136/41628001

CHBA Net Zero Program (www.chba.ca/NZE)

CNBA Renovating Program www.chba.ca/CHBA/Renovating

Statistics Canada

Living arrangements of seniors: Families, households and marital status Structural type of dwelling and collectives, 2011 Census of Population http://www12.statcan.gc.ca/census-recensement/2011/as-sa/98-312-x/98-312-x2011003_4-eng.pdf

Milan, A., Laflamme N., Wong I., Diversity of Grandparents Living with their Grandchildren, April 14, 2015

REFERENCES

Home Ownership Statistics

<http://www.statcan.gc.ca/pub/11f0019m/2010325/part-partie1-eng.htm#h2>)

Turcotte, M., "Canadians with Unmet Home Care Needs", Statistics Canada Article: Insights on Canadian Society, 2014

Books and Media

Pierce, D., "Designing for All Ages and Abilities: The Accessible Home", Taunton Press, 2012

"Is your contractor Certified? Find Out", by Ellen Roseman, Toronto Star, May 31, 2013

"Updated building Code Calls for Accessibility", by Brian Tuckey, www.Facebook.com/bildgta

"Aging in Place: How to Make your home a Retirement Haven", Globe and Mail, February 11, 2016

"Home is where the money goes for Baby boomers and Gen-Xers", by Ana Veciana-Suarez, Real Estate News, March 1, 2017

"Do your bit for Canada's Economy: Renovate Your Home", Globe and Mail, September 15, 2016

"Renovation Spending Expected to Rise in 2016 as People Just Cannot Afford to Move", Financial Post, June 22, 2016

International Jurisdictions: Home Modification Organizations

United Kingdom

Foundations UK <http://www.foundations.uk.com/> and Find Your Local Home Improvement Agency <http://www.findmyhia.org.uk/>

United States

National Association of Home Builders <https://www.nahb.org/en/consumers/homeownership/homeownership-highlights/make-your-home-safe-for-all-ages.aspx>

Find a Certified Aging in Place Specialist [https://www.nahb.org/en/find/directory-designee.aspx#sort=%40flastname40069%20ascending&f:@fdesignationsheldabbreviation40069=\[caps\]&f:@fstate40069=\[f1\]](https://www.nahb.org/en/find/directory-designee.aspx#sort=%40flastname40069%20ascending&f:@fdesignationsheldabbreviation40069=[caps]&f:@fstate40069=[f1])

National Resource Centre on Supportive Housing and Home Modification www.homemods.org

American Association of Retired Persons – AARP www.aarp.org and Home Modifications to Promote Independent Living: Fact Sheet - <http://assets.aarp.org/rgcenter/ppi/liv-com/fs168-home-modifications.pdf>

Farber, N and Shinkle, D, with Lynott, J, Fox-Grage, W., and Harrell, R. "Aging in Place: A State Survey of Livability Policies and Practices": A research Report by the National Conference of State Legislatures and the AARP Public Policy Institute, December 2011

Australia

Home Modifications Australia <http://www.moda.org.au/>

**Canadian
Home Builders'
Association**



HOME MODIFICATION COUNCIL

On October 25, 2017, CHBA held the first meeting of the Home Modification Council. Bard Golightly, former CHBA president, as Committee Chair.

For further information, terms of reference, and application form for joining the Council contact member and Special Advisor to the Council

Don Fenn

905.833.6200 Ext 127

dfenn@thefamilycaregiver.com