

Understanding the Landscape of Housing for Seniors in Calgary

Presentation to Unison at Kerby Seniors' Expo 2024

April 27, 2024

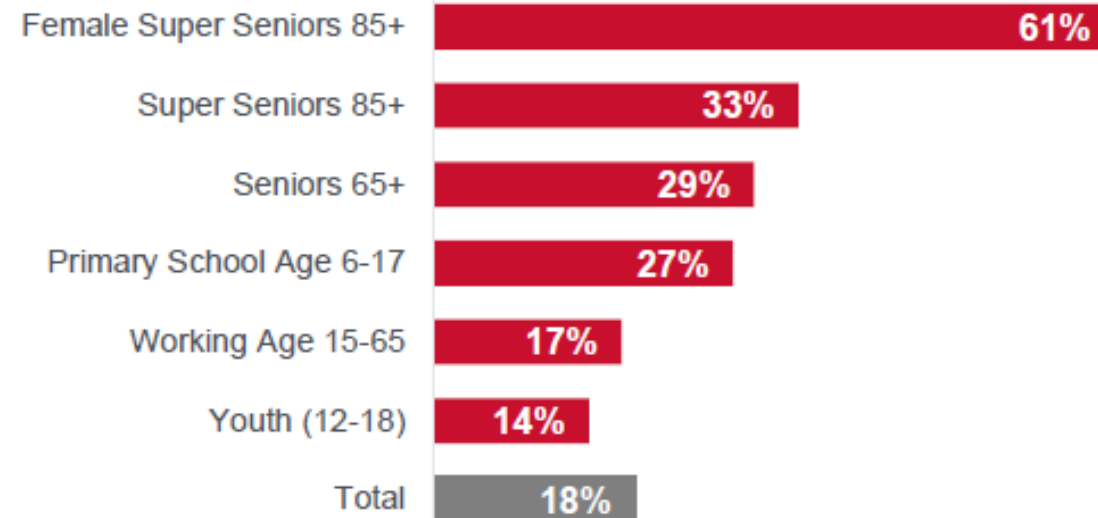


- Calgary's Housing Situation for Seniors
- Housing options for Seniors in Transition
- Making an informed decision



Increasing senior population combined with rising rents has fueled the demand for seniors housing.

Long-Term Population Growth

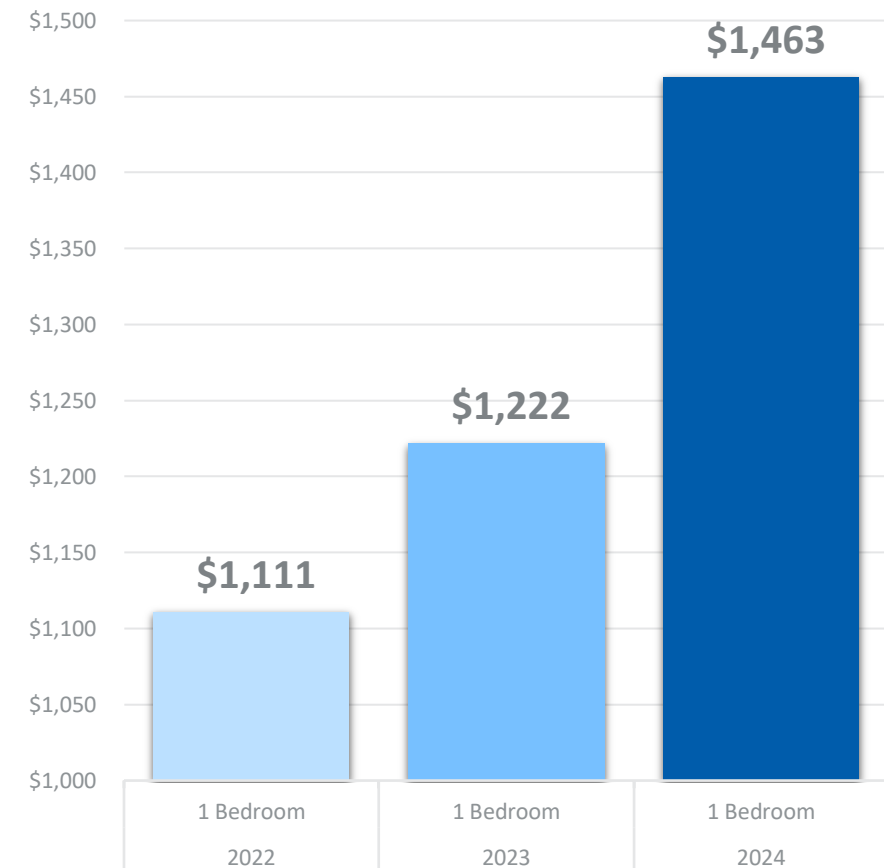


Seniors Housing: A Critical Need

CMHC Average Market Rent increased **32%** for one bedrooms in just the past two years.

An annual income of **\$59,000/** year is needed to afford average market rent of \$1,463/ month

CMHC Calgary One Bedroom
Average Market Rent
(2022 to 2023)



Seniors Benefit Incomes are Falling Behind Rents

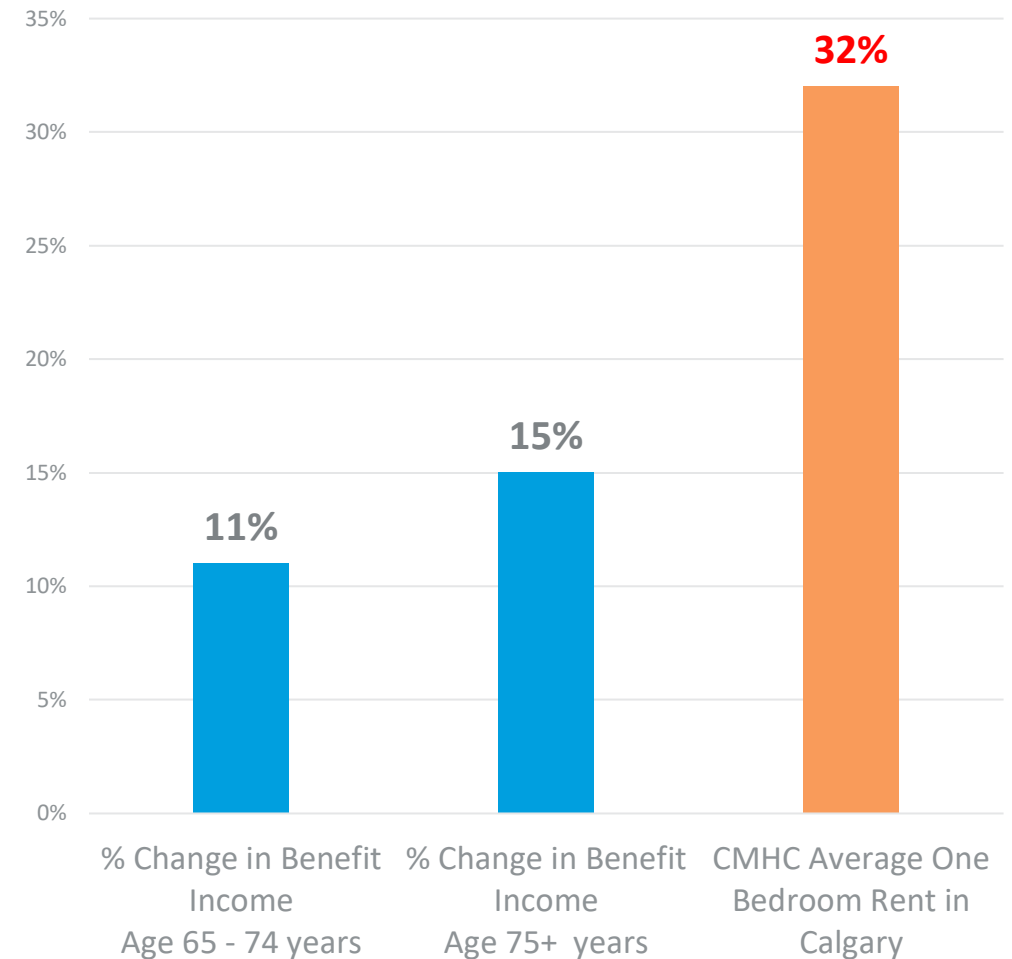


While rents have increased **32%** over the past two years, seniors' maximum benefit income has not kept pace:

11% for 65 to 74-year-olds

15% for 75+ year olds

Seniors Benefit Income Increases vs
Calgary One Bedroom Rent Increases
(2022 - 2024)



The Continuum of Housing





Community-Based Care

Independent Living

Licensed Supportive Living

Scheduled Home Care Only

24/7 Onsite Home Care (DSL3)

Continuing Care

Designated Supportive Living

DSL4

**DSL4D
(Specialized Dementia)**

Long Term Care

Palliative, End of Life Hospice Care

Silvera is a non-profit housing provider delivering a diverse selection of housing options - both affordable, low-to-middle income, and market, middle to upper middle income, for independent seniors in Calgary.

We are:

- A trusted Not-For-Profit organization providing housing and support services for over 60 years
- We work with all levels of government to provide seniors housing
- Proud to serve Calgary seniors with differing levels of income
- Located in all four quadrants of the city – over 1,800 units in 28 supportive living and independent living communities



Non-market Rental Housing (IL)

Rental accommodations only with rates indexed to 30% of resident annual income

Low to Modest Income Seniors

<\$49K/year



Below-market Rental Housing (IL)

Rental accommodations only with rates indexed below annual market benchmarks established by CMHC

Modest to Moderate Income Seniors

\$36K - \$65K/year



Subsidized Housing w/ Full Services (SL)

Accommodations with full services, rent indexed to 30% of annual income plus a service package fee

(includes operating subsidies and residual income requirements)



SUBSIDIZED/AFFORDABLE HOUSING



Average age: 76



61% Females | 39% Males



Avg annual income: \$23,435



Average age: 80



63% Females | 37% Males



Avg annual income: \$26,837



Rent Geared to Income

- Residents must access all eligible income benefits
- Rent calculated at 30% gross monthly income

Income eligibility:

Studio < \$39,500/ year

One Bedroom <\$49,000/year

Two Bedroom <\$59,000/year

Opening May 1, 2024

Silvera's Newest
Independent Living Location

Livingston Terrace Apartments

- Rent Geared to Income and Percentage Below Market
- Pet Friendly



Percentage Below Market

Rent calculated as a percentage below the annual CMHC average market rent.

One Bedroom:

- Gilchrist North (NE) \$1,228 - \$1,448
- Livingston Terrace Apartments (NE) \$814, \$1,228 and \$1,263 (+ den)
- Willow Park on the Bow (Central) \$1,228
- Westview Residence West (SW) \$1,090

Two Bedroom:

- Livingston Terrace Apartments (NE) \$1,674

Opening May 1, 2024

Silvera's Newest
Independent Living Location

Livingston Terrace Apartments

- Rent Geared to Income and Percentage Below Market
- Pet Friendly



Rent Geared to Income + Service Package

Rent of the Suite: Rent Geared to Income
(30% of gross monthly income)

PLUS...

A monthly service package that includes:

- 3 meals per day
- Weekly housekeeping
- Life, learning and leisure programs
- 24/7 staff onsite

A *maximum* of \$1,075 or \$1,155, adjusted based on each person's income, to ensure they are left with a *minimum* of \$357 after rent and service package payment.





Mid-market Rental Housing



Mid-market Housing w/ Full Services

COMPETITIVE MARKET HOUSING

Moderate (\$53K) to Upper-middle Income (\$100K+)

Silvera provides market housing units to upper-middle-income independent seniors to meet this population need and to support and grow Silvera's affordable units on a portfolio basis.

Market Rental Independent Living Apartments

Regular market rent with no income eligibility requirements

One-Bedroom:

- Willow Park on the Bow starting at \$1,596 / month
- Westview Residence West starting at \$1,790 / month

Two-Bedroom:

- Willow Park on the Bow starting at \$2,147 / month
- Westview Residence West starting at \$2,008 / month



Market Rental Supportive Living

Regular market rent with no income eligibility requirements

Westview Town Suites

Studios	starting at \$2,900
Studios walkouts	\$3,375
One bedrooms	starting at \$4,100
Two bedrooms	starting at \$4,800



Come Live your best life

SILVERA
FOR SENIORS



Silvera Application Process



Advance Tour of Community – Available at Affordable Supportive Living or Market Locations Only

Completed Affordable Housing Application and ALL Supporting Documents Received

Application Processed

Priority Rating Score Phone Interview

**In Person Meet & Greet
(Intake Conversation)
and
Tour of Community**

**Applicant can
choose to stay
on waitlist or not
(Max 3 Declines)**

**DECLINES
SUITE
OFFER**

**ACCEPTS
SUITE
OFFER**

**Lease Signed
and
Move In
Booked**

Questions about the application process?

Contact the Community Living Coordinator Team
403.567.5301 communityliving@silvera.ca

Want to learn more?

View our complete offerings and phone to book a tour directly at any of our Market or Supportive Living communities by visiting our website: www.silvera.ca



silvera.ca

