



Keynote Presentation MROO Zone 2 Annual Meeting

April 2th 2025, by Sue Lantz, BA, MPA
Managing Director of Collaborative Aging

Summary of Links and Housing Resources Shared

Introductory Links (Sue Lantz's organization)

Collaborative Aging: www.collaborativeaging.com and Sue Lantz
<https://www.linkedin.com/in/sue-lantz-8b700a5/>

Options Open: The Guide for Mapping Your Best Aging Journey ©: 2020
<https://optionsopen.org> and Instagram @optionsopenguide

CMHC-funded Housing Solutions Lab Project (a Social Purpose Real Estate Organization) <https://co-createhousing.com>

Home Modifications for Accessibility or Age Outfitting

- “Adaptiv Home” – Canadian Home Builders Association – Training and Certification (for Renovators and Other Professionals)
<https://www.chba.ca/adaptiv-home/>
- CAPABLE Model (Nurse, OT, and Handyperson)
<https://von.ca/en/capable> This unique team based model was developed by John Hopkins School of Nursing, and VON launched CAPABLE (*Community Aging in Place, Advancing Better Living for Elders*) in collaboration with the Nova Scotia Department of Seniors and Long-Term Care in the Fall of 2023. This is the first launch of this program in Canada.
- MROO – Independent Living and Safety Resources –
<https://www.mroo.org/en/retiree-resources/independent-living.aspx>

Housing - Tax Credits for Home Renovations

Multigenerational Living Home Renovation (CRA - Federal Tax Credit)

<https://www.canada.ca/en/revenue-agency/services/tax/individuals/topics/about-your-tax-return/tax-return/completing-a-tax-return/deductions-credits-expenses/multigenerational-home-renovation.html>

Home Accessibility Tax Credit (Federal Tax Credit)

[Line 31285 – Home accessibility expenses - Canada.ca](#) This tax credit is for individuals (or caregivers) owning a home, condo or within a co-operatively owned building only). Note: This is not applicable to rental properties.

Tax Deductions for Landlords: Capital Expenditures for Accessibility (CRA)

<https://www.canada.ca/en/revenue-agency/services/tax/businesses/topics/rental-income/capital-expenses-special-situations.html>

Note: There is no longer an Ontario Tax Credit for Seniors for Aging in Place Renovations (for proactive renovations for accessibility + safety). However, the *Ontario Seniors Care at Home Tax Credit* is a refundable personal income tax credit to help low- to moderate-income seniors with eligible medical expenses, including expenses that support aging at home or one's place of residence. <https://www.ontario.ca/page/ontario-seniors-care-home-tax-credit>

Innovative Housing Models

- Co-housing Intentional Communities - Canadian Co-Housing Network <https://cohousing.ca/>
- Home Sharing Options with University Students
 - ✓ Canada Home Share <https://www.canadahomeshare.com/>
 - ✓ Spaces Shared <https://www.spacesshared.ca/home>

Social Design Toolkit for Housing *Multi-Unit:

<https://happycities.com/projects/building-social-connections-toolkit>

“Missing Middle” or Smaller-Scale Housing:



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- “Flex Plex” Small Scale, Sustainable, Multiplex Housing Greenbilt Homes Inc.- <https://greenbilthomes.ca/>
- Accessory Dwelling Units/Secondary Suites (e.g. Laneway Housing, Garden Suites) – www.tabc.ca
- Bruce County Additional Residential Units: <https://www.brucecounty.on.ca/additional-residential-units>
- City of Toronto -- <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/expanding-housing-options/>
- Small Scale Housing, BC - <https://smallhousingbc.org/>

Tiny Homes and Pocket Communities - <https://tinytownassociation.com/>

Housing Advocacy in Ontario

MROO – Housing Advocacy for Ontario Seniors - <https://www.mroo.org/en/whats-happening/housing-support-for-ontario-seniors-committee.aspx>

Local Citizen Groups – in Niagara-on-the Lake, Barrie, and Haliburton (no website links)

Naturally Occurring Retirement Community Models

The models for NORCs can be informal and formal – it involves organizing or clustering of supportive activities or services in buildings or geographic areas where over 35% of occupants are older adults:

- Policy Paper by the National Institute on Ageing \ NORC Innovation Centre <https://www.niageing.ca/norc>
- NORC Innovation Centre - <https://norcinnovationcentre.ca/>
- OASIS Aging Well (NORC Model of Clustered Social Supports and Services): <https://www.oasisagingwell.com/>

Examples of Non-Profit/Non-Market Housing Options

Spruce Lodge – Stratford: <https://sprucelodge.on.ca/hamlet-estates/independent-living>

Windy Woods Co-operative in London - <https://windywoodscoop.ca/>



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Abbeyfield - Non-Profit Supportive/Independent Living Model in Canada

<https://abbeyfield.ca/>

Smaller-Scale LTC Homes:

National Institute on Ageing – 2025 Policy Paper on Small Care Long-Term Care Homes <https://www.niageing.ca/small-care-homes>

Green House Project – in USA - <https://thegreenhouseproject.org/our-story/who-we-are/>

Residential Hospices in Ontario:

Example of a Residential Hospice (London) – St. Joseph's

<https://www.sjhospicelondon.com/residence>

Provincial Funding For Residential Hospices

<https://news.ontario.ca/en/release/1005056/ontario-expanding-access-to-palliative-care>