

Dated: Wednesday October 18, 2023 09:30 to 11:30 AM

Third Age Lakehead Presentation

St. Paul's Centre
62 Peter St North
Orillia, ON

INTRODUCTION

1. This was the third session in a series. I was not aware of and did not attend the first two sessions but plan on attending the last two sessions which will occur on Wednesday Oct 25th from 09:30 to 11:30 A.M. and Wednesday November 1st from 09:30 to 11:30 A.M.
2. The Wed Oct 18th presentation was on "Living a Different Way: the Future of Communities. There were two presenters Grethe Jensen, an artist living with 9 other people in a purchased Lodge in Haliburton for the last 5 months and Louise Bardwick living in a renovated century home in Perry Sound since 2016. The two presenters presented videos and co-presented.

TOPICS

3. The presentation centred on:
 - a. Financial aspects
 - b. Lifestyle and Control
 - c. Community, and
 - d. Safety.

FINANCIAL

4. Shared living is cheaper in comparison to living in LTC where the monthly cost of rent usually increases annually by 3% e.g., a retirement home starts charging \$5,000 per month, then 20 years later this charge has risen to \$9,031/month (see attachment).
5. The purchaser usually sells their existing home and invests in purchasing a share of the co-housing facility. Selling their home provides them with equity that they can use in part to purchase their share. % of ownership is based on the size of the unit owned. The remainder is available to do with as they please.
6. Purchasers are responsible for:
 - a. Sharing the cost of services i.e., property taxes, insurance, utilities, maintenance, reserve fund.
 - b. Cost of food amounted to \$400/month, and \$1400 for other expenses listed above.
 - c. Shared bank accounts/credit cards for common expenses.

LIFESTYLE & CONTROL

7. In a co-housing arrangement:
 - a. You don't give up control.
 - b. You have the freedom to entertain.
 - c. You are in control of the little decisions.
 - d. You can have worry free travel as the maintenance of the co-housing is taken care of.
 - e. The co-housing unit can be in the downtown core close to things.
 - f. Accommodations can be included for visitors and controlled by agreed upon rules.

COMMUNITY

8. Companionship.
9. Socialization.
10. Sharing meals and activities.
11. Importance of open minds and flexibility.
12. Mixed age groups, couples and singles with private quarters and sharing common areas.
13. Collective agreement set-up with a lawyer with experience in this area for setting-up the co-housing agreement.
14. Details on how to get into the co-housing and how to get out of it. Owner can sell but remainder must approve new owner e.g., If new owner is rejected, remaining owners have one year to find a replacement or must buy out owner wishing to leave at the original price offered.
15. What to do about points of contention: e.g.,
 - a. Cleaning – pay for it,
 - b. Landscaping – pay for it,
 - c. Snow removal – pay for it,
 - d. Not leaving dishes on the counter – buy a second dish-washer so one is in use and the other can be loaded
16. Some of the owners are still working albeit part-time on different things.

LESSONS LEARNED

17. Renovation is not always the best choice. For example, it may be easier to tear down and build new to avoid issues with:
 - a. Wiring, plumbing
 - b. Widening hallways and doorways and including an elevator to accommodate wheelchair access and other issues of disability,

- c. Sufficient private apartments catering for sleeping, bathrooms, sitting areas and office space.
 - d. Agreeing on design and decoration can be challenging. Good idea to get help from a professional designer/decorator.
18. Think about what you want to do where you want to be in the next 10 to 20 years.
 19. Think about the next 10 to 20 years. Where do you want to be? What do you want to be doing? Down-sizing is hard. At what age is downsizing too hard? How much of a mess do you want to leave your kids with? Even if you have a partner now the reality is that at some point you will be alone.
 20. If you own, not rent, then you can live with whomever you want.
 21. Practice open, kind communication.
 22. Is an issue important enough that it is “the hill do you want to die on?”
 23. Living with others can feel scary.
 24. Everyone may have different living habits.
 25. The Golden Girl Act has not yet passed, however there is the Ontario Human Rights Act that has allowed for multiple-tenancy arrangements and there is a process in the can be included in the Co-Housing Agreement a means for dealing with obnoxious issues.

Attachment: Comparison of Housing Options (Based on 2022, Port Perry – Your figures will change)