

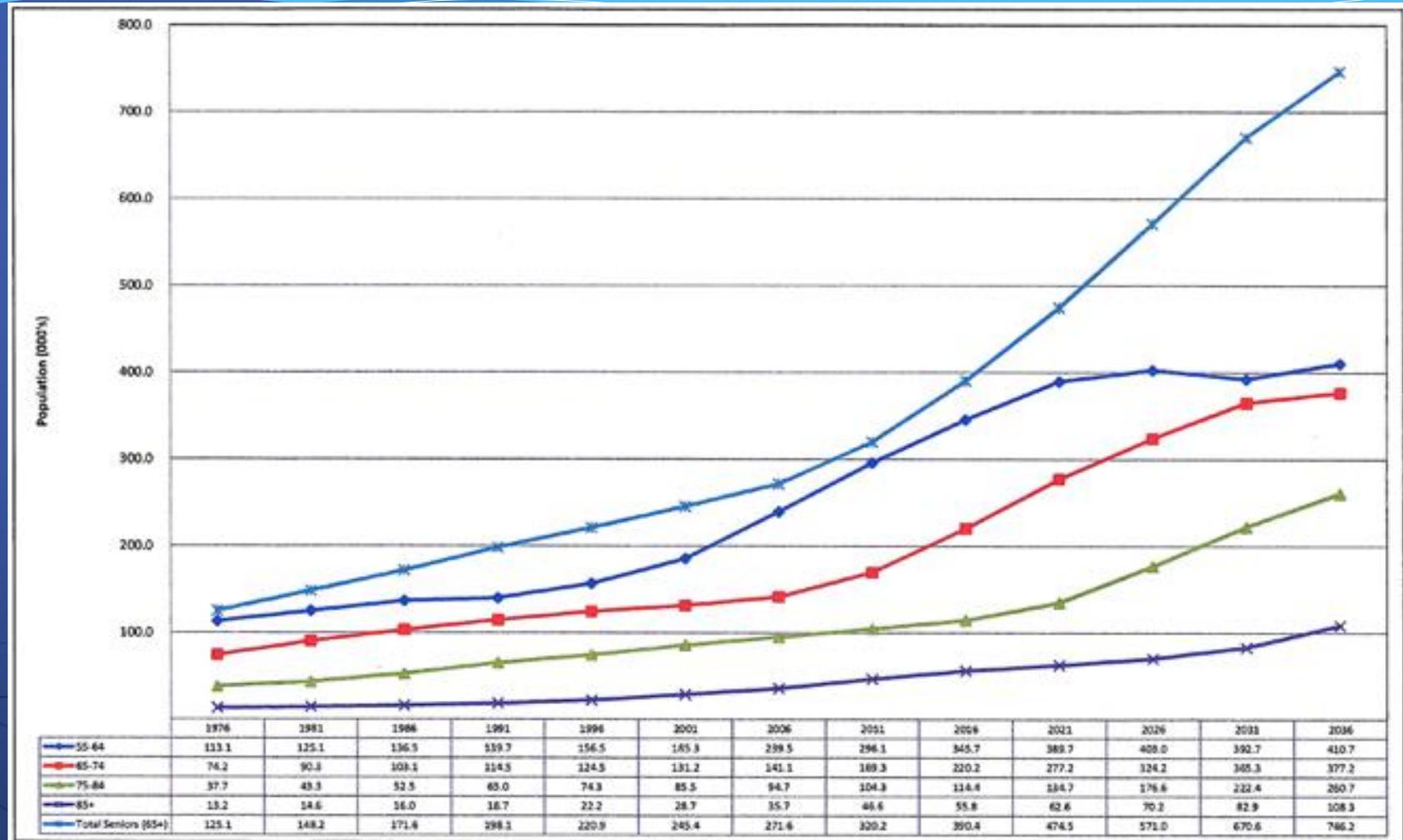
Seniors' Housing Needs & Choices Langley City and Langley District

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An Aging Population

Seniors represent 13.5% of the population in Metro Vancouver and is projected to increase



Seniors Living In Langley City and District

- ❑ 4,240 seniors in Langley City
- ❑ 13,885 seniors in Langley Township
- ❑ 14% of the total population for the area
- ❑ Net increase of 2,830 seniors between 2006 and 2011 through aging in place and seniors moving into the community

Source: 2006 and 2011 Census

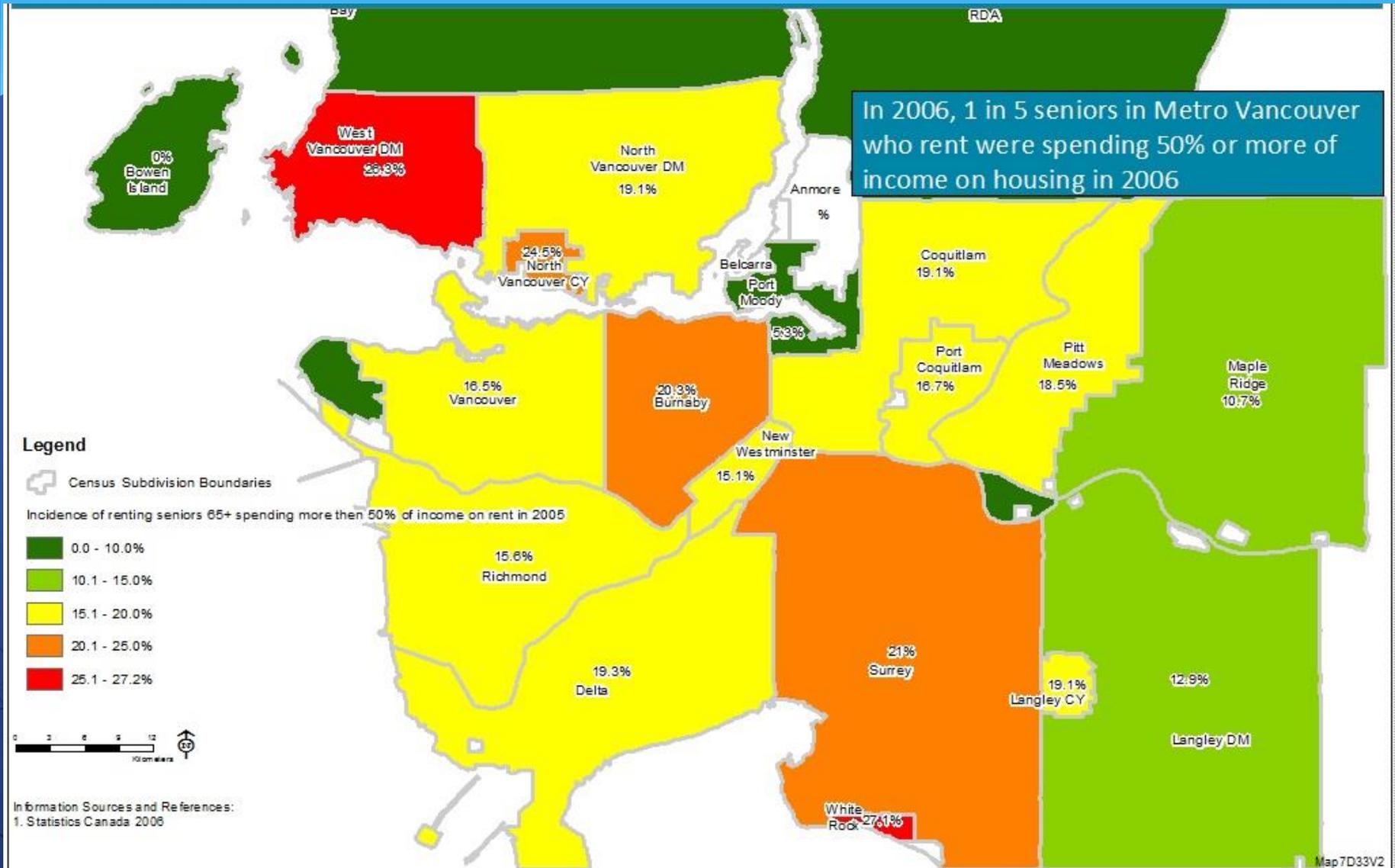
Housing Choices Available to Seniors (Langley City and Langley District)

Senior-Led Households	Langley City	Langley District	Total Area
Total Senior-Led Households	2,730	6,475	9,205
# of owners	1,580	5,815	7,395
# of renters	1,150	660	1,810
% of owners who are seniors	25%	21%	21%
% of renters who are seniors	28%	14%	21%
Monthly housing cost (senior owners)	\$561-\$649	\$519-\$671	
Monthly housing cost (senior renters)	\$1,028	\$1,386	
Source: 2006 Census			

Senior Renters in Core Housing Need (Langley City and Langley District)

Senior-Led Households in Core Housing Need	Langley City	Langley District
Total Senior-Led Households Who Rent	1,150	660
Average Monthly Housing Cost (Senior Renters)	\$1,028	\$1,386
# of seniors who rent spending 30% or more of income on their housing costs	515	285
% of senior renters in core housing need	45%	43%
Source: 2006 Census		

Seniors who rent and spend 50% or more of income on housing costs



Households Facing Housing Stress

- ❑ Housing affordability challenges can be both an income problem and a supply problem
- ❑ It is an income problem in that some households will not be able to afford the cost of housing with the resources that they have available.
- ❑ It is also a supply problem in that there is a shortage of units affordable to households with lower incomes

Income Profile of Seniors In Langley City and District and the Shortfall of Affordable Rental Units

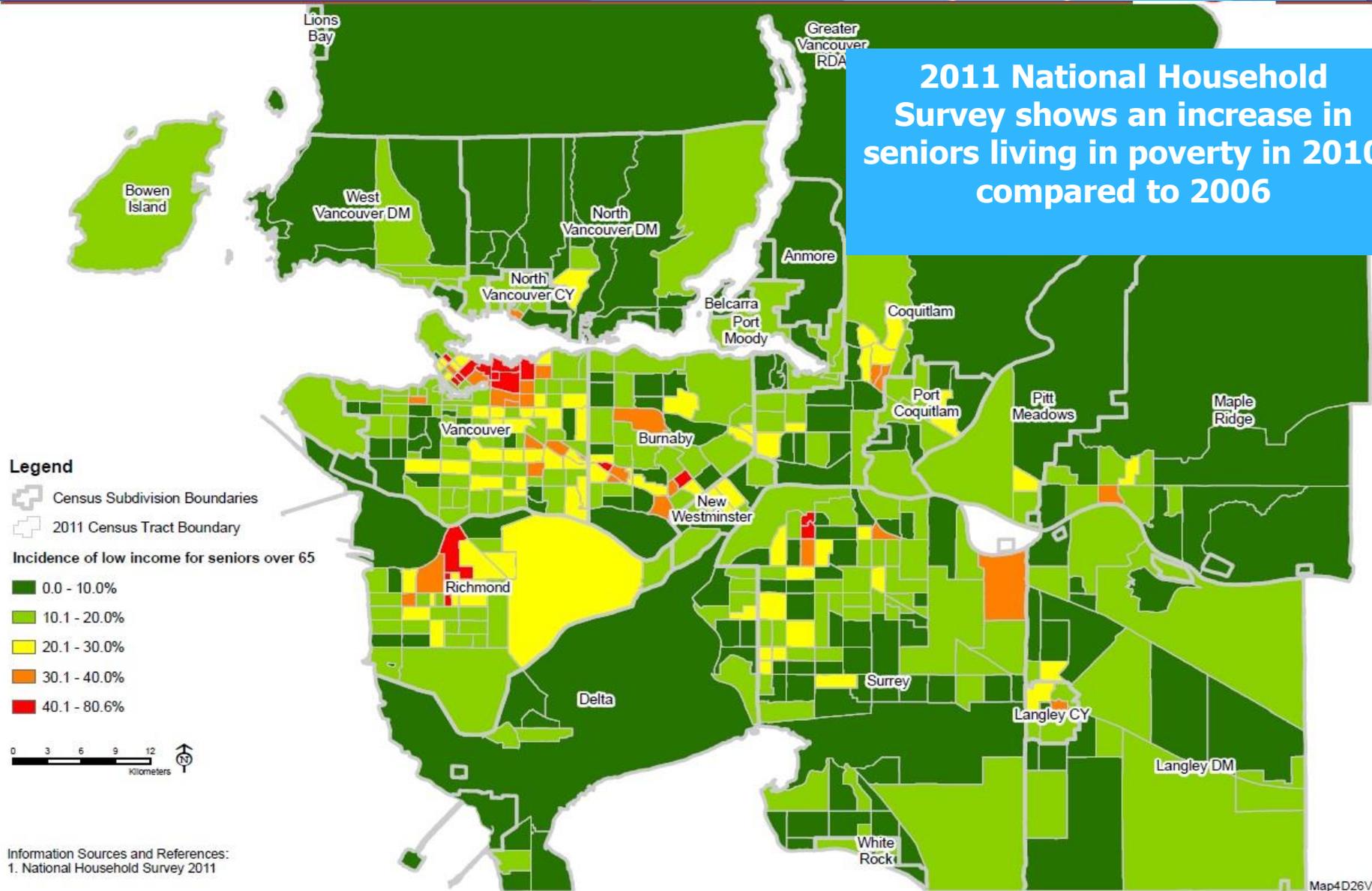
Household Income	Langley City	Langley District
Median income (seniors 65-74) owners	\$42,751	\$47,770
Median income (seniors 65+) renters	\$21,009	\$23,205
Median income INALH renters	\$21,997	\$18,516
All renter households income < \$20K	1,340	1,135
All rental Units < \$500 per month	770	760
Shortfall of Affordable Rental Units	(570)	(375)

2011 Census National Household Survey

- ❑ The 2011 Census and National Household Survey shows that the number of renter households in core housing need in Metro Vancouver has increased
- ❑ The 2011 Census and National Household Survey also shows that the incidence of poverty and low income among seniors is increasing
- ❑ In Langley District the incidence of low income among seniors was 9.7% in 2010. In Langley City, the incidence of low income among seniors was 19.6%.

Increasing number of seniors in poverty

2011 National Household Survey shows an increase in seniors living in poverty in 2010 compared to 2006



Housing Choice and Aging in Place

- Access to stable and affordable housing plays an important role in all aspects of one's quality of life
- Lack of access to affordable housing can result in the need for compromises and trade-offs in other areas
- Increased food insecurity, inability to afford medication, and increased isolation and stress
- For low income seniors and those living alone it can have a real impact on their health as they feel uncertain about their future and where they will live