



# Delta Housing Be Mine Society

Networking for Housing Solutions in Delta

## Reimagine Housing in Delta

A Conversation for Change



cedar park church





# Delta Housing Be Mine Society

## Networking for Housing Solutions in Delta

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# Delta Housing Be Mine Society

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### Executive Summary

Delta Housing Be Mine Society is a registered BC Non-Profit Society formed to bring families and organizations together to network for affordable, inclusive housing solutions for adults with varying abilities. DHBMS in collaboration with Cedar Park Church hosted a community event on September 14th, 2019 at Cedar Park Church, Ladner. The event titled, Reimagine Housing in Delta: A Conversation for Change was focused on housing in Delta and addressing the barriers that exist in this market. We wanted to provide information and context to inspire existing homeowners and potential home buyers to participate in a reimagined model of Community Living BC's home share/shared living program.

The need for appropriate, inclusive and affordable rental housing is critical for adults with intellectual disabilities. Parents and caregivers of individuals with intellectual disabilities are aging and extremely concerned. A CLBC housing support option, and most common option, is the home share/shared living model. The current CLBC model is not flourishing as hoped in Delta. As it exists, the homes share providers are responsible for 24/7 care of the individual with an intellectual disability.

Delta Housing Be Mine Society's innovative Shared Living model consists of a bedroom, bathroom, and a Healthy Living food Bar. This new model provides more flexibility to the shared living provider as they are not required to give 24/7 support. Instead, the home share provider's compensation would be designed to include the current private rates for sharing a space in Delta and contracted minimal support as required by the individual. Contracted minimal support could include nighttime emergencies, dinner with the provider once a week, or a 20-minute conversation every day. The individual would pay the home share fee of \$375.00 out of their monthly Person With a Disability government cheque. The \$375.00 would reflect what would be paid as if this were a rental apartment. The model would be structured with paid outreach supports, community engagement, natural supports and cutting-edge technology (Appendix A). The model brings opportunity for financial creativity while shaping an inclusive community.

The model will benefit both young-adults and senior homeowners. Notably, the home sharing/shared living model income is tax free. Young families would be able to apply some extra income to their mortgage, childcare expenses or their child's extracurricular activities. Seniors would gain a much-needed stream of income as approximately 20% of Delta Seniors over 65 years of age are living alone or with non-relatives are living in poverty compared to 3.5% overall (Delta Housing be Mine Society: Delta Housing Need & Demand Study - Affordable, Inclusive Housing Options for Adults with Diverse Abilities, 2018). The housing in Delta is composed of almost 80% Single Family Residential Homes and duplexes and should be utilized effectively.

Delta Housing Be Mine Society will continue hold conversations with Community Living BC to build a business plan and prototype for the new home share/shared living model. Additionally, as part of the collaborative discussions, DHBMS will follow up on the implementation of the National Housing Strategy-The Canada Housing Benefit. The eligible individuals would receive \$2,500 per year. The timeline for this model needs to be realistic, as the need for housing solutions is now.



# Delta Housing Be Mine Society

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### Introduction

Delta Housing Be Mine Society became a registered BC Non-Profit Society in 2012. It was formed to bring families and organizations together to network for affordable inclusive housing solutions for adults with varying abilities. This includes adults with Autism, Down Syndrome, and low-income seniors. Currently, DHBMS's target demographic is individuals with intellectual disabilities.

“Community Living BC, or CLBC, is the provincial crown corporation that funds supports and offers services to adults with developmental disabilities, individuals who have a diagnosis of Autism Spectrum Disorder (ASD) or Fetal Alcohol Spectrum Disorder and those with significant difficulty doing things on their own. The law that describes our role is the Community Living Authority Act” (Community Living BC, 2019).

### Defining Developmental Disabilities/Intellectual Disabilities

“Developmental Disabilities refers to people who have significantly greater challenges than most people in every day adaptive and intellectual functioning due to a long-term permanent condition that is present from birth or before the eighteenth birthday. Some of the challenges are carrying out everyday activities, managing money, household activities, personal hygiene, communicating and interacting with others” (Delta Housing be Mine Society: Delta Housing be Mine Survey Report 2016 - Housing Needs for Individuals Living with Intellectual Disabilities, 2016).

### Community Living BC- Shared Living/Home Sharing

“Shared living is a residential option in which you share a home with someone who is contracted to provide you with ongoing residential support. In some shared living situations, you live with one person. In other cases, you live with a couple or a family. They are the shared living provider.

There are two types of shared living support:

- Home Sharing: This is the most common type of shared living and involves you living in the shared living provider's home
- Live-in support: In this type of shared living support, you receive support in your own home” (Community Living BC, 2019).



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### Purpose

Delta Housing Be Mine Society in collaboration with Cedar Park Church hosted a community event on September 14th, 2019 at Cedar Park Church, Ladner. The event titled, Reimagine Housing in Delta: A Conversation for Change was focused on housing in Delta and addressing the barriers that exist in this market. We wanted to provide information and context to inspire existing homeowners and potential home buyers to participate in a reimagined model of Community Living BC's home share/shared living program.

Access to housing is intrinsically tied to the well-being of all community citizens. The need for appropriate, inclusive and affordable rental housing is critical for adults with intellectual disabilities. The City of Delta lacks housing options for this demographic. Parents and caregivers of individuals with intellectual disabilities are aging and extremely concerned. They worry about what will happen when they are no longer able to adequately care or provide a home for their loved ones.

### Scope

This report will aim to distribute information provided during the September 14th, 2019 event Reimagine Housing in Delta: A Conversation for Change. The community event was hosted by Delta Housing be Mine Society in collaboration with Cedar Park Church. The focus was housing in Delta, addressing existing barriers in the market, and to inspire participation in a reimagined model of CLBC's home share/shared living program. The audience participated in the conversation by answering questions at the conclusion of the event as seen in Appendix B. There was 45 people in attendance including:

- Three levels of government: Honourable Carla Qualtrough, CLBC and City of Delta Councillor Dylan Kruger, and City of Delta staff
- Parents and families
- Financial institution: Vancity
- Businesses, developers, lawyers, architects, real estate agents
- Community organizations: Cedar Park Church, Delta Community Living Society, Richmond Society for Community Living, and DHBMS Board Members.



# Delta Housing Be Mine Society

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### Current Situation

The 2016 Delta Housing Be Mine Housing Needs Survey for Individuals with Intellectual Disabilities data shows that 82.6% of individuals requiring housing are living with family (Delta Housing be Mine Society: Delta Housing be Mine Survey Report 2016 - Housing Needs for Individuals Living with Intellectual Disabilities, 2016). The housing in Delta is composed of almost 80% Single Family Residential Homes and duplexes. Many of the homes are older bi-level homes. The main living area including the kitchen is on the upper level. At least, 74% of the homes have 3 or more bedrooms. Many homes have empty rooms or are occupied by “empty nesters” (Delta Housing be Mine Society: Delta Housing Need & Demand Study - Affordable, Inclusive Housing Options for Adults with Diverse Abilities, 2018).

Community Living BC provides services to adults with intellectual disabilities who live in BC. However, they do not provide housing. A CLBC housing support option, and most common option, is the home share/shared living model. In this model the individual shares a home with a homeowner who is contracted to provide ongoing residential support.

There are a minimal number of home share/shared living spaces in Delta. The current rental vacancy rate in Delta is extremely low, and rent is continually increasing. The average shelter cost in Delta is \$1222 per month (Delta Housing be Mine Society: Delta Housing Need & Demand Study - Affordable, Inclusive Housing Options for Adults with Diverse Abilities, 2018). As of September 14<sup>th</sup>, 2019, the City of Delta had not approved any affordable rental apartments that include individuals with intellectual disabilities/varying abilities for 3, 5, 10 years or more.

As a result, an aging demographic of parents are not able to effectively plan for their adult children’s future housing needs. Many parents are over 60 years old and their adult children are also aging with the average being over 28 years of age. The lack of housing opportunities causes aging parents and caregivers a great deal of stress, concern and uncertainty. What will happen to their son or daughter when they are no longer able to provide the care needed or a home?

Currently, there is an extremely limited amount of government funding available. Most individuals with intellectual disabilities receive a Person With a Disability (PWD) monthly cheque. The shelter rate on the monthly cheque is \$375.00. This figure presents several barriers for obtaining housing including affordability, availability, suitability and meaningful inclusion (Delta Housing be Mine Society: Delta Housing Need & Demand Study - Affordable, Inclusive Housing Options for Adults with Diverse Abilities, 2018).

In addition, there is a lack of understanding amongst the public sector regarding the capacity and desire of adults with intellectual disabilities to live on their own. For meaningful inclusion and creative housing solutions to happen this misconception must be addressed through education.



# Delta Housing Be Mine Society

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### Findings

#### Presenter Findings:

Stanford Sui, Admiral Operations Design Build Firm

Provides homeowners, developers, and investors a 'one stop' team of professionals with a value-added mindset that helps them succeed in real estate.

#### Affordable Housing

- The problems: High cost of land and cost of construction
- What are the obstacles: Rapid changes
- Why these obstacles: Various communities are left behind
- Renovating multiple homes at the same time would make this idea feasible.

#### Challenges and Complications

- The problems: Lack of policies and leadership
- What are the obstacles: Lack of experience, fragmented opinions

#### Start to Finish Services

- Brainstorm with policy makers and capitalize on opportunities

Randy Schmidt & Chris Chen, Community Living BC

Presentation: How Home Sharing can be a Solution

#### What is not the CLBC Home Share Services

- Room for Rent or 'Airbnb'

#### CLBC Home Sharing Services

- Home Sharing (Shared living) is a CLBC residential option in which a CLBC individual shares a home with someone (Home Share Provider) who is contracted to provide ongoing residential support.

#### Monetary Compensation

- Home is Where our Story Begins: A Plan to Increase Inclusive Housing in BC (Inclusion BC and CLBC launch three-year plan to increase inclusive housing, 2018)
- See Appendix C for Monetary Compensation Table

Ted Swardh & Greg Newman, City of Delta

- The Home Share model is referred to as having **lodgers** and it works with Delta's housing stock.
- Delta Community Planning and Development have made the rules for secondary suites a little less restrictive and able to be considered on an individual basis (Community Planning & Development: City of Delta, 2019)
- If you don't block access to the rest of the house, it is not a suite.
- The city does not have parking space requirements for lodgers.
- Driven by directives from the provincial government i.e. secondary suites size limit changes that open the opportunity to use for Home Sharing.

#### Differentiating between a Lodger and a Boarder:

- A lodger is someone who pays rent for a room as a part of the household who shares common areas and facilities such as the kitchen and laundry room.
- A Boarder is a person who pays for regular meals and a room



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### Summary of Interview Conversations

(Appendix D for full conversation)

CLBC supports Home Sharing Models offered by various Community Living Agencies such as Sources Resource Center and Delta Community Living Society. There are extremely few home sharing placements available in Delta. As a result, adults are living at home with their aging parents until they are much older. If there was a crisis within the family the individual would likely have to relocate, and as a result, leave behind the community they know and grew up in. When someone is transplanted from one community to another there is often a difficult transitional period that affects the well-being of the individual. Most often, typical individuals will adjust to a new community within six months. However, for a person with an intellectual disability, it takes two or more years to make the transition.

The current CLBC model is not flourishing as hoped in Delta. As it exists, the homes share providers are responsible for 24/7 care of the individual with an intellectual disability. The lack of potential home share providers could be attributed to Delta homeowners not wanting to be obligated to caregiving responsibilities on a 24/7 basis. The new Home Share/Shared Living Model will allow the provider more flexibility to live their own lives, whether that be travel, work opportunities, or hobby passions.

Delta Housing Be Mine Society's innovative Shared Living Model consists of a bedroom, bathroom, and a Healthy Living food Bar. This new model provides more flexibility to the shared living provider as they are not required to give 24/7. The model will benefit both young-adults and senior homeowners. Young adults gain a much-needed opportunity to enter the highly competitive housing market. Senior homeowners will have the ability to participate in a new vision of intergenerational supported housing. The senior's home sharing experience would greatly enhance safety and socialization of all parties involved.

Notably, the home sharing/shared living income is tax free. Young families would be able to apply some extra income to their mortgage, childcare expenses or their child's extracurricular activities. Seniors would gain a much-needed stream of income as approximately 20% of Delta Seniors over 65 years of age are living alone or with non-relatives are living in poverty compared to 3.5% overall (Delta Housing Be Mine Society: Delta Housing Need & Demand Study - Affordable, Inclusive Housing Options for Adults with Diverse Abilities, 2018). The model brings opportunity for financial creativity while shaping an inclusive community. The addition of a Healthy Lifestyle Food Bar is a substantially less expensive alternative to a legal suite. Similar to a wet bar, the bar would be a simpler renovation simply by repurposing space or an update to an existing space (Appendix E).

This new Home Share/Shared Living Model means people with disabilities would have the option to remain in Delta. Individuals would have a choice in where they want to live and the opportunity to continue being active citizens in the community they love. Individuals will be gaining a sense of pride and happiness as they learn more of the skills needed for successful independent living.



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### Recommendations and Implementation

The new Home Sharing/ Shared Living model would work in Delta providing immense benefit to multiple demographics. The model would be structured with paid outreach supports, community engagement, natural supports and cutting-edge technology (Appendix A). The model looks to utilize financial creativity to build an inclusive community delivering education about people with intellectual disabilities. It will dissolve boundaries, commonly held misconceptions, and provide life skills needed for independent or semi-independent living.

All that is needed is a Healthy Living Food Bar, bedroom bathroom and an exterior door. When compared to a legal suite which can be an expense over \$50,000, this is a much more cost-effective alternative. With the income being tax-free, this is an ideal scenario for young adults looking to enter the housing market, or seniors who are in desperate need of an extra source of income. You do not need a legal suite.

People with intellectual disabilities can live semi-independently and independently. A coordinated group of family, friends and allies can be arranged to ensure a network of supportive relationships for individuals living in the New Home Share Model. As a result, these individuals do not require the 24/7 support as required by the current CLBC model. The home share provider's compensation would be designed to include the current private rates for sharing a space in Delta and contracted minimal support as required by the individual. Contracted minimal support could include nighttime emergencies, dinner with the provider once a week, or a 20-minute conversation every day. A new CLBC funding formula would be required. The individual would pay the home share fee of \$375.00 out of their monthly PWD government cheque. The \$375.00 would reflect what would be paid as if this were a rental apartment.

There are many options to housing and policy improvements currently being worked on. All levels of government, organizations, and the Delta community need to act as partners working to reach a common goal. This level of collaboration is necessary to begin deconstructing the barriers surrounding inclusive affordable housing, specifically, the PWD shelter allowance of \$375.00 (Appendix F).

Delta Housing Be Mine Society will continue to hold conversations with Community Living BC to build a business plan and prototype for the new home share/shared living model. As part of the collaborative discussions, DHBMS will follow up on the implementation of the National Housing Strategy - Canada Housing Benefit as it will be a "new tool to fight the challenge of housing affordability. Launching in 2020" (National Housing Strategy, 2020). The eligible individuals would receive \$2,500 per year. The plan would maintain a realistic meaningful timeline, as the need for housing solutions is now.

Families, or a person with an intellectual disability interested in independent living should contact a CLBC facilitator. The facilitator will first clarify if you are eligible for CLBC support. More information is available on the Community Living BC website, such as families hiring a support worker using CLBC Individualized Funding or using a support worker hired through a community living agency.

It will take a whole village to create an inclusive affordable community. Everyone deserves a home.



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### Appendix A

#### Cutting Edge Technologies to Support Independent Living

Every day, cutting edge technologies are being made available to making life easier and cost effective. They enhance independent living in areas such as independence, safety, overall mental and physical well-being and health. These innovations are found in areas but not limited to, artificial intelligence, autonomous transportation systems, the internet of things and next generation wireless networks.

The following link is a report about the benefits of technology in the home. It is applicable to adults with intellectual disabilities as well as aging adults.

[www.cnn.com/2017/09/25/health/older-adults-home-safety-technology/index.html](http://www.cnn.com/2017/09/25/health/older-adults-home-safety-technology/index.html)



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### Appendix B

#### Unedited feedback from Event Attendees:

Attendees added their comments to the following questions at the conclusion of the event. The results are noted below.

#### 1. How does the housing situation in Delta make you feel?

##### a. Sad Stressed Anxious

- As a person who just moved to the west coast, the cost of housing caused a fair amount of stress and fear for me.
- Some family members are talking about leaving. So sad, because they grew up here.
- Concerned. We need more creative and flexible options to create affordability.
- Delta should be replacing homes on larger lots with smaller homes

##### b. Worries Pessimistic Stuck

- Very concerned. There are so few affordable options for people not in the “main stream” of life.
- Stuck. Cannot afford to move. Cannot dream.
- I am pessimistic that there will not be affordable housing options for my child with intellectual disabilities.

#### 2. Are you excited or concerned about the future for adults with intellectual disabilities?

##### A. Urgent need but no funding and no plan

- New housing projections so far are not including housing for adults with intellectual disabilities.
- We need to move faster on solutions.
- Where will they live? Most of these adults are on a fixed income. Only a few have paid jobs.
- My son needs a home as I age, and I don't see anything with suitable supports and affordability.

##### B. Want government to provide solutions

- I want to see our city council recognize the need.
- I am very passionate about getting Delta to remove barriers to innovative housing solutions, to help those with disabilities have independence.
- What do you think about Delta forgiving fees and deposits and encouraging older houses on large lots to be replaced by four or more smaller homes with no strata fees?
- Would the city consider a tax and utilities break for providing a suite plus support?

#### 3. Some of the barriers that prevent me from exploring shared living are...

##### A. Practical limitations

- Not sure about the level of continuous commitment needed
- Money
- Time and by-law issues
- My space is too small
- Who will fund the renovation of an older home?

##### B. Want something more stable

- This is not a permanent solution for my child. It is only temporary. We want more stable, long-term solutions.
- I would prefer to see cluster housing with support.
- What about when home share people don't want to do it anymore?
- I don't want repeated changes for my loved one.



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#### 4. Do you think that the concept of creating small independent living spaces in existing homes would work in Delta?

##### A. Questions

- Is the full kitchen the problem? Why a food bar versus a full kitchen?
- If there is no kitchen, is it still a secondary suite?
- What is the difference between a suite and a lodger?
- Is there any lobby to allow the registered disability savings plan to be used for housing options?

##### B. Not Convinced

- There are some who will need independent living, rather than living with others. This is almost not an option in Delta.
- Loneliness is a big issue with this model. Solutions must be inclusive.
- I would rather see the city replace old homes on large lots with smaller new homes by pre-screening, pre-approval of plans and forgiven fees.

##### C. Guarded Enthusiasm

- Yes! There is lots of interest and people are motivated to make it happen.
- Absolutely, if people open their minds and hearts.
- I think it's possible, if presented in the right way as an option to people

##### D. Inspired

- I think it is a brilliant idea. Provides more affordable options for home owners and those in need of living space, while building community.
- Yes, I think it is an idea whose time has come. Retired folks often have extra space.
- Anything is possible. It might be a solution for some people without the expense of putting in a suite.

#### 5. If I created independent living space in my house...

##### A. Need clarity on the model

- People might be nervous about sharing space.
- I would worry about the isolation of the adult with an intellectual disability always eating alone.
- How would you handle vacations?
- Would the home share person provide help with transportation and planning?

##### B. Community benefits

- I would enjoy the community aspect and giving someone a break on rent.
- I could help someone have a nice, affordable accommodation.
- I would benefit from the income, the relationship and expanding my family.

#### 6. If I added a legal suite to my house...

##### A. Too many barriers

- Can I? Too expensive. Too much hassle.
- Our house is not big enough or designed well enough to add a legal suite.
- It's too costly to create a suite in our existing home.
- Very hard to find qualified people for small renovations

#### 7. Today I learned that...

##### A. Financial benefits

- You don't have to have parking for lodgers, but you do for a legal suite.
- There is a property tax discount if you have a person with a disability living with you.



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### Appendix C

Chris Chen CLBC Analyst

CLBC Home Sharing Rates Effective April 2019		Payment Amounts			
		For Individuals Under 65		For Individuals aged 65 and over	
Guide to Support Allocation Level	Total Compensation \$	CLBC Portion \$	Individual Contribution \$	CLBC Portion \$	Individual Contribution \$
1	1,548.00	832.00	716.00	542.20	1,005.80
2	1,832.00	1,116.00	716.00	826.20	1,005.80
3A	2,109.00	1,393.00	716.00	1,103.20	1,005.80
3B Includes one or more ongoing flags	2,309.00	1,593.00	716.00	1,303.20	1,005.80
4A	2,661.00	1,945.00	716.00	1,655.20	1,005.80
4B Includes one or two ongoing flags	2,857.00	2,141.00	716.00	1,851.20	1,005.80
4C Includes three or more ongoing flags	3,007.00	2,291.00	716.00	2,001.20	1,005.80
5A	3,157.00	2,441.00	716.00	2,151.20	1,005.80
5B Includes one or two ongoing flags	3,697.00	2,981.00	716.00	2,691.20	1,005.80
5C Includes three or four ongoing flags	4,389.00	3,673.00	716.00	3,383.20	1,005.80
5D Includes five ongoing flags	5,307.00	4,591.00	716.00	4,301.20	1,005.80

*\*An ongoing flag indicates a persistent exceptional need that requires special consideration and/or additional funding to ensure the individual's needs continue to be met.*



# Delta Housing Be Mine Society

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### Appendix D

*Full Conversation between Shirley-Ann Reid (President of DHBMS) and Pastor Lee Kosa (Lead Pastor of Cedar Park Church)*

#### **Pastor Lee - What is the purpose of Delta Housing Be Mine Society?**

**Shirley-Ann** - Delta Housing Be Mine Society was formed to bring families and organizations together to create affordable inclusive housing solutions for adults with varying abilities. This includes, adults with Autism, Down syndrome and low-income seniors. In 2012 we became a registered BC non-profit society.

#### **Is there government funding available to Individuals with intellectual disabilities for housing?**

There is limited government funding. Most individuals with intellectual disabilities receive a Person with a Disability (PWD) monthly cheque. The shelter rate on the monthly cheque is \$375.00. This figure presents several barriers for obtain housing including affordability, availability, suitability and meaningful inclusion. Parents are being encouraged to develop a Plan for their son or daughter for when they are no longer able to care for them. The plan includes finding a home for their son or daughter.

Community Living BC the Provincial Crown Corporation, funds support and services - only. CLBC does not do housing.

CLBC supports Home Sharing Models offered by various Community Living Agencies. For example: Sources Resource Center and Delta Community Living Society.

#### **Pastor Lee - What is the need in Delta? What does the new model look like?**

There is an urgent need for affordable inclusive housing options for individual with varying abilities.

- The Home Sharing Residential option is a common model. Currently, there are very few home sharing placements available in Delta. As a result, adults are aging and living at home with aging parents. If there was a crisis, the individual would likely have to relocate, leaving the community they grew up in. Typically, individuals adjust to a new community within 6 months. A person with an intellectual disability takes up to two years or more to transition.
- There is an immediate need for affordable inclusive Rental studio and 1-bedroom apartments. Future new build plans will not be ready for another 3 years, 5 years, or 10 plus years.

#### **Pastor Lee - Why are there so few sharing placements in Delta?**

**Shirley-Ann** - Under the traditional model, home share providers would be responsible for 24/7 for the care for the individual with an intellectual disability. Our impression is that Delta's homeowners do not want to be tied down with caregiving responsibilities 24/7.

#### **Pastor Lee - What changes are you advocating for in Delta, so that CLBC's home sharing program can be successful here?**

**Shirley-Ann** - We want to talk about a model that limits the responsibilities of the homeowner and shares space in the home while developing independent living skills. This model would be supported by paid outside support, community engagement, and cutting-edge technology. The suggested home share model would be a stepping stone to living in an apartment with minimal support.

The model would also need a new funding formula. Currently, we are in conversation with CLBC on how this would work. (Business Plan/Prototype)

**Important to Note:** As with all home share applications, a home study, screening and criminal record checks and matching process will be done by a Community Living Agency.



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**Pastor Lee - What is your vision for creating home sharing spaces in the existing stock of the older bi-level home we have in Ladner?**

**Shirley-Ann -** My vision is while we are waiting for new apartment developments (they may not happen for 2 to 5 years) is to utilize Delta's 80% Single Family Residential Housing. Many homes are made up of the bi-level style with the main living area on the second level. On the bottom level of the two-level home, the shared space may include: a bedroom a bathroom and a healthy lifestyle food bar. \*picture needed

**Pastor Lee - What are the advantages of a simple independent space over a separate suite?**

**Shirley-Ann -** It is a less expensive, a simpler renovation - re-purposing of space or an update. It may be possible to excess funding from the provincial or federal governments for renovations related to vulnerable groups. DHBMS plans to explore this possibility. It offers a transition phase for the individual with intellectual disabilities who needs experience living independently/semi independently out of the family home. It also supports the individual's choice to eventually live in their own apartment (home) in the near future.

**Pastor Lee - Why do you think this will appeal to young families trying to enter the housing market?**

**Shirley-Ann -** The contract would provide financial benefits for the home share provider. Money paid through the CLBC contract is tax free. Young families would be able to apply some extra income to their mortgage, childcare expenses or child activities. A suggestion is to have a conversation with your financial institution on creative financial opportunities. An example is Vancity, Branch Manager, Michelle Laviolette.

**Pastor Lee - Why do you think this will appeal to senior who would like to age in place?**

**Shirley-Ann -** Seniors will not feel alone. There is comfort in having someone in your home. Some other possibilities are,

- Developing a natural relationship – sharing cooking recipes, a morning chat over tea/coffee or gardening - growing vegetables.
- Individuals would provide help with small tasks that may be difficult for the senior. For example, putting out the garbage, walking the dog, mailing a letter, picking up a few grocery items.
- Seniors would gain an extra income stream during retirement.

**Pastor Lee - Why do you think this will appeal to adults with intellectual disabilities?**

**Shirley-Ann -** People with disabilities would have the option to remain in Delta. They would have a choice in where they want to live and continue being active participating citizens in the community they love and call home.

Individuals will feel proud and happy as they learn more skills needed for successful independent living.

**Pastor Lee - How does this benefit the community of Delta?**

**Shirley-Ann -** The community will benefit from learning more about people with intellectual disabilities. It will dissolve commonly held misconceptions. People with intellectual disabilities CAN live semi-independently and independently.

The children of today, the next generation of adults, lawyers, dentist, teachers, and bankers, will offer a natural welcoming of people with intellectual disabilities. They will offer employment and housing to this population as they understand meaningful community inclusion.



# Delta Housing Be Mine Society

## Networking for Housing Solutions in Delta

### Appendix E

*DHBMS AGM 2019*

#### New Home Share/Shared Living Model

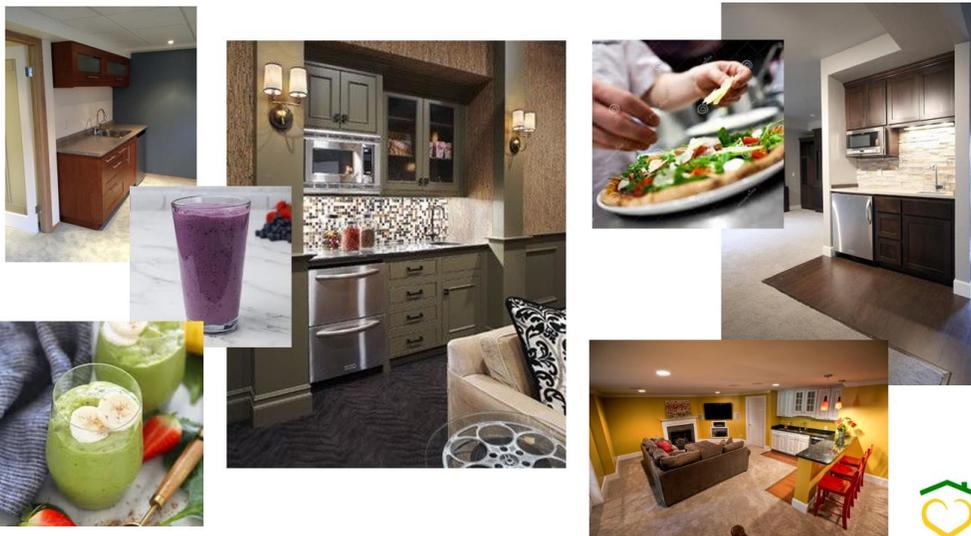
The vision is a New home share/ shared living model that provides flexibility to the home share provider. It also provides the individual with disabilities to be able to live on their terms. Ultimately, a "Steppingstone" to eventually living in an Apartment.

While waiting for new apartment developments (they may not happen for 2 to 5 years) the new model would utilize some of Delta's 80% Single Family Residential Housing. Homes that have empty rooms and space, an empty nest. Many homes are made up of the bi-level style with the main living area on the second level. On the bottom level of the two-level home, the shared space may include: a bedroom a bathroom and a healthy lifestyle food bar. Support would be provided as needed and contracted with an outside community living agencies or families who have Individualized Funding (IF) agreements with CLBC. The homeowner would be paid for sharing the space and for specific contracted responsibilities as needed for the individual. Responsibilities such as, being available for nighttime emergencies, a daily twenty-minute conversation and/or once a week a meal with the home share/shared living providers' family. **Important to Note: As with all home share applications, a home study, screening and criminal record checks and matching process will be done by a Community Living Agency.**

#### What is a Healthy Lifestyle Food Bar?

The bar would be similar to a wet bar.

- Breakfast and lunch would be non-cook meals made at the bar.
- Breakfast – Smoothie, vegetable drink or yogurt with fruit.
  - Lunch – salad bowl or sandwich
  - Dinner – a homemade freezer meal heated in a microwave or a healthier heating choice combination convection/steam oven.
- Freezer meals for the week would be made on a designated day in the main house kitchen with the help of the support worker.





# Delta Housing Be Mine Society

## Networking for Housing Solutions in Delta

### Appendix F

Breaking Down Barriers for Persons with Diverse Abilities

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HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA

**Carla Qualtrough**

Member of Parliament / Députée  
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September 9, 2019

Via email: [SDPR.Minister@gov.bc.ca](mailto:SDPR.Minister@gov.bc.ca)

Honourable Minister Shane Simpson  
Minister of Social Development and Poverty Reduction  
Room 247 Parliament Buildings  
Victoria, BC, V8X 1X4

Dear Minister Simpson,

#### Breaking Down Barriers for Persons with Diverse Abilities

As the Member of Parliament for Delta and Federal Minister responsible for Accessibility, I recently convened a forum in Delta with Rick Hansen. The topic was "Going from Accessibility to Inclusion" – how leadership and local action can make a difference in our communities". The event was very well attended with a number of participants bringing forward issues and thoughtful solutions.

I am writing to you today to highlight issues raised by Ms. Shirley-Ann Reid, President of the Delta non-profit, Delta Housing Be Mine Society. Ms. Reid is a strong advocate of inclusion for persons with diverse abilities. Ms. Reid's findings and recommendations are supported by her deep personal experience and a report Delta Housing Be Mine Society commissioned entitled *Delta Housing Need & Demand Study; Affordable, Inclusive Housing Options for Adults with Diverse Abilities* (2018). The report is attached for your reference.

Carla.Qualtrough@parl.gc.ca  
<http://carlaqualtroughmp.ca>



# Delta Housing Be Mine Society

## Networking for Housing Solutions in Delta

In summary, adults with diverse abilities, who are seeking access to independent or semi-independent housing, face significant barriers as set out below:

- 1.) **Affordability.** The Shelter Allowance for a single person receiving Disability Assistance is \$375.00 per month. This allowance, provided by the Government of British Columbia, is failing to keep up with the ever-increasing cost of rental housing in Delta and elsewhere in the province. In Delta the average rental price for a bachelor unit is \$732 per month and for a one bedroom, \$857 per month.
  - Individuals' applications to rent a unit are not accepted due to lack of income and references.
  - BC Housing will not offer rental subsidy to people with intellectual disabilities.
- 2.) **Lack of availability, suitability, and a larger societal barrier to accessing inclusive and affordable housing options is the reality.** Please refer to pages 5, 6 and 24 of the *Delta Housing Need & Demand Study (2018)* for the analysis of these issues.

These barriers stand in the way of these persons with diverse abilities' access to the community and inclusion into society.

Further, Ms. Reid believes it is unacceptable to place the problem of subsidizing rents on aging parents who are themselves often struggling financially and hoping to retire in the near future. What will happen to these individuals when their parents are no longer able to care for them? The harsh reality is many of them will become homeless.

Ms. Reid is advocating for a significant increase in the Shelter Allowance and that the BC Housing SAFER Program apply to people with diverse abilities, and not only to seniors. This would help eliminate some of the barriers faced.

I am sure you are aware of the federal government's National Housing Strategy and the Reaching Home Program, our redesigned Homeless Reduction Strategy.

Working with the BC government, other provincial and territorial governments, NGOs, and Indigenous partners, we will provide more stable housing for vulnerable groups and increase support for people who are homeless.

I know these are matters of provincial responsibility but I felt it important to bring them to your attention. After the federal election I hope we can meet to discuss this matter further. My office will reach out to yours. I would like to work with you to break down barriers and provide independent or semi-independent housing to adults with diverse abilities.

Sincerely,

Honourable Carla Qualtrough  
Member of Parliament for Delta

cc: MLA Ravi Kahlon

MLA Ian Paton