



# Housing for Everyone

A Delta Community Forum

# REPORT

# October 2022

Hosted by:

**Delta Housing Be Mine Society**



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**Mission:** Within the community of Delta, to create supportive, affordable, and inclusive housing options for adults with varying abilities.



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## EXECUTIVE SUMMARY:

The October 4<sup>th</sup>, 2022, community forum, “Housing for Everyone” underlined that as a community we need to respect, be kind, and support each other to create equitable and democratic designs for a home. There are solutions to the affordable housing crisis that will benefit everyone.

Attendees learned from self advocates with intellectual disabilities through their speech presentations that they can live on their own. For some individuals to live as independently as possible, a coordinated group of family, friends and allies can be arranged to ensure a network of supportive relationships. Another area of acquired knowledge was the opportunities for partnerships with for profit and not for profit developers. An example provided in the presentation by Jill Atkey-Chief Executive Officer – BC Non-Profit Housing Association was the innovative partnerships that provided sixteen homes for people with Autism and other disabilities in the inclusive Aspen apartments at 6th and Main in Vancouver. Another example of an affordable and inclusive building was Chorus Apartments in South Surrey and the development of Harmony Apartments as presented by Doug Tennant, Chief Executive Officer – Uniti.

Urgent are the ‘Call to Actions,’ to have more conversations with developers particularly private developers to facilitate partnership development and education within and across all sectors of community stakeholders and government. People voiced strong appeals for supportive policies promoting community resilience, well being, and multi unit buildings that create socially connected communities.

An additional action, tours of successful models of affordable and inclusive homes within the Greater Vancouver area such as Chorus Apartments, and Kathleen Higgins 4 homes on a Delta residential lot. DHBMS will arrange tours for interested forum attendees to find out more about affordable and inclusive homes. The lens of discovery, what makes a development successful? How did the innovative partnerships collaborate?

By continuing the inspirational conversations and actions, stakeholders would deliver the forum’s key finding the ‘Concepts of Home’ that underline a home is more than four walls. The whole community, organizations, residents, all levels of government, municipal, provincial, and federal, community stakeholders, self advocates with intellectual disabilities, industries, and developers are all responsible. The forum has delivered compassionate and smart solutions for consideration to help resolve the housing crisis in Delta, particularly for people with intellectual disabilities. **The urgent call to actions** is vital to ensure **EVERYONE** has access to safe, affordable, and inclusive housing.



## PURPOSE:

October 4<sup>th</sup>, 2022, the Delta Housing Be Mine Society (DHBMS) held an educational Delta Community Forum, "Housing for Everyone" to ignite open-dialogue, idea sharing, and actions to consider for the future. To provide education on the following, what is the missing middle of house, inclusive and affordable homes, snapshots of local Delta housing and housing needs, and types and design of homes best suited for people's needs.

## SCOPE:

Fifty stakeholders attended the forum at the Reach Child and Development Society building in Ladner. They included families, professionals, self-advocates with intellectual disabilities, health officials, architects, developers, chief executive officers of organizations, citizens of Delta, election candidates for mayor and council and representatives from all three levels of government, federal, provincial and municipal.

## INTRODUCTION - PRESENTATIONS:

- Shirley-Ann Reid – President, Delta Housing Be Mine Society (DHBMS), What is the Concept of Home?
- Jill Atkey – CEO BC Non-Profit Housing association (BCNPHA), Presentation: Rental Housing – Community Housing Transformation
- Norman Van Eeden Petersman – Deltans for People-Oriented Places (Del POP) <https://delpop.ca> Presentation and Video Title: "The Missing Middle Housing" <https://www.youtube.com/watch?v=CCOdQsZa15o/>
- Christa Milne and Madeleine Wieczorek. Self-advocates, each provided a speech. Speech title: What do you like about living in your own home.
- A video, created by Community Living BC (CLBC) on the "Value of Inclusive Housing" found on the Delta Housing Be Mine Website - <https://deltahbms.com/Finding-A-Home>
- Doug Tennant, CEO - UNITI "How do you get the community on Board."

## CAFÉ QUESTIONS

Following the presentations attendees participated in engaging conversations at the cafe tables. An inspirational menu of 'Housing Options' was at each table. Table leaders circulated to various tables with one of the following questions for discussion.

- What are the current challenges for people with an intellectual disability?
- What do people need to succeed?
- What are the current challenges for people related to finding housing in Delta?
- How do you include for profit developers in inclusive housing.
- What are the guiding principles that any solution must meet, for example, 'accessibility'?
- What needs to be achieved or changed to create a more flexible building process?



## KEY FINDING from Cafe Discussions, “The Concepts of a Home – the Foundation”

A home is a basic human need that includes the following concepts and discussion points:

**Affordability and Adequate** – Arrange of Inclusive housing types – rentals, shared, owned, innovative designs, adequate in size, missing middle – duplexes, triplexes, co-housing, and smaller homes on existing large lot. (*See Appendix D Menu Designs for Consideration. Appendix B Missing Middle*)

- Fit various financial budgets, there are individuals who are challenged with being able to afford rent and food each month. More places to rent that are affordable, safe and of excellent quality.
- Adequate in condition for healthy and safe living environments
- Homes that are adequate in size, and appropriate for the household, for example the standard townhome design with two small bedrooms and one large bedroom does not accommodate the non-traditional adult family, a senior who has difficulty climbing stairs, a person who uses a wheelchair needing an extra room to store equipment and/or a room for a caregiver or a support person.
- Adequate lighting and windows that open
- More thought given to sharing a home using existing housing stock. Housing designs that add a stream of income for the homeowner and provide an affordable place for person to rent. *Refer to examples on the ‘Menu Options for Consideration – Micro Suite.’*
- Developers contributing to Affordable Housing Fund.

**Accessibility** – Transit Infrastructure, Homes, Services, Technology, Air Conditioning, Adequate lighting, and plain language.

- The lack of transportation was a high concern. Transit in Delta is difficult as well as travelling through out the greater Vancouver area.
- Access to Services be available in areas where common services are available.
- Accessibility into your home and in the home poses issues for those who use mobility supports. Liveable environments, such as wider doors and wider hallways for people who use mobility supports such as wheelchairs and walkers.
- Smart technology incorporated in homes to promote independent living. – Examples:
  1. “Alexa, turn on the light”, the light is turned on lighting up an otherwise dark room.
  2. The (Ring) doorbell that provides video to watch, a two-way audio system - listen and talk to people from your smart phone, tablet, or other Alexa-enabled devices.
- Air conditioning/heat pumps – for safe and healthy living.
- Adaptable and accessible homes be part of all projects architectural. Also referred to as Universal design. Everyone at some point in their life will need an accessible home. *The **CSA/ASC B652, Accessible Dwellings** standard can be used in the design and construction for new homes, or in renovations of existing homes to help make a space increasingly accessible.*
- Plain and Simple language with visuals.



**Diversity** – A mix of people with and without disabilities and a mix of incomes. Diversity promotes wisdom and a meaningful community - good neighbourhood.

**Sustainability** – allows individuals to stay in their chosen home for as long as they desire, and the cost remains affordable.

- Security of tenure by property owners is needed to prevent profound effects on a person's dignity, sense of security, health and general well being. It is a human right to have adequate housing and not live in fear of eviction.

**Choice and Control** – a choice of where and who you want to live with.

- The 2016 Delta Housing Be Mine Survey found 90% of respondents wish to remain in Delta.
- Control over who comes into your home, and decorating choices are examples.
- Homes that allow pets.
- Innovative Projects – support for projects
- Creative Solutions to existing housing stock – shared rental spaces



## FINAL ANALYSIS of KEY FINDING

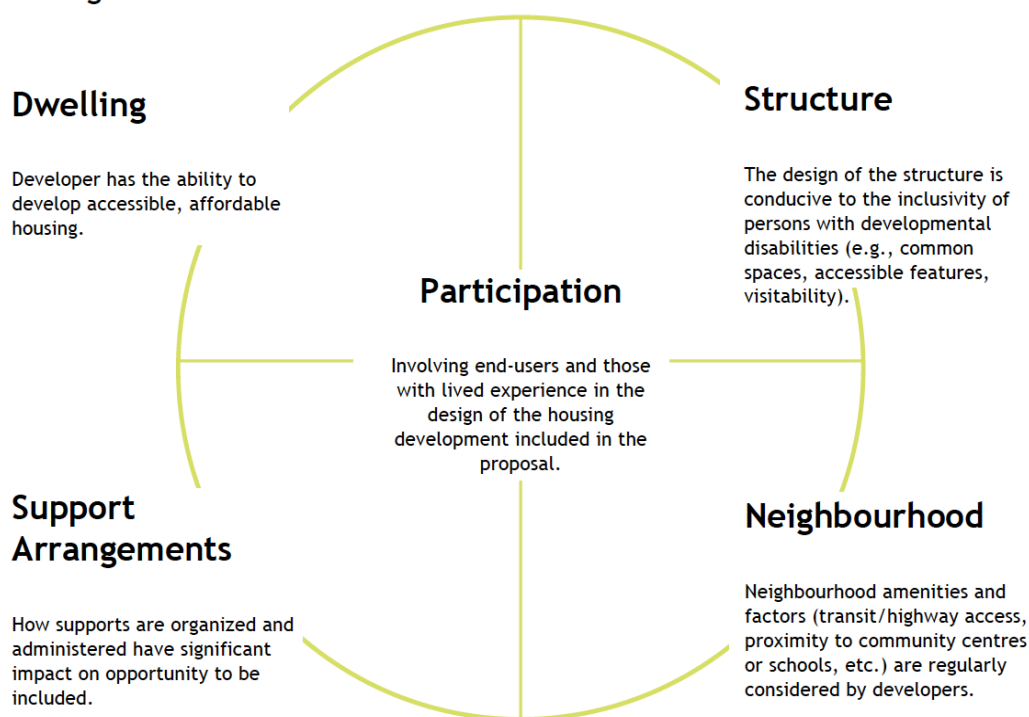
Delta is in a housing crisis. Many people, particularly people with intellectual disabilities who have grown up in Delta are: employees, volunteers and athletes struggling to find a home. Home ownership is beyond reach and finding a quality, affordable and inclusive rental in Delta has become a profound barrier. The conversations must drive positive actions to solve this issue in an expedited time frame.

The following, 'Five Pillars of Inclusive Housing Development' is the guide to a positive outcome for desperately needed homes in Delta.

***The Five Pillars of Inclusive Housing Development Apply to EVERYONE.***

## Five Pillars of Inclusive Housing Development

Pillars are comprised of circumstances that increase the likelihood of positive outcomes of inclusive housing.





## REFERENCES

1. Vancouver – Rental Market Statistic Summary by Zone:  
<https://www03.cmhc-schl.gc.ca/hmip-pimh/en/TableMapChart/Table?TableId=2.1.31.3&GeographyId=2410&GeographyTypeId=3&DisplayAs=Table&GeographyName=Vancouver>
2. Higgins Family 4 small homes - A [two-minute video](#) describes the Higgins Four Small Homes.
3. Reimagine Housing in Delta, A Conversation for Change - Page 17. Healthy Lifestyle Food Bar [\*2019 Reimagine Housing In Delta - A Conversation For Change\*](#), September 2019.
4. Retrieved from DHBMS survey page 17 Ninety percent of the respondents want to remain in Delta.  
[\*Delta Housing Be Mine Survey Report 2016: On Housing Needs for Individuals Living with Intellectual Disabilities\*](#), 2016.
5. City of Delta Housing Needs Assessment Report – Summary Document,- Page 2  
<https://letstalk.delta.ca/17005/widgets/66792/documents/43056>
6. Canadian Association for Community Living Inclusive Housing Tool Kit – Consultation - Page 9  
[Toolkit #1 – Partnering with Developers](#).
7. A practical guide on [Inclusive Housing Developments for Housing Developers and Funders](#) ([Version en française ici](#)) - page 17, Dwelling Checklist
  - Affordability, Clear opening width at all main floor interior doors, No-step entry and Main Floor half-bath with turning circle
  - In addition to the principles of universal design (CMHC Universal Design), the last three features above are part of what CMHC considers “visitable homes” — dwellings that allow people with disabilities, parents pushing strollers, and seniors or others with mobility issues to enter and exit a home as easily as everyone else and interact inside without needing assistance. More information from CMHC on these features — and how they are becoming increasingly popular with homebuyers — can be found here <https://www.cmhc-schl.gc.ca/en/professionals/industry-innovation-and-leadership/industry-expertise/accessible-adaptable-housing/accessible-housing-by-design/visitable-homes>
8. My Home My Community [MHMC Housing Inclusivity Indicators Framework: Methodology & Model](#), Page 17 Five Pillars of Inclusive Housing
9. Technology to assist with living independently. The following products are found on:  
<https://www.amazon.ca>
  - Ring Doorbell Video 3-
  - Taloy Smart Ceiling Light Flush Mount-LED Wi-Fi, dimmable low-profile Ambient Light
10. The **CSA/ASC B652, Accessible Dwellings** standard can be applied in the design and construction for new homes, or in renovations of existing homes to help make a space increasingly accessible. February 16<sup>th</sup>, 2023 <https://www.rickhansen.com/news-stories/blog/new-csa-standard-accessible-housing>
11. BCNPHA – Infolink Spring/Summer 2022 Pg. 22 – 25 Innovative Partnerships and the Aspen Apartment <https://fliphtml5.com/gakf/bqgz>





## APPENDIX A

### Presentation Slides - Jill Atkey – BCNPHA

# EXPLORE LOCAL HOUSING NEEDS

Select a Community

Delta

Access the full report

On April 16 2019, the Province of British Columbia mandated that all municipalities prepare a Housing Need Assessment report to "to collect data, analyze trends and present reports that describe current and anticipated housing needs in B.C. communities." These reports will help local governments and the B.C. government better understand and respond to housing needs in communities throughout B.C. The first reports were due in April 2022 and they are required to be updated every 5 years. **Note: Communities were not required to account for a backlog of housing need and therefore may have produced projections based on problematic baselines.**  
Read More - <https://bit.ly/32UTGUX>

## Key Highlights from Delta

Click for Indigenous Highlights

1

Waitlists for non-profit housing have doubled between 2014 and 2019 going from 108 to 217 households.

For every \$1 invested in affordable housing, Ontario was able to grow their GDP by \$1.54 and every \$1M created 8.49 jobs.

2

The operating agreements of 60% of all non-market housing units administered by BC Housing or the MVHC expire on or before 2028.

Vulnerably housed people face the same risk of serious problems with their health, accessing services, safety and food as people who are homeless.

3

Seniors represent over 25% of the population and already are the second largest group on waitlists for non-market housing.

As of 2021, across BC the subsidized housing waitlist for seniors increased by 8% and the median wait time (2 years) increased 19% from 2020.

4

400 people with developmental disabilities will need independent rental housing over the next 10 years.

Those with a physical disability or mental illness are twice as likely to live in poverty and make up 45% of those experiencing homelessness.

5

28% of respondents of the survey ran by the city anticipate that they will need supportive housing in the next 20 years.

Every dollar invested in supportive housing creates \$4-\$5 in social and/or economic value, including improved well-being and increased spending.

MAKE HOUSING CENTRAL

About

Local Snapshot

Housing Needs

**\*Four hundred people with developmental disabilities will need independent rental housing over the next ten years.**



## LOCAL SNAPSHOT

Select a Community

Delta

### Key Demographics



**38,060**

Total Households

21%  
**Renters**

79%  
**Owners**

### Household Income



**Proportion of renter households in Delta spending 30% or more of their income on housing by Indigenous identity**

Indigenous Households

**44%**

out of 465 households

Non-Indigenous Households

**36%**

out of 7,080 households

### What is Delta building?

No data? ?

Condo & Homeowner

Co-op & Rental Social

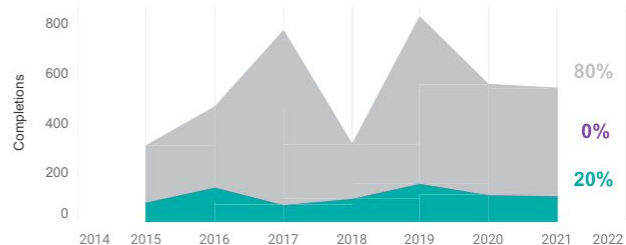
Rental Market

3,017 Total units

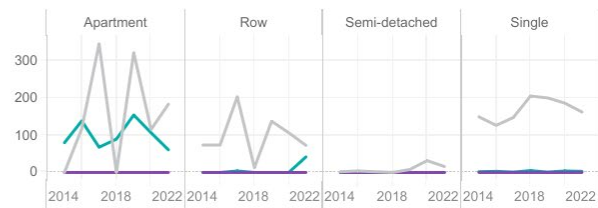
0 Total units

765 Total units

### by intended market



### ... and by type of dwelling



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About

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Housing Needs



## Appendix B

### Missing Model of Housing



#### City of Delta

“Delta housing stock is still mostly single detached houses. With most of Delta’s Housing over 45 years old and starting to come to the end of its useful life, we have an opportunity to rethink our **future housing types to best meet our resident’s needs.**” *Delta Housing Needs Assessment Report*

An October 2022 report from Vancouver Rental Market Statistic Summary by Zone states:

**One-bedroom apartment in Delta - Vacancy rate is 0.4%. T**

The average rental rate is \$1,140 and median rental rate is \$1200. There are 843 units.

**Studio/bachelor apartment in Delta - Vacancy rate is 0.0%.**

The average rental rate is \$881, and the median rental rate is \$863. There are 78 units.

**Fact:** Most rentals in Delta are secondary suites.





## Appendix C

### CHORUS -Affordable and Inclusive Rental Apartments – South Surrey



71 units: 51 are for the public including seniors and families and 20 are for people with disabilities.

#### **People with intellectual disabilities can live in a home of their own.**

Quoted from people with lived experience:

**Madeleine Wieczorek**, “I live in the Chorus apartment building. I moved in six years ago and live in my own studio apartment, which I like to call my Penthouse because it is on the top floor and has high ceilings. It has a dishwasher, washer and dryer and my own patio.

I do my own grocery shopping, cook my meals by myself most of the time, do my own laundry and clean my apartment. I take out the garbage, compost, and recycling too. When people ask me if I have a roommate or if I live on my own, I say I live with my cat. I am glad it is a pet friendly building. I like my neighbours.

I think there should be more apartment buildings like Chorus for my friends who want their own place too. We need nice places to live and affordable rents so we can have a good life living as independently as possible, just like everyone else.”

**Krista Milne** – Lives in the Chorus Apartment building. “I like cooking in the comfort of my own apartment, cleaning and living close to Peninsula Village where I do my shopping. I learn and grow with the help of people who visit my home. I volunteer and work at White Spot and enjoy visiting friends on my days off.

I hope this is an opportunity for others. When I see people struggling whether they have a disability or not, I want them to have a home as well. I want our community to be inclusive for everyone and our housing to be the same.”



## Appendix D

### Menu Design Options for Consideration

1. **Flexible housing** – that allows homeowners to reconfigure their house as their lifestyle changes, with minimal modifications and expenditures. Flexible housing is usually designed to permit surplus space to be rented out to either a non-related tenant or family member.
2. **Garden suite:** Sometimes called a “granny flat” is a self-contained dwelling installed in the rear or side yard of the lot of an existing permanent, single-family house. A garden suite can be rented, leased, or purchased, and installed on a temporary or permanent basis on a lot of a single-family house.
3. **Laneway housing/coach house** refers to a smaller house or cottage that is secondary to a principal house and typically located in the rear yard and oriented towards a lane. In Delta lanes do not exist, excess would be from the front side of the main house.
4. **Micro suite** is a small self-contained unit that includes a bathroom, kitchenette, living and sleeping areas. This an option for the popular two-level style home in Delta. It is less expensive than putting in secondary suite and provides an extra stream of income. The suite also offers another option, a “twist” on the Community Living BC (CLBC) 24/7 home-share model. Two significant changes to the model are: providing more flexibility to the home- share provider and developing the skills the individual will require to eventually live on their own. This is an educational model.
5. **Performance based zoning** regulates the actual physical characteristics and performance of a use rather than the use of land, height, lot sizes and setbacks. For example, work/live units could be permitted if they meet a predetermined criterion such as noise.
6. **Secondary suite** – self-contained apartment within an existing house with a separate entrance, kitchen, and bathroom.
7. **Visitable housing is a term used to define houses** that have minimal adjustments to make them accessible to visitors who use mobility assistance. Visitable units have a zero-step entrance, wider doorways, and an accessible bathroom on the main level. An example: Stackable townhouse.
8. **Alternative development standards** – Alternative development standards represent flexible and innovative approaches to development standards municipalities use to guide the planning, design, and construction of residential communities. Development standards determine the size and arrangement of lots, the design of streets, the amount of parking, method of managing stormwater, and the location of sewer water and utility lines.  
*(Housing Affordability and Choice: A Compendium of ACT Solutions)*

More information: Is Small Beautiful? Breaking Rules for Compact Affordability, found on page 20 of this report, item #3.





## Appendix E

### Under Construction, an Affordable Inclusive Housing Project



**A historical milestone of multiple partnerships** creates affordable and inclusive housing, *Evergreen Apartments in Ladner*. The quality, below market rental housing project includes 130 homes for independent seniors and people with intellectual disabilities. The partnerships include Federal government, Provincial government, the City of Delta, Affordable Housing Societies and Delta Housing Be Mine Society.



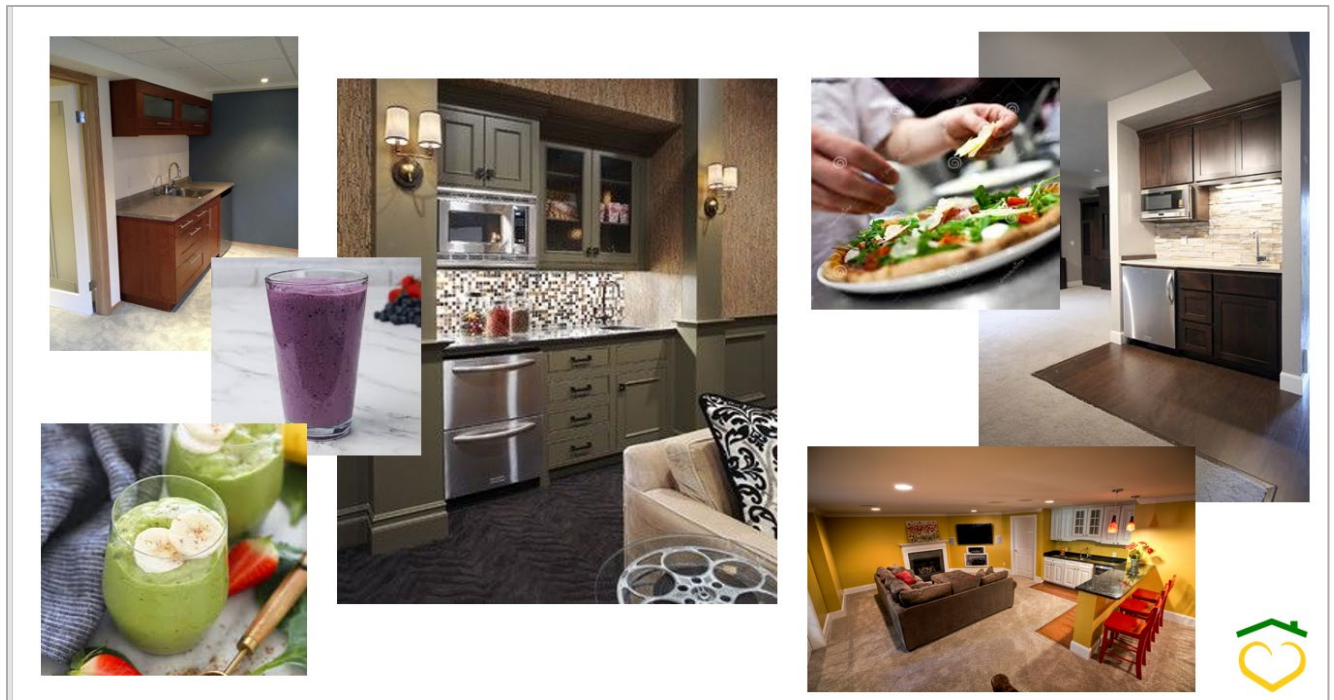
#### EVERGREEN APARTMENTS completion in late 2024

Ten homes reserved for people with intellectual disabilities will need help to fill the financial rental gap.



## Appendix F

### Reimagine Housing in Delta – Affordable Models



#### Micro Suite with a Healthy Living Food Bar

- Less expensive than adding a secondary suite
- Shared Living Space or Steppingstone Model before living in your own apartment.



#### Higgins Family 4 small homes on one residential property

A [two-minute video](#) describes the Higgins Four Small Homes



## Appendix G

### Compiled Feedback by Question

1. What are the current challenges for people with an intellectual disability? (What does inclusivity mean?)

#### Inclusivity Means:

- An affordable, safe and quality place to live is number 1! Therefore, access to funding/shelter rate, supports in place, controlled rental rates, transferable rent subsidies.
- Close access to: employment, healthcare, shopping, transit, activities, circles of support (not just paid help)
- Neighbours taking care of neighbours – we don't see this anymore
- Welcoming communities – neighbourhoods that embrace all people so there is a sense of belonging. True inclusivity does not subscribe to segregated housing.
- Remaining in home community is a big guiding principle.

#### Challenges:

- Renovictions, having to leave the community in which they grew up.
- Developers don't like providing below market housing, looking at income first and not intentionally looking at inclusive and diverse communities. Non-profits can make a significant investment e.g., land. City could contribute \$ as well.
- The risk of ghettoizing communities by segregating people with disabilities. There are societal attitudes, bias – about people with disabilities. Society sees people as takers instead of givers. NEED from others versus CONTRIBUTING. Attitudes that people with disabilities “need help – need to be cared for.” How do we support the shift in thinking, proving “it's the right thing to do” to include people with disabilities in all aspect of community life – especially housing.
- Who can be funded by CLBC – home share? Siblings get taxed.
- Staffing (CSW) is an issue – they need affordable housing too.
- Many local service sector staff (Save on, Safeway) live in affordable housing. Can't afford to move. As family grows landlords hike rent once apartment is vacated.
- It was noted that it would be helpful if CLBC, DCLS and municipality would/could work together.
- Things like Co-op housing deny residents building up of equity
  - Home owners are able to see the value of their investment increase over the term of their residency
  - No such benefit in shared housing, such as Co-ops, renting, co-housing, etc.
- Zoning
  - Bylaws make it easy to build single family dwellings, but lots of Red Tape for multi-dwellings
  - Political barriers





- Lack of research into what is being done in other jurisdictions
- Advertised housing is substandard, and potential residents fear missing out on housing if they ask for/fight for their rights
- Difference between what is SAID versus what is actually being provided
  - On paper supports are provided, but supports are either insufficient or only given eye wash, not real support, or not readily accessible to individuals that need it most
- Safe living lack
  - Personal security
  - Health standards

## 2. What do people need to succeed?

- An affordable, safe and quality place and neighbourhood to live is number 1 (rental or ownership)!
- Portable rent subsidy
- To feel welcomed and accepted in inclusive and diverse neighbourhoods.
- Stay in your community – don't be forced out. Important for family, network support and connections.
- Living environment should be:
  - Pet friendly.
  - Affordable neighbourhoods.
  - Structural accessibility. Building codes needs to change – be upgraded to meet Accessibility Legislation
  - Universal design.
  - Close to services like health care, shopping, buses
  - Well-lit streets.
  - Individual choice.
  - Gardens, greenspace
- Learn from UNITI – Chorus and Harmony – developers to be open to creative models.
- The Canada Disability Benefit (CDB). Bill introduced in June 2022, waiting for 2nd reading. Rent subsidies for those who qualify – but still not realistic at today's rents.
- All people need - not just PWD: supports, social life, community life, transit or walk to places, closes amenities, pleasant environment. **Basically, everybody wants the same things.**
- 'Definancialise' housing.
- Connection to resources, opportunities and laws defending human rights
- Systemic change in society attitudes, challenge society to see people with disabilities for what they have to offer to the community. A non-judgmental approach.
- Transportation:
  - A bus schedule that runs later than 7:00 PM.
  - Not being stuck at the Ladner ring with no way to get home.
- Medical case management:



- Because of the side effects of medications, people sometimes go off their meds.
- Some medications could be done as an injection every two weeks instead of daily pills.
- Secure areas for treatment for people with schizophrenia, addictions, or other difficult to manage chronic conditions.

### 3. What are the challenges for people related to finding housing in Delta?

- Need more Co-ops and Co-housing. Increase education around these models to reduce stigma. Their strengths are: community building and asset management planning.
- Not enough affordable and purpose-built rentals.
- Need more duplexes and triplexes – again – more options for people. There is a reduction in choice.
- BC Housing/government housing – not enough, inability to get equity.
- People need security in tenancy. There are too many insecure housing risks.
- The “Evergreen Lane” issues.
- Not correct design. Town houses not architecturally accessible – need a different layout to support people and an overnight staff. Lack of creative and design ideas.
- We are not looking at other cities and countries who have addressed problems creatively (Denmark.) Stop reinventing the wheel and reach out to these people.
- Delta: 80% of single-family homes are houses built in the 60s. If we change layout a family could live upstairs and a person downstairs with support.
- Integrative communities.
- Higgins’ family model.
- Aging population – single family homes reluctant to change. Reluctant to leave/ see change in their neighbourhood. No variety in housing design.
- City – difficult to subdivide build smaller houses on a property.
- Lack of opportunities and competitive market
- Affordability, communication, diversification
- Lack of secure, safe housing:
  - Renovictions.
  - Affordability.
  - Need suites in houses
  - Cold weather shelter in Ladner is a mixed shelter so females don't feel safe.
- Lack of appropriate supports for vulnerable people:
  - Transitioning out of foster care.
  - Supports were historically open to abuse by social workers who didn't actually provide care.
  - People need help.
  - Mental illness creates difficult outcomes.



- Lack of missing middle housing and affordability. Things that would help missing middle include zoning bylaw changes such as allowing infill housing such as tiny homes, duplexes, fourplexes, partnering with mental health agencies.
4. How do you include for-profit developers? Example: Aspen Apartments Project that includes several partners – PALS, Catalyst, Families and more.
- What is the role of a for-profit in Private/public partnership?
  - For-profit work with a non-profit organisation and City - can get additional density and expedite process if offer low income. Bottom line for developers: profit.
  - Bad practice: reducing #s of low-income units after project completion. Must clarify exact number of low-income units and stick to this.
  - Delta is a prime location – space – leverage.
  - Municipality sets standards e.g. how many units. Higher density could be allowed if low-income units offered. This is where the non-profit comes in. Have strategy – advocate for what can happen and draw in construction companies, e.g., Vancouver housing approach. For-profit are not going to approach non-profits.
  - John McCulloch from PALS is attending Nov 28/22 DHBMS AGM. May well have an umbrella partnership with PALS.
  - Federal and provincial \$ available.
  - DHDMS may get charitable status.
  - Change provincial regulations such that a certain percentage of each development built in the province must be set aside for disadvantaged populations. Find a way for laws to include for-profit developers to take a part in the social housing needs
  - Should be mandatory as a condition of density if you want to build in Delta you have to provide truly affordable units.
  - Motivation to do the right thing.
  - How can council empower planning department to do a better job, e.g. select developments like the Higgins in North Delta.
  - Partnerships require trade-offs that don't affect units e.g. relaxed parking ratio.
  - Bend the rules, fast track approval if the developer provides XYZ.
  - Reduction in fees and red-tape.
  - Innovative projects being supported
  - Streamlining direct needs of potential residents early on in the process
  - Providing a non-profit with a few units to create the supportive housing model – non-profit to be the operator. Community Living sector does this well.
  - Developer contributes to an affordable housing fund.
  - Waive parking requirements.
  - Respect:
    - Don't vilify them.
    - Be aware of the expenses that they face before going to them for concessions.
    - Form partnerships.



- Having a small number of units scattered through a building is perfect.
- City planners:
  - Could developers get a perk on a different project after completing concessions on project A?
  - Provide 10 – 15 % of affordable units for free pass on variances
  - Allowing more flexible numbers if some units are for people who are vulnerable.
  - Go to non-profits, churches, etc. that have land and allow them to build outside the strict guidelines or waive certain fees. Create partnerships with same.
  - Insist on concessions first, then give developers a perk.

5. What are the guiding principles that any solution must meet, for example, 'accessibility'.

- Inclusive and diverse: avoid segregated and congregate living. SHIFT THE THINKING.
- Universal design.
- Fully accessibility – meets individual needs. A personalized home. Designed for people: in wheelchairs, with visual impairment, with hearing impairment, with intellectual disabilities.
- Safety
- Reduce risk of isolation and loneliness.
- Count on neighbours and community.
- Plain language and different languages – bylaws, rules, signs, notices, etc.
- Full structural accessibility – automatic doors, wide hallways, lighting, etc.,
- Location – near shops, transit, businesses, etc.
- Delta – poor transit. Needs to be accessible for PWD and for staff to travel.
- Improve transit – poor between cities and even North Delta to the South.
- People resisting developers coming in and offering the community nothing.
- NIMBY.
- South Delta has a very active community of complainers not wanting change.
- Consultation with community leaders
- Staffing supports, ability to stay in community
- Employment and transportation
- Planning for the future:
  - Air conditioning, heat exchange systems.
  - Sustainability.
  - High quality, visually appealing, blends in.
- Infrastructure:
  - Transit available.
  - Ease of parking for staff.
  - Good lighting.
  - Ramps, not hazardous curbs.
  - Sidewalks.
  - Inclusive. Respect dignity of the people who will live there.



- They need carrots, changes in zoning e.g.: if they want to build 75 units, offer that they can build 100 units, if they build 25 units for people with disabilities.
- Foster partnering with a Non-Profit developer.
- At the moment the municipality is key.

#### 6. What needs to be achieved or changed to create a more flexible process?

- Planning application- people don't understand what they can do, and the process can be confusing.
- Can take longer than expected, with many up from costs (maybe \$1m) and there is still uncertainty that the city will approve.
- 3rd City reading – public event. Should this be at the beginning of the process?
- Are counsellors influenced by developers when refusing/giving approval?
- Can zoning be changed? City bound by legislation.
- Most building permits don't go to council.
- Zone for projects instead of relying on variances.
- Province sets housing targets that city is expected to achieve.
- Zone for the missing middle i.e. **townhomes, duplexes, triplexes, bungalow courts and cluster housing**.
- Get rid of single-family zoning model – increase creativity and options.
- We need collaboration between the City of Delta and partners:
  - Partners who are open to a collaborative process.
  - Example of the Higgins house in North Delta taking way too long to get approved.
  - Should be faster to get something new approved.
- According to person from city it's not that projects are coming before council and being turned down: they just aren't being proposed by developers.
- Building process issue is a North American thing.
- Include public space, a front porch, space for people to gather and connect.
- No rear lane policy was unfortunate. Reduced accessibility, convenience, space for neighbours to get to know each other, parking and traffic issues, and much more. Seriously look at rear lanes as a great asset.
- Wasting urban space.
- Big massive developments are anti urban.
- To increase public consultation – need public will and to change the OCP.



## RESOURCES – FURTHER INFORMATION

1. **Asset Inventory. Understanding the Development Potential for Housing Solutions for People with Developmental Disabilities.** (March 2019)  
<https://static1.squarespace.com/static/57f27c992994ca20330b28ff/t/5e84ba86f8dfde44a00823e2/1585756808018/MHMC+-+Asset+Inventory+-+FINAL.pdf>

This report was produced as part of My Home My Community, a national initiative of the Canadian Association of Community Living and People First of Canada.

2. **Promising Practices VAHA Land Lease Model**

*Page 44:* “Both Toronto and Vancouver face the issue of land scarcity. In these locations land is expensive, resulting in significant impacts on the cost of housing. In 2014, Vancouver started a development corporation called Vancouver Affordable Housing Agency (VAHA) to address the impact. When municipal surplus land becomes available, Vancouver makes it available to VAHA, who, through a Request for Proposal (RFP) process, invites the for-profit and non-profit development community to create proposals for the site. The winning proposal will enter into a long-term lease agreement with the city (66 or 99 years). By providing long term leases, VAHA lowers land costs for developers. Vancouver continues to own the land, while the non-profit or for-profit provider uses it for a small fee. The second innovative component VAHA is working with partner organizations to assist a housing provider in getting a project off the ground. One such example is the CMHC innovation fund, which is one of VAHA’s current finance partners. VAHA also works together with local builders and developers to assist organizations if they organization the internal capacity to get a project off the ground. There are currently 2,288 units in development and 606 modular supportive housing units for chronically homeless individuals that deploy for short periods of time on vacant sites.”

3. **Is Small Beautiful? Breaking the Rules for Compact Affordability**

Link to video: <https://urbanarium.org/small-beautiful-breaking-rules-compact-affordability-video>

4. **Delta Housing Be Mine Society.**

[\*Delta Housing Need & Demand Study: Affordable, Inclusive Housing Options for Adults with Diverse Abilities\*. 2018](#)

5. **Missing Middle Guidelines – City of Victoria**

<https://www.victoria.ca/EN/main/residents/planning-development/development-services/missing-middle-housing.html>

6. **Books:**

- Smart City Talk (1973)– Edward Schumacher
- Pattern Language - owns, Buildings, Construction by **Christopher Alexander**, Sara Ishikawa and Murray ... "The **language** begins with patterns that define towns and communities.



## 7. Ground-oriented, affordable, home-ownership with no strata fees, in Delta

### Smaller Homes Initiative:

#### Gentle Densification

Strategy #5 on page 27 Delta's Housing Action Plan could be the key to affordable home ownership in Delta. This strategy would allow duplexes, triplexes, fourplexes, coach homes, and detached suites in historically single-detached neighbourhoods.

If these new, smaller units can be owned separately from each other, there will be more tax revenue for Delta, no land assembly required, and homeowners could hire a builder directly rather than having to pay a developer's profits. It also creates more opportunities for seniors in Delta to age in place by either passing their existing home to one of their adult children, and building a smaller, adaptable, separately- owned home in the same location or by replacing their older home with several smaller homes.

#### Pre-zoning:

It took the Higgins many years and several different designs before they finally got permission to build 4 smaller homes on smaller lots. Pre-zoning Delta neighbourhoods, other than along Scott Road, would help home-owners to replace their aging houses with smaller homes, without a lengthy, expensive and uncertain re-zoning process.

#### Partnering with Existing Home Owners

Delta can find ways to partner with individual home-owners, who are aging and over-housed, in order to make better use of existing residential land. For example, when four houses replace one older house, Delta could purchase one of the new houses and make it available for qualified first-time buyers in exchange for providing a streamlined re-development process.

#### Pre-approved Plans:

Action #2 on page 28 of the Housing Action Plan recommends a design competition on forms of gentle densification. The results of such a competition could be several pre-approved plans for pre-zoned areas of Delta so that homeowners would be able to redevelop their own land quickly and more cheaply.

#### Reduced or Deferred Fees and Deposits:

When the Higgins built their smaller homes, which provided affordable home ownership with no strata fees for 4 young first time buyers, allowed seniors to age in place, and provided supportive housing for a 92-year-old disabled widow, they had to pay \$66,000 more in fees than if they had replaced their old house with one larger house. They also had



to pay \$50,000 in landscaping and road paving deposits, which were held for two years. If this \$111,000 in DCCs, deposits and park allocation fees could be reduced, deferred, or eliminated, more Delta residents could achieve affordable home ownership.

Delta's Housing Action plan recommends waiving DCCs for developers building non-market rental housing. Delta also needs to waive fees and deposits for homeowners building smaller homes on smaller lots for ordinary people to own.

The burden of strata fees and soaring insurance costs for owners of condos and townhouse developments is not addressed in the Housing Action Plan. Also, many people, especially with health concerns, want to avoid elevators and shared hallways. Ground-oriented homes designed to avoid or minimize Common Property, and Fee Simple Row Houses, like they have in New Westminster, can address these issues.

### Delta Affordable Home Ownership Program

Delta needs to designate someone at City Hall specifically to assist home-owners who want to add a separately owned unit to an existing lot with a house already on it, or to redevelop their entire property into smaller homes on smaller lots.

Let Delta homeowners benefit from reduced or deferred fees if they live in their new homes as their principal residence for at least 10 years. In Langford new home owners who have benefitted from Langford's Affordable Home Ownership program have to live in their homes for 25 years before they can sell their homes for the full profit. If they sell before then, some of the appreciation from the property goes back to Langford.

Whistler and Langford have already worked out criteria for who can qualify for their affordable home ownership programs. Delta could adopt similar criteria.

### An Appeal to Delta Council Members

We have talked about affordable home ownership for decades, but it keeps getting harder for first time buyers to own a modest home on the ground with no strata fees.

You can change that. Please act decisively now. Make the bold and innovative changes needed so that many first-time buyers, seniors and young families can achieve affordable home ownership on the ground with no strata fees.

Sincerely,

Kathleen Higgins

Smaller Houses Initiative: 8272 – 108 Street, Delta [kathleenhiggins@gmail.com](mailto:kathleenhiggins@gmail.com)

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