

DELTA HOUSING BE MINE SURVEY REPORT 2016



**DELTA HOUSING BE MINE SOCIETY
No.S-0059266**

ON HOUSING NEEDS FOR INDIVIDUALS LIVING WITH INTELLECTUAL DISABILITIES

Supported by the Corporation of Delta

Delta Housing Be Mine Society Housing Report – 2016

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DELTA HOUSING BE MINE SOCIETY HOUSING REPORT – 2016

DELTA HOUSING BE MINE SOCIETY

Purpose of this Survey:

The Delta Housing Be Mine Society was provided with support by the Corporation of Delta and the Delta Seniors Planning Team to conduct a survey on the housing needs for adults with developmental disabilities. Our survey also included gathering data on the future housing needs for individuals eighteen and under also living with developmental disabilities.

Defining Developmental Disabilities

Developmental Disability 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 at 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.

Eligibility:

An adult 19+ with a developmental disability, a parent or caregiver of an adult (19) with a developmental disability or a parent or caregiver of a child under 18 with a developmental disability living in the community of Delta. The community of Delta includes North Delta, Ladner and Tsawwassen.

Incentive:

Respondents upon completing the survey could enter into a draw for a Keg Restaurant \$100.00 gift certificate.

Distribution and Demographics:

The survey was distributed from March 1st to May 9th, 2016 throughout the community of Delta: North Delta, Ladner and Tsawwassen. The survey was available through an online link plus paper copies were made available. Paper copies were mailed to 368 active Community Living British Columbia clients.

The Survey link was emailed out with a covering letter to Special Olympic athletes, Delta Community Living Society, REACH Child and Youth Development Society and Churches in the communities. Paper copies were distributed to The Next Chapter Book Club located in the Ladner Pioneer Library and at the April 30th, 2016 Community Living British Columbia Community Council Housing Forum.

A total of 70 respondents completed the survey either online or on paper. The paper copies were entered into the online Survey Monkey program which did the data collation and analysis.

- 38% of the respondents were from Ladner
- 34% respondents from Tsawwassen
- 27% respondents from North Delta.

Age Range:

The majority of respondents, 81.4 % were adults aged 18 to over 50 years of age. Almost 20% are 30 or older.

- 61.4% were aged between 18 – 29
- 8.6% were aged between 30 – 39
- 4.3 % aged 40 to 49
- 7.1% aged 50+
- 18.6 % aged 0 to 17

Executive Summary/Findings

The survey provides data confirming individuals with disabilities (90% of respondents) do want to stay in Delta. The survey did not necessarily represent the total population of individuals with an intellectual disability living in Delta; it does provide an important field of knowledge about the housing needs of this group of individuals.

Current Living Status:

The survey indicates 89.8% of individuals requiring housing are living with family or caregiver.

- 82.6 % are living at home.
- 7.2 are living with a caregiver

A few adults have managed to find independent or supported living situations.

- 2.9% are renting independently
- 2.9% are in a shared accommodation
- 1.4% homeowner
- 2.9% other

The statistical finding that the majority of individuals are living at home has not changed since a 2008 report on the housing needs of people with intellectual disabilities, “No Place Like Home” written by the Canadian Association for Community Living.

Future Housing:

The level of concern that current housing will not be available is high with a total of 92.8% expressing a level of concern:

- 37.1% responded extremely concerned
- 28.6% responded very concerned
- 7.1% responded quite concerned
- 20.0 % somewhat concerned

Preferred type of affordable living arrangements – The top three choices were:

- 36.36% - A cluster consisting of a small group of apartments (3 to 5) sharing onsite support services
- 19.70% - Assisted living suite with communal dining and entertainment
- 16.67% - Independent living in an apartment or basement suite

It is important to note from the top two choices that 56.06% will require supported services to maintain a positive quality of life. The services can be natural or paid supports. The supports facilitate people's choices and enhance safety, social opportunities and accessibility to an inclusive community.

Is it important that the person remain in Delta? – 90 % choose to remain in Delta. Many adults with a developmental disability have lived in Delta since birth. Currently, many of these individuals, work, volunteer and compete as athletes in Delta. The one basic component missing to continue to have a good life is a safe and supportive home in their familiar community.

The survey confirms, in the very near future, the need to plan for sound, suitable and affordable housing in Delta for people living with developmental disabilities.

Recommendations – 2016

1. **Collaboration and Open Partnerships** – The Provincial Government, the Federal Government, the Corporation of Delta, community groups, service providers, financial institutions, families, individuals, Community Living British Columbia and businesses all need to collaborate and develop open partnerships. Ultimately, an affordable, suitable housing strategy needs to be in place with a timeline. As noted by The Delta Housing Be Mine Survey, the timeline for housing is needed by 84.29% of the respondents within 10 years.

2. **Effective strategies to create intentional action** for affordable, suitable housing solutions in our Delta community are needed. Strategic solutions include:
 - **Cluster living models** See video <http://www.youtube.com/watch?v=16QpIN90f4o>
 - Partnerships with local government, non-profits, and BC Housing for more subsidized rental housing.
 - A Permanent Affordable Housing Program (Land Trust)
 - Home sharing variations – Property ownership-Co ownership with other families and/or a non-profit organization
 - Negotiate rezoning laws – Bylaws and amendments are often barriers to creative affordable housing solutions.
 - Developer Incentives in the form of expedited permitting, fee waivers and/or density bonuses. For example, In Langford, BC (enacted 2004) Langford’s Affordable Housing Program requires developers of new subdivisions to build one affordable home for every 10 single-family lots subdivided.

3. **Hiring of a person to complete an in depth Housing Need and Demand Study (BC Housing Template)** - Our survey is a significant example of the housing needs for individuals living with developmental disabilities. An intense housing needs study for this group of individuals is needed to quantify documentation required for provincial and federal grants. The housing strategies for adults living with developmental disabilities must be extremely clear before developing a plan with a meaningful timeline.

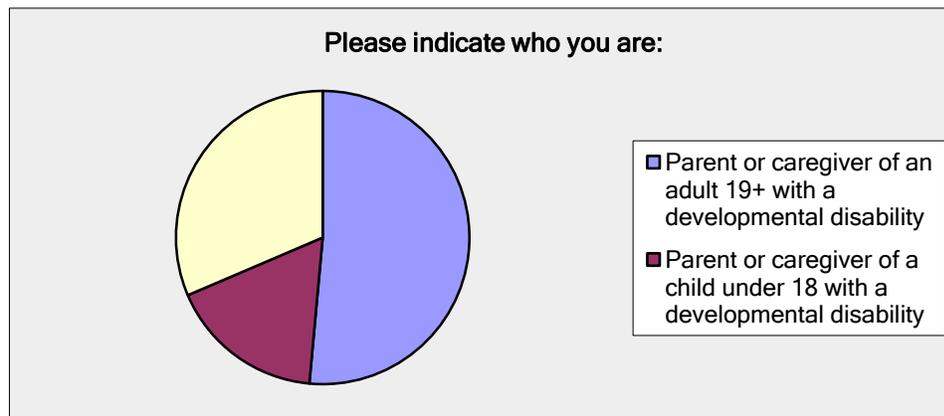
This recommendation is supported by a report from the Delta Planning Department to Delta Council dated September 10th, 2013, File No. P08-03. The report states, “More research is required on the provision of housing that provides care for people with physical and mental health related challenges.” This report also acknowledges Delta Housing Be Mine Society as a stakeholder.

4. **Housing close to amenities** – accessibility to transit, biking or walking to work and other daily activities. For example, housing units above commercial/retail stores creating the feeling of a strong and vibrant Delta community.
5. **Inclusive Housing** that encourages various income levels that can help to decentralize poverty. Too many individuals with a developmental disability rely on BC government funds, a Person with a Disability (PWD) monthly cheque and/or low wages. The shelter portion of the PWD cheque is \$375.00. This means they are unable to afford the cost of housing that might be available.
6. **Raise the bar for creating inclusive solutions within a meaningful timeline** - Our survey states 89.86% of adults with developmental disabilities are living with parents or primary caregivers. As parents and caregivers reach age 60, 70, or 80, their strength and health will challenge their ability to house and support the person living with them.

Detailed Survey Results:

Delta Housing Be Mine Society Survey -2016

1. Please indicate who you are:		
Answer Options	Response Percent	Response Count
Parent or caregiver of an adult 19+ with a developmental disability	51.4%	36
Parent or caregiver of a child under 18 with a developmental disability	17.1%	12
Adult 19+ with a developmental disability	31.4%	22
<i>answered question</i>		70
<i>skipped question</i>		0

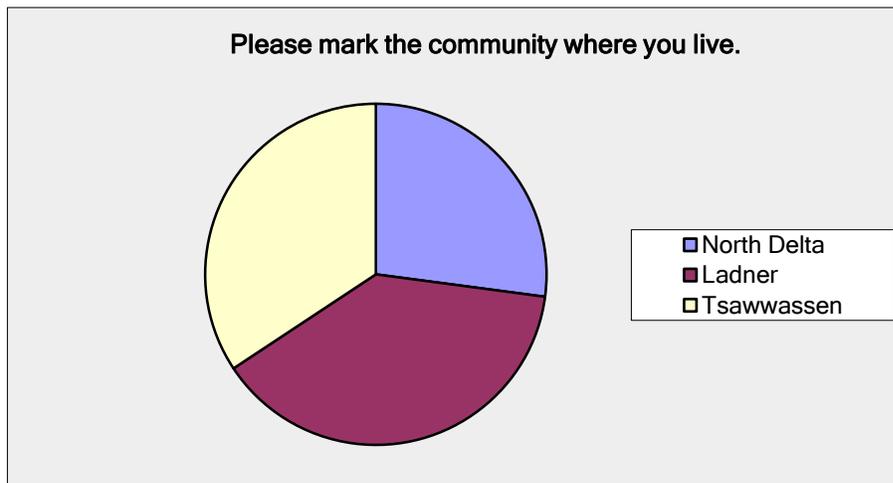


Comments:

Of the 70 respondents of the survey we can conclude from these results there are at least 48 households who responded that have a dependent who will require some form of housing in the future. Of this, 51.4% of these households already have adults requiring future housing.

Delta Housing Be Mine Society: Survey 2016

2. Please mark the community where you live.		
Answer Options	Response Percent	Response Count
North Delta	27.1%	19
Ladner	38.6%	27
Tsawwassen	34.3%	24
<i>answered question</i>		70
<i>skipped question</i>		0



Comments:

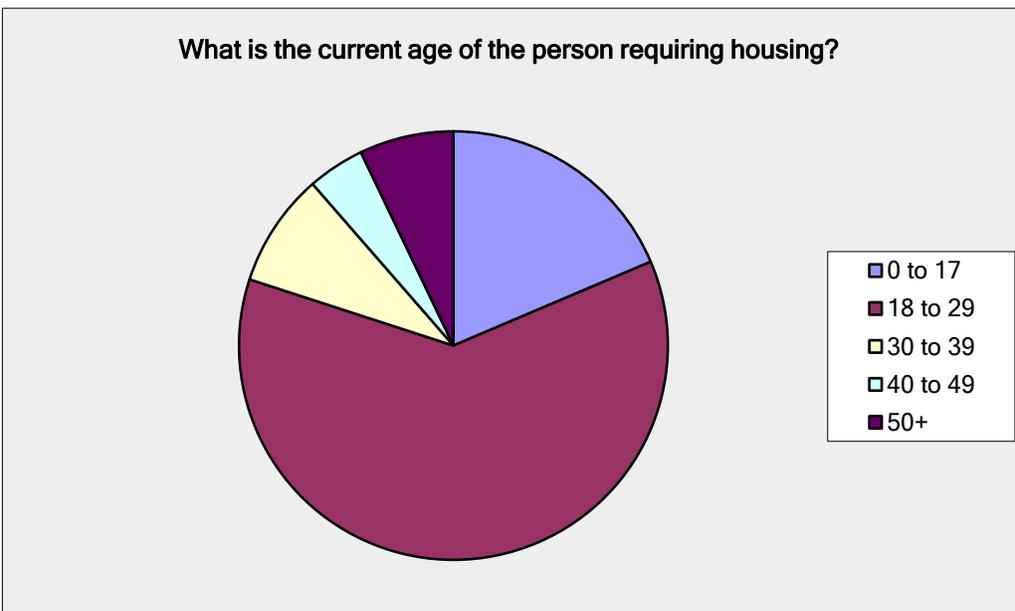
The greatest response was 72.9% of respondents lived in South Delta (Ladner :38.6% and Tsawwassen: 34.3%.) The area of North Delta had 27.1% of the respondents living in the area.

The survey did not necessarily represent the total population of individuals with an intellectual disability living in Delta.

Delta Housing Be Mine Society: Survey 2016

3. What is the current age of the person requiring housing?

Answer Options	Response Percent	Response Count
0 to 17	18.6%	13
18 to 29	61.4%	43
30 to 39	8.6%	6
40 to 49	4.3%	3
50+	7.1%	5
<i>answered question</i>		70
<i>skipped question</i>		0



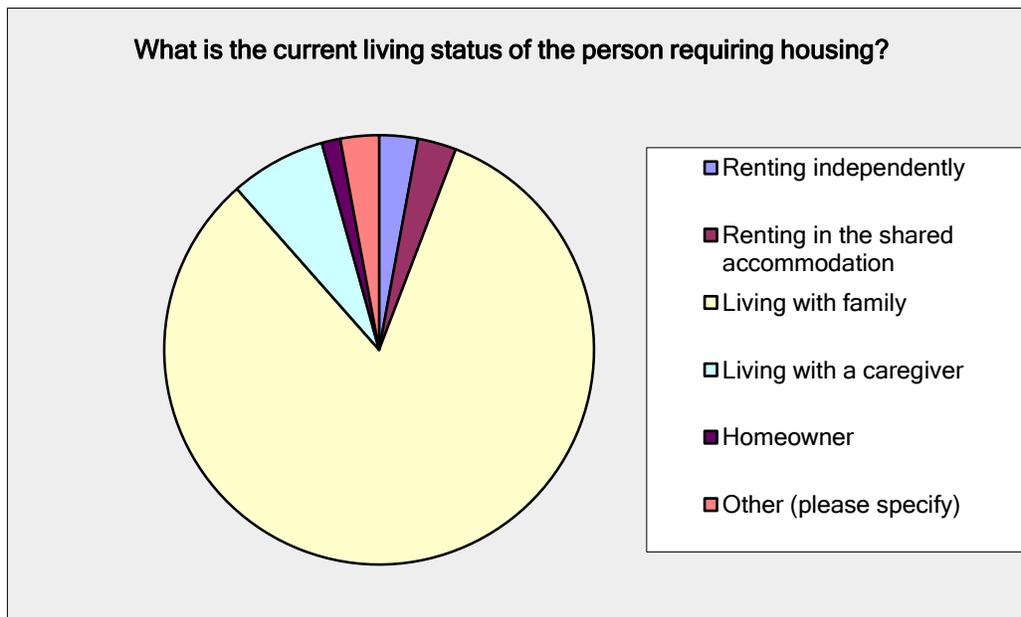
Comment:

From this question we concluded over 81.4% of the people requiring housing are already adults and almost 20% are 30 or older.

Delta Housing Be Mine Society: Survey 2016

4. What is the current living status of the person requiring housing?

Answer Options	Response Percent	Response Count
Renting independently	2.9%	2
Renting in the shared accommodation	2.9%	2
Living with family	82.6%	57
Living with a caregiver	7.2%	5
Homeowner	1.4%	1
Other (please specify)	2.9%	2
<i>answered question</i>		69
<i>skipped question</i>		1

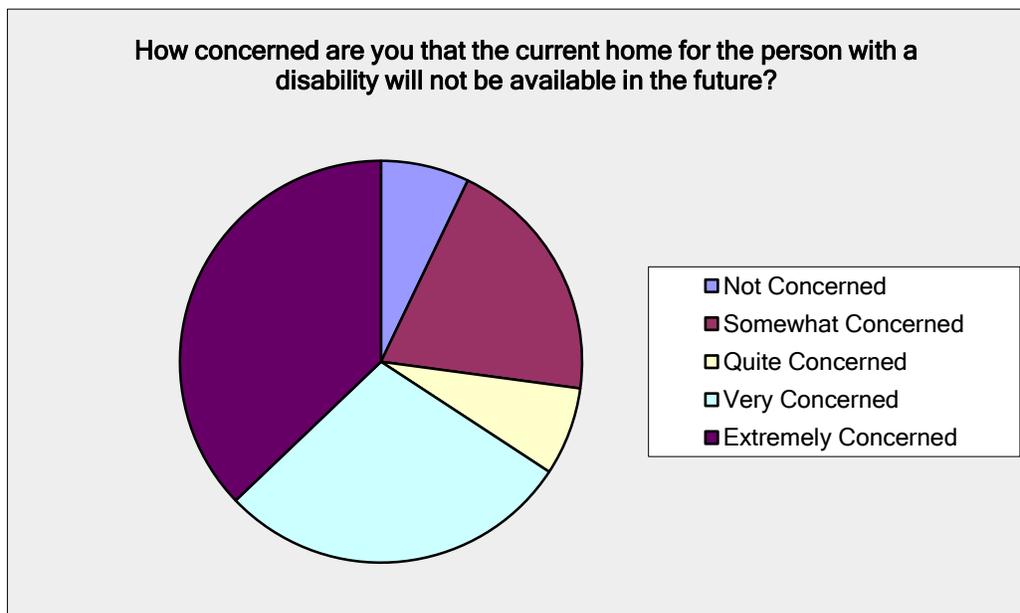


Comment:

Approximately 82.6% of the people requiring housing live with family. Very few have managed to find independent or supported living situations.

Delta Housing Be Mine Society: Survey 2016

5. How concerned are you that the current home for the person with a disability will not be available in the future?		
Answer Options	Response Percent	Response Count
Not Concerned	7.1%	5
Somewhat Concerned	20.0%	14
Quite Concerned	7.1%	5
Very Concerned	28.6%	20
Extremely Concerned	37.1%	26
<i>answered question</i>		70
<i>skipped question</i>		0



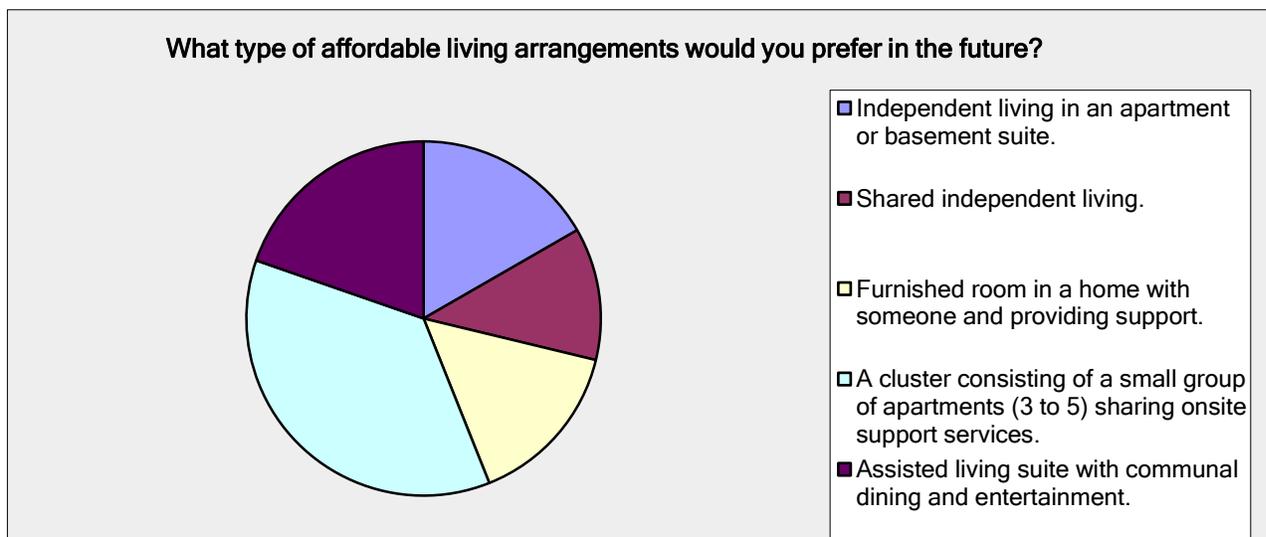
Comment:

From this question we see that only 27.1% of the caregivers and those requiring housing are unconcerned or only somewhat concerned. The remainder range from quite to extremely concerned. It is an issue which causes great stress to many of those involved due to uncertainty and the inability to plan.

Delta Housing Be Mine Society: Survey 2016

6. What type of affordable living arrangements would you prefer in the future?

Answer Options	Response Percent	Response Count
Independent living in an apartment or basement suite.	16.7%	11
Shared independent living.	12.1%	8
Furnished room in a home with someone and providing support.	15.2%	10
A cluster consisting of a small group of apartments (3 to 5) sharing onsite support services.	36.4%	24
Assisted living suite with communal dining and entertainment.	19.7%	13
Other (please specify)		12
<i>answered question</i>		66
<i>skipped question</i>		4

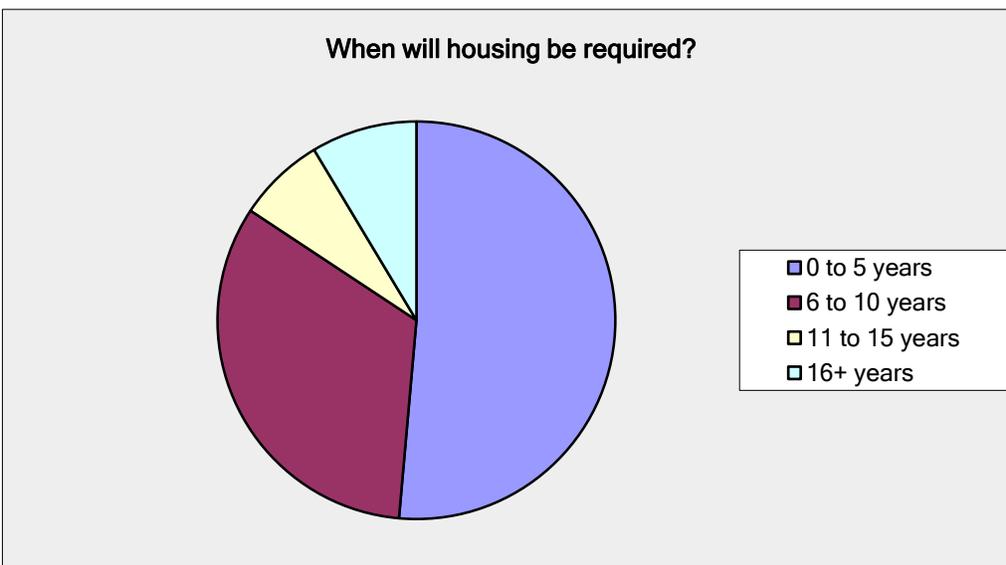


Comment:

71.2% of the individuals needing support are looking for a model of housing which includes a form of assisted living/supported services. 16.7% are looking for an apartment or suite in an independent living model. 12.5% are looking for shared accommodations type of model.

Delta Housing Be Mine Society: Survey 2016

7. When will housing be required?		
Answer Options	Response Percent	Response Count
0 to 5 years	51.4%	36
6 to 10 years	32.9%	23
11 to 15 years	7.1%	5
16+ years	8.6%	6
<i>answered question</i>		70
<i>skipped question</i>		0

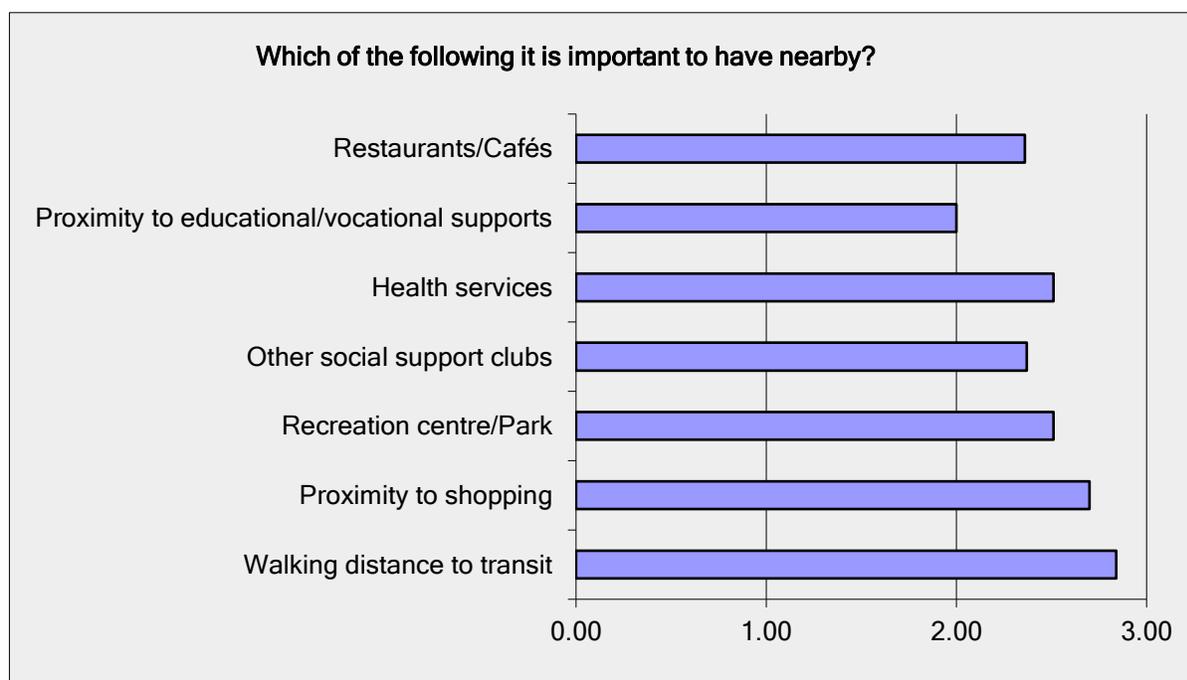


Comment:

A total of 84.3% of the respondents require housing options within the next 10 years. This corresponds with the number of adults in the survey requiring housing.

Delta Housing Be Mine Society: Survey 2016

8. Which of the following it is important to have nearby?					
Answer Options	Not Important	Somewhat Important	Very Important	Rating Average	Response Count
Walking distance to transit	3	5	61	2.84	69
Proximity to shopping	3	15	52	2.70	70
Recreation centre/Park	4	25	39	2.51	68
Other social support clubs	8	28	34	2.37	70
Health services	3	28	39	2.51	70
Proximity to educational/vocational supports	19	31	19	2.00	69
Restaurants/Cafés	7	30	32	2.36	69
<i>answered question</i>					70
<i>skipped question</i>					0

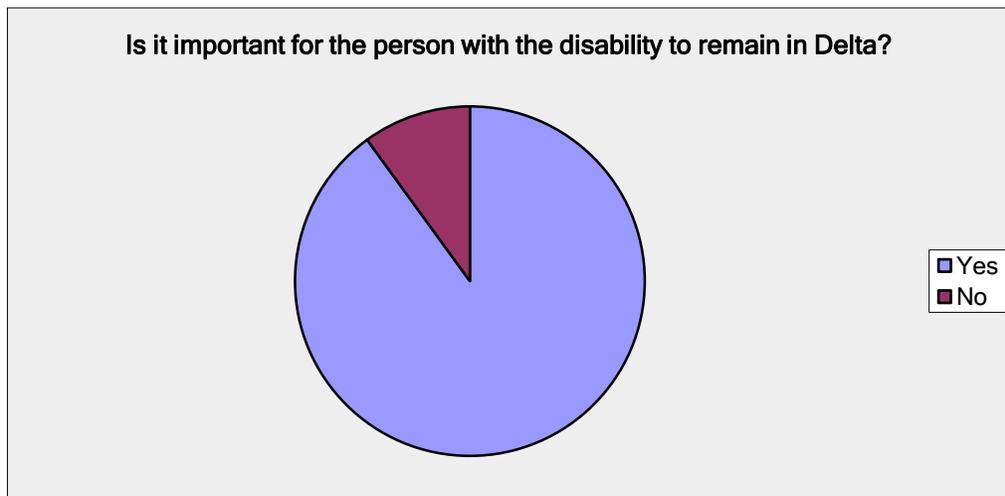


Comment:

The most important aspects required housing are proximity to transit and central location for access to shopping and services.

Delta Housing Be Mine Society: Survey 2016

9. Is it important for the person with the disability to remain in Delta?		
Answer Options	Response Percent	Response Count
Yes	90.0%	63
No	10.0%	7
<i>answered question</i>		70
<i>skipped question</i>		0



Comments:

A significant number, 90% of respondents wish to stay in Delta. Ladner, Tsawwassen and North Delta are the areas where the majority of these individuals grew up and where their friends and family are. This is where the support structures are for them and is the community which is already used to seeing them in their daily lives. It is often hard for adults with disabilities to make a move from one community to another without the bedrock of a new job or existing family to draw upon. For adults living with an intellectual disability connecting with other adults is difficult, and a sudden, unplanned move to another community can result in poor outcomes and further burden on society and social support systems.

Delta Housing Be Mine Society Housing Report -2016

Conclusion

The survey confirms there is a high percentage, 84.3% of adults living with developmental disabilities who will require housing within the next 10 years. Surveys completed by past organizations and groups as far back as 2008 also show very similar results, with the majority of individuals living with family. Our 2016 survey results also show a significant number of individuals (82.6%) are living with family. Many individuals have not made plans for the future and are not aware of the lack of choices until their current living situation deteriorates and they are in crisis.

Parents/caregivers of adult children living with a developmental disability are EXTREMELY CONCERNED about what will happen when they are no longer able to care or provide a home for their adult child.

Our survey along with other surveys and articles indicate the Delta community knows better and can do better in creating affordable and suitable housing solutions in Delta for this group of individuals.

We conclude from the following quotes, including those from Jean-Yves Duclos, Rich Coleman, and the Delta Housing Be Mine Society survey results, that the Delta community needs to coordinate honest and positive conversations that will result in suitable, inclusive and affordable housing solutions for individuals living with developmental disabilities. Delta's future planning for housing must be affordable and available in order to create appropriate housing within the necessary time constraints.

Ultimately, there is a strong need to invite solutions from the widest possible community audience and stitch together social innovators to form a housing platform that will result in a vibrant Delta community.

Addendums List – Supporting Documents

1. Hard copy of survey cover letter and survey
2. Comments from survey (question 10) unedited
3. Comments related to Survey
4. BC Housing Need and Demand Study Template
5. No Place Like Home – Report on the Housing Needs of People with Intellectual Disabilities by Canadian Association for Community Living – March 2008
6. Inclusive Housing - Summary of the Findings March 2016 and Draft Framework for Inclusive Housing by Community Living British Columbia, June 2016

Acknowledgement and Contact Information:

Our budget from the Corporation of Delta included the printing of 35 covering letters and surveys and access to Survey Monkey which collected and analyzed the data from the respondents.

Delta Housing Be Mine Society directors and members donated several hours of volunteer time developing the survey questions, distributing the survey, speaking to groups, researching and writing the final report.

Shirley-Ann Reid, President
Anne McCaw, Vice President
Ron Varley, Treasurer
Jenni Duhaime, Secretary
ML Burke, New Vice President, also Chair, *Housing Action Team – Delta Seniors Planning Team*

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Addendum #2:

Un-Edited Comments from DHBMS Survey 2016

Number	Response Text
1	Would prefer to live in Richmond
2	immediate need for housing We have lived in Delta for over 30 years & would like to stay in the community. However, the cost of a house is too high. As the young adult is very dependent on help, it looks like a caring family is our only option.
3	
4	From Mark Heywood
5	my dream is to get of PWD and get a great paying job so i can buy myself a house and be independent Safety awareness is a major concern for us. Enabling our child to stay within the community she knows will allow her to be more independent. In a new community it would take her longer to learn where to go and
6	the safety risks. It's early to tell, but if we are still in Delta then YES it is important our daughter remain here: if we moved,
7	then it would not be as important although she may have formed a lot of attachments and friendships here. Whether my son would ever need this or not I do think it important for the service to be an option. It would be nice for the supports to be offered where needed but for the freedoms to be honoured where ever possible. With the Down syndrome community a social life is very integral to their needs. So are avenues of expression. Art, music, dance and theatre is very beneficial to their emotional well being, brain growth and maintenance. To be near a thriving community is also ideal for a sense of belonging and integration rather than feeling segregated.
8	Thank you. Ladner is the only home my son has known. Due to divorce we are renting at low income so I am concerned that if he is able to live independently to do so he will have to move away to be able to afford housing. All of his support network is here. He has many friends in the village his life is here. Let's make
9	room for everyone. We would love it for our son to stay in Ladner, but with the lack of affordable housing at the moment we
10	may be forced to look outside our community and that would not be the best for him.
11	I hope to have a home in the future not living with my Mom and Dad. Affordable housing for people living on disability support is a must in our community. Our daughter works (part time which is all she can handle), volunteers, and takes part in recreational activities in Tsawwassen and Ladner, but cannot afford to live away from her aging parents. We are very concerned about her future when we can no longer provide a home or support for her. But to move her out of her comfort zone in the community she has lived all her life would be devastating for her and ultimately a further burden on social assistance if she cannot find work or a social life in a new environment that may be more affordable to her for housing. We know of several families in this situation who have already moved away from Delta to accommodate future needs of their adult "child" but the adjustment for the person with a disability is a major
12	factor. Instead of watching this happen, we should be fostering an inclusive community! Isolation & loneliness is a concern as the person with disabilities ages and family may not be able to care for their needs. Also, public transport must be close by so they can continue with their work (if they are
13	lucky enough to have some) and social outings. But I would really prefer since this is the area that: is familiar, transit is understood, acquainted with
14	amenities My daughter connects with people with disabilities in Surrey and has accessed recreational services in South Surrey. We would consider moving there if no suitable living options are available in Delta.
15	Homeshare seems to be the main option and we do not look forward to that. My son is an active participating citizen in his community. He works, volunteers and is an athlete. He needs a home of his CHOICE to fulfill his life and dreams. Suitable and Affordable Housing are very
16	important elements in the future plan for a home for my son with a developmental disability.

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Addendum #3:

Sample Comments and Quotes:

1. from Parents/Caregivers:

- **Affordable, Suitable, Inclusive Housing:** Affordable housing for people living on disability support is a must in our community. Our daughter works (part time which is all she can handle), volunteers, and takes part in recreational activities in Tsawwassen and Ladner, but cannot afford to live away from her aging parents. We are very concerned about her future when we can no longer provide a home or support for her. But to move her out of her comfort zone in the community she has lived all her life would be devastating for her and ultimately a further burden on social assistance if she cannot find work or a social life in a new environment that may be more affordable to her for housing. We know of several families in this situation who have already moved away from Delta to accommodate future needs of their adult “child” but the adjustment for the person with a disability is a major factor. Instead of watching this happen, we should be fostering an inclusive community!
- **Safety and Amenities are important:** Isolation and loneliness is a concern as the person with disabilities ages and family may not be able to care for their needs. In addition public transit must be close by so they can continue with their work (if they are lucky enough to have work) and social outings.
- **Promote Quality of Life - “good lives in welcoming communities” Choice of where adults with developmental disabilities want to live.** My son is an active participating citizen in his community. He works, volunteers and is an athlete. He needs a home of his CHOICE to fulfill his life and dreams. Suitable and Affordable Housing are very important elements in the future plan for a home for my son with a developmental disability.
- **Moved out of Delta –** “We didn’t fill out the survey because as you know, we no longer live in Delta. **In the past few years, several families made the difficult decision to move away from their Delta neighborhoods to South Surrey** in order to access services from Semiahmoo House. We were especially interested in the plans for an apartment building that would include some suites set aside specifically for adults with a developmental disability (23 rented suites out of 70). Our adult children will have the

opportunity to live in their own place with some supports provided by CLBC and Semiahmoo House.”

2. From Government Officials:

- “All Canadians need and deserve housing that is safe, adequate and affordable. Through new investments in housing, the Government is helping to strengthen the economy and improve the quality of life for families and seniors, providing better places to live and grow.”

— **Jean-Yves Duclos, Federal Minister of Families, Children and Social Development and Minister Responsible for Canada Mortgage and Housing Corporation.** *BC Housing announcement, June 26, 2016*

- “The Province is partnering with the federal government to build and renovate more affordable and supportive housing for British Columbians. We will be working with communities throughout the province to identify specific housing needs and determine where the additional funding will be distributed.”

— **Rich Coleman, BC’s Deputy Premier, Minister of Natural Gas Development and Minister Responsible for Housing.** *CBC News announcement, June 26, 2016*

3. From Related Organization: Community Living BC

- “I have been able to gather the following statistics about the number of Delta individuals (Delta being Ladner, Tsawwassen and North Delta) on our request for a service list for residential services, which you could equate to housing I suppose.
17 – Requesting shared living – This could be a roommate in an apartment as well as home share.
3 – Requesting staffed residential
7 – Requesting supported living – this service usually supports individuals to living independently in their own apartments.”

-Sharon Rose, Manager, Community Planning and Development, Community Living BC (CLBC)

- “Not everyone has a request for a residential service. It may be dependent on where they are at in their life. They may have a goal to move out of their family home in the next 3 – 5 years however we only put an individual on the request for service list if they are willing to accept the service today if we are able to fund the supports.”

-Sharon Rose, Manager, Community Planning & Development, Community Living BC - (CLBC)

In May, 2016, there were 368 active Community Living British Columbia Delta clients with a developmental disability. These clients will potentially need housing in the near future. CLBC does not provide housing, only the supports. These housing supports are for those in a crisis situation.

The comments and information confirm Community Living BC (CLBC) only helps with finding housing if their client is in a crisis. CLBC helps with supports; they do not supply homes, housing rents and/or purchases.