AFFORDABLE AND SUPPORTIVE HOUSING INFORMATION GUIDE

EVERYTHING YOU NEED TO KNOW ABOUT AFFORDABLE AND SUPPORTVE HOUSING

Toronto
**Developmental Services
Alliance** | Formerly MARC

Purpose of Guide

This guide is meant to provide an overview about affordable and supportive housing that is easy to understand, while covering a wide scope of resources and topics.

The goal is to have you feel more informed about the issue of affordable/supportive housing from a local context, while also gaining an understanding of housing models for vulnerable populations from an international perspective.

While the topic of housing is very broad, this guide is to be used as a starting point to further your knowledge and to feel more confident tackling the issue of affordable/supportive housing moving forward.

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Sections of Guide

1. Glossary of Terms
   - Information regarding useful terms as well as brief overviews of services, programs and documentation related to affordable and supportive housing
2. Affordable Housing – Some Context
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3. Definitions of Types of Supportive Housing
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6. Disability Policies from Around the Globe
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Glossary of Terms

This glossary is beneficial in developing a basic understanding of various terminology used when discussing affordable housing in Ontario. This glossary explores programs, services, frameworks and various strategies from municipal/provincial/federal perspectives. It also includes any other relevant information that is important to know when discussing affordable and supportive housing.

Some terminology may be expanded on further in this guide in order to develop a deeper understanding of more complex issues related to affordable housing.

While this glossary mainly focuses on Ontario and Canada related material, international context will also be included later in this guide.

Some Definitions

Affordable Housing: the term "affordable housing" is often used interchangeably with "social housing"; however, social housing is just one category of affordable housing and usually refers to rental housing subsidized by the government. Affordable housing is a much broader term and includes housing provided by the private, public and not-for-profit sectors as well as all forms of housing tenure (ie. rental, ownership and cooperative ownership). It also includes temporary as well as permanent housing. In other words, the term "affordable housing" can refer to any part of the housing continuum from temporary emergency shelters through transition housing, supportive housing, subsidized housing, market rental housing or market homeownership.

Affordable Home Ownership: The current affordable ownership housing definition in Toronto uses a market approach to link affordability to average market rents in the City of Toronto. It assumes that the same amount of money spent by tenants on average to rent a unit of particular type would be available for the purchase of an ownership unit of the same type. By aligning the City's affordable rental and affordable ownership definitions, the aim was to target tenants paying average market rents as potential first-time buyers.

Request for Proposal (RFP): a solicitation often made through a bidding process, by an agency or company interested in procurement of a commodity, service or valuable asset, to potential suppliers to submit business proposals. It is submitted early in the procurement cycle, either at the preliminary study, or procurement stage.

Municipal
Services

Shelter, Support & Housing Administration (SSHA)

The Shelter, Support & Housing Administration Division contributes to healthy communities by ensuring that people have a range of shelter and affordable housing options. The Division provides temporary shelter and support for homeless individuals and families, and creates permanent affordable housing solutions.

Housing Support Services

Through SSHA, the City plays a significant role in providing housing stability services for low-income Toronto residents.

SSHA partners with community agencies by providing funding and coordinating services. The goal is to end homelessness through a range of approaches, partnerships, and supports that help people to access emergency shelter and to find and keep housing. Many RFPs posted through SSHA seek proposals from non-profit community agencies with the skills to deliver services and programs for individuals who are homeless or at-risk of homelessness, or can provide supports for the homeless service system. About $25 million is available for a range of projects and services.

Affordable Housing Office

The Affordable Housing Office works to enhance the health of Toronto's residents, neighbourhoods, economy and environment by delivering funding and incentives, and by developing innovative housing solutions, to create and maintain safe, affordable, rental and ownership housing for lower-income residents. This will be accomplished by:

- Delivering Federal and Provincial affordable housing programs and city programs by working with the private and non-profit sectors to develop and maintain affordable rental and ownership housing, revitalize communities and create employment.
- Working with Shelter, Support & Housing Administration as Municipal Service Manager and with other City Divisions to ensure the effective and efficient use of City, Provincial and Federal investments, in line with city priorities and other legislative and policy frameworks such as *Housing Opportunities Toronto: An Affordable Housing Action Plan 2010 – 2020*.
- Supporting the City Manager and Deputy City Manager in providing strategic intergovernmental relations advice on housing and homelessness issues.

Municipal
Programs

Open Door Program Direction for Affordable Housing

City Council has adopted the Open Door Program direction to improve the City's capacity to work with non-profit and private-housing sectors to create affordable housing at a faster pace. It also requested staff to report on the implementation of a range of Open Door Program initiatives by May, 2016.

Home Ownership Assistance

- City of Toronto works with a number of groups that provide affordable home ownership opportunities. Please contact the community partners directly to learn what assistance they can offer:

- Toronto Community Housing and the Daniels Corporation at 416-955-0559 or danielsoneparkplace.com

- Options for Homes at 416-867-1501 or optionsforhomes.ca

- Habitat for Humanity Toronto at 416-755-7353 ext. 490 or torontohabitat.ca/apply-for-a-home/information-session-dates.html

- Aboriginal purchasers should also contact the Miziwe Biik Development Corporation at 416-640-4688, 416-640-4688 or mbdc.ca/housing_loans.html

Toronto Renovates Homeowners Program has resumed accepting Assessment Request forms. Once a request form has been approved, a Toronto Renovates program officer will contact you to arrange an appointment. You can download the form or contact the Affordable Housing Office at 416-392-7620 to have one mailed to you.

The Toronto Renovates Homeowners Program offers federal/provincial funding for lower-income seniors and people with a disability who wish to make health and safety repairs or accessibility modifications to their homes. The program is available only to City of Toronto residents.

Key Municipal Frameworks

Housing Opportunities Toronto – Affordable Housing Action Plan 2010-2020 (HOT) established targets of 1,000 new affordable rental homes and 200 new affordable ownership homes annually or 10,000 affordable rental and 2,000 ownership homes over the Plan's ten years.

- Approved by City Council in 2009, the HOT Plan is the roadmap for the City's policy-work and investment decisions aimed at providing housing opportunities for everyone. The overarching goal that emerges from this Framework is to improve housing stability for vulnerable Toronto residents. Consistent with Toronto's Housing Charter, this Framework defines housing stability as having a place to live that is affordable, safe, secure, healthy, comfortable, and located in a neighbourhood of choice as well as being able to access and keep housing as one's needs change over time.

Housing Stability Service Planning Framework

This work builds on the policy directions in *Housing Opportunities Toronto: An Affordable Housing Action Plan, 2010-2020* (HOT Plan). The 2014-2019 Housing Stability Service Planning Framework will help shape the transformation of Toronto's housing and homelessness services into an integrated, client centered, outcome-focused service system that will enable residents to remain in their homes longer and improve their well-being.

It will guide Shelter, Support and Housing Administration (SSHA), other City divisions, and the community partners on which it depends in the planning, management, and delivery of SSHA's full range of housing and homelessness services over the next five years as we transition from a system that is now primarily focused on the administration of social housing programs and emergency responses to homelessness.

Provincial
Services

Municipal Services Offices (MSOs)

- MSOs serve as the Ministry's (MMAH) primary liaison with the municipal sector. Staff come from a number of professional backgrounds, including land use planning, municipal administration and municipal finance. In addition to this experience, staff have the ability to reach ministry experts in most areas of municipal activities when further information is required.

- MSO activities contribute to the Ministry's goal of fostering productive and co-operative provincial-municipal relationships by facilitating direct client contact and outreach, and by building partnerships and local networks. Local Government and Planning staff provides support and advice to municipalities and the general public in areas of local government and land use planning. Housing staff provides support and advice to Consolidated Municipal Service Managers and District Services Administration Boards on the delivery of affordable housing.

Central Municipal Services Office
13th Floor
777 Bay Street
Toronto ON M5G 2E5
Telephone: 416-585-6226 or 1-800-668-0230
Fax: 416-585-6882

Key Provincial Frameworks

Every person has an affordable, suitable, and adequate home to provide the foundation to secure employment, raise a family, and build strong communities.

Poverty Reduction Strategy 2014-2019

- Ontario is recommitting to reducing poverty among children and youth through targeted investments and supports; transitioning youth to meaningful employment, education and training opportunities. The strategy also includes supporting employment and income security for the most vulnerable in Ontario. Focusing on housing — in particular, on ending homelessness — to provide the stable foundation that helps people rise out of poverty.

Long-Term Affordable Housing Strategy 2010

This reflects Ontario's transformation towards a better housing system. Ontario is making several investments to achieve the vision of a province where every person has an affordable, suitable and adequate home to provide the foundation to secure employment, raise a family and build strong communities. Building on the 2016 Ontario Budget investment of $178 million over three years, the government is making a long-term commitment to stable funding that will continue its transformation of the housing system:

- Survivors of Domestic Violence Pilot Project: investing more than $17 million over three years to pilot a portable housing benefit targeted towards survivors of domestic violence that would eventually assist up to 3,000 survivors, growing from $2.5 million in 2016/17 to $10 million in 2018/19
- Supportive Housing: investing up to $100 million in operating funding for housing allowances and support services to assist up to 4,000 families and individuals in new supportive housing over the next three years; and supporting the construction of up to 1,500 new supportive housing units over the long term, with operating assistance eventually assisting up to 6,000 households
- Community Homelessness Prevention Initiative: building on our current annual investment of almost $294 million in funding for the Community Homelessness Prevention Initiative with $15 million in additional funding in 2017-18, climbing to $30 million in 2018-19, for a total of $324 million in annual investments

Long-Term Affordable Housing Strategy 2016 Update

- Proposed legislation for inclusionary zoning that would allow municipalities to mandate that affordable housing units be provided within development projects
- A framework for a portable housing benefit that would give people more flexibility to choose where they want to live
- A modernized framework for social housing that will be developed with partners to align with our focus on poverty reduction and better manage legacy social housing programs
- A Supportive Housing Policy Framework to guide program improvements and support coordination across sectors to improve client outcomes
- An Indigenous Housing Strategy that will be developed in partnership with Indigenous communities
- Next steps toward ending homelessness, reflecting recommendations made by the Expert Advisory Panel on Homelessness report released in late 2015
- Proposed changes to the Residential Tenancies Act, 2006 to encourage small landlords to provide rental housing, and to facilitate transitional and supportive housing

Recent Provincial Proposal – Promoting Affordable Housing Act, 2016

This Act builds on Ontario's update to the Long-Term Affordable Housing Strategy, which was announced in March 2016. The update is making housing programs more people-centred and co-ordinated, and provides municipalities with the flexibility to meet local needs through tools like inclusionary zoning.

The proposed changes would help modernize existing social housing and increase the supply of affordable housing across the province by:

- Allowing municipalities to implement inclusionary zoning so they can ensure that affordable units are included in residential projects.
- Exempting secondary suites in new homes from development charges to unlock more affordable rental housing and allow homeowners to earn extra income from their property.
- Giving local Service Managers more flexibility to administer and deliver social housing in their communities to reduce wait lists and make it easier for Ontarians to access a range of housing options.
- Encouraging more inclusive communities and strengthening tenant rights by preventing unnecessary evictions from social housing and modernizing how rental property standards are enforced.
- Supporting better program design and decision-making by requiring Service Managers to track people who are homeless in their communities.

Recent Provincial Proposal Cont'd
Inclusionary Zoning

Inclusionary Zoning is a an important section included in the Affordable Housing Act. In support of Ontario's updated Long-Term Affordable Housing Strategy (LTAHS), Ontario is taking steps to make affordable housing a part of the land use planning process. Ontario is proposing to introduce legislation that would, if passed, allow municipalities the choice of establishing inclusionary zoning in appropriate developments. For example, if a municipality chose to use this tool, new housing proposals would need to include a certain percentage of affordable units in order to be approved.

Inclusionary zoning would be just one of a number of tools available to municipalities to help meet local housing needs. In the coming months, municipalities, developers, and other interested parties and organizations will be consulted to provide input to help the province develop a framework for inclusionary zoning.
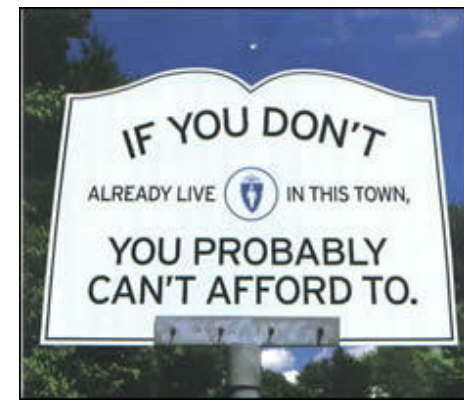
They will also have the opportunity to provide feedback on other planning and financial tools that could facilitate the creation of affordable housing units. If passed, legislation for inclusionary zoning would help to achieve a number of outcomes:

- Serve more people: Inclusionary zoning would create affordable housing that serves the needs of low- to moderate-income families and individuals.

- Increase the supply of affordable units.

- Meet local needs: Inclusionary zoning would help municipalities meet affordable housing objectives and targets set out in their Housing and Homelessness Plans and official plans.

Inclusionary Zoning – TDSA Feedback Submitted to the Ministry

Some recommendations submitted:

TDSA and other supporters submitted feedback to the Ministry regarding the proposed inclusionary zoning legislation on August 16, 2016.

The focus of the feedback encompassed the following topics:

1. Program Targets
2. Price and Rent
3. Unit Set-Aside
4. Affordability Periods
5. Threshold Size
6. Measures and Incentives
7. Requirements and Standards
8. Agreements
9. Administration, Monitoring and Reporting
10. Use with Section 37 (Height & Density Bonusing)
11. Transitional Matters

- Housing providers partner with at least 1 community service provider on all new multi-unit buildings
- Provide more 3 and 4 bedroom units for people who need them for affordability and shared resources.
- Inclusionary zoning programs ensure a minimum period of 30 years (ideally affordable forever for affordable rentals or continue to expand the construction of future affordable housing units)
- All proposed multi-story, multi-unit developments should provide access to affordable housing.
- Housing designs to create inclusive models (for example, one- or two-bedroom units with smaller kitchenettes and living rooms so that communal kitchen and social spaces can be created on a particular floor/level of a multi-story building)
- Rent increases with consistent partners or long-term tenants/sub-tenants should conform to Ontario's Rent Increase Guidelines; however, the guidelines should also consider that people who are dependent on ODSP or OAS do not receive increases as per cost of living expenses and be geared accordingly.

Key Federal Frameworks and Strategies

Budget 2016 "Growing the Middle Class": Federal budget investing in growing the economy, creating jobs, strengthening the middle class and helping those working hard to join it. Regarding housing, Budget 2016 proposes initial social infrastructure investments totaling $3.4 billion over five years. These investments will help expand affordable housing (including shelters for victims of violence), support early learning and child care, renew cultural and recreational infrastructure, and improve community health care facilities on reserve.

Homelessness Partnering Strategy

The Homelessness Partnering Strategy (HPS) is a community-based program aimed at preventing and reducing homelessness by providing direct support and funding to communities across Canada. The Government of Canada's Economic Action Plan 2013 announced nearly $600 million over five years (2014-2019) starting in April 2014 to renew and refocus the HPS using a Housing First approach.

The HPS funds local priorities identified by communities through a comprehensive community planning process involving officials from all levels of government, community stakeholders, and the private and voluntary sectors. This approach provides communities with the flexibility to invest in proven approaches that reduce homelessness at the local level.

Housing First

Housing First is an evidence-based approach capable of producing measurable results. A federally funded research demonstration project, along with results from several other organizations and communities across Canada that have adopted a Housing First approach, have shown that Housing First is an effective way to reduce homelessness. Housing First is an effective tool in solving chronic and episodic homelessness while reducing pressure on other emergency services. Permanent housing, complemented by the provision of services, helps to assist clients to sustain their housing and work towards recovery and reintegration into the community.

Key Federal Frameworks and Strategies – Cont'd

Development of a *National Housing Strategy*

The Government of Canada believes that all Canadians deserve access to housing that meets their needs and that they can afford.

Achieving good housing outcomes for Canadians requires collaboration among many partners. Provinces and territories play an important role in housing. The government is working with them to develop a new National Housing Strategy.

Canada's National Housing Strategy will meet the needs of all Canadians. And it must improve the lives of those in greatest need. Everyone's situation is unique.

The government knows that many Indigenous and Northern communities lack adequate housing. Targeted consultations will ensure we devote energy to these important issues. Canadian government is talking to Indigenous governments and organizations to determine how best to do this.

Until October 21, 2016, the government is open to people sharing their ideas about the National Housing Strategy and is encouraging people to upload statements, documents or participate in a survey.

Federal Housing Resource – Canada Mortgage and Housing Corporation

Canada Mortgage and Housing Corporation (CMHC) has been Canada's authority on housing for more than 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, they contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and advice to Canadian governments, consumers and the housing industry.

The CMHC manages just less than $2-billion annually in federal funds in support of some 625,000 households in Canada. The agency aims to use these funds toward an increase in affordable housing, and raised housing standards for all residents of Canada, including those dwelling on First Nation reserves.

CMHC is committed to helping Canadians access a wide choice of quality, affordable homes, while making vibrant, healthy communities and cities a reality across the country.

Affordable Housing – Some Context

TAKING A LOOK AT AFFORDABLE HOUSING ISSUES IN TORONTO AND WITHIN CANADA

Affordable Housing Basics

In Canada, a strong and stable housing sector means that everyone can effectively access and obtain housing through the housing market. Currently, about 80% of Canadians have the financial means to meet their housing needs through the housing market. However, the rest of the population is either unable to compete effectively in the housing market, or the market does not meet their needs (such as persons with disabilities). Therefore, there needs to be an alternative solution to accessing housing within the community. Governments, community organizations, non-profit and private sector organizations are working together to develop alternative solutions.

ECONOMIC PROSPERITY

HEALTHY PEOPLE

AFFORDABLE HOUSING

ENVIRONMENTAL SUSTAINABILITY

LIVEABLE NEIGHBOURHOODS

Housing is considered affordable when the total cost for housing is less than 30 percent of before-tax household income. Affordable housing includes the provision of housing from private, public and non-profit organizations. Housing accessed from these sectors can come in all different forms, such as rental or ownership and temporary or permanent housing.

Federal Government Not Doing Enough to Address Affordable Housing Problem

In May 2010, four homeless and/or formerly homeless persons living in Toronto launched a legal battle to challenge the Ontario Superior Court to order federal and provincial governments to implement effective housing strategies to reduce homelessness and substandard living conditions. Their claim was that homelessness and inadequate housing violate human rights under sections of the Charter that guarantee "security of the person" and the right to equality. The Ontario Superior Court dismissed the case, followed by the Superior Court of Canada dismissing the appeal, implying the view that legislatures, not the courts, are the place to fight homelessness.

Following the results of this court case, a group of affordable housing advocates took their concerns to the UN, and in February of 2016, the UN Committee reviewed Canada on its compliance as a signatory to the International Covenant on Economic, Social and Cultural Rights. The outcome of the review concluded that the Canadian government is failing to protect vulnerable populations by denying them their fundamental right to housing.

Recommendations in the UN report include: implement a rights-based national housing strategy
- increase federal and provincial resources for housing
- increase availability of social housing and adequate emergency shelters across the country
- intensify efforts to address indigenous peoples' housing crisis
- integrate a disability perspective in all housing plans and policies
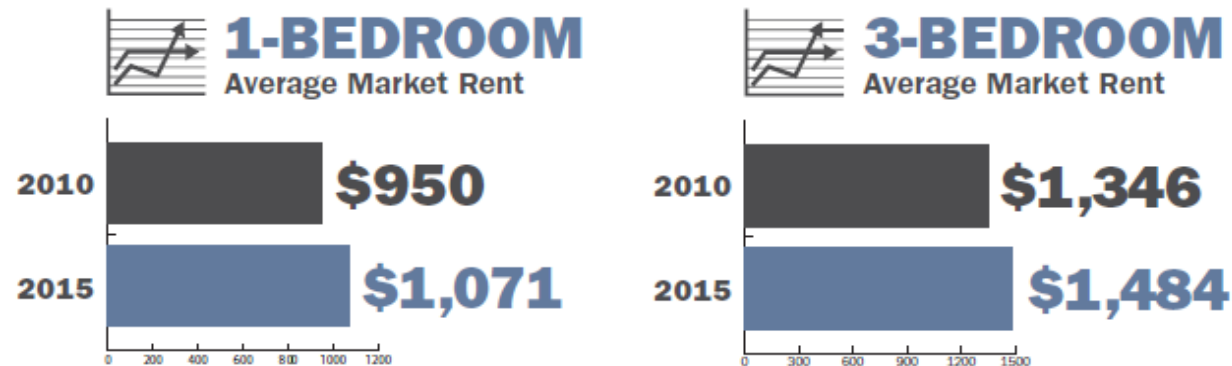
United Nations

Affordable Housing in Toronto

Every year, more and more people are choosing to call Toronto their home. Nearly 30,000 people are added to the city's population each year. Toronto's current population of 2.79 million is estimated to grow to 2.93 million people by 2021.

Rental costs have increased. The average rent for a one-bedroom apartment has grown to $1,071, compared to $950 in 2010. At the same time, rental stock is increasingly scarce: the 2015 vacancy rate is a meagre 1.6%, compared to 2.2% in 2010.

The need for affordable and social housing continues to grow. More than 93,500 households, or over 171,000 people, were on the social housing waiting list in July of 2015. In 2010, more than 76,500 households, or just over 142,000 people, were on the waiting list. And many will wait for years to get the safe and affordable housing they need.

HOUSING AFFORDABILITY IN TORONTO OVER THE PAST 5 YEARS

1-BEDROOM
Average Market Rent

| 2010 | $950 |
| 2015 | $1,071 |

3-BEDROOM
Average Market Rent

| 2010 | $1,346 |
| 2015 | $1,484 |

From 2010 to 2015, there have been **2,848** affordable rental homes and **850** affordable ownership homes completed.

Addressing Affordable Housing in Toronto

Toronto will spend more than $272 million over the next five years to boost construction of affordable housing through fast-tracked building approvals, development fee exemptions and property tax holidays.

This is contributed to the Open Door Program, which received final approval by city council in July 2016. The city has set a 10-year goal to create 10,000 affordable rental and 3,000 affordable ownership homes by 2020. Without the program, Toronto risks missing the target by 6,600 affordable rental and ownership homes.

Under the Open Door Program, non-profit and private rental housing projects are eligible for development fee exemptions and municipal tax waivers on new units if they are affordable for a minimum of 25 years.

For a unit to be deemed "affordable" under the program, monthly rents must be no higher than $1,110 for a one-bedroom, $1,301 for a two-bedroom and $1,531 for a three-bedroom. To receive federal-provincial funding, maximum monthly rents for one- two- and three-bedrooms are $888, $1,041 and $1,225 respectively.

For affordable ownership, the city's Home Ownership Assistance Program can provide $25,000 in funding per unit to help cover development charges and other fees. Developers must be non-profit groups, such as Habitat for Humanity, or building on public lands.

Eligible purchasers will receive a $25,000 no-interest, no-payment down-payment assistance loan from the developer that doesn't have to be paid back until the unit is sold. That money helps provide the next loan under the program.

Developing a Plan to Address Housing

When the need for affordable housing increases, a strategic plan needs to be developed to address this issue. These plans are helpful in developing frameworks for municipalities to implement goals which create housing opportunities. These documents are usually titled "Affordable housing strategies" or "Housing Action Plans," just like the Long-Term Affordable Housing Strategy for Ontario, which was discussed in an earlier section.

Affordable housing strategy - A document that lays out specific objectives and actions to increase housing supply and diversity in a specific community or region.

Housing Action Plan (HAP) - A detailed plan to produce a range of housing types, sizes and tenures to meet an identified need in a community. The plan identifies quantities to be produced, sites to be utilized and the stakeholders responsible for delivering various segments.

Benefits of Developing a Plan to Address Housing

1. **Brings the community together**
2. **Clearly outlines the challenges and deficits of obtaining housing**
3. **Clearly outlines possible solutions and creates consensus around those solutions**
4. **Establishes priorities for action regarding housing development**
5. **Provides a time frame and a framework for which to measure results**

Without any structure in place, community members are less likely to be engaged, there will be limited accountability and housing needs are less likely to be attained. An outcome may be that people may be forced to leave their communities to find better housing opportunities, creating a less vibrant and economically successful community.

Affordable Housing Strategies Across Canada

Vancouver

In May 2016, Vancouver passed a Regional Affordable Housing Strategy which encompasses the regional district and metropolitan area and is an updated version of the 2007 Regional Affordable Housing Strategy. This Strategy was adopted to provide leadership on regional housing needs, and to advance the goals of the Metro Vancouver regional growth strategy: *Metro Vancouver 2040: Shaping Our Future.*

It is structured around five goals depicting desired future housing outcomes. Each goal is supported by strategies that are intended to advance that goal. Further information can be found at: http://www.metrovancouver.org/services/regional-planning/PlanningPublications/RegionalAffordableHousingStrategy2016.pdf

Goals		Strategies	
GOAL 1	Expand the supply and diversity of housing to meet a variety of needs.	1.1	Diversify the housing supply in terms of unit and lot size, number of bedrooms, built form and tenure
		1.2	Improve the clarity of development approval processes while ensuring quality outcomes
		1.3	Address community opposition to new residential development
		1.4	Plan for the special housing needs of specific populations
		1.5	Enhance understanding of the housing market to improve housing policy
GOAL 2	Expand the rental supply and balance preservation of existing stock with redevelopment while supporting existing tenants	2.1	Expand the supply of rental housing, including new purpose built market rental housing
		2.2	Make retention and maintenance of existing purpose built market rental housing more attractive
		2.3	Ensure that tenant relocations are responsive to tenant needs
GOAL 3	Meet housing demand estimates for very low and low income earners	3.1	Facilitate new rental housing supply that is affordable for very low and low income households
		3.2	Support non-profit and cooperative housing providers to continue to operate mixed income housing after operating agreements expire
		3.3	Facilitate non-profit and cooperative housing providers to create new mixed income housing through redevelopment or other means.
		3.4	Advocate to provincial and federal governments for housing and income support programs to meet housing needs
GOAL 4	Increase the rental housing supply along the Frequent Transit Network	4.1	Expand awareness of the affordable housing and transit connection
		4.2	Plan for transit station areas, stop areas and corridors to include rental housing affordable for a range of income levels
		4.3	Encourage mixed income rental housing near the Frequent Transit Network
GOAL 5	End homelessness in the region	5.1	Expand housing options to meet the needs of homeless people in the region
		5.2	Promote measures that prevent at risk individuals from becoming homeless
		5.3	Advocate to the provincial and federal government for support to meet the housing needs of the homeless

Edmonton

The four goals of the Affordable Housing Strategy are:

1 Increase the supply of affordable housing in all areas of the city

2 Maintain the supply of affordable and market rental housing

3 Enable stable residential tenancies and transition people out of homelessness

4 Anticipate, recognize and coordinate action to respond to housing and homeless needs

http://www.edmonton.ca/city_government/documents/PDF/City%20of%20Edmonton%20Affordable%20Housing%20Strategy%20(2016-2025).pdf

The City of Edmonton believes that safe, adequate and affordable housing is fundamental to the physical, economic and social well-being of individuals, families and communities. Safe and adequate housing has long been linked to improved individual health and well-being. Further, a sufficient supply of affordable housing helps to support a healthy labour market; it is also crucial to enable long-term financial stability for low-income households.

The Affordable Housing Strategy was prepared by the City of Edmonton Housing and Homelessness Section, and was completed between January and September 2015. The Affordable Housing Strategy identifies a range of specific initiatives and new programs to enhance City involvement in affordable housing for the next 10 years.

Province of Saskatchewan

Saskatchewan is experiencing unprecedented economic and population growth that is expected to continue for years to come. One of the challenges of this growth has been increased pressure on housing supply and affordability.

In 2011, the Saskatchewan Housing Corporation (SHC) held consultations with over 350 housing stakeholders throughout the province to tackle these issues and set out tangible solutions.

This strategy is an eight-year plan that will motivate everyone in the housing sector to make the difference needed to build a strong housing environment for Saskatchewan people. This is truly a collaborative community, industry and government driven initiative which goes beyond what the Government of Saskatchewan can do.

DIRECTIONS	SECTOR OBJECTIVES
Increase the Housing Supply	1.1 Develop new rental housing, high density housing and housing attainable for first time owners 1.2 Prioritize activity to zone and service land so it is available for residential development 1.3 Use financial and building innovation and proven practices to promote new housing supply development in communities of growth 1.4 Create housing options specifically for workers, students and other mobile populations 1.5 Reduce process and regulatory barriers 1.6 Partner to identify and maintain a sustainable housing industry labour force capacity
Improve Housing Affordability	2.1 Research, promote and develop alternative housing tenures 2.2 Reduce residential building costs 2.3 Maintain and improve the most affordable housing – the existing stock 2.4 Streamline processes to speed development aimed at housing that is affordable 2.5 Create incentives and new financial options to improve affordability
Support Individuals and Families in Greatest Housing Need	3.1 Address gaps in supply and services along the housing continuum for greater availability of housing targeted for low-income and vulnerable people 3.2 Increase education and awareness for, and about, housing for low-income and vulnerable populations 3.3 Support the availability of the "right" type of housing and complementary supports to individuals and families with housing need
Enhance Strategic Planning for Housing	4.1 Plan for housing at both the community and regional level 4.2 Increase the accuracy and availability of data and expertise about housing
Collaborate, Communicate and Educate	5.1 Increase public and sector awareness of housing issues and needs across the continuum 5.2 Increase partnerships to leverage financial and human resources 5.3 Communicate proven practices within the housing sector

http://www.qp.gov.sk.ca/Publications_Centre/SocialServices/2011-19-Housing-Strategy-for-Saskatchewan.pdf

DEFINITIONS OF TYPES OF SUPPORTIVE HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

Dispersed Housing

Dispersed housing may be defined as apartments and houses of the same types and sizes that the majority of the population live in, scattered throughout residential neighbourhoods among society. Proponents of dispersed housing argue that persons with disabilities have a right to live in the mainstream of society, with the support they need to do this; and that it is better for people to be well-supported in this way.

Two main kinds of dispersed housing have been developed in countries which have begun the replacement of institutional care of people with disabilities. The first is the <u>small group home</u>. This is typically a property owned by a service-providing organisation (governmental or non-governmental) in which a small number of disabled people live with whatever support they require from paid staff. This is the dominant form of provision of dispersed housing in most countries at the present time.

The second type of dispersed housing is usually called <u>'supported living'</u> and involves persons with the disability renting or owning their own home (which they may share with people they choose) and receiving the staff support they need as a domiciliary service from an agency that they choose. The key difference is that in the second case the person with the disability has the same housing rights as other citizens.

Clustered Housing

Clustered housing is defined as a number of living units forming a separate community from the surrounding population. Several different types of clustered housing have developed.

- <u>Village communities</u> were first set up after the Second World War. They are distinguished by having support workers, who are often unsalaried, and their families, living communally with people with disabilities to facilitate close personal relationships, and provide them a social and cultural framework for work, community service, worship and education. For example, there are 34 Camphill communities in the UK and Ireland supporting people with intellectual disabilities. Because such communities depend on life-sharing by non-disabled people and such people are in short supply, they are a relatively small part of the total amount of service provision.

- <u>Residential campuses</u> were often developed as part of the programme of closure of institutions and were modelled partly on village communities such as Camphill and Ravenswood and partly on residential services in the Netherlands and Belgium. They differ from village communities in two main ways: they usually serve more people with a disability, and they employ staff to provide support to residents. Like village communities they are often self-contained, with day provision and other services on site.

- <u>Cluster housing</u> typically consists of a relatively small number of houses on the same site, for example forming a cul-de-sac in housing for the rest of the population.

Intentional Communities

 "Intentional community" is a general term covering many housing types, including ecovillages, co-housing, residential land trusts, communes, co-ops and other housing projects in which people "strive together with a common vision."

What sets the intentional community apart from other housing options is the shared vision between community members in regard to the community values. Typically, intentional communities stress the need for inclusion of all community members within governance and decision making processes.

The successful inclusion of individuals with an intellectual disability into intentional communities was found to be dependent, to some degree, on the following factors:

- A sense of ownership of the housing unit and of the community;
- A significant percentage of residents having an intellectual disability to focus governance and planning around the needs of these individuals; and
- Supported living arrangements that are well established.

The recognition that persons with intellectual disabilities have the right to voice their opinions and participate in community governance structures is crucial if they are to be accepted as peers within an intentional community. One way to allow individuals with an intellectual disability to voice their opinions is to acknowledge the role that supported decision-making processes can play in decision-making. The supported decision-making process should be strength-based so as to focus on an individual's abilities rather than disabilities.

Intentional communities that include individuals with an intellectual disability

Community	Number of residents with an intellectual disability	Type of housing	Mission statement
Innisfree Village Crozet, Virginia	39 of 68	10 village houses and 2 houses	To create and support a life of respect, empowerment, and creativity for persons with special needs.
Rougemont Cooperative, Durham Region, Ontario	6 of 250	105 apartment-style co-operative rental units	The Deohaeko Support Network works with the Rougemont Cooperative to foster a spirit of mutual neighbourhood support.
Pinakarri Housing Cooperative, Fremantle (Perth), Australia	1 in 12 , who also have live-in supporter	8 rental townhouses and 4 private homes	Individuals committed to environmental responsibility, social justice, and community values.
Camphill Village 105 locations around the world	A varying percentage of residents have an intellectual disability.	Varies, typically shared purpose-built home in a rural, agricultural setting	Camphill Communities is based on Anthroposophy, a modern path of spirituality defined by Rudolf Steiner (1861–1925) humanitarian, educator, philosopher and scientist. Camphill Village is about life-sharing between persons with an intellectual disability and volunteers.
International Federation of L'Arche Communities **149 communities worldwide; 29 in Canada**	A varying percentage of residents have an intellectual disability.	Typically shared purpose-built home	(a) to create homes where faithful relationships based on forgiveness and celebration are nurtured; (b) to change society by choosing to live in a community as a sign of hope and love. People with disabilities, and those who assist them, live together and are equally responsible for the life of their home and community.

Supported Independent Living (SIL)

Supported Independent Living (SIL) is a community based support which promotes the choice of living independently within the community. People supported through SIL often live in an apartment either on their own or with a roommate or partner. Hours of staff support varies from person to person and is based specifically on need.

Support focuses on enhancing or developing the person's ability to live as independently as possible. Skill development can focus on budgeting, apartment maintenance, grocery shopping, social and relationship building, community networking, advocacy and rights, healthy living choices and other aspects of daily living. Support may look like:

- Helping to connect people with appropriate services to find and maintain employment.
- Assisting with application to ODSP, Ontario Works and/or other available sources of income.
- Providing transportation and support during appointments where necessary.
- Helping the individuals to maintain connections with family and friends.
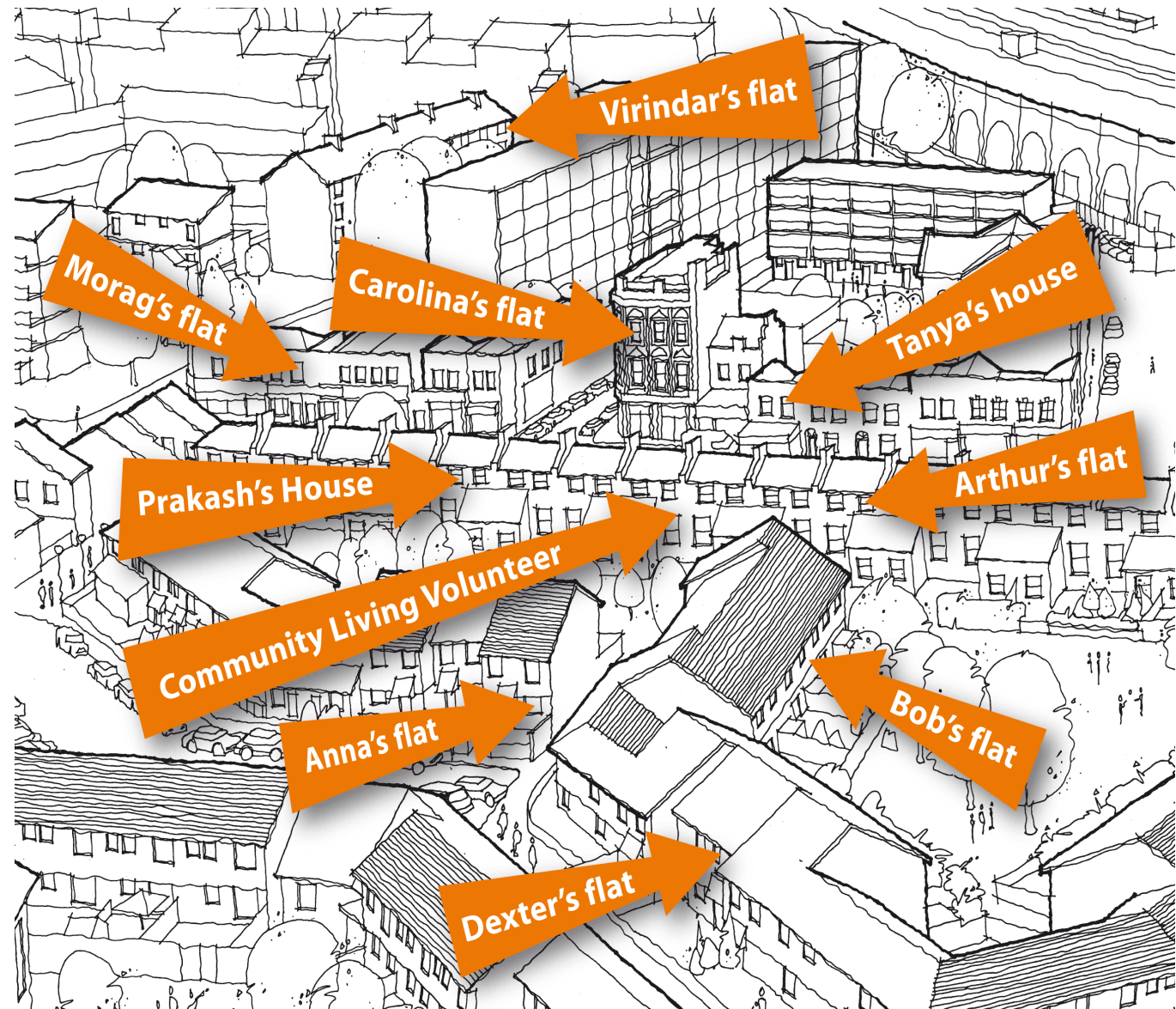
Housing & Supportive Housing Models from an International Perspective

KeyRing – England

KeyRing's main objective is to support vulnerable adults to live independently. A supported living Network is made up of 10 ordinary homes. People who need support live in 9 of them. These people are KeyRing Members. They help each other out and meet up regularly.

A Community Living Volunteer lives in the 10th home. The Volunteer is a person who helps Members out. They help with things like reading bills, forms and letters. The volunteer supports Members to explore what's going on in their neighbourhood and get involved.

If Members need more support, there are paid workers that they can call. These workers can help if Members want to do something that will take more time. They will take Members' ideas seriously.

Virindar's flat
Morag's flat
Carolina's flat
Tanya's house
Prakash's House
Arthur's flat
Community Living Volunteer
Anna's flat
Bob's flat
Dexter's flat

Neighbourhood Networks - Scotland

A sister organization of KeyRing

A Neighbourhood Network is normally made up of around 9 people. Those people are referred to as Network members. Those members may have a learning disability, physical disability, mental health issue, or other support need. All of those members will live within the same community and within a reasonable distance of one and other.

Neighbourhood Networks will then recruit a member of staff, known as the Community Living Worker. This person will also live in the same community as the Network, with the hope that this will mean that the Community Living Worker will come with a good sound knowledge of that community and the resources that are available in and around it.

The purpose of the Network is to bring out the skills and strengths of the individual members in each Network and encourage those people to use those skills to help others in the Network, encouraging mutual support amongst all members.

The Network and its Community Living Worker should also be a way of members connecting with their own community, which will in turn increase their circle of friends, increase their own skills, ensure they are less isolated, and hopefully narrow the divide between people who receive services and other people in the community.

Freedom Housing – Australia

Freedom Housing facilitates whole-of-life 24/7 high care, for persons with disabilities who prefer to live in a private home with family members, friends, or housemates.

Each dwelling is uniquely designed to suit the specific needs of the households. These are private homes serviced by 24/7 attendant high care to the person/s with disability. The privacy of the households and the residents (persons with disability, family members, friends, or housemates) is strictly maintained. Freedom Housing is also able to provide high quality aged care, and palliative care.

This model is also able to provide 24/7 high care to any other member of the household, including the frail elderly. Aging parents, who require care themselves, and who wish to continue to live with a child who has disabilities, can do so with this housing model. Freedom Housing fully complies with the *United Nations Convention on the Rights of Persons with Disabilities.*

Wiekslag Boerenstreek - Netherlands

This housing model provides an environment that enables elderly individuals with physical disabilities to live life as independently as possible when care is needed. The purpose is to have the residence have no resemblance to a nursing home so individuals can feel as comfortable as possible, while still receiving 24 hour care. It emphasizes the importance of location of services in order to achieve the objective of community participation and encouraging resident and neighbourhood interaction.

This dwelling opened in 2006, and provides residency to 18 individuals with physical disabilities. It provides a more independent living environment with studio apartments instead of family-like households. Residents have access to a "grand café" where they can be social with other residents over coffee or cook meals together in the large wheelchair accessible kitchen.

Hogeweyk – Netherlands

An innovative housing model specifically designed to support persons with dementia

Hogeweyk is a gated community which resembles a regular village with houses, a grocery store and a theatre. Hogeweyk offers 7 different lifestyles: *Goois* (upper class), *Homey*, *Urban*, *Christian*, *Artisan*, *Indonesian* and *Cultural*. The village has streets, squares, gardens and a park where the residents can safely roam free. The residents of Hogeweyk are more active and require less medication, however, doctors, nurses and specialists work around the clock to provide the 152 residents the necessary 24-hour care.

The doctors, nurses and carers aim to make the experience as real as possible to the residents. Residents do the necessary shopping at the supermarket and assist with preparing and cooking as they would at home. The carers wear normal daytime clothing rather than clinical clothing, and fit into a role that the dementia suffers are likely to be comfortable with; in the working class households the carers are seen to be neighbours or carers, while in the aristocratic/upper class setting, the nurses act akin to servants. The different living styles have different types of music playing, significantly varied interior design, food and methods of table setting.

Co-Living Models – International

Renting is becoming increasingly expensive and home ownership is becoming a thing of the past. In London and other cities across the globe, people are opting into the more affordable idea of co-living.

Co-living is a way of living focused on a genuine sense of community, using shared spaces and facilities to create a more convenient and fulfilling lifestyle.

The Old Oak, the world's largest co-living building in London

- The £1,100-a-month rent for a bedroom which is just 10 square metres in size, but comes fully furnished, includes cleaning (every 2 weeks) and bills (such as hydro, Wi-Fi and property taxes)
- Includes 550 bedrooms in an 11 storey building
- Features 10,000 sq ft of shared spaces and facilities including shared kitchens, a gym, spa, cinema room, library, restaurant, bar, events spaces and roof terraces
- Regular events such as inspirational talks, networking and film nights
- Catered specifically to young professionals living in the city

Co-Living Models Cont'd

Elucid Manor – Oakland, California

- 5,000+ sq ft manor with fully furnished common spaces
- Houses 11-14 roommates
- Rent is between $1,200-1,500 per room (plus utilities)
- Shared food system: $175-200/mo for most or all of your groceries
- An identified safe space for LGBTQ and people of colour

Gap House - Seoul, South Korea

- 596 sq metres total with 17 bedrooms including private and shared balonies
- One large sized 'Gap' courtyard - a sharing open space through easily accessible piers.
- The concept of the Gap house is to support new life style of the young, single demographic household by sharing common spaces such as the living room, kitchen, and dining area

"Proefwonen" – Flanders, Belgium

Proefwonen aims to address several difficulties that hinder successful cooperation between welfare and social rental services:

•the unpredictable timing associated with the waiting lists of social housing services can hinder the smooth transition of a person with intellectual and/or psychological problems from an institutional setting to an independent life with support;

•there are few options to 'try out' independent living and to take a step back, if necessary – two conditions for de-institutionalization;

•housing providers are faced with vulnerable clients, but do not have the means to support them. In some cases, this may lead to eviction.

Through "Proefwonen", housing and social service providers collaborate to facilitate rental access for people with intellectual disabilities and/or mental health problems. Rather than having to register for housing on the regular social-service waiting list, Proefwonen allows these clients to apply for faster access to an affordable home. A steering group matches available housing with the candidate-tenants through a consensus process. The project has also resulted in a number of adaptations to the legal framework in Flanders, lifting legal barriers for intersectional collaboration.

L'Arche Shared Communities – International

In L'Arche, people who have intellectual disabilities and those who come to assist share life and daytime activities together in family-like settings that are integrated into local neighbourhoods. L'Arche in Canada has nearly 200 homes and workshops or day programs. These are grouped into what L'Arche calls ''communities.'' L'Arche communities provide homes and workplaces where people with and without intellectual disabilities live and work together as peers, create inclusive communities of faith and friendship, and transform society through relationships that cross social boundaries.

Each L'Arche community consists of a small number of households where people share in decision-making and each person contributes as they are able. L'Arche believes that meaningful work or day-time activities are very important to a person's dignity. Many communities of L'Arche have day projects of various types. Some people in L'Arche may have regular jobs in the wider community, but most of the people with intellectual disabilities who come to live in L'Arche need considerable support and find competitive employment is not an option. L'Arche seeks to provide environments where people can reach their full potential, lead lives rich in relationships of mutuality, and have a valid place in society where they can contribute.

Direct Access to Housing Program – San Francisco

Established by the San Francisco Department of Public Health – Housing and Urban Health Section (SFDPH-HUH) in 1998, Direct Access to Housing (DAH) is a permanent supportive housing program targeting low-income San Francisco residents who are homeless & at-risk of homelessness and have special needs.

DAH is a "low threshold, housing first" program that accepts single adults into permanent housing directly from the streets, shelters, acute care hospitals or long-term care facilities. The program targets "high-utilizers" of the public health system.

DAH funding comes primarily from the San Francisco General Fund, though State and Federal sources also support the program. DAH also generates revenue from tenants, as all tenants pay 30% or 50% of their monthly income in rent. The total cost to provide permanent housing and support services in DAH buildings is approximately $1,500 per month per resident. The average rent received from residents is $350 per month, therefore requiring a $1,150 monthly subsidy from governmental sources.

Of the half of residents who have left the DAH program:
- 50% moved to other permanent housing
- 12% were evicted from DAH housing, most often because of repeated non-payment of rent, violence, or destruction of property
- 12% have died as a result of complex medical histories

Among HIV positive people housed in DAH projects, there was an average annual reduction of $14,000 in healthcare costs after being housed in DAH.

Among people with AIDS housed in DAH, there was an 80% reduction in mortality compared to a matched sample of people with AIDS who remained homeless.

SF HEALTH NETWORK
SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH

Autism Housing Network – Housing Database (United States)

A platform for sharing great housing options and resources for autistic adults and others with intellectual disabilities across the United States.

Despite the ever-increasing waitlists, inadequate housing options, and lack of lifelong opportunities, there is a movement of sustainable, high quality, residential choices emerging. Hundreds of everyday people across the country are taking the future into their own hands and creating amazing futures for adults with autism and others with intellectual disabilities.

The housing directory gives you a visualization of where the various types of housing are located in the country, provides pictures and outlines specific details to ensure it caters to the unique needs of individuals with autism and intellectual disabilities.

Housing directory gives you options to be specific about your housing needs:

- Property types
- Support models
- Payment options
- Lifestyles
- Support levels
- Primary residents
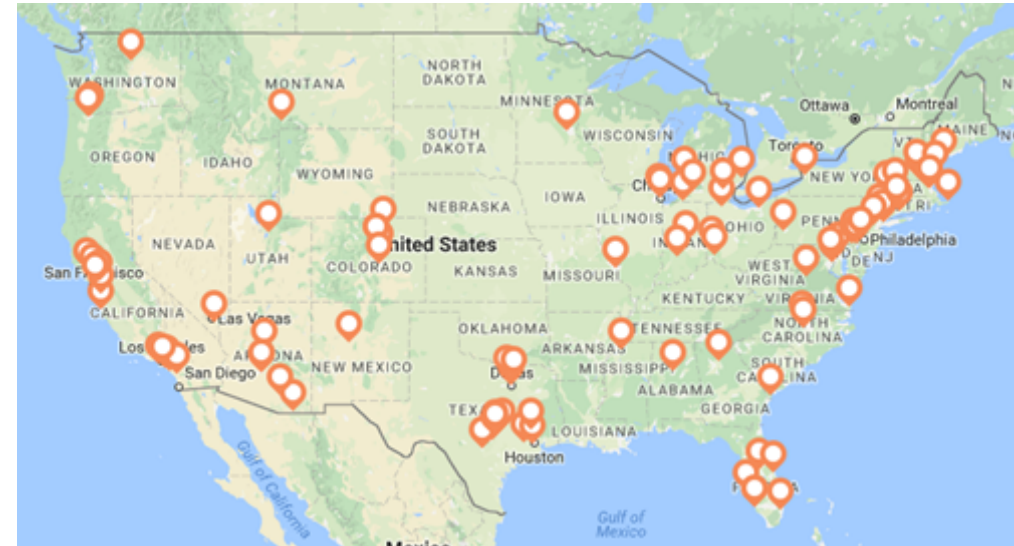
Canadian Housing & Supportive Housing Models

Senior Co-Housing – Barrie, ON

The Barrie Chapter of CARP (a national non-profit organization committed to a new vision of aging in Canada) has created a Senior Housing Committee to focus on solutions for the shortage of senior housing in Barrie. Rather than taking a scattered approach, the committee decided to focus on one viable solution at a time. Currently the Committee is focusing on the concept of Co-housing.

So that you have an understanding of the concept – the idea, which has been put into practice in Bracebridge, Ontario is to find and create suitable accommodation for seniors that is an affordable alternative to the usual retirement home, which can be very expensive and which can lead the seniors to feel excommunicated from society in general, especially in larger establishments. The idea is to use single family homes in areas zoned for single family dwellings.

There would be a co-ownership agreement giving them the exclusive use of their "unit" and right, in common with the other owners, to use all of the general and common areas (e.g. the kitchen and living room). There would be no cooking facility in their rooms and they would have the lunch and dinner meals cooked for them by a service provider retained by the group. The same service provider might also provide transportation and other services as required.

Home Share – Newfoundland and Labrador

Home Share Newfoundland and Labrador launched a pilot project to create more affordable and available housing for post-secondary student renters in St. John's by putting them under the same roof as home-owning seniors.

The hope is to create more affordable housing for post-secondary students, while helping seniors cover costs, and around the house. Household responsibilities are shared, or the student exchanges these types of services for reduced rent.

The student population in St. John's is on a steady rise. Housing options are on a steady decline. The 50+ population in NL have the highest home-ownership rates of any province. Since 2009, there's an unprecedented shortage of affordable housing. Luckily, an efficient, creative solution is in the works; A win-win solution for students and 50+.

Aura Host Homes – Calgary, AB

Boys & Girls Clubs of Calgary

LGBTQ2S+ youth are over represented in the homeless population and often avoid accessing services because of concerns of homophobia, biphobia and transphobia.

Aura Host Homes provides youth with a safe place where their sexual orientation and gender identity is respected and celebrated. Young people have the opportunity to live in a supportive and affirming home with a trained host parent where they can strengthen their relationships with natural supports, connect to community and end their experience of homelessness.

The goal of Aura Host Homes is to end a youth's experience of homelessness and to provide them with an alternative to accessing the shelter system, by offering a safe and supportive home in the community. In addition, the program provides ongoing support for youth and Host Home providers as youth work to develop the life skills, natural supports, and connect to the resources necessary to transition into adult independence. Youth and Host Home providers will be assigned a support worker who will provide ongoing support with goals, safety, advocacy, establishing a transition plan and connecting with community support networks.

Permanent Supportive Housing for Individuals with FASD – Edmonton, AB

Permanent Supportive Housing (PSH) provides a safe environment for men and women who require significant permanent supports to maintain their housing. The PSH program operates within a Harm Reduction paradigm and under the philosophy of Housing First. Those moving into the PSH program will agree to assertive engagement by staff.

Integrated case management services will be provided by a team of Support Workers to enhance individual's self-reliance while enrolled in the PSH program. Residents will have access to services based on their individual needs including a cultural advisor. Interventions will be dependent on each individual's program plan, diagnosis if applicable, and abilities. Interventions may include addictions and mental health counselling, harm reduction supplies, financial literacy, community integration and daily living skills.

Residents will also have been or be assessed as being able to gain basic independent living skills such as cooking, cleaning, laundry, operating household appliance, landlord relations and basic financial management in addition to living in non-barrier free dwelling.

Blooming Acres – Simcoe County, ON

The Blooming Acres Farm is a ten bed licensed residence situated on 100 acres of land. The estate consists of an 8500 sq ft. farm house, with a variety of recreation, academic and leisure rooms. The home offers each resident his/her own bedroom. The farm has a variety of livestock and is fully operational and raises food for their two facilities.

Blooming Acres is a residential community for children, teenagers and adults diagnosed with multiple and complex special needs. They provide part and full-time residential care to children and young adults with multiple and complex special needs, who require a supportive and positive environment to live, learn and grow. Blooming Acres accepts short or longer-term placements.

Their aim is to empower their students to make choices for themselves. Individual needs vary based on their social, neurological and intellectual abilities and interests. Staff collaborate with the residents, their families, and other support networks to identify the optimum learning situation. Together, a customized, academic, recreational, social and vocational "curriculum" is created that both respects the residents' interests and challenges them.

Housing Initiatives in Ontario being Funded by the Housing Task Force

The Developmental Services Housing Task Force is the first ever cross-sector Task Force to tackle housing issues specifically for adults with developmental disabilities.

The Housing Task Force is responsible for selecting innovative housing solutions which are eligible to receive funding from the government's three year $810 million investment in community and developmental services.

Here are some examples of chosen projects in 2015 & 2016, which aim to strengthen the community's ability to enhance the quality of life for individuals with developmental disabilities:

Just Enough Support: Living in the Haven in Barrhaven and Deschatelets Old Ottawa East – LiveWorkPlay	Along with partners **Multifaith Housing Initiative, Centretown Citizens Ottawa Corporation** and **The Mills Community Support**, this initiative will support 12 people moving into one-bedroom apartments. The project will provide training to individuals and their families/support networks to create and apply community-based support plans. Supportive neighbors and advocates will also help to build an inclusive community. Funding will total up to $231,600 over two years.
Passage vers mon propre toit (Moving To A Place of My Own) – Coalition des familles francophones d'Ottawa (CFFO)	This project will create a self-evaluation and lessons learned tool to help parents, guardians and stakeholders: •reduce administrative work •define individualized housing solutions and practical support requirements for five people Partners are **Coalition des familles francophones d'Ottawa** and **Association pour l'intégration sociale d'Ottawa (AISO).** Funding will total up to $454,638 over two years.

Housing Initiatives Cont'd

Smart Support-Technology Enabled Services – Community Living Essex County	This project will equip living spaces with innovative, technology-enabled services for people with developmental disabilities. There will be customized services according to individual's lifestyles, needs and available resources. The project is based on a successful pilot conducted in Boulder, Colorado and is being done in collaboration with **Onsite Services**, **Imagine! Smart Home** and the **University of Windsor**. Funding will total up to $278,800 over two years.
Why Wait – York Region Lifetime Independent Facilitation	This initiative is being conducted in partnership with **Montage Support Services** and **York Support Services Network**. The project will support eight individuals in four unique housing models. It includes a learning and collaborative series – conducted by an independent facilitator and a number of developmental services agencies – to support families' plans for the future. Funding will total up to $977,561 over two years.
Bridges to Housing – City of Toronto	This demonstration project will provide housing for homeless individuals with developmental disabilities who may also have other behavioural and mental health needs. This project would help this underserviced group access supportive, individual housing solutions where no program currently exists. Funding would be used for staffing costs and community-based treatment and supports. Partners with the City of Toronto include **Community Living Toronto** and **InnerCity Family Health Team**. Funding for this project is up to $964,736 over two years.
Habitat for Humanity Heartland Project – Community Living North Perth	This is a first-ever partnership between **Habitat for Humanity** and **Community Living North Perth** to create an affordable housing option for adults with developmental disabilities with low incomes. Habitat for Humanity will build a semi-detached house, with project funding used for staffing to provide the individuals with sufficient supports to live independently in their new home. Funding for this project is up to $60,000 over two years.
Housing is a Community Issue – Durham Association for Family Respite Services (Durham Region/Leeds and Grenville County)	In this unique collaboration, a dedicated housing coordinator will help a number of families use typical community resources (e.g., banks, realtors) to find and secure the kind of housing that would best suit the person with the developmental disability, recognizing the family resources available and calling on personal networks for ideas and connections. Learnings will be shared with other families and agencies. Partners include **Brockville Association for Community Involvement**, **Community Involvement Legacy Homes** and **Intentionally Built Community**. Funding for this project is up to $266,387 over two years.

http://www.mcss.gov.on.ca/en/mcss/programs/developmental/htf/index.aspx

Disability Policies from Around the Globe

While Canada's legislation delegates the issue of housing to both federal and provincial/territorial authorities, other countries have constructed advanced legislation for persons with disabilities. These may be worth examining to give context to the different priorities countries have surrounding disability rights.

Personal Assistance Budget – Sweden

Many countries are still far from the goal of enabling persons with extensive disabilities to choose the support that best suits their needs. Sweden stands out in offering citizens a wide range of alternatives and control over the services they need, including the right to a personal assistance budget.

Sweden is one of the few countries that legally entitles persons with severe disabilities to a personal assistance budget. This monthly sum from the National Social Insurance covers <u>100 percent of service costs</u>, and enables individuals themselves to purchase self-directed personal assistance services from public and private entities. The amount of the PAB is independent of the individual's or the family's finances. Notably, the policy has created a demand-driven market for personal assistance where providers compete for customers on the basis of service quality.

The personal assistance budget goes to the user and is granted in the form of assistance hours, which are based on the individual's needs, instead of the type of service provider.

Sweden's citizens with extensive disabilities no longer need to live in institutions to receive services. They are free to choose where and how to live. By choosing their individual solutions, they can make their own plans and have greater equality of living conditions and enjoy fuller participation in community life.

FACTS & FIGURES
- In 2013 some 19,500 people received a personal assistance budget.
- 98 percent of recipients pointed to personal assistance as the most important factor for their quality of life.
- By 2014, 230 local governments and over 800 private entities offered personal assistance services on a competitive basis.

Housing Mortgage Scheme – Japan

Addressing the need for accessible private housing is highly relevant to many countries that are experiencing an ageing society. Japan incentivises individuals and housing providers to build dwellings that respect requirements on accessibility and usability by offering them lower interest rates.

Japan's Housing Mortgage Scheme for the Ageing Future existed in its full extent from 1996 to 2007 and was subsidised by the Japanese government. It entitled dwellings meeting requirements on accessibility and usability to lower interest rates or larger mortgage sums. These requirements included a floor without unnecessary differences in level, support for handrail installation and specific widths. Because of the scheme, housing with design for ageing features increased considerably.

By revealing a clear and direct linkage between disability and ageing, the scheme shows how important accessibility is for all. Furthermore, through offering an incentive, the scheme nudged housing manufacturers to construct, and people to obtain, accessible private housing.

FACTS & FIGURES

- When the scheme was introduced, all the major housing providers changed their design standards to meet the new requirements.
- Housing mortgage usage related to design for ageing increased to over 60%.
- Among the whole housing stock, 5.4% include design for ageing features.
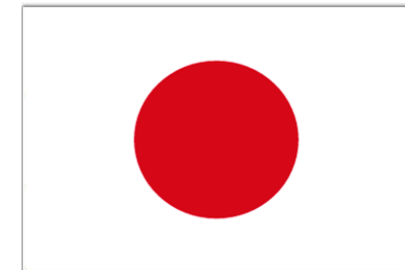
The National Disability Insurance Scheme - Australia

- The NDIS will provide all Australians under the age of 65 who have a permanent and significant disability with the reasonable and necessary supports they need to enjoy an ordinary life.
- The NDIS will help people with disability achieve their goals. This may include greater independence, community involvement, employment and improved wellbeing.
- As an insurance scheme, the NDIS takes a lifetime approach, investing in people with disability early to improve their outcomes later in life.
- The NDIS also provides people with disability, their family and carers with information and referrals to existing support services in the community.
- By 2019, the NDIS will support about 460,000 Australians with disability.
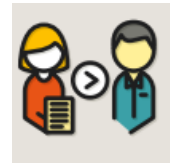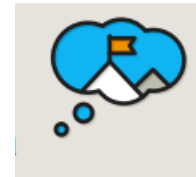
By ensuring that people with a disability and their carers receive full access to the support they need, the National Disability Insurance Scheme is dedicated to the vision of a community that values people with disabilities.

The National Disability Insurance Scheme launched in July 2013, following years of discussion about the need for a major reform of disability services in Australia. From 1 July 2016, the NDIS will be introduced in stages around Australia over three years to ensure it is successful and sustainable.

Other Helpful Resources and Information on Innovative Projects Related to Developmental Services
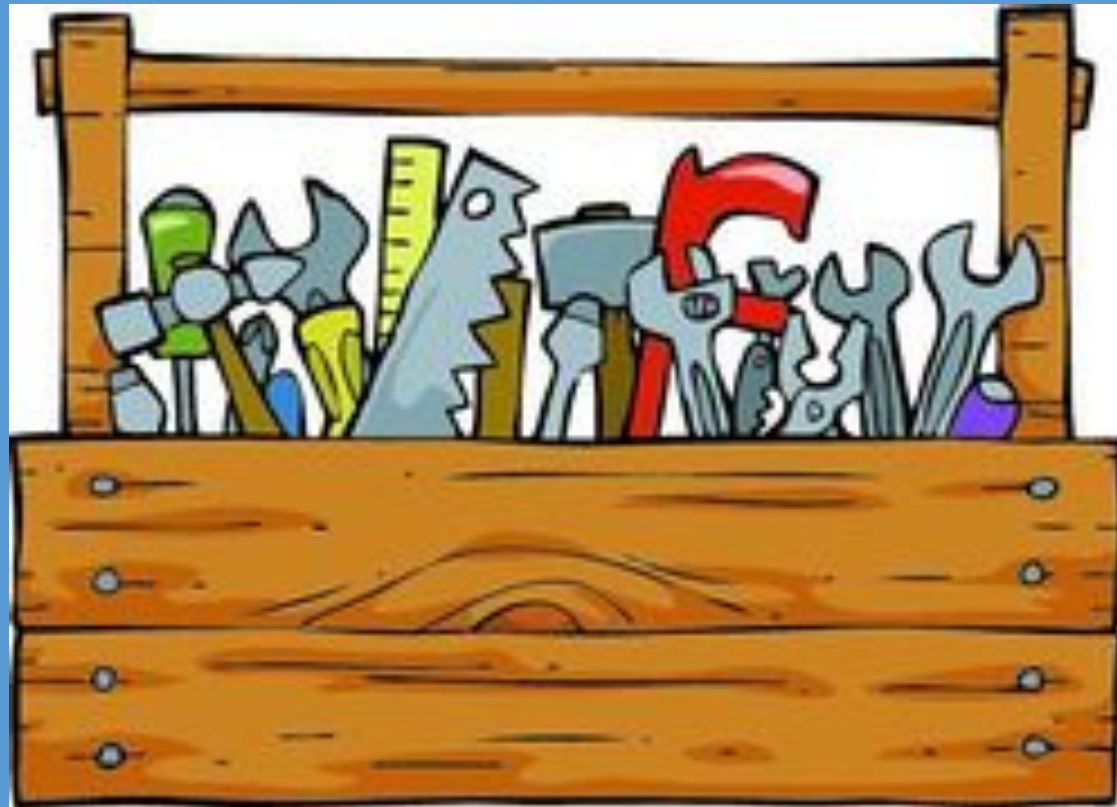
Mircoboards

A Microboard is a non-profit society of family and friends, committed to knowing a person, supporting that person, and having a volunteer (unpaid), reciprocal relationship with that person. Some microboards become the entity through which paid services and supports are provided. Involvement, caring, and standing by the person are valued over technical expertise.

Together, they help the individual:
- plan his/her life;
- brainstorm ideas;
- advocate for what they need;
- monitor services and ensure they are safe;
- connect to his/her wider community; and
- do fun things together.

If they choose, a Microboard can also access funding and deliver the services that the individual needs. Together you can create services that are creative, flexible and reflect the needs of the individual.

- As of September 2014 more than 900 active Microboards were set up in British Columbia.
- There are currently over 4,500 voluntary Microboard members.
- Over the past 15 years Vela has supported Microboard development in 3 other provinces of Canada and 4 other countries
- Velaboards have also been implemented in Australia, Northern Ireland, the Republic of Ireland, and the United States

Zero Project

The mission of Zero Project is working for a world with zero barriers. Worldwide, the Zero Project finds and shares models that improve the daily lives and legal rights of all persons with disabilities.

The Zero Project, an initiative of the Essl Foundation, focuses on the rights of persons with disabilities globally. It provides a platform where the most innovative and effective solutions to problems that persons with disabilities face, are shared. Its sole objective is to assist in creating a world without barriers.

Each year Zero Project focuses on research on a particular theme from the UN Convention on the Rights of People with Disabilities (UN CRPD). They publish a report based on this theme and organize a conference around its results.

So far, the Zero Project researched on employment in 2012/13, on accessibility in 2013/14 and most recently on independent living and political participation in 2014/15. It will be education in 2015/16.

Zero Project disseminates and promotes replicable and innovative solutions that have overcome the problems people with disabilities face, by raising public awareness of the issues and stimulating reform, thereby acting as a catalyst for a world without barriers.

Zero Project

for a world without barriers

http://zeroproject.org/

Housing Toolkit for Persons with Disabilities – Australia

A resource for planning housing and support for persons with disabilities

The Summer Foundation (Australia) created a toolkit for both persons with disabilities who require a high level of support and their families, to support decision-making regarding housing and support options.

The Housing Toolkit provides a comprehensive planning tool to assist people with disability to plan for their future. The toolkit provides step-by-step information, questionnaires and checklists that have been designed to consider various options for housing and support.

"The aim of the toolkit is to help you think about your journey in steps. You may have an ideal vision for your life and can use the toolkit to plan out all the steps to achieve this. Alternatively, you may feel unsure about the possibilities and use the stories, checklist and other resources to make an initial plan. Each section is designed so you can go back and include new ideas, change your plans and add more detail. You can photocopy pages, or add other documents to this housing toolkit if required."

DOWNLOAD HERE: https://www.summerfoundation.org.au/resources/the-housing-toolkit/

Safe Places Scheme – Bournemouth & Poole, UK

This is a self advocate led initiative whereby it is recognized that sometimes people with intellectual disabilities need to be able to find safe places within their community where they can go if they are feeling unsafe or if they need to access help. Stores and services in the local area volunteer to be safe places and place a sticker in their window which indicates to people with disabilities that this is a place that they can go. It is both self advocate led and grass roots and has led to a feeling of greater safety for people with disabilities who live in Bournemouth and Poole. This was the first of its kind and it has been replicated elsewhere in the United Kingdom.

A "Safe Place" is somewhere a person with a learning disability could go if:
- They are lost or confused about how to get somewhere.
- If they are being bullied, followed, threatened or feel unsafe for other reasons.
- Feel anxious about a situation (for example they may have missed a bus, forgotten where the train station is etc).
- Feel unwell or has been hurt or in an accident whilst out.
- Have lost something or had something stolen (mobile phone, money, wallet etc).

What the Literature Says: Housing, Homelessness and Disability

- Homelessness continues to be a major problem in Canada with no evidence of seeing a significant reduction to the amount of homelessness experienced within our country (Gaetz, Gulliver & Richter, 2014)

- People who are homeless and struggle with severe mental health concerns or substance abuse issues often overshadow the needs of those with physical and/or developmental disability (Mahamoud et al., 2012)

- People who experience housing insecurity or are homeless are more likely to experience mental health issues; exhibited by higher stress levels, poor coping skills, substance issues, low self-esteem and feelings of hopelessness (Munn-Rivard, 2014).

- A significant percentage of mental health issues in adults with DD often go undiagnosed and untreated as physician's over-attribute symptoms of mental illness to the individual's developmental disability (Moss, Bouras & Holt, 2000)

- The longer someone is homeless, the less likely they are to recover from their mental illness and will likely experience higher levels of psychiatric distress (Castellow, Kloos & Townley, 2015)

- A bi-directional relationship exists between housing and health, where poor housing results in poor health, especially mental health, and vice versa (Baker et al., 2014)

Recommended Research Articles

Baker, E., Mason, K., Bentley, R., & Mallett, S. (2014). Exploring the bi-directional relationship between health and housing in Australia. *Urban Policy and Research*, *32*(1), 71-84.

Castellow, J., Kloos, B., & Townley, G. (2015). Previous homelessness as a risk factor for recovery from serious mental illnesses. *Community mental health journal*, *51*(6), 674-684.

Gaetz, S., Gulliver, T. & Richter T. (2014). The State of Homelessness in Canada: 2014. Toronto: The Homeless Hub Press. Retrieved from: http://homelesshub.ca/sites/default/files/SOHC2014.pdf

Mahamoud, A., Roche, B., Gardner, B. & Shapcott, M. (2012). Wellesley Institute. *Housing and Health: Examining the Links.* Retrieved from: http://www.wellesleyinstitute.com/wp-content/uploads/2012/10/Housing-and-Health-Examining-the-Links.pdf

Moss, S., Bouras, N., & Holt, G. (2000). Mental health services for people with intellectual disability: a conceptual framework. *Journal of Intellectual Disability Research*, *44*(2), 97-107.

Munn-Rivard, L. (2014). *Current Issues in Mental Health in Canada: Homelessness and Access to Housing.* Library of Parliament. Retrieved from: http://www.lop.parl.gc.ca/content/lop/ResearchPublications/2014-11-e.pdf

We Want Your Feedback!

- Was this guide helpful?
- Is there content that is missing that you wish you could have read?
- Is there a particular topic that you wish could have been covered in more detail?
- Could there have been less content on a particular topic?
- Please email your feedback to: _____
- We will use your feedback to help design future Housing Forums
- Thank you for attending!

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