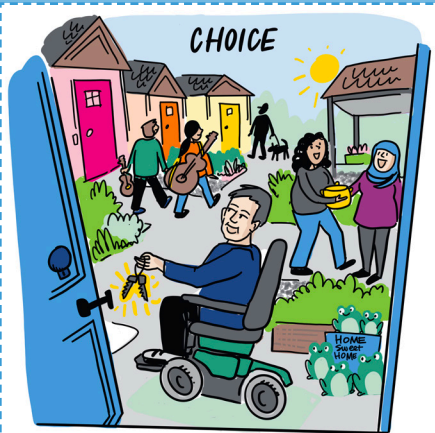


Fact Sheet #1 What is Inclusive Housing?

Inclusive housing means that people live in homes where they feel part of their communities. Inclusive housing should provide people with a sense of home and belonging within their community and promote quality of life.



Elements of Inclusive Housing



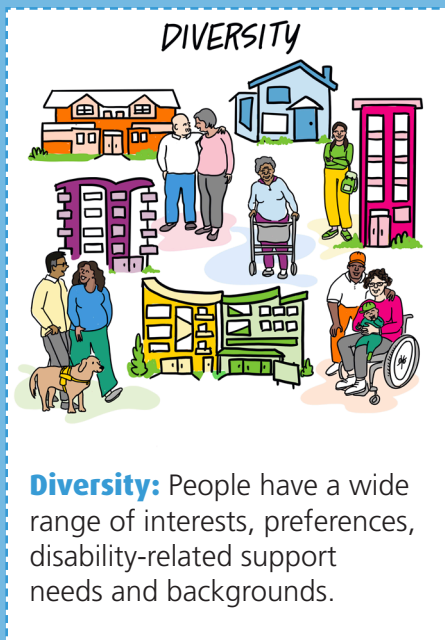
Choice and Control: Choice and control over living space is fundamental to the concept of home and to quality of life.



Accessibility: Housing must meet basic requirements that give people access to both their homes and to their community.



Affordability: For most people with an intellectual and developmental disability that means \$500 per month.



Diversity: People have a wide range of interests, preferences, disability-related support needs and backgrounds.



Sustainability: Housing needs to provide stability and a sense of permanency for people.

Fact Sheet #2 Learn More

More than 5,000 people with intellectual and developmental disabilities are looking for homes in British Columbia. Breaking down this number by community will enable us to provide key information to local government leaders and others to facilitate an expanded supply of affordable and inclusive housing.

What We're Doing

We have launched a Community Engagement and Partnership Mapping Campaign to build support for and expand the supply of inclusive housing across British Columbia. We have identified different partner communities and community leaders including Delta, Nanaimo, New Westminster, Langley, and Sechelt and have started important conversations about what we need to ensure that our communities are welcoming and inclusive of everyone.

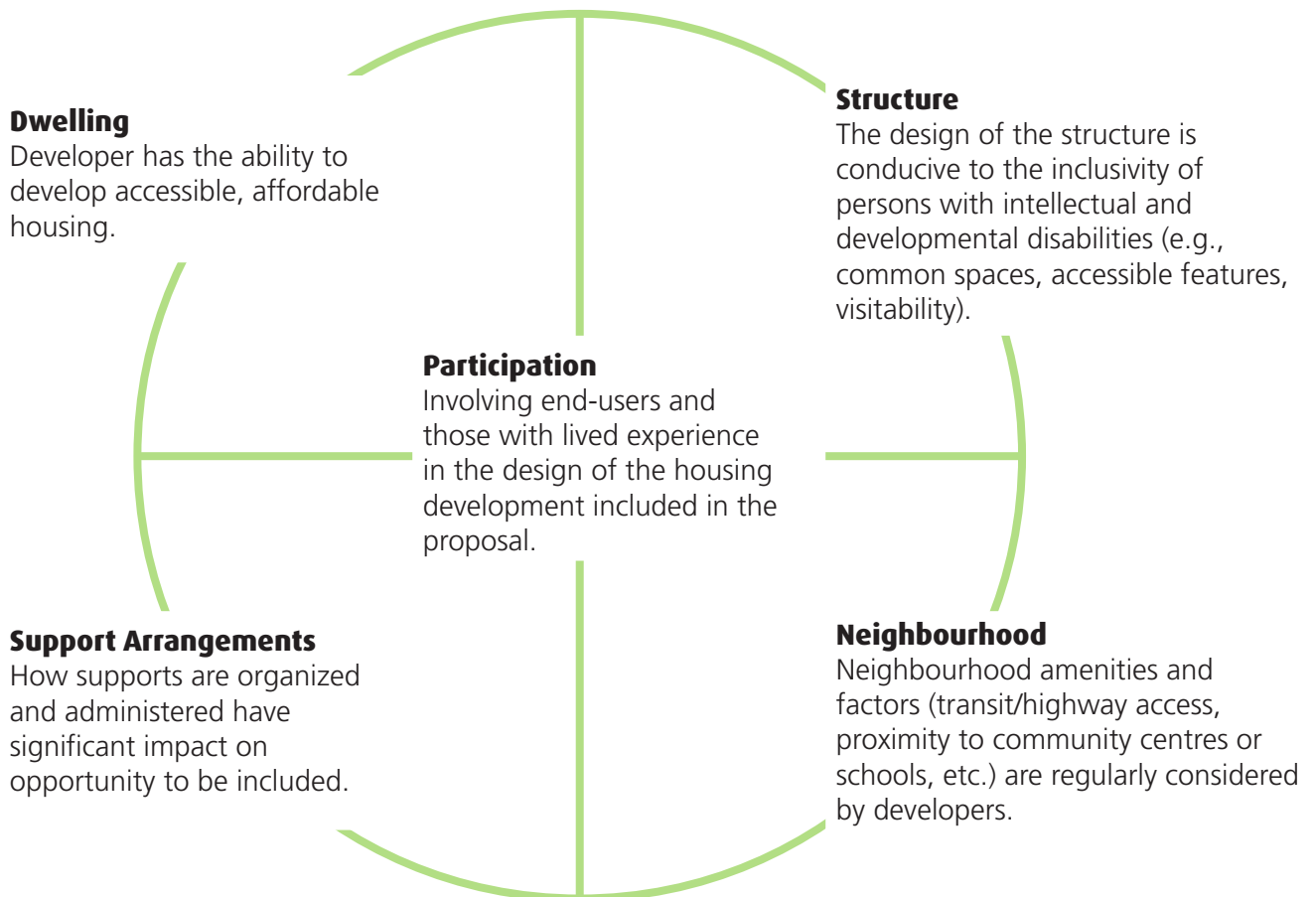
Want to Learn More?

Please feel free to reach out to join us in working together to highlight the need for, barriers to, and opportunities to expand inclusive housing across British Columbia.



Five Pillars of Inclusive Housing Development

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



Source: Housing for Everyone: A Delta Community Forum (2022) found at https://deltahbms.com/A&PP-Document-downloads_under_Delta_Housing_Be_Mine



Fact Sheet #3

Inclusive Housing Makes Communities Complete

Inclusive housing helps to make real the promise of the rights set out in the Convention on the Rights of Persons with Disabilities. Under the Convention of the Rights of Persons with Disabilities, Article 19 recognizes the rights of people with disabilities to live independently in their community with “choices equal to others” and with full inclusion and participation.

For nearly 70 years, Inclusion BC has been advocating for the rights of people with intellectual and developmental disabilities by building awareness, advancing human rights, responsibility and justice. Inclusion BC is a federation whose membership includes people with disabilities, their families and the community organizations that support them.

Inclusive housing means that people with intellectual and developmental disabilities have the right to choose where to live and with whom to live, the right to own or rent their home and the right to create a personal home environment, where choices, possessions and privacy are respected.

Having inclusive housing not only contributes to one’s social quality of life, but it contributes to healthy, thriving, and vibrant communities where individuals can share their talents and live their best life. This initiative invites local government partners as well as community partners across British Columbia to come together to build a deeper understanding of the difference that can be made by working together to create an expanded range of housing choices across communities that include everyone.

Factors Affecting One's Social Quality of Life

There are different factors that affect one's social quality of life both at the individual and community level. The following list shows the different factors that can play a role in the housing choices that are available and the different ways that these different factors can affect one's overall quality of life. Inclusive housing recognizes the importance of these different factors and seeks to create communities where we all belong.

| Individual & Household Characteristics | Characteristics of the Built Environment |
|--|--|
| Health | Housing tenure |
| Mobility | Housing quality |
| Age | Housing density/clustering |
| Education | Housing design/circulation |
| Personality | Outdoor amenity spaces |
| Sense of agency | Ground-oriented housing design |
| Sense of autonomy | Social/recreational opportunities |
| Sense of choice | Indoor amenities |
| Income/Socio-economic status | Neighbourhood design |
| Opportunities for social interaction | Opportunities for social interaction |

Source: Nouri, M, Holden M., Sones, M, Winters, M., and Mahmood A. (2022). Social Quality of Life in High Density Built Environments: Knowledge Synthesis for the Emerging Asocial Society.

Fact Sheet #4

Inclusive Housing Makes Complete Communities

Complete communities are communities that provide choice and opportunity for all people. This includes taking into consideration the background, knowledge, and experience of all citizens so that they can share their talents and participate in their community in real and meaningful ways. Through creating communities that are more inclusive of everyone, we also create communities that are more complete.

"I moved in six years ago and live in my own studio apartment, which I like to call my Penthouse because it is on the top floor and has high ceilings. It has a dishwasher, washer and dryer and my own patio. I do my own grocery shopping, cook my meals by myself most of the time, do my own laundry and clean my apartment. I take out the garbage, compost, and recycling too.

When people ask me if I have a roommate or if I live on my own, I say I live with my cat. I am glad it is a pet-friendly building. I like my neighbours. I think there should be more buildings like this for my friends who want their own place too..."

—Delta Housing Be Mine
Workshop Participant

"A home is just a house until you can cook a meal by yourself, buy from the store, maybe less and maybe more and put the groceries away on the shelf.

A home is just a house until you can sleep in until nine, go to bed when you are tired and not just when you are required in a bedroom that is all mine.

A home is just a house until friends can hang out, play games, eat snacks, sit back and relax and have some fun no doubt.

A home is just a house until you add a few things of your own, it smells just right and you can sleep at night in a neighbourhood, where you are known."

—Nanaimo Inclusive Housing
Workshop Participant

U.N. Convention on the Rights of Persons with Disabilities

The Convention recognize the equal right of all persons with disabilities to live in the community, with choices equal to others, and shall take effective and appropriate measures to facilitate full enjoyment by persons with disabilities of this right and their full inclusion and participation in the community, including by ensuring that:

- (a) Persons with disabilities have the opportunity to choose their place of residence and where and with whom they live on an equal basis with others and are not obliged to live in a particular living arrangement.
- (b) Persons with disabilities have access to a range of in-home, residential and other community support services, including personal assistance necessary to support living and inclusion in the community, and to prevent isolation or segregation from the community;
- (c) Community services and facilities for the general population are available on an equal basis to persons with disabilities and are responsive to their needs.

Source: U.N. Convention on the Rights of Persons with Disabilities (Optional Protocol) found at <https://www.un.org/disabilities/documents/convention/convoptprot-e.pdf>

What this means is:

1. Persons with disabilities have the inherent right to respect for their human dignity, whatever the origin, nature or seriousness of their disabilities and have the same fundamental rights as their fellow-citizens of the same age, which implies first and foremost the right to enjoy a decent life, as normal and full as possible.
2. Persons with disabilities have the same civil and political rights as other human beings and are entitled to the measures designed to enable them to become as self-reliant as possible.
3. Persons with disabilities have the right to economic and social security and to a decent level of living. They have the right, according to their capabilities, to secure and retain employment or to engage in useful, productive, and remunerative occupations and to join trade unions.
4. Persons with disabilities are entitled to have their special needs taken into consideration at all stages of economic and social planning.

Fact Sheet #5

The Need for Inclusive Housing—Advancing an Equity-Based Approach to Housing for All

When working to promote and support inclusive housing, there is an important and intentional conversation around “planning for equity”.

Did You Know?

Canadians with disabilities and their families face staggering rates of poverty that are inexcusable in a prosperous country like Canada. Canadians with disabilities are more likely to live in poverty than other Canadians.

Seventy-three per cent (73%) of working age adults with an intellectual disability who live on their own are living in poverty, compared to 23% of those in the same age cohorts among the general population.

Adults with an intellectual and developmental disability are over-represented among the estimated 35,000 homeless population in Canada—available evidence points to a much greater likelihood of being homeless than the general population.

People with an intellectual and developmental disability want supported living and not residential options or specialized residential facilities. People with an intellectual disability want a safe and decent home of their own, where they can exercise choice and control in day-to-day decisions, have tenure as tenants or as homeowners, have access to personalized assistance support and support from others who care about and respect them. The basic housing standards that apply for all Canadians.

Strong rental housing demand has continued to create upward pressure on rents with most rental housing being unaffordable to someone with an intellectual or developmental disability who can afford approximately \$500 per month.

More than 5,000 people with intellectual and developmental disabilities are looking for homes in British Columbia. Breaking down this number per community will enable key information to be used for strong local advocacy with governments.

Source: Inclusion Canada Position Statement of Income

In turn, inclusive housing means:

| | |
|---------------------|--|
| Choice | The act of selecting or making a decision when faced with different alternatives |
| Control | To have influence over or power over decision making |
| Agency | The ability to act in a way that produces a particular effect |
| Autonomy | The right to freedom from external control or influences |
| Independence | The fact or state of being; the ability to live your life without being controlled or governed by others |
| Dignity | The right of a person to be valued and respected for their own sake |
| Diversity | Recognizing that people come from different backgrounds and have a wide range of experiences, interests, preferences and needs |

Fact Sheet #6

Become an Inclusive Housing Leader



Inclusive housing is about creating housing for everyone.

What can you do as local government?

1. Learn more about the ideas and principles behind inclusive housing.
2. Invite us to your community to share information on the needs of people with intellectual and developmental disabilities.
3. Engage in a design charrette to explore different potential inclusive housing options that could work for your community.
4. Invite local advocates and people with disabilities to share their stories and experiences.
5. Invite us and our community partners to make a presentation at your next planning committee meeting or to Mayor and Council.
6. Ask us for information and data about the specific needs in your community as well as information about successful practices or policies and strategies that have been implemented elsewhere.
7. Review your current housing plans and strategies from an equity-based perspective with a focus on increasing the supply and diversity of housing choices available to individuals of all ages, abilities, and incomes.
8. Adopt an inclusive definition of housing affordability.
9. You may also have ideas that work in your community and we invite you to share them with us.

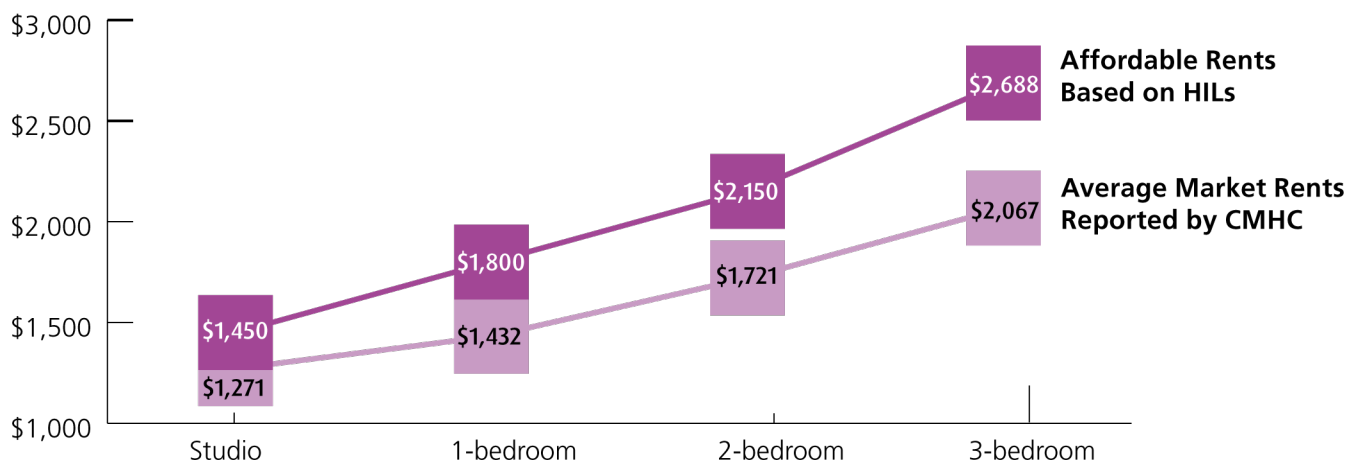
What we know is affordability is one of the biggest barriers and we have to work on this together.

Did you know:

According to Canada Mortgage and Housing Corporation (January 2023), the average market rent for a bachelor unit in British Columbia is \$1,271 while the average market rent for a 1-bedroom unit is \$1,432.

To carry the cost of this housing without spending 30% or more of their income on their housing costs an individual would need an average annual income of \$50,840 to carry the cost of a bachelor unit and \$57,280 to carry the cost of a 1-bedroom unit.

For a single person with an intellectual or developmental disability, there is a significant gap between the amount of rent that they can afford to pay based on their income and the average cost of housing with more than 5,000 people with intellectual and developmental disabilities looking for affordable homes in British Columbia.



BC Housing's Housing Income Limits and CMHC Average Market Rents Compared

| Unit Type | Affordable Rents Based on HILs 2023 | Average Market Rents Reported by CMHC 2023 |
|-----------|-------------------------------------|--|
| Studio | \$1,450 | \$1,271 |
| 1-bedroom | \$1,800 | \$1,432 |
| 2-bedroom | \$2,150 | \$1,721 |
| 3-bedroom | \$2,688 | \$2,067 |

Source: Rental Market Survey (Canada Mortgage and Housing Corporation), January 2023 and BC Housing, Housing Income Limits (HILS), January 2023.