



LANGLEY ASSOCIATION
FOR COMMUNITY LIVING



LANGLEY COMMUNITY LIVING HOUSING COALITION: A CHRONICLE

By Alice Sundberg

ACKNOWLEDGEMENTS

It is hoped that this chronicle will encourage other community living groups to take the steps necessary to meet the present and future housing needs of their loved ones with developmental disabilities. Those who take up the challenge can use the Langley story to guide their efforts.

This project would not have been possible without the vision and dedication of Dan Collins and Teresa Griffiths of The Langley Association for Community Living, and the Association's forward-thinking board of directors.

I have been inspired by the families and self-advocates in the Langley Community Living Housing Coalition. The parents' clear and unwavering vision of both independence and inclusion for their loved ones guided the way. Simon's unflagging enthusiasm, Nicholas' quiet curiosity, and Luke's cheerful optimism brought energy and hope to the group.

Community Living BC's financial support through its Innovation Grant program was instrumental in making this project a reality by providing an opportunity to try something new and different. The CLBC regional staff were supportive of the Coalition's goals, and helped to make their vision become a reality.

AND THANKS GO OUT TO THE MANY KNOWLEDGEABLE AND CARING INDIVIDUALS WHO HELPED TO SHAPE THE PROJECT:

- » City Planners in Langley City, Langley Township, Burnaby and North Vancouver
- » Leaders of non-profit organizations in Langley, who had experiences to share and support to offer
- » City of Langley Mayor Peter Fassbender
- » The development services staff at BC Housing
- » MLAs Mary Pollack and Rich Coleman
- » The residential developers who shared their expertise.

Special mention goes to Peter Warkentin at Quadra Homes, who immediately embraced the vision and never lost interest in helping to achieve the coalition's goals.

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For many adults with developmental disabilities, access to affordable housing is only one component of an array of supports that are required to live successfully and safely in community.



INTRODUCTION

In 2006, there were 27,130 persons with developmental disabilities in the province of BC of which 20,130 (74%) were over age 15. The population with developmental disabilities in BC increased 31% between 2001 and 2006, suggesting increased demand for appropriate and affordable housing for these individuals. Many people with developmental disabilities are likely to struggle with finding affordable housing due to high levels of unemployment and low-income. Many are likely to be living with their aging parents and may soon require new housing arrangements. Just as important will be the provision of adequate individual support services.

In 2006, the largest proportion (38%) of adults age 15+ with developmental disabilities was between the ages of 45 and 64 years. This cohort, many of whom may be living with their parents, will soon need new housing arrangements as their parents age and are no longer able to care for them. As well, adults with developmental disabilities themselves may require more intensive housing and supports as they age.

For many adults with developmental disabilities, access to affordable housing is only one component of an array of supports that are required to live successfully and safely in community. Without access to the appropriate personal supports the individuals involved in this project would have been unable to move. Coalition members recognized this need early and concentrated some of their time and effort in determining the most suitable professional and personal supports, as well as formal and informal safeguards, to secure good lives for their family members in the community.

Community living... community inclusion... what do these terms really mean? There is a wide range of answers to this question, and for those people who live with a developmental disability and for their families, there is no "one size fits all" answer. This is the story of one group of families who were seeking community living in the form of independent apartments within their local area, with individualized supports as required.

Their experience took them from being a group of individuals with a common challenge to being a cohesive and effective force for change. Looking back, the whole process can be seen as a series of steps ... and this is how the story unfolded.



THE LANGLEY COMMUNITY LIVING HOUSING COALITION

STEP ONE: ASSEMBLE THE GROUP

The Langley Association for Community Living (LACL) offers a wide range of services for persons with developmental disabilities, including activities, life skills and other training programs, residential programs, and more. They recognize the changing interests and aspirations of their clients, and they continuously reach out to clients and their families to create and develop new programs and services to meet these changing demands.

In February 2008, LACL brought together a group of ten families who were seeking new options for independent living for their adult children still living at home. The “Langley Community Living Housing Coalition,” consisting of parents and self advocates, began meeting monthly to discuss their hopes and pursue opportunities. LACL helped them to identify and meet with potential partners, including BC Housing and Community Living BC. After meeting for several months, they decided to seek financial assistance to pursue their idea.

They applied for an Innovation Grant through CLBC. They described their project as follows:

“The Langley Community Living Housing Coalition is a group of families and self advocates who are concerned about the lack of housing options for individuals with developmental disabilities in Langley. There are limited opportunities in Langley to either rent or purchase due to rising costs and a lack of availability of rental accommodation. The families involved would like to see their family member renting or owning an apartment in a mixed and vibrant neighbourhood with outreach supports available on an as needed basis.

“As families we have met formally on four occasions and have begun to develop partnerships with others who will assist us to move forward with our plans. In hiring a Development Consultant and a Community Network Consultant we feel that we can begin the process of moving our family members with community support into their own private homes.

“We know that in order to be successful in independent living our family members need safe affordable and accessible homes and also need to have supportive and nurturing relationships with their friends and neighbours. At this stage of the planning process we need consultants with specific expertise to make this happen for us all.

“As families and self advocates we are committed to being a part of the process and to supporting each other to accomplish our common dream.”

The grant was approved and the Coalition proceeded to learn what they needed to know about housing development by hiring the professional expertise they had identified.

STEP TWO:

LEARN ABOUT RESIDENTIAL DEVELOPMENT, GOVERNMENT ASSISTANCE, CAPITAL AND OPERATING BUDGETS, FUNDRAISING, AND HOUSING OPTIONS

The members of the Coalition did not have experience in the field of housing development. They didn't know whether there were any government funding programs to assist them. None of them had ever developed a capital budget for a residential multi-unit building, or calculated financial feasibility. They started by looking for some guidance in these and other areas of their ambitions.

WORKSHOP ON DEVELOPMENT PROCESS

The first thing that the Coalition did was to attend a workshop on affordable housing development, to get a solid understanding of what it would entail to actually build something from scratch, what kinds of government assistance would be available, and how to create partnerships with the private and public sectors. The BC Non-Profit Housing Association provided an instructor with the relevant knowledge and experience to present a 3-hour workshop on the development process that was customized to the interests of the Coalition.

The workshop focused primarily on the first seven steps, and stressed that while the process is not linear, almost all housing development would involve all of these steps at some point along the way.

The workshop included a "project conception" exercise, in which participants worked in small groups to describe their ideal housing solution.

Each small group answered the following questions:

- » Describe your project concept:
 - » Client group, inclusiveness
 - » Building form, design, location
 - » Amenities, Services
 - » Partners, Funders, Community Support
- » What are key steps to achieve the project?

The workshop and the exercise helped the group to understand the opportunities and the necessary steps, but more importantly to have a realistic picture of the challenges to be faced in realizing their dream.

The learning process continued throughout the entire project.

Workshop topics were:

- » The key stages of housing development
- » The players and their roles
- » Techniques to build local support
- » The role of local government
- » Types of government assistance
- » Strategies for successful partnerships

The key stages in developing affordable housing are:

- » Determine need
- » Address demand
- » Project conception
- » Assemble the development team
- » Identify project requirements
- » Site development and design
- » Budgeting and financing
- » Construction
- » Occupancy
- » Post-construction



STEP THREE: SELECT AND CONTRACT WITH CONSULTANT

The Coalition had identified the need for a consultant who would know his or her way around mixed housing development in Langley. This person needed to be familiar with building developments, permits, bylaws, contractors, city hall, density bonus, sustainable housing, co-ops, co-housing, contacts, partnerships, etc.

The instructor that presented the BCNPHA workshop was an independent consultant with a specialty in housing development and community development. The coalition members liked her presentation and felt confident in her knowledge and skills, so they voted to hire her as the consultant to work with them to develop their housing plan.

The most important qualifications for this type of consultant are:

- » Knowledge of and recent experience with the development of multi-unit residential development including costs of labour, materials and fees
- » Familiarity with the local real estate development industry including condominium developers
- » General knowledge of the role of municipalities and specific knowledge of the particular municipality they would be focusing on
- » Good reputation with government social housing program administrators (in BC this means BC Housing)
- » Thorough knowledge of financing and funding opportunities that exist, as well as an ability to prepare grant applications
- » Understanding of the community living sector and of individuals with developmental disabilities
- » A good “fit” personality-wise with the group.

Other groups may have their own specific requirements in addition to those listed above. The BC Non-Profit Housing Association can help to identify an appropriate consultant in many parts of BC. Another source of referrals would be a non-profit housing society that has done recent housing development.

People with developmental disabilities will have the opportunity to occupy affordable dwelling units that meet their physical needs, that are “scattered” within a typical Langley neighbourhood, and not be segregated in a congregated setting.

COALITION PRINCIPLES AND CRITERIA

STEP FOUR: AGREE ON PRINCIPLES AND GOALS

Initially, there were almost as many ideas of the intended outcome as there were individuals in the group. The first task that had to be completed before taking the idea out to the community and potential partners, was to come to agreement on the specifics of the possible future project. The consultant helped to compile a clear and concise list of fundamental principles that were essential elements in any potential project. This list was also a reflection of the consensus among coalition members of the criteria they would use to select the best option presented by the consultant.

Principles and Criteria

The families in the coalition have agreed upon a number of common principles they share in achieving their goals.

- » Residents will be fully integrated into the community
- » The setting will be non-institutional
- » The cost of the home will be affordable to each resident
- » Location will be close to services and public transit
- » The housing will be safe and secure for each resident
- » All residents will have as much independence, privacy and autonomy as possible
- » When necessary, accommodation will be adapted to meet individual accessibility needs
- » A caring community will be fostered among all residents

In other words, people with developmental disabilities will have the opportunity to occupy affordable dwelling units that meet their physical needs, that are “scattered” within a typical Langley neighbourhood, and not be segregated in a congregated setting.

A variety of unit sizes and types will be included to accommodate a range of support needs and living arrangements. Some residents will choose single accommodation such as a studio or 1-bedroom apartment; others may prefer to share accommodation in a 2 or 3 bedroom apartment or townhouse; some may require on-site support and would choose a unit that would accommodate hired staff.

This is what the Coalition agreed to; every group thinking about doing a similar project would benefit from this exercise to arrive at their own unique set of principles and criteria.

STEP FIVE: EXPLORE OPTIONS, PARTNERSHIPS, PROGRAMS

Using all of the information gathered from Coalition members, the consultant drafted a “Project Description” based on their common vision. This document was used to provide clear and consistent information about the group and its proposed project to a wide range of stakeholders, government officials, and local residential developers.

The Project Description began with the rationale for the project, including the need for affordable housing among individuals with a developmental disability, and the current and future affordable housing supply and demand in their region. This information was obtained from other relevant studies and from census data for the City and Township of Langley. Metro Vancouver regional growth forecasts for each of its member municipalities, including the Langleys, served to demonstrate that the need for affordable rental housing would continue to grow in the coming decades.

The Project Description went on to describe the Coalition, its membership, and its principles and goals. It explained the options that the coalition was considering, provided examples of similar projects in other municipalities, and outlined the possible partnerships that would help to achieve the goals.

It is useful to create a document like this, which can be used in a number of different contexts. The Project Description was used by the Langley Coalition in the following ways:

- » As a handout for meetings with local developers, elected officials and government agencies;
- » As an attachment to letters sent to potential partners such as developers and foundations;
- » As material to cut and paste into letters of inquiry, funding applications, and promotional articles.

With this Project Description, the group began to explore the potential opportunities that met their criteria. On their behalf, the consultant identified and contacted local stakeholders including other non-profit organizations, residential real estate developers and agents, the planning departments of both Langley City and Township, and key local politicians. The consultant and LACL also contacted provincial government agencies like Community Living BC and BC Housing. Several meetings were arranged, initially with the development consultant in attendance. If the outcome seemed promising, representatives of LACL and the Coalition were invited to attend a follow up meeting.

This had the effects of raising awareness about the coalition and its goals, and of making useful connections. Even those who did not provide direct assistance would talk to their contacts about the project, and where appropriate provide letters of support for funding applications.

At the same time, contact was made with other nearby municipalities to learn about their support of affordable housing projects for similar populations. The City of Burnaby is very proactive when approached by developers for variances from the existing zoning, such as increased density on a property, thus allowing the developer to build more units and increase profits. Burnaby requires a “quid pro quo” such as a contribution of community amenities like parks or public art, or more relevant to the Langley project, housing units that are to be owned by the City and leased over a long term to non-profit housing societies. All of the Burnaby housing units to date have been leased to a Burnaby-based community living society that rents them to persons with a developmental disability.

STEP FIVE: CONT'D

The City of North Vancouver is a leader when it comes to affordable rental housing, especially for those with special needs. The City negotiated with the residential developer of a former school site, to set aside a portion of the site to develop a 12-unit building for clients of the Housing for Young Adults with Disabilities (HYAD) Society. BC Housing will provide funding for the construction.

These two examples were useful to demonstrate to the two Langley municipalities that local governments have the authority to help in a significant way, if the political will exists.

Another important element in the exploration of options was the financial capacity of the future residents, to determine what could be considered “affordable” rents. This required seeking confidential financial information from all of the families, including annual income of both the family as a whole and the family member who would become a tenant in a successful project.

A questionnaire was sent to all families in the coalition to get a picture of what their son or daughter could pay towards rent and whether the family is able to contribute to equity (either by donation or by investment) or to supplement the rent.

Only four questionnaires were returned completed. Extrapolating from the results of those surveys to 6 potential participants, the following assumptions are made in each of the scenarios (in the 8 condo purchase scenario, the same ratios were applied to 8 potential participants):

- » Three families would be able to contribute financially toward their relative’s housing costs. (They do not pay more than 30% of their income on their own housing costs, they may be mortgage-free or have small mortgage payments compared to their income.)
- » One or two families would be able to contribute equity through a donation to LACL. (Based on the ratio that are mortgage free and pay less than 30% of income on their own housing costs.)
- » Another 1 or 2 would be able to contribute towards their relative’s rent. (This might entail all or a portion of the difference between shelter allowance and rent)
- » Three families would not be able to contribute financially to either rent or equity.
- » The unit mix would be two 2-bedroom units and four 1-bedroom units (plus two 1-bedroom + den units for the condo purchase option).

All of this exploratory work gave the consultant the data needed to analyze each approach in greater depth. For example:

- » The information gathered from local stakeholders provided insight into the potential for partnerships and community support. These community leaders also suggested possible development partners and supporters.
- » Local politicians indicated the support that the Coalition was likely to receive at the Council level.
- » Local government officials and staff pointed to the regulations and policies that would either encourage or discourage the development options being considered. These “insiders” also helped to identify potential partners in the local real estate development industry.
- » Planning staffs in other municipalities offered examples of support that could be replicated in Langley.
- » BC Housing and CLBC confirmed the financial support (or lack thereof) that could be applied to each of the options.
- » Financial information from LACL and from the families in the Coalition provided the parameters for the “number crunching” of the feasibility of each of the options.

Each option was analyzed from a number of different perspectives including costs, effort, risks and outcomes.

STEP SIX:

AGREE ON ONE OPTION TO PURSUE

All of the information gathered in Step Five was used to develop three distinct scenarios, each of which would achieve the goals and respect the principles set by the Coalition. The development consultant analyzed each approach based on financial feasibility, effort and risk and presented the scenarios to the coalition members for their consideration.

Scenario 1: Development

Langley Association for Community Living develops a residential project, with commercial/retail space if zoning permits, including market rental and sales, subsidized rentals and/or rent supplement. A percentage of the units (10 – 15%) would be designated for persons with development disabilities. Other populations in need of safe, secure affordable housing would have access to the rental units as well.

Capital Costs:

Total development costs excluding land (assumes land is acquired through municipality or Province): \$7,725,000 or just over \$180,000 average cost per unit

LACL Effort:

High (Land acquisition, planning and design, site development and construction, sales, rent-up, management of rentals and community amenity, participate in strata corporation, long term maintenance and repair)

LACL Risk:

High (Real estate development involves significant “front end” investment of cash and effort; markets can change substantially between the time the project is conceived and its completion resulting in uncertainty regarding financial feasibility)

Scenario 2: Partnership

Partnership with a real estate developer: By getting involved during the planning stage, LACL and individual families would have access to purchase units in a condominium complex at a discount. The developer would benefit by reduced marketing risks and costs and may be given permission from the municipality to build additional units beyond what is allowed in the zoning, in exchange for providing a community amenity (affordable special needs housing).

Capital Costs:

Based on conversation with a Quadra Homes representative, estimated costs:

Small 1 bedroom	\$ 150,000	2	\$ 300,000
Large 1 bedroom	\$ 180,000	2	\$ 360,000
2 bedroom	\$ 250,000	2	\$ 500,000
Total		6	\$ 1,160,000
Less: DCC	\$ 14,277		\$ 85,800
Net cost			\$ 1,087,200

LACL Effort:

Low (Provide input to developer, fundraising)

LACL Risk:

Low (Most financial risk is borne by developer; LACL risk is limited to only those units they purchase)

Scenario 3: Investment

LACL purchases suitable apartments in several existing condominium buildings in Langley, which they in turn rent to clients.

Capital Costs:

\$1,500,000 (average \$187,000 per unit)

LACL Effort:

Medium (Viewing, negotiating, fundraising, purchasing, renovating, move-in)

LACL Risk:

Medium (Potential decline in real estate values, inability to raise adequate equity and/or qualify for mortgage financing)

Making the Decision

The consultant put together a summary of the scenarios and presented them to the coalition at a meeting where each option was reviewed, analyzed and discussed. It did not take long to come to consensus among the coalition members to pursue the Partnership option. The decision then had to be agreed to and ratified by the LACL Board of Directors. Executive Director Dan Collins took the report, the Coalition's preferences, and the choices to the Board of Directors. The result was a strong show of support for the direction the Coalition was taking, and the authorization to continue.

It may not be so easy for other groups to come to consensus, so it is worthwhile to agree in advance on the criteria to apply to the decision making process.



STEP SEVEN: IDENTIFY PARTNERS AND DEVELOP COLLABORATIVE PROCESS

Once the decision was made to pursue the Partnership option, the consultant then contacted a number of potential partners. One of the municipal planners who had been consulted in Step Five provided the consultant with a list of residential developers currently in the planning or developing stage of multi-unit housing. Each of these developers was contacted to determine whether there was a) interest in working with the Coalition, and b) an appropriate opportunity that met the criteria and principles of the Coalition.

These initial conversations narrowed down the field of developers in the following ways:

- » Did the developer respond positively to the concept of community inclusion for persons with a developmental disability?
- » Was the developer currently working in the planning stage on a condominium development in the Langleys?
- » Would the location of a planned project be suitable for the people for whom the units would be intended?

Depending on the answers to those opening questions, the consultant would take further steps. If it was clear that the response to question 1 was negative, there would be no follow-up. If question 1 was answered positively but either 2 or 3 was not, it meant writing a follow-up letter to request being contacted if an opportunity arose. If the answer to all three questions was “yes” the consultant would arrange a face to face meeting to further explore the potential partnership. These one-on-one conversations further refined the potential opportunity by answering more questions:

- » Did the developer understand and respect the Coalition’s principles and goals?
- » Were the building and unit designs suitable for the intended tenants?
- » Would the developer be prepared to offer price reductions on the units?
- » Would the timing work for the families in the Coalition?

These conversations resulted in two potential opportunities, which were described to Coalition members. Because one of the opportunities was imminent and the other was further into the future, it was decided to pursue the immediate one.



STEP EIGHT: MAKE IT HAPPEN!

There was a lot of excitement among the Coalition members once the imminent opportunity had been identified and the decision made to pursue it. But excitement soon dissipates if there is not a concrete action plan to lay out how the opportunity would become a reality. The consultant drafted an Action Plan to guide the process of achieving the Coalition's goals.

The first page of the Action Plan identified the overall vision of the group, and the strategy they had chosen. This page also listed the "high level" goals and objectives to be met on the way to realizing the dream.

Vision

The families involved would like to see their family member renting or owning an apartment in a mixed and vibrant neighbourhood in Langley with outreach supports available on an as needed basis.

Strategy

Partnership with a real estate developer: By getting involved during the planning stage, LACL and individual families would have access to purchasing units in a condominium at a discount.

Goals and Objectives

Goal 1: Negotiate partnership with developer

Objective 1: Select developer

Objective 2: Confirmation in writing

Goal 2: Obtain commitment from local government for financial & in-kind support

Objective 1: Identify support required

Objective 2: Approach City/Township

Objective 3: Negotiate agreement with Council

Goal 3: Raise equity adequate to achieve break-even market level rents

Objective 1: Determine equity required

Objective 2: Identify suitable government programs and private foundations

Objective 3: Apply for funding

Objective 4: Plan and launch fundraising campaign

ACTION STEPS

Following this high level view of the project, a more detailed list of Action Steps provided specific activities, who was to perform them, and when they should be completed. Here is a part of the Action Steps section of the Coalition's housing plan, which listed the specific steps required to complete Goal 1 and the two related objectives. For each goal and objective, action steps were identified, and this became the road map for the Coalition, Langley Association, and the consultant.

Goal 1: Negotiate partnership with developer

Objective 1: Select developer

<i>What (Activities)</i>	<i>Who (Responsible party)</i>	<i>Complete By</i>
Review and consider developer options, including location, timing, cost and building type	Consultant Coalition members LACL Executive Director and Program Manager	July 2009
Meet with developers to explore potential partnership elements and fit with group's objectives	Consultant LACL Executive Director and Program Manager	September 2009
Agree on developer who best fits the group and its objectives	Coalition members and LACL Executive Director and Program Manager	October 14, 2009

Goal 1: Negotiate partnership with developer

Objective 2: Confirmation in writing

<i>What (Activities)</i>	<i>Who (Responsible party)</i>	<i>Complete By</i>
Draft Letter of Agreement	Consultant Developer	November 15, 2009
Execute Letter of Agreement	LACL Executive Director (and Board of Directors)	December 31, 2009

The Action Plan was not fixed in stone. It continued to be monitored and adjusted as goals and objectives were reached or not. The plan gave everyone a common template to refer to as the project proceeded, and benchmarks to celebrate or learn from.

Through learning about affordable housing basics, and seeing the range of options, the visions became clearer and more aligned.



A FEW LAST WORDS...

Planning is essential, but change is inevitable

Starting from the first stage of the Coalition's project, planning and flexibility were critical. At first, each member had similar but distinct ideas of the desired outcome. Through learning about affordable housing basics, and seeing the range of options, the visions became clearer and more aligned.

And at the end of the project, the final outcome was not exactly what had been planned. While the goal had been to raise equity and borrow the minimum mortgage for five units, at the end of the day only three units were purchased, and the majority of the funds were borrowed. This significant change affected all the parties:

- » Not all Coalition members were able to move into an apartment. The three units were allocated to three members who had been involved from the beginning and who were ready to move. A fourth member was able to rent in the same building from an investor-owner, with financial assistance obtained by LACL from BC Housing.
- » The developer's plans were also affected, as he had reserved the five units, and then had to market them quite late in the process. He continued to be very supportive of the Coalition's goals, and actually helped to arrange for the fourth rental unit.
- » The LACL had to take on a higher level of risk by borrowing a larger mortgage than originally planned, which affected the operations because of increased annual expenses.
- » The fundraising plan changed from seeking large donations to raise equity to seeking smaller annual grants to offset the increased expense.

Community development is messy

The Langley Community Living Housing Coalition's project was much more than simply finding secure housing for family members with a developmental disability. In the two-year process, friendships and alliances were formed. Throughout the course of events, the four tenants developed a community among themselves, which will give them mutual support as they make the transition from living with their parents to living as part of the larger community.

This community development process will continue, supported by the families, friends, service providers, and neighbours of these young adults and those that will follow them, as the work of the Coalition continues.

There were many times when members wondered if and how they could accomplish their goals, and at times they felt confused and frustrated by the process or lack of progress. Looking back at the road travelled, they can see now that the hills, valleys, bumps and detours were all a part of arriving at their destination.

Lessons Learned

Overall, members felt that they had gained new skills and knowledge by being a part of the project. Reflecting on the process that they have been through, Coalition members shared these comments for any groups thinking of going down this road...

"A dream IS possible!"

"Don't give up even when it feels frustrating."

"A capable consultant is essential. Be prepared to make the investment in this role."

"We could never have succeeded without the incredible support of The Langley Association's Board of Directors."

"Get to know your local development community well in advance of when you hope to have your housing. Get involved early so you can be a part of planning and design – and be there when opportunities arise."

"Wait, and it WILL happen!"

"Make sure you have a good organization backing you, with caring, compassionate people. For us, it was the Langley Association for Community Living."

"Let the support funding agency know well in advance about your plans and keep them informed on progress, if personal supports are a part of your concept."

"It was good to have a range of options from which to choose the model we would pursue."

"Keep looking for the common goals and aspirations among your group members, no matter how far apart they may seem at the start."

"Get a good idea early on of what's in store... we had a workshop on the development process and it really helped us to be realistic about time and effort needed."

"It's amazing how many things fall into place when the foundation pieces are laid – both in housing and supports."

"Remember that both collective and individual work have to happen as the project proceeds."

"One of the bonuses of the coalition was the formation of a built-in support group. After spending 2+ years working together towards a common goal, strong bonds of mutual respect and friendship were developed. This will continue as our loved ones move into their respective apartments. We know that our families can rely on each other should any of our family members be in need."

Activities of the Coalition in the Future

While the coalition was successful in securing the purchase of three condos, their work is by no means completed. There continue to be other individuals in need of safe and affordable housing. The coalition will continue to gather and has identified the following as longer term objectives:

- » Continue to expand our collective knowledge and skills in creating housing opportunities for individuals with developmental disabilities.
- » Explore new ways that local municipalities can collaborate to promote and organize affordable housing.
- » Continue to raise funds to support the acquisition of affordable/subsidized housing units.
- » Continue to build relationships with local developers and discover opportunities for partnership.
- » Continue to participate in activities that promote community awareness of the need for access to safe and affordable housing.
- » Continue to discover ways to establish formal and informal safeguards for individuals living independently in community.
- » Strengthen our capacity to be a resource and support for other families and individuals wanting safe and affordable housing.
- » Continue to promote the need for access to safe and affordable housing for adults with developmental disabilities.



APPENDIXES

- 1. Housing Plan for Langley Community Living Housing Coalition*
- 2. Questionnaire on Family Finances*
- 3. Promotional Piece*

APPENDIX 1:

HOUSING PLAN FOR LANGLEY COMMUNITY LIVING HOUSING COALITION

Vision

The families involved would like to see their family member renting or owning an apartment in a mixed and vibrant neighbourhood in Langley with outreach supports available on an as needed basis.

Strategy

Partnership with a real estate developer: By getting involved during the planning stage, LACL and individual families would have access to purchasing units in a condominium at a discount.

Goals and Objectives

Goal 1: Negotiate partnership with developer

Objective 1: Select developer

Objective 2: Confirmation in writing

Goal 2: Obtain commitment from local government for financial & in-kind support

Objective 1: Identify support required

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Objective 3: Negotiate agreement with Council

Goal 3: Raise equity adequate to achieve break-even market level rents

Objective 1: Determine equity required

Objective 2: Identify suitable government programs and private foundations

Objective 3: Apply for funding

Objective 4: Plan and launch fundraising campaign

Detailed schedule of activities and responsibilities on following pages....

APPENDIX 1 CONT'D: ACTION STEPS

Schedule of activities and responsibilities

Goal 1: Negotiate partnership with developer

Objective 1: Select developer

<i>What (Activities)</i>	<i>Who (Responsible party)</i>	<i>Complete By</i>
Review and consider developer options, including location, timing, cost and building type	Consultant Coalition members LACL Executive Director and Program Manager	July 2009
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Execute Letter of Agreement	LACL Executive Director (and Board of Directors)	December 31, 2009

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APPENDIX 1 CONT'D: ACTION STEPS

Schedule of activities and responsibilities CONTINUED

Goal 2: Obtain commitment from local government for financial and in-kind support

Objective 1: Identify support required

<i>What (Activities)</i>	<i>Who (Responsible party)</i>	<i>Complete By</i>
Develop preliminary feasibility analysis including capital costs, operating budget and equity requirements	Consultant	August 31, 2009

Goal 2: Obtain commitment from local government for financial and in-kind support

Objective 1: Approach City/Township

<i>What (Activities)</i>	<i>Who (Responsible party)</i>	<i>Complete By</i>
Preliminary meetings with local government planning department and Mayor	Consultant	May 2009
Follow up meetings with Mayor, councillors and planner to obtain potential commitment of support	Consultant Coalition members LACL Executive Director and Program Manager	December 23, 2009
Presentation to City Council	LACL Executive Director Coalition members (incl. self advocates) Consultant	January 2010

Goal 2: Obtain commitment from local government for financial and in-kind support

Objective 1: Negotiate agreement with Council

<i>What (Activities)</i>	<i>Who (Responsible party)</i>	<i>Complete By</i>
Draft Housing Agreement with City of Langley	Consultant LACL Executive Director, Program Manager and Legal Counsel City Planner and City Administrator	February 28, 2010
Execute Housing Agreement	LACL Executive City Council	March 15, 2010
Fulfill negotiated financial support	City Administrator	March 31, 2010

APPENDIX 1 CONT'D: ACTION STEPS

Schedule of activities and responsibilities CONTINUED

Goal 3: Raise equity adequate to achieve break-even market level rents

Objective 1: Determine equity required

What (Activities)

Develop preliminary feasibility analysis including capital costs, operating budget and equity requirements

Who (Responsible party)

Consultant

Complete By

August 31, 2009

Goal 3: Raise equity adequate to achieve break-even market level rents

Objective 2: Identify suitable government programs and private foundations

What (Activities)

List sources of grants from government and private foundations

Who (Responsible party)

Consultant

Complete By

October 14, 2009

Make preliminary contact with potential sources:

- > BC Housing
- > Real Estate Foundation of BC
- > CMHC
- > Vancouver Foundation
- > Minister of Housing and Social Development Rich Coleman

Consultant
LACL Executive Director and Program Manager

- > September 15, 2009
- > September 30, 2009
- > October 2, 2009
- > October 9, 2009
- > October 30, 2009

Goal 3: Raise equity adequate to achieve break-even market level rents

Objective 3: Apply for funding

What (Activities)

Submit requests for funding and financial assistance to:

- > BC Housing
- > Real Estate Foundation of BC
- > CMHC
- > Vancouver Foundation
- > Community Living BC

Who (Responsible party)

LACL Executive
Consultant

Complete By

- > October 15, 2009
- > November 30, 2009
- > December 30, 2009
- > November 30, 2009
- > January 31, 2010

APPENDIX 1 CONT'D: ACTION STEPS

Schedule of activities and responsibilities CONTINUED

Goal 3: Raise equity adequate to achieve break-even market level rents

Objective 4: Plan and launch fundraising campaign

<i>What (Activities)</i>	<i>Who (Responsible party)</i>	<i>Complete By</i>
Develop preliminary feasibility analysis including capital costs, operating budget and equity requirements	Consultant	August 31, 2009
Identify potential community partners:	Service clubs (Kiwanis) Credit Unions (Vancity, Coast Capital, Envision, Other) LACL Executive Director and Program Manager	January 2010
Identify potential financial contributions from families, friends and self-advocates	Coalition members LACL Program Manager	January 2010

Final Step: Move in to new apartments!

APPENDIX 2:

QUESTIONNAIRE ON FAMILY FINANCES

FINANCIAL FEASIBILITY ASSESSMENT

Dear Coalition Members,

Your cooperation in completing this questionnaire is much appreciated. Your answers are needed to determine the feasibility of the housing options under consideration. All responses will be kept strictly confidential.

Q.1 How many people make up your household?

1 _____ 2 _____ 3 _____ 4 _____ 5 or more _____

Q.2 How would you describe your present home? Please check one.

House _____ Condominium _____ Mobile Home _____ Other _____

Q.3 Do you own or rent your present home? Please check one.

Own _____ Rent _____ Other _____

Q.4 If you own, do you have a mortgage on your home? (circle one) Y / N

Q.5 Please estimate your annual housing related costs:

Owners: (Mortgage Payment + Property Insurance + Property Taxes) _____

Renters: (Total annual rent payments) _____

Q.6 Did these housing related costs exceed 30% of your before-tax income in 2008? (circle one) Y / N

If yes, what % of income were your housing costs? _____%

Q.7 What is your disabled relative's annual income? _____

If income assistance or pension, what is the shelter allowance? _____

Q.8 How much longer do you expect your relative to live in your present home? Please check one.

1 year or less _____ 2-5 years _____ More than 5 years _____ Don't know _____

Q.9 When your relative is ready to move, what size unit would he or she prefer? Please check one.

Studio _____ One bedroom _____ Two bedrooms _____ Three bedrooms _____

If 2 or 3 bedrooms, please explain the anticipated living arrangement _____

Q.10 To better determine how much LACL would need to raise and/or borrow, please describe whether and what you can afford to contribute to your relative's housing independence. _____

Q.11 Are you willing and/or able to contribute toward the cost of a housing unit? (circle one) Y / N

If yes, how would you anticipate contributing?

> Contributing equity toward purchase by LACL (circle one) Y / N

> Purchasing a unit freehold for your relative (circle one) Y / N

> Paying a portion of rent on an apartment owned by LACL (circle one) Y / N

Is there a maximum you would consider? (circle one) Y / N

If yes, what is that maximum, whether equity, purchase price, or portion of rent? _____



APPENDIX 3: PROMOTIONAL PIECE

Affordable Housing for a Special Population

The Langley Community Living Housing Coalition is a group of Langley parents and self advocates who are actively pursuing an innovative affordable housing solution for people with developmental disabilities. We have been working together since early 2008 to come up a way to provide secure, supported, independent housing for our adult children. Our kids have been living at home with us and it is time for them to gain more freedom, just as any young adult would like to do. Group homes and living with other families are not what we have in mind. We want to see them in their own apartments in the community with support provided as needed.

We think we may have found a solution!

A local residential developer has agreed to partner with us and provide some newly developed condo units at a discounted price. The apartments would be owned by the Langley Association for Community Living (LACL) and rented affordably to our children. The apartments will be a community asset for many years to come because LACL is committed to the long term. Our adult children, or others with developmental disability, will be able to rent these apartments for as long as they wish.

We need your help!

There are many financial contributors, but we are still in need of more support to make sure the rents are affordable. Your donation can help to make our vision a reality.

Please help us to make people with developmental disabilities a part of our community, not a community apart.

For more information contact:

Teresa Griffiths

Langley Association for Community Living
604-534-8611 Extension 30