



Developing an Indicator Model for Inclusive Housing

2019



CANADIAN ASSOCIATION
FOR COMMUNITY LIVING
ASSOCIATION CANADIENNE POUR
L'INTÉGRATION COMMUNAUTAIRE

Diversity includes. On se ressemble.

PEOPLE
FIRST
OF CANADA



PERSONNES
D'ABORD
DU CANADA

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Purpose and Context: Why Make a “Housing Inclusivity Model”

My Home My Community (MHMC) is a national partnership initiative of the Canadian Association for Community Living (CACL) and People First of Canada.

This multi-year national initiative works to ensure people with a developmental disability have the same housing choices, safety, and stability as everybody else.

As part of the National Housing Strategy, the Government of Canada has committed to producing 2,400 new housing units for people with a developmental disability. This is a once-in-a-generation federal investment in housing.

It is a priority for this investment to produce *inclusive* affordable housing. To help with that, MHMC is developing a model that can help measure the inclusiveness of housing.

What is Inclusion?

- People live healthier and more fulfilling lives when they are included in a social environment.
- Inclusion: Connecting basic need for social relationships with integration into the community.
- Individuals are not confined to a specific community, but are able to access, contribute to, and participate in the broader community.

Social inclusion is defined by the Canada Mortgage and Housing Corporation (CMHC) within the context of the National Housing Strategy as “the process of improving the terms on which individuals and groups take part in society - improving the ability, opportunity, and dignity of those disadvantaged on the basis of their identity. It is a situation in which individuals have the resources and opportunities to be involved in society to an extent that is satisfactory to them. Working towards social inclusion means finding and using measures to reduce barriers that restrict the resources and opportunities of disadvantaged groups.”

What is Housing Inclusivity?

Housing inclusivity is defined as the degree to which a person's home either *contributes* or *presents* barriers to their participation in the broader community. A housing situation may be more or less inclusive, based on the degree to which a person's primary residence, the structure that residence is a part of, and the neighbourhood in which the person lives:

- Presents or eliminates barriers to activities of daily living due to physical or mental conditions or health problems;
- Is a home-by-choice, and not the result of congregation of people in a housing unit, development or neighbourhood, based on a demographic characteristic;
- Presents barriers or enhances capabilities to, on an equal basis with others in society:
 - Participate in the social and economic life of their community;
 - Be recognized and valued as a full member of their neighbourhood;
 - Realize their rights to liberty, security of the person and equality and non-discrimination, consistent with the Canadian Charter of Rights and Freedoms;
 - Live independently and be included in the community.

There is a Legislative Basis for Inclusion

Evolution of law and policy has led to ideological shifts that result in the promotion of inclusion and belonging.

International	Federal	Provincial/Territorial
<p>UN Convention on the Rights of Persons with Disabilities (CPRD), which Canada ratified in 2010</p>	<p>Canadian Charter of Rights and Freedoms</p> <p>Canadian Human Rights Act</p> <p>Accessible Canada Act (Bill C-81)</p>	<p>Provincial-Territorial Human Rights Codes</p> <p>Accessibility legislation (e.g., Accessibility for Ontarians with Disabilities Act; Accessibility for Manitobans Act; Nova Scotia Accessibility Act)</p> <p>Developmental Disability Specific Legislation (e.g., Services and Supports to Promote the Social Inclusion of Persons with Developmental Disabilities Act - Ontario)</p>

Development Process

The Housing Inclusivity Indicator Model was developed in an iterative process, adopting a rapid iteration approach with multiple rounds of research and consultation to inform each successive iteration.

Inputs into development:

Research	Expert Consultation	Lived Experience Consultation	Technical Development
<ul style="list-style-type: none"> • Literature review • Data scan • Conceptual analysis 	<ul style="list-style-type: none"> • ONPHA Conference Workshop • 3 consultation sessions with experts from range of fields: <ul style="list-style-type: none"> - statistical analysis - public policy - disability - policy evaluation - health - housing 	<ul style="list-style-type: none"> • ACL Federation meeting • National Federal Policy Forum • Consultations (4) with people with lived experience, including: <ul style="list-style-type: none"> - self advocates - family members - frontline support and housing providers 	<ul style="list-style-type: none"> • Coding and structure of model • Draws elements from the Framework to create a tailored tool to evaluate proposals for housing

Project Outputs: Framework and Model

1. **Conceptual Framework to understand how inclusivity is experienced, and how it connects to housing**
 - Provides evidence from established literature on the connections between housing and inclusivity
 - Establishes five different domains of life at which inclusivity is experienced
 - Unit of analysis: the person
 - Establishes basis for numerous potential evaluative models covering various stages of housing lifecycle
2. **Model to evaluate proposal for a housing development that includes designated units for persons with a developmental disability**
 - Purpose: To examine how inclusive a *housing development* is for people with a developmental disability
 - Assigns an inclusivity score to a development
 - Unit of analysis: housing development/redevelopment proposal
 - Used to evaluate: the design, development or redevelopment including units for people with a developmental disability
 - Relevant for: Developers, CMHC, other funders looking to produce more inclusive housing

The Framework: The connections of housing and inclusivity

The Framework Highlights Where Inclusion and Housing Meet

There are five domains used to organize the Framework. Three of them are already used by CMHC to evaluate housing. The Framework expands these to include all the different levels at which housing and inclusivity intersect.

Each domain gives insight into a different level of human life and how inclusivity and housing intersect.

While three of the five domains are aligned with CMHC's established definitions, inclusivity and housing cannot be measured without all of the five domains.

Domains at which Inclusivity is Experienced

Person

An individual. Many factors specific to a person impact their opportunity for inclusion. This is not about a person's "ability", but about the supports and other factors connected to that person, that enable them to participate.

Indicators in this domain would be population specific, and could be adjusted for other populations.

Household

A group of people living together. These people may or may not be related.

Dwelling

The four walls that make up the "home". This could be a suite, an apartment, a house, etc.

Already used by CMHC

Structure

The building that houses the dwelling. (In the case of a house, the dwelling and structure would be the same.)

Neighbourhood

A geography within a larger city, town, suburb or rural area with high face-to-face social interaction among members.

Indicators will be the same for everyone.

How the Framework Informed the Model

The Housing Inclusivity Framework:

- Established the conceptual framework which highlights the elements that connect housing and inclusivity;
- Enabled project researchers to understand how housing inclusivity is experienced by an individual;
- Allowed researchers to identify the characteristics in housing that are connected to more inclusive outcomes for people.

From the Framework, and through further research and consultation with subject matter and lived experience experts, five pillars were identified that could be assessed at a development or proposal level, as indications of the likelihood of that development contributing to inclusivity for residents.

Adoption of the pillars in the Housing Inclusivity Model shifts the unit of analysis from the person to the building. *In this way, developments and redevelopments can be evaluated using the model regardless of whether or not the development is tenanted.*

Applying the Evaluation Model

Five Domains:

Person

Household

Dwelling

Structure

Neighbourhood



Applied lens:

What can a developer influence to improve outcomes in these domains for people with developmental disabilities?



Five Pillars of developing inclusive housing for people with developmental disabilities:

Participation

Support Arrangements

Dwelling

Structure

Neighbourhood

Evaluation Model: How a proposal indicates the likelihood of producing inclusive housing

The Model: Overview

Purpose: To evaluate the inclusivity within housing development proposals that include a least one unit designated for households including a person with a developmental disability.

The Model:

- is specific to the needs of persons with a developmental disability
- may be applied to a proposal for a development or redevelopment
- assigns the development an overall inclusivity score
- Assumes following parameters:
 - Development includes units for persons with a developmental disability
 - There is a partner in place responsible for support arrangements

Uses for the Model

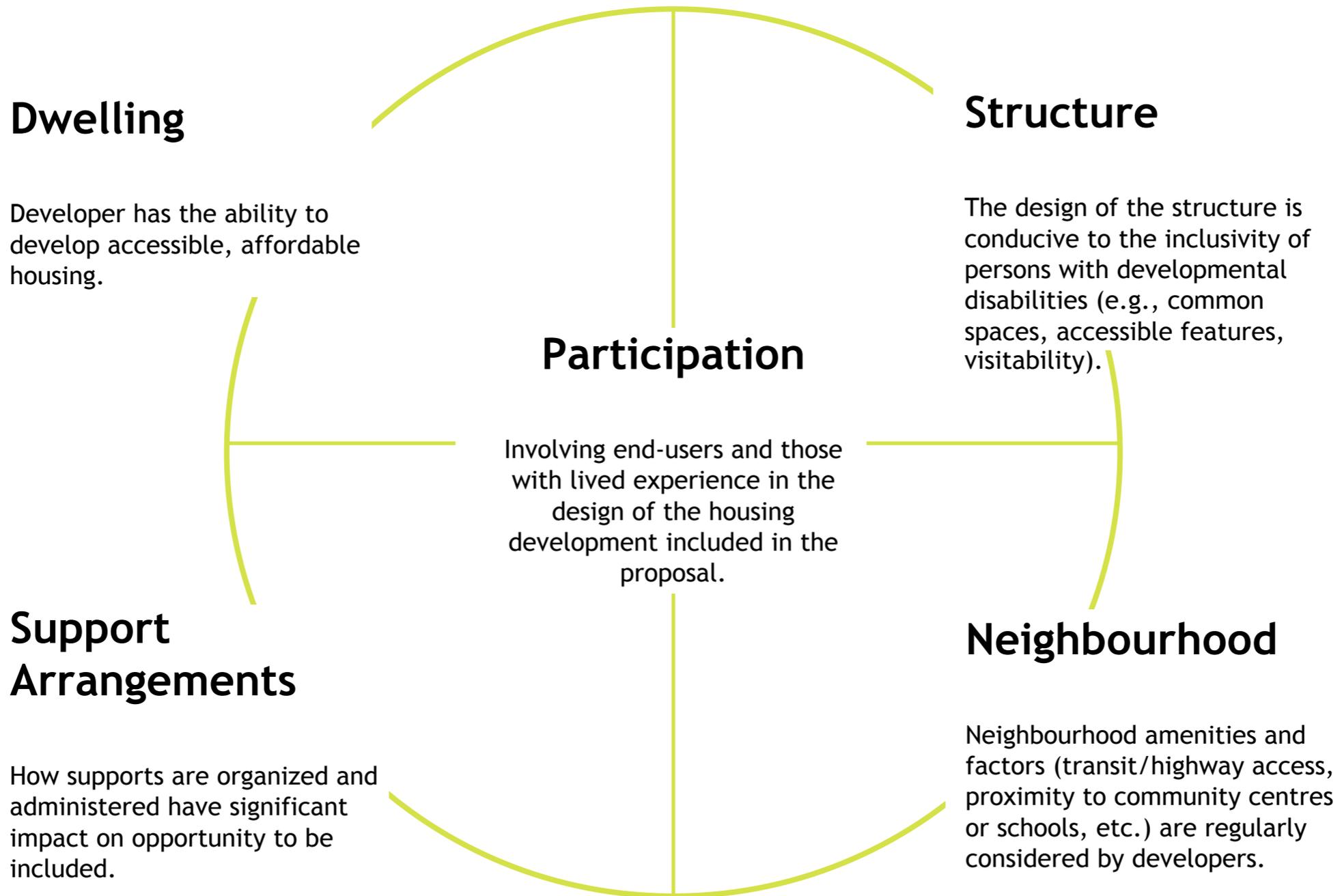
The Model is designed to be a tool for:

- developers,
- housing providers,
- funders/financiers,
- city planning officials,
- researchers,

and others interested in assessing and improving the potential for housing development or redevelopment to produce more inclusive outcomes for residents.

Five Pillars of Inclusive Housing Development

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

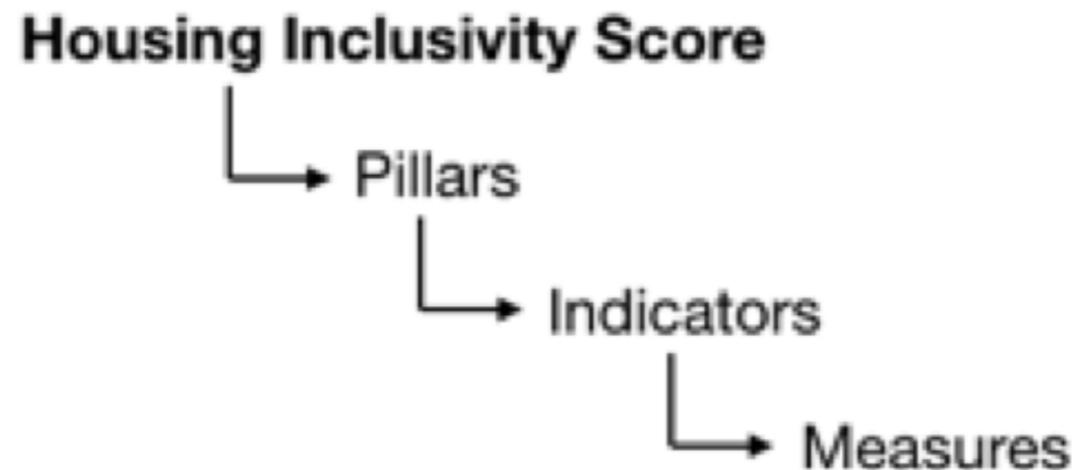


The Structure of the Model

Each pillar contains a set of indicators and measures that correspond to a development's likelihood of being inclusive.

- **Indicator:** Indicators refer to the category of characteristics that have been shown to contribute to more inclusive housing.
- **Measure:** Specific isolated factors that can be used to gauge the indicator. Measures are as simple as possible, and we can use many measures within each indicator.

This hierarchy can be illustrated as:



The Five Pillars and Indicators

Participation	Support Arrangements	Dwelling	Structure	Neighbourhood
<ul style="list-style-type: none"> • Involving persons with lived experience in the design of housing development in proposal • Involving partnering support provider in the design of the housing development in proposal 	<ul style="list-style-type: none"> • Personal choice • Community linkage plans for support • Tenure stability • Individualized supports 	<ul style="list-style-type: none"> • Affordability • Visitability 	<ul style="list-style-type: none"> • Dispersion • Social connection • Safety • Visitability 	<ul style="list-style-type: none"> • Proximity to services • Safety • Transportation • Community readiness for inclusion

Rationale for Indicator Selection

Participation	Support Arrangements	Dwelling	Structure	Neighbourhood
<ul style="list-style-type: none"> • <u>Involving persons with lived experience in the design of housing development in proposal</u> • <u>Involving partnering support provider in the design of the housing development in proposal</u> 	<ul style="list-style-type: none"> • Personal choice • Community linkage plans for support • Tenure stability • Individualized supports 	<ul style="list-style-type: none"> • Affordability • Visitability 	<ul style="list-style-type: none"> • Dispersion • Social connection • Safety • Visitability 	<ul style="list-style-type: none"> • Proximity to services • Safety • Transportation • Community readiness for inclusion

Rationale: People with developmental disabilities and their networks are best positioned to advise on the design of the development and should be consulted.

Rationale for Indicator Selection

Participation	Support Arrangements	Dwelling	Structure	Neighbourhood
<ul style="list-style-type: none"> Involving persons with lived experience in the design of housing development in proposal Involving partnering support provider in the design of the housing development in proposal 	<ul style="list-style-type: none"> <u>Personal choice</u> Community linkage plans for support Tenure stability Individualized supports 	<ul style="list-style-type: none"> Affordability Visitability 	<ul style="list-style-type: none"> Dispersion Social connection Safety Visitability 	<ul style="list-style-type: none"> Proximity to services Safety Transportation Community readiness for inclusion

Rationale:
 Recognizing the autonomy and independence of persons with developmental disabilities means allowing them the freedom and opportunity to make choices with regards to their living arrangements. Having basic control over your living space and the ability to make decisions about what you do in that space are integral to achieving inclusion.

During consultations with disability service providers, participants cited tenure stability as vital to persons with developmental disabilities.

Rationale for Indicator Selection

Participation	Support Arrangements	Dwelling	Structure	Neighbourhood
<ul style="list-style-type: none"> Involving persons with lived experience in the design of housing development in proposal Involving partnering support provider in the design of the housing development in proposal 	<ul style="list-style-type: none"> Personal choice <u>Community linkage plans for support</u> Tenure stability Individualized supports 	<ul style="list-style-type: none"> Affordability Visitability 	<ul style="list-style-type: none"> Dispersion Social connection Safety Visitability 	<ul style="list-style-type: none"> Proximity to services Safety Transportation <u>Community readiness for inclusion</u>

Rationale:
 A liveable neighbourhood involves opportunities for residents to actively engage, participate and be included beyond the boundaries of their own residence.

Proactive linkages between community organizations and housing developers and support providers can facilitate inclusion for people with developmental disabilities by enabling them to engage with other individuals, organizations and public spaces in the community. These active linkages provide residents with opportunities to participate in and contribute to the broader community, in order to live a healthier and more fulfilling life.

Rationale for Indicator Selection

Participation	Support Arrangements	Dwelling	Structure	Neighbourhood
<ul style="list-style-type: none"> Involving persons with lived experience in the design of housing development in proposal Involving partnering support provider in the design of the housing development in proposal 	<ul style="list-style-type: none"> Personal choice Community linkage plans for support <u>Tenure stability</u> <u>Individualized supports</u> 	<ul style="list-style-type: none"> Affordability Visitability 	<ul style="list-style-type: none"> Dispersion Social connection Safety Visitability 	<ul style="list-style-type: none"> Proximity to services Safety Transportation Community readiness for inclusion

Rationale:

People with developmental disabilities are more likely to live on their own if they have adequate supports available to them. Supported living would facilitate the independence of individuals, enhance their well-being and allow them to live a more fulfilling life, in addition to providing the opportunity to engage and contribute to the community.

Many individuals face challenges with regards to financial considerations such as pension programs, estate planning, and mortgages. In addition, people with developmental disabilities are often at higher risk of being evicted due to challenges related to behaviour, noise, or cleanliness.

Rationale for Indicator Selection

Participation	Support Arrangements	Dwelling	Structure	Neighbourhood
<ul style="list-style-type: none"> Involving persons with lived experience in the design of housing development in proposal Involving partnering support provider in the design of the housing development in proposal 	<ul style="list-style-type: none"> Personal choice Community linkage plans for support Tenure stability Individualized supports 	<ul style="list-style-type: none"> <u>Affordability</u> Visitability 	<ul style="list-style-type: none"> Dispersion Social connection Safety Visitability 	<ul style="list-style-type: none"> Proximity to services Safety Transportation Community readiness for inclusion

Rationale: According to Canada’s National Housing Strategy, people with disabilities are more than twice as likely to live on a low-income when compared to people without disabilities. Access to affordable housing as emphasized in the National Housing Strategy is central to inclusion. Affordability issues such as repair difficulties, dealing with problematic landlords, frequent moves, and the stigma associated with poor housing quality can result in social exclusion.

The measure of 80% of median market rents for unit type was used for this indicator. Note, however, this definition is not affordable for many people with developmental disabilities, many of whom rely on social assistance. We propose that the CHMC explore a more accurate way of calculating housing affordability for people with developmental disabilities.

Rationale for Indicator Selection

Participation	Support Arrangements	Dwelling	Structure	Neighbourhood
<ul style="list-style-type: none"> Involving persons with lived experience in the design of housing development in proposal Involving partnering support provider in the design of the housing development in proposal 	<ul style="list-style-type: none"> Personal choice Community linkage plans for support Tenure stability Individualized supports 	<ul style="list-style-type: none"> Affordability <u>Visitability</u> 	<ul style="list-style-type: none"> Dispersion Social connection Safety <u>Visitability</u> 	<ul style="list-style-type: none"> Proximity to services Safety Transportation Community readiness for inclusion

Rationale:
 Dwellings should allow for visitors to come and go as they please, without disturbing other tenants. If units are insufficient, inaccessible, or in need of repair, individuals may become socially isolated or experience poor health as a result. Furthermore, accessible housing has been shown not only to benefit people with developmental disabilities, but people with mobility challenges, young families, or the elderly.

Rationale for Indicator Selection

Participation	Support Arrangements	Dwelling	Structure	Neighbourhood
<ul style="list-style-type: none"> Involving persons with lived experience in the design of housing development in proposal Involving partnering support provider in the design of the housing development in proposal 	<ul style="list-style-type: none"> Personal choice Community linkage plans for support Tenure stability Individualized supports 	<ul style="list-style-type: none"> Affordability Visitability 	<ul style="list-style-type: none"> <u>Dispersion</u> Social connection Safety Visitability 	<ul style="list-style-type: none"> Proximity to services Safety Transportation Community readiness for inclusion

Rationale:
 During consultations with disability service providers, participants described residence mix as the heart of inclusivity. To develop truly inclusive communities, service providers recommended moving away from designated areas for people with disabilities towards a diverse and more proportional representation of the population. People with a developmental disability should not be forced to live together in a specific area of the structure, resulting in their further stigmatization. A development supporting household diversity can facilitate social interaction among groups who might not otherwise interact.

Rationale for Indicator Selection

Participation	Support Arrangements	Dwelling	Structure	Neighbourhood
<ul style="list-style-type: none"> Involving persons with lived experience in the design of housing development in proposal Involving partnering support provider in the design of the housing development in proposal 	<ul style="list-style-type: none"> Personal choice Community linkage plans for support Tenure stability Individualized supports 	<ul style="list-style-type: none"> Affordability Visitability 	<ul style="list-style-type: none"> Dispersion <u>Social connection</u> Safety Visitability 	<ul style="list-style-type: none"> <u>Proximity to services</u> Safety <u>Transportation</u> Community readiness for inclusion

Rationale:
 People with a developmental disability are consistently found to be among the most socially excluded populations. At the building level, a well-planned structure would encourage casual social interaction, which would help people with disabilities expand their social networks and improve health and well-being. It is important that in the neighbourhoods they live, people with a developmental disability have easy access to amenities such as groceries, medical centres, and social and financial institutions and transportation, particularly if they have difficulties with mobility.

Rationale for Indicator Selection

Participation	Support Arrangements	Dwelling	Structure	Neighbourhood
<ul style="list-style-type: none"> Involving persons with lived experience in the design of housing development in proposal Involving partnering support provider in the design of the housing development in proposal 	<ul style="list-style-type: none"> Personal choice Community linkage plans for support Tenure stability Individualized supports 	<ul style="list-style-type: none"> Affordability Visitability 	<ul style="list-style-type: none"> Dispersion Social connection Safety Visitability 	<ul style="list-style-type: none"> Proximity to services Safety Transportation Community readiness for inclusion
<p>Rationale: Canadians with disabilities are almost twice as likely to be victims of violent crime. The safety of their surroundings is essential to their quality of life. If people feel safe in their communities, they are more likely to engage and participate in them. A 2013 study by the Senate of Canada found that a reduction in crime on vulnerable populations was integral to increasing social inclusion.</p>				

Weighting Scenarios

There are many elements that contribute to an inclusive housing situation. Not all are necessarily equal.

For this reason, weighting was built into the model to enable the model to reflect the relative impact of various indicators and pillars.

The research team recommends developing a consistent weighting ratio, with some customization for distinct situations such as rural or urban developments.

Further research and extensive consultation is required to arrive at preferred weighting. For illustrative purposes, the model contains three pre-defined weighting scenarios:

- 1. Even Distribution:** Weighting distributed equally across all five pillars and equally across all indicators
- 2. Dispersion-focused:** Structure is assigned 40%, the other four pillars 15% and equal distribution across all indicators
- 3. Support Arrangement-focused:** Support Arrangements is assigned 40%, the other four 15% and equal distribution across all indicators.

The Housing Inclusivity Model: A Walkthrough

MHMC P-Model (1.05A) Search Sheet

Home Insert Draw Page Layout Formulas Data Review View

Paste B I U A A Conditional Formatting Format as Table Cell Styles Cells Editing Ideas Sensitivity

B25 fx 7. If an error is shown, please read it carefully. It may indicate where the problem lies, for example in the TargetType or HighLow columns of the Measures tab.

CMHC Inclusive Housing Scoring Model

If you are scoring a proposal, click this button... [User](#)

1. Only the tabs you need to score a proposal are visible.
2. Start with the Proposal tab, continuing through the five pillars on your way to the Summary tab, which shows all the indicator scores and provides an overall score.
3. Throughout the tabs, enter values into the WHITE cells.
4. Hovering your cursor over the name of the measure will pop up instructions to help you provide an answer.
5. You can enter "NA" for any measure, so long as AT LEAST ONE measure for every indicator has a non-NA value. For those indicators that ONLY have one measure, it cannot be "NA".
6. For Yes/No questions, enter "Y" or "N". For number scale questions (0 - 100) questions, enter a number between 0 and 100.
7. For the **Structure** and **Dwelling** tabs, the values must be entered for EACH structure in the proposal. By default, you can enter up to five. If more are needed, follow instructions on those tabs.
8. Please ensure that the structures listed in the Structure and Dwelling tabs match. For example, if structures A, B and C are specified in the Structure tab, **those same three** should be entered in the Dwelling tab.

If you are administering the scoring model, click this button... [Administrator](#)

1. Note that **five** different tabs now show.
2. The first three (**Pillars, Indicators and Measures**) tabs (in dark blue) list the master tables that underlie the model. Each is sorted according to Pillar, Indicator and Measure, in that order.
3. Of these, the five last columns on the Measures tab have values that you may want to adjust: **TargetType, HighLow, Target, Ceiling and Weight**.
4. Of these five adjustable columns, the **Weight** is the one you would likely be most interested in changing. Please ensure that the total weights for a given indicator total 100%.
5. The **Weighting** tab (in red) lists the three pre-defined weighting scenarios, whose values can be adjusted. New weighting scenarios can be added (see accompanying instructions).
6. The **Global Params** tab (in red) lists the error messages used as well as the global lookup tables, of which there is one currently for the Designated PwDD Dwelling measure (Dispersion).
7. If an error is shown, please read it carefully. It may indicate where the problem lies, for example in the TargetType or HighLow columns of the Measures tab.

Start Here Pillars Indicators Measures Weighting Global Params +

MHMC P-Model (1.05A)

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Master List of Pillars

PCod	Pillar	Definition	Source	Sort
A	Participation	Stakeholders, including prospective residents, representatives of people with developmental disabilities, support providers, community services and resident organizations, can communicate and engage with the developer in the design process. They have good access to clear information early and repeatedly in process, and are given opportunity to share their views with the developer.	City of Calgary, "Affordable Housing Development and Design Guidelines," online: http://www.calgary.ca/CS/OLSH/Documents/Affordable-housing/Affordable%20Housing%20Development%20adn%20Design%20Guideline%202012%20Update.pdf?noredirect=1	1
B	Neighbourhood	Neighbourhood is generally defined spatially as a specific geographic area and functionally as a set of social networks. Neighbourhoods are the spatial units in which face-to-face social interactions take place. Neighbourhoods are fundamental to the quality of life of persons with disabilities. They provide access to crucial services and facilitate the development of their social connections.	Schuck, Amie and Dennis Rosenbuaum 2006 "Promoting Safe and Healthy Neighborhoods: What Research Tells Us about Intervention." The Aspen Institute	2
C	Support Arrangement	The arrangement through which a resident's needed disability-related supports will be delivered to their unit, with options for such arrangements ranging from: 1) assistive technology (e.g. emergency response and communications systems; 2) roommates; 3) case-management or community navigation supports, provided by a government or community agency; 4) individualized personal support services (part-time in-home supports) managed by the individual with individualized funding and back-up support as needed from a community agency; and/or 5) an arrangement where a community services or home care agency is responsible for delivering supports to residents with developmental disabilities.	"Housing and Support Options for People with Intellectual and Developmental Disabilities," online: https://colemanfoundation.typepad.com/files/housing_support_options_people_w_idd_2013.pdf	3
D	Structure	A Residential structure, movable or immovable, permanent or temporary, that is adapted for both human residence and lodging.	https://definitions.uslegal.com/r/residential-structure/	4
E	Dwelling	The type of living quarters in which a person resides. Private dwelling refers to a separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of some other person or group of persons.	Statistics Canada, http://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=323163)	5

Master List of Indicators

ICoc	Pillar	Indicator	Definition	Source
I01	Participation	Participation	The user has input into design.	Community Wellbeing: A Framework for the Design Professions, The Conference Board of Canada, (2018)
I11	Neighbourhood	Proximity to Services	Living close to food, shopping, health services, banking and social/sports clubs and other amenities.	Levasseur, Mélanie et al. "Associations between perceived proximity to neighborhood resources, disability, and social participation among community-dwelling older adults: results from the VoisiNuAge study", Archives of physical medicine and rehabilitation vol. 92,12 (2011): 1979-86. https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3566226/MR17
I12	Neighbourhood	Transportation	This refers to whether there is accessible transportation available in individual's neighbourhood.	ACCESSIBLE TRANSIT IN CANADA: Building On The Benefits. Canadian Urban Transit Association.2013 - http://cutaactu.ca/sites/default/files/issue_paper_42_e.pdf
I13	Neighbourhood	Safety	The degree to which people living in their neighbourhood are likely to be free from victimization by others.	85-004-X Measuring Crime in Canada: Introducing the Crime Severity Index and Improvements to the Uniform Crime Reporting Survey
I14	Neighbourhood	Community Readiness for Inclusion	Amount and richness of associational life for community members results from community organizational capacity to proactively reach out to and enable residents of the neighbourhood to link to and participate in social, support, recreational, economic and other opportunities in the community.	Lived experience consultation
I21	Support Arrangement	Personal Choice	The degree to which an individual has control over the basic elements of their home and what goes on inside it.	Community Living British Columbia, "Inclusive Housing: Advancing Good Lives in Welcoming Communities," (2016): 9, https://www.communitylivingbc.ca/wp-content/uploads/2018/03/Inclusive-Housing-Forum-Report-July-2016.pdf
I22	Support Arrangement	Community Linkage Plan	Community agencies mandated to support vulnerable populations with community access, individualized supports, and violence prevention and response are accessible. They have strategies for inter-agency collaboration and to reach out to and respond to vulnerable persons in the housing structure.	Lived experience consultation
I23	Support Arrangement	Tenure Stability	The extent to which households who occupy rented dwellings can make a home and stay there, to the extent that they wish to do so, subject to meeting their obligations as a tenant.	Routhier, Giselle. "Beyond Worst Case Needs: Measuring the Breadth and Severity of Housing Insecurity Among Urban Renters," Housing Policy Debate.(2018).
I24	Support Arrangement	Individualized Support	Any good, service or environmental adaptation which assists persons with disabilities to overcome limitations in carrying out activities of daily living, and to participating in the social, economic, political and cultural life of the community.	Nova Scotia (2013), Roadmap for Transforming the Nova Scotia Services to Persons with Disabilities Program
I31	Structure	Dispersion	The pattern of distribution of individuals within a habitat.	Walker, S. E. (2011) Density and Dispersion. Nature Education Knowledge 3(10):3 https://www.nature.com/scitable/knowledge/library/density-and-dispersion-19688035
I32	Structure	Safety	Physical characteristics of the structure that contribute to the safety of its users.	BC Housing Provider Kit: Security, Safety & Emergency Preparedness Guide http://www.bchousing.org/publications/Housing-Provider-Kit-Security-Safety-and-Emergency-Preparedness-Guide.pdf
I33	Structure	Social Connection	Physical characteristics of a structure that enable a spontaneous or planned interaction among residents, allowing the experience of belonging and relatedness between people.	https://www.fastcompany.com/3033036/an-apartment-tower-designed-to-help-residents-make-friends ; Daneshpanah, S., Li, P. (Ariel), & Grover, R. (2015, April 28). Fostering social interactions within communal spaces within high-rise residential buildings on UBC Campus: https://open.library.ubc.ca/ciRcle/collections/graduateresearch/66428/items/1.0216548#downloadfiles
I34	Structure	Visitability	Providing accessibility to visitors of all ability and mobility levels.	https://www.cmhc-schl.gc.ca/en/housing-observer-online/2016-housing-observer/why-visitability-housing-matters
I41	Dwelling	Visitability	Providing accessibility to visitors of all ability and mobility levels.	https://www.cmhc-schl.gc.ca/en/housing-observer-online/2016-housing-observer/why-visitability-housing-matters
I42	Dwelling	Affordability	The National Housing Strategy defines affordable housing as 80% of median market rents for unit type . Note, however, this definition is not affordable for many PwDD, who may rely on the shelter amount under the Ontario Disability Support Program (ODSP).	https://www.placetocalhome.ca/pdfs/Canada-National-Housing-Strategy.pdf

Master List of Measures

MCod	Pillar	Indicator	Measure	Definition	Source of Response	TargetType	HighLow	Target	Ceiling	Weight
M001	Participation	Participation	... safety measures	See measures associated with Safety Indicators in both Neighbourhood and Structure pillars	Yes/No. Were stakeholders involved in the design of safety measures?	YN	H	100%		20%
M002	Participation	Participation	... accessibility	See Visitability measures in both Structure and Dwelling pillars	Yes/No. Were stakeholders involved in the design of accessibility?	YN	H	100%		20%
M003	Participation	Participation	... social connections	See Social Connection measures in Structure pillar	Yes/No. Were stakeholders involved in the design of social connections?	YN	H	100%		20%
M004	Participation	Participation	... community readiness	See Community Readiness measure in Neighbourhood pillar	Yes/No. Were stakeholders involved in the design of community readiness?	YN	H	100%		20%
M005	Participation	Participation	Contribution of support provider in design	Has the support provider (entered in the Proposal tab) contributed to the design of the housing development?	Yes/No. Has the support provider contributed to the design of the housing development included in this proposal?	YN	H	100%		20%
M101	Neighbourhood	Proximity to Services	Walkability	Walk Score measures the walkability of any address using a patented system. For each address, Walk Score analyzes hundreds of walking routes to nearby amenities. Points are awarded based on the distance to amenities in each category. Amenities within a 5-minute walk (.25 miles) are given maximum points. A decay function is used to give points to more distant amenities, with no points given after a 30-minute walk. Walk Score also measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density.	0-100. Access on www.walkscore.com home page. Enter the primary address of the proposed development.	STD	H	100		100%
M102	Neighbourhood	Transportation	Access to public transit	The Transit Score algorithm calculates a score for a specific point by summing the relative "usefulness" of nearby routes. "Usefulness is defined as the distance to the nearest stop on the route, the frequency of the route, and type of route. Transit Score works in any city where the transit agencies publish data in the GTFS format.)	0-100. Access on www.walkscore.com home page. Enter the primary address of the proposed development.	STD	H	100		50%
M103	Neighbourhood	Transportation	Access to accessible public transit	This refers to whether there is accessible transportation available in the neighbourhood.	Yes/No. Most cities (including some small ones) have a website and that website includes information on transit and whether the transit has accessibility options.	YN	H	100%		50%
				The crime rate measures the incidence of crime. The exact definition depends on the locality and what crime-related statistics are tracked. The ideal measure is the Crime Severity Index (CSI), which enables Canadians to track changes in the severity of police-reported crime from year to year. It does so by taking into account not only the change in volume of a particular crime, but also the relative	0-6%. Use appropriate localized crime rate statistic or proxy. The Crime Severity Index (CSI) can be used, however it is only reported at the city level and thus has					

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Weighting Scenarios

Instructions
 To add additional weighting scenarios, enter values in the next available row and ensure that percentages total 100% (this can be done for both the Pillars Weighting table and Indicators Weighting table).
 Once added, it will become available in the Proposal tab.

PILLARS

Scenario	Scenario Name	Description	A	B	C	D	E	Total
DP	Dispersion	Structure is assigned 40%, the other four 15%.	15%	15%	15%	40%	15%	100%
ED	Even Distribution	Distributed equally across all five pillars	18%	28%	18%	18%	18%	100%
SA	Support Arrangements	Support Arrangements is assigned 40%, the other four 15%.	15%	15%	40%	15%	15%	100%

INDICATORS

Scenario	Scenario Name	Description	I01	Parti	I11	I12	I13	I14	Hood	I21	I22	I23	I24	SA	I31	I32	I33	I34	Struc
DP	Dispersion	Structure: Dispersion = 55%, others 15%; Neighbourhood: Community Readiness = 55%, others 15%; SA: Linkage Plans = 35%, Personal Choice = 35%, others 15%	100%	100%	15%	15%	15%	55%	100%	35%	35%	15%	15%	100%	55%	15%	15%	15%	100%
ED	Even Distribution	Distributed equally across all indicators	100%	100%	25%	25%	25%	25%	100%	25%	25%	25%	25%	100%	25%	25%	25%	25%	100%
SA	Support Arrangements	Distributed equally across all indicators	100%	100%	25%	25%	25%	25%	100%	25%	25%	25%	25%	100%	25%	25%	25%	25%	100%

Areas for Future Research

Affordability - We recommend further research to develop a new method of calculating housing affordability for persons with a developmental disability, possibly comprised of one or a composite of three of the following available data sources:

- The shelter component of Social Assistance
- The average income of a person with a developmental disability by province
- The average income by household that include persons with disabilities

Weighting - Real-life testing of the model and assessment of model results against actual outcomes for residents would help inform calibration of both the weighting strategy and the targets chosen for measures.

Adaptable Housing - Throughout the design of the model, Adaptable Housing was considered as possible measure. However, due to the volume of design criteria involved in its implementation, it did not fit within the usability parameters of the model. Future research isolating a limited set of measures pertaining to adaptable housing would strengthen the model.

Dispersion - Dispersion emerged strongly from consultations, but suffers from a lack of formal research. Greater research into the effects of dispersion and evidence-gathering through use of the model would help build a body of work to build from strong anecdotal basis. *My Home My Community* is currently coordinating research in this area.

Developing the Tool: Next Steps

- We are actively seeking funding for phase II of this work.
- The purpose of phase II is to further develop and operationalize the model by field testing the framework on pilot sites, in order to see how the tool responds and determine areas where the tool could be strengthened.
- Phase II will focus on field testing and operationalizing the model, refining remaining gaps and developing a user-friendly tool that can be implemented in development planning.

Questions? Contact

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