ACDS

Safe, Affordable Housing

Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

FULL REPORT

September 2025

Table of Contents

Executive Summary | Introduction

Individuals with developmental disabilities are vulnerable to the current decreases in market availability and affordability occurring across Alberta. The housing crisis requires urgent and comprehensive solutions to ensure safe, stable, and affordable living environments for individuals with developmental disabilities. While urgent solutions are needed, there is not a common vision or understanding of the unique housing needs across the disability sector, provincially or federally, nor an agreed-upon set of principles to guide the development of those solutions.

With these challenges in mind, the objective of this report is to:

- Provide the context of the needs and current state for housing for individuals with developmental disabilities in Alberta

- Propose a framework of guiding principles for inclusive, affordable housing

- Summarize the challenges, and potential improvements based on learnings from other jurisdictions

- Identify short- and long-term actionable solutions to address the housing crisis for Albertans with developmental disabilities

This work was informed by information gathered through:

- **ACDS Housing Survey –** Data was collected from a housing-focused survey issued by ACDS to its member organizations.

- **ACDS Conversations with Self-Advocates –** ACDS met with self-advocates at the Disability Action Hall to discuss housing challenges, desired vision and principles, and to collect primary resources developed by Albertans with disabilities.

- **Stakeholder Engagement –** Interviews held by KPMG with service providers who support individuals with developmental disabilities from Alberta and British Columbia (BC).

- **Jurisdictional Scan –** Research conducted by KPMG into leading and promising practices in Alberta and in other provinces and countries. Participants in the stakeholder engagement shared examples of relevant practices that were included in the Jurisdictional Scan.

Safe, Affordable Housing: Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

4

Executive Summary | Guiding Principles

Guiding principles were developed through information captured in conversations with self advocates with developmental disabilities and service providers, and from documents with perspectives from self advocates.

Guiding principles for housing individuals with developmental disabilities

Individuals with developmental disabilities have unique housing and support needs. Addressing housing and support needs together allows individuals to optimize their independence and quality of life.

Personal Choice

Supports

Affordability

Belonging

Accessibility

Stability

Safety

All individuals, regardless of ability, have a right to appropriate options for quality community living.

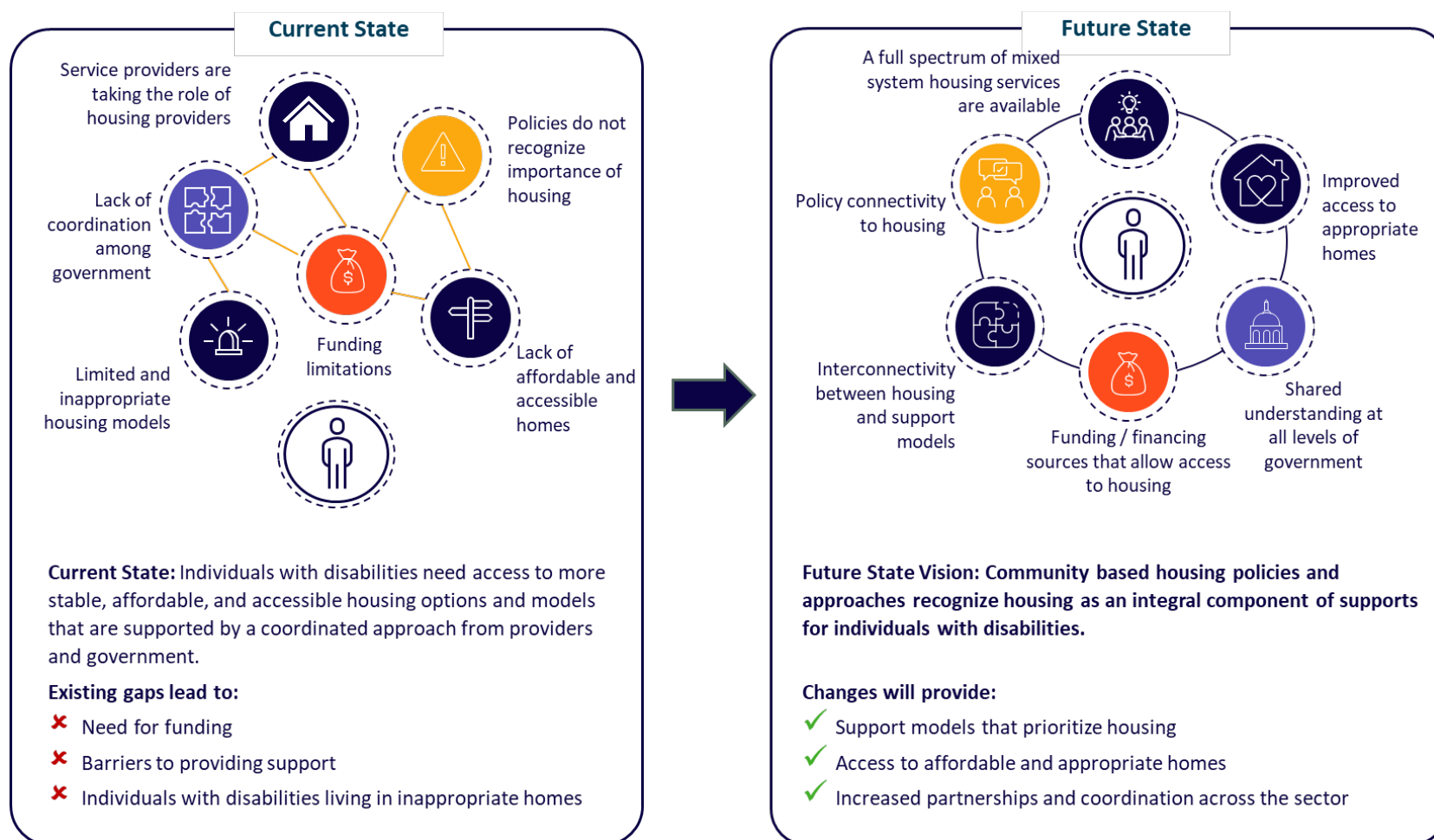| Principle	Description
Personal choice	Individuals with developmental disabilities have a range of housing options that respect their personal preferences and dignity. Individuals have meaningful and realistic options for individual autonomy and enhanced quality of life.
Affordability	Affordable housing options are available to individuals with developmental disabilities, ensuring they can access stable, long-term homes without financial strain.
Accessibility	Housing is designed with universal accessibility in mind, ensuring that individuals with developmental disabilities can live independently and comfortably in homes that accommodate their unique needs. Accessibility includes a range of personalized accommodations and safeguards that support a spectrum of needs. An individual's home is updated to reflect increases in their accessibility needs, within realistic constraints.
Safety	Individuals with developmental disabilities live in well-maintained, home-like (not institutional) environments that ensure physical and emotional safety through flexible safety measures tailored to their needs. Additionally, the homes support the safety of the support staff and community that surrounds the individual.
Stability	Individuals with developmental disabilities have access to safe, long-term housing options that are responsive to their changing needs over time, including their need to age in place. There is a shared understanding of the importance of housing continuity across service providers and all levels of government. Housing options are not solely driven by short-term solutions dependent on funding.
Belonging	Individuals with developmental disabilities are integrated into inclusive communities. By fostering opportunities for social, educational, and economic participation, housing and support services create a sense of belonging and engagement, where individuals are valued and connected to those around them.
Supports	The diverse and evolving needs of individuals with developmental disabilities are recognized and accommodated. Supports are adaptable and flexible to enable individuals to live as independently as possible. Housing plays a crucial role in ensuring that the right supports can be provided, and that supports can be changed as an individual's level of need changes.

Executive Summary | Current vs. Desired Future State

In the current state, challenges and gaps are found in policy, funding, coordination and partnerships, and housing approaches.

In the desired future state, housing is envisioned as an integral component of supports for individuals with developmental disabilities.

Legend
- 🟡 **Policy**
- 🔴 **Funding**
- 🟣 **Coordination and partnerships**
- ⚫ **Housing approaches**

Current State

Service providers are taking the role of housing providers

Policies do not recognize importance of housing

Lack of coordination among government

Funding limitations

Limited and inappropriate housing models

Lack of affordable and accessible homes

Future State

A full spectrum of mixed system housing services are available

Policy connectivity to housing

Improved access to appropriate homes

Interconnectivity between housing and support models

Funding / financing sources that allow access to housing

Shared understanding at all levels of government

Current State: Individuals with disabilities need access to more stable, affordable, and accessible housing options and models that are supported by a coordinated approach from providers and government.

Existing gaps lead to:
- ✖ Need for funding
- ✖ Barriers to providing support
- ✖ Individuals with disabilities living in inappropriate homes

Future State Vision: Community based housing policies and approaches recognize housing as an integral component of supports for individuals with disabilities.

Changes will provide:
- ✓ Support models that prioritize housing
- ✓ Access to affordable and appropriate homes
- ✓ Increased partnerships and coordination across the sector

Executive Summary │ Overarching Challenges

Four overarching themes in the challenges faced around housing for individuals with developmental disabilities in Alberta:

	Policy	The provincial system for housing supports is not integrated with the system for disability supports. Policy such as licensing requirements do not reflect the realities and needs of individuals with developmental disabilities. Some service providers of individuals with more complex needs are stepping into the role of housing provider to ensure the housing needs of the individuals they serve are met.
	Coordination and partnerships	There are no structures in place to support service providers taking on the role of housing provider in coordination with others in the sector, government, or developers.
	Housing approaches	Just as there are varying types of developmental disabilities, there are a wide array of housing needs across the sector. For individuals with low support needs, standard affordable housing options are generally sufficient. Individuals with more complex needs require more tailored or purpose-built housing to meet their needs and support appropriate service delivery. An individual's needs will also change across their lifespan; individuals with developmental disabilities have unique needs around aging in place.
	Funding	Individuals in service are often unable to afford the market cost of rent. Service providers are generally not funded to provide housing or to cover the maintenance costs of the housing stock they own. Service providers could also benefit from access to financing options to purchase their own housing stock.

Safe, Affordable Housing: Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

7

Estimated degree
of change required

L	Low
M	Medium
H	High

Executive Summary | Recommendations

The following initial recommendations are proposed to address the challenges observed in the sector, with the long-term goal of establishing policies and approaches that recognize community-based housing as an integral component of supports for individuals with developmental disabilities.

Area of Focus	Recommendations	
Policy	A. Take a unified approach to housing with Alberta Assisted Living and Social Services	L
	B. Identify housing as a core support within the scope of Persons with Developmental Disabilities	H
	C. Identify strategies and resources under Alberta's affordable housing strategy, *Stronger Foundations*, to support individuals with developmental disabilities	M
	D. Develop new community living accommodation standards	M
	E. Improve coordination and alignment across the various requirements that apply to service-provider run housing	L
Coordination and partnerships	F. Implement a disability housing innovation hub	L
	G. Facilitate connections and incentivize developers to partner with service providers in the sector and develop accessible housing	L
Housing approaches	H. Conduct a provincial housing needs assessment for individuals with developmental disabilities	M
	I. Align supports for individuals with developmental disabilities to age in place	M
	J. Fund housing navigators to support individuals with developmental disabilities in finding homes	M
Funding	K. Seek opportunities within Assured Income for the Severely Handicapped and Persons with Developmental Disabilities funding to address gaps in funding needs for housing	H
	L. Facilitate access to financing options for service providers to acquire homes	L
	M. Implement funding to support maintenance and accessibility costs associated with housing individuals with developmental disabilities	H

Executive Summary | Recommendations | Policy

These initial recommendations are based on the information gathered and workshops with the Housing Task Team.

Estimated degree of change required

L	Low
M	Medium
H	High

Category	Recommendations	Description	
Policy	A. Take a unified approach to housing within ALSS	Leverage the new ALSS Ministry structure to develop a unified approach on issues related to housing individuals with developmental disabilities. This would require the Ministry to bring together divisions and supports that were previously spread across multiple portfolios within the Government of Alberta and multi-stakeholder groups together to coordinate across shared issues.	L
	B. Identify housing as a core support within the scope of PDD	Expand Disability Services' scope of funded services to include housing as a core support for PDD-eligible individuals unable to access appropriate housing on their own. This is particularly critical for individuals complex medical or support needs. Recognize housing as interrelated with and integral to the array of safe, appropriate, and successful supports provided by PDD.	H
	C. Identify strategies and resources under Alberta's affordable housing strategy, *Stronger Foundations*, to support individuals with developmental disabilities	Currently, Alberta's 10-year plan to improve and expand affordable housing identifies *people with disabilities* as a target population. While some individuals with developmental disabilities also have physical disabilities, many do not and are not clearly included in this target population. However, individuals with developmental disabilities are also vulnerable to inadequate housing or homelessness. Resources and strategies should be identified to support this population.	M

Executive Summary | Recommendations | Policy (cont.)

Estimated degree of change required

L	Low
M	Medium
H	High

These initial recommendations are based on the information gathered and workshops with the Housing Task Team.

Category	Recommendations	Description	
Policy (cont.)	D. Develop new community living accommodation standards	This recommendation echoes ACDS's Recommendations for Effective and Appropriate Facilities Licensing, which calls to: (1) Replace existing continuing care accommodation licensing requirements with a new set of simplified core standards based on principles and practices supporting dignity, and the right to personal freedoms, self-determination, and independence that are appropriate for community living homes (regardless of number of residents), and (2) Establish a threshold for the new standards to apply to community living homes with the current accommodation licensing requirements, applicable only where the number of residents far exceeds those typical in personal homes such that the setting resembles a facility-based care site.	M
	E. Improve coordination and alignment across the various requirements that apply to service-provider run housing	Build a common understanding across the sector, including provincial and municipal government and service providers, of the varying codes, standards and requirements that impact service providers developing, renovating or maintaining housing. Increase coordination and consistency across these requirements.	L

Executive Summary | Recommendations | Coordination and Partnerships

Estimated degree of change required

L	Low
M	Medium
H	High

These initial recommendations are based on the information gathered and workshops with the Housing Task Team.

Category	Recommendations	Description	
Coordination and partnerships	F. Implement a disability housing innovation hub	Create a mechanism for collaboration and development that brings together players from across the sector. Service providers could leverage this platform to build partnerships with government, developers, technology companies, etc. and access support and resources for innovative solutions. An innovation or seed grant funding program could be established as part of the platform to enable service providers to pilot innovative ideas.	L
	G. Facilitate connections and incentivize developers to partner with service providers in the sector and develop accessible housing	Establish mechanisms for connection and financial incentives to foster collaboration between developers and service providers. This enhanced partnership aims to drive the development of dedicated, purpose-built housing initiatives for individuals with developmental disabilities.	L

Executive Summary | Recommendations | Housing Approaches

Estimated degree of change required

	L	Low
	M	Medium
	H	High

These initial recommendations are based on the information gathered and workshops with the Housing Task Team.

Category	Recommendations	Description	
Housing approaches	H. Conduct a provincial housing needs assessment for individuals with developmental disabilities	Conduct a comprehensive housing needs assessment to understand current unmet needs across the province by type of need and location and forecast future housing requirements for the sector based on available data to support informed decision making around resource allocation.	M
	I. Align supports for individuals with developmental disabilities to age in place	Bring systems together to provide aging individuals with developmental disabilities holistic social and medical supports to age in place through better alignment and integration with Assisted Living Alberta, and through removal of program and policy barriers.	M
	J. Fund housing navigators to support individuals with developmental disabilities in finding homes	Establish and fund dedicated housing navigator roles under ALSS to assist individuals in accessing appropriate housing. These professionals should provide personalized support in navigating housing systems, applying for subsidies, liaising with landlords, and coordinating with service providers. Housing navigators could also identify systemic barriers and advocate for solutions that align with the unique needs of individuals.	L

Executive Summary | Recommendations | Funding

Estimated degree of change required

L	Low
M	Medium
H	High

These initial recommendations are based on the information gathered and workshops with the Housing Task Team.

Category	Recommendations	Description	
Funding	K. Seek opportunities within AISH and PDD funding to address gaps in funding needs for housing	Explore and advocate for opportunities within the AISH and PDD programs to better reflect and address the housing-related financial needs of individuals with developmental disabilities. This includes identifying current funding limitations, proposing adjustments or enhancements to existing supports, and ensuring that housing costs are adequately covered.	H
	L. Facilitate access to financing options for service providers to acquire homes	Support service providers to access financing options, making it easier for them to purchase housing stock and tailor it to the needs of the individuals they serve. Access to traditional financing options is very limited for non-profit organizations without dedicated housing funding.	L
	M. Implement funding to support maintenance and accessibility costs associated with housing individuals with developmental disabilities	Since service providers are unable to increase rents for affordable housing they own, their existing housing stock is at risk of being divested due to ongoing maintenance costs. Provide funding for landlords and service providers to address the costs of conducting renovations to create tailored housing and for ongoing maintenance costs required to appropriately and safely house individuals with developmental disabilities. This could include providing contract flexibility to service providers to allow for the use of surplus dollars for covering required maintenance costs.	H

Safe, Affordable Housing: Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

13

Introduction

Safe, Affordable Housing: Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

14

Background

Across Canada, challenges with stable, affordable housing have risen to the top of public and government agendas. Within the disability sector, these challenges are even more acute, as Albertans with developmental disabilities are more vulnerable to changes in market availability and affordability. In 2023, 57% of community disability services organizations were providing services to individuals who were having difficulty making rental or mortgage payments; [1] since this data was published in early 2024, shelter costs in Alberta (accounting for rental costs, mortgage rates, and utilities) have increased by another 4%.[2] Further, 47% of community disability services organizations felt their ability to provide housing services in 2024/25 was at moderate to high risk due to increasing costs.[3] More and more, Albertans with developmental disabilities are in danger of losing their housing, or are living in unsafe or unaffordable units. This means there are significant risks for a highly vulnerable population, as well as threats to the effectiveness of investments by the Province in support services for Albertans with developmental disabilities – support services alone will not help people to thrive if they do not have safe, stable housing.

While urgent solutions are needed, there is not a common vision or understanding of the unique housing needs across the disability sector, provincially, federally, in municipal contexts, nor an agreed-upon set of principles to guide the development of solutions. Alberta Council of Disability Services (ACDS) and its member organizations are working to build a shared vision for housing for adults with developmental disabilities to chart a better path forward.

With that broader purpose in mind, the objective of this report is to:

- Provide the context of the needs and current state for housing for individuals with developmental disabilities in Alberta

- Propose a framework of guiding principles for inclusive, affordable housing

- Summarize the challenges, and potential improvements based on learnings from other jurisdictions, and

- Identify short- and long-term actionable solutions to address the housing crisis for Albertans with developmental disabilities.

ACDS and its member organizations look forward to partnering with Alberta Assisted Living and Social Services (ALSS) , other Ministries, federal and municipal governments, and non-governmental partners to strengthen housing for individuals with developmental disabilities in alignment with the findings and recommendations in this report.

[1] Source: Alberta Council of Disability Services. January 2024. Sector Scanner 2023.
[2] Source: Statistics Canada. Accessed June 4, 2025. "Table 18-10-0004-13 Consumer Price Index by product group, monthly, percentage change, not seasonally adjusted, Canada, provinces, Whitehorse, Yellowknife and Iqaluit." StatCan.gc.ca. doi.org/10.25318/1810000401-eng.
[3] Source: Alberta Council of Disability Services. January 2025. Sector Scanner 2024.

Methodology

This work was informed by information gathered through; additional details about each can be found on the following pages:

- **ACDS Housing Survey –** Data was collected from a housing-focused survey issued by ACDS to its member organizations

- **ACDS Conversations with Self-Advocates –** ACDS met with self-advocates at the Disability Action Hall to discuss housing challenges, desired vision and principles, and to collect primary resources developed by Albertans with disabilities.

- **Stakeholder Engagement –** Interviews held by KPMG with service providers who support individuals with developmental disabilities from Alberta and British Columbia (BC)

- **Jurisdictional Scan –** Research conducted by KPMG into leading and promising practices in Alberta and in other provinces and countries. Participants in the stakeholder engagement shared examples of relevant practices that were included in the Jurisdictional Scan.

Analysis of the findings from these information gathering activities identified the following four areas of focus:

- **Policy –** the government direction, legislation, regulations, licensing requirements, etc. that guide decisions around housing for individuals with developmental disabilities

- **Coordination and partnerships –** the structures and relationships that support service providers, advocacy organizations, government, the private sector and other players in the developmental disability sector to work together

- **Housing approaches –** the models and approaches used to facilitate and provide housing for individuals with developmental disabilities

- **Funding –** the dollars available to the sector through contract funding, grants, payments to individuals, and financing needed for individuals with developmental disabilities to access safe and quality housing that meets their needs

These four areas are used in the following pages to organize findings, analysis, and recommendations.

It is essential that solutions are informed by those who work shoulder to shoulder every day to support Albertans with developmental disabilities. To support the analysis and the development and refinement of recommendations, ACDS formed a Housing Task Team made up of service providers with experience across the housing continuum.

Methodology | Housing Survey

A survey was conducted by ACDS of its member organizations to gather their perspectives on housing for individuals with developmental disabilities in Alberta. The survey was distributed by email to ACDS member organizations. It remained open for approximately 2 weeks from February 11-24, 2024. The survey was sent out to 130 participants and had a 31% response rate.* Out of 40 responses, 39 indicated that their organization provides residential support.

The survey included the following open-ended questions:

- What does the right to inclusive, accessible, and respectful housing for individuals with disabilities mean to you and your organization?

- What values and principles do you think should be embedded in this vision of inclusive, accessible, and respectful housing?

- Please give specific examples of how your organization puts these values and principles into practice in the way you deliver residential supports. In addition to the examples provided in the previous question, are there other unique or different ways in which your organization delivers residential supports that you would like to share?

- What are some of the challenges that stand in the way of your organization being able to deliver services that result in inclusive, accessible, and respectful housing?

- What immediate actions could be taken to solve some of these challenges and meet critical needs?

- What longer-term, transformative actions could be put into place to solve some of the more difficult or systemic challenges?

- Are there any policies or practices related to housing that have been implemented elsewhere that you think the CDS sector in Alberta should consider?

- What are the challenges in supporting individuals to age in place? How are you currently addressing them? What actions and solutions would help address these challenges more effectively?

- What are the challenges in accessing existing accessible housing for individuals in service? How are you currently addressing them? What actions and solutions would help address these challenges more effectively?

- What are the challenges with either building new accessible housing or renovating existing housing to improve accessibility? How are you currently addressing them? What actions and solutions would help address these challenges more effectively?

Analysis was conducted to identify themes across the responses. Appendix A contains more detailed analysis of these responses which informed the development of the findings and recommendations.

Note: Statistical findings from the survey should be interpreted with caution as they may not adequately represent the view of all service providers.

Methodology | ACDS Conversations with Self-Advocates

ACDS met with the Disability Action Hall via Zoom in early 2025 to discuss housing difficulties, vision, solutions, and resources.

Participants shared first-hand accounts highlighting their challenges in locating and affording housing throughout Alberta. Additionally, they supplied ACDS with historical documents related to housing, previously produced by the Disability Action Hall, the Self Advocacy Federation, and other self-advocates in Alberta.

These resources are included in the list of the information collected for the Jurisdictional Scan in Appendix B.

Methodology | Stakeholder Engagement

Interviews were conducted with participating service providers in Alberta and BC to gain an understanding of the issues, partnerships, and practices of service providers in the developmental disability housing sector. BC was included in the engagement sessions because its different approach to housing provides a useful comparison. Additional details about BC's model can be found on page 30.

Consultations were held with the following groups:

Alberta

- Accessible Housing Calgary

- Aspire Homes

- Onward Homes

- Parkland Community Living and Supports Society

- Scope Society

- Skill Society

- Taproot

- Winnifred Stewart Association

British Columbia

- A participant previously involved with affordable housing groups in BC

- Community Living BC

Each provider was posed with the following questions to determine challenges and housing approaches in their respective province.

- What role does your organization play in housing for individuals with developmental disabilities?

- What issues are you seeing in the accessible housing sector?

- What organizations, if any, do you partner with to deliver accessible housing?

- What government support, including funding, supports your housing initiatives, if any?

- How do your values and principles regarding accessible housing shape the way you deliver housing programs?

- What accessible housing strategies have you tried / are you currently trying?

- To what extent do you anticipate increasing the provision of housing for individuals with developmental disabilities in the near future?

Appendix C contains more details on the responses to these questions.

Methodology | Jurisdictional Scan

To inform the framework, a desktop scan of publicly available information was conducted about initiatives and organizations in the accessible housing sector across Canada and internationally. This review was not intended to be comprehensive, but rather to provide insights into the various ways housing for individuals with developmental disabilities is being addressed.

The selection of organizations / jurisdictions included in the scan considered the following characteristics, to ensure a variety of perspectives were included:

- The location - organizations across Canada and from other countries

- The type of service – including housing delivery, service delivery, advocacy organizations, etc.

The jurisdictional scan set out to answer the following questions:

- What policies exist in the housing sector for vulnerable populations?

- What organizations provide some form of housing or benefit to people with disabilities?

- What funding is available for accessible housing?

- What are the key challenges and issues the sector is currently facing?

- What innovative solutions are currently present in the sector?

The jurisdictional scan also included publicly available documents by advocacy organizations that shared first-hand experiences and perspectives of individuals with developmental disabilities around housing.

For additional details about the initiatives and organizations that were explored as part of the jurisdictional scan, see Appendix B.

Methodology | Housing Task Team

In December 2023, in response to concerns from members about inflationary and housing market pressures, ACDS brought together selected members with broad experience across the housing continuum to guide and inform ACDS' knowledge of the housing ecosystem, and to provide an initial understanding of the issues, practices, and potential solutions related to finding and maintain safe, affordable and accessible housing. In February 2025, the Housing Task Team was reconvened to support the current project, and have done so in several important ways, including:

- Reviewed initial survey data summary and identifying gaps for targeted engagement (over email)

- Participated in a series of in-person workshops to: review and validate the findings; review and refine draft recommendations

- Provided insights, clarity, and additional information or resources as needed throughout the duration of the project

Housing Task Team Members

- Ann Marie LePan. Robin Hood Association, Edmonton

- Ben King. Robin Hood Association, Edmonton

- Ben Weinlick. Skills Society, Edmonton

- Darla Mohan. Quest Support Services, Lethbridge

- Donna Phillips. Taproot Community Support Services, Edmonton (multi-regional, and BC)

- Emily Ruttan. Winnifred Stewart Association, Edmonton

- Janice Gerbrandt. Rehoboth Christian Ministries, Edmonton (multi-regional)

- Keith Geddes. Vecova Centre for Disability Services and Research, Calgary

- Kelly Holmes-Binns. Vecova Centre for Disability Services and Research, Calgary

- Pam McGladdery. Universal Rehabilitation Services Agency, Calgary

- Ryan Geake. Calgary SCOPE Society, Calgary

Current Context and Desired Future State

Context

Supports to access to affordable housing

Having a safe and affordable place to call home is core to one's ability to live and contribute in society. In addition, like all Albertans, individuals with developmental disabilities require a mix of supports and services to thrive in their communities. The existence of a developmental disability, however, often compounds the complexity to access supports; moreover, individuals with unique needs may require tailored responses, including supports to help them find and keep a safe and affordable home.

Housing gap

Historically, individuals with developmental disabilities have received income through Alberta Income for the Severely Handicapped (AISH) and funding for support services through Persons with Developmental Disabilities (PDD) program. While AISH funding is intended to cover the cost of housing, it has not kept up with rising housing costs, leaving many individuals unable to afford safe housing, putting their stability and wellness at risk. Some individuals with developmental disabilities live with their families by choice while some would prefer to live independently but are unable to do so because of the lack of access to affordable housing. For individuals with more complex needs, market housing is often insufficient to meet their needs – market housing makes them vulnerable to eviction, is not affordable to them, and is not tailored or purpose-built to accommodate their physical, sensory, and support needs. With some exceptions, PDD does not include housing in the scope of its funded services. However, for individuals with complex needs, appropriate housing is critical to successful service delivery.

Ad hoc solutions

Given the gap in appropriate housing, many individuals with developmental disabilities, their families, and their service providers are struggling to ensure they are safely and appropriately housed. To address this gap, some service providers have purchased housing stock to provide access to housing, and to ensure their services can be provided in environments that are both safe and appropriate for the individual and safe for their support staff. Service providers do not have access to the funding and financing options they need to be able to do this in a sustainable way, or on a broader scale to meet all of the existing need.
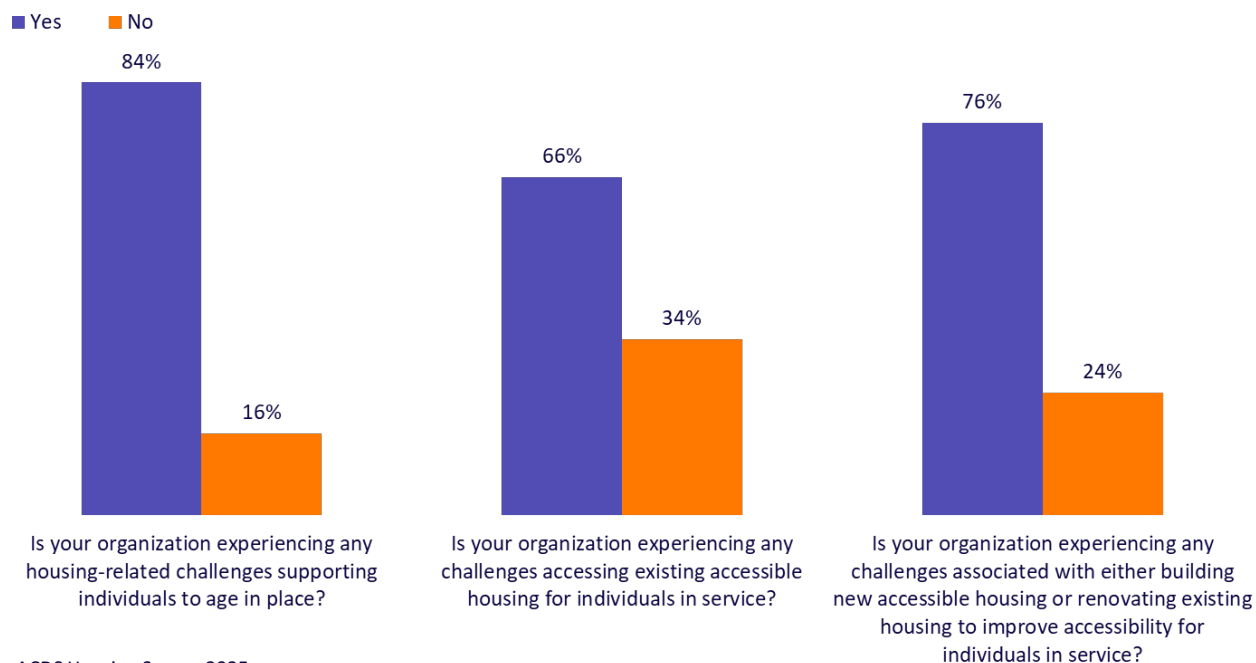
Context (cont.)

Sector-reported challenges

The service providers who responded to the ACDS Housing Survey noted that they are experiencing housing-related challenges. 84% of respondents shared challenges with supporting individuals to age in place. 66%, noted challenges accessing existing accessible housing, and a further 76% listed challenges building or renovating housing for individuals in service.

> "Accessibility means more than wheelchair ramp and some blue and white signs"
>
> - Participant of Rights to Roofs

Figure 1: Sector challenges around housing

■ Yes   ■ No

- Is your organization experiencing any housing-related challenges supporting individuals to age in place? — Yes 84%, No 16%
- Is your organization experiencing any challenges accessing existing accessible housing for individuals in service? — Yes 66%, No 34%
- Is your organization experiencing any challenges associated with either building new accessible housing or renovating existing housing to improve accessibility for individuals in service? — Yes 76%, No 24%

Source: ACDS Housing Survey 2025.

Current opportunity

The current structure of Alberta Assisted Living and Social Services brings together many of the areas impacted by these issues into one Ministry – including income supports, disability support services, assisted living, community health care, and housing.

This presents the opportunity to look at the issues around housing for individuals with developmental disabilities holistically to identify ways that the needs of individuals can be better met.

It is anticipated that this can be done in part through redistribution of funding within the Ministry, and in some contexts with a reduction to the overall cost to government.
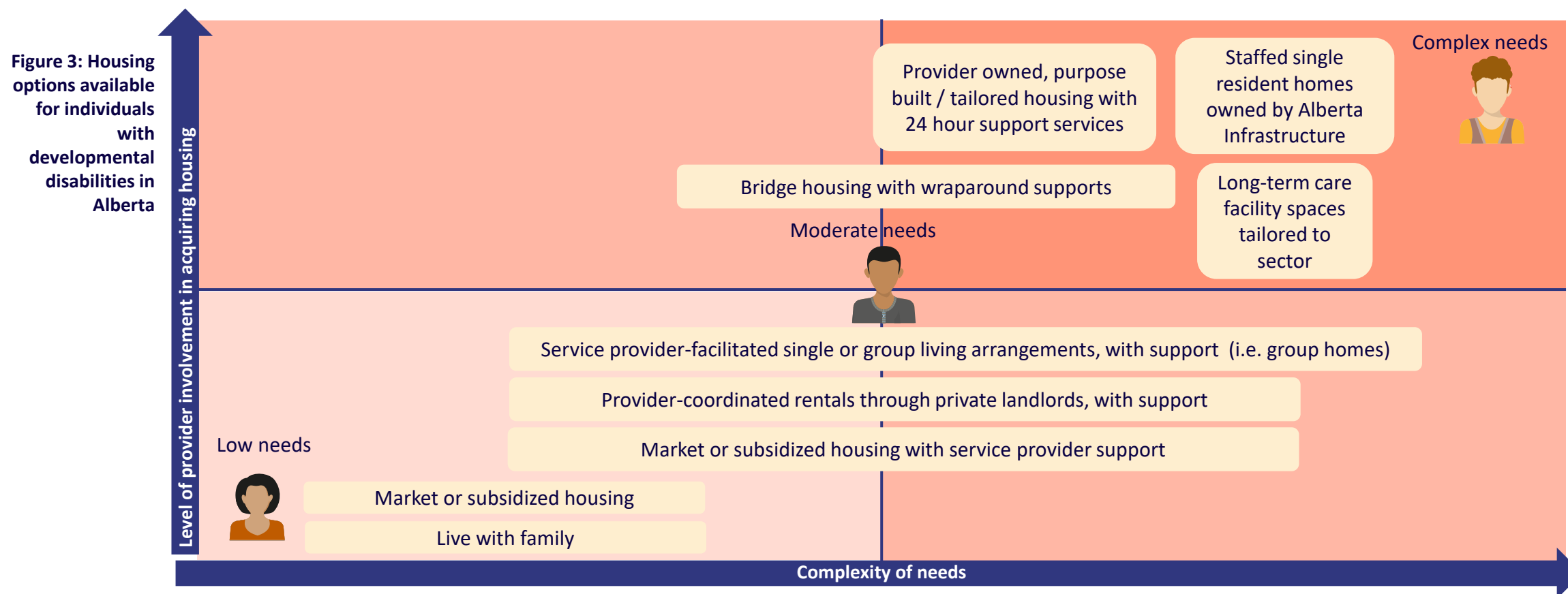
An Array of Housing Needs

Individuals with developmental disabilities have a wide array of housing needs. For some, like the example on the left below, affordability is the main barrier and so affordable housing options like rent-geared-to income may meet their needs. Others may require housing with more tailored features or support working with their landlord in order to maintain housing. For a small segment of individuals with highly complex needs, they require purpose built or highly tailored housing, protected from eviction and integrated with their support services. The examples in Figure 2 are not meant to represent all individuals with developmental disabilities in the PDD program, but rather to show varying levels of need and how those needs impact their housing requirements.

Figure 2: Example housing needs of individuals in service

Low needs	Moderate needs	Highly complex needs
Sophie is a mixed race woman in her 50s. Sophie loves music, games and swimming.	Joe is an 20 year old Cree man. He loves to be outside, play sports, and participate in Cree traditions and ceremonies.	Stephanie is a 35 year old white woman. She loves art and drawing and watching movies.
She has a Down's syndrome diagnosis.	Joe has a diagnosed developmental disability, abuse and trauma history, and minor medical needs.	She has a developmental disability, history of abuse and trauma, is experiencing mental illness and has significant safety considerations.
Sophie lives with a roommate and receives shared day supports. Sophie has support with community activities, life skill development, groceries, and medical appointments.	Joe resides in a home where he receives overnight supports shared among residents.	She previously lived in Alberta Hospital. She now lives in an overnight staffed residence with 24 hour care from two staff.

Complexity of needs →

Housing needs

Private apartment or home	Private apartment or home	Purpose built housing required; private market housing not suitable
May share with one or more roommate	Shared living arrangements	Intensive, integrated support services and supervision
Periodic support services	Daily support services with on-site staff	Specific accessibility, safety, and medical support features
Basic accessibility features	Tailored accessibility features	Full access to comprehensive amenities
Routine access to amenities	Increased access to amenities	24-hour access to health and emergency response systems

Current Housing Options

There is a wide array of housing models being accessed by individuals with developmental disabilities in Alberta. Current housing models include, but are not limited to, the following. Figure 3 demonstrates the variety of housing options and how suitability varies according to the level of need of the individual. It is also intended to demonstrate that the role of the service provider in providing housing may change depending on the level of individual need.
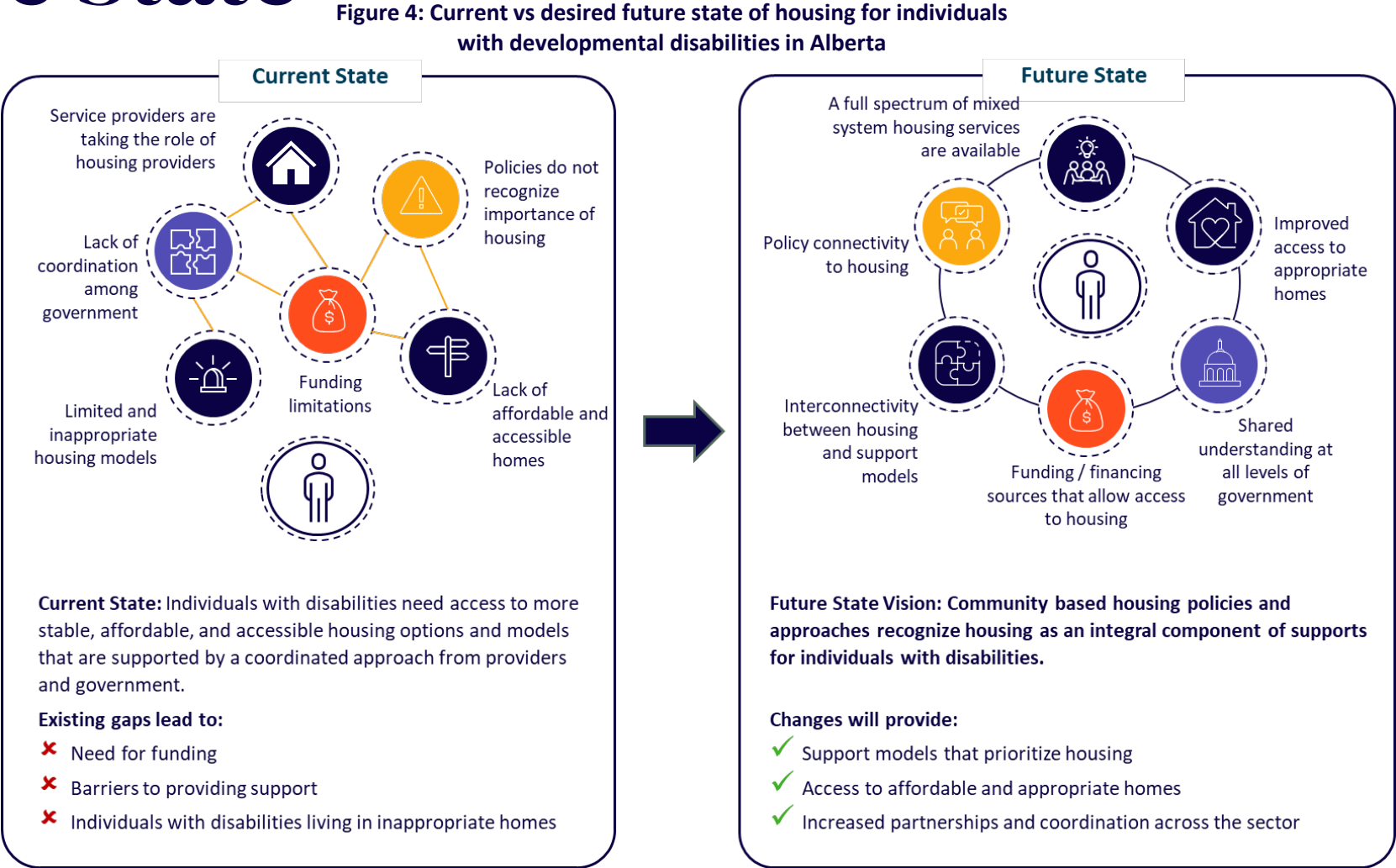

Figure 3: Housing options available for individuals with developmental disabilities in Alberta

Level of provider involvement in acquiring housing

Complex needs

Provider owned, purpose built / tailored housing with 24 hour support services

Staffed single resident homes owned by Alberta Infrastructure

Bridge housing with wraparound supports

Long-term care facility spaces tailored to sector

Moderate needs

Service provider-facilitated single or group living arrangements, with support (i.e. group homes)

Provider-coordinated rentals through private landlords, with support

Low needs

Market or subsidized housing with service provider support

Market or subsidized housing

Live with family

Complexity of needs

Desired Future State

Figure 4 illustrates the current state for housing in the developmental disability sector, alongside the desired future state.

In the desired future state, housing is envisioned as an integral component of supports for individuals with developmental disabilities.

Legend

🟠 Policy

🔴 Funding

🟣 Coordination and partnerships

⚫ Housing approaches

Figure 4: Current vs desired future state of housing for individuals with developmental disabilities in Alberta

Current State: Individuals with disabilities need access to more stable, affordable, and accessible housing options and models that are supported by a coordinated approach from providers and government.

Existing gaps lead to:

✖ Need for funding

✖ Barriers to providing support

✖ Individuals with disabilities living in inappropriate homes

Future State Vision: Community based housing policies and approaches recognize housing as an integral component of supports for individuals with disabilities.

Changes will provide:

✔ Support models that prioritize housing

✔ Access to affordable and appropriate homes

✔ Increased partnerships and coordination across the sector

Safe, Affordable Housing: Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

27

Guiding Principles

Guiding Principles

Figure 5 contains guiding principles developed through information captured in conversations with self advocates with developmental disabilities and service providers, and from documents with perspectives from self advocates.

The principles are intended to serve as a guide for decisions in creating policies or choosing housing for individuals with developmental disabilities.

The principles are a reflection of a point in time and of the perspectives of the contributing individuals and organizations. They are not meant to represent all perspectives in the sector; others may view these differently.

The principles are interconnected; some reinforce others, while others may create tension. For example, building homes that are safe and accessible may exist in tension with affordability. Part of the work of providing housing is finding a balance between the principles that best meets an individual's needs.

The following pages elaborate on the meaning of each principle.

Figure 5: Guiding principles for housing individuals with developmental disabilities

Individuals with developmental disabilities have unique housing and support needs. Addressing housing and support needs together allows individuals to optimize their independence and quality of life.

Personal Choice

Supports

Affordability

Belonging

Accessibility

Stability

Safety

All individuals, regardless of ability, have a right to appropriate options for quality community living.

Guiding Principles (cont.)

Personal choice   Individuals with developmental disabilities have a range of housing options that respect their personal preferences and dignity. Individuals have meaningful and realistic options for individual autonomy and enhanced quality of life.

Affordability   Affordable housing options are available to individuals with developmental disabilities, ensuring they can access stable, long-term homes without financial strain.

Accessibility   Housing is designed with universal accessibility in mind, ensuring that individuals with developmental disabilities can live independently and comfortably in homes that accommodate their unique needs. Accessibility includes a range of personalized accommodations and safeguards that support a spectrum of needs. An individual's home is updated to reflect increases in their accessibility needs, within realistic constraints.

Guiding Principles (cont.)

Safety　　Individuals with developmental disabilities live in well-maintained, home-like (not institutional) environments that ensure physical and emotional safety through flexible safety measures tailored to their needs. Additionally, the homes support the safety of the support staff and community that surrounds the individual.

Stability　　Individuals with developmental disabilities have access to safe, long-term housing options that are responsive to their changing needs over time, including their need to age in place. There is a shared understanding of the importance of housing continuity across service providers and all levels of government. Housing options are not solely driven by short-term solutions dependent on funding.

Belonging　　Individuals with developmental disabilities are integrated into inclusive communities. By fostering opportunities for social, educational, and economic participation, housing and support services create a sense of belonging and engagement, where individuals are valued and connected to those around them.

Supports　　The diverse and evolving needs of individuals with developmental disabilities are recognized and accommodated. Supports are adaptable and flexible to enable individuals to live as independently as possible. Housing plays a crucial role in ensuring that the right supports can be provided, and that supports can be changed as an individual's level of need changes.

Highlights of Findings

Key Themes

Analysis of the stakeholder engagement and research identified four overarching themes in the challenges faced around housing for individuals with developmental disabilities in Alberta, noted below. Additional details around challenges identified, solutions suggested and jurisdictional findings about each are laid out in the pages that follow.

Policy	*Broad provincial policy and regulation and licensing requirements do not reflect the unique housing needs of individuals with developmental disabilities.*	The provincial system for housing supports is not integrated with the system for disability supports. Policy such as licensing requirements do not reflect the realities and needs of individuals with developmental disabilities. Service providers for individuals with more complex needs are stepping into the role of housing provider to ensure the housing needs of the individuals they support are met.
Coordination and partnerships	*Additional supports for coordination are needed across the sector.*	There are no structures in place to support service providers taking on the role of housing provider in coordination with others in the sector, government, or developers.
Housing approaches	*Housing approaches need to be tailored to the varying needs of individuals with developmental disabilities, including as their needs change across their life.*	Just as there are varying types of developmental disabilities, there are a wide array of housing needs across the sector. For individuals with low support needs, standard affordable housing options are generally sufficient. Individuals with more complex needs require more tailored or purpose-built housing to meet their needs and support appropriate service delivery. An individual's needs will also change across their lifespan; individuals with developmental disabilities have unique needs around aging in place.
Funding	*There is insufficient funding to support access to safe and appropriate housing for individuals with developmental disabilities.*	Individuals in service are often unable to afford the market cost of rent. Service providers are generally not funded to provide housing or to cover the maintenance costs of the housing stock they own. Service providers could also benefit from access to financing options to purchase their own housing stock.

Policy

In Alberta, provincial government direction treats housing and support services as separate needs, resulting in a disconnect between housing and services at the policy level. Policy such as licensing requirements do not reflect the realities and needs of individuals with developmental disabilities, with requirements being unclear, non-existent or inappropriately rigorous. Service providers for individuals with more complex needs are stepping into the role of housing provider to ensure the housing needs of the individuals they support are met.

Challenges identified[1]

- **Disconnect between housing and support needs.** The disconnect between housing and services at the policy level in Alberta creates significant challenges for the sector. Housing is critical to successful supports for individuals with developmental disabilities and complex needs, however the current structure means that some individuals are housed in ways that do not meet their needs or allow for the support services they need to be provided safely. Some service providers have taken on the role of housing provider for individuals with complex needs to ensure they're housing appropriately supports the delivery of the services they need.

- **Limitations due to licensing regulations.** Current licensing and safety requirements for homes with more than three individuals limit implementation of housing solutions for individuals with developmental disabilities. These requirements are more appropriate for institutional settings, and introduce significant increased costs and processes that limit the number of individuals service providers are willing to support in each housing unit. There are also no licensing requirements to ensure the safety and quality of housing for groups of 3 or fewer individuals. Furthermore, contracts do not allow service providers flexibility to use funding to support housing.

> "Don't just help me find housing, give me the support I need while I am housed"
>
> - Participant of Rights to Roofs

[1] Source: Stakeholder consultations.

Policy (cont.)

Challenges identified[1] (cont.)

- **Bureaucratic burden.** Requirements around building codes, licensing and other requirements for congregate housing create significant complexity for housing providers. For example, one service provider noted the following list of standards / codes / requirements that their organization must adhere to in order to provide congregate housing.

  - Government of Alberta continuing care standards (which replaced the previous Supportive Living Accommodation Standards)

  - Government of Alberta business license requirements

  - Municipal requirements related to fire and / or development and business bylaws

  - Alberta Health Services inspections

While maintaining high quality and safe environments is critical, this breadth of requirements can be problematic.

  - Stringent requirements may create environments that are not homelike for individuals and that are not proportionate to the risks to that individual.

  - The requirements make it more difficult for service providers to provide housing, limiting the amount of housing stock available to individuals with developmental disabilities.

  - There are contradiction and lack of clarity across the requirements, creating complexity and costs for services providers.

  - Some of these requirements come with significant costs to service providers who are already bearing the costs of updating aging assets. The additional costs of meeting the above requirements can substantively compound the challenges of updating aging infrastructure.

[1] Source: Stakeholder consultations.

Policy (cont.)

Solutions suggested[1]

Service providers highlighted the following actions that would support them in addressing their challenges in the accessible housing sector as well as solve systemic challenges:

- Create a framework connecting housing, healthcare, and social services.

- Reduce barriers to streamline housing and support services access.

- Revise policies to support a diverse range of affordable housing options.

- Remove restrictive living standards for groups larger than three individuals.

- Create clear municipal guidelines for residential standards.

"PDD should make life easier for people with disabilities. Not put up roadblocks to a good life."

　　　- Participant of PDD Transformation

[1] Source: ACDS Housing Survey 2025

Spotlight on BC

Information about approaches to housing individuals with developmental disabilities in British Columbia (BC) was gathered through desktop research and interviews with individuals involved in the sector. The purpose of this information gathering was to identify the different ways that BC approaches housing to provide context to this analysis and the development of recommendations.

Key features of BC's housing supports for individuals with developmental disabilities are noted below. Other findings are highlighted throughout as appropriate.

Housing | BC Housing
A provincial Crown corporation mandated with developing housing in the province. They facilitate the Independent Living BC program which provides a range of subsidized housing options with built in support services across a range of eligibility criteria, including individuals with developmental disabilities.[1, 2]

Support Services | Community Living BC (CLBC)
A provincial Crown corporation, CLBC funds supports for adults with developmental disability. CLBC's scope includes supports to help individuals participate in the community, living their home, and for their and their families' wellbeing.[3]

Individual Funding | Persons with Disabilities (PWD)
Provides financial and health support for individuals with developmental disabilities.[4] Individuals accessing PWD may be eligible for a variety of rent support programs, including through BC Housing.

Engagement Findings | British Columbia[5]

Some participants in engagement sessions shared about collaboration across all of these aspects of support for individuals with developmental disabilities. However, they also noted that there are still barriers to individuals accessing appropriate housing, including insufficient housing stock and very high housing costs.

[1] Source: BC Housing. 2025. Subsidized Housing. https://www.bchousing.org/housing-assistance/rental-housing/subsidized-housing.
[2] Source: BC Housing. Independent Living BC Program. https://www.bchousing.org/housing-assistance/housing-with-support/independent-living-bc-program.
[3] Source: Community Living BC. https://www.communitylivingbc.ca/.
[4] Source: Government of BC. 2025. Disability assistance. https://www2.gov.bc.ca/gov/content/family-social-supports/services-for-people-with-disabilities/disability-assistance.
[5] Source: Stakeholder consultations.

Coordination and Partnerships

There are no formalized structures in place to support service providers taking on the role of housing provider in coordination with others in the sector, government, or developers. Service providers reported limited collaboration opportunities and competition for resources, which hinders effective service delivery. However, organizations reported exploring innovative strategic collaborations to enhance their housing initiatives.

Challenges identified[1]

- **Lack of coordination.** Lack of coordination across different Ministries and levels of government around housing for individuals with developmental disabilities, creates gaps and inconsistencies in housing policies and practices.

- **Stigma.** Building partnerships with landlords and helping them to overcome stigmatized perspectives of individuals with disabilities has been challenging and limited service providers' ability to help individuals access market housing.

- **Competition for resources.** Scarcity of funding and supportive housing has led service providers to compete for land, grants, and private capital, hindering efforts to address urgent housing needs.

- **Diverse levels of capacity.** Despite challenges, participating service providers reported actively exploring innovative strategies and partnerships to enhance their housing initiatives through collaboration and novel solutions. However, service providers have varying levels of experience and resources to support their pursuit of these types of partnerships.

- **Data.** Service providers in BC indicated that collaboration between service providers, government bodies and other community stakeholders is essential for effective housing solutions, including the need to collect necessary data.

Solutions suggested[2]

- Partnerships with developers and government to streamline housing projects
- Coordination of efforts among health, justice, and housing ministries for holistic approaches

"Government must work collaboratively with the service providers who support people in their homes in order to understand the needs and challenges"

- Survey participant

[1] Source: Stakeholder consultations.
[2] Source: ACDS Housing Survey 2025.

🏠 Housing Approaches

> "Everyone has the right to safety"
> - Survey respondent

There are a wide array of housing needs across the sector. For individuals with low service delivery needs, affordable housing options are generally sufficient. Individuals with more complex needs require more tailored or purpose-built housing to meet their needs and support appropriate service delivery. An individual's needs will also change across their lifespan; individuals with developmental disabilities have unique needs around aging in place.

Challenges identified[1]

- **Accessibility.** 63% (25 out of 40) of survey respondents identify accessible homes as a right for individuals with developmental disabilities. 25% (10 out of 40) attributed the lack of accessible homes as a key challenge.[2] Typical accessibility interventions are minimal, such as wheel chair ramps or grab bars. Often, these are insufficient to meet the needs of individuals with developmental disabilities, many of whom require auditory or sensory accommodations, and accommodations for safety, medical needs, etc. It was emphasized that people need safe access to every part of their home.

- **Safety.** 41% (16 out of 39) of survey respondents highlighted the importance of safety - characterized as clean, well maintained, and dignified spaces - as a critical aspect of accessible housing.[2] Participants said that to find affordable housing, individuals with developmental disabilities are at increased risk of being in unsafe housing, characterized as housing that was in poor repair, had pests (e.g., bedbugs), included unsafe roommates, or was located in unsafe neighbourhoods.

- **Lack of housing stock.** Participants noted there is currently not enough housing stock to allow individuals reasonable housing options. Individuals often have to take whatever housing option is available, rather than having a reasonable amount of say in the type or location of housing they would prefer.

- **Disruption of continuity and stability.** Limited funding to tailor spaces so individuals can stay in their home as their needs change forces people to be relocated. This disrupts the individual's need for stability and continuity, and can be expensive.

- **Need for options for aging in place.** Aging in place was raised as a key concern for individuals with developmental disabilities. Some individuals with disabilities are more likely to experience complexities of aging at a younger age, and require more tailored supports than are provided in a typical long-term care facility. Supports for aging in place were identified as very important for this population.

[1] Source: Stakeholder consultations, unless otherwise specified.
[2] Source: ACDS Housing Survey 2025.

🏠 Housing Approaches (cont.)

Challenges identified[1] (cont.)

- **Creating community.** Service providers emphasized the importance of creating community for individuals with developmental disabilities. However, they noted that the previously standard approach of placing individuals in single family homes may not be providing the type of community and relationships needed. Some participants shared that they have seen increased success in relationship- and community-building when renting or providing a cluster of apartment units close together or a duplex with 3 or 4 bedrooms per side. This was noted as an example using both market housing and provider owned housing, and was also mentioned as an effective method of streamlining staffing.

- **Housing for individuals with complex needs.** Individuals with complex needs have very different housing needs than most of the population of individuals with developmental disabilities. Participants reported a variety of housing needs that should be considered, including safety accommodations and accessibility. These accommodations must be highly tailored and can be very costly for this population. Of particular significance for this group, participants emphasized that their staffing needs must be considered in their housing. For example, some individuals require 24-hour care. They therefore then require a second bedroom for their support staff. However, if an individual's income is through AISH, they cannot afford a two bedroom market rental, yet the costs for the second bedroom are not covered through their service agreement.

- **Rural vs urban considerations.** Housing approaches and needs in rural and urban areas differ due to differing demographic, economic, and partnership landscapes. For example, Calgary service providers state that competition for housing is intense with ~60 housing providers competing for land, grants, and private capital. In contrast rural areas struggle with limited partnerships options.

- **Limitations of existing programs.** Existing programs to help meet housing needs have limited availability or serve a subset of individuals with developmental disabilities. The AISH Modified Living Allowance and rent-geared-to-income programs were shared as examples, such as social housing through Civida in Edmonton, Calgary Housing, and Heartland Housing Foundation in Strathcona County. Some Albertans with developmental disabilities are housed through a home sharing option, sometimes called Tenant Support Housing. However, some participants said this option creates challenges for some individuals with developmental disabilities and further evaluation of its appropriateness for this population may be valuable.

[1] Source: Stakeholder consultations, unless otherwise specified.

🏠 Housing Approaches (cont.)

Solutions suggested

- Survey respondents suggested that expanding the availability of low-income housing could be a simple solution for individuals with low service needs.[1]

- It is critical moving forward that the housing and support needs of individuals with developmental disabilities with complex needs are looked at and funded holistically.[2]

- Review the limitations of existing programs such as Tenant Support Housing and appropriateness for individuals with developmental disabilities.[2]

"[Navigation and Support Centres] weren't helpful at all. I was pretty much able to finish their sentences. There really isn't anything out there for people with disabilities."

- Disability Action Hall Member

[1] Source: ACDS Housing Survey 2025.
[2] Source: Stakeholder consultations.

Safe, Affordable Housing: Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

41

Funding

Individuals in service are often unable to afford the market cost of rent, particularly as costs of housing have increased significantly in recent years. Service providers are generally not funded to provide housing or to cover the maintenance costs of the housing stock they own. Service providers could also benefit from access to financing options to purchase their own housing stock.

Challenges identified[1,2]

- **Affordability.** 69% (27 out of 39) of survey respondents that provide residential supports identified challenges associated with costs and funding as barriers toward delivering inclusive, accessible, and respectful housing. Challenges include renovation costs, high rents, and lack of funding. 60% (12 out of 20) of respondents who currently support individuals waiting for residential supports identified lack of affordability and funding as a barrier in preventing them from being able to meet their support needs.

  BC Housing provides subsidies to individuals designated as Person with Disability receiving disability assistance. However, stakeholder engagement participants from BC noted that individuals receiving disability assistance and subsidies still find difficulties with accessing homes. They indicated it is a challenge to access affordable housing due to limited rental options for individuals on fixed incomes, particularly in the many areas in BC experiencing very high housing costs.

- **High rents.** Rental costs are pricing individuals with developmental disabilities out of market housing. Spending a disproportionate amount of income on housing effects other aspects of quality of life. For individuals with low support needs who are able to afford market housing, some service providers maintain relationships with landlords to help facilitate access to housing and advocate for the needs of individuals they serve, while supporting individual independence. This helps support the permanency of their housing. Individuals with complex needs might need a separate room for staff, which puts more pressure on affordability.

Funding (cont.)

> "It's a real struggle to find housing while living on income support. I wasn't making above the income threshold for most landlords."
>
> - Disability Action Hall Member

Challenges identified[1] (cont.)

- **AISH limits.** AISH funding is insufficient to keep up with increasing housing costs. Additional rental support programs were noted, such as the Rent Supplement Program and Rental Assistance Benefit, however, these too are not sufficient to meet the need.

- **Contract restrictions.** Funding to service providers does not include the costs of providing, tailoring, or maintaining housing. In the past, some service providers were able to use surplus funding to acquire housing stock or were able to be flexible in the use of funding to cover maintenance costs. Current contract terms limit their flexibility to acquire or maintain housing. Some funding is available for individuals for tailoring to meet accessibility needs, such as the Affordable Supportive Living Initiative (ASLI) grant.

Solutions suggested[2]

- Increasing funding options for purpose-built housing, providing incentives such as lower mortgage rates for non-profits acquiring housing, and increasing funding for accessibility modifications were suggested as potential areas where funding could be addressed.[1]

- Participants indicated that funding or financing for housing would help them acquire additional housing stock and better meet the needs of the individuals they serve. They also said that more funding or flexibility in the funding they currently receive to cover maintenance costs would also allow them to better serve individuals.[1]

- Financial investment in housing stock - One stakeholder engagement participant reported that, in BC, CLBC provided support to service providers to acquire housing stock by investing in an equity stake in the homes. CLBC contributed 25% of the purchase price and then owned 25% of the property, ensuring that if the service provider sells the property, CLBC recovers their investment. This approach was noted to not only support service providers in acquiring and maintaining housing stock but also ensuring financial sustainability and accountability.[2]

[1] Source: ACDS Housing Survey 2025.
[2] Source: Stakeholder consultations.

Recommendations

Recommendations | Policy

These initial recommendations are based on the information gathered and workshops with the Housing Task Team.

Estimated degree of change required

L	Low
M	Medium
H	High

Category	Recommendations	Description	
Policy	A. Take a unified approach to housing within ALSS	Leverage the new ALSS Ministry structure to develop a unified approach on issues related to housing individuals with developmental disabilities. This would require the Ministry to bring together divisions and supports that were previously spread across multiple portfolios within the Government of Alberta and multi-stakeholder groups together to coordinate across shared issues.	L
	B. Identify housing as a core support within the scope of PDD	Expand Disability Services' scope of funded services to include housing as a core support for PDD-eligible individuals unable to access appropriate housing on their own. This is particularly critical for individuals with complex medical or support needs. Recognize housing as interrelated with and integral to the array of safe, appropriate, and successful supports provided by PDD.	H
	C. Identify strategies and resources under Alberta's affordable housing strategy, *Stronger Foundations*, to support individuals with developmental disabilities	Currently, Alberta's 10-year plan to improve and expand affordable housing identifies *people with disabilities* as a target population. While some individuals with developmental disabilities also have physical disabilities, many do not and are not clearly included in this target population. However, individuals with developmental disabilities are also vulnerable to inadequate housing or homelessness. Resources and strategies should be identified to support this population.	M

Recommendations | Policy (cont.)

Estimated degree of change required

L	Low
M	Medium
H	High

These initial recommendations are based on the information gathered and workshops with the Housing Task Team.

Category	Recommendations	Description	
Policy (cont.)	D. Develop new community living accommodation standards	This recommendation echoes ACDS's Recommendations for Effective and Appropriate Facilities Licensing, which calls to: (1) Replace existing continuing care accommodation licensing requirements with a new set of simplified core standards based on principles and practices supporting dignity, and the right to personal freedoms, self-determination, and independence that are appropriate for community living homes (regardless of number of residents), and (2) Establish a threshold for the new standards to apply to community living homes with the current accommodation licensing requirements, applicable only where the number of residents far exceeds those typical in personal homes such that the setting resembles a facility-based care site.	M
	E. Improve coordination and alignment across the various requirements that apply to service-provider run housing	Build a common understanding across the sector, including provincial and municipal government and service providers, of the varying codes, standards and requirements that impact service providers developing, renovating or maintaining housing. Increase coordination and consistency across these requirements.	L

Safe, Affordable Housing: Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

46

Recommendations | Coordination and Partnerships

Estimated degree of change required

L	Low
M	Medium
H	High

These initial recommendations are based on the information gathered and workshops with the Housing Task Team.

Category	Recommendations	Description	
Coordination and partnerships	F. Implement a disability housing innovation hub	Create a mechanism for collaboration and development that brings together players from across the sector. Service providers could leverage this platform to build partnerships with government, developers, technology companies, etc. and access support and resources for innovative solutions. An innovation or seed grant funding program could be established as part of the platform to enable service providers to pilot innovative ideas.	L
	G. Facilitate connections and incentivize developers to partner with service providers in the sector and develop accessible housing	Establish mechanisms for connection and financial incentives to foster collaboration between developers and service providers. This enhanced partnership aims to drive the development of dedicated, purpose-built housing initiatives for individuals with developmental disabilities.	L

Recommendations | Housing Approaches

Estimated degree of change required

L	Low
M	Medium
H	High

These initial recommendations are based on the information gathered and workshops with the Housing Task Team.

Category	Recommendations	Description	
Housing approaches	H. Conduct a provincial housing needs assessment for individuals with developmental disabilities	Conduct a comprehensive housing needs assessment to understand current unmet needs across the province by type of need and location and forecast future housing requirements for the sector based on available data to support informed decision making around resource allocation.	M
	I. Align supports for individuals with developmental disabilities to age in place	Bring systems together to provide aging individuals with developmental disabilities holistic social and medical supports to age in place through better alignment and integration with Assisted Living Alberta, and through removal of program and policy barriers.	M
	J. Fund housing navigators to support individuals with developmental disabilities in finding homes	Establish and fund dedicated housing navigator roles under ALSS to assist individuals in accessing appropriate housing. These professionals should provide personalized support in navigating housing systems, applying for subsidies, liaising with landlords, and coordinating with service providers. Housing navigators could also identify systemic barriers and advocate for solutions that align with the unique needs of individuals.	L

Recommendations | Funding

Estimated degree of change required

L	Low
M	Medium
H	High

These initial recommendations are based on the information gathered and workshops with the Housing Task Team.

Category	Recommendations	Description	
Funding	K. Seek opportunities within AISH and PDD funding to address gaps in funding needs for housing	Explore and advocate for opportunities within the AISH and PDD programs to better reflect and address the housing-related financial needs of individuals with developmental disabilities. This includes identifying current funding limitations, proposing adjustments or enhancements to existing supports, and ensuring that housing costs are adequately covered.	H
	L. Facilitate access to financing options for service providers to acquire homes	Support service providers to access financing options, making it easier for them to purchase housing stock and tailor it to the needs of the individuals they serve. Access to traditional financing options is very limited for non-profit organizations without dedicated housing funding.	L
	M. Implement funding to support maintenance and accessibility costs associated with housing individuals with developmental disabilities	Since service providers are unable to increase rents for affordable housing they own, their existing housing stock is at risk of being divested due to ongoing maintenance costs. Provide funding for landlords and service providers to address the costs of conducting renovations to create tailored housing and for ongoing maintenance costs required to appropriately and safely house individuals with developmental disabilities. This could include providing contract flexibility to service providers to allow for the use of surplus dollars for covering required maintenance costs.	H

Detailed Recommendations

Safe, Affordable Housing: Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities 50

Degree of change | Low

A. Take a unified approach to housing within ALSS

Description

Leverage the new ALSS Ministry structure to develop a unified approach on issues related to housing individuals with developmental disabilities. This would require the Ministry to bring together divisions and supports that were previously spread across multiple portfolios within the Government of Alberta and multi-stakeholder groups together to coordinate across shared issues.

Rationale

Historically, housing and Disability Services have functioned independently of each other. The creation of the Ministry of ALSS brings these areas together and provides opportunity for increased coordination and efficiencies not only across these, but also with Employment and Financial Supports and Assisted Living Alberta.

Anticipated benefits

- Benefits all individuals, regardless of level of need
- Efficiencies in efforts across the two areas within ALSS
- Increased coordination and communication across the Ministry
- Increased coordinated support for service providers
- Increased coordinated support for individuals with developmental disabilities

Key players

ALSS, Disability Services, ACDS service providers

Implementation considerations

- Stronger coordination between Disability Services and other divisions within ALSS would support the successful implementation of the remainder of the recommendations proposed here.

Safe, Affordable Housing: Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

51

Degree of change | High

B. Identify housing as a core support within the scope of PDD

Description

Expand Disability Services' scope of funded services to include housing as a core support for PDD-eligible individuals unable to access appropriate housing on their own. This is particularly critical for individuals with complex medical or support needs. Recognize housing as interrelated with and integral to the array of safe, appropriate, and successful supports provided by PDD.

Rationale

Housing is a critical aspect of ensuring the well-being and independence of individuals with disabilities, especially those with complex behavioural or medical needs. Recognizing that housing falls within Disability Services' mandate will promote a more holistic approach to supports, addressing the significant challenges related to affordable and accessible housing within the disability sector.

Anticipated benefits

- Benefits all individuals, regardless of level of need
- Greater alignment of disability support services with the needs of individuals.
- Increased awareness and recognition of the importance of housing within the disability sector

Key players

ALSS, Disability Services, ACDS, service providers

Evidence

The following are examples of where housing has been identified as a core support service for individuals with developmental disabilities:

- **Person With Disabilities –** in British Columbia, Persons With Disabilities recognizes and provides additional payments for individuals that live in Community Living BC funded residences.[1]

- **Act Concerning Support and Service for Persons with Certain Functional Impairments (LSS) –** an act that lists and entitles individuals with disabilities, including those with intellectual disabilities special support and services. The ten support rights include specially adapted residential arrangements.[2]

Implementation considerations

- Could align mandates and responsibilities for housing in the disability sector across relevant ministries; requires the need to review legislation and Disability Services' role in housing related responsibilities
- Training of Disability Services' staff could help build understanding of current housing models and needs

[1] Source: Government of British Columbia. 2025. On Disability Assistance. https://www2.gov.bc.ca/gov/content/family-social-supports/services-for-people-with-disabilities/disability-assistance/on-disability-assistance.
[2] Source: Introduction to the Swedish System. https://www.socialstyrelsen.se/globalassets/sharepoint-dokument/artikelkatalog/ovrigt/2009-126-188_2009126188.pdf.

Safe, Affordable Housing: Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

52

Degree of change Medium

C. Identify strategies and resources under Alberta's affordable housing strategy, Stronger Foundations, to support individuals with developmental disabilities

Description

Currently, Alberta's 10-year plan to improve and expand affordable housing identifies *people with disabilities* as a target population. While some individuals with developmental disabilities also have physical disabilities, many do not and are not clearly included in this target population. However, individuals with developmental disabilities are also vulnerable to inadequate housing or homelessness. Resources and strategies should be identified to support this population.

Rationale

Individuals with developmental disabilities have not been a primary focus when it comes to affordable housing strategies in Alberta. This may have contributed to the gap in housing for individuals with developmental disabilities and their underrepresentation in affordable housing initiatives.

Anticipated benefits

- Benefits all individuals, regardless of level of need
- Targeted inclusion could improve access to affordable, appropriate housing for individuals with developmental disabilities
- Creates alignment with Alberta's broader goals of inclusion, accessibility, and person-centered support

Key players

ALSS, ACDS, service providers

Evidence

The following strategy could contain affordable housing strategies that could be used to support individuals with developmental disabilities:

- **Australia's Disability Strategy** – a 10-year strategy that represents a collective commitment of all levels of government to build an inclusive society for individuals with disabilities, including developmental disabilities. Inclusive homes and communities is considered as an outcome area aimed at making homes accessible, available and affordable.[1]

Implementation considerations

- Advocate for explicit inclusion of developmental disabilities in the definition of *people with disabilities* within Stronger Foundations
- Coordinate relevant ministries to develop integrated resources and plans to fund supports for individuals with developmental disabilities

[1] Source: NDIS. 2021. Australia's Disability Strategy 2021-2031. https://www.ndis.gov.au/understanding/australias-disability-strategy-2021-2031.

Safe, Affordable Housing: Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

53

Degree of change Medium

D. Develop new community living accommodation standards

Description

This recommendation echoes ACDS's Recommendations for Effective and Appropriate Facilities Licensing, which calls to:

1. Replace existing continuing care accommodation licensing requirements with a new set of simplified core standards based on principles and practices supporting dignity, and the right to personal freedoms, self-determination, and independence that are appropriate for community living homes (regardless of number of residents), and

2. Establish a threshold for the new standards to apply to community living homes with the current accommodation licensing requirements, applicable only where the number of residents far exceeds those typical in personal homes such that the setting resembles a facility-based care site.

Rationale

Homes of individuals receiving PDD funded supports with 3 or fewer residents have no regulatory requirements, while homes with 4 or more residents must be licensed and subject to regulatory standards as supportive living accommodations. This means there are no standards for small homes and that the standards for larger homes apply a facility-based lens which is onerous for service providers, expensive to achieve, and may not be meet the needs of the individual. A revised standard developed in collaboration with service providers and PDD could support service providers while also maintaining safety and quality.

Anticipated benefits

- Benefits individuals with moderate to complex needs
- Greater flexibility in housing models leading to a regulatory approach that is aligned with support needs
- Increased home-like environments for individuals with developmental disabilities
- Reduced barriers for service providers to provide more housing

Evidence

The following example illustrates standards for housing applied in tiers based on need:

- **Specialist Disability Accommodation Design Standard –** sets out design requirements for housing for individuals with disabilities, including four design categories: improved livability, robust, fully accessible, and high physical support. The Standards provide flexibility to respond to participant needs and preferences.[1]

Key players

ALSS, Disability Services, ACDS, service providers

Implementation considerations

- Service providers and individuals with developmental disabilities could be engaged to co-design new tiers of community living standards
- Standards development could commence alongside the regulatory and legislative changes that would be required

[1] Source: NDIS Specialist Disability Accommodation Desing Standard. https://www.ndis.gov.au/media/1868/download?attachment.

Degree of change | Low

E. Improve coordination and alignment across the various requirements that apply to service-provider run housing

Description

Build a common understanding across the sector, including federal, provincial, and municipal government and service providers, of the varying codes, standards and requirements that impact service providers developing, renovating or maintaining housing. Increase coordination and consistency across these requirements.

Rationale

Providers of congregate housing in Alberta are held to numerous codes, requirements and standards set across federal, provincial and municipal jurisdictions to support the safety and wellbeing of the individuals housed.

While maintaining high safety is important, the current regulatory landscape is confusing, at times contradictory, and may not always align with the needs and risks to individuals with developmental disabilities.

Anticipated benefits

- Benefits individuals with moderate to complex needs
- Reduced red tape for service providers
- Increased clarity for service providers on how to meet standards
- Increased cohesion between standards
- Increased appropriateness of standards to the needs and circumstances of individuals with developmental disabilities
- Greater clarity for inspectors looking to apply standards

Key players

Government of Canada, Alberta Municipal Affairs, ALSS, Disability Services, municipal governments, ACDS, service providers

Implementation considerations

- There is not a one size fits all solution to standards. There are many varying circumstances that require different safety considerations. Flexibility will be important to ensuring that any adjusted or aligned standards meet the safety needs of individuals with developmental disabilities while aligning with the guiding principles outlined in this document.

Safe, Affordable Housing: Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

55

Degree of change | Low

F. Implement a disability housing innovation hub

Description

Create a mechanism for collaboration and development that brings together players from across the sector. Service providers could leverage this platform to build partnerships with government, developers, technology companies, etc. and access support and resources for innovative solutions. An innovation or seed grant funding program could be established as part of the platform to enable service providers to pilot innovative ideas.

Rationale

Currently, there are pockets of innovation happening in the sector, but minimal structures and resources to facilitate coordination and innovation. This platform could help connect the right people around the right issues to drive change for the sector.

Anticipated benefits

- Benefits individuals with low to moderate needs
- Faster development and testing of new accessible technologies and models that can be scaled to improve housing outcomes
- Increased cross-sector collaboration for providers with fewer resources for innovation and partnerships

Key players

Gov. of Alberta, ACDS, Service providers, developers, technology companies

Evidence

An example innovation platform includes:

- **Health Innovation Hub –** is a University of Alberta community incubator comprised of 50 member companies that have developed various disruptive technologies. The hub is supported by Alberta Innovates, University Hospital Foundation, and bioalberta.[1]

The platform could help facilitate ideas like the community animator role highlighted below.

Case Study | Developer and Service Provider Partnership

Skills Society has partnered with a private developer to allocate a specific number of housing units in a new building for individuals they serve. Further, the developer has funded a part time Community Animator role, who supports all residents of the building to connect with their community. The pilot has been highly successful and the developer has committed to funding the role for another year.

Implementation considerations

- Completion of Recommendation A would support the successful implementation of this recommendation
- Identify a lead agency or cross-sector body to steward the platform
- Develop criteria to evaluate and scale successful models

[1] Source: University of Alberta. Health Innovation Hub.
https://www.ualberta.ca/en/medicine/research/health-innovation-hub/index.html.

Safe, Affordable Housing: Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

56

Degree of change | **Low**

G. Facilitate connections and incentivize developers to partner with service providers in the sector and develop accessible housing

Description
Establish mechanisms for connection and financial incentives to foster collaboration between developers and service providers. This enhanced partnership aims to drive the development of dedicated, purpose-built housing initiatives for individuals with developmental disabilities.

Rationale
Public funding alone is insufficient to meet growing demand of housing for individuals with disabilities. By partnering with private sector, governments can tap into additional resources to build appropriate homes.

Anticipated benefits
- Benefits individuals with low to moderate needs
- Increase supply of accessible housing units
- Faster delivery of housing projects

Key players
Government of Canada, Government of Alberta, municipalities, service providers, developers / private sector

Evidence
The following are examples of where partnerships between governments and developers are currently being implemented:

- **City of Calgary Housing Strategy** – the City of Calgary is aiming to increase housing supply through the formation of partnerships between government, the community, housing sector, and local home builders. The City has recognized it has an active role in supporting collaboration and enabling housing developments.[1]

- **BC Housing HousingHub** – the HousingHub works with partners in local housing organizations, development communities, and other parties to increase the supply of affordable housing.[2]

Implementation considerations
- Identify suitable incentives such as tax credits and expedited permits to attract private sector interest
- Clarify roles and responsibilities between government, developers, and service providers
- Ensure funding structures support accessibility and long-term affordability

[1] Source: City of Calgary. Home is Here - City of Calgary Housing Strategy (2024-2030).
[2] Source: BC Housing. HousingHub. https://www.bchousing.org/projects-partners/housinghub.

Safe, Affordable Housing: Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

57

Degree of change | Low

H. Conduct a provincial housing needs assessment for individuals with developmental disabilities

Description

Conduct a comprehensive housing needs assessment to understand current unmet needs across the province by type of need and location and forecast future housing requirements for the sector based on available data to support informed decision making around resource allocation.

Rationale

Individuals with developmental disabilities have diverse and changing support needs that are not fully addressed by current housing models. A comprehensive housing needs assessment could identify gaps in existing options, evaluate current approaches, and forecast future demand using data-driven insights. This may enable service providers and governments to plan more effectively, allocate resources strategically, and ensure inclusive, flexible housing solutions that meet both current and future needs across the sector.

Key players

ALSS, Disability Services, Family Support for Children with Disabilities (FSCD), CDS sector, service providers, individuals with developmental disabilities

Anticipated benefits

- Benefits all individuals, regardless of level of need
- Better alignment of housing models between individuals and their housing environments
- Identification of housing options that exist across an array of accessibility and support needs
- Support service providers to anticipate their current and future housing needs
- Create alignment between Government and the community disability services sector on what data is available to support their needs.

Evidence

The following example shows a similar review conducted in Alberta:

- **Women's Shelter Program Renewal and Community Needs Assessment –** The project is in progress and is intended to build a decision-making framework to support the allocation of resources to women's shelters across Alberta. Worksteps include mapping of existing services/ funding, community profiles, and prevalence of family violence, along with a prioritization process.

Implementation considerations

- Requires partnerships with ALSS, PDD, FSCD, Acute Care Alberta, etc. to access needed data
- Worksteps could include:
  - Mapping the current housing options
  - Conducting reviews of existing housing approaches
  - Identifying a desired future array of housing options, including options for individuals with developmental disabilities as they age
  - Forecasting the need for housing based on individuals in the sector, aging into and within the sector, and in need of transition from hospital
  - Identifying target locations and types of housing for future growth and investment

Degree of change   Medium

I.   Align supports for individuals with developmental disabilities age in place

Description

Bring systems together to provide aging individuals with developmental disabilities holistic social and medical supports to age in place through better alignment and integration with Assisted Living Alberta, and through removal of program and policy barriers.

Rationale

As individuals with developmental disabilities age they face service gaps due to fragmented systems and cutoffs to programs. Without proper supports, they are forced into institutionalized settings that do not reflect their needs. Cross-ministry collaboration enables a more holistic, efficient, and person-centered approach to care, ensuring continuity as individuals age.

Anticipated benefits

- Benefits all individuals, regardless of level of need
- Greater continuity of care and stability for individuals aging in place
- Reduce unnecessary / inappropriate use of long-term care beds
- Enhanced coordination and efficiency across government ministries

Key players

ALSS, Assisted Living Alberta, ACDS, CDS sector

Case example - Individuals with developmental disabilities aging in place | Dementia[1]

Individuals with developmental disabilities who develop dementia face challenges in accessing appropriate care and support for their housing needs. They face challenges with Persons with Developmental Disabilities (PDD) funding because dementia is classified as a health concern rather than a developmental disability. PDD doesn't fund adequate and appropriate / specialized services similar to other health care needs, leaving many patients without the necessary funding support to allow them to age in place.

As a result individuals may be relocated to long-term care facilities that are ill-suited to their goals (e.g. to maintain autonomy, familiarity, and personalized care) and to their needs, as long-term care facilities are design to meet their medical needs but not the needs associated with their disability. This often results in strain on the long-term care and PDD system as well as the individual.

[1] Source: Housing Task Team member example

Implementation considerations

- Funding could allow for both health and housing supports that support aging in place
- Grants or low-interest loans to services providers could help support necessary housing modifications to allow individuals with disabilities to age in place
- Consider how individuals with developmental disabilities could be integrated into current changes underway to the government's Alternate Level of Care Framework.

Safe, Affordable Housing: Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

59

Degree of change | Low

J. Fund housing navigators to support individuals with developmental disabilities in finding homes

Description
Establish and fund dedicated housing navigator roles in the community disability services sector to assist individuals in accessing appropriate housing. These professionals should provide personalized support in navigating housing systems, applying for subsidies, liaising with landlords, and coordinating with service providers. Housing navigators could also identify systemic barriers and advocate for solutions that align with the unique needs of individuals.

Rationale
Many individuals with developmental disabilities face complex challenges in securing suitable housing. Challenges include navigating fragmented systems, understanding eligibility requirements, and managing communication with multiple groups. Service providers are currently filling this role out of an identified need, but without funding to support their time and costs. Housing navigators could serve as a critical bridge between individuals and the housing system, reducing barriers and improving housing stability.

Anticipated benefits
- Benefits all individuals, regardless of level of need
- Individuals with developmental disabilities receive tailored support to secure and maintain housing, reducing the risk of eviction or homelessness
- Housing programs and supports could more effectively be accessed and understood by individuals

Key players
ALSS, Disability Services, Service providers, landlords, individuals with developmental disabilities

Evidence
The following is an example of where housing navigators have been implemented:

- **Homeless Outreach Program** – BC Housing funds and supports housing navigators as part of its outreach and supportive housing programs. These navigators work with individuals experiencing homelessness to connect them with housing, income assistance, mental health services, and other supports.[1]

Implementation considerations
- Long-term funding for housing navigators would be provided to services providers in the sector
- One navigator could support multiple agencies in one location
- Clearly define the scope of the Housing Navigator role and provide training in housing systems, trauma-informed care, and disability supports
- Develop metrics to assess impact, such as housing retention rates, client satisfaction, and system navigation outcomes
- Pilot this approach in one or more locations and then assess against the established metrics

[1] Source: Homeless Outreach Program. BC Housing. https://www.bchousing.org/housing-assistance/homelessness-services/homeless-outreach-program.

Safe, Affordable Housing: Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

60

Degree of change | **High**

K. Seek opportunities within AISH and PDD funding to reflect and address gaps in funding needs for housing

Description
Explore and advocate for opportunities within the AISH and PDD programs to better reflect and address the housing-related financial needs of individuals with developmental disabilities. This includes identifying current funding limitations, proposing adjustments or enhancements to existing supports, and ensuring that housing costs are adequately covered.

Rationale
While AISH and PDD provide essential financial and support services, the funding is often not sufficient to support safe housing. Rising rental costs, limited availability of accessible housing, and the need for individualized supports place significant financial strain on individuals with developmental disabilities.

Anticipated benefits
- Benefits all individuals, regardless of level of need
- Individuals with developmental disabilities can access and maintain housing that meets their needs with less financial hardship
- Aligning funding with actual needs improves the overall impact and efficiency of AISH and PDD programs
- Aligning funding with actual housing needs could promote stability, independence, and improved quality of life for individuals supported by these programs.

Key players
ALSS, Disability Services, ACDS, individuals with developmental disabilities

Implementation considerations
- Analyze existing funding structures to identify areas where adjustments or reallocations could better support housing needs
- Involve individuals with disabilities, families, service providers, and housing experts in identifying priorities
- Test housing supports in select regions or populations to evaluate impact and scalability

Degree of change | Low

L. Facilitate access to financing options for service providers to acquire homes

Description

Support service providers to access financing options, making it easier for them to purchase housing stock and tailor it to the needs of the individuals they serve. Access to traditional financing options is very limited for non-profit organizations without dedicated housing funding.

Rationale

Ensures that service providers can offer a diverse range of housing solutions, promoting independence and improving quality of life for individuals with developmental disabilities. Financing options also support the sustainability and growth of service providers, enabling them to better address the housing needs of their communities.

Anticipated benefits

- Benefits individuals with moderate to complex needs
- Increased ability for service providers to support a larger number of individuals with disabilities
- Protects individuals with developmental disabilities from eviction
- Supports service providers in providing purpose built, tailored housing

Key players

ALSS, PDD, Canada Mortgage Housing Corporation, financial institutions

Evidence

The following is an example from BC of where funds are provided to service providers to acquire homes:

- *Human Resources Facility Act* – allows for CLBC to provide capital funding for housing to service providers so long as CLBC is on the title for the property. Provides funding to service providers to acquire homes to serve more individuals with developmental disabilities.[1]

Implementation considerations

- Partnerships with financial institutions may help develop tailored financing options for service providers
- A centralized pool of reserve funds for service providers could be created to provide access to financing options such as low-interest loans

[1] Source: *Human Resources Facility Act.* https://www.bclaws.gov.bc.ca/civix/document/id/consol3/consol3/96209_01.

Degree of change   **High**

M. Implement funding to support maintenance and accessibility costs associated with housing individuals with developmental disabilities

Description

Since service providers are unable to increase rents for affordable housing they own, their existing housing stock is at risk of being divested due to ongoing maintenance costs. Provide funding for landlords and service providers to address the costs of conducting renovations to create tailored housing and for ongoing maintenance costs required to appropriately and safely house individuals with developmental disabilities. This could include providing contract flexibility to service providers to allow for the use of surplus dollars for covering required maintenance costs.

Rationale

Service providers often lack the funds to maintain and adapt housing for individuals with developmental disabilities. Without support, homes may become unsafe or inaccessible, risking displacement and loss of affordable housing stock. Dedicated and flexible funding supports safe, suitable living environments and helps providers sustain housing over the long term.

Anticipated benefits

- Benefits individuals with moderate to complex needs
- Improved quality, safety, and longevity of disability housing for individuals with disabilities
- Prevention of housing loss due to property degradation or financial strain
- Relieves financial burden on service providers to maintain homes

Key players

ALSS, PDD, financial institutions, Canada Mortgage Housing Corporation, service providers

Case example | Homes and damage[1]

The act of providing housing often leads to property damage and maintenance costs, but in some instances where individuals with more complex needs are housed, residences can incur significant and financially burdensome repair expenses. However, service providers do not have specific funding options to repair and maintain homes. This lack of support leads to increased insurance costs and financial strain on service providers.

[1] Source: Housing Task Team member example

Implementation considerations

- Additional contract flexibility could allow service providers to use existing funding to contribute to housing costs
- Provide direct funding for major repairs and renovations
- Facilitate pooled maintenance services among smaller providers to reduce costs

Appendix A|
Survey Results

What values and principles do you think should be embedded in this vision of inclusive, accessible, and respectful housing?

The following themes were identified from open-ended survey responses:

- **Safety and Security:** Emphasis on the importance of safe housing to ensure both physical and emotional security for individuals.

- **Affordability:** The need for affordable housing options offered to various income levels, especially for those relying on social assistance programs.

- **Accessibility:** Prioritizing designs that accommodate all individuals, particularly those with disabilities, ensuring that housing is both physically and financially accessible.

- **Dignity and Respect:** Recognizing every person's worth and the need for homes to be spaces where individuals feel valued and autonomous.

- **Community Inclusion:** Aim for housing that fosters integration within communities, allowing individuals to participate fully in social networks and activities.

- **Empowerment and Autonomy:** The principle of self-determination is vital, enabling individuals to make meaningful choices about their living situations and control over their environments.

- **Individualization:** Acknowledgment that housing solutions must be tailored to meet the unique needs of diverse individuals, allowing for personal expression and comfort.

- **Sustainability:** The housing should be adaptable to changing needs over time, ensuring that it remains a long-term solution for residents.

- **Collaboration and Participation:** Involving individuals with developmental disabilities in the planning and design process to ensure that their needs are fully considered and addressed.

- **Value of Relationships:** Highlighting the need for supportive relationships within housing environments, fostering a felt sense of belonging and care.

What are some of the challenges that stand in the way of your organization being able to deliver services that result in inclusive, accessible, and respectful housing?

The following themes were identified from open-ended survey responses:

- **High Rental Costs**: The cost of rent is often prohibitive, making housing unaffordable.

- **Limited Housing Availability**: There is a persistent shortage of suitable housing options.

- **Affordability Challenges**: Many individuals cannot find affordable homes that meet their needs.

- **Inaccessible Housing Design**: Homes are frequently not built to accessible standards.

- **Stigmatization from Landlords**: Potential discrimination from landlords against individuals with developmental disabilities.

- **Bureaucratic Barriers**: Complex regulations slow the process of accessing housing.

- **Funding Constraints**: Inadequate funding for housing modifications limits accessibility.

- **Staffing Shortages**: Difficulty in recruiting and retaining skilled staff for supportive housing.

- **Compatibility Issues**: Challenges related to matching individuals with compatible roommates.

- **Lack of Cohesion**: The disability sector's lack of unity among various organizations and groups hinders advocacy for housing needs.

- **Government Support Gaps**: Insufficient government assistance for transitioning individuals to suitable housing.

- **Emergency Housing Issues**: Long wait times and lack of options for emergency housing.

What are the challenges in supporting individuals to age in place?

The following challenges were identified from open-ended survey responses:

- **Financial Constraints**:

  - High costs associated with home modifications for accessibility

  - Inadequate government funding leads to increased out-of-pocket expenses.

  - Escalating rental prices make housing unaffordable amidst stagnant budgets.

- **Support Gaps**:

  - Difficulty in recruiting qualified staff to provide necessary support.

  - Lack of accessible health services for aging individuals.

  - Lack of adequate support for individuals requiring increased care as they age.

  - Encouragement towards long-term care facilities rather than aging in place.

  - Limited understanding of aging in place needs among health services.

- **Limited Availability**: Insufficient number of affordable, accessible rental options.

- **Bureaucratic Barriers**: Complex regulations hinder timely access to housing support.

- **Landlord Hesitance**: Resistance from landlords to allow necessary home modifications.

- **Inflexibility in Housing**: Restrictions on relocating individuals when care needs change.

What are the challenges in accessing existing accessible housing for individuals in service?

The following challenges were identified from open-ended survey responses:

- **Affordability Issues**: Rent is high causing individuals with developmental disabilities to spend over 70% of their income on housing.

- **Housing Shortage**: There's a general lack of housing, particularly accessible options for individuals with developmental disabilities.

- **Landlord Hesitation**: Landlords are often reluctant to make necessary modifications to properties for accessibility.

- **Limited Accessible Properties**: Difficulty finding accessible and reinforced housing options in various communities.

- **Long Wait Times**: Extended waitlists for accessible units in housing programs complicate access.

- **Regulation Challenges**: Complex regulations and delays hinder timely access to housing support.

- **Financial Constraints**: High costs associated with retrofitting homes for accessibility limit available options.

- **Community Development Gaps**: Insufficient political support and resources for building new accessible housing.

- **Inflexibility in Housing Support**: Support services are not consistently matched with suitable housing options.

- **Difficulty in Navigation**: The housing system is challenging to navigate, requiring external support which affects independence.

- **Insufficient Government Aid**: Lack of adequate government grants hinders the ability to address housing needs.

What are the challenges with either building new accessible housing or renovating existing housing to improve accessibility?

The following challenges were identified from open-ended survey responses:

- **Funding Challenges**: Limited access to funding for building new or renovating existing accessible housing.

- **Landlord Hesitation**: Landlords are often reluctant to make necessary housing modifications.

- **Complex Grant Applications**: Grant processes are lengthy and complicated, making it difficult for organizations to access funds in a timely manner.

- **High Construction Costs**: The expenses associated with building or renovating accessible homes are high.

- **Staffing Shortages**: Lack of qualified personnel to guide and manage building projects effectively.

- **Regulatory Constraints**: Existing regulations limit the ability to house larger groups together, complicating housing arrangements.

- **Limited Grant Availability**: Few grants exist specifically for renovations or the construction of accessible homes.

- **Need for Collaborative Efforts**: There is a strong desire for partnerships with developers and government to streamline housing projects.

- **Need for Simplified Processes**: A demand for easier access to planning and design frameworks that can be reused by organizations.

- **Future Planning Difficulties**: Service providers struggle with the long lead time required for planning and securing funding for housing projects.

What immediate actions could be taken to solve some of these challenges and meet critical needs?

The following actions were identified from open-ended survey responses:

Increased Funding and Resources:

- Increase housing subsidies to tackle long wait lists.

- Secure investment from government or private sources for housing.

- Provide funding to combat rising costs for residential support homes.

- Boost the budget for existing housing support programs.

- Increase funding for accessibility modifications and staffing through subsidies.

- Provide financial support and mentorship for non-profits working in housing.

- Establish living wage increases for housing support staff.

- Implement rental supplements for individuals requiring specific accommodation.

Accessibility and Compliance:

- Remove restrictive living standards for groups larger than three individuals.

- Use government grants to facilitate property purchasing and renovation for accessibility.

- Enhance government support through accessible grants.

- Offer incentives for building accessible housing.

Education and Awareness:

- Ensure greater awareness and education to reduce stigma regarding disability-inclusive housing.

- Advocate for an accessible housing initiative tailored to individual needs.

Streamlining Access to Housing:

- Simplify the navigation and access to subsidies for those in need.

- Streamline administrative processes for accessing housing.

- Collaborate with different ministries for a cohesive housing strategy.

- Encourage transparency in housing allocation decisions.

- Expand the availability of low-income housing.

Support for Stakeholders:

- Develop a comprehensive housing continuum for varying independence levels.

- Foster partnerships between government and private developers for housing solutions.

- Adapt training for staff to accommodate aging individuals' medical needs.

Regulatory Measures

- Implement regulations on rent increases through local councils.

- Create clear municipal guidelines for residential standards.

- Advocate for cross-sector collaboration to address systemic policy shifts.

What longer-term, transformative actions could be put into place to solve some of the more difficult or systemic challenges?

The following long-term actions were identified from open-ended survey responses:

Policy/regulatory

- Invest in planning that prioritizes accessible and mixed-use communities

- Implement laws regulating rent increases and strict accessibility standards.

- Establish clear training and compliance guidelines for accessible housing.

- Reduce barriers to streamline housing and support services access.

- Revise policies to support a diverse range of affordable housing options.

Partnerships/collaborations

- Foster partnerships with housing providers for financial and resource support.

- Encourage government engagement with vulnerable populations to address housing issues.

- Include individuals with developmental disabilities in housing project planning and development.

- Coordinate efforts among health, justice, and housing ministries for holistic approaches.

Approaches

- Create a framework connecting housing, healthcare, and social services.

Funding

- Increase funding options for purpose-built housing for individuals with developmental disabilities.

- Provide incentives such as lower mortgage rates for non-profits acquiring housing.

- Adopt flexible funding mechanisms to better match service providers with housing needs.

Other

- Promote awareness and training regarding disability-inclusive housing benefits.

- Establish community pledges for the development of accessible housing.

Appendix B|
Jurisdictional Scan

Jurisdictional Scan Sources

The following programs, initiatives, and organizations were included as part of the jurisdictional scan.

Program / Initiative	Jurisdiction	Description	Source
Affordable Housing Programs	Alberta	A Government of Alberta program that offers subsidized housing options for Albertans with low income, including families, seniors, and individuals with developmental disabilities.	https://www.alberta.ca/affordable-housing-programs
Alternate Level of Care Framework	Alberta	A strategic approach delivered by Alberta Health Services to identify and support patients in hospitals who no longer require acute care but are waiting for more appropriate services or placements. The framework provides a structured way to identify, track and support patients across the healthcare continuum, including supports for aging in place.	https://www.albertahealthservices.ca/cc/Page15502.aspx
Aspire Homes	Alberta	Collaborative effort between Recovery Alberta, Persons with Developmental Disabilities, and Homeward Trust to provide holistic, multi-disciplinary supports in a purpose-built home for individuals with complex needs, including developmental disabilities and mental illness. The community living environment supported individuals with developmental disabilities transitioning from hospital stays.	https://www.albertahealthservices.ca/news/features/2019/Page15213.aspx Stakeholder consultations
Assured Income for the Severely Handicapped (AISH)	Alberta	A Government of Alberta program that offers financial benefits to eligible Albertans with a permanent medical condition. A monthly modified living allowance is provided to eligible AISH recipients who live in a Continuing Care Home to further cover additional costs of living.	https://www.alberta.ca/aish-what-you-get
Civida Rent Assistance	Alberta	Civida is an organization that aims to provide affordable housing options to families and low income individuals, including those with developmental disabilities, in the Edmonton region. Civida offers subsidized housing options and rent-geared to income programs. Civida's Rent Assistance Benefit and Temporary Rent Assistance Benefit programs provide a monthly benefit to eligible residents to make rent more affordable.	https://civida.ca/rent-assistance/

Jurisdictional Scan Sources (cont.)

The following programs, initiatives, and organizations were included as part of the jurisdictional scan.

Program / Initiative	Jurisdiction	Description	Source
Covenant Health Seniors' Innovation Platform	Alberta	Covenant Health's platform for planning, piloting, and scaling solutions for seniors to access products, providers and services. The platform is used for planning, piloting, refining and scaling solutions to challenges seniors face in accessing products, providers and services.	https://covenanthealth.ca/about/centres-and-institutes/network-of-excellence-in-seniors-health-and-wellness
Disability Action Hall 2025	Alberta	Community for individuals with developmental disabilities to plan, discuss, and decide on action for change to help individuals with developmental disabilities.	Meeting Notes and Resources Disability Action Hall 2025
Homeward Trust Edmonton Coordinated Access	Alberta	Homeward Trust Edmonton operates a coordinated access program to identify housing services and programs for some individuals and families who are experiencing homelessness.	https://homewardtrust.ca/our-approach/housing-supports/
Person with Developmental Disabilities (PDD) Transformation	Alberta	Meeting notes from a PDD Transformation discussion aimed at capturing gaps that individuals with developmental disabilities experience while obtaining funding from PDD.	PDD Transformation Feedback from Self-Advocates
Right to Roofs: A Collaborative Zine About Disability and Housing Justice	Alberta	An informative work aimed at generating awareness of individuals with developmental disabilities first hand experiences within the housing in the disability housing sector.	Right to Roofs Members of the Self Advocacy Federation http://www.selfadvocacyfederation.ca/housing-and-disability-justice.html

Jurisdictional Scan Sources (cont.)

The following programs, initiatives, and organizations were included as part of the jurisdictional scan.

Program / Initiative	Jurisdiction	Description	Source
Scope Society Partnership with Alberta Infrastructure	Alberta	Scope Society is a service provider that has partnered with Alberta Infrastructure to provide housing for a small group of individuals with highly complex needs. The housing is highly tailored to address the safety and accessibility needs of the residents and their support staff.	Stakeholder consultations
Skills Society Community Animator Role	Alberta	Skills Society is a service provider that has partnered with a private developer to fund a part time Community Animator role. The Community Animator role is to support all residents of the building to connect with other individuals in their community. The role was determined to be highly successful and the developer has committed to funding the role for another year.	Stakeholder consultations
Stronger Foundations affordable housing strategy	Alberta	A 10-year strategy aimed to improve and expand affordable housing, while building a sustainable system that provides flexible, fair and inclusive housing options well into the future. The strategy outlined a roadmap to improve the housing system by reducing red tape and building collaborative relationships. The strategy identifies individuals with disabilities as a target population, creating opportunity to specifically support individuals with developmental disabilities.	https://www.alberta.ca/stronger-foundations-affordable-housing-strategy
University of Alberta Health Innovation Hub	Alberta	The University of Alberta developed the Health Innovation Hub to support innovators and entrepreneurs working towards better human health outcomes.	https://www.ualberta.ca/en/medicine/research/health-innovation-hub/index.html

Jurisdictional Scan Sources (cont.)

The following programs, initiatives, and organizations were included as part of the jurisdictional scan.

Program / Initiative	Jurisdiction	Description	Sources
BC Housing Homeless Outreach Program	British Columbia	BC Housing funds and supports housing navigators as part of its outreach and supportive housing programs. These navigators work with individuals experiencing homelessness to connect them with housing, income assistance, mental health services, and other supports.	https://www.bchousing.org/housing-assistance/homelessness-services/homeless-outreach-program
Choice in Supports for Independent Living	British Columbia	A self-directed option for eligible home support people with physical disabilities to receive funds directly from their local health authority to purchase their own home support services.	https://www2.gov.bc.ca/gov/content/health/accessing-health-care/home-community-care/care-options-and-cost/choice-in-supports-for-independent-living
Community Living BC Strategy on Aging	British Columbia	A multi-year Government of British Columbia effort that collected data to develop awareness and support for aging individuals with developmental disabilities. The result of this strategy produced various resources such as the Aging Knowledge Hub and Aware Share Care, and a three-year plan with Health to support aging individuals with developmental disabilities.	https://www.communitylivingbc.ca/provincial-projects/strategy-on-aging/ https://www.communitylivingbc.ca/wp-content/uploads/CLBC_Report_Aging_Forum_April_2022.pdf
Disability Assistance	British Columbia	A benefit program to assist individuals designated as Person with Disabilities to receive financial and health supports	https://www2.gov.bc.ca/gov/content/family-social-supports/services-for-people-with-disabilities/disability-assistance
Human Resources Facility Act	British Columbia	An Act that allows for Community Living BC to provide capital funding for housing to service providers as long as Community Living BS is on the title for the property.	https://www.bclaws.gov.bc.ca/civix/document/id/consol3/consol3/96209_01
Subsidized Housing	British Columbia	BC Housing provides subsidized housing for people with disabilities that can live independently.	https://www.bchousing.org/housing-assistance/rental-housing/subsidized-housing

Safe, Affordable Housing: Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

76

Jurisdictional Scan Sources (cont.)

The following programs, initiatives, and organizations were included as part of the jurisdictional scan.

Program / Initiative	Jurisdiction	Description	Sources
Accessibility for Ontarians with Disabilities Act (*AODA*)	Ontario	A provincial Act that mandates organizations to follow standards in creating more accessible spaces for people with disabilities. However, *AODA* has not yet included standards to govern housing. It has been recommended through review that the Act be updated to include standards for housing.	https://www.aoda.ca/
Association of Community Organizations for Reform Now (ACORN) Canada	Canada	Organization that performs advocacy work across Canada to ensure that new policies and laws are implemented to improve the rights of low to moderate-income people. They operate in the housing space and have successfully supported rent caps in New Brunswick and aided in enacting renoviction bans in British Columbia.	https://acorncanada.org/
Global Innovation Clusters	Canada	An initiative to bring together academic institutions aimed at generating new ideas to common challenges in Canada. Comprised of five clusters, each with a specific topic area. The clusters include industry, academia, Indigenous groups, and non-profit organizations aimed at fostering collaboration on shared projects to solve common challenges.	https://ised-isde.canada.ca/site/global-innovation-clusters/en
L'Arche Canada	Canada	Creates communities that provide a range of individualized supports for those with intellectual disabilities. They have developed an inclusive housing framework to be leveraged to improve inclusion and belonging for residential developments.	https://larche.ca/

Jurisdictional Scan Sources (cont.)

The following programs, initiatives, and organizations were included as part of the jurisdictional scan.

Program / Initiative	Jurisdiction	Description	Sources
National Disability Insurance Scheme (NDIS)	Australia	Australia's first national scheme for individuals with disabilities. It provides direct funding for those with disabilities from age 9 to 65 to support their needs, including housing. Funding amounts consider a variety of housing options. NDIS participants with extreme functional impairment or very high support needs receive funding for Specialist Disability Accommodation.	https://www.ndis.gov.au/understanding/what-ndis
Specialist Disability Accommodation (SDA) Design Standard	Australia	A framework established to provide people with disabilities the opportunity to live in quality and accessible housing. These standards are part of the NDIS and aim to ensure that individuals with extremely high support needs have access to suitable living arrangements. The standards set out design requirements for housing for individuals with disabilities, including four design categories: improved livability, robust, fully accessible, and high physical support. The standards provide flexibility to respond to participant needs and preferences.	https://www.ndis.gov.au/media/1868/download?attachment
Direct Payments	United Kingdom	A UK government initiative that provides income directly to those with disabilities aged 16 and older and acts as a contribution to independence, well being, and quality of life for individuals with disabilities. Direct payments goes to those who have been assessed by social services as needing care and support services.	https://www.gov.uk/apply-direct-payments
Act Concerning Support and Service for Persons with Certain Functional Impairments (LSS)	Sweden	A piece of legislation sets out rights to ensure that persons with considerable permanent functional impairments receive adequate support and services to promote their autonomy and quality of life. The Act contains ten measures for support and service to provides such persons with good living conditions. The LSS entitles persons to the special support, and special services, that they may need over and above what they can obtain under other legislation.	https://www.socialstyrelsen.se/globalassets/sharepoint-dokument/artikelkatalog/ovrigt/2009-126-188_2009126188.pdf

Appendix C| Housing Sector Engagement Summary

What role does your organization play in housing for individuals with developmental disabilities?

The following themes emerged from the interview responses:

- **Advocacy and Community Integration:** Service providers focus on community integration by supporting individuals with developmental disabilities to live in their own homes rather than in institutional settings. They prioritize creating living environments that reflect the individual's identity and help them maintain relationships and community connections.

- **Building Accessibility into Housing:** Service providers emphasize the need for housing designs that cater to complex support needs. They are involved in helping individuals find suitable housing while often advocating for needed modifications to existing properties to ensure they are adequately accessible.

- **Collaborative Partnerships:** Various organizations emphasize the significance of partnerships with housing providers and funding agencies to improve accessibility in housing. For example, one service provider collaborates with multiple agencies to increase the availability of housing units, although they face challenges related to competition and funding requirements.

- **Housing Support and Recovery Programs:** One organization specifically operates a housing and recovery program that helps individuals experiencing homelessness access suitable housing that meets their accessibility needs. They work closely with private landlords to facilitate this support, utilizing a structured intake process to understand each person's needs better. They also provide wrap-around support and foster community connections to help individuals manage their housing successfully.

- **Purpose-Built Housing for Specific Needs:** Another organization mentioned that they have built purpose-specific housing to accommodate individuals with mobility issues and other developmental disabilities. They leverage provincial funding to offset rents, allowing them to provide affordable living options despite increasing market rates. This approach is framed within a broader context of addressing the housing crisis, especially for individuals who may require particular accommodations.

What issues are you seeing in the accessible housing sector?

The following themes emerged from the interview responses:

- **Affordability Challenges**: A significant concern is the rising cost of housing, which is making it increasingly difficult for individuals with disabilities to find affordable options. Service providers have indicated that rising housing costs have affected other pieces of quality of life for individuals with developmental disabilities.

- **Disconnect in Accessibility Understanding**: Many stakeholders expressed that there is a substantial disconnect in how accessibility is perceived and implemented. Service providers indicate a need for a more comprehensive approach to accessibility beyond just physical requirements. Additionally, participants noted a lack of attention to accessibility in new housing developments. Although there has been a push to add to more stock there has not been a corresponding focus on the accessibility of that housing.

- **Increased Barriers in Rental Markets**: Discrimination and bias in rental markets against individuals receiving disability assistance were mentioned as significant issues.

- **Complicated Government Support**: Some participants expressed that funding from government is not adequate to meet the needs of the individuals they serve.

- **Structural and Institutional Barriers**: Several organizations pointed out that existing structural and institutional barriers limit the effectiveness of housing solutions. There are not formalized structures in place to support service providers working together or with other partners.

What organizations, if any, do you partner with to deliver accessible housing?

Service providers in engagement interviews provided the following example organizations that they may work with in delivering supports:

- **Calgary Housing:** Organization that supports providing accessible housing options.

- **Canadian Mental Health Association (CMHA):** Organization that offers various programs and services to support individuals with reaching mental health goals.

- **Civida:** Partnered to help coordinate and support individuals seeking housing.

- **HomeSpace Society:** Non-profit that builds, maintains, and manages affordable housing for vulnerable populations.

- **Greater Edmonton Foundation:** Non-profit social housing operator for seniors in Alberta.

- **Government of Alberta:** Various service providers indicated they work in cooperation with provincial government for funding opportunities.

What government support, including funding, supports your housing initiatives, if any?

The following themes emerged from the interview responses:

- **Limited Government Funding**: Multiple organizations express a struggle with inadequate government funding for housing initiatives. One said, "Funding in today's world is very tight and not often thought about," highlighting the scarcity of resources dedicated to housing projects. This reflects ongoing concerns about whether funding is sufficient to meet demand. Additionally, service providers recognize variations in government support across jurisdictions. For example, one organization commented on the lack of funding and supports in Alberta compared to other provinces that have different support systems, such as BC.

- **Reliance on Various Funding Sources**: Organizations often depend on a mix of government funding and private donations.

- **Flexibility of Funding Arrangements**: Participants expressed the need for more flexibility in funding arrangements to allow service providers to cover costs of housing or maintenance to better support the individuals they serve.

- **Subsidization Needs**: Service providers noted that many individuals with developmental disabilities would benefit from government subsidies that support them to afford rent.

How do your values and principles regarding accessible housing shape the way you deliver housing programs?

The following themes emerged from the interview responses:

- **Emphasis on Choice and Independence**: Participants emphasize the importance of individual choice in housing, enabling people with developmental disabilities to live independently.

- **Community Integration**: Participants note the importance of supporting individuals with disabilities to be a part of their broader community.

- **Recognition of Diverse Needs**: It was noted that individuals with disabilities may have a wide variety of needs that can be supported by their housing. A service provided highlighted the need for purpose-built housing that caters to individuals with more complex needs who require specific assistive features, advocating for tailored housing solutions that meet varied needs.

- **Focus on Collaboration**: Organizations recognize the importance of working with partners to enhance housing solutions. One service provider extended partnerships and community support structures that embody the belief that collaboration can lead to better outcomes for individuals requiring accessible housing.

- **Holistic Support Systems**: The integration of various support models that include not just physical but also social accessibility was emphasized. Many organizations advocate for social inclusion alongside physical adaptations, indicating that support must encompass community connections and networks for individuals living with disabilities.

What accessible housing strategies have you tried / are you currently trying?

The following themes emerged from the interview responses:

- **Community Living Focus**: Strategy that emphasizes integrating individuals into community living arrangements.

- **Partnerships**: One participant highlighted the importance of collaborating with partners to secure housing arrangements that meet diverse needs. Partners include working alongside other agencies like Civida and the Greater Edmonton Foundation to coordinate support for individuals seeking housing.

- **Adaptive Housing Design**: Efforts are made to create homes designed with accessibility in mind, which spans beyond just physical adaptations. For instance, service providers indicate there is a need to consider a wide variety of accessible features, such as rolling showers, adapted kitchens, sensory accommodations, etc. that consider the varying needs of individuals.

- **Community Animator Role**: One participant shared the example of a program to introduce a community animator role to facilitate connections among residents in an apartment building. This role was intended to support all residents of the building, including those with developmental disabilities. This role involves relationship-building and helping community members engage, fostering a sense of belonging and home.

- **Targeted Housing Models**: Participants emphasized that with the right funding and support they're able to develop tailored housing arrangements to meet the unique needs of individuals they serve. Including the housing type, location, number and characteristics of roommates, etc.

To what extent do you anticipate increasing the provision of housing for individuals with developmental disabilities in the near future?

The following themes emerged from the interview responses:

- **Limited Future Growth Due to Challenges:** Participating service providers express concern about significantly increasing housing for individuals with developmental disabilities in the near future due to systemic barriers such as regulatory obstacles and licensing requirements that limit their ability to operate in the sector. Service providers also pointed out the lack of access to financing and limited availability of partnerships. Providers noted it has become more difficult to increase their stock housing from what's available indicating a challenging landscape for new developments. Similarly, some providers are not actively expanding their housing stock due to current funding constraints.

- **Need for Innovative Housing Models:** While recognizing current limitations, some providers are exploring alternative housing models as potential solutions. For instance, one indicated they would consider creating a tailored duplex or fourplex to allow them to serve multiple individuals efficiently while also creating community. They also noted the importance of purpose-built housing tailored to individuals with complex needs, which could improve living conditions and support services in the long term.

- **Financing:** Many service providers reported challenges in securing sufficient financial backing to increase housing stock. It was highlighted that there is a need for more affordable loans and financing / funding mechanisms for providers to allow them provide appropriate housing.

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