



Safe, Affordable Housing

Recommendations to Address the Housing Crisis for Albertans with Developmental Disabilities

PLAIN LANGUAGE VERSION

August 30, 2025



Who is ACDS?

Group of about 140 community disability agencies

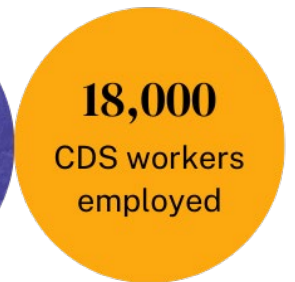
- Over 85% of agencies contracted by PDD

Our members:

- Employ 18,000 disability workers
- Support 16,000 individuals with disabilities (14,000 are adults with developmental disabilities who receive PDD services)

What we do to improve disability services:

- **Advocate for better policies** to support people and agencies
- **Research and talk to agencies** about what's not working and how to make things better
- **Make sure agencies follow good practices** so services are safe and helpful
- **Train staff** to become good workers



Introduction

Why did we do a project on housing?

What changes do we hope will happen?

What did we do in the project?

Why we need a project about housing

Many people are having a hard time finding homes they can afford. For people with developmental disabilities, it's even harder.

Rising housing prices

- People on low or fixed income like AISH cannot keep up with rising housing costs.
- In 2023, 57% of service providers said people they support were struggling to pay rent or mortgages.¹



Fewer housing choices

- Regular housing doesn't meet everyone's needs; some people with disabilities need specialized housing.
- Some people must live with their families because they can't afford to live on their own.
- Some service providers are buying homes so people can live safely and get good supports.



No shared vision or guiding principles

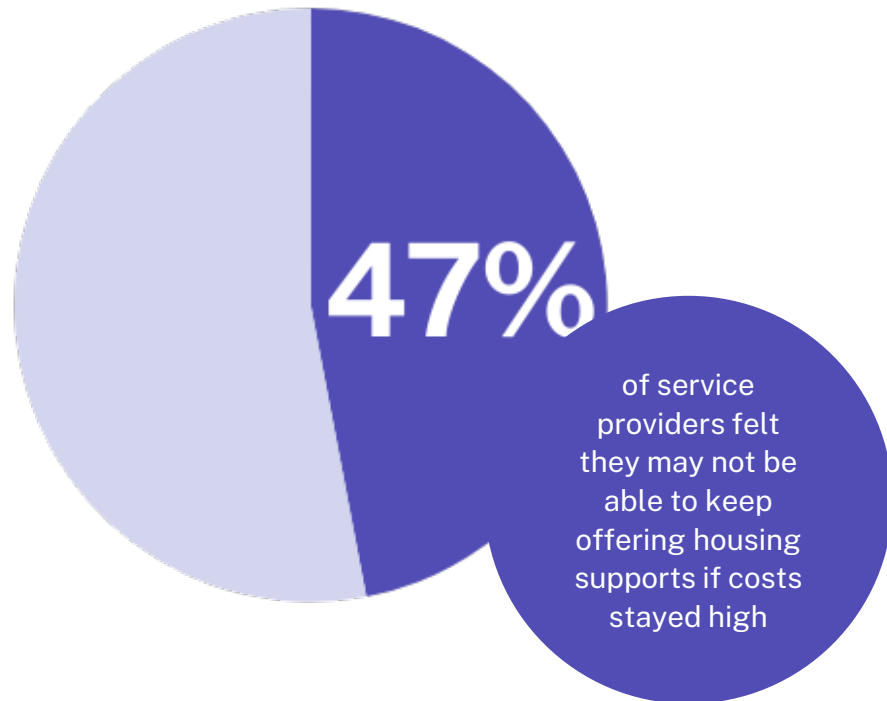
- We don't all know the most important things to keep in mind when making decisions about housing.



¹ Alberta Council of Disability Services. January 2024. Sector Scanner 2023.

Why we need a project about housing

Service providers are doing their best to fill gaps, but the costs are too high.



84%

of organizations have challenges supporting people to **stay in their homes as they get older**



66%

of organizations have challenges **finding accessible housing**



76%

of organizations have challenges **building or renovating to make homes more accessible**



¹ Alberta Council of Disability Services. January 2024. Sector Scanner 2023.

Goals: What this project hopes will happen

A. Much better housing situation

This work will help create changes so people with disabilities have housing that is:

- Safe
- Affordable
- Right for their needs

B. Shared guiding principles

This work will list the things that everyone can agree on as being most important when making decisions about housing for people with disabilities.



Our aim is to work with the Alberta government, other levels of government, and community partners to improve housing for people with developmental disabilities by using the ideas and suggestions in this report.

Activities: What we did

1. Dec 2023: Created ACDS Housing Task Team

- ✓ Small group of ACDS members with lots of housing experience to help guide us on the project
- ✓ Jan 2024: Submitted funding proposal to Alberta Government (learned in November that funding was not available yet)

2. Feb 2025: Launched the project with our own funds.

Researched the problem

- ✓ Survey of ACDS members
- ✓ Talks with self-advocates at Disability Action Hall
- ✓ Interviews by KPMG with housing providers in AB and BC
- ✓ Examples of good solutions in Alberta and other places

3. Created guiding principles

- ✓ ACDS Housing Task Team looked over the research to list the most important things to consider when making housing decisions

4. Developed recommendations

- ✓ ACDS Housing Task Team chose the best ideas for changes we can make now and for the future



ACDS Housing Task Team

- **Dec 2023: Created Housing Task Team**
Small group of ACDS members with lots of experience in housing sector
- **Feb 2025: Asked Task Team to help with the project**
 - ✓ Look at any gaps in survey results
 - ✓ Take part in workshops to:
 - Check the findings from all the research
 - Create guiding principles
 - Develop recommendations for improvement
 - ✓ Share helpful ideas, information, and resources throughout the project



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 (AB 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 Situation and Challenges

How do things look right now?

What are the main problems?

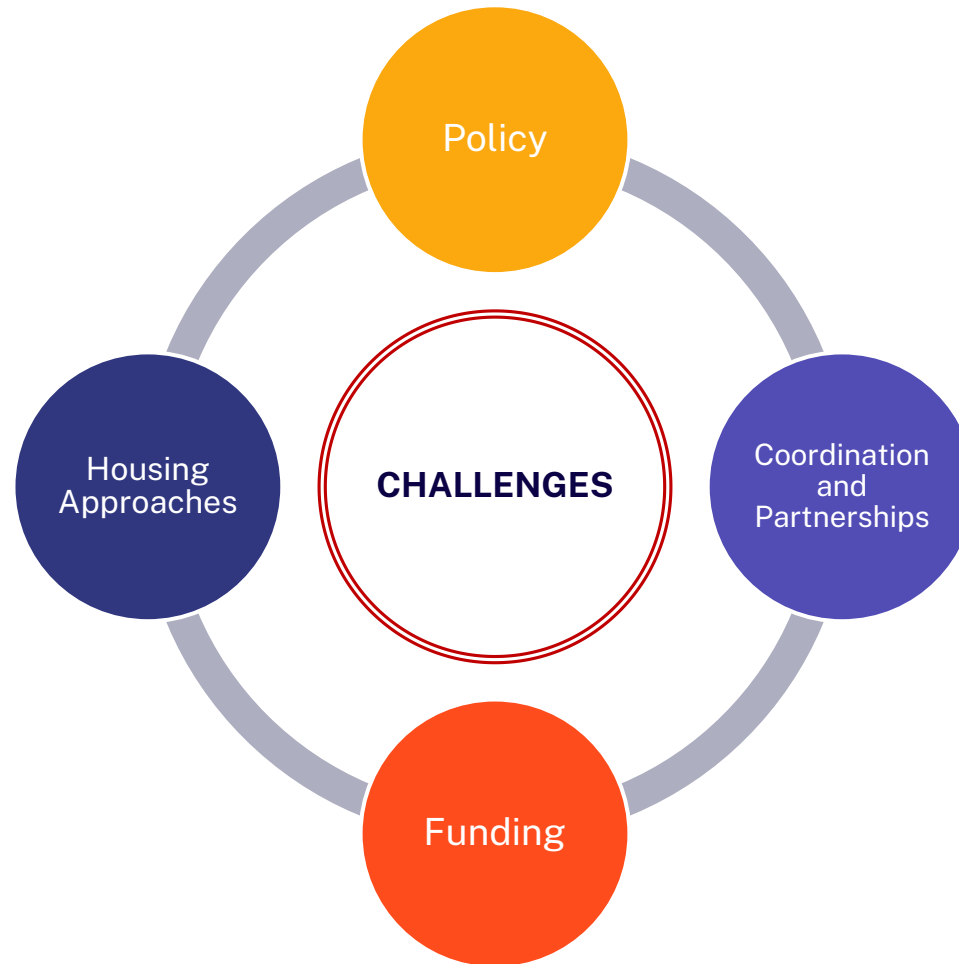
Main types of problems

1. Policy

Current rules and the way government programs are organized don't meet people's unique needs.

3. Housing Approaches

One-size-fits-all doesn't work for everyone. Some people need different supports throughout their life. Some needs also change as people age.



2. Coordination and Partnerships

Service providers are mostly working alone to find solutions.

4. Funding

Not enough money for safe, affordable, accessible housing for individuals with disabilities and for service providers.

1. Policy – Challenges

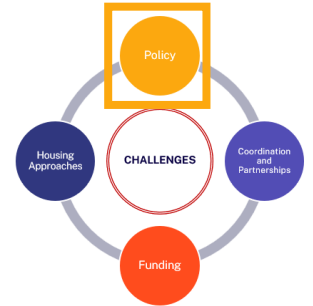
Housing and disability support services are treated like separate issues

- For most people, **policies and funding for disability supports are not connected with housing.**
- Some people, especially with complex needs, are housed in **places that don't meet their needs** or are not safe for them.
- **Service providers are forced to become housing providers** just to make sure people live in safe and suitable places.

“Don’t just help me find housing, give me the support I need while I am housed.”

- Participant of Rights to Roofs

Current rules and the way government programs are organized don't meet people's unique needs



Housing Policies



Disability Supports



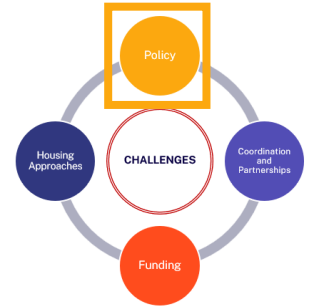
1. Policy – Challenges

Housing and disability support services are treated like separate issues

Licensing rules make it harder to provide housing

- Homes with more than 3 people have to follow strict rules, making it harder and more expensive.
- These rules were designed more for big institutions — not for homes in the community.
- Because of this, service providers often choose to support fewer people in each home.
- Homes with 3 or fewer people have no rules to make sure housing is safe or good quality.
- Service providers can't use their funding to help with housing — even when it would make lives better.

Current rules and the way government programs are organized don't meet people's unique needs



1. Policy – Challenges

Housing and disability support services are treated like separate issues

Licensing rules make it harder to provide housing

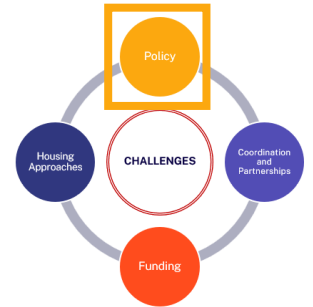
Too much confusing red tape

- Housing providers must follow **many complex and confusing rules that don't match people's needs.**
- They **make homes feel like institutions** and cost a lot of time and money.
- This makes it harder for organizations to offer enough housing – and **fewer homes are available** to those who need them

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

- Participant of PDD Transformation

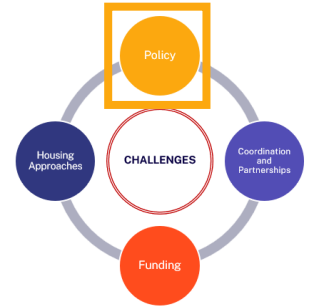
Current rules and the way government programs are organized don't meet people's unique needs



1. Policy – Solutions

Challenges

- ✗ Disconnect between housing and disability support services
- ✗ Licensing rules
- ✗ Confusing red tape



Ideas from Service Providers to Fix the Issues

- ✓ **Build a clear plan (framework) that connects housing, healthcare, and support services**
- ✓ **Remove unnecessary and complicated rules**
- ✓ **Allow for more types of affordable housing**
- ✓ **Change rules that limit how many people can live in a home**
- ✓ **Set clear guidelines at the city level for housing standards**

2. Coordination / Partnership - Challenges

Service providers are mostly working alone to find solutions



Lack of coordination

- **Different government departments and levels don't seem to be working well with each other** for housing people with disabilities.
- This causes **gaps and mixed messages** in housing policies and supports.



2. Coordination / Partnership - Challenges

Lack of coordination

Stigma

- **Some landlords have negative views** about people with disabilities.
- This makes it harder for service providers to partner with landlords, and for people to find homes to rent.

Service providers are mostly working alone to find solutions



2. Coordination / Partnership - Challenges

Service providers are mostly working alone to find solutions



Lack of coordination

Stigma

Competition for resources

- **There isn't enough money, grants, or land** available to build new homes or renovate old homes
- Service providers must **compete** for what little is available – this slows down progress.



2. Coordination / Partnership - Challenges

Service providers are mostly working alone to find solutions



Lack of coordination

Stigma

Competition for resources

Different capacity levels

- Some service providers are trying new ways to create better housing through partnerships.
- But **not all have the same money, connections, or experience** to do this.



2. Coordination / Partnership - Challenges

Service providers are mostly working alone to find solutions



Lack of coordination

Stigma

Competition for resources

Different capacity levels

Not enough information

- **There isn't good information** on how many people are affected, or how big the need is.
- **Good data sharing helps to build better plans** to fix the problem.



2. Coordination / Partnerships - Solutions

Challenges

- ✗ Lack of coordination
- ✗ Stigma
- ✗ Competition for resources
- ✗ Different capacity levels
- ✗ Not enough information



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

- Survey participant



Ideas from Service Providers to Fix the Issues

- ✓ **Build strong partnerships** between service providers, housing developers, and government
- ✓ **Create better coordination between government departments** to meet people’s full needs – not just one piece at a time.



3. Housing Approaches – Challenges

Lack of accessibility and safety

- Most people in our survey said **accessible housing is a right**.
- **Basic features** like ramps or grab bars **are not enough**. People may also need things like sensory supports, medical safety features, or safe access to all parts of their home.
- **Safe housing** means clean, well-kept, and respectful spaces.
- **Affordable housing is often in poor condition**, with problems like pests, risky roommates, or in unsafe neighborhoods.

“Accessibility means more than wheelchair ramp and some blue and white signs”

- Participant of Rights to Roofs

One-size-fits-all doesn't work, especially as people age



3. Housing Approaches – Challenges

Lack of accessibility and safety

Lack of choices for the right mix of supports

- People need the **right mix of supports** to live well and be part of their communities. But often, they have no choice, and must take what is available, even if it isn't right for them.

Examples of how different people may have different housing needs

Low needs



Living alone, with a room-mate, or with family

Moderate needs



Living with some supports alone or with a room-mate, or in a group home

Complex needs



Living in a purpose-built home with 24hr wraparound supports, or in a care facility

One-size-fits-all doesn't work, especially as people age



3. Housing Approaches – Challenges

Lack of accessibility and safety

Lack of housing choices

Loss of stability and continuity

- **There usually isn't enough funding to update homes** as people's needs change.
- **People get moved from their homes**, which can be upsetting and expensive.

One-size-fits-all doesn't work, especially as people age



3. Housing Approaches – Challenges

Lack of accessibility and safety

Lack of housing choices

Loss of stability and continuity

Choices for aging in place

- Some people with disabilities age earlier and need more support.
- Typically, **long-term care facilities can't meet their unique and growing needs.**

One-size-fits-all doesn't work, especially as people age



3. Housing Approaches – Challenges

Lack of accessibility and safety

Lack of housing choices

Loss of stability and continuity

Choices for aging in place

Building real community

- Need **housing options** that help people become part of **their community**.
- Single family homes might not be the right option for everyone.
- **Some people might make better connections if they are in clusters of homes** close to each other, like duplexes or several apartments.
- This makes it **easier to share staff and resources**.

One-size-fits-all doesn't work, especially as people age



3. Housing Approaches – Challenges

Lack of accessibility and safety

Lack of housing choices

Loss of stability and continuity

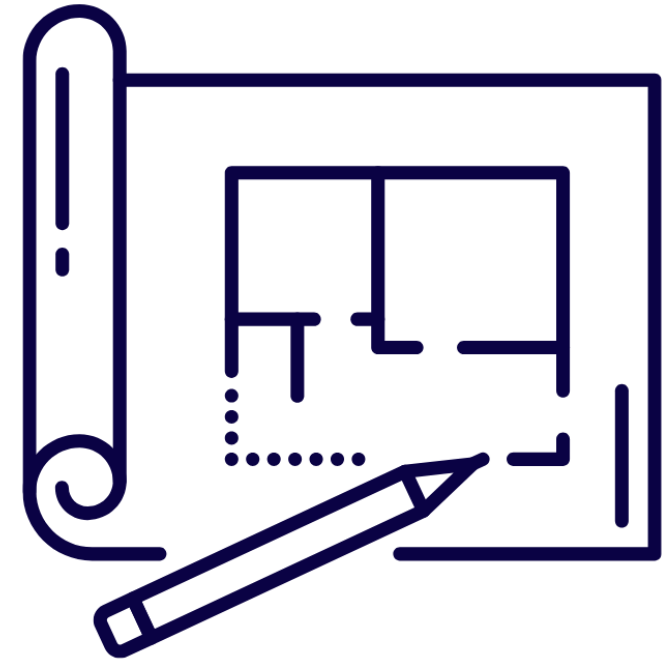
Choices for aging in place

Building real community

Housing for people with complex needs

- Some people **need specially designed homes** for safety and comfort.
- **Staff must also be considered** – some people need 24-hour care, which means having a bedroom for staff.
- **Service providers do not get extra funding** for these costs.

*One-size-fits-all doesn't work,
especially as people age*



3. Housing Approaches - Challenges

Lack of accessibility and safety

Lack of housing choices

Loss of stability and continuity

Choices for aging in place

Building real community

Housing for people with complex needs

Rural vs urban considerations

- Housing approaches and needs are different based on location.
- **In rural areas, there typically aren't enough partners** to help create housing solutions.
- **In urban areas, competition for land, grants, and investors is high** because there are so many more housing providers.

*One-size-fits-all doesn't work,
especially as people age*



3. Housing Approaches - Challenges

Lack of accessibility and safety

Lack of housing choices

Loss of stability and continuity

Choices for aging in place

Building real community

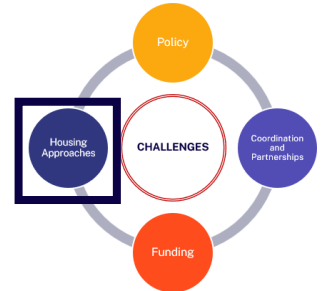
Housing for people with complex needs

Rural vs urban considerations

Limits in current programs

- **Current programs** – like AISH Modified Living Allowance or rent-geared-to-income – **are only available for some people.**
- **Some options** like home sharing (also called Tenant Support Housing), **don't work well for everyone.**
- These **programs need to be reviewed** to meet people's needs.

One-size-fits-all doesn't work, especially as people age



“[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

3. Housing Approaches - Solutions

Challenges

- ✗ Lack of accessibility and safety
- ✗ Lack of housing choices
- ✗ Loss of stability and continuity
- ✗ Choices for aging in place
- ✗ Building real community
- ✗ Housing for people with complex needs
- ✗ Rural vs urban considerations
- ✗ Limits in current programs



Ideas from Service Providers to Fix the Issues

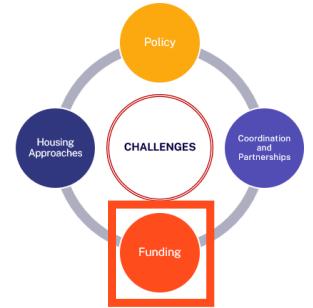
- ✓ **Expand low-cost housing**
- ✓ **Plan and fund housing and support needs together**, especially for people with complex needs
- ✓ **Review limitations of current programs**

4. Funding - Challenges

Affordability

- **Service providers are struggling.**
Almost 7 out of 10 (69%) say that high renovation costs, rent, and not enough funding make it hard to offer respectful, inclusive housing.¹

Not enough money for safe, affordable, accessible housing



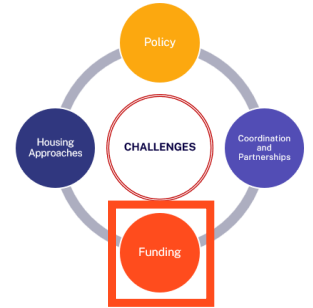
¹ Source: ACDS Housing Survey 2025

4. Funding – Challenges

Affordability

- **Service providers are struggling.**
Almost 7 out of 10 (69%) say that high renovation costs, rent, and not enough funding make it hard to offer respectful, inclusive housing.¹
- **Support gaps are growing.**
6 out of 10 service providers say they can't help people properly because housing is too expensive and funding is too low.¹

Not enough money for safe, affordable, accessible housing



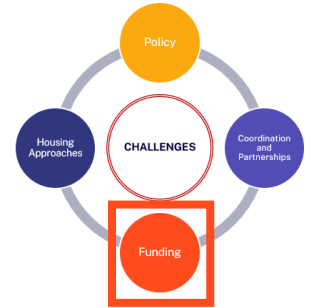
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4. Funding – Challenges

Affordability

- **Service providers are struggling.**
Almost 7 out of 10 (69%) say that high renovation costs, rent, and not enough funding make it hard to offer respectful, inclusive housing.¹
- **Support gaps are growing.**
6 out of 10 service providers say they can't help people properly because housing is too expensive and funding is too low.¹
- **Too much income goes to rent.**
When people spend most of their income on housing, it hurts their health, safety, and quality of life.

Not enough money for safe, affordable, accessible housing



¹ Source: ACDS Housing Survey 2025

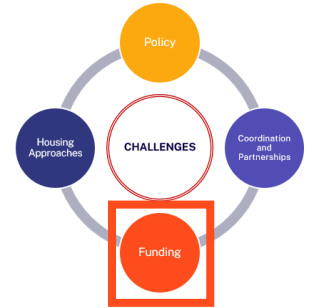
4. Funding - Challenges

Affordability

Program restrictions

- **AISH** has not kept up with housing costs.
- **PDD funding does not cover costs** for buying, customizing, or maintaining housing.
- Programs such as Rent Supplement Program, Rental Assistance Benefits exist, but **not available to everyone**.

Not enough money for safe, affordable, accessible housing

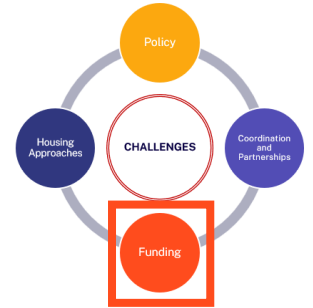


¹ Source: ACDS Housing Survey 2025

4. Funding - Solutions

Challenges

- ✖ Affordability
- ✖ Program restrictions



Ideas from Service Providers to Fix the Issues

- ✓ **New funding options**
More money for individuals to pay for housing
More money to develop purpose-built housing
Lower mortgage rates for nonprofits
More money to improve accessibility
- ✓ **Flexibility** in how current funding is used.
- ✓ **New investment models**
Example: Community Living BC – help service providers buy a home by paying/owning 25% of the house.

What we have now vs. How we want things to be

Current vs. Desired Future State

Current state

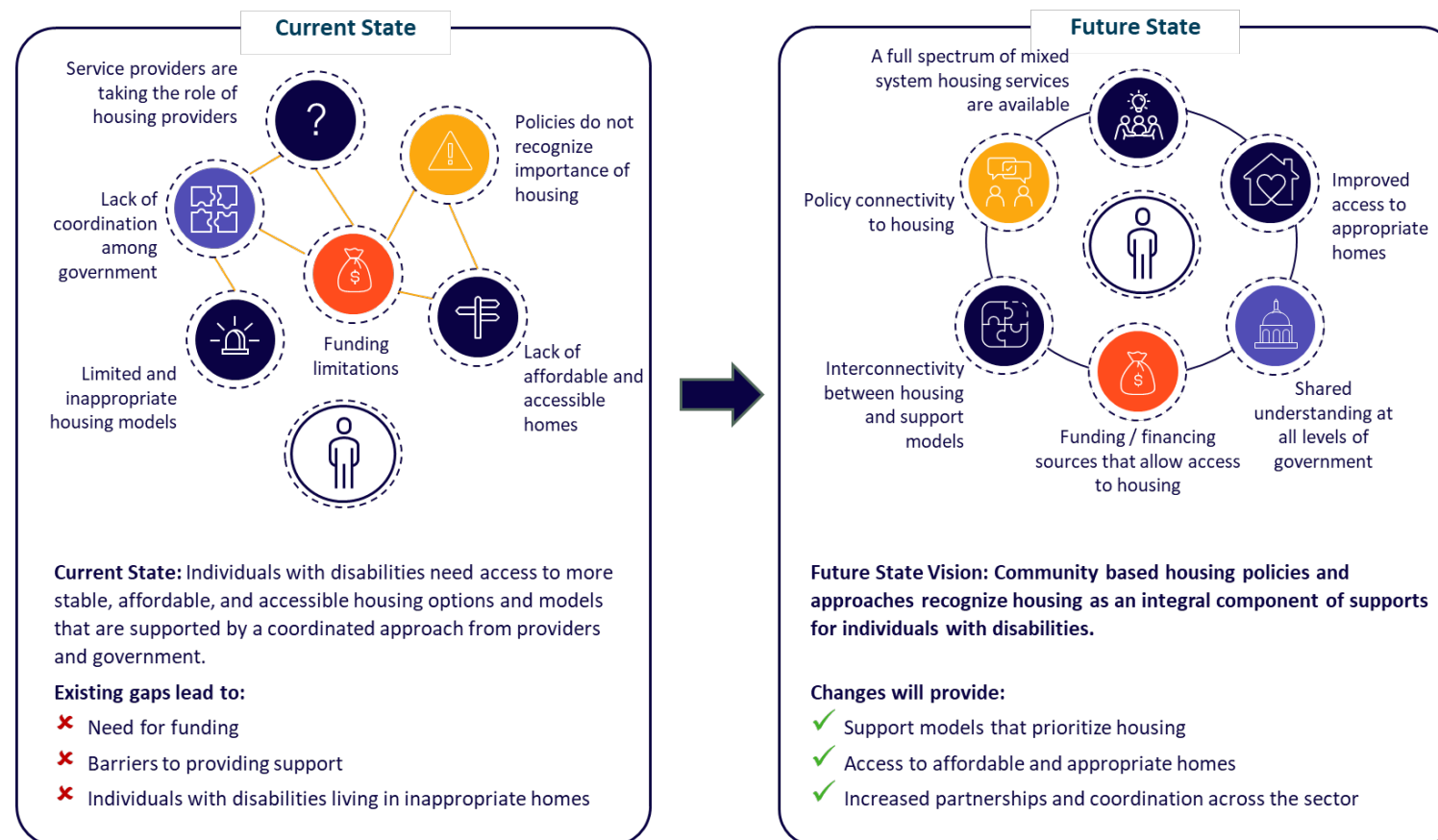
- Challenges in policy, funding, coordination and partnerships, and housing approaches

Desired future state

- Housing is a core part of the support system for individuals with developmental disabilities

Legend

- Policy
- Funding
- Coordination and partnerships
- Housing approaches



Current situation: the risk

The risk

- **Losing one's home** or living in a place that is unsafe or expensive
- **Risk to health and safety**
- **Harder for supports to succeed** — without safe and proper housing, people cannot thrive



Current situation: the risk and the opportunity

The risk

- Losing one's home or living in a place that is unsafe or expensive
- Risk to health and safety
- Harder for supports to succeed — without safe and proper housing, people cannot thrive

The opportunity

- **New Ministry of Assisted Living and Social Services brings together several programs:** income supports (including AISH), disability support services (including PDD), assisted living, community health care, and housing.
- **Chance to look at the whole picture** to find better ways to support people's housing and support needs together.
- **Some changes might even save the government some money.** They could happen by moving money around inside the Ministry.



Guiding Principles

What are the most important things to keep in mind when making decisions about housing for people with disabilities?

Guiding Principles

Currently

- **No shared vision** about what housing for people with disabilities should look like.
- **No guiding principles**
People don't all agree on the most important things to keep in mind when making decisions about housing.



Guiding Principles

What we are proposing

- **Everyone, no matter their ability, deserves good choices for living well in the community.**
- **Everyone needs housing and supports that work for them.** When both are planned together, it helps people live more independently and have a better life.

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.



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

Guiding Principles

What we are proposing

- **Everyone, no matter their ability, has a right to have good choices for living well in the community.**
- **Everyone needs housing and supports that work for them.** When both are planned together, it helps people live more independently and have a better life.

These ideas come from self-advocates and service providers.

- **Some ideas work well together; other ideas might clash,** like safety vs cost.
- **The goal is to provide the right balance** for each person.

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.



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

Guiding Principles



Personal choice

People with disabilities have meaningful and realistic choices for where they can live.
These choices honour what people want and need, and help make life better for them.



Affordability

People with disabilities can find homes they can afford.
They can live in a place they like for as long as they want without having to worry about money.



Accessibility

Homes are built so they are easy for people with disabilities to use.
They help people live comfortably, and fit their needs as they change over time.



Safety

People with disabilities live in safe, clean homes that feel like regular houses – not like not institutions.
These homes are made to fit each person's needs. They are safe for the people living in them and for the staff and others who are part of their lives.



Stability

People with disabilities can live in homes that can support them for a long time.
Everyone, including service providers and government, understands that it is important to keep housing steady and dependable. Housing choices should not be based just on how much funding is available right now.



Belonging

People with disabilities are welcomed in their communities.
Housing and support services help people join in social, learning, and work activities – helping them to build real connections so they feel valued, respected and included.



Supports

People with disabilities get supports that adjust as their needs change.
The supports that people get help them to live as independently as they can, and they are updated when needed. Housing is a key part to make sure people have the right supports to live well.

Recommendations





What we think are the best ideas for making housing better now and in the future.

Recommendations Summary

These suggestions aim to fix current challenges. Some are quick to do; others will take more time and work. The end goal is to improve housing for people with disabilities and have a system that sees housing as an important part of supports for people with disabilities.

How much
change
might be
needed

L	Low
M	Medium
H	High

Problem Area	Recommendations (Total: 13)	
 Policy (5)	A. Work with Ministry of Assisted Living and Social Services to make a single, coordinated plan for housing.	L
	B. Make housing a key part of the help that PDD provides.	H
	C. Find ways and resources in Alberta's Stronger Foundations housing plan to help people with developmental disabilities.	M
	D. Make new rules to make sure community housing is safe and meets people's needs.	M
	E. Make sure the rules for housing run by service providers work well together and don't clash.	L
 Coordination/ Partnerships (2)	F. Set up a disability housing innovation hub.	L
	G. Help service providers and developers to work together, and offer incentives for partnerships to build homes for people with disabilities.	L
 Housing Approaches (3)	H. Do a study (needs assessment) to understand what kind of housing people with disabilities need.	M
	I. Help people with disabilities have the right mix of supports to stay in their homes as they get older.	M
	J. Have government fund "housing navigators" – a new position to help agencies and people with disabilities find a place to live.	M
 Funding (3)	K. Look at ways to use AISH and PDD funding to help cover housing costs where these are needed.	H
	L. Make it easier for service providers to get funding or loans to buy homes.	L
	M. Provide funding to help cover costs to maintain housing and make it accessible for people with disabilities.	H

Recommendations | Policy

How much change might be needed	L	Low
	M	Medium
	H	High

Challenges

Disconnect between housing and disability support services

Licensing rules

Confusing red tape



Recommendations		
A. Work with Ministry of Assisted Living and Social Services to make a single, coordinated plan for housing.		L
What this means:	Use the new Ministry setup to bring together different divisions and partners to work as one group to make one clear plan for housing people with developmental disabilities to get rid of confusion.	



Recommendations | Policy

How much change might be needed	L	Low
	M	Medium
	H	High

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Confusing red tape



Recommendations	
A. Work with Ministry of Assisted Living and Social Services make a single, coordinated plan for housing	L
B. Make housing a key part of the help that PDD provides.	H
What this means:	Include housing as part of the supports funded by Disability Services for people who qualify for PDD and can't find suitable housing on their own, especially people with complex medical or support needs. Housing should be seen as an important part of the safe and effective help that PDD provides.

Recommendations | Policy

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Recommendations	
A. Work with Ministry of Assisted Living and Social Services make a single, coordinated plan for housing	L
B. Make housing a key part of the help that PDD provides	H
C. Find ways and resources in Alberta’s <i>Stronger Foundations</i> housing plan to help people with developmental disabilities.	M
What this means:	Alberta’s 10-year affordable housing plan includes <i>people with disabilities</i> , but it is not clear if people with developmental disabilities are part of that group – especially if they don’t have physical disabilities. These people also face risks like poor housing and homelessness. The plan should include specific supports and resources for them.

Recommendations | Policy

How much change might be needed	L	Low
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Recommendations	
A. Work with Ministry of Assisted Living and Social Services make a single, coordinated plan for housing	L
B. Make housing a key part of the help that PDD provides	H
C. Find ways and resources in Alberta’s <i>Stronger Foundations</i> housing plan to help people with developmental disabilities	M
D. Make new rules to make sure community housing is safe and meets people’s needs.	M
What this means:	<p>This idea supports what ACDS recommends for better licensing of community housing:</p> <ol style="list-style-type: none">1. Replacing current rules with simpler, core standards that protect people’s dignity, freedom and independence – no matter how many people live in the home.2. Only use the current rules for homes where the number of people living in them are many more than usual, such that these places look more like a care facility than a regular home.

Recommendations | Policy

How much change might be needed	L	Low
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Recommendations	
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D. Build new rules to make sure community housing is safe and meets people’s needs	M
E. Make sure the rules for housing run by service providers work well together and don’t clash.	L
What this means:	Help everyone – city governments, provincial government, federal government, and service providers – understand the different rules that affect service providers when they build, fix, or update homes. Make these rules more consistent and coordinated.

Recommendations | Policy - Summary

Challenges

Disconnect between housing and disability support services

Licensing rules

Confusing red tape



Recommendations (5)	
A. Work with Ministry of Assisted Living and Social Services make a single, coordinated plan for housing.	L
B. Make housing a key part of the help that PDD provides.	H
C. Find ways and resources in Alberta’s <i>Stronger Foundations</i> housing plan to help people with developmental disabilities.	M
D. Make new rules to make sure community housing is safe and meets people’s needs.	M
E. Make sure the rules for housing run by service providers work well together and don’t clash.	L

How much change might be needed

L	Low
M	Medium
H	High

Recommendations | Coordination / Partnerships

How much change might be needed

L

M

H

Low
Medium
High

Challenges

- Lack of coordination
- Stigma
- Competition for resources
- Different capacity levels
- Not enough information



Recommendations	
F. Set up a disability housing innovation hub.	
What this means:	<div>L</div> <p>An innovation hub is a place where different groups work together to share ideas, build partnerships, and test new solutions.</p> <p>In a housing innovation hub, service providers, developers, technology companies and others would work together to create, fund and test new solutions to the housing problems faced by people with disabilities.</p>



Recommendations | Coordination / Partnerships

How much change might be needed

L

M

H

Low
Medium
High

Challenges

- Lack of coordination
- Stigma
- Competition for resources
- Different capacity levels
- Not enough information



Recommendations	
F. Set up a disability housing innovation hub	L
G. Help service providers and developers to work together, and offer incentives for partnerships to build homes for people with disabilities.	L
What this means:	Create ways in which service providers and developers can come together to share ideas and resources. Have government provide incentives to put these ideas in place. Incentives can be things like funding, tax-breaks, low interest loans, less red tape, or other things like these that make it easier to do something. Incentives could help developers and service providers come up with better ideas for housing, and build homes more easily.

Recommendations | Coordination / Partnerships - Summary

Challenges

- Lack of coordination
- Stigma
- Competition for resources
- Different capacity levels
- Not enough information



Recommendations (2)	
F. Set up a disability housing innovation hub.	L
G. Help service providers and developers to work together, and offer incentives for partnerships to build homes for people with disabilities.	L

How much
change
might be
needed

L

M

H

Low
Medium
High



Recommendations | Housing Approaches

How much
change
might be
needed

L

M

H

Low
Medium
High

Challenges

- Lack of accessibility and safety
- Lack of housing choices
- Loss of stability and continuity
- Choices for aging in place
- Building real community
- Housing for people with complex needs
- Rural vs urban considerations
- Limits in current programs



Recommendations

H. Do a study (needs assessment) to understand what kind of housing people with disabilities need.

M

What this means:

A needs assessment would look at what types of housing exists in all the different parts of Alberta, how it matches the needs of people with disabilities, and finds out where the gaps are.
It would also look at data about the changing needs of people, and try to predict what the future housing needs might look like so that we can plan better for the future.



Recommendations | Housing Approaches

How much change might be needed

L

M

H

Low

Medium

High

Challenges

- Lack of accessibility and safety
- Lack of housing choices
- Loss of stability and continuity
- Choices for aging in place
- Building real community
- Housing for people with complex needs
- Rural vs urban considerations
- Limits in current programs



Recommendations		
H.	Do a study (needs assessment) to understand what kind of housing people with disabilities need.	M
I.	Help people with disabilities have the right mix of supports to stay in their homes as they get older.	M
What this means:	As people get older, they usually need a mix of supports from different areas of government. This solution would aim to help these different areas to work more closely with each other and with Assisted Living Alberta so that their rules and requirements make it easier for people to get the supports they need to stay in their homes as they get older.	



Recommendations | Housing Approaches

How much
change
might be
needed

L

M

H

Low
Medium
High

Challenges

- Lack of accessibility and safety
- Lack of housing choices
- Loss of stability and continuity
- Choices for aging in place
- Building real community
- Housing for people with complex needs
- Rural vs urban considerations
- Limits in current programs



Recommendations		
H.	Do a study (needs assessment) to understand what kind of housing people with disabilities need.	M
I.	Help people with disabilities have the right mix of supports to stay in their homes as they get older	M
J.	Have government fund “housing navigators” – a new position to help agencies and people with disabilities find a place to live.	L
What this means:	Agencies do not have funding to help people with disabilities find housing. Housing navigators would be a new role, funded by the government, to give one-on-one support to agencies and people with disabilities to apply for housing, find subsidies, talk to landlords, and work with other services. They would also look for problems in the system and speak up for changes to meet people’s needs.	



Recommendations | Housing Approaches - Summary

Challenges

- Lack of accessibility and safety
- Lack of housing choices
- Loss of stability and continuity
- Choices for aging in place
- Building real community
- Housing for people with complex needs
- Rural vs urban considerations
- Limits in current programs



Recommendations (3)		
H.	Do a study (needs assessment) to understand what kind of housing people with disabilities need.	M
I.	Help people with disabilities have the right mix of supports to stay in their homes as they get older.	M
J.	Have government fund “housing navigators” – a new position to help agencies and people with disabilities find a place to live.	L

How much change might be needed

L	Low
M	Medium
H	High



Recommendations | Funding

How much change might be needed	L	Low
	M	Medium
	H	High

Challenges

Affordability

Program restrictions

- AISH has not kept up with housing costs.
- PDD funding does not cover costs for buying, customizing, or maintaining housing.
- Programs such as Rent Supplement Program, Rental Assistance Benefits exist, but not available to everyone.



Recommendations	
K. Look at ways to use AISH and PDD funding to help cover housing costs where these are needed.	H
What this means:	Look at current gaps in funding and supports. This includes finding where funding is too low, suggesting improvements or changes to AISH and PDD, and finding ways to make sure housing costs are covered.



Recommendations | Funding

How much change might be needed

L

M

H

Low
Medium
High

Challenges

Affordability

Program restrictions

- AISH has not kept up with housing costs.
- PDD funding does not cover costs for buying, customizing, or maintaining housing.
- Programs such as Rent Supplement Program, Rental Assistance Benefits exist, but not available to everyone.



Recommendations		
K.	Look at ways to use AISH and PDD funding to help cover housing costs where these are needed.	H
L.	Make it easier for service providers to get funding or loans to buy homes.	L
What this means:	Many service providers are nonprofit agencies. Nonprofit organizations often have a hard time getting regular loans from the bank because they don't have special funding for housing. This recommendation is about helping service providers get the funding or loans they need to buy homes and adapt them for the needs of people with disabilities.	



Recommendations | Funding

How much change might be needed	L	Low
	M	Medium
	H	High

Challenges

Affordability

Program restrictions

- AISH has not kept up with housing costs.
- PDD funding does not cover costs for buying, customizing, or maintaining housing.
- Programs such as Rent Supplement Program, Rental Assistance Benefits exist, but not available to everyone.



Recommendations		
K.	Look at ways to use AISH and PDD funding to help cover housing costs where these are needed.	H
L.	Make it easier for service providers to get funding or loans to buy homes.	L
M. Provide funding to help cover costs to maintain housing and make it accessible for people with disabilities.		H
What this means:	Service providers usually can't raise rents to renovate or upgrade homes to make them fit the needs of people with disabilities living there. This recommendation is about helping landlords and service providers get funding to make these improvements, so housing is safe and suitable for people living there. It could also include giving service providers more flexibility in using any leftover money they already have in their contracts to pay for these improvements.	

Recommendations | Funding - Summary

Challenges

Affordability

Program restrictions

- AISH has not kept up with housing costs.
- PDD funding does not cover costs for buying, customizing, or maintaining housing.
- Programs such as Rent Supplement Program, Rental Assistance Benefits exist, but not available to everyone.



Recommendations (3)		
K.	Look at ways to use AISH and PDD funding to help cover housing costs where these are needed.	H
L.	Make it easier for service providers to get funding or loans to buy homes.	L
M.	Provide funding to help cover costs to maintain housing and make it accessible for people with disabilities.	H

How much change might be needed	L	Low
	M	Medium
	H	High







Recommendations Summary

These suggestions aim to fix current challenges. Some are quick to do; others will take more time and work. The end goal is to improve housing for people with disabilities and have a system that sees housing as an important part of supports for people with disabilities.

How much
change
might be
needed

L	Low
M	Medium
H	High

Problem Area	Recommendations (Total: 13)	
 Policy (5)	A. Work with Ministry of Assisted Living and Social Services to make a single, coordinated plan for housing.	L
	B. Make housing a key part of the help that PDD provides.	H
	C. Find ways and resources in Alberta's Stronger Foundations housing plan to help people with developmental disabilities.	M
	D. Build new rules to make sure community housing is safe and meets people's needs.	M
	E. Make sure the rules for housing run by service providers work well together and don't clash.	L
 Coordination/ Partnerships (2)	F. Set up a disability housing innovation hub.	L
	G. Help service providers and developers to work together. Offer incentives to create these partnerships and to build homes for people with disabilities.	L
 Housing Approaches (3)	H. Do a study (needs assessment) to understand what kind of housing people with disabilities need.	M
	I. Help people with disabilities have the right mix of supports to stay in their homes as they get older.	M
	J. Have government fund "housing navigators" – a new position to help agencies and people with disabilities find a place to live.	M
 Funding (3)	K. Look at ways to use AISH and PDD funding to help cover housing costs where these are needed.	H
	L. Make it easier for service providers to get funding or loans to buy homes.	L
	M. Provide funding to help cover costs to maintain housing and make it accessible for people with disabilities.	H

What we plan to do next

- **Share this report with government**, and find ways we can help support them to move forward on some of the ideas we have come up with.
- **Share this report with other service providers and partners in the disability sector.**
- **Share this report with agencies and groups that work in the housing sector.**
- **Identify other groups and partners** to help us with this work.



Our aim is to work with the Alberta government, other levels of government, and community partners to improve housing for people with developmental disabilities by using the ideas and suggestions in this report.



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