On April 5, 2006, the Creating Housing Choices Forum was held to showcase and generate alternative housing options for individuals with developmental disabilities within the Greater Toronto Area. Approximately 40 care-providing agencies, various government officials, and over 50 families participated in different sessions during the day-long event. This Resource Guide was developed in preparation for and as a companion to the Forum.

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**INTRODUCTION**

**BACKGROUND**

According to Statistics Canada data, in 2001 there were over 120,000 Canadians over the age of 15 with developmental disabilities. While family members are the main source of support for almost 80% of adults with developmental disabilities, 50% of family members providing support indicate they are not getting the back-up assistance and in-home support they need from their communities. Furthermore, a study conducted by the Canadian Mortgage and Housing Corporation (CMHC) between 2002 and 2004 found that there is a significant gap between the kinds of housing needed by individuals with developmental disabilities, and the types of housing that are available. As well, the study found that many individuals with developmental disabilities were not able to achieve their most preferred housing option – private accommodation with support services as required – because of a lack of government funding combined with limited family financial resources.

Approximately 12% of individuals with developmental disabilities are aged 65 and over, and this number is expected to increase considerably in the coming years as the life expectancy for these individuals continues to rise. These individuals and their families are likely to encounter many challenges as both parents and their adult children age. These life transition issues are further complicated by a lack of housing options to support different lifestyle choices, as people with developmental disabilities are often forced to live indefinitely in their family home or move into group homes or other institutional arrangements.

**PURPOSE OF THIS GUIDE: WHY CREATE HOUSING CHOICES?**

The purpose of this Resource Guide is to provide an overview of various kinds of alternative housing models for people with developmental disabilities. It also presents case studies that illustrate the benefits and challenges faced by those who have tried to put those models into place. The Guide is based on the recognition of a common set of problems associated with traditional approaches to residential care and/or subsidized housing for people with developmental disabilities.

In recent decades the ‘institutional’ housing model, which segregated and isolated people with developmental disabilities by placing them in large facilities removed from the community, has come to be seen as detrimental to their overall well-being. With the downsizing and closing of these institutions, the ‘group home’ model, in which up to 10 individuals live in housing clusters located in a residential neighbourhood and receive supports and services from a sponsoring agency, came to be seen as the best alternative arrangement. However, even within these smaller group homes, residents still do not have much, if any, choice or control over where they live, who they live with, who provides their services, or how they spend their time and money.

In both these ‘institutional’ and group home arrangements,

- Individuals with developmental disabilities are clustered together, and it is often difficult for them to be seen as individuals and to participate as full members of the communities in which they live;
- People other than the individual with a developmental disability control services, housing and financial decisions and arrangements; and
- There is little flexibility in housing and service arrangements to meet the unique needs of each individual

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3. See Footnote 2
Along with these trends towards deinstitutionalization and group homes within the community, there has also been a reduction in the amount of public funding available for affordable housing in general, and for housing for people with special needs in particular. This has meant that any new housing project, in order to be successful, must involve innovative financing approaches and also draw on the support of family members and on partnerships with groups from within the community in order to succeed.

What are the Benefits?

Despite many challenges to creating alternative housing solutions for individuals with developmental disabilities, the potential benefits are numerous, and include:

- Increased independent functioning
- Increased competence in daily living skills/social skills
- Increased quality of life
- Reduced hospital admissions
- Increased housing and financial stability
- Greater personal satisfaction
- Increased employment opportunities
- Increased health, positive emotions and self-esteem

Organization of the Guide and How to Use It

The information that follows provides just some examples of innovative approaches to providing housing for individuals with developmental disabilities. These examples cover a wide range of housing models and tenures, from home ownership to rentals, co-ops, and non-profit agency housing.

Each housing model offers its own unique benefits and challenges, just as each individual has their own particular housing needs and goals. To find the housing option that best suits the circumstances of the individual, each case must be carefully evaluated. For additional, more detailed, information about each case study highlighted in this Resource Guide, please refer to the contact information and/or source provided.

There are four sections to this Resource Guide - Private Market Models, Co-op Housing Models, Non-Profit Housing Models, and Individualized Funding and Personal Support Models. Each section begins with an overview and description of several types of housing and financing arrangements within that specific model, followed by case studies where these models have been implemented.

It is hoped that this Resource Guide will inspire and assist families and agencies in developing innovative and more fulfilling housing options for people with developmental disabilities.
SECTION 1: PRIVATE MARKET MODELS

A) HOME OWNERSHIP

BENEFITS

- Long-term stability and knowing that you will be in the same home for a long period of time
- Not having to deal with landlords for maintenance issues and the uncertainty of increasing rents
- Control over living arrangements and the ability to make improvements and adaptations to the home
- Greater sense of privacy
- Investing in future financial security
- Developing a sense of pride and independence
- Community status and sense of belonging associated with property ownership
- Pooling of support costs in shared ownership, or with roommates

CHALLENGES

- Lack of affordable home ownership options, particularly in urban areas
- Difficulty in obtaining a mortgage
- Lack of credit rating
- Securing a substantial down payment
- Restrictions surrounding income use from disability assistance
- Dealing with ongoing costs associated with home ownership, such as insurance, utility costs, maintenance and repair costs
- Individuals with a public trustee may face difficulties in having money released to purchase a home because public trustee policies often favour liquidity of assets
- Ensuring appropriate support and resources to assist in purchasing a home
- Ensuring mechanism for separation in situations of shared ownership, or with roommates. Legal agreements can deal with the financial issues and decisions whether to buy their share out, or look for new roommates, but personal issues can also be difficult in such cases
- Lack of mobility, as selling a home is a much more complicated and lengthy process than giving notice in a rental situation

WHAT TO CONSIDER

- Create a planning team that may include friends, family, agency staff, the individual and the facilitator
- Develop a budget, taking into consideration all the costs – down payment, mortgage closing costs, moving and repairs, renovations and adaptations, mortgage fees, utilities, maintenance, condo fees, taxes and insurance
- Consider working with a facilitator (e.g. lawyer, support worker, financial advisor) to guide the process
- How to develop a credit rating, restore a bad credit rating, or develop a non-traditional credit rating
- Assess all sources of financing, including grants, rental income, family and friends, trusts, and government or community agency sponsored programs
Carefully consider the needs of the individual and develop a profile of the ideal neighbourhood and home to guide the search.

Identify opportunities and obstacles, develop and then follow an action plan.

Commitment and patience is necessary as the process takes time and effort.

**ADDITIONAL RESOURCES**


- Other resources in the National Home of Your Own Alliance website: <http://alliance.unh.edu/>
**CASE STUDY: PAUL, INDIVIDUAL OWNERSHIP**

**LOCATION:** Alberta

**NUMBER OF UNITS:** 1

**BACKGROUND:**

Paul, a 41-year-old man lived with his elderly mother in a small town. He holds a job at a bottle depot and receives disability payments.

While living with his mother, Paul was able to pay for his own costs, help his mother with expenses and save some money. Paul's brother helped him to open a joint savings account and encouraged him to put aside some money each month.

**HOW IT WORKS:**

In January of 1999, Paul began looking at apartments so that he could move out of his mother's house. He found a one-bedroom bungalow for rent in his mother's neighbourhood. After 6 months, the landlord asked if Paul would be interested in purchasing the house.

Owing to Paul's savings and good credit rating, his Credit Union approved him for a mortgage. In addition, his sister gave him a small loan to secure the down payment. Paul made improvements to the house and continues to save money each month in case he needs to make repairs.

By becoming a homeowner, Paul benefited through increased self-esteem, weight loss, reduced stuttering, a better relationship with his mother, and an increased sense of pride and independence.

**SOURCE:**


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**CASE STUDY: NORM, OWNERSHIP WITH ROOMMATES**

**LOCATION:** Alberta

**NUMBER OF UNITS:** 1, with 3 residents

**BACKGROUND:**

Norm, who lived with two long-term roommates, has been given notice in his rental. At the time, vacancy rates were very low and Norm's roommate had physical disabilities that limited housing options further.

Norm's income came from a trust fund, and while the trustee was previously not interested in considering home ownership, because of the current situation she and other family members, were now supportive of this option.

**HOW IT WORKS:**

The trustee established a budget and their residential support team leader worked with a realtor to find a house suitable for all of the roommates. Norm was not directly involved in the house search because of his cognitive and communication difficulties.

The trustee managed to find a bungalow that met their needs. Cleaning and repairs were done by Norm's family and friends. The mortgage was secured by using the trust fund as security, and the roommates’ rent payments help cover expenses and maintenance costs, which are managed by the trustee and the residential support team.

The main benefit to Norm has been security of tenure and knowing that if one of his roommates chooses to leave the house, Norm doesn't have to leave as well.

**SOURCE:**

CASE STUDY: CHRISTINE, JOINT OWNERSHIP

LOCATION: Alberta

NUMBER OF UNITS: 1, with 2 residents

BACKGROUND:
For several years, Christine’s parents had planned to purchase her a home. The parents of Christine’s current roommate were also thinking of purchasing a home. The two families decided to enter into a co-ownership agreement in order to have greater financial options in choosing a home.

HOW IT WORKS:
The two families found a house that offered privacy, was within walking distance to a mall, in a neighbourhood with little traffic, and that was close to Christine’s parents’ house. With funding coming from both families, they bought the house. Christine and her roommate moved into a home of their own.

BENEFITS:
The main benefit of this arrangement for Christine and her family was that close family contact and family traditions were supported through the involvement of both families in the household.

Financially, because Christine’s parents purchased the house, keeping title in their names means there was no interference with support payments.

CHALLENGES:
The challenges the two families faced involved dealing with ongoing financial costs related to the maintenance and upkeep of the home.

In a joint ownership arrangement, both parties must also be prepared to deal with the financial and legal implications if one side decides to move out.

SOURCE:

CASE STUDY: OWNERSHIP WITH LIVE-IN SUPPORT

LOCATION: Montreal, Québec

NUMBER OF UNITS: 1, with 1 resident and 1 student in a caregiver capacity

BACKGROUND:
The mother of a dependent adult with a mild developmental disability was moving to a retirement home, and wished that her daughter would continue to live in the family-owned 2-bedroom condominium.

HOW IT WORKS:
The mother 'sold' the family home to her daughter, and a social work student from a nearby university moved in as a tenant. Acting as a caregiver, the student paid no rent and received a small amount of compensation from a non-profit housing agency (Miriam Home).

BENEFITS:
The model provides financial benefits to all sides: the resident and her family, the student, and the non-profit agency.

CONTACT:
Miriam Home and Services - Residential Program
Tel: (514) 345-0210
<www.centremiriam.ca>
CASE STUDY: TCD2, OWNERSHIP THROUGH INCORPORATION

LOCATION: Calgary, Alberta

NUMBER OF UNITS: 1, with 3 residents

BACKGROUND:

Nathan is a non-verbal, cortically blind person who is fed through a gastrostomy tube and requires assistance in all daily tasks. In 2003, as he was about to graduate from high school, Henry, Nathan’s guardian and grandfather, was concerned about how Nathan was constantly being moved from one foster home to another. It was difficult to schedule family visits in some of these homes. Henry wanted Nathan’s family to be a central part of his life and wanted him to live in a secure and relaxing place that he could consider his home.

Henry learned of an organization in Calgary called TCD2 that had been created by several families to purchase a home for members of their family who had a disability. Through a community agency, Henry got in touch with two other families interested in planning for their children’s future, and the families got together to discuss possible living arrangements for their children.

As the families got to know each other, they found that they had a common vision of creating a secure and stable place for their family members to live as a part of the community. They decided to join the TCD2 society, which would hold the title of the home, while the three families would make the down payment.

HOW IT WORKS:

The families chose a house based on criteria that they established together. Each of the residents contributes $1,000 from their monthly disability assistance payments to pay for maintenance costs. The individuals in the home qualify for a rent subsidy of $296 a month from the Calgary Housing company, leaving them to pay $255 monthly to TCD2, which is applied to the mortgage payment. They also received Residential Rehabilitation Assistance Payments (RRAP) grants from CMHC to pay for part of the cost of renovations such as ramps, widening bedrooms and an electric lift and ceiling tracking, as well as funding from the Alberta Association for Community Living. When the roof needed repairs, the guardians asked the congregation of their church for assistance and they raised more money than required. Church members also assisted in re-tiling the roof.

BENEFITS:

- Individuals living in a home owned by a society qualify for rent subsidy
- Rent costs are constant
- Families have control over day-to-day decisions related to the house through a Board
- Relatives provide different roles – one of the parents donates office time to manage the books, another acts as a handyman to make repairs
- The families maintain an intimate atmosphere and celebrate holidays together
- The legal title to the house can be removed from the society in the future with no penalties, if the families ever decide they would like to leave the society
- Greater stability in support staff
- Use of board structure to deal with any conflicts if they should arise

CHALLENGES:

- Finding compatible roommates and families
- Down payment goes to the society – which they will likely never receive back

SOURCE:

B) INDEPENDENT RENTAL

BENEFITS

- No long-term financing is required
- Flexibility and mobility
- External expenses, such as utilities and maintenance, are included
- Repairs and upkeep are taken care of by the landlord
- Clustering apartments for individuals with developmental disabilities means support resources can be pooled
- Provides a good first step to independence for those previously living in institutional settings

CHALLENGES

- Uncertainty of eviction and rising rents
- Relying on the landlord for repair and maintenance issues
- Difficulty in renovating to accommodate physical disabilities

WHAT TO CONSIDER

- Create a budget by evaluating all sources of income and external expenses
- Consider whether roommates are appropriate to share rent and support costs and provide companionship
- Create a ‘wish list’ – location, local amenities, size, and price – to guide the search

ADDITIONAL RESOURCES

- Association for Community Living Manitoba. *A Home of My Own: A Planning Guide for Individuals, Parents and Agencies*. Winnipeg, MB
- Michael Copas. *Which Came First, The Chicken or the Egg?* Toronto Association for Community Living, 2000
CASE STUDY: THE ANNEX GROUP (COMMUNITY LIVING TORONTO)

LOCATION: Toronto, Ontario

BACKGROUND:
A group of parents came together to rent a 2-bedroom apartment for two of their children to move in and develop their independent living skills as an interim step before moving to their own apartment.

HOW IT WORKS:
The intention was that after the first two individuals had moved out, another two would use the apartment to develop their skills. However, after the two initial residents reached a sufficient level of independence, they did not want to leave the apartment.

The group of families decided to rent another unit in the same building to use for training the next two individuals. Again, these residents did not want to leave the apartment when their training phase was over, and another unit was rented in the same building.

Community Living Toronto assisted with workshops on independent living skills such as cooking and safety. The families continued to provide support to their children and many of the individuals continue to live in the building, although most have obtained their own one-bedroom apartment in the building.

CONTACT:
Service Development Manager
Community Living Toronto
Tel: (416) 968-0650
<www.communitylivingtoronto.ca>

CASE STUDY: ‘THE NEST’

LOCATION: Toronto, Ontario

NUMBER OF UNITS: 1, with 3 residents

BACKGROUND:
In 1993, the families of three young men with developmental disabilities were facing the transition from high school to day programs after their sons had graduated. All three families were faced with demanding schedules in getting the three men back and forth from their daily activities, and also felt that greater independence would be positive for them.

The families came together through Community Living Toronto to discuss residential alternatives for their children. They did research on existing residential options and came up with a list of needs and wishes.

HOW IT WORKS:
A townhouse in a co-op development at St. Clair O’Connor (SCOC), a residential facility with a nursing home, seniors’ and family apartments, became available. The three families agreed to rent the townhouse together. They worked out a schedule to have the men spend weekends with their parents, and have one set of parents sleep over at the townhouse each night of the week. Payments for transportation, support staff, subsidized rent, and other expenses are covered by pooling the three men’s Ontario Disability Support Program (ODSP) payments.

After 6 months, the amount of Special Services at Home (SSAH) funding they had been receiving was reduced, throwing their budget into chaos. They launched an appeal, and were later given funding through Supported Home Share (SHS). After three years, the three men moved into a larger townhouse unit, and began to live there full-time. Funding came from ODSP and they qualified for the institutional funding rate for a person living in a group home.

BENEFITS:
- Increasing independence and self-confidence
- Moving towards self-sufficiency so family members are not required as caregivers
- Cost-effective: government funding is the equivalent of one person in a group home, for three individuals living independently
- Agency is not required to provide a group home, only independent living supports

CHALLENGES:
- Tight budget
- Getting recognition for a unique arrangement when dealing with officials

CONTACT:
Service Development Manager
Community Living Toronto
Tel: (416) 968-0650
<www.communitylivingtoronto.ca>

SOURCE:
Michael Copas. Which Came First, The Chicken or the Egg? Toronto Association for Community Living, 2000.
SECTION 2: CO-OP HOUSING MODELS

A) RENTAL CO-OPS

OVERVIEW OF RENTAL CO-OPS

- A housing co-operative may look like any other rental building, including apartments, townhouses or detached houses; what makes a co-op unique is the responsibilities and relationship of the residents
- A housing co-op is a legal association created for the purpose of providing housing to its members. A housing co-op is run for the common benefit of its members and promotes the principles of individual responsibility, mutual help, democracy, equality, equity and solidarity

BENEFITS

- Affordability – because housing co-ops are member-owned, the monthly rental charges are determined by members, and are only set high enough to cover expenses
- Governance – co-ops are democratically controlled, and each member has a vote to elect the board of directors and establish rules for the co-op and an annual budget
- Security of tenure – a member’s right to live in the co-op is secure, as they may remain for as long as they want provided they pay their rent and follow the bylaws of the co-op
- Community – housing co-ops can create strong communities, where members are actively involved in the running of the co-op, as well as other activities such as maintenance and community social events

WHAT TO CONSIDER

- Housing co-operatives are governed by the legislation regulating co-ops in the province or territory where they are located
- To create a housing co-op, you must file incorporating documents with your province or territory. These documents set out the objectives of the co-op, the rules for distribution of shares and the rules establishing the board of directors
- As a corporation, housing co-ops are required to file an annual return to their province or territory, to have regular meetings, and to elect a board of directors
- Bylaws for the co-op must also be created to establish the purpose of the co-op and how it will be run, such as the deposit paid by members, the rental charge, and how new members are admitted
- Once the by-laws are established, members must vote on any changes through a specific procedure outlined in the original bylaws

ADDITIONAL RESOURCES

- Cooperative Housing Federation of Canada <www.chfc.ca>
- Cooperative Housing Federation of Toronto <www.coophousing.com>
CASE STUDY: ROBERT COOK HOUSING CO-OP

LOCATION: Etobicoke, Toronto, Ontario

NUMBER OF UNITS: 15, with 21 residents

BACKGROUND:
The parents of several individuals with developmental disabilities wanted to create a housing alternative for their children, and formed a charitable organization called Alternatives for Community Living Etobicoke (ACLE). They came together to construct a co-op, named in memory of a person with a developmental disability who was assaulted in the community and died.

HOW IT WORKS:
The families created a founding board for the co-op and put together a proposal for funding from the (then) provincial Ministry of Housing under a program that existed at the time.

After the funding for the housing was approved, the families approached the Ministry of Community and Social Services (MCSS) for operational funding. They eventually received support funding from a partnership between several non-profit agencies, including Christian Horizons and Community Living Toronto who assumed the units within their legal framework.

The families participate in activities with the residents and get additional funding from the City of Toronto to hire support staff for summer activities.

CONTACT:
SIL Manager - Etobicoke Region
Community Living Toronto
Tel: (416) 236-7621
<www.communitylivingtoronto.ca>

CASE STUDY: PRAIRIE HOUSING CO-OP

LOCATION: Winnipeg, Manitoba

NUMBER OF UNITS: 37

PROJECT STATUS: Established 1982

BACKGROUND:
The co-operative was developed through one individual's desire to leave an institutional setting. A group of his friends and family got together to come up with an independent housing arrangement and this led to the formation of the co-op, which now owns 19 suburban family homes and 28 units in a converted warehouse in the historic Western Saddlers building in Winnipeg.

HOW IT WORKS:
The co-op is comprised of several ‘clusters’ of houses wherein non-disabled neighbours and housemates provide volunteer support to residents with disabilities. Paid support workers provide additional support where needed. Cluster locations were chosen in neighbourhoods close to other family members and friends, and close to amenities, employment opportunities and community services.

In each neighbourhood, the co-operative purchased clusters of several houses or apartment units. No more than two people with disabilities live in each home. The housing arrangement remains separate from the paid service support to ensure that the security of housing is not affected by the service relationship (see also the case study of L’Avenir Co-op in this report).

Funding came from Canada Housing and Mortgage Corporation (CHMC) for the first 18 units, and the Manitoba Department of Co-operative Development helped establish the structure of the co-operative.

SOURCE:
B) EQUITY CO-OPS

OVERVIEW OF EQUITY CO-OPS

- An equity co-op is an incorporated group of shareholders or members who jointly hold title to the land and buildings. Through the purchase of equity shares, the members are entitled to live in a unit.
- Many of the benefits of governance and community building described in the above overview of rental co-ops also apply to an equity co-op.

BENEFITS

- Co-op members have security of tenure similar to ownership in their own unit, but collectively own and manage the building.
- Costs are reduced through the pooling of resources and the non-profit nature of the development; therefore, government subsidies for capital are not required.
- When members leave the co-op, they may take their equity and some part of the appreciated value of their shares.
- Members usually manage the project themselves, and control decisions about development and who can join the co-op.
- Decisions about the maintenance and day-to-day operation of the co-op are made by an elected board, controlled by the members themselves.

CHALLENGES

- Relatively new form of tenure in Canada, and regulations create complications in obtaining a conventional mortgage.
- Long-term affordability can only be preserved if members agree to restrictions on the resale price. Therefore, this housing model does not generate as significant a capital accumulation as home ownership.

ADDITIONAL RESOURCES

**CASE STUDY: OTTAWA SHARE EQUITY HOUSING PROJECT**

**LOCATION:** Ottawa  
**NUMBER OF UNITS:** 18  
**PROJECT STATUS:** Proposed financial model. Not implemented.

**BACKGROUND:**
In response to a long waiting list for group homes, the Ottawa-Carleton Association for Persons with Developmental Disabilities (OCAPDD), in collaboration with the development consultant Stewart & Associates, developed an innovative financing model to allow parents to share in the cost of housing for their adult children who will receive quality service in a supported independent living environment.

**HOW IT WORKS:**
The partners developed a plan to purchase an 18 unit building with financial support from CMHC and the families of future residents. Through their financial contribution of an equity share in the co-op, the families would have guaranteed the right to lease a unit for their family member on a permanent basis.

As the capital cost of the building is prepaid through the equity contributions, there is no ongoing mortgage expense, only ongoing operating costs. These operating costs were expected to be covered through the shelter allowance of the disability benefits received by residents, based on approximately 20 residents sharing a support worker.

In this specific case, the developer was able to secure other capital funding and the equity co-op model was not used, but it is believed that it would have been a financially viable model that could be duplicated elsewhere.

**BENEFITS:**
- Can be developed without government funding, where parents have available resources (including equity in their own home)
- Family members are able to relieve some of the stress and concern for support of their relatives

**CONTACT:**
John Stewart MacFarlane  
Stewart & Associates  
Tel: (613) 724-4981  
<www.StewartConsulting.ca>
C) CONSUMER-DIRECTED SERVICE CO-OPS

OVERVIEW OF CONSUMER-DIRECTED SERVICE CO-OPS

- A consumer-directed service co-operative is an organization that provides services, such as residential support or employment, for the benefit of its members. The goal of service co-ops is to meet the needs of their members in ways that are effective, respectful and empowering.

- In a service co-op, every individual who receives the service becomes a member of the co-operative first, and then may become involved in the decision-making process of the co-op by being elected to the board of directors. The co-op members control and make the decisions over its operations.

- Service co-ops may utilize services and expertise of outside individuals/organizations, but control remains in the hands of their members.

BENEFITS

- Provision of a blend of innovative entrepreneurship and social care
- Provision of greater control, flexibility, dignity and responsibility for people with developmental disabilities
- Control over decisions remains in the hands of the members. Members can manage individualized funding and self-directed services
- Even for members without direct service funding, service co-operatives can assist with holistic future planning, network development, consumer education and access to reliable sources of staffing.

WHAT TO CONSIDER

- In first-level service co-ops, the co-op provides services to its members, but authority and responsibility remain with the co-operative as a whole. Staff are employed by the co-operative, not the individuals.
- In second-level service co-ops, individual members can receive funds directly and control day-to-day service provision with the assistance of a group of friends and family. Each individual manages its own residential support services and the co-operative assists in developing personal support networks, coordinating activities, facilitating long range plans, and negotiating service agreements with the government.

ADDITIONAL RESOURCES


- Gillian Chernets. *Innovation in the way people with disabilities can be supported to live and participate in community life*. In: Lynn Nadel & Donna Rosenthal (Eds.), *Down syndrome: Living and learning in the community* (pp. 256-262). New York: Wiley-Liss. 1995

  This chapter, written by a parent of three daughters, two of whom have disability labels, describes the development of two housing cooperatives and a support organization which works in conjunction with cooperatives to support members with disabilities. In addition to describing the philosophy and organizational structure of the coops and NABORS, the author discusses some of the experience of her daughter, Kerrie, within the coop.
CASE STUDY: L’AVENIR COMMUNITY CO-OPERATIVE
LOCATION: Winnipeg, Manitoba
PROJECT STATUS: Established 1993
BACKGROUND:
L’Avenir Community Co-op was started by several parents of children with disabilities who wanted to find a way for their children to live independently. L’Avenir provides personal assistance services to persons with developmental disabilities living in Prairie Housing Co-op. Because funding from a special program launched by the Manitoba government for people with severe disabilities to live more independently had to go through a government-approved agency, the co-op was started with the assistance of the Association for Community Living Winnipeg.

HOW IT WORKS:
Although L’Avenir provides services to residents of the Prairie Housing Co-op, the two were deliberately kept as separate organizations, so that if an individual chose to move, they would maintain their existing services; or if they want to change service providers, they can remain in their same home. The co-op is managed by a general manager and assistant manager, with approximately 60 paid staff, who serve around 20 individuals, who either live with members or assist them on a part-time or respite basis. Funding comes from a percentage of each member’s support payments.

BENEFITS:
- Able to respond creatively to the need and wishes of members
- The direction of the agency is established by the people it serves
- Helps members create meaningful lifestyles for themselves that are focused on relationships

CONTACT:
David & Faye Wetherow
CommunityWorks
Tel: (604) 628-5477
wetherow@communityworks.info

SOURCE:

CASE STUDY: NEIGHBOURS ALLIED FOR BETTER OPPORTUNITIES IN RESIDENTIAL SUPPORT (NABORS)
LOCATION: Toronto, Ontario
PROJECT STATUS: Established 1993
BACKGROUND:
NABORS was established to provide support and services to 12 individuals with developmental disabilities living in two co-operative housing buildings. The focus is on individualized personal support and community building.

HOW IT WORKS:
NABORS is run by a board, separate from the board of the co-operative housing development, which consists of each of the 12 individuals with a disability or their representative, plus three ‘friends’ of NABORS.

NABORS acts a vehicle to receive funding from the Ontario government on behalf of the 12 individual members. The organization works on a ‘support circle’ model, where each individual is supported at the centre of a circle of friends and family who provide and coordinate supports for the individual. Each member hires and supervises their own support staff and manages their own budget. However, the network of relationships, rather than services or staff, is the core principle of NABORS.

NABORS also works to ensure the full participation of its members in the housing co-op and to develop their social networks and community connections.

In conjunction with the housing co-operative, NABORS received grant funding for two community facilitators, whose job is to support the development of community within the co-op and support NABORS members in being part of the community.

CONTACT:
NABORS
2 Carlton Street #1001
Toronto, ON M5B 1J3
nabors@interlog.com

SOURCE:
NABORS.
<www.interlog.com/~nabors/nabback.html>

SECTION 3: NON-PROFIT HOUSING MODELS

In recent years, non-profit agencies shifted the services they provide for people with developmental disabilities from the traditional ‘group home’ model to alternative, innovative models with a broader range of housing options. The alternative models allow individuals with developmental disabilities to live at the level of independence that best meets their needs, while allowing them to participate more fully in their community.

Models and programs may vary but are based on non-traditional, less government-dependent, financing and/or residential support arrangements.

A) AGENCY/RESIDENT CO-OWNERSHIP

OVERVIEW OF AGENCY/RESIDENT CO-OWNERSHIP

- The agency purchases and holds title to the home with financial contribution from the individual and/or the family
- An occupancy agreement is signed, giving the individual (or possibly two individuals) a life interest to use the home as his or her own residence

BENEFITS

- Typically, the agency acts as guarantor on the mortgage, which addresses lending institutions’ concerns regarding potential for foreclosures and property maintenance
- The agency often provides home maintenance services for a small fee, which protects everyone’s investment
- Rent paid by additional residents is funnelled through the agency to be applied to the mortgage, which prevents it from being considered income for the homeowner so that it does not affect disability payments
- A buy-out clause in the co-ownership agreement allows the homeowner with developmental disabilities the flexibility to sell his or her share of the home if desired, or no longer able to benefit from the home. This issue can address some of the concerns of public trustees around home buying

CHALLENGES

- The agency must have the requisite funds to be able to make substantial down payments and the willingness to take on the debt load of mortgages
- Co-ownership arrangements might preclude or complicate getting residential services from a different agency if the consumer wishes to do so

WHAT TO CONSIDER

- Consider which agency offers the best suited services for the individual concerned

ADDITIONAL RESOURCES

- Mississauga Homes for Independent Living (MHIL) <www.clmiss.ca/services/housing_mhil.asp>
CASE STUDY: BRUCE AND ED

LOCATION: Vancouver, British Colombia

STATUS: Established 1995

NUMBER OF UNITS: 1, with 3 residents

BACKGROUND:
When the condominium Bruce and Ed had been living in was put up for sale, they faced losing the first place that really met their housing needs. Vancouver Community Living Society (CLS), the agency providing their support services, realized that with rental costs constantly increasing, home purchase might better provide security and benefit to everyone involved. The remaining challenge was in finding sources to fund the purchase.

HOW IT WORKS:
First, they approached Canada Mortgage and Housing Corporation (CMHC), which agreed to provide them with mortgage insurance through their Public-Private Partnership Program, and treat them like any other homeowner by protecting the lender if payments are not made. Because of the unique circumstances, they also agreed to protect a high ratio loan, for a premium of 2.5%.

Next, a lender had to be found. Many lenders were reluctant, but with the support of CHMC, VanCity agreed to provide the mortgage, and offered to fix the mortgage rate at 1/4% lower than the competition and their own credit union mortgage rate. VanCity was very supportive, working hard to get the loan approved and also providing independent legal advice in their legal fee package.

Ed, Bruce and CLS are the co-owners, each with an interest in the ownership based on their ability to pay. CLS owns 50% of the home, and Bruce and Ed each own 25% of the home. They share in the strata fees and operating costs, based on the amount they are able to afford from the shelter component of the disability support payments.

Experts from PLAN (see below in Section 4) assisted in designing a “Co-owner Agreement” between CLS, Bruce and Ed. This agreement laid out the ground rules for the house, such as who can live in and use the home, how money is handled, what happens if someone wants to move, how the sale of the house is handled, and how disputes are settled.

After the purchase closed, Bruce called his mother. "It's your son, the landlord, calling," he said. "It's our home. We are paying for it. We own it," said Bruce.

BENEFITS:

- Financial benefits for everyone involved – the Society, the clients, and the government
- The asset today is worth several times more than in 1995, allowing long term affordability for the residents and stability for the society
- Permanency for the residents

CONTACT:
Access Building Association
<www.accessbc.net>
Suite 107 2050 Scotia St., Vancouver, BC
Tel: (604)875-1836 ext. 2
**Case Study: Sean**

**Location:** Red Deer, Alberta  
**Number of Units:** 2  
**How It Works:**
Sean was able to use an inheritance to purchase a home with an agency as co-owner. Sean paid his 50% share in full, and the agency made the down payment to secure a mortgage for the other 50%.

The agency also provided a legal arrangement for Sean and his trustee, which would indemnify them from any losses due to a default on the mortgage. Sean and his caregiver live in a three bedroom suite on the main floor of the house while the agency rents the lower level of the home to another client. The agency deals with property maintenance, for which Sean pays a monthly fee of $50.

**Source:**  

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**Case Study: John**

**Location:** Red Deer, Alberta  
**Number of Units:** 1, with 3 residents  
**Background:**
When John’s mother decided to move to a retirement home, she wanted her son to be able to continue to live in the family home.

**How It Works:**
John and a non-profit agency each purchased an equal share of the home from John’s mother. They each provided $20,000 to secure a mortgage, which was guaranteed by the agency. John has two roommates, whose rents are used to pay the mortgage.

**Source:**  

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**Case Study: Mary**

**Location:** Red Deer, Alberta  
**Number of Units:** 1, with 3 residents  
**Background:**
The guardian and trustee of Mary, an aboriginal woman, decided that it would be a good idea to purchase an interest in the home she was living in, using funds held in trust for her by the Indian Affairs Public Trustee.

**How It Works:**
Mary contributed 35% of the equity investment, or $15,050, and the agency provided the other 65%, or $27,950, and acted as guarantor for the mortgage. In addition to Mary’s monthly payments, rent from her two roommates was transferred to a household mortgage account. At the point when Mary decided to move from the home, her trustee exercised the forced buy-out clause that was included in the co-ownership agreement to protect the co-owners with developmental disabilities. This clause allows the resident-owner to purchase the share from the agency if they choose, but also protects them from being forced to buy the agency’s share, and gives them a financially viable option to leave the agreement.

**Source:**  
B) SUPPORTED INDEPENDENT LIVING (SIL)

OVERVIEW OF SUPPORTED INDEPENDENT LIVING

- Support services provided by non-profit agencies to individuals with developmental disabilities who live independently in their own homes in the community, and who require individualized help only with lesser tasks or minimal staff support (do not require 24 hour care)
- SIL is a Group Home but with more involvement / responsibility expected from the clients. SIL services typically include one-on-one support with daily tasks (money management, cooking, health and safety), training with independent living skills, and community involvement

HOW THE MODEL WORKS

- SIL apartments can be owned and rented by an agency, or be rented/leased in private market housing with subsidized rent payments and served by the agency/non-profit housing
- Support is offered according to each individual’s needs, allowing them to verbalize the exact support they would like or require
- Support time ranges from 5 hours to 20 hours per week per client, depending on the situation
- The residence can be house, townhouse, or apartment; some share and some live alone
- SIL clients should have a day program or job as no staff are available during the day unless specially arranged
- Staffing requirements are less, but still the major cost. Cost per client comes down closer to $40K amount per year per client.

POTENTIAL BENEFITS TO INDIVIDUALS

- Increased independent functioning
- Increased competence in daily living skills/social skills
- Increased quality of life
- Increased housing and financial stability

CHALLENGES

- Staff are not available 24hrs. and individuals have to cope by themselves; therefore, directed only towards those who can live alone with minimal living support
- Can place more of a burden on parents and families

ADDITIONAL RESOURCES

**Case Study: WoodGreen Housing and Community Living Toronto**

**Location:** Toronto, Ontario

**Background:**
Non-profit agencies such as WoodGreen and Community Living Toronto offer services through Supported Individualized Living (SIL) programs for individuals with developmental disabilities who require individualized help to live independently within the community but who do not require 24hr care.

WoodGreen is a non-profit agency serving the East Toronto region. Community Living Toronto serves individuals throughout the City of Toronto and focuses on helping people learn the skills they need to live as independently as possible.

**How it works:**
The programs provide up to ten hours a week of one-on-one support to clients who live independently in the community.

WoodGreen staff offer comprehensive case management services, support with daily living, and personal care assistance in client's homes. The program also includes access to daily social recreational group programs, which the staff co-facilitate.

**Contact:**
WoodGreen - Housing
1070 Queen St. East, Toronto
housing@woodgreen.org
Tel: (416) 469-5211 ext. 1285
<www.woodgreen.org/housing>

**Case Study: The OCAPDD Crosswinds Apartments**

**Location:** Ottawa

**Number of Units:** 8, with 16 residents

**Status:** Established March 1999

**Background:**
The Crosswinds Apartment Program of the Ottawa-Carleton Association for Persons with Developmental Disabilities (OCAPDD) serves sixteen individuals in eight apartment settings with a mix of SIL and fully-supported units.

**How it works:**
Each person has his or her own bedroom in an apartment shared with one other individual. Three of the units are of 3-bedrooms, with six people living in them. Additional room in each of these units is for staff. The other ten people live in five two-bedroom units without permanent staff.

Staff support is 24 hours a day, 7 days a week as in group homes but ratio is lower: staff to resident ratio is 1:4 people during the evening and 1:16 ratio overnight and during the day.

Staff carry a cell phone with them for emergencies. All apartments have the cell phone number pre-programmed into their phones such that with the press of one button, residents can speak to a staff at any time.

**Benefits:**
For individuals:
- Privacy and independence of apartment living with each person having his/her own bedroom
- Individuals with medical concerns (such as epilepsy, supervision for taking medication, etc), who cannot have the experience of apartment living in a traditional SIL, can be supported successfully in this model (due to 24 hour on site support)

For the agency:
- A wider range of residents can be supported
- A lower average cost per client of approximately $35,000 (2006 figures)

**Source & Contact:**
OCAPDD – Residential Services
200-250 City Centre Ave. Suite 200
Ottawa, ON K1R 6K7
Tel: (613) 569-8993
ocapdd@ocapdd.on.ca
<www.ocapdd.on.ca/English/Services/Residential_Services/>
C) AGENCY-OWNED RENTAL APARTMENTS/HOMES

OVERVIEW OF AGENCY-OWNED RENTAL APARTMENTS

- Agencies own or lease apartments and rent them to clients in return for monthly payments.
- The rented apartments are frequently constructed as a group home/SIL located within a social housing building.
- The agency provides residential and support services.
- The level of service varies as staff can be on site full time, come in a few times per week, or provide assistance occasionally.
- Residents with developmental disabilities enjoy a broader range of housing options from non-profit service providers.

HOW THE MODEL WORKS

SEMI-SIL APARTMENTS:

- Semi-SIL apartments are normally smaller than a typical group home with 4 client residents only. The house is less regimented, and much more homelike than a group home.
- Clients have greater control of their schedule, are more mobile, and determine their own activities. They usually attend day programs or have jobs. Clients do most of the household chores and are assisted in these activities.
- Staff support is provided in the morning and at suppertime, usually about 3 hours a day. Staff also sleep over.

MIXED-NEED APARTMENTS:

- Mixed-need apartments are typically a small apartment block, or a group of apartments in a large high rise. Each apartment has 2- to 4-bedroom with each individual having their own bedroom.
- Clients in this model mix with the other apartment dwellers and use common facilities.
- Mixed-need apartments operate like a combination of group home and SIL home. Staff live in one of the apartments, full time, and are available as needed 24-hours a day. Staff time is allocated depending on the needs of the individual client. Some of the clients are SIL, and some are with higher needs.

PARTNERSHIP MODEL:

- The partnership model often involves collaboration among different agencies, which share resources and expertise.
- Rented apartments are located in another social housing building, frequently constructed as a group home/SIL. The agency provides support services, and residential services are provided by the property manager.
- Individuals with developmental disabilities live side by side with other groups, and are therefore better integrated into the community.
- The partnership creates opportunities for new programs and new forms of housing with limited available funding.

ADDITIONAL RESOURCES

**CASE STUDY: L'ARCHE**

**LOCATION:** 27 communities across Canada (including 8 French-speaking in Quebec, and 2 bilingual).

**BACKGROUND:**

Founded by Jean Vanier in 1964, L'Arche is an international network of homes where people with developmental disabilities live together with others who feel motivated to share their lives with them. The philosophy of L'Arche is to create environments where mutually enriching relationships between people with and without developmental disabilities can develop.

**HOW IT WORKS:**

On the surface, L'Arche communities look like traditional group homes; however, they provide a more family-like atmosphere as assistants live together with people with disabilities and share in daily tasks and leisure time. The focus of L'Arche is facilitating social inclusion by highlighting the gifts and abilities of each person, and the development of long-term relationships. Group members with disabilities are encouraged to make choices and decisions about the daily running of the home and community.

Assistants are required to make an initial commitment of one year, with the first three months as a period of orientation. Assistants are paid a modest monthly salary and benefits, and have a limited amount of personal time each day, and days away each weekend month. Some L'Arche assistants have their own home and life, but participate in community events and maintain a close connection with the residents.

Other components of the L'Arche model, such as funding, rental arrangements, etc are similar to a traditional group home model.

**L’ARCHE TORONTO:**

L'Arche Toronto maintains five homes and one independent living apartment. There are 4 core members in each house and a team of 4 assistants. The Toronto community also include a leadership, homes and administrative support team of 10 people. Members of L'Arche Toronto make effort to become acquainted with their neighbours and participate in the activities of local churches. Many of the L'Arche residents are involved in the community through work, volunteer and day placements.

Each Monday night the L'Arche Toronto community comes together at a place they call The Gathering Place (GP) for joint worship. The GP also houses training programs such as skills building or art and music therapy. In the long run, L'Arche Toronto plans to offer programming, including theatre and other expressive arts at the Gathering Place.

**CONTACT:**

L'Arche Toronto  
Tel: (416) 406-2869  
office@larchetoronto.org

**SOURCE:**  
CASE STUDY: COATSWORTH APARTMENTS - COMMUNITY LIVING TORONTO

LOCATION: Toronto (Coxwell - Danforth area) - Cecelia Murphy House

NUMBER OF UNITS: Five 4-bedroom units within a 172-suite seniors’ residence

BACKGROUND:
Coatsworth Apartments are subsidized housing units for adults 55 yrs and older, and are managed by the non-profit agency Senior Link (<www.senior-link.com>).

HOW IT WORKS:
The building has 4-bedroom units that were difficult for Senior Link to rent out. Community Living Toronto rented five of these large 4-bedroom units to accommodate small groups of four individuals with developmental disabilities (four individuals in a unit is half the size of a typical 8-person group home model).

The agency utilizes two of these units for participants of the Supported Independent Living (SIL) program and three of the units as group homes. This provides the opportunity for SIL residents to receive emergency support from group home staff who are at the location 24 hrs. a day.

BENEFITS:
For individuals:
- Access to and permission to use community support services such as social activities, banking, and free Internet that the management already provides

For agencies:
- Partnering between two non-profit agencies enables sharing of expertise and resources to cut costs
- The partnership removes many of the property management responsibilities associated with a typical group home model
- The property management was willing to share renovation costs to accommodate accessibility needs in those units

CONTACT:
SIL Manager – Central Region
Community Living Toronto
Tel: (416) 968-0650
<www.communitylivingtoronto.ca>

CASE STUDY: AMIK

LOCATION: Toronto, Ontario (Coxwell Ave.)

NUMBER OF UNITS: 13 units in a 70-unit (mostly aboriginal) residence

BACKGROUND:
Amik is a subsidized (rent-geared-to-income) housing building operated by New Frontiers Aboriginal Organization. Clients from Community Living Toronto joined the building as residents in February 2003.

HOW IT WORKS:
Through partnership between the two agencies, individuals with developmental disabilities receive support services in their own self-contained single apartments in the building. Six of the units receive ‘group home’ level of support and seven units receive SIL level of support.

The support staff have a separate office space in the building. The residents’ units are on different floors but all at the same end of the hallways for staff easier access between floors.

BENEFITS:
- A higher sense of independence for the residents, because they are able to live in their own self-contained apartments
- A greater sense of community as clients are not as isolated
- Some services are provided by the building management and lessen those required by agencies or families
- Sharing of resources among agencies

CONTACT:
SIL Manager – Central Region
Community Living Toronto
Tel: (416) 968-0650
<www.communitylivingtoronto.ca>

Creating Housing Choices
CASE STUDY: WOODGREEN SUPPORTIVE HOUSING CLUSTER

LOCATION: Toronto, Ontario (Queen St. East)

NUMBER OF UNITS: 9-unit cluster in one of the WoodGreen buildings in which seniors live.

BACKGROUND:
The Supportive Housing Cluster is for senior individuals over the age of 55, who have mental health issues and have been, or are at risk of being homeless.

HOW IT WORKS:
The basic components of this model, such as the rental arrangements, number of residents, and financial arrangements are similar to traditional group home models. Its unique nature is in the partnership and sense of inclusion which the residents enjoy.

Tenants of the cluster share a living and dining room, as well as a kitchen. They have self-contained rooms with their own sleeping space, kitchenette and bathroom.

Tenants pay the agency monthly service fees from their disability support payments, which cover for the rent, groceries, recreation and other individualized support services. The service fee is paid to WoodGreen Community Services while the rent is paid to an affiliated organization WoodGreen Community Housing Inc.

CONTACT:
WoodGreen
835 Queen St E., Toronto, ON M4M 1H9
Tel: (416) 469-5211
<www.woodgreen.org>
D) VOLUNTEER-BASED HOUSING COMMUNITIES

OVERVIEW OF VOLUNTEER-BASED HOUSING COMMUNITIES

- Volunteer assistants live together with people with disabilities in housing communities and share in daily tasks and leisure time.

HOW THE MODEL WORKS

- People with and without disabilities in the community all have an equal voice in decision-making.
- Volunteer assistants make an initial commitment to live in the community and sometimes receive a small salary or benefits for their work.
- Volunteers are not professionals and get basic training upon moving into the community.
- There is often a strong Christian or faith-based orientation of the communities. Communities frequently work in collaboration with churches or other faith-based organizations and emphasize integration and involvement in the community.
- Some communities develop partnerships with like-minded organizations to create activities, and there are opportunities for exchanges of residents and training sessions for employees.

BENEFITS

- For the residents, a greater sense of inclusion.
- There are numerous benefits for volunteers, as they gain satisfaction from helping others while enjoying a unique experience themselves.

CHALLENGES

- Recruitment of volunteer assistants.
- Outreaching to faith-based communities.

ADDITIONAL RESOURCES

- Creating Community-Supported Housing: The L'Abri en Ville Model
  Table of contents: <www.labrienville.org/guidebook.html>
CASE STUDY: L’ABRI EN VILLE

LOCATION: Montreal, Québec

BACKGROUND:

L’Abri en Ville is a supportive housing project for people with serious mental illnesses. The project was founded by the Inter Church Social Service Planning Committee (ICSSPC), an ecumenical committee representing 30 downtown churches and missions concerned with social problems in downtown Montreal.

The mission of L’Abri en Ville is to provide a stable and fulfilling environment for persons with a mental illness through safe, affordable housing and inclusion in a supportive community. L’Abri is not a religious organization in itself but is in partnership with faith communities - Christian, Jewish and others alike.

HOW IT WORKS:

L’Abri fulfills its mission by providing secure, long term housing in apartments for three people where volunteers play a central role.

L’Abri rents and furnishes an apartment to house up to three residents who share the expanses. A team of volunteers, who come mainly from faith communities, form around the residents of each apartment, offering assistance with life management skills and friendship. With the mutual sharing of time and talent, residents and volunteers develop friendships in order to help relieve the isolation and loneliness which often accompany a mental illness.

The volunteers are assigned to specific apartments offering up to four hours a month for a minimum of a year and a staff person coordinates the volunteer team with the needs and wishes of the residents.

L’Abri’s first apartment opened in 1991 and they added an apartment a year for 10 years until there were 10 apartments, 30 residents and 60 volunteers. In 2002 a decision was made not to grow any larger in order to preserve the intimacy and sense of community so important to the spirit of L’Abri.

Over the years, the number of board members of L’Abri en Ville has grown to twenty-two, two of whom are residents, and more than half of them are volunteers in one of the apartments.

SOURCE & CONTACT:

As the recognized need for this kind of support remains great, in 2002 L’Abri embarked on an effort to help other groups form their own small projects of supported housing based on their model. For more information on how they can help to do this, contact:

L’Abri en Ville
2100 Marlowe Ave., # 650
Montreal, QC H4A 3L5
Tel: (514) 932-2199
ensemble@labrienville.org
<www.labrienville.org>
D) SHARED HOMES

OVERVIEW OF SHARED HOMES

There are two main variations of this model:

FAMILY HOME (ALSO KNOWN AS WITHIN-FAMILY HOUSING OR FOSTER HOME):
- A client or clients with developmental disabilities move in with a family or a couple to live in their home
- One of the couple gets paid per-diem or becomes an employee of the agency under contract
- Clients pay for rent, food, and living expenses from their Disability Allowances (ODSP in Ontario)
- For the agency, annual costs are lower than costs of typical group home

LIVE IN CAREGIVER:
- Roommates share an apartment with a caregiver available to help as needed. The apartment is located in the caregiver’s own apartment
- The client would have a high degree of autonomy and independence, in a SIL-like arrangement

BENEFITS
- A home-like environment
- An environment to develop social capabilities by enjoying constant interaction with people of different ages and backgrounds
- Opportunities to participate in activities that are designed and intended for all
- A learning process towards independence

CHALLENGES
- Finding suitable families or couples
- How to resolve difficulties if and when they arise

ADDITIONAL RESOURCES
CASE STUDY: SUPPORTED HOME SHARE PROGRAM, COMMUNITY LIVING TORONTO

ESTABLISHED: 2002

LOCATION: Toronto, Ontario.

BACKGROUND:
This program provides support, supervision and life skills training for adults in a community environment.

HOW IT WORKS:
An individual with an intellectual disability is matched with an “Associate,” a carefully selected family or individual, with whom the person lives as a family member. Natural families are encouraged to remain involved and every effort is made to maintain family ties.

People in the program are given a private room in the Associate’s home. The Associate also provides the support required by the person with a developmental disability. There is an emphasis on experiences and activities that will enable the participants to become more independent. This includes the natural communication and socialization that are part of living with others, as well as participating in household chores and leisure activities.

Associates receive training, financial reimbursement and ongoing support and supervision from a Supportive Home Share (SHS) caseworker. They also have regular respite time scheduled.

The parent relief component of SHS provides short-term care for families who have an adult with a developmental disability living at home with them. Staff of the parent relief program recruit families or individuals who are interested in providing care in their homes, and match them with an adult with an intellectual disability who may stay in their home for periods ranging from a few days to a few weeks.

CONTACT:
Community Living Toronto
<www.communitylivingtoronto.ca>

CASE STUDY: FAMILY-TYPE RESOURCES

LOCATION: Québec

BACKGROUND:
Agencies in the Province of Quebec operate two types of residential resources: 1) long-term care centres, and 2) Family-type and intermediate resources. Intermediate resources typically are attached to larger health facilities. Family-type resources are located in approved private residences.

HOW IT WORKS:
Family-type resources are, in effect, foster homes established with the aim of integrating clients into the community as much as possible.

An agency rents a house from a caregiver for the placement of adults or elderly persons. The caregiver lives in the house (with his or her family). In this substitute living environment, the caregiver receives up to four adults and is responsible for their day-to-day needs and for their recreation, leisure and social activities in the community. The overall management and supervision of the foster home is the responsibility of the non-profit agency.

Payments to the caregiver are made by the agency according to clients’ classification of needs. The caregiver receives a fixed per diem to ensure support services.

Individuals living in foster homes are eligible to receive additional home care services for those services for which the foster home is not reimbursed.

For example, as of March 2005, 173 people were living in foster homes supervised by the agency West Montreal Readaptation Centre (WMRC). This is compared to only 6 group homes the agency operates (see their Annual Activities Report 2004-2005, p. 18 in: <www.westmontrealrc.ca>)

SOURCE:
CASE STUDY: CAMPHILL COMMUNITIES ONTARIO

LOCATION: Two communities in Ontario: Camphill Nottawasaga (rural Essa Township) and Camphill Sophia Creek (downtown Barrie)

BACKGROUND:
Camphill Communities Ontario is part of an international movement of over 100 communities that establish life-sharing living arrangements to meet the needs of individuals with developmental disabilities.

HOW IT WORKS:
Camphill Communities Ontario offers both residential life and work opportunities for adults with special needs. Residents live in extended family households with house parents and their children.

The ‘household’ is central to the Camphill model as a place to develop practical, social and personal hygiene skills. All members of the household have regular chores, help plan and prepare meals, and keep their own rooms in order, with assistance or prompting as needed. Household size, including long and short-term co-workers, varies from four people in the smallest house to twelve in the largest house.

CAMPHILL SOPHIA CREEK:
Located in downtown Barrie and consisting of two house communities, Sophia Creek’s strength has been in its integration within the local neighbourhood. With emphasis on community outreach, this initiative has developed an innovative fibre arts studio and Organic Buying Club outlet that provides training opportunities for adults with special needs while developing strong partnership with other groups in the local community.

BENEFITS:
- Continuity of care and a lifestyle designed to maximize health
- A learning process towards independence
- Relationship building and a sense of feeling at home. A strong emphasis is placed on integration with non-disabled people
- Security and safety for individuals with disabilities
- A sense of accomplishment and involvement, purpose and autonomy
- An environment to develop social capabilities

SOURCE & CONTACT:
Camphill Communities Ontario
7841 4th Line, Angus, Ontario L0M 1B1
Tel: (705) 424-5363
info@camphill.on.ca
<http://camphill.on.ca/>
F) HOMEOWNERSHIP SUPPORT PROGRAMS

OVERVIEW OF HOMEOWNERSHIP SUPPORT PROGRAMS

- The purpose is to assist individuals with developmental disabilities in purchasing and owning homes.
- These programs are directed at a general audience, but people with developmental disabilities can also benefit from participating in these programs.

HOW THE PROGRAMS WORK

- Program counsellors assist individuals in determining their housing needs, assessing their options, and discussing opportunities to overcome barriers to home ownership faced by people with developmental disabilities.
- Such programs also help individuals with developmental disabilities through the process of purchasing a home, including working with realtors and mortgage brokers.
- Education on responsible home ownership is provided.

ADDITIONAL RESOURCES

- The HOME Program <www.thehomeprogram.ca>
- National Home of Your Own Alliance <http://chance.unh.edu>
**CASE STUDY: THE HOME PROGRAM**

**ESTABLISHED:** 2002

**LOCATION:** Originally in Edmonton, Alberta. Today, educational sessions are offered across Alberta.

**BACKGROUND:**

The HOME Program helps low income people become homeowners, through education, financial assistance and one-on-one counselling.

**HOW IT WORKS:**

The program’s focus is to develop plans with clients to address various obstacles, such as poor credit history or lack of a down payment, and to help pre-qualify for a mortgage.

The HOME Program provides down payment financial assistance for eligible individuals. This assistance can be tailored to meet the needs of various housing initiatives and can reach up to 2.5% of purchase price. It is provided as a gift and only has to be repaid if the property is sold for a profit within three years.

The funders stipulated a number of requirements for down payment assistance. Applicants must: 1) complete two free-of-charge educational and counselling sessions for persons interested in home ownership; 2) be at or below the Core Needs Income Threshold; and, 3) sign a buyer agency agreement with a participating Realtor.

The HOME Program funders are the Alberta Real Estate Foundation and CMHC. The fund is also sustained and administered through the business activities of CTD Housing Solutions with participating realtors playing a key role.

CTD Housing Solutions is an arm of Capital Region Housing - the Board responsible for all government-run social housing in Edmonton.

**SOURCE & CONTACT:**

The Home Program
<www.thehomeprogram.ca>
homeownership@thehomeprogram.ca
Tel: (780) 504-6161 * 1-877-504-6161

**Case Study: Fair Gains Program of the MCC Employment Development**

**Location:** Calgary, Alberta

**Background:**

This program is based on the idea of Individual Development Account (IDA), which was developed to provide incentives for lower-income families to build up savings to buy their first home, pay for post-secondary education, or start a small business.

The idea is to provide reward or incentive using matching funds that typically come from a variety of private and public sources. The hypothesis is that individuals who have an incentive to accumulate assets will do so. Asset accumulation should alter specific behaviours and lead to self-sufficiency, thereby allowing individuals to exit poverty.

**How it Works:**

Fair Gains helps participants to budget and save by providing matching funds after completing two training stages. In the first stage, which lasts for one-year, participants save between $15 and $45 a month. These savings are matched at a ratio of 3:1. Participants are expected to attend regular workshops, peer group meetings, and one-on-one counselling.

After completing the first year of the program, participants may enter into the second phase, called the Own Hart Program, which is devoted solely to homeownership. It is a 2-year program with the option of cashing out up to 3 years after program completion. Participants who continue into this program save only for home purchase and subsequently can get approved for a mortgage through an agent or bank of their choice. The minimum and maximum monthly savings of $45 and $90 are matched at a ratio of 4:1. Participants are required to attend education courses specifically designed for homeowners. As of early 2002, five of the 100 participants have purchased a home.

**Source:**


**Case Study: The National Home of Your Own Alliance**

**Location:** United States

**Established:** 1993

**Background:**

The Program was started at the University of New Hampshire’s Institute on Disability (IOD) as a five-year cooperative agreement with the Administration on Developmental Disabilities (ADD) - a US Government organization responsible for implementation of Acts related to developmental disabilities.

Twenty-three states throughout the US receive ongoing support from the Alliance to develop pilot projects of homeownership.

**How it Works:**

The program is a nation-wide technical assistance center and clearinghouse that focuses on homeownership for people with disabilities. Critical assistance that the Alliance is designed to provide includes:

- Opportunities for home ownership and personalized support;
- State-wide systems change efforts aimed at alleviating barriers to home ownership;
- Cost-effective collaborations between the public and private sectors and reallocation of existing resources; and,
- Rethinking home and support opportunities to reflect the beliefs upon which the Alliance is founded.

The program is maintained through an updated website, distribution of publications, a toll-free information and referral line, and responses to specific requests for information.

**Source:**

National Home of Your Own Alliance. [http://chance.unh.edu/aasttechassist.html]
G) OTHER INNOVATIVE MODELS

CASE STUDY: FOCUS VERMILION

LOCATION: Vermilion, Alberta

BACKGROUND:

FOCUS (Finding Opportunities through Community Understanding and Support) is a community-based non-profit agency in Vermilion, Alberta that provides support to individuals living in their own home, supported community living, skills development training, and employment services.

HOW IT WORKS:

The innovative part of their activity was the financial model they developed to cover the construction and operating costs of a new affordable housing project for people with developmental disabilities.

FOCUS owned three adjacent lots, one of which had a group home where FOCUS clients already lived. In order to avoid having people with disabilities clustered in one location, they planned to sell the other two lots and develop other projects elsewhere. However, as they were unable to sell one of the lots, they decided instead to build a three-bedroom bungalow and sell the house and the lot.

The building was completed in 2001 and later sold with the proceeds from the sale used to support conversion of other places, to improve accessibility, and to initiate future building projects. With the funds raised, they planned to build two duplexes and a single-family dwelling. One half of each duplex will be home for three individuals with disabilities, and the other half will be rented out to the public, providing income to cover upkeep and operation costs.

Another innovative solution to cover constructing costs was turning the development into a community-based project. Over 250 volunteers from Vermilion and the surrounding area helped the agency build the house. Major contributions for the construction came from local RCMP members and from engineering students at the local Lakeland College.

BENEFITS:

- Low construction costs
- Community involvement resulting in commitment to and acceptance of integration of people with special needs in the community
- Operation costs are covered through rental income
- Clients are better integrated into the community and not clustered in one geographical area

CONTACT:

FOCUS Vermilion
4921–51 Ave., Vermilion, AB T9X 1S8
Tel: (780) 853-4121 • 1-888-843-1744
focusadm@telusplanet.net

SOURCE:

<www.pdd.org/central/serviceproviders/focus.pdf>
CASE STUDY: KEHILLA COMMUNITY RESIDENTIAL BUILDING

LOCATION: Vaughan, Ontario

STATUS: In the planning process

BACKGROUND:

The Kehilla Community Residential Building is a multi-agency collaborative proposal to build 60 units of affordable housing with support services for the special needs population of the Jewish Community in the Greater Toronto Area (GTA).

HOW IT WORKS:

Of the 60 units, 15 will be allocated for people with developmental disabilities through Reena. These 15 units will be a mix of 1-, 2-, and 3-bedroom units to house 30 clients. The rest of the units will provide housing for seniors, low-income families, and people with mental health issues. The interaction with other residents will provide the individuals greater integration into the community as will the building’s location in a campus setting.

Access to medical clinics, satellite agency offices, community centre facilities and programs and volunteer student support are some of the projected benefits of this location.

Support staff will be available on-site 24 hrs a day but the level of support will be based on each individual’s needs. The building will offer tenants a full range of support services including: assistance with activities of daily living, personal care, caregiver relief, and recreational and cultural programming.

Contributions for the project’s capital cost and achievement of affordable rent levels will be obtained through applications to sources of government funding as well as private fundraising through the Jewish community in Toronto. Funding for operational costs will be sought from several provincial ministries such as the Ministry of Community and Social Services (MCSS) and Ministry of Health and Long Term Care. This project, based on a model of shared delivery by the partner agencies, is the first of its kind in North America.

BENEFITS:

For the clients:

- Increased independent functioning
- Increased competence in daily living skills/social skills
- Greater interaction with people in the community
- an environment to develop social capabilities

For the agency:

- Lower operation costs given the partnership with other community agencies, greater collaboration between agencies and common support
- The partnership removes many of the property management responsibilities associated with a typical group home model

CONTACT:

Kehilla Residential Programme
Tel: (416) 932-1212
kehilla@rogers.com
<www.kehilla.ca >

SOURCE:

*Kehilla Residential Building: Business Plan.*
August 2005
CASE STUDY: MISSISSAUGA HOMES FOR INDEPENDENT LIVING (MHIL)

LOCATION: Mississauga, Ontario

BACKGROUND:
Mississauga Homes for Independent Living (MHIL) is a non-profit charitable corporation sponsored by Community Living Mississauga. The agency exists for promoting homeownership by and on behalf of persons with developmental disabilities. It assists individuals with developmental disabilities and their families, who wish to pursue some form of homeownership.

HOW IT WORKS:
MHIL helps clients to select the most appropriate model based on each individual's and/or family's particular desires and circumstances. Different options that MHIL proposes to its clients include:

- Private ownership
- Family ownership
- Joint private ownership
- MHIL rents a home on behalf of the individual from a third party
- MHIL owns a home which it rents to the individual
- Agency-resident co-ownership - MHIL purchases and holds title to the home, with some financial contribution from the individual and/or the family, and enters into an occupancy agreement
- A family donates or wills a home to MHIL on the understanding that it will be home to their son or daughter with a disability for life, and after that, it will be used by MHIL to provide a secure home for another person or persons with disability. Because MHIL is a charitable organization, there may be tax advantages accompanying such gifts

In the case of private or family ownership, MHIL may be called upon either to provide home management services, or to broker support services for the individual, or both. In other cases, MHIL may simply provide advice based on their experience as to what steps are required for that individual to pursue home ownership.

MHIL also acts as a homeowner and mortgagor in the interests of those who may be unable to purchase homes in the traditional manner. Under these scenarios, MHIL will hold title to the home, but will give a covenant to the individual assuring him, or her, the right to live in the home for as long as he or she wishes to live there.

SOURCE:
Mississauga Homes for Independent Living
<www.clmiss.on.ca/services/housing_mhil.asp>
SECTION 4: INDIVIDUALIZED FUNDING AND PERSONAL SUPPORT MODELS

Behind each of the models in this section is the idea that individuals with developmental disabilities can take some measure of control over their own lives by creating their own personalized plans, with the support of their friends and family. The models assume that, with the right supports and opportunities, individuals with developmental disabilities can pursue their goals and participate fully in their communities.

A) INDIVIDUALIZED FUNDING

OVERVIEW OF INDIVIDUALIZED FUNDING

- The objective is to create individualized, person-centred support plans that provide flexibility and independence for the individual
- Allows for customized supports and living arrangements to meet the individual's unique circumstances and goals

HOW THE MODEL WORKS

- Support funding is provided directly to the individual with a developmental disability for the direct purchase of personal supports. The individual, with the assistance of their support team where necessary, makes decisions regarding the purchase of needed equipment and personal supports
- Funding is flexible and portable, and adapts to the changing needs of the individual throughout their lifetime

ADDITIONAL RESOURCES

- Tim Stainton and Brian Salisbury. Individualized Funding. Presentation at Policy Forum on Funding Approaches. Toronto: Ministry of Community and Social Services. 2005 (Available at <www.individualizedfunding.ca> under library)
- Additional sources are available at <www.individualizedfunding.ca>
CASE STUDY: THE INDIVIDUALIZED FUNDING COALITION FOR ONTARIO (IFCO)

ESTABLISHED: 10 years ago

BACKGROUND:
The Individualized Funding Coalition for Ontario (IFCO) is a coalition of people, families, friends, organizations and agencies who advocate for individualized funding programs in Ontario. The coalition supports the self-determination of persons with disabilities. As they state, “We believe that all people should have control over decisions concerning where they live, with whom they live, with whom they associate, and how they spend their lives. In order to achieve this we recognize that Ontario must develop a system of funding whereby the person requiring assistance, supported as appropriate by family and/or significant others, has access to and control over the funds allocated for his/her supports.”

IFCO conducts research, holds community capacity building events, and publishes written materials to further its stated goals.

SOURCE & CONTACT:
The Individualized Funding Coalition for Ontario
240 Duncan Mill Rd, Suite 403,
Toronto, ON M3B 1Z4
Tel: (416) 447-4348 ext. 240
ifcoalition@rogers.com
<www.individualizedfunding.ca>

CASE STUDY: INDIVIDUALIZED SUPPORT PROGRAM – COMMUNITY LIVING TORONTO

LOCATION: Throughout the Greater Toronto Area (GTA)

NUMBER OF RESIDENTS: Pilot of 17 individuals; 10 available spaces in second phase expansion (must be currently in Community Living Toronto residential services).

BACKGROUND:
This program started during the second ‘repatriation’ of individuals from institutions and increasing requests from families for individualized funding. As individualized funding was not a recognized program in Ontario, Community Living Toronto proposed the concept ‘individualized support’ (see below for more on Individualized Funding).

HOW IT WORKS:
Funds generally used to support a person currently in a group home, are redirected to create individualized arrangements in the community. Using these funds, individualized supports are built-in to care for each person’s goals and outcomes. Each person’s success depends on the support of both Community Living Toronto staff and the individual’s support network. Everyone involved in the person’s life has a specific role.

Community Living Toronto is responsible for identifying community resources, assisting with planning, coordinating and updating of the individualized support program, managing the financial plan, and guaranteeing return to alternative services if the program is unsuitable.

The clients and their families/support network are responsible for the person’s continued growth, for ensuring the plan meets and fits the person’s goals and desires, and for utilizing community resources to their benefit.

BENEFITS:
› Greater flexibility
› More freedom of choice for the individuals

CHALLENGES:
› For the agency – difficulties associated with ‘unbundling’ an established group home. For example, setting up reporting systems for families related to reimbursement of expenses, progress of individual plans etc
› For families - this model requires additional commitment on behalf of family and friends of the individual because of the extra responsibility it puts on them

CONTACT:
Individualized Support Manager
Community Living Toronto
Tel: (416) 421-5680

SOURCE:
B) MICROBOARDS

OVERVIEW OF MICROBOARDS

- A Microboard is formed when a small group (micro) of committed family and friends join a person with challenges to create a non-profit society (board)
- Together, this small group of people addresses the person’s planning and support needs in an empowering and customized fashion
- A Microboard comes out of the person centered planning philosophy, and is therefore created for the sole support of one individual

HOW THE MODEL WORKS

- Microboards are usually small in size (5-7 people) to ensure the dynamic, but still intimate, activity of its members
- Board members are not expected to have expertise in disability matters or support services; they bring to the board their relationship, knowledge of, and commitment to the person
- One of the roles of Microboard members may include becoming a trustee of government funding to help the supported individual, and the recruiting and training of staff
- Microboards are legal non-profit entities and are thus subject to provincial and federal legal requirements (e.g., minimum membership, financial accountability etc.)

ADDITIONAL RESOURCES

- Vela Microboard Association <www.microboard.org>
- Entities for Personal Empowerment and Support <www.uoguelph.ca/oaar/microboards.shtml>
**Case Study: The Vela Microboard Association**

**Established:** 1981  
**Location:** Surrey, British Columbia  
**Background:**

Vela was formed in 1981 to provide subsidized housing to people with developmental disabilities, and in 1989 developed a pilot project of three Microboards to facilitate greater integration into the community for these individuals. Vela has since expanded to include over 350 Microboards throughout B.C.

Vela Microboard Association of British Columbia is recognized as the world’s longest running and most successful Microboard support association. Vela holds copyright and trademark for the term “Microboard” and for the identifying characteristics that make Microboards unique.

**How it Works:**

A Vela Microboard comes out of the person-centred planning philosophy and is therefore created for the sole purpose of one individual. It is based on the concept of Microboards as described above. Relationships are the most important component of Vela boards, and people sitting on this board are mostly family, friends, and acquaintances who are committed to knowing the person for whom the board is established.

As an organization, Vela helps Microboards connect with each other by hosting an annual provincial Microboard conference with workshops, networking and information sharing, as well as publishing a newsletter three times a year.

Vela also offers direct support to individuals wishing to establish a Microboard, by providing:

- Assistance with incorporation as a non-profit society;
- Assistance with development of proposal, rationale, and budget for supports;
- Training on how to become a responsible employer; and;
- Assistance with connecting to a variety of administrative supports (e.g. payroll, medical plans for employees, banking services, etc.)

**Source & Contact:**

Vela Microboard Association  
100 - 17564 - 56A Ave., Surrey, BC, V3S 1G3  
Tel: (604) 575-2588  
info@microboard.org  
<www.microboard.org>

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**Case Study: Shanti Miller Friendship Society**

**Location:** Langley, British Colombia  
**Background:**

Shanti Miller uses a wheelchair and needs 24 hour support. She used to live in a group home, but was unhappy and wanted more control over her life. In 1989, Vela Microboard Association helped Shanti create her own Microboard.

**How it Works:**

Shanti’s Microboard is comprised of herself, her mom, her sister, her brother and his wife and two of her friends. With help from Vela, Shanti’s Microboard wrote a proposal for government funding to pay for support services. That funding now flows to the Microboard which manages it on Shanti’s behalf, including hiring, training, and managing support staff. Shanti has the final say over who is hired to help her with her daily activities.

Shanti says:

“I love my life. I have: a home I really like; staff that are all people I have chosen and I trust; and, my days are scheduled in ways that I like and meet my needs in a very positive and healthy way.

“(…) the members of my Vela Microboard are not paid to help me; they help me because we are family and friends. We all spend time together mostly doing fun things, but during that time we talk about how things are going and what changes I might want to make.”

**Source:**

Shanti Miller Friendship Society  
<www.microboard.org/velapages/Shanti/Shanti Miller.htm>
C) PERSONAL NETWORKS

OVERVIEW OF PERSONAL NETWORKS

- A personal network is a group of committed men and women who join in a relationship with the individual with disability ('relative') and with each other
- The network bridges the gap between living on the edge of community and being a full and active participant in that community. This ensures greater inclusion of the individual with disability into his or her community

HOW THE MODEL WORKS

- The model is based on a unique future planning process (developed by PLAN Canada) for people with disabilities. It is a seven step process that families can follow to create a safe and secure future for their loved one. Each future plan is tailored to meet the family’s needs
- Through personal relationships, members of a Personal Network offer support, monitoring, advocacy, as well as companionship and caring to the individual. They may also be involved in assisting with finances and securing and managing funding for supports needed
- Members of the Network may also act as a resource for trustees and guardians and provide links to others in the community

BENEFITS

- Creating a “safety net” where key players are well-informed
- Providing links to others in the community
- Advocating on behalf of the person at the centre of the network
- Securing and monitoring supports and services
- Providing a forum for network members to support one another
- Acting as a resource for executors and trustees
- Acting as representatives and supporting decision-making
- Spending time with the person at the centre of the network

ADDITIONAL RESOURCES

- Planned Lifetime Advocacy Network (PLAN) <www.plan.ca>
- Plan Institute for Caring Citizenship <www.planinstitute.ca>
- Lifetime Networks Ottawa (LNO) <www.lifetimenetworks.ca>
**CASE STUDY: PLAN (PLANNED LIFETIME ADVOCACY NETWORK)**

**ESTABLISHED:** 1989  
**LOCATION:** British Colombia

**BACKGROUND:**  
PLAN is a non-profit organization established by and for families committed to future planning and securing a good life for their relative with a disability. PLAN's core values are a spirit of social enterprise, a focus on developing social networks and a commitment to full citizenship for family members with disabilities.

PLAN's strategy in helping the families is to create a plan for the future that provides for the safety, security and well-being of the relative with a disability; one that ensures that they will not only have access to the programs and services they need, but that they will be surrounded by a loving and caring network of friends.

**HOW IT WORKS:**  
PLAN provides counseling services in financial & estate planning, and in reviewing housing options, including home ownership, group home living, co-op housing, co-housing and within-family housing.

PLAN also provides consultation and training (on-line and in person) to family groups, conducts research, and offers a list of publications through PLAN Institute for Caring Citizenship. One of the PLAN Institute's main functions is to nurture and mentor the development of family groups who want to establish an organization similar to PLAN. These organizations are based on PLAN's core values.

**SOURCE & CONTACT:**  
PLAN  
Suite 260 – 3665 Kingsway  
Vancouver, BC V5R 5W2  
Tel: (604) 439-9566 Fax: (604) 439-7001  
inquiries@plan.ca  
PLAN <www.plan.ca>  
PLAN Institute <www.planinstitute.ca>

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**CASE STUDY: DAVID'S PERSONAL SUPPORT NETWORK**

**LOCATION:** Ontario

**BACKGROUND:**  
Lifetime Networks Ottawa (LNO) assists families to develop a Personal Future Plan for their relative. This is the story of one such case.

**HOW IT WORKS:**  
David is an energetic 44-year-old with a disability, who lives on his own. His apartment is small but almost every wall is piled high with old LPs, vinyl, and CDs. He loves music; all kinds of music, but mostly sixties rock music like the Rolling Stones and CCR. You cannot have a conversation with David without talking about the latest concert in town, who put out a great album last month, or who was the biggest band in 1976. Music is his passion. But up until recently, David did not have many people in his life with whom to share his passion for music.

A trained LNO facilitator has been working with David and his mother to ensure that personal relationships are developed with people with similar interests, to protect him and to help him achieve the best quality life. Now, David has a whole group of people around him who are interested in learning more about what he loves and who he is. They encourage him to be active in the community and to share his gifts. This group of people is David's Personal Support Network.

David's Personal Support Network has met only a few times but already relationships are beginning to blossom. Jan has offered to introduce David to a friend who can teach him some guitar. Sonia offered to take him to local concerts. Lou mentioned that his band was playing in a few weeks and that David might like to come and hear him play. John is very interested in being friends and has offered to invite David to dinner, to listen to music, and go to some hockey games. Everyone is looking forward to celebrating at David's birthday party. David and his mom are beginning to feel hopeful about the future.

**SOURCE & CONTACT:**  
Lifetime Networks Ottawa (LNO)  
406-1390 Prince of Wales Dr.,  
Nepean, ON K2C 3N6  
Tel: (613) 748-7162 Fax: (613) 226-7522  
lno@lifetimenetworks.ca  
<www.lifetimenetworks.ca/>
ADDITIONAL READINGS AND SOURCES

- Canada Mortgage and Housing Corporation – Canadian Centre for Public Private Partnership in Housing <www.cmhc-schl.gc.ca/en/corp/cous/cous_015.cfm>

This US-oriented resource describes many of the best resources (mostly books) on community integration for people with developmental and other disabilities

This booklet, though written to offer specific advice to New Hampshire residents, is a very good overview of housing options. It includes chapters that explain home ownership, public assistance programs, cooperatives, mortgage programs, and supports. The booklet is written clearly, simply, and includes concrete strategies
- The ties that bind - A National Film Board of Canada Production <www.tiesthatbind.ca>.

This website introduce the documentary film ‘The ties that bind’ and explores ways of looking at the question how to create more meaning lives and ending isolation by telling stories and providing information on families who plan for the future of their relative with developmental disabilities
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