

HOMES FOR AUTISM



For Persons with Autism Spectrum Disorder (ASD), Dual Diagnosis and Complex Needs

FOUR NEW MODELS OF PUBLIC-PRIVATE PARTNERSHIPS



NEED FOR AFFORDABLE HOUSING

Persons with ASD Are Falling Through Cracks

20% of Calgarians need affordable housing.¹ However, only 3.6% of Calgary's housing is affordable,² much lower than the national average of 6%.³ 1 in 58 Canadian children and youth have ASD.⁴ 85% of adults with ASD are unemployed and cannot afford market rate housing. **We need to work together to fill this gap.**⁵

1 City of Calgary. Affordable-Housing-Needs-Assessment. (2018)

2 City of Calgary. Affordable-Housing-Needs-Assessment. (2018)

3 Conference Board of Canada. Building from the Ground Up: Enhancing Affordable Housing in Canada. 2010.

4 Public Health Agency of Canada. Autism Spectrum Disorder Among Children and Youth in Canada 2018

5 Driving Change Through Partnerships and Collaboration (2018)



ASD AT-RISK OF HOMELESSNESS

Dual Diagnosis and Complex Needs Sub-Population is At-Risk of Homelessness

38% of persons with ASD receive PDD funding and most receive AISH. 40% live at home. A critical mass of youth with ASD are turning 18. Since their aging parents cannot continue to care for them, they will soon be leaving home. Affordable housing and homeless shelters do not designate them space. Isolated, they often become dependent upon the health care system for long periods of time, or they end up on the streets. Approximately 11% of the homeless have ASD, dual diagnosis and complex needs. This population segment is entering the justice system on an increasing basis. **We need a cost-effective way to provide this growing population of young adults with ASD and aging parents with affordable housing and support options in the community.**

THE COST OF DOING NOTHING

CSS, AHS, Justice - Expenses Are Spiralling

Complex needs individuals cost Disability Services as much as \$1M/yr per person. Though they represent less than 20% of the client base, they vacuum up the majority of CSS's Disability Services budget. AHS also spends as much as \$2,500/day for these individuals. That's \$900,000/year/person to house them securely in Emergency and Psych Wards. The Justice system, whether it is through diversion programs, courts or prisons, is also devoting an increasing portion of its budget to this population. There is little fruit to show for these expenses. **We need a way to find cost-savings and better results. In order to do that, we must do things differently and do them soon.**

FINDING SOLUTIONS TOGETHER

Partnering with Private and Nonprofit Sector

The Council for Affordable Housing for Persons with Autism and Disabilities has united stakeholders from the public, nonprofit and private sectors, including BILD Calgary, architects, builders and real estate developers. **We have combined our resources, identified new strategies and developed innovative solutions:**

- New designs and living arrangements
- Cost-savings
- New sources of investment
- Better quality of life



Complicated and expensive capital projects demand synergies and leveraging our collective resources:

- Pan-ministry funding: Seniors and Housing + CSS + Alberta Health + Justice
- Infrastructure: contribution and repurposing of under-utilized provincial real estate assets
- Architects and builders: more efficient and socially inclusive designs and inexpensive construction
- Investors and developers: patient capital and social investment



NEW DESIGNS



Some of the new designs and living arrangements:

- Clustered housing; micro-communities
- Concierge and social spaces
- B4 standards for complexes with 10 units or less.
- Multi-tenure housing persons with ASD alongside seniors and others who can pay the market rate for rentals and home ownership
- Multi-use projects with amenities and revenues



COST-SAVINGS



Pre-manufactured technology provides 30-50% savings in construction costs and dramatically accelerates build times which also saves money. Builders are hungry for business and are keen to take on this new “market” at a lower cost. The new B4 code also opens up savings.



NEW INVESTMENTS



Private developers have a wealth of investment sources and financial strategies to bring to sustainable developments, such as cost-recovery rentals, life leases and affordable home ownership. By shifting some of the responsibility to the individual and families, they can contribute, too. There are also many under-utilized properties and lands assets that the Government of Alberta owns that could be repurposed.



QUALITY OF LIFE



In the end, supported living in affordable housing will bring a higher quality of life to individuals and their families compared to congregate living in institutions, Psych Wards and prisons.

AFFORDABLE HOUSING AND SUPPORT SOLUTIONS



MODERATE ASD CLIENTS - ON AISH (WITH OR WITHOUT PDD)



MODEL ONE: INSERTING THE REAL ESTATE GENE

Too often, individuals with ASD and moderate disabilities, their families and caregivers get by with a minimal amount of support but lack a suitable place to live for the long-term. Affordable housing providers do not make units available to them. The families often do not have the business skills or financial resources to develop housing for themselves. So they rent. That rental housing is often substandard and ill-suited to long-term, full-time care. Then they move and rent again. They - and their funders - end up spending just as much on rentals over the years as they would to buy a suitable home.

Imagine what would happen if thousands of families and their caregivers received the real estate gene so they could create their own solutions. We can provide them with expert help from the real estate development world. Families could identify solutions for themselves, including financing, design, living arrangements, and equity participation. They could get the homes they need for life. This would provide many benefits:

- Permanence - a place to call home
- Reduced stress on families
- Financial security for the life of the individual
- Cost-savings for funders

Coaching and Advocating for Families and Caregivers

We propose a pilot project to team up the real estate sector with individuals with ASD, their families and caregivers to provide them with advice, life planning, sources of financing, designs, and real estate solutions. There are over 500 families with ASD in Calgary waiting for this support. Our goal: assist these 500 families and caregivers through private sector supports to purchase their own homes within five years. The cost to this program: user fees: \$500/family (waived for low-income families). Program funding, coaches and advocates to be provided by the real estate and building industries.

ASD DUAL DIAGNOSIS - AISH AND PDD

PROOF-OF-CONCEPTS



According to StatsCan’s Profile of Persons with Disabilities Among Canadians 2017, there are three levels of severity: Moderate, Severe and Very Severe. **Different individuals and families require a different set of solutions.** Persons with a Moderate level of Autism will only need a modest amount of support and can live in an integrated building with affordable rent, or buy a property suited to them, as described above. Persons with Severe level of Autism, such as those with dual diagnosis, need much more support. A group home or social housing with on-site staff is usually required. Finally, persons with Very Severe level of Autism will need a secure facility usually with 2:1 staff around the clock. The P3 model connects private resources and opens up cost-effective ways to develop properties, engage communities, and help individuals and families with ASD.

MODEL TWO: LIFE LEASE



Owned by a nonprofit; supports given by a service provider.

- Affordable: only \$550/mo.
- Room and board available for \$900/mo.
- 6 persons per home
- Individualized suites
- Shared laundry and dining
- Close to amenities
- Concierge living space
- Access to transportation
- Life lease opportunity

MODEL THREE: HOME OWNERSHIP

A private developer/builder will custom-build homes using pre-manufactured technology for \$100,000/unit including land, building and services:

- 10 self-contained townhomes
- Purchased by the individual or family
- \$200/sq. ft (eg. 500 sq. ft. unit: \$100,000)
- Each unit to be custom-designed to meet the needs of the individual with ASD
- Land provided by Alberta Infrastructure or philanthropist: \$1M land value
- Private Developer: Capital investment of \$100,000/client x 10 clients = \$1M



COMPLEX NEEDS - AISH AND PDD

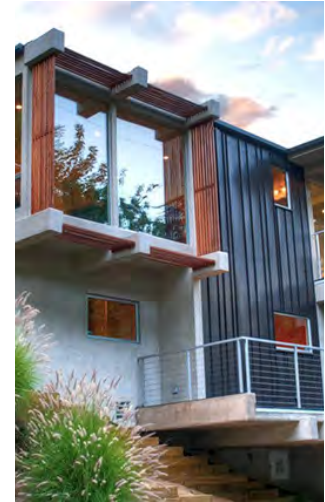
PROOF-OF-CONCEPT



MODEL FOUR: A SECURE, INEXPENSIVE PLACE TO LIVE

Inspired by the Capital Region’s Aspires Homes project, we propose a Proof of Concept in Calgary that will provide supports from both the health and disability sectors and a liveable but secure place to live at a significantly reduced cost:

- Secure accommodation: capital costs covered by private and public sectors
- Health supports from AHS and social supports funded by CSS
- Affordable homes: rent for only \$550/mo.
- Inclusion in the community: disbursed housing close to amenities
- Personalized care: outpatient medical and occupational services
- Volunteering, work experience and travel opportunities



PUBLIC-PRIVATE PARTNERSHIP

We propose a shared funding model: 1) Capital to be financed by a private developer; land provided by Alberta Infrastructure, with construction reimbursed by AHS, CSS and Justice. 2) Services and support to be funded jointly by AHS, CSS and Justice. A nonprofit organization specializing in complex needs will provide social supports. Cost-savings: contribution of land, financing and construction. If pre-manufactured, savings for construction will also be 30-50%, dependent on security requirements.

COST-COMPARISON: 20 UNIT CAPITAL PROJECT EXAMPLE

FEATURES/COSTS	TRADITIONAL MODEL	NEW MODEL
Living arrangement	Congregate/institutional facility	Clustered community
Land	Cash: \$1+M	Cash: \$0 (underutilized GOA property)
Construction	Stick built on-site	Pre-manufactured units
Total Development Cost	\$350,000/unit x 20 units = \$7M	\$200,000/unit x 20 units = \$4M
Total Capital Cost	\$8+M	\$4M

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