



Addressing The Housing Crisis For Individuals With Developmental Disabilities: A Municipal Perspective

Collaborative Housing Solutions For Adults With Intellectual And Developmental Disabilities

MAY 13, 2025



WWW.INTENTIONALCOMMUNITIES.CA



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DEVELOPMENTAL DISABILITIES

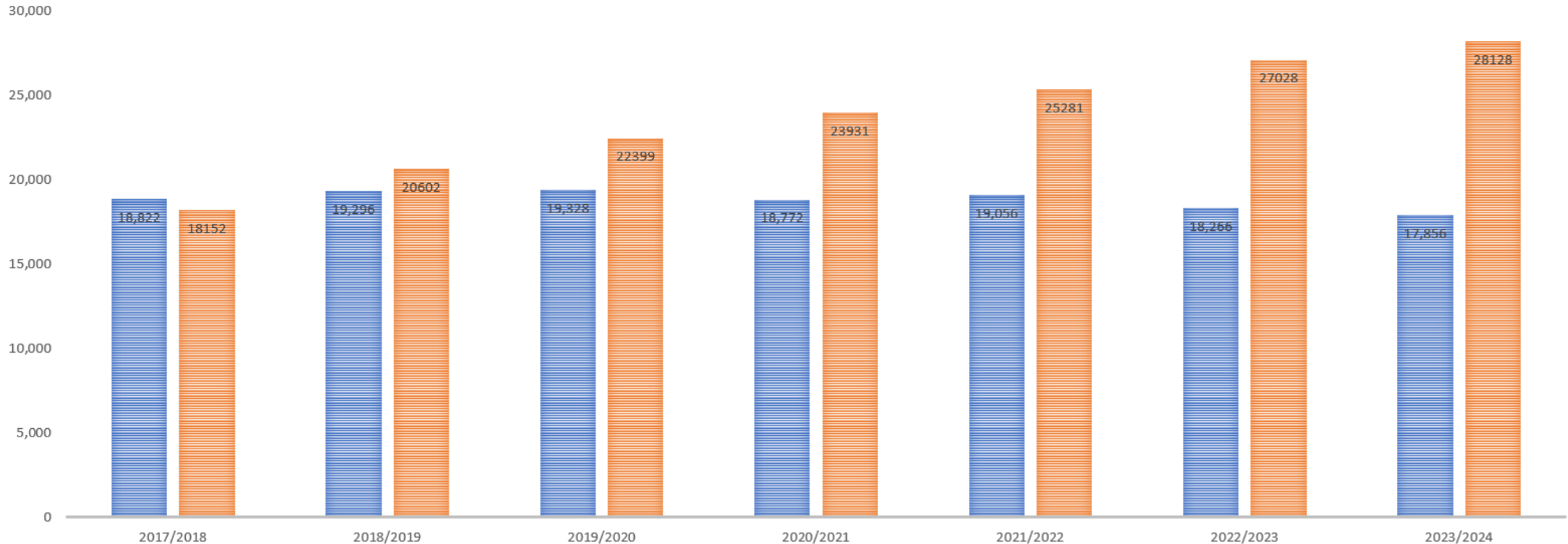
- Life-long limitations in daily living and cognitive skills
 - Down's Syndrome
 - Autism
 - Cerebral Palsy
 - Fetal Alcohol Spectrum Disorder
- IQ below 70-75 and significant limitations in two or more skills that are needed to live, work, and play in the community
- Institutions closing, the need for supportive housing and community-based support services has steadily increased



FAO
Financial Accountability
Office of Ontario

Eligible Individuals served & waitlisted for DS Supportive Living

■ served ■ waitlist



The DS Challenge in York Region

York

Service Type	Resources Declared to DSO	Service Requests
		Immediate readiness for service
Group home	6	1716
Supported Independent Living	1	903
Associate Family	0	283
Individualized Housing Support	0	175
Community Participation Support	30	2253
Respite	9	1659

Note: Applicants may request more than one type of housing support. The above statistics therefore may overlap and are not necessarily unique people.

A person can request more than one service in more than one geographic area. Resources declared are from April 1, 2023 to March 31, 2024. Service requests are as of April 23, 2024.

Resources declared are from April 1, 2023 to March 31, 2024. Service requests are as of April 23, 2024. Year in Review April 1, 2023 – March 31, 2024

The DS Challenge in York Region

- The DSO data system indicates that 865 people would accept a group living support arrangement in York Region if offered today, and would be willing to enter into service immediately.
- The DSO data system indicates that 635 people would accept a Supported Independent Living resource in York Region if offered today and would be willing to enter into service immediately.
- There are 78 people with Developmental Disabilities seeking housing support in York Region who are homeless or imminently at risk of homelessness.

Note: Applicants may request more than one type of housing support. The above statistics therefore may overlap and are not necessary unique people.

*Source: Dianne Hope – Manager, Passport Program and DSO Central East Region
E-Mail to Reena – November 27, 2023*

The DS Challenge in Toronto

Amongst Individuals with Developmental Disabilities there is:

- A Growing Need for Supported Independent Living and
- An Increasing Homelessness or Risk of Homelessness

<p>*There were 5598 unique individuals waiting for permanent supportive living service in Toronto as of November 18, 2024 (some individuals are waiting for multiple different resources).</p> <p>These numbers constantly fluctuate, and this represents a capture in time</p>	In Residential Service With Supports	In Need of Residential Service & Support	Total Need
Group Living Support	1270	*3336	*4606
Supported Independent Living	492	*2934	*3426
Intensive Support	24	*82	*106
Total	1786	*6352	*8138
Developmental Disability, Current Homeless or Imminent Risk of Homelessness		285	285

*Source: Alexandra Shannan – Housing Navigator DSO Toronto
November 20, 2024*

Statistics as of November 18, 2024

The DS Challenge in Peel Region

Amongst Individuals with Developmental Disabilities there is:

- A Growing Need for Supported Independent Living and
- An Increasing Homelessness or Risk of Homelessness

	In Residential Service With Supports Today	In Need of Residential Service & Support Today	Total Need Today
Group Living Support	219	447	666
Supported Independent Living	72	244	316
Total	291	691	982

*Source: Christina Hall, DSO Central West Region
March 7, 2023*

The Developmental Services Housing Gap in Ontario

Without affordable housing, people with developmental disabilities are forced to rely on **unsuitable** and **expensive** alternatives

**10x
longer**

Wait times for a person with a developmental disability are **10x longer** compared to the average person seeking affordable housing

6%

Between 2014 and 2016, **only 6%** of adults requesting supportive housing received this service

**25
years
earlier,
4.5x higher**

Adults with developmental disabilities are admitted to LTC **25 years earlier**, at rates **4.5x higher** than average

18-30%

18-30% of chronic shelter users have a developmental disability

ICC FOUNDING BOARD MEMBERS



Gary Gladstone
ICC Chair
Reena



David Petkau
ICC Vice-Chair
Karis Disability
Services



Patricia Franks
ICC
Secretary/Treasurer
CAFFI



Ann Bilodeau
ICC Director
KW Habilitation



Lino A. Fera
ICC Director
Cribwolf-Foundation



VISION STATEMENT

Finding housing solutions to the affordable housing crisis faced by people with diverse abilities, focusing on supports, inclusivity & community engagement.

MISSION STATEMENT

Affect change by applying shared learning and networking from our member organizations to:

- a. Expand affordable housing projects for mixed use.
- b. Combine the strength of our member organizations to create more housing units throughout Canada with a preference for multi-unit projects of 20-units or more.
- c. Advocate as a consortium to all levels of Government.
- d. Share tools and information through partnerships and member engagement.

WHO WE ARE

A national network supporting organizations

- Focus on deeply affordable, supportive housing
- Emphasis on individuals with developmental disabilities and other vulnerable populations

Role of ICC

- Empower member organizations
- Connect and support members to achieve housing goals
- We do not build directly

Build membership

- Presently 43 + organizations across Ontario
- Mandate to build membership across Canada



WHAT WE DO



Advocacy & Policy
Influence



Capacity Building &
Collaboration



Leveraging
Collective Impact



Knowledge Sharing
& Networking



ICC MEMBERS



Anand Vihar - The Centre for Dignified Living	Autism Ontario	Beth Tikvah - Hamilton
CAFFI (Caledon Area Families for Inclusion) and CAFFI Housing	Camphill Communities Ontario	Central West Specialized Developmental Services
Cherish Integrated Services	CLH Developmental Support Services	Cochrane Temiskaming Resource Centre
Community Living – Central York	Community Living - Toronto	Community Living - Elmira
Community Living - Haldimand Community Living - Hamilton	Community Living - South Muskoka	Community Living Association for South Simcoe
Community Living - Oshawa Clarington	Cribwolf Foundation	DANI
DeafBlind Ontario Services	Durham Region non-Profit Housing Corporation	Empower Simcoe
karis Disability Services	Kenora Chiefs Advisory - Ogimaawabiitong	Kenora District Services Board
Kerry's Place	KW Habilitation	L'Arche Daybreak
Luso Canadian Charitable Society	Mary Centre	Miriam Centre
New Leaf	Ongwanada	Ontario Prader-Willi Syndrome Association
Operation Springboard	Parents for Community Living KW Inc	Participation House Project (Durham Region)
Reena	Safehaven	St. Stephen's Presbyterian Church
Sunbeam Community & Developmental Services	Tamir Foundation	Toronto Community Housing Corporation
Willowbridge Community Services		

IMPACT & ACHIEVEMENTS



Annual *Days on the Hill* – Federal Advocacy Success

- November 22, 2017: ICC secured a commitment from Prime Minister Justin Trudeau under the **National Housing Strategy**
- Strategy targets 2,400 new affordable housing units for people with developmental disabilities



SUCCESSES OF OUR MEMBERS



Lou Fruitman Reena Residence

- Completed in 2021
- 79 units
- 138 tenants

KW Habilitation

- Completed in 2018
- 22 one & two bedroom units
- Mixed tenancy
- Neighbour helping neighbour.



NEW HOUSING COMMUNITIES

"LET'S BUILD MORE"



14-story innovative residential
and community hub
135-161 total spaces:

39 beds for children
(respite, residential &
transitional)

31 beds for adults
(residential & respite)

77-103 affordable housing
spaces

Reena

- Frankfort Family Reena Residence
- Est 2025 completion
- 111 units
- 165 tenants



NATIONAL PATH FORWARD

Why National Expansion?

The Housing Crisis is national

Growing ICC to provide solutions across all province

Strengthening collective voice with new members

Key Initiatives

CHRA Conference in Saskatoon

Hosting a National Meeting for vulnerable housing sector leaders

Promoting national collaboration

Future Regional Events

Host meetings across the country

Sharing best practices and supporting new housing initiatives

Continuing Annual '*Days on the Hill*'



GUIDING PRINCIPLES OF THE ICC

As ICC Members, we expect a commitment to several core principles that ensure we work together and share these goals.



COLLABORATION



ADVANCING
INDIVIDUAL RIGHTS



BUILDING HOUSING
TOGETHER



ACTIVE
PARTICIPATION



LEVERAGING
COLLECTIVE BENEFITS

INTENTIONAL COMMUNITY PRINCIPLES

A Reena Intentional Community Model that emphasizes the following principles:

- ✓ Inclusion and Diversity: The residence is composed of people of diverse abilities and backgrounds who come together to live a meaningful life, connected to their families, friends, and community.
- ✓ Strong and Respectful Collaboration: Everyone works together to support the individuals so they can live with safety, dignity and a greater quality of life.
- ✓ Living and Sharing Life Together: The individuals look out for their neighbours and can expect the same help from others.
- ✓ Person-Centred Approach: The individual and staff are equal partners in planning and developing care to ensure it meets the individual's needs.
- ✓ Safe and Welcoming Environment: The residence is a place where everyone— individuals, family and staff— feels welcome, safe and respected.



THE THREE *ABILITIES* NEEDED FOR SUPPORTIVE HOUSING

Afford-
ability

How do we get to under
\$600 a month rent?

Support-
ability

How do we get just the
right supports?

Access-
ability

What are the unique
and common access
requirements?



Reena is a non-profit organization which promotes dignity, individuality, independence, personal growth and community inclusion for people with diverse abilities within a framework of Jewish culture and values.

Reena is a Sector Leader in innovative Housing Solutions



133 Supported Independent Living beds



6 long-term care home partnerships



A leading role in the Intentional Community Consortium of 36 organizations across Ontario and Quebec advocating for increased housing and supports for those with developmental disabilities.



2 existing Intentional Community Residences (Sandy Keshen Reena Residence & Lou Fruitman Reena Residence) and a third residence being built – Frankfort Family Reena Residence.



32 Group Homes including specialized homes for vulnerable women, seniors and people with complex behavioural challenges.

Outreach/Respite

Building life and social skills through recreational programming and offering a safe and supportive environment where individuals can learn and flourish.

2020	2024
68 capacity	182 individuals (114 outreach and 68 respite)

Supported Independent Living (SIL):



Beds
133



Toronto
86



York Region
47

Reena offers Community Participation programs for different abilities and interests, including excursions, volunteer opportunities, and horticulture, music and physical fitness activities.

2020: 253 Individuals
2024: 339 Individuals

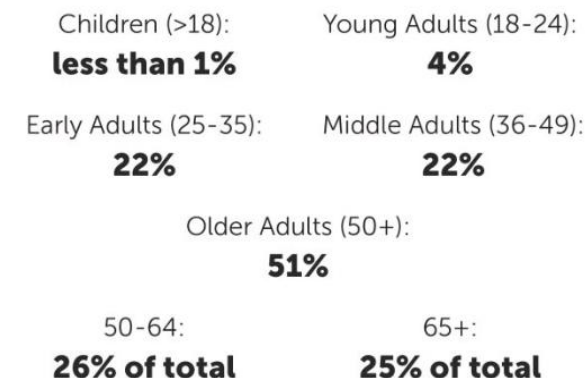
Housing

Providing specialized care in our inclusive community of group homes and Supported Living facilities.

2020	2024
411 capacity	523 capacity



Supported Living



Frankfort Family Reena Residence Milestone Timeline

Date	Milestone
July 2019	Purchased 155 Elm Ridge Drive
February 2020	Purchased 165 Elm Ridge Drive
November 2020	Submitted City of Toronto Open Door Program Application
March 2021	Received Open Door Program Approval
December 29, 2022	Submitted CMHC RHI 3 – Project Stream Application
September 2023	Approved: CMHC & City of Toronto – \$43.9M Contribution
November 2024	Approved: Province of Ontario – \$7.7M Contribution
May 2025	Reena Foundation raised over \$18M
October 2026	Targeted Building Completion & Occupancy

Elm Ridge – Frankfort Family Reena Residence



Frankfort Family Reena Residence



Reena: Multi-Unit Residential

- 111 Unit Apartment building;
Started December 2023, completion Fall 2026
- Mixture of 1,2,3 and 4 bedrooms for 168 tenants;
specialized units for complex health care as well as
floors specific to serve people with mental illness
- All units in a sliding scale of affordability
(ODSP – 80% AMR)
- In heart of residential neighbourhood with a range of
existing amenities, shopping, and near transit
- Universally accessible

