



# Aspire Richmond Housing Survey 2026 Results

**Survey Timeframe:** March – April 2026

**Respondents:** 77 total

**Primary respondents:** 86% Parents

**Population represented:** Adults with developmental disabilities, mainly 18–35 years old

**Current Living Situations:** 83% currently live at home with family, with less than 1% living independently.

**Timing:** When will housing be needed

- Immediate or within 1 year: 19%
- Within 1–3 years: 18%
- Within 3–5 years: 21%
- 5+ years: 22%
- Not sure: 19%

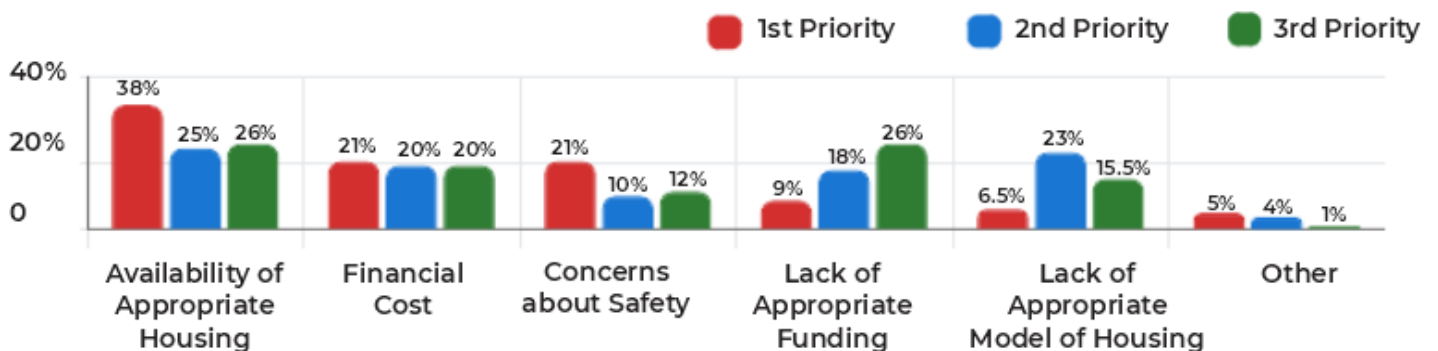
## Key Themes derived from the results

Across the survey, families consistently emphasized:

1. A lack of appropriate, safe, and supported housing options
2. Heavy reliance on families with limited alternatives
3. Need for intentional, inclusive housing models tied to real supports when needed
4. Need for accessible spaces including sensory friendly environments
5. Confusion and frustration with existing systems and planning processes

### 1. Lack of appropriate, safe, and supported housing options

#### Housing Challenges by Rank



## Summary of respondent comments:

From respondent comments, the biggest housing challenges are multi-layered and interconnected:

### Lack of available, appropriate housing

The most consistent challenge described is that there are not enough suitable housing options.

Families emphasized:

- Long waitlists
- Limited availability in Richmond
- Being offered housing that does not match the needs of their family member
- Having to accept “what’s available” rather than what is appropriate

The issue is not just supply — it is a shortage of appropriate, needs-matched housing.

There is a gap between existing housing models and actual individual needs.

### Financial Cost and Affordability

Cost is a major and repeated barrier:

- High cost of living and housing in the Lower Mainland
- Dependence on limited disability income (PWD)
- Families struggling to afford safe, appropriate housing

Several respondents expressed that:

- Funding support is only provided in emergencies
- Funding decisions don’t reflect real needs

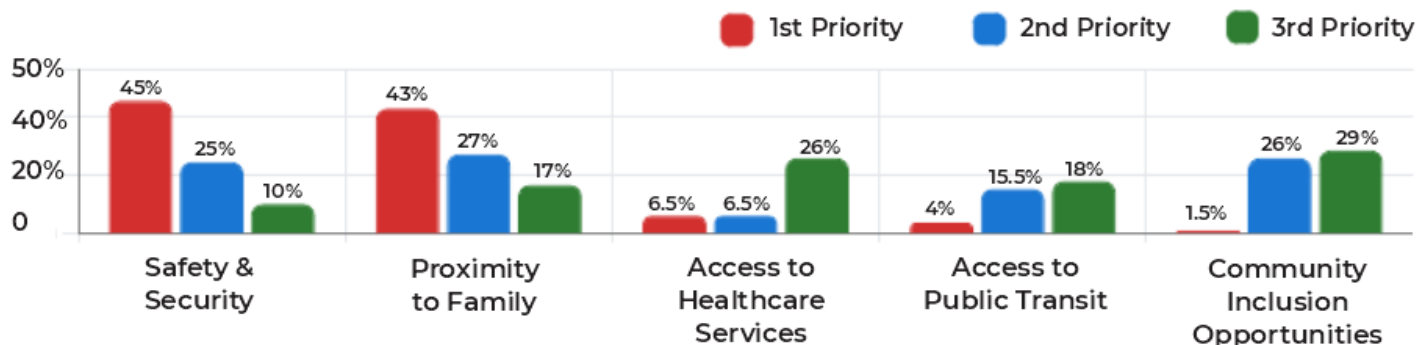
### Concerns About Safety and Risk

Families described safety concerns such as:

- Inadequate staffing or oversight
- High staff turnover and inconsistent or insufficient training
- Environments that feel institutional or isolating

Staffing quality is a critical factor of whether housing is successful.

## Housing Priorities by Rank



## Summary of respondent comments

From the open-ended responses, housing priorities are not just about the building—they are about:

- Safe, high-quality care
- Long-term stability
- Right fit (people + environment)

- Connection to family and community
- Calm, sensory-appropriate spaces
- Built-in supports for daily life
- Affordability and sustainability
- Flexibility and choice over time

### Safety and Quality of Care Matter More Than the Building

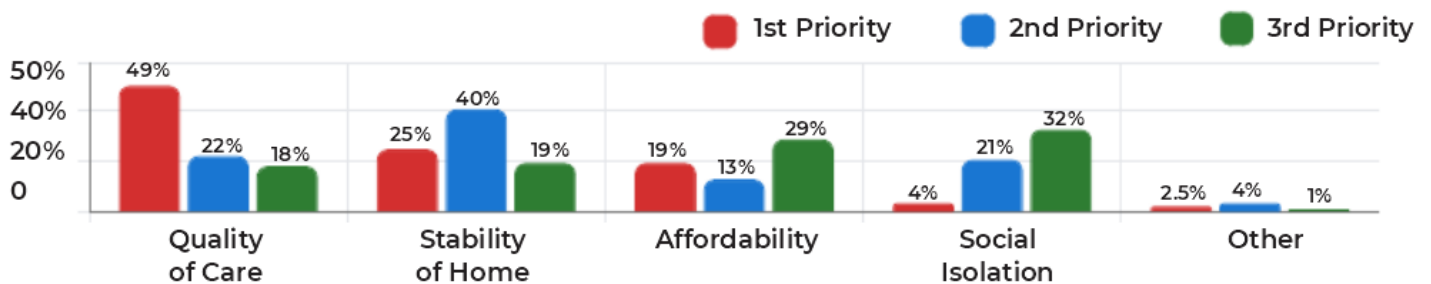
When families talk about “safety,” they are usually not talking about locks or alarms alone. They are talking about:

- Consistent, trained, and caring staff
- Low staff turnover
- Being listened to when concerns are raised
- Protection from neglect, trauma, or abuse

Families want environments that feel like homes; places where people are known, respected, and supported to thrive, not just supervised.

## 2. Heavy reliance on families with limited alternatives

### Worries about the Future by Rank



### Summary of respondent comments:

From the open-ended responses, families are most worried about the human experience of care, not just housing availability. They are concerned about whether their loved one will be safe, cared for, and supported to live a meaningful life long after they are gone.

### Families Are Carrying an Unsustainable Load

Most people needing housing currently live at home with family. Parents and caregivers are providing nearly all care, coordination, and emotional support — often with little or no formal help coming into the home.

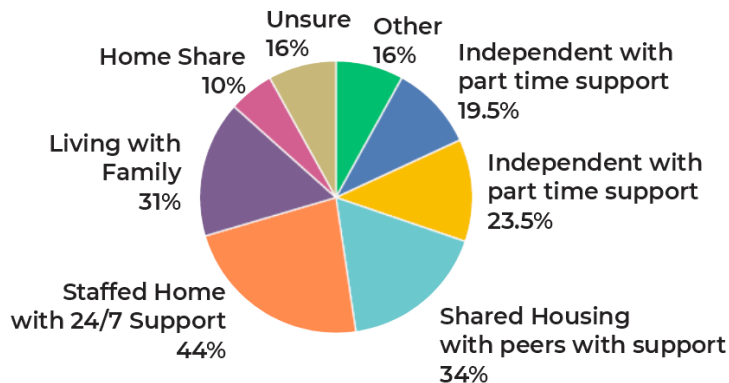
Many families described being exhausted and worried about how long they can continue. Aging parents, single parents, and families supporting people with complex or increasing needs expressed deep fear about what will happen when they are no longer able to provide care.

### Being Forced Into Crisis-Driven Decisions

A strong theme across responses is the fear that housing only becomes available when there is a crisis such as caregiver illness, burnout, or breakdown at home. Many worry that without planning, their family member will be placed wherever space is available rather than where they will be safe and well supported.

## 3. Need for intentional, inclusive housing models tied to real supports

### Housing Preferences



### Summary of respondent comments:

From the open-ended responses, families are looking for housing models that combine stable, high-quality support with flexibility, independence, and the ability to adapt to individual needs over time.

### Fit Matters More Than Labels Like “Group Home” or “Independent”

Families care less about the formal type of housing and more about whether it is the *right fit*. They emphasized:

- Compatibility with roommates
- Sensory needs (noise, calm spaces, privacy)
- Staff who understand neurodiversity and complex needs
- Flexibility if things aren’t working

### “Living With Family Long-Term” Often Means “No Safe Alternative”

While the checkbox data shows many people selecting *living with family long-term*, the qualitative responses clarify that this choice is often not a preference. It is framed as:

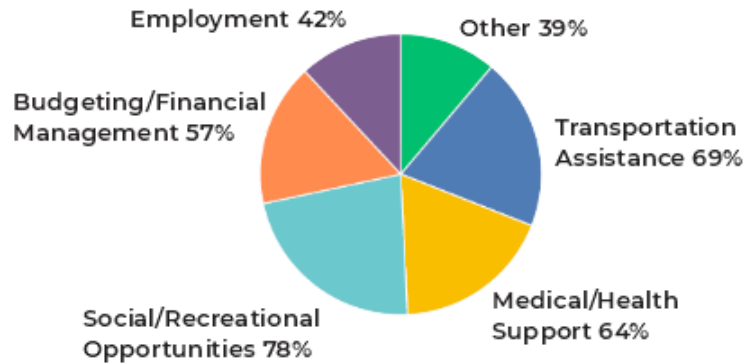
- “There is nowhere else”
- “Home share isn’t safe/appropriate”
- “The only thing keeping this together is the parents”

### There is strong interest in Co-Creation and Alternatives

Families frequently suggest ideas that don’t fit neatly into current options:

- Co-housing or clustered apartments with shared supports
- Independent units with attached staffing teams
- Housing tied to microboards or family governance
- Built-in transition periods or respite-style stays

## Critical Support Need Priorities



### Summary of respondent comments:

From the open-ended responses, families are clear that housing alone is not enough. What makes housing successful is consistent, skilled, and personalized support that enables people to live safely, meaningfully, and as independently as possible.

### Daily Living Supports Are Essential (Not Optional)

Families consistently described the need for support with everyday life tasks, including:

- Cooking and meal planning
- Cleaning and household chores
- Hygiene and personal care
- Organizing routines and schedules

Support must include skill-building for independence, not just supervision.

### Social and Community Participation Is a High Priority

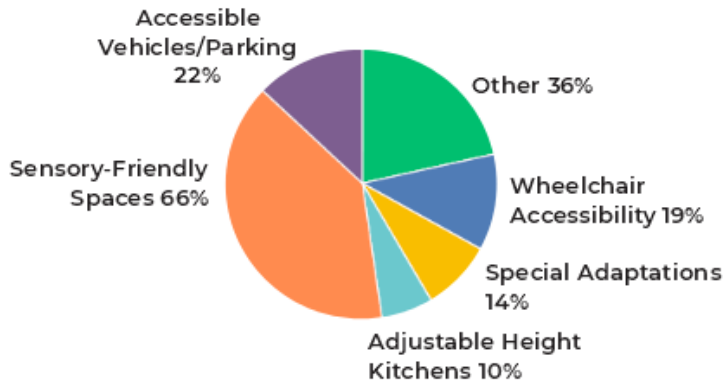
A major theme across responses is the importance of social interaction and relationships and access to activities and community involvement. Families highlighted needs such as:

- Opportunities to participate in recreation and community life
- Support to build friendships and avoid isolation
- Staff who actively encourage engagement

Transportation is not just convenience, it is essential for access to daily life and participation.

## 4. Need for accessible spaces including sensory friendly environments

### Accessibility Priorities



### Summary of respondent comments:

From the open-ended responses, families define accessibility as the ability to live calmly, safely, and independently, with environments that support sensory needs, personal space, and real-life functioning, not just physical access.

### Sensory-Friendly Spaces Are Essential, Not Optional

Across ages and support levels, families repeatedly described the need for:

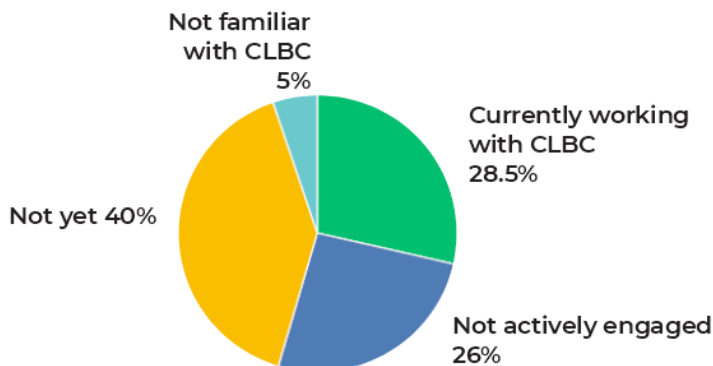
- Calm, predictable environments
- Private space within shared homes
- Reduced noise and sensory overload

For many people, sensory stress directly affects safety, wellbeing, and success in housing.

These appear across age groups and support levels, not just among those with high physical needs.

## 5. Confusion & frustration with existing systems and planning processes

### Working with CLBC on Housing Options



### Summary from respondent comments

From the open-ended responses, families are not just struggling to find housing, they are struggling to understand, navigate, and trust the system meant to help them plan for it.

## **The System Feels Confusing, Opaque, and Hard to Navigate**

Common messages included:

- Not understanding how the GSA affects housing
- Feeling that information is unclear or changes depending on who you talk to
- Belief that meaningful support only comes after a crisis
- Difficulty maintaining progress when facilitators change

Families want clearer, plain-language explanations and consistent guidance.

## **Families Want to Be Partners in Planning**

Families expressed a strong desire to work collaboratively. They asked for:

- Clear roadmaps and early planning
- Opportunities for trial stays or gradual transitions
- Transparency and honest communication
- Strong advocacy for more housing options

Many families see Aspire Richmond as a trusted organization and want it to help bring family voices forward.

Families are not just asking for more housing — they are asking for:

- Time to plan
- Safety and stability
- Clear information
- A future that does not depend on crisis

They want housing that respects dignity, relationships, and the real lives of the people they love.

## **Conclusion**

The insights from the 2026 Housing Survey will help guide Aspire's advocacy and planning as we work toward more responsive housing solutions for the community.