

# Inclusive Housing

Explorations by Saskatchewan Association  
For Community Living and Saskatoon  
Housing Initiatives Partnership



## What Is Inclusive Housing?

- Housing for people interested in being part of a more connected community.
- Housing for people interested in investing in common property that truly builds community.
  - Shared open spaces, gardens, or playgrounds
  - Shared gathering spaces
  - Shared workshops, libraries, or studios
- Housing for people interested in getting more than a house when they shop for a home... but getting a high-quality “sense of place”.



## Examples of Inclusive Housing

- Prairie Sky – Calgary, Alberta
- Cranberry Commons – Burnaby, BC
- Earthsong Eco-Village – Auckland, NZ



## Examples of Inclusive Housing

- Prairie Sky



- Inner city location
- 18 two & three-bedroom units
- Common spaces include:

Large kitchen	Laundry	Dining room	Guest room
Lounge	Studio	Recreation room	Craft room
Office	Workshop	Pedestrian path	Gardens



## Examples of Inclusive Housing

- Cranberry Commons
  - “urban village” setting
  - 22 units
  - Community-building means
    - Potluck dinners
    - Movie nights
    - Book club
    - Morning coffee
    - Birthday and holiday celebrations



## Examples of Inclusive Housing



- Earthsong
  - Eco-village
  - 32 units
    - Duplex
    - 4-plex
    - Sub-lets
  - Marrying environmental and social sustainability and innovation



## About Successful Inclusive Housing Developments

- Co-operative or condominium ownership
  - Opportunity for sub-letting
- Community is “intentional”
  - Group substantially formed prior to design and construction
  - Residents determine the “mix” of membership
- Residents share a common vision of community
  - Good balance of private and shared spaces and expectations



## About Successful Inclusive Housing Developments

- Development unique in some way
  - Environmentally-friendly
  - Downtown living
  - High standard of design
- Residents very involved in development decisions
  - Residents have strong influence on design and function of property
  - Residents determine appropriate shared amenities
  - Residents gel as a community over two to five-year development phase



## About Inclusive Housing And SACL

- Could this housing model serve people with intellectual disabilities well?
  - Example: Pinakarri Housing Cooperative in Fremantle (Perth), Australia where person requiring a live-in caregiver is part of inclusive housing development



## About Inclusive Housing And SACL

- What aspects of governance and decision-making might contribute to successful inclusion of persons with an intellectual disability?
- Are there a different set of design or location features that should be considered for people with intellectual disabilities?
  - CMHC External Research Project to explore these two issues



## Inclusive Housing as a Model

- How is this type of housing developed?
  - Inclusive housing is still uncommon in North America, and including persons with any type of special need is even less common.
  - Development is led by those who will eventually live there – supported by external consultants and professionals.
- How long does it take to develop this type of housing?
  - 3 to 8 years to build “community” – even though construction of the housing itself can only take a year.

## Inclusive Housing as a Model

- How are families involved?
  - Families are very involved at the beginning, during move-in, and for a significant period after the housing is operating to ensure the unique needs and opportunities for relationship-building within the community are realized.
- What are the long-term implications?
  - Families benefit by gaining a larger circle of people concerned about the present and future of their family member with an intellectual disability.

