

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.

