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”.

Saskatoon Housing Initiatives Partnership
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

- 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.