

A large, abstract teal graphic consisting of several curved, overlapping shapes that sweep across the top and right side of the dark blue background.

inclusion BC

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What is inclusive housing?

Inclusive housing is when people with intellectual disabilities have access to the same range of housing options as everyone else and are not segregated or placed in congregated housing based on their disability.



Inclusive housing means...

- **Choice**
Do you have the choice to live alone or with a roommate?
- **Control**
Can you go out and come home whenever you choose?
- **Independence**
Do you have access to support that help you participate in your community?
- **Dignity**
Do you feel like you can be your best self where you are living?
- **Diversity**
Who else lives in the building or neighbourhood?
What is the mix of people with and without disabilities?

Inclusive housing means that people live in homes where they feel part of their communities and is based on the principles of choice, control, independence, dignity and diversity.

How can housing density support inclusive housing?

For example, looking at Langley, B.C.

The population grew by

11.78%

between 2016 and 2021.



The increase includes

3,790 new homeowners
and

1,155 new renters

The housing stock in Langley, B.C.



Single Detached

22,335



Semi-detached,
row house, or
town house units

11,200



Garden suites,
laneway housing
or other types of
accessory units

6,690



Apartment units
(Low rise or
high rise stock)

4,735

How can densification help solve the housing crisis?

Single Detached

Rezone large lots to build two or three single detached homes if the original house is taken down. More homes for people to buy or rent.

Semi-Detached

Rezone areas to ensure all new builds can accommodate multi-unit homes like row homes, townhomes, or co-op housing.

Garden Suites or Laneway Housing

Allowing for the addition of these types of accessory units can quickly bring stock into the rental market.

Densification

- This type of community planning represents an **important source of rental housing supply**, which is very much needed. This can help play an important role in responding to ongoing housing needs.
- This works well when communities also **create housing targets based on the income profile** of households living in the community, for example if **5% of the households** in Langley have incomes of \$20,000 or less, then **5% of the new units** which are built should have rents that **are affordable** (30% of income) to households within this income range.

For example, the average rental gap for people who make \$20,000 or less in Langley is \$1,114 and very similar in other areas of the province.

Delta, B.C.

- There was an increase of **595 owners** and **1700 renters** between 2016 and 2021.
- **Only 3% of rental stock in Delta is non-market** and the community needs affordable rental stock.

Density bonusing provides developers and non-profit developers with the option to build high density housing in exchange for providing affordable housing units.

For Delta, this is an important tool to increase housing supply along transit routes and close to amenities to meet the needs of increased number of renters.

How can density help advance inclusive housing?

- **Delta Housing Be Mine** partnered with the **Affordable Housing Society** to include 10 subsidized units scattered throughout their 130 unit mixed-income development for people with disabilities.
- **Kyndred Community Living Society** was selected to administer the Canada-British Columbia Housing Benefit, which provides up to \$909/month for eligible low-income earners to access non-subsidized homes.



How can things go wrong?

- Garden Suites or Laneway Housing leading to a group home with a secondary group home at the back - **12 people living on one lot.**
- Or using a density bonus to build large or mid-size **developments only for certain groups of people.** For example, when seniors and people with disabilities are grouped together (despite their age).
- Or zoning is used **to keep affordable housing developments out** of certain neighbourhoods.

Historical Context

- **The History of Community Living is not well known.** The failed solutions of the past are finding their way back into our conversation on housing.
- **Segregated and congregated housing** are perceived as a simple solution to a complex problem. These models promote the isolation of people with disabilities by grouping them together, away from community.
- **Segregated housing dehumanizes people** by removing their autonomy and independence as does institutional housing models. Without understanding these similarities, we are at risk of repeating history and causing harm.

How can we help advance inclusive housing?

- Work in partnership with all levels of government to promote a **mixed supply of inclusive housing models** in all their housing plans.
- Advocate at all levels of government to set **inclusive housing targets** with programs that give **low-income earners** a real opportunity to access housing.
- Use **social procurement** to give preference to housing applications that promote inclusion as a way of meeting housing targets.