



# **Building Inclusive Housing: Brick by Brick**

**Empowering Community Together**

# The Challenge: Housing That Lasts



## Housing for All

Over 1,380 individuals with intellectual disabilities in Delta require accessible and supportive housing solutions.



## Single-Family Dominance

56% of Delta's current housing stock consists of single-family residential units, often ill-suited for diverse needs.



## Limited Options

This leaves few suitable options for adults requiring unique housing solutions, exacerbating the overall housing challenge.

# The Three Little Pigs: A Housing Story

## House of Straw

Quick fixes and temporary solutions that don't last

## House of Sticks

Partial progress: affordable but not fully inclusive

## House of Bricks

Inclusive, a lasting community built with intention

**We need to build brick houses that weather any storm**

# Key Concepts

## **Inclusionary Zoning**

A regulatory tool that requires affordable units in new developments

## **Inclusionary Housing**

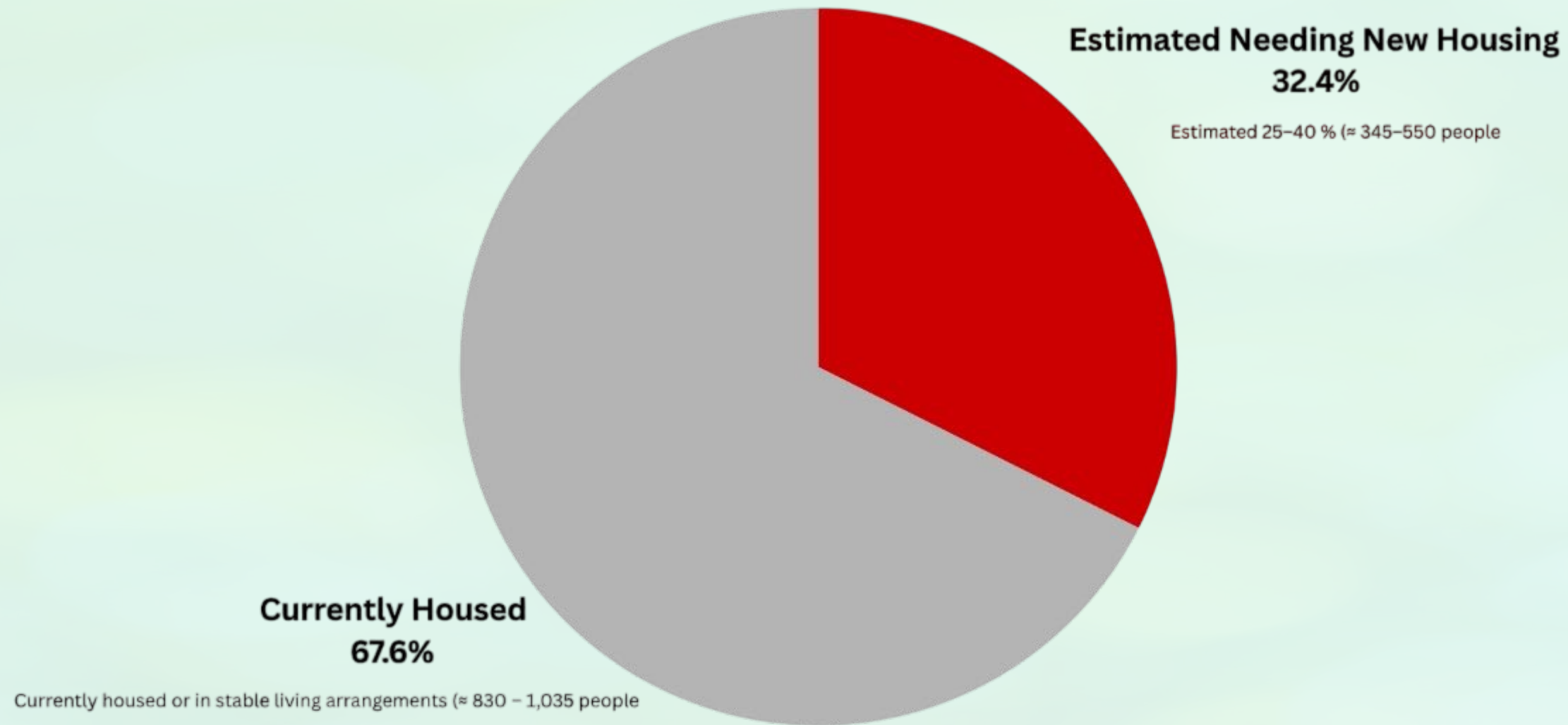
Mixed-income developments where people of all abilities live together

## **Inclusive Housing**

Create equitable, accessible housing with diverse community representation.

# Our Proposal: Delta Toolbox for ALL Developers

## Estimated Inclusive-Housing Need: Delta



Inclusion BC (2024). Delta Community Snapshot. SPARC BC & Inclusion BC. Retrieved from <https://inclusionbc.org/wp-content/uploads/2024/04/SPARC-Inclusion-BC-Infographic-Delta.pdf>  
Inclusion BC & BC Non-Profit Housing Association (2020). A Report on Inclusive Housing Needs in British Columbia. Vancouver, BC: Inclusion BC and BCNPHA. Retrieved from [Currently housed or in stable living arrangements \(≈ 830 – 1,035 people\)](#)

# Building Bridges

**Government**  
Providing land, incentives,  
and policy support



**Developers**  
Contributing expertise,  
capacity, and  
implementation

**Non-Profits**  
Bringing lived experience and  
specialized knowledge

**Strong partnerships create lasting solutions**

# Real-World Success: Delta Apartment Building

- Inclusive, Affordable housing in Delta
- Ten homes for people with intellectual disabilities
- Created through cross-sector partnerships
- Aligned vision, policy and lived experience



## What We're Asking

### 1 Remove "Pilot" from Action #8

Inclusionary Housing should be permanent, not experimental

### 2 Support the Delta Toolbox

Collaborate on developing resources for inclusive design

### 3 Partner with Non-Profits

Leverage expertise from organizations

# Call to Action

## Let's build **brick houses** together:

- An Inclusive Design Checklist for Developers
- Partnership and Incentive Guide
- Inclusive Design Catalogue (Delta Edition)
- Community Collaboration Framework





# ***"Nothing About Us Without Us"***

**Inclusion must be intentional,  
not accidental**



**inclusion** BC

Made with **GAMMA**