

PROTECTING HOUSING DIVERSITY

DESIGN BRIEF + WORKBOOK

Community Learning Circle #1
June 20th, 2023



LAND ACKNOWLEDGEMENT



We acknowledge that we are connecting on the territories of the Wendat and Petun First Nations, the Seneca, and most recently the Mississaugas of the Credit First Nation. This land is subject to Treaty 13 and the Dish with One Spoon Wampum Belt Covenant, an agreement between the Anishinaabe and the Haudenosaunee. This land has been our nurturance, our safety, it has nestled our bellies and our minds, and served as a home. We have complicated histories with colonization, state violence and we are also ensnared in these same processes.

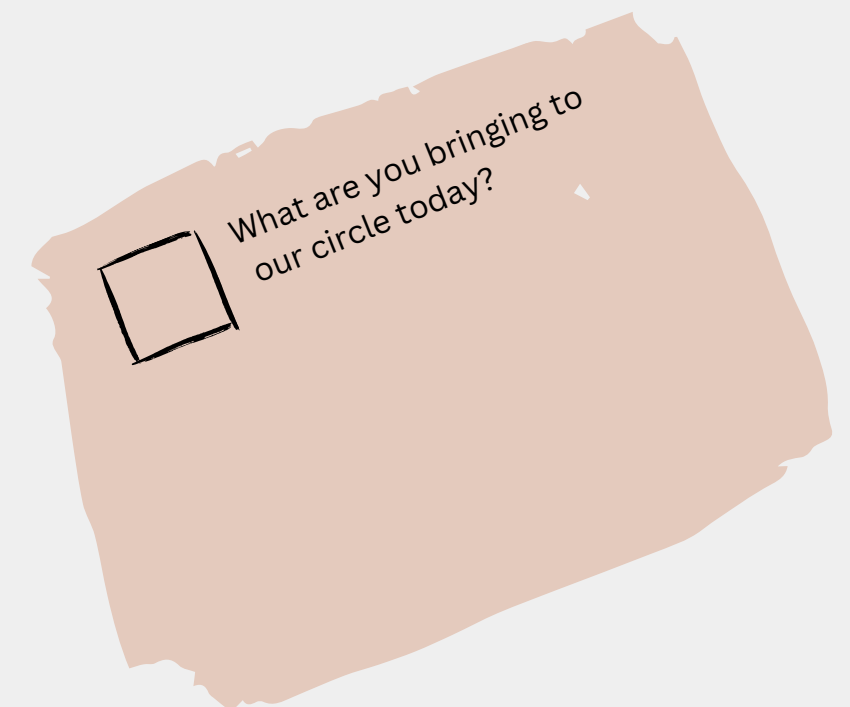
In order to move past performative land acknowledgments that aim to reduce the degree of violence that is historical, and thus present, against Indigenous communities, we must stand in solidarity with those who were and are being displaced, erased, and killed over statehood. We stand in solidarity with Indigenous people, Black people, the working-class, and so many more groups who are fighting for their survival.

WHAT IS A COMMUNITY LEARNING CIRCLE?



We think it's a collective space to gather together AND:

- **Learn together** about issues important to all of us
AND share information as a community
- **Listen to stories** from people who have relevant experiences
AND build knowledge together
- **Discuss** what is important to us AND hear different perspectives
- **Identify** needed actions, resources, and ways we can get involved
AND contribute to solutions
- **Deepen our relationships** as caring neighbours
AND strengthen a more inclusive sense of belonging here





SESSION ROADMAP



1. Welcome & Introduction

- Community Agreement
- Icebreaker

2. Community Updates

3. We Care About Housing Diversity

- Storyteller: James Partanen (PNLT)

4. Diversity & Belonging

- Storyteller: Tsewang Norbu

5. Food Break

6. Housing Diversity Matters

- Storyteller: Matthew Paquiz (PARC)

7. Small Group Discussion

8. Report Back

9. Thank You & Close



COMMUNITY AGREEMENT

Co-Created by the
150 Dunn Ave
Welcome Committee

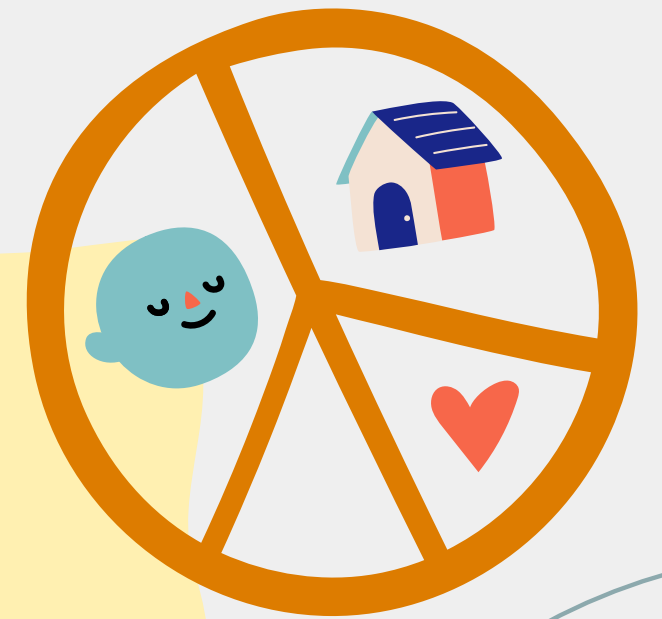
- Act kindly towards others and have empathy for them.
- Many people have different perspectives.
- Recognize people may speak and act differently than you.
- Be mindful of your cultural background.
- Focus on empowering others.
- Validate people's feelings.
- Together, we can learn and grow more.
- Keep what is shared here private and ask people for permission to share any information.



ICEBREAKER

CO-CREATING A NEIGHBOURHOOD GUIDE:

What is your favourite thing about Parkdale?
(Name a place, person, or object)



UPDATES: WHAT HAVE YOU HEARD?



The modular housing project at 150 Dunn is a UHN (University Health Network) Social Medicine Initiative.

It is intended to provide good quality homes for groups over-represented in Toronto's homeless population, with complex/chronic/acute health needs, and who are reoccurring patients at UHN clinics and emergency departments.

Bringing people inside means there are fewer people outside struggling to survive. When a person chooses to live in homes with supports, they have a safe, stable place to call home. Housing means someone can begin to heal, including strengthened community connections.

These new homes in Parkdale provide housing to improve health outcomes for individuals experiencing homelessness. As neighbours, we can work together to reduce the number of Torontonians unhoused and help save lives.



<p>When will homes at 150 Dunn be ready?</p>	<p>The building is expected to be complete by the end of 2023 with occupancy phased in. A new four-storey modular building will provide homes for approximately 51 people and support their health and well-being.</p>
<p>Who will be tenants?</p>	<p>Tenant identification is a collaborative process with UHN, the City and housing operator. New homes will be dedicated to people who are experiencing or at risk of homelessness, including seniors, women, Indigenous residents, racialized people, people with disabilities and others.</p>
<p>When will people move in?</p>	<p>The building will be tenanted gradually, and 24/7 supports will be provided onsite to meet needs.</p>
<p>Who is the housing operator?</p>	<p>The operator will be announced in Summer 2023; the City, UHN and United Way are currently reviewing RFP submissions</p>



WE CARE ABOUT HOUSING DIVERSITY

Housing diversity matters because:



HOMELESSNESS



doesn't
DISCRIMINATE

RIGHT TO HOUSING: TORONTO HOUSING CHARTER

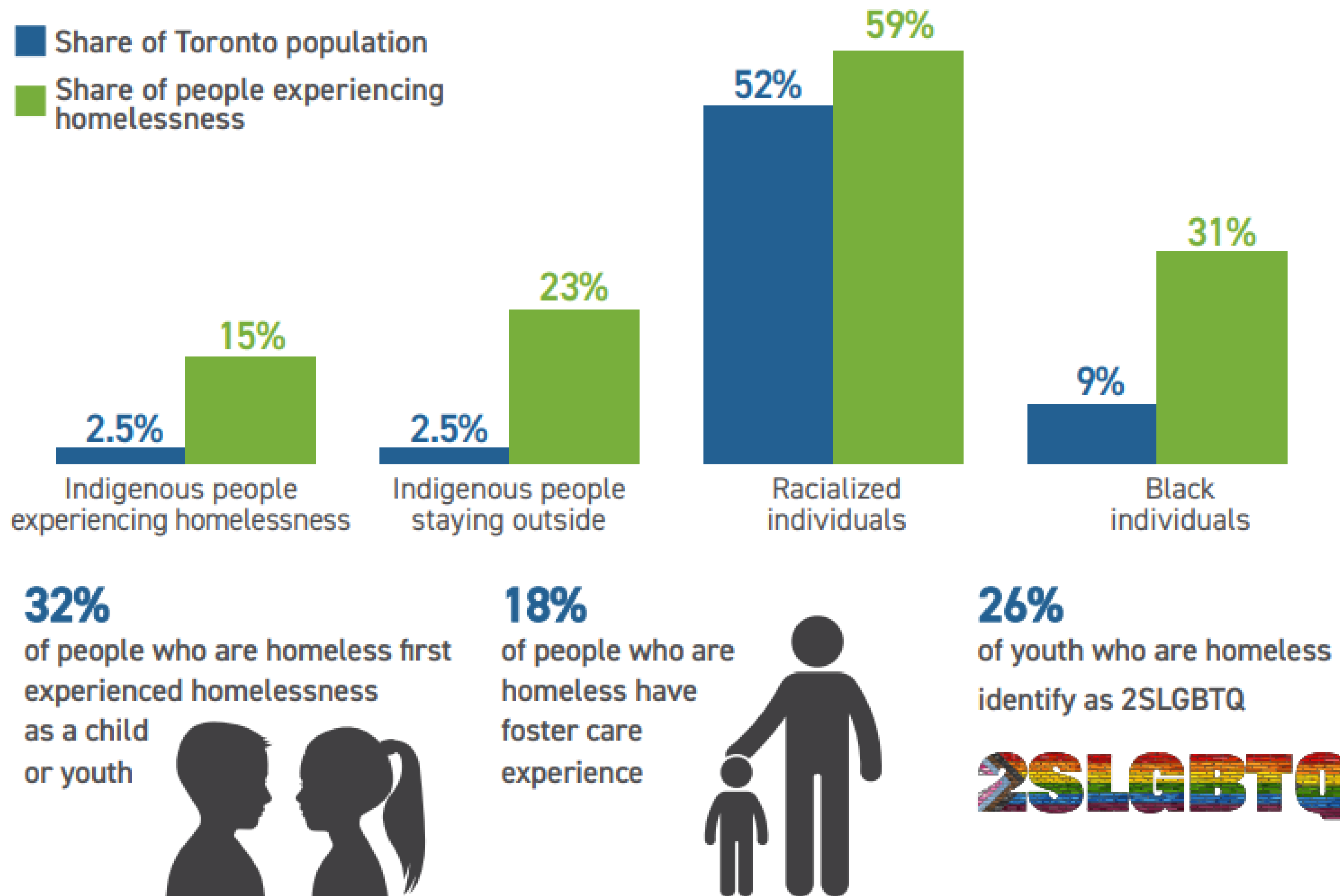
Adequate housing is a fundamental human right. We all have a role to play in furthering the progressive realization of the right to adequate housing.

- All residents have a right to a safe, secure, affordable home in which they can live in peace and dignity and realize their full potential.
- All residents have a right to housing that is accessible and takes into account the specific needs of historically disadvantaged and marginalized groups.
- All residents have a right to housing that respects and takes into account their expression of cultural identity and way of life.
- All residents have a right to a home that is part of a complete community with equitable access to a range of opportunities to live, work, learn, and play.



WHO EXPERIENCES BECOMING UNHOUSED?

Specific groups are overrepresented in Toronto



- 7,400 people are homeless in Toronto – 74% are "chronically homeless" (homeless for six months+ over the past year)
- Indigenous Peoples, Black people, and 2SLGBTQ+ people overrepresented.
- 76% of respondents have one or more health challenge, with a majority (51%) reporting two or more health challenges.
- Decent housing is a determinant of health

8,856

June 18th, 2023

What does this number represent?

DO WE HAVE A HOUSING CRISIS?

Core housing need measures whether a household experiences problems relating to:

- **Affordability** ('affordable' is defined as paying less than 30% of income on shelter costs)
- **Suitability** (enough space for the number and needs of the people in the household)
- **Adequacy** (good repair)

Deep core housing need is defined as households paying 50% or more of income on shelter costs

Do you think the housing crisis is a state of emergency?



In Parkdale, some landlords regularly apply and successfully obtain back to back annual rent increases that are above the guideline set by the province (also known as "above guideline increase")

AFFORDABLE HOUSING SPECTRUM

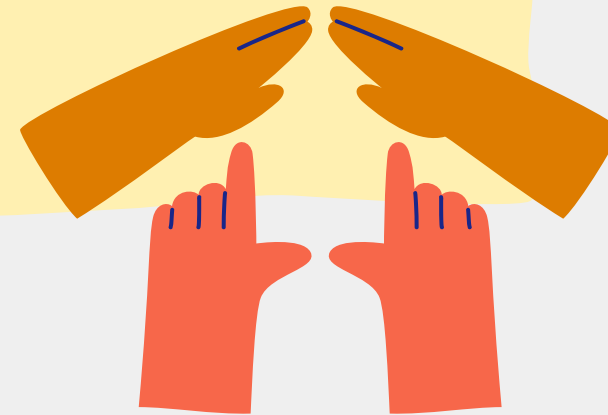
What does "affordable" mean to you?

Market Rent

Parkdale Bachelor

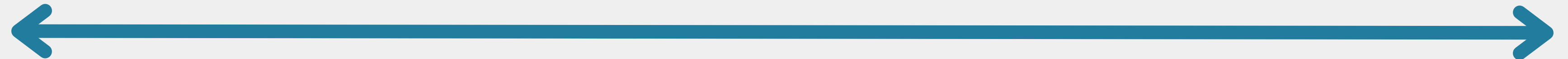
VIEWIT

\$1,150 - \$1,695



Deeply affordable

Affordable



\$390

OW



\$522

ODSP



\$664

RGI



\$690

60%



\$920

80%



\$1,150

100%

FEDERAL, PROVINCIAL, AND CITY HOUSING COMMITMENTS

- **Federal Commitments**

- National Housing Strategy
- Housing Advocate 2021-22 Report

- **Provincial Commitments**

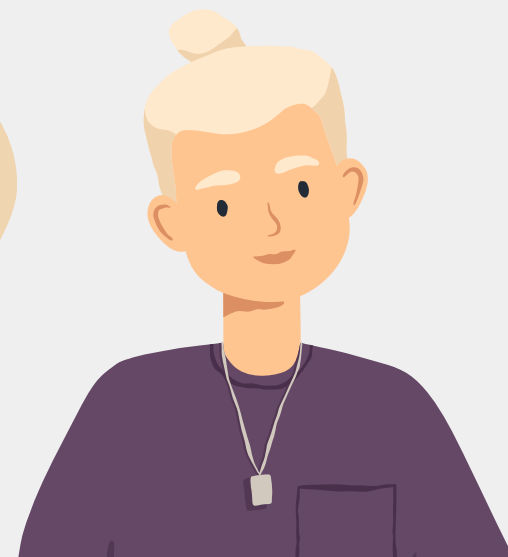
- *Bill 23: More Homes Built Faster, 2022*
- Housing Affordability Taskforce

- **City Commitments**

- HousingTO 10 Year Action Plan: MURA Program, Housing Now Initiative, Open Door Program
- Inclusionary Zoning requires % of new units set aside in parts of the city
- November 2021: Toronto City Council adopted Official Plan Amendment 558 – Updating the Definitions of Affordable Rental and Ownership Housing
 - 30% of the before-tax monthly income of renter households in the City of Toronto
 - The total monthly shelter cost (gross monthly rent, including utilities for heat, hydro, hot water and water) is at or below the average City of Toronto rent, by dwelling unit type, as reported annually by the Canada Mortgage and Housing Corporation (CMHC)



DISPLACEMENT & DIVERSITY



WHO HAS MADE PARKDALE HOME?



20th century industrialization results in apartment homes converted to accommodate factory workers, many of them later Caribbean and South Asian immigrants.

Purpose-built rental towers in 1950s create affordable housing stock; South Parkdale is made up of ~90% renters

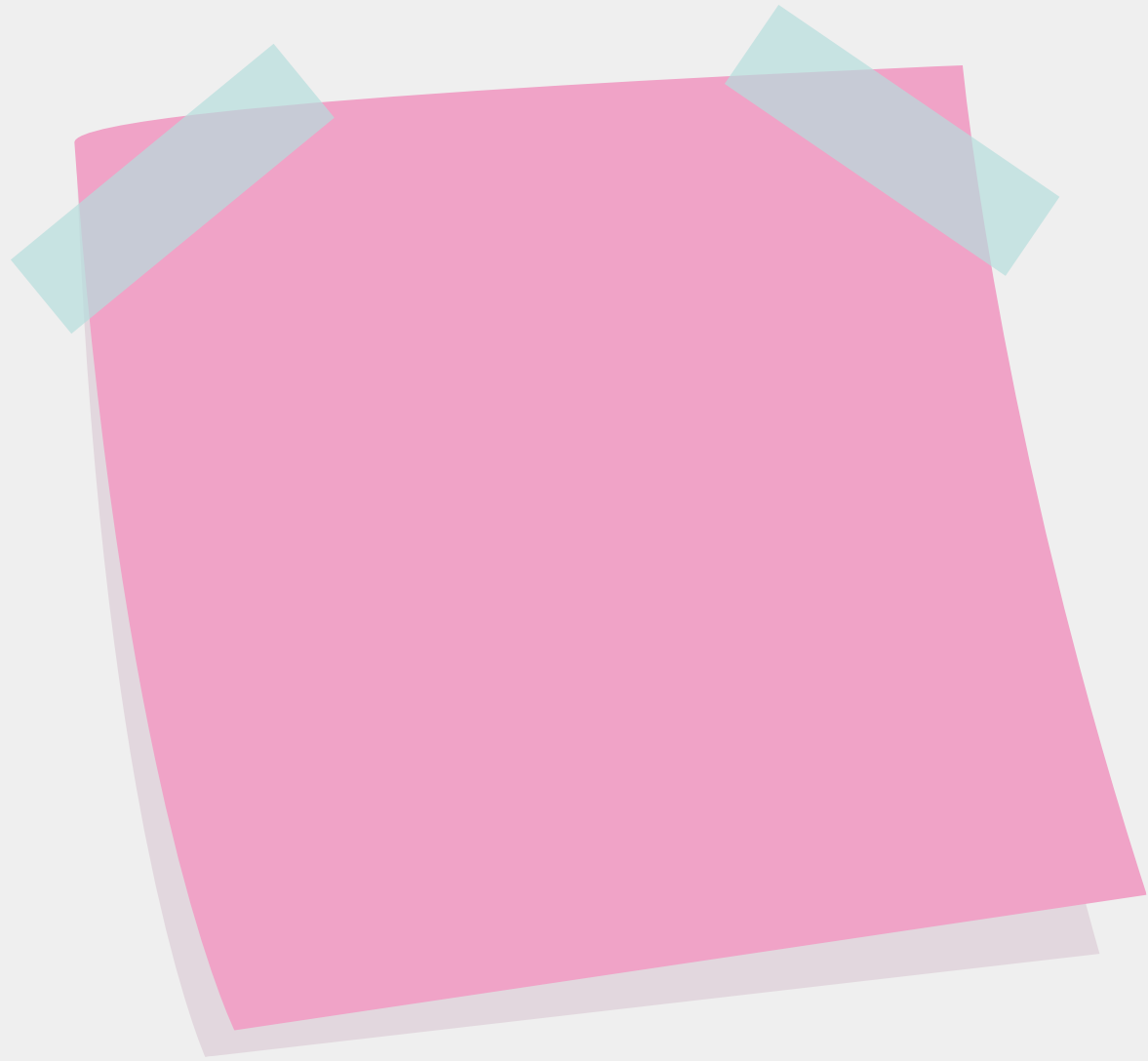
Deinstitutionalization of Queen Street and Lakeshore Psychiatric Hospitals in the 1970s–80s sees a new group of neighbours finding homes in the area's rooming houses which had faced the decline of worker's housing.

Tibetan arrivals after Chinese invasion began in 1970s leads to the emergence of a thriving, stabilizing Little Tibet during the 1990s onwards.

Waves of migration have created Parkdale's unique social fabric. Prioritizing tenancy for some groups at 150 Dunn can respond to displacement by renewing access to housing for groups who have historically faced barriers that have eroded their right to housing here.



LITTLE TIBET



Draw/write a favourite way you experience living in this special community as a neighbour



People from the Little Tibet mural, by Kalsang Wangyal

- Parkdale is home to one of the largest populations of Tibetans and is a vital cultural hub

WHAT IS DISPLACEMENT?



Photograph: Rene Johnston/Toronto Star via Getty Images



How is our neighbourhood changing?

DISPLACING US: RISING RENT COSTS IMPACT ON IMMIGRANT COMMUNITIES

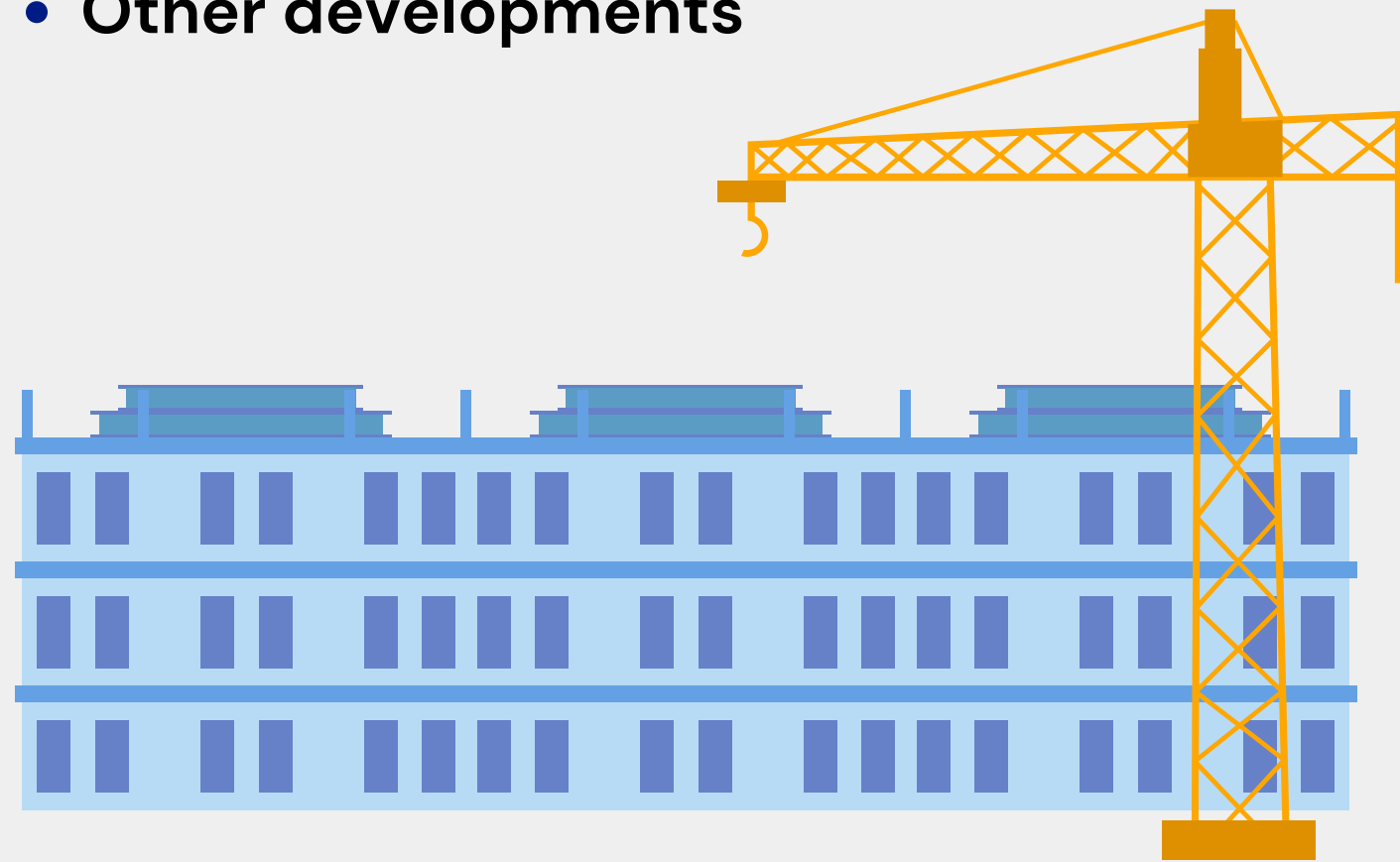
Between 2015 and 2022, the average monthly rent advertised on the websites of large landlords for one-bedroom units in South Parkdale rose by \$640, a 57% increase. In 2022, bachelor units in South Parkdale were advertised for an average of \$1,520 per month, 1-bedroom units for \$1,770, and 2-bedrooms for \$2,270.

Who can afford this?:

- Cultural hubs like Little Tibet are not just a home for a community but a story of resilience that communities persisted even when facing systemic obstacles
- Parkdale as a neighbourhood is a product of different generations of immigrant survival and community
- Being a place like Little Tibet means children can grow up learning their families' history when it is one not easily found at a library or archive here, families are provided access to ancestral food at grocery stores, seniors receive care from familiar faces, and small, immigrant-owned businesses can thrive.

DEVELOPMENT, RENTAL STOCK & DIVERSITY

- Justice for Queen & Close
- Justice for Queens Hotel
- Other developments



In Toronto, more than 11,000 people are on the waitlist for supportive housing.

How easy do you think it is for people to find housing here?



How long do you have to wait for subsidised affordable rental housing in Toronto?

Studio (Senior) = 8 years

Studio = 10 years

1 bedroom = 14 years

2 bedroom = 13 years

3+bedroom = 15 years

**Information is based on 2022 data.*

WHAT IS SUPPORTIVE HOUSING?



AFFORDABLE HOUSING

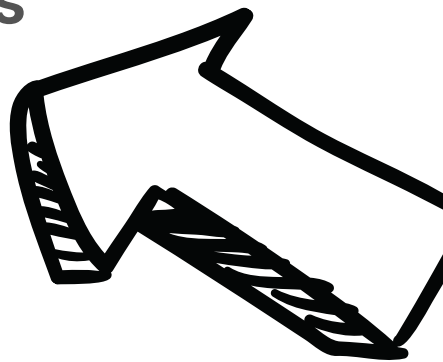
In Canada, housing is considered affordable, if it costs less than 30% of a household's before-tax income. This can be any type of housing, and it can be for anyone. Not just rental or subsidized. We all need housing that is affordable!

RENT GEARED TO INCOME

This is subsidized housing. The City of Toronto sets RGI rent at 30% of a household's Adjusted Family Net Income. For folks receiving social assistance, the rent is based on the rent benefit set by the province. There are very long waiting lists for this kind of housing.

SUPPORTIVE HOUSING

This is housing that includes helpful programs that support people to live independently, and be a part of their community. Supports often include rent benefits but can also include supports for physical & mental health, developmental disabilities, or substance use.



AFFORDABLE
HOUSING *for* ALL



Why is supportive housing needed as part of housing diversity?

IS SUPPORTIVE HOUSING DIFFERENT FROM SHELTER SERVICES?

Yes! We need all kinds of housing services but there are key differences!

Shelters are intended as temporary housing for emergencies.

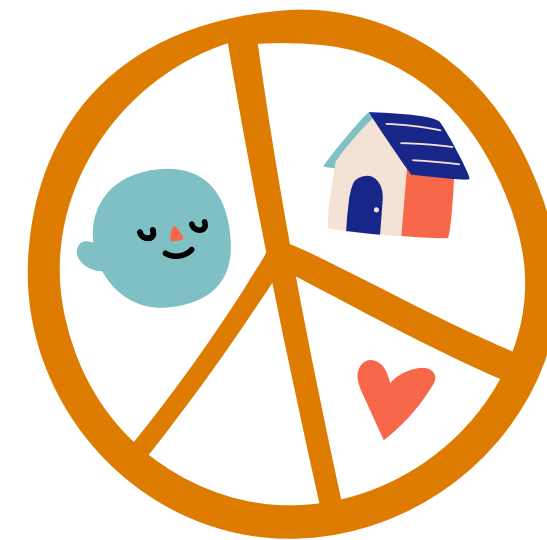
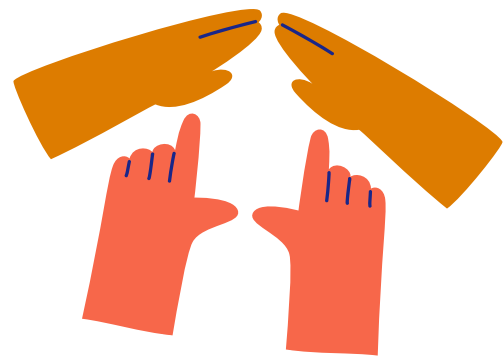
Shelter workers try to help unhoused people access stable housing.

Shelter services try to address homelessness by opening their doors to people who have become unhoused.

Supportive housing is permanent housing.

Supportive housing workers try to help people live well in their communities.

Supportive housing services help to prevent homelessness by providing a safe, affordable, stable home.



EXAMPLES OF SUPPORTS:

- Food Security
- Services to improve Physical/
Mental health
- Basic Needs
- Connect to Employment and
Education/ Training opportunities
- Eviction Prevention
- Case Management
- Positive Community Integration
- Trauma-Informed Approaches



WHO NEEDS SUPPORTIVE HOUSING?

Supportive housing for those experiencing mental health, addictions, or chronic homelessness is usually run by community agencies. Other types of supportive housing serve people with other needs, such as developmental disabilities or age-related needs. There are different types of supportive housing in Toronto.

The following groups will be prioritized at 150 Dunn:

- Currently or historically sleep outdoors
- Indigenous Peoples identified as First Nations, Inuit, or Metis;
- Black people experiencing homelessness, identified as African, Afro-Caribbean, or AfroLatin;
- Persons with complex health needs, who have at least one of the following conditions:
 - Concurrent chronic health conditions;
 - Functional and cognitive impairments;
 - Mental health and substance use disorders
 - Physical disability



150 DUNN WELCOME COMMITTEE



[https://www.facebook.com/
welcome150dunn](https://www.facebook.com/welcome150dunn)



welcome150dunn@gmail.com

Connect with us! We meet the second
Tuesday of every month to plan and
create together.



QUESTIONS?

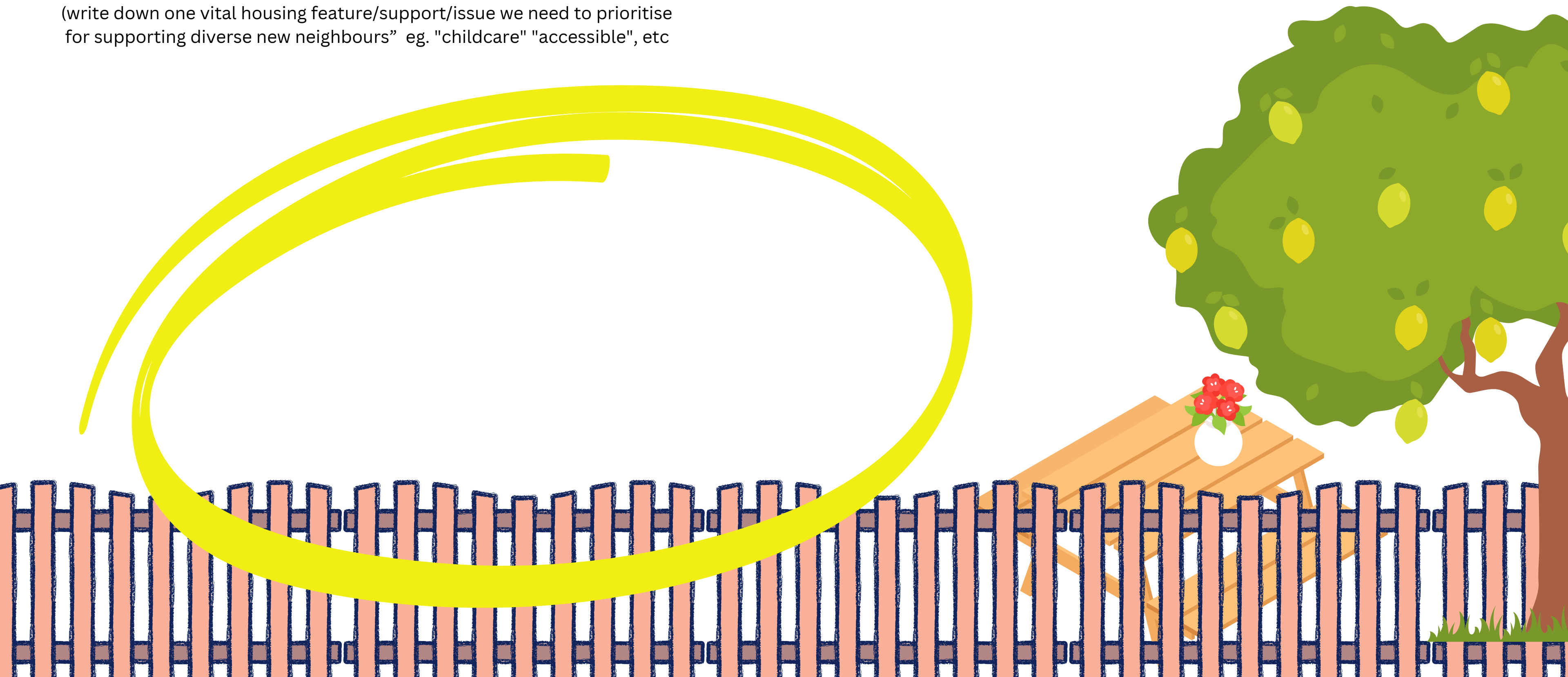
Connect with our team!

IN-PERSON OFFICE HOURS WED & FRI 2-4PM @ 1497 Queen St West

- Beryl-Ann Mark: berylannma@westnh.org
 - Lorraine Hewitt: lorrainehe@westnh.org
 - Mary Gelinas: maryge@westnh.org
 - Angela Koh: angelako@westnh.org
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- Questions about the housing provider or RFP process should be submitted to the Housing Secretariat: HousingSecretariatRFP@Toronto.ca
 - Questions about the construction should be directed to the City of Toronto Project Manager: Basil.Malik@toronto.ca or 416-400-8542

YES in my backyard but ...

(write down one vital housing feature/support/issue we need to prioritise for supporting diverse new neighbours" eg. "childcare" "accessible", etc





THANK YOU FOR SHARING SPACE TOGETHER!

Event feedback:

- What is something you will tell your neighbours about your experience tonight?
 - What is something we should do again next time?
 - What is something we can do differently next time?
- 