



Mayor's Affordable Housing Summit

■ ■ An agenda for action

Summit Highlights

Council Chambers, Toronto City Hall
100 Queen Street West

Thursday, February 26, 2004
8 a.m. – 1 p.m.



Mayor

DAVID MILLER

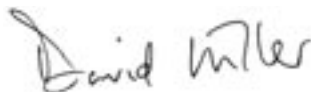
On February 26, 2004, over 350 housing stakeholders gathered at City Hall to participate in the Mayor's Affordable Housing Summit. Everyone present was energized to make housing happen in Toronto and offered real affordable housing solutions.

All three orders of government, community agencies, corporations and residents provided ideas and solutions. Federal and provincial ministers pledged to constructively work together with the City of Toronto. This report presents the ideas and solutions that came forward, including the comments and suggestions that participants shared in their summit workbooks.

Despite Toronto's economic growth over the past few years, many residents are living in poverty. Families live every month with a choice between feeding the kids and paying the rent. One of the summit's goals was to address these issues and encourage all stakeholders to actively participate in solutions.

Housing is a foundation. People who are secure in their homes can plan for the future, invest in their jobs and upgrade their skills. Affordable housing has an impact on the whole city and the whole community. At the summit, we worked together to voice what needs to be done and how to make it happen. We have a lot of work ahead of us and we all share in the responsibility to take action.

Thank you for sharing in this important step to make housing happen. I look forward to working with you in the months ahead to provide decent and affordable homes for the people of Toronto.



Mayor David Miller
City of Toronto

Government panel highlights

Mayor David Miller

"I commit to you today that the City will do more to contribute to solutions. We will strengthen our own policies and programs, and we will speed the delivery of housing developments wherever we can."

"I am committed to an agenda of action on this file. I will ask City Council to endorse an action plan on affordable housing. I look forward to hearing ideas today to help me pull that action plan together."

The Honourable Andy Scott, Federal Minister of State Responsible for CMHC

"The federal government has made a clear commitment to create more affordable housing, particularly in urban areas, and to provide renovation assistance to low-income Canadians."

"The Government of Canada has clearly put its commitment on the table for support for municipalities, for housing and for infrastructure. We can work together to eliminate barriers to getting more affordable housing built and respond quickly to helping those who are unable to help themselves."

The Honourable David Caplan, Provincial Minister of Public Infrastructure Renewal

"I believe we have entered a new era of co-operation, and it is only by working together that we can get more affordable housing built in Ontario."

"We are going to meet our goal to provide affordable housing for needy people in Ontario. And we are going to play our part in creating the kind of caring, compassionate society in which we can all be proud."

The Honourable John Gerretsen, Provincial Minister of Municipal Affairs, Minister Responsible for Housing

"We are prepared to do the tough work so we can deliver on the priorities of the people of Ontario, the priorities we ran on, and that the people voted for. And one of those priorities is to strengthen communities by addressing the affordable housing challenges many of them face."

"The Government of Ontario promised a comprehensive housing strategy, and that is what we intend to deliver."

The Honourable Sandra Pupatello, Provincial Minister of Community and Social Services, Minister Responsible for Women's Issues

"I look forward to working with you on these issues because we have got to solve these problems. Whether you are from Toronto or outside Toronto, it is the jewel of Ontario and it has to work right."

For a complete transcript of government panel speeches, go to www.toronto.ca/mayor_miller/housingsummit_04

Stakeholder panel highlights

John Andras, President, The Rotary Club of Toronto

"The future of Toronto for the next 50 years will be determined by decisions made over the next two years. For Toronto to become a liveable city, all levels of government must invest in deep core affordable housing, in rent subsidies, in supportive housing."

Derek Burleton, Senior Economist, TD Bank Financial Group

"Without tackling major urban problems such as affordable housing, we will surely fall short, since the links between social health and economic performance have become more blurred than ever. And in this case, an inadequate supply of housing in a community can be a major impediment to business investment and growth."

Cathy Crowe, Street Nurse, Atkinson Economic Justice Fellow

"We must shift our values to make housing and homeless services an official priority — in this City — in this province — in this country! Certain things must be declared as a basic right."

Cary Green, Executive Vice President, Development, Verdiroc Development Corporation

"Very simply, we all have to use our strengths to achieve the end goal."

"We excel at all that relates to 'bricks & sticks' and at all aspects of projects and construction management. The social housing groups excel at all that relates to people and their needs. We have to work together to combine our skills."

Brigitte Witkowski, Executive Director, Supportive Housing Coalition of Metropolitan Toronto

"The NIMBY voices, the too few, too loud voices have transformed democratic forums into places focused on people zoning."

Julie Di Lorenzo, President, Diamente Urban Corporation

"Our goal should be to assist wherever possible to provide access to affordable ownership while in the immediate term, we bridge the gap with cost-effective solutions like rent supplements and targeted rent-geared-to-income housing."

Angela Robertson, Executive Director, Sistering: A Woman's Place

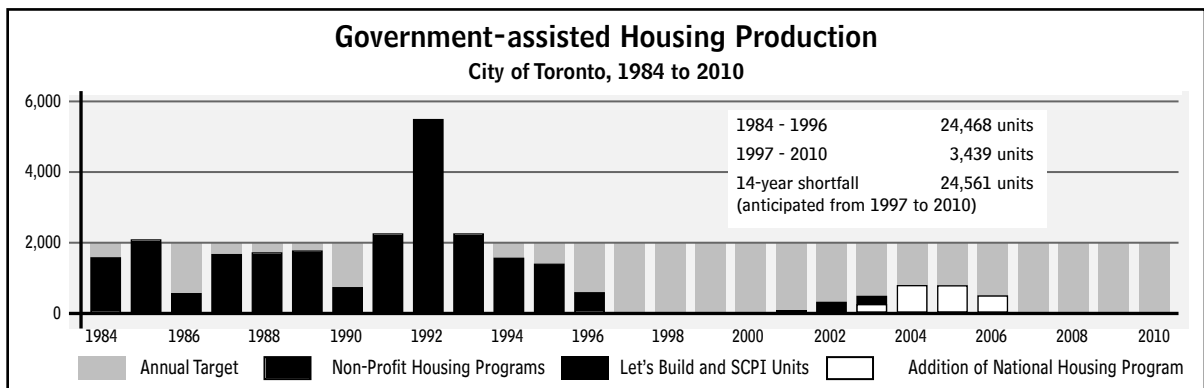
"It is not sufficient to just create bricks and mortar. There needs to be an investment in the community-based services that will ensure successful maintenance of tenancy."

For a complete transcript of stakeholder panel speeches, go to www.toronto.ca/mayor_miller/housingsummit_04

City of Toronto housing snap-shot

Housing stock

| | | | |
|---|---------|---|-----------|
| ■ Number of households in Toronto (2001) | 943,080 | ■ Average vacancy rate (October 2003) | 3.9% |
| Percent owning their homes | 51% | ■ Average re-sale price (2003) | \$318,029 |
| Percent renting their homes | 49% | ■ Number of social housing units | 108,000 |
| ■ Average rents of private rental apartments (October 2003) | | ■ Number with rents geared to income | 70,000 |
| Bachelor: | \$734 | ■ Number of supportive or transitional housing units in Toronto | 6,340 |
| One-bedroom: | \$884 | ■ Number of persons using shelters (2002) | 31,985 |
| Two-bedroom: | \$1,045 | | |
| Three-bedroom: | \$1,225 | | |



Need

- 552,300 households have incomes below the poverty line — about 1 in 5 people in Toronto live in poverty (2001)
- In Toronto, 95,750 households pay more than 50% of their income on rent; 198,500 households pay more than 30% (2001)
- In November 2003, 73,000 households were on the social housing waiting list. In November 2003, 403 households were housed
- There are 52,750 households living in the private rental market whose income source is Ontario Works
- The shelter component of Ontario Works

| | |
|---------------------------------------|-------|
| Single adult | \$325 |
| Parent with one child | \$511 |
| Family of four (2 adults, 2 children) | \$602 |
- In Toronto, the Ontario Works shelter allowance for a family of four is 49% of the average rent (3+ bedrooms)
- The shelter component of the Ontario Disability Support Plan

| | |
|-----------------------|-------|
| Single adult | \$414 |
| Parent with one child | \$652 |
| Family of four | \$768 |
- The number of eviction applications in 2003 was 28,555 — 84% due to rent arrears or non-payment.

Sources: Statistics Canada 2001 Census, 2003 Toronto Report Card on Housing and Homelessness, CMHC Rental Market Survey 2003, Toronto Real Estate Board data 2003

Responding to the questions

Question #1: What actions or contributions can you make towards implementing affordable housing solutions?

Summit participants are ready for action and willing to contribute to affordable housing solutions.

- Broaden the housing spectrum that is accessible for homeless, pregnant and parenting youth.
- Advocate for housing needs of children, families and youth wards aged 16 – 21 who are leaving CAS care.
- As a person on ODSP, I haven't financial resources to do much, but I might be able to help somehow.
- Put the call out for rent supplement program. The program is running, and doesn't take any time to set up. Just some money and not much compared to the size of problem.
- Advocate for rent supplements, increases in the Ontario Works shelter allowance, expansion of the rooming house licensing by-laws across the amalgamated city, and amalgamation of zoning by-laws to allow rooming houses in North York, Scarborough, East York and York.
- As a pension fund-owned real estate company, we can provide the private sector equity necessary to build new housing.
- My agency can educate people, businesses, community about how affordable, supportive housing exists now, is efficiently run and is an asset in communities.
- Bring seniors and providers of housing for seniors to the table to ensure that seniors' needs are addressed.
- Research seniors' housing needs, educate against NIMBYism, advocate and take direct action to create affordable seniors' housing.
- Share our knowledge on affordable supportive housing for seniors, to help seniors "age in place."
- Respond to community resistance — mobilize the faith community and others to speak up in favour of affordable and supportive housing.
- Encourage our church congregation to support affordable housing, help groups raise more funding, and ask every City Councillor to form a local support group for affordable housing in their ward.
- I work with failing church congregations to use their land to build small affordable condominiums.
- Educate our community about importance and need of affordable housing, and focus on brownfield development.
- Develop referral agreements with co-op housing providers to increase access to affordable housing (RGI) for young parents and their children.
- Be a tiny but loud voice to work to stop NIMBYism, which stops affordable housing in all areas of Toronto; support affordable housing plans when at neighbourhood meetings.
- Continue to make connections with housing workers across the city, and let workers know what affordable housing projects are underway so they can help their clients apply.
- Share research and recommendations from the National Summit on Affordable Home Ownership, and raise the capacity of Habitat for Humanity Toronto.
- I am homeless, so all I can do is keep on speaking for homeless people until someone does something.
- Conduct energy audits and help housing providers complete energy retrofits, which reduce operating costs and also improve tenant comfort — would like to see this model rolled out to all affordable housing.
- Help groups secure support in the planning process, and to deal with neighbourhood resistance.
- Work with other people in the community on city committees, coalitions and groups; continue to advocate for housing and also for governments to build housing.
- Continue to connect with people who are homeless, continue to be aware of the needs and challenges in the community; include people who are homeless and poor in creating solutions — it's important that people have a voice and do not become invisible.

- Working to redevelop our half-acre property for affordable supportive housing.
- Work with financial and insurance institutions to reduce banking charges, loan costs and insurance fees for affordable housing.
- I can volunteer to work on Habitat homes.
- Contribute my expertise of working with underhoused, homeless people.
- Advise people on their rights and help them mediate with landlords. In our experience, discrimination against young families, youth, people with disabilities, newcomers to Canada, aboriginal people and people receiving social assistance is a leading crisis of homelessness.
- If I see any empty buildings or if I hear of an office building about to be sold, I could let David Miller know; attend housing meetings and bring my suggestions; can put meeting notices on my homeless memorial Web site.
- Work to acquire additional funding to double our portfolio of supportive housing.
- As citizens of Toronto, we need to make it clear that the present status is not clearly good enough!
- Decrease current waiting list for subsidized housing by offering current subsidized renters an incentive or program to take them off the system and into the rental and home ownership markets.
- You can't do anything about us, or for us, without us. The poor, the survivors, immigrants and youth have been totally under-represented in the planning of our own future housing. We all have different needs around personal space.
- Close down the hostels and the anti-poverty industry, allow squats in buildings not occupied for six months or more, and end the harassment of rooming houses and bachelorettes.
- Continue volunteering, and get involved in an affordable housing project.
- Options for Homes has developed a model that if implemented by six or seven non-profit development agencies in Toronto could deliver 5,000 units a year of housing that would cost the average rent level in Toronto. With minimal policy support, 25% of these units could be made available to households below the poverty line and the working poor.
- Coordinating a major effort to mobilize Anglican Church members and leaders to action on the housing issue in a variety of ways.
- Continue to advocate within my role as a harm reductionist who provides services for a very marginalized group; educate community members about the importance of providing shelter for all; and provide honest support to individuals who are homeless.
- Build affordable housing in alleyways, or retrofit older buildings to be used as affordable housing.
- Urge the provincial government to implement some reasonable cap on housing rentals; along with investing money into abandoned buildings to refurbish and open more transitional programs.
- I can personally pay more provincial and federal income tax targeted towards affordable housing.
- We can involve over 1,100 families to advocate for RGI/support services for mentally disordered persons.
- Provide advocacy for RGI issues. This is a priority for all the clients that we serve. I would like an opportunity to educate landlords around this — RGI is manageable and immediately applicable.
- Establish local trusteeships that would assist the seniors and newly-housed homeless persons with financial management.
- Advocate for changes to the Tenant Protection Act.
- Non-profit groups CARE — their contribution to stability and commitment to long-term affordability should be recognized.
- Use our newsletter to educate our members about the need for supportive housing and possible solutions.
- Offer the OWN Co-op Supportive Housing (Dixon Hall) or Frontiers Foundation's Project Amik as role models for successful affordable housing.

Question #2: How can all three levels of government, corporations and community agencies work together more effectively? What specific measures would you suggest?

Participants at the summit offer a variety of ways to create a cohesive team of government, private sector and community partners focused on affordable housing solutions.

- The Summit and other forums are a good step toward networking and relationship building.
- All levels could look at their own property and rethink it as usable for housing (e.g., why not build over LCBOs, parking lots, etc.).
- Realize that providing capital support dollars are important, but building is the easiest piece. Community agencies carry the load of operating, finding support dollars and sticking it out with people; there needs to be open dialogue with these agencies.
- Remain in open dialogue with community agencies.
- Assist with education on how to construct low-cost housing that has longevity, reduced maintenance.
- The low-income housing builders should be trusted to manage processes with fewer snags than a direct committee of one or all levels of government.
- Forget about new programs and build on existing programs. Spend on the problem first of supportive housing and then on affordable.
- Governments must commit to multi-year funding and use existing infrastructure to deliver.
- Define affordable, be realistic, and don't be afraid of demanding a means test to keep the money focused on greatest need.
- Allow each area of expertise take responsibility for that piece. If municipality administers program, allow them flexibility to do so.
- Levels of government must work together. Also, ministries and departments within each level of government must work together.
- Begin by developing policy on housing, which would include the interplay of income security programs (OW, ODSP, EI, minimum wage, OAS, GIS) and support services (including access to job training and education, counseling, recreation programs).
- Real solutions call for government commitments over decades; financial commitments must be backed by comprehensive policy inclusion; human rights, and housing as a human right, must be backbone of all over social/economic policies.
- Developing an effective and accountable partnership of government, volunteers and private sectors working together to address the variety of housing needs of all residents.
- The City needs to require RGI units in each new condo/apartment development; the Province needs to bring back rent controls and adjust benefit rates to reflect housing costs.
- Provide capacity-building funding for administration, fund development, property/land development, family support and construction supervision.
- Develop accountable, transparent use of government funding by private for-profit and not-for-profit agencies.
- The federal government can extend energy efficiency grants to affordable housing and deliver energy audits at a bulk discount rate. The provincial government can improve energy efficiency measures in the building code. The city can insist that all affordable housing maximize energy savings to reduce operating costs.
- Reduce bureaucracy, patchwork of schemes/grants — full funding needed now.
- Create comprehensive plans to provide housing for people who use substances, have safe injection sites. Open public washrooms in Toronto, easier access for people who live on the street.
- Make sure changes in identification requirements do not prevent homeless people, people who are not born in Canada, from accessing essential services including subsidized housing.
- Province should prioritize Ontario Realty Corp. to provide land and override local politicians; expedite OMB waiting times, to move affordable housing to front of the line.
- More consistent municipal property standards by-law provisions and less discretionary orders would help.

- Make sure everyone involved be on same page. Landlords need to be examined more closely around new construction which allows them to evict people who are on fixed income and can't afford rent increases. Put money into affordable housing. Practice ethically and not just for monetary gains. Justice is needed in all areas.
- Have open forums about affordable housing and involve social agencies and government officials similar to Mayor Miller's Budget Consultation.
- Make it easier to rezone areas for office buildings and empty warehouses to be turned into housing.
- Build affordable housing in neighbourhoods and closer to needed services. Stop stigmatization and harassment of low-income tenants.
- Allow kit houses to be placed on vacant lots. Bring back granny flats and basement apartments.
- When homeless people move into affordable housing, give them the opportunities to look after the building, (e.g., maintenance, security, tenant-landlord liaison).
- Increase funding for rent supplements, case management through the federal-provincial homecare transfer.
- Implement the Wilson Task Force recommendations for increased supply of community mental health services and supportive housing.
- City needs a policy statement in support of affordable and supportive housing, and needs to ensure planning process not held hostage to NIMBYism.
- Set up ministerial direct links to expedite building approvals at faster pace. Encourage rapid approval of home renovations to accommodate new residences.
- Start with the things that can be done quickly and do them. Support the initiatives that just need a boost, and intervene where great benefit is possible — such as emergency housing supplements.
- Look at the present shelter system. The cost of paying to keep singles and families is far greater than the cost of providing their own accommodation.
- There should be constant consultation amongst all factions, to prevent duplication of services and to maximize resources.
- The socially displaced people of Canada are ready, willing and able to start creating our new neighbourhoods. With the help of our government of which we are a part, we would build great homes and generate economic growth.
- Provincial, federal and city buildings that are empty should be turned into affordable housing.
- Connect funding and distribution of rent supplements with housing supports; increase shelter allowances, and have CMHC support mortgages for rooming house landlords.
- All levels of government should remember the covenants Canada has signed pertaining to people's rights to suitable housing.
- Change the current Toronto policy position that ownership housing for households below the poverty line is not a public policy benefit.
- Use staff working groups (federal, provincial and municipal) and inter-ministerial items to campaign solutions.
- Create a City of Toronto "plan," articulating a vision and strategic directions, co-written by different levels of government.
- Make presentations (e.g., community groups) and brown-bag lunch sessions for provincial government staff.
- Encourage government workers to offer pro bono work with community groups.
- Ask the federal government to implement the one percent solution. The Province should sign on to the affordable housing framework agreement, which would be a major step forward.
- Community agencies continue to provide case management services for individuals that need to be supported through harm reduction philosophies. Toronto should consider adapting an approach similar to the four-pillar approach in Vancouver. Corporations should consider that transitional housing is just as viable as secure one-bedroom/two-bedroom apartments.
- Bypass the NIMBYism we see at Community Councils.
- All three levels of government should immediately appoint a minister (or assistant) for affordable housing, and actually put cash into a pool to be spent on approved projects. Bring back the funding for co-op housing projects.
- Put systems in place to decrease the length of time people spend living in subsidized housing, which would free it up for others who need housing.
- Force integration of service funding for high-risk groups, seniors, aboriginal, one-parent families and disabled persons.

- Strike one cohesive coalition around housing rather than the hundreds of isolated ones that currently exist. Ensure that community agencies are given the support they need to deal with the root causes of poverty and homelessness — affordable housing alone is not enough.
- Act like the private sector. Negotiate the deals; stop talking; start acting. Stop fussing on minimizing work and start to focus on taking calculated wishes.
- Work together — eliminate the Damn Red Tape.
- Create a template for specific housing space for seniors depending on land size available. Too much money and time is wasted duplicating this process hundreds and hundreds of times across the country.
- There must be links created between the service dollars needed to give the social help needed to successfully maintain their housing and achieving social integration.
- All levels of government, but particularly the Province, need to nurture the non-profit service providers.
- Exempt PST and GST from all affordable housing that pledges to long-term permanent affordability.
- Governments need to listen to people and agency people. The three levels of governments have developed in the last few months a relationship of trust and cooperation. Build on it and do not leave out the input from the common people.

Question #3: What specific actions on affordable housing should be taken now?

Participants point to a simplified application process aimed at fast tracking affordable housing and ensuring delivery of promised units.

- Make land available to the private and not-for-profit sectors on a long-term lease basis.
- Broaden the property tax exemptions for new rental housing. Provide rental supplements and shelter allowances to people in need.
- Streamline the approval process for housing.
- Put solutions in place to assist people to stay housed.
- Look at the competitive process of Let's Build. Can we set specific target groups, (e.g., women and children) and tailor RFPs to meet priority populations?
- Can we look at creative usage of per diem shelter rates?
- Make a loud statement that "people zoning" is unacceptable.
- Please never build a single building or site exclusively for the poor!
- The City needs to lead and that means money. The City budget needs to focus on the supportive problem and find the money from the soft programs and staff savings.
- Ensure that support dollars are attached to buildings. Provide support through shelter per diems for transitional and permanent supportive housing.
- Regulate and license rooming houses in other areas of the city.
- The City should take a stand on NIMBYism and control the zoning process.
- Speak out on the effectiveness and efficiencies of already existing affordable housing.
- Convert market units in not-for-profit to RGI and ensure housing providers have sufficient operating funds to not rely on market rent income.
- Move beyond "contribution" approach to "making it happen" — make sure that resources are there to make housing happen, identify priorities and meet them, provide support funds to help people to maintain their housing, ensure that City housing and planning staff are on the side of affordable and supportive housing in the community consultation process.
- Provide affordable supportive housing for seniors — this means both bricks and mortar and support resources.
- Repair and maintain existing stock, build/convert second stage housing and transitional housing units, and create a City plan where all wards must take responsibility around this issue.
- Use rent supplements to fill the gap between multi-year development processes and immediate need.
- Move towards the creation of co-operative communities in existing public housing complexes.
- Start building affordable housing now.

- Include all partners/stakeholders including the actual community.
- Continue this forum through follow-up forums, and create a formal link between all non-profit organizations and the housing summit and the City.
- Empower non-profits and faith communities to do more; relax restrictions in development; forgive development fees.
- Organizations that manage affordable housing should review capital repairs programs to implement energy saving components, and energy efficiency measures should be required for all new affordable housing.
- Keep application processes simplified and uncomplicated.
- Improve inspection of building codes and illegal apartments.
- Provide element of choice of housing.
- Continue education series such as Second Suites workshops.
- The City should raise cap on amount of City land for housing, and devote a percentage of the sale of surplus land to housing.
- Put housing facilitators in place to expedite activities at all levels of government.
- Create more shelters: clean, safe, no TB, no bed bugs.
- All three levels of government should make a new commitment to funding housing, and follow up with a clear, legislated plan.
- Make it easier for good rooming house landlords (with good track records) to open more rooming houses. Make SCPI funding for housing less restrictive (e.g., allow small development of affordable housing in downtown core).
- Define affordable housing.
- Consider tax incremental financing (based on future increase in assessed value from development of affordable housing). This would permit municipalities to provide financing to groups wishing to develop affordable housing by going to the private market. If a municipality can pledge the incremental tax revenue for a particular area or property to a lender, funds can be found for the municipality to redevelop those areas/properties or offer it to groups that would have difficulty funding sufficient financing.
- The City of Toronto should study the current demand of parking for affordable housing. Lower parking requirements will decrease overall development costs.
- City Hall needs to provide more staff to allow projects that are already in progress to be helped.
- Landlords need to be educated and stop stigmatization of people on welfare, ODS, mental illness, single moms.
- Continue the rent bank, which helps people on the verge of losing their housing.
- Give monetary support to the Health Bus to allow us to buy another bus.
- The federal government needs to implement the 1% solution and establish a national housing program, overhaul the unemployment insurance system, and re-establish standards for social assistance programs. The provincial government needs to implement rent supplements, increase assistance rates to reflect the true cost of housing, index the benefits to inflation, increase the minimum wage, change the human rights legislation to ensure housing rights are included, and match federal funds for affordable housing.
- Bring in a "Use It or Lose It" by-law. If a developer or a building owner doesn't use his empty building, he should lose it to the City for affordable housing. Allow homeless people to help convert empty buildings into housing and pay them. Force developers to make 40-50% of their buildings into affordable housing, and make this profitable for builders. Give rental subsidies to first-time renters. Build transitional housing to make it easier for homeless people to move into housing.
- Involve homeless people in the development of housing. Ask them and pay them for their suggestions. Stop stigmatization and harassment of homeless and poor tenants.
- Deliver on 1,000 supportive housing units through partnerships with CMHA and other supportive housing providers.
- It would be possible to deliver 5,000 supportive housing units through rent supplementation given the current vacancy rates, immediately if funding was available. A commitment of \$30 million over the next four years (\$7.5 million per year) for rent supplementation and support services could make meeting the target of 5,000 units a reality.
- Make federal armouries more available during the winter.

- Ask local politicians to set up local committees to support/find affordable housing in their ward.
- Set up a social foundation dedicated to self-housing of native people.
- Consider land tax exemptions and other measures to increase interest for building new housing developments to start now!
- Addressing the need for housing for youth and young families (under 24 years) by allotting 10% of housing to this group and enforcing this allotment.
- Encourage the private sector to get involved, and promote corporate social responsibility.
- Levy a tax on luxury developments that do not include affordable housing units.
- Clean up and utilize space where people have squatted for many years. Some of these squatters may want to remain right where they are.
- Change laws to allow homeowners to rent out rooms/flats in parts of city where currently prohibited. Ensure current rooming houses are brought up to safe, secure, healthy standard.
- There should be more shelter for victims of spousal abuse, especially for the gay/lesbian community since such shelters do not exist.
- Eliminate the out of the cold program to stop the potential disaster of infectious disease spread.
- Create shelters where people can live for longer periods of time. Prepare for next year — more shelters for the cold weather instead of responding to the crisis in January 2005.
- License and inspect unregulated rooming houses. Connect initiatives such as RRAP with those like the Parkdale Pilot Project and implement them in areas where there is a high concentration of unregulated rooming houses.
- Specific recognition of the needs for attendant care services. It is not just appropriate space design that is needed — the lack of service funding that keeps people homeless in institutions than in independent apartments.
- Carry out a public campaign addressing the issues of racism and discrimination targeting the landlord community.
- City staff must accept ownership housing as part of the solution to affordable housing, and they should be asked by Council to work on positive policies in their area.
- Launch a high-profile campaign galvanizing volunteerism. Undertake a major public education campaign against NIMBYism, similar to the homecoming initiative mentioned at the conference. All sectors of society need to play a key role on this, including faith groups.
- I urge that the City begin to strongly advocate with the federal government for federal dollars for housing. Begin to build now. Take a closer look at boarded-up houses. Speak to agencies that are focused on finding housing for homeless people.
- We need action, not words.
- Hire Toronto's homeless people to help develop community housing buildings for people who can't afford Toronto's high rents. Making residents responsible for building their lives is also good, but each step that needs to be taken has to start in transition.
- Raise provincial and federal income taxes. Target that raise to building publicly-owned affordable housing, supportive housing, social housing and use it to pay rent supplements for people who already pay too high a percentage of their income for rent.
- Province should eliminate social assistance claw-back of cash "gifts" from rent/utility banks, etc., and should allow recipients to save for education and home ownership.
- Talk to people who have lived through poverty, homelessness, transitional housing and affordable housing to learn what model of housing and support systems have been effective and successful for them.
- Look at creative measures to deal with housing needs — for example in the Davenport community we have looked at pairing elderly citizens who find caring for their homes difficult with single parents or individuals with limited incomes.
- More multicultural representations in the process.
- There needs to be an agreement between the environmentalists and housing supporters as to an appropriate balance between "housing people" and "saving trees."

- Help volunteer groups become more stable.
- Prioritize units for women victims of abuse (including young, mid-life and elderly people).
- Press the Province (Minister of Health and Long-Term Care) to implement the recommendations of the Toronto District Health Council (TDHC) 2002 Report, "Building on a framework of support and supportive housing."
- Harmonize terminology across all governmental levels and social planning council (e.g., supportive and affordable).
- Create a specific program to intensify, intensify, intensify. Also finance second suites throughout the city and change zoning to allow this.

Question #4: What specific suggestions do you have for follow-up from the Mayor's Affordable Housing Summit?

Summit participants are engaged and want to be included in future decisions. Together we will make affordable housing happen in Toronto.

- Develop advisory committee for the City to look at developing solutions. Appoint a City Council Advocate to lead this direction on behalf of the Mayor.
- Stretch the limits of planning and official plan to look at land usage issues.
- Continue to broker the relationships between private and non-profit groups to develop collective solutions.
- Perhaps meeting with commercial developers, armed with a well-considered legal/finance position, you might be able to send the message that a percentage of affordable housing does not affect property values.
- Form a support group for landlords with real protection under certain conditions.
- Make a clear distinction between "supportive" and "affordable." The supportive need should be a first priority. The affordable in the short term can be handled by rent supplements.
- Release of excellent speeches from stakeholder panel to spark discussion in all parts of Toronto — boardrooms, staff rooms of public, community, corporate work places.
- Make a statement about NIMBYism.
- Prioritize solutions given today and identify groups to research how to move those solutions forward. Groups could include people from the Summit and their organizations.
- We need opportunities for people at all levels and in all areas to make specific suggestions and participate in solutions.
- What can be done about those councillors who do not show up at these events? We need more leadership from our Councillors on affordable housing.
- When upgrading older public housing to 21 standards, you must examine the role that poor initial design played in its decline.
- Foster eyes on the street, sidewalk safety, neighbourhood vitality, opportunities for some business to develop affordable housing, and community participation.
- Continue bringing all levels of government, voluntary, and private sectors together to review and develop ways of working together to bring quality of life to all residents of our country.
- Accepting incomes as a given and infusing housing stock with public dollars is temporary. Over time, we must raise market income.
- Take a tour of Winchester Park.
- It would be good if the review of the housing help sector came out as soon as possible so that these services are woven into the affordable housing development picture. The housing help sector can be a conduit between affordable housing initiatives and the homeless and near-homeless people in Toronto.
- Share contacts for participants; create dedicated forums for groups to come together; do it now.
- Establish a task force to develop a support network for low-income people. There could be incentives for private sector to involve employees in participation as volunteers in support work (e.g., home maintenance and operation, budgeting, community relations, transition to home ownership, reintegration into society).

- Please don't consider rental as the only solution to the affordable housing crisis. Demonstrate to other cities that home ownership also can address affordable housing.
- Open consultation such as "Listening to Toronto" and today.
- Review current energy efficiency programs to expand into the affordable housing market. Allow banking institutions and utilities to subsidize energy efficiency retrofits to be paid back through energy savings over the payback period of the measures.
- Council should get monthly reports or at least bi-monthly on rollout and progress on commitments and share with groups that attended.
- Summarize proceedings — recommendations and possible City Action Groups to follow up on key gaps/and recommendations (with representatives from the federal and provincial governments to participate).
- Change formats of public meetings so there is no tolerance for discrimination.
- Create new shelters and supports so Out of the Cold Programs can close.
- Set committed timelines and deadlines, and add incentives for achieving deadlines. Charge Councillors with achieving local targets, and impose penalties when this does not happen.
- Program design should include renovation and updating as new construction.
- Create a community panel for allocating housing units.
- Meet again in six months to see what has happened and what achievements have been experienced.
- Deal with health issues in hostels now, before they become another crisis.
- I hope that the summit will produce a series of recommendations for all three levels of government. The City should also formally follow up with the participating federal and provincial ministers (within a few weeks of this current summit) to get written confirmations of their commitments.
- Have meetings to let us know how the project is going. If housing is to be built or opened, involve us to share in it. Send out regular updates.
- Affordable housing often does not have significant greenspace, the protection and creation of neighbourhood parks are essential for children to have a safe place to congregate and play. Often affordable housing also means a need for affordable, reliable transportation, so increased subsidies to the TTC are a win-win scenario.
- We need to canvass our elected officials to make sure they are aware that the previous lack of action on housing can no longer be tolerated. A proactive effort must be made now to make sure this problem does not become more critical.
- Knowing that you would expect a large group of people, perhaps a larger venue could be booked for future summits. Thanks for making the summit open to the public. That is very much appreciated.
- Please keep us informed. "When a nation will not house its people, it cannot be called a nation."
- Never ever go back to the thinking that reducing a deficit means that we cut social programs like housing that is affordable. Keep compassion in municipal government. Be committed to building communities, not just houses.
- A statement supporting the rooming house sector and acknowledging the role that rooming houses play in regard to Toronto's affordable housing stock.
- Roll out the next proposal calls. Designate specific staff in the planning department to facilitate the planning process. We need access to specialized, skilled and supportive staff who want affordable housing to happen rather than reactive, rigid staff who protect their time by hiding behind the rule book.
- Ultimately those most affected should not only be consulted but be made part of the decision-making process.
- Begin a serious consultation process with non-profit providers of affordable ownership housing and stop the process at preventing those providers from delivering low income ownership housing to the citizens of Toronto.
- We need real leadership on housing. Mayor Miller is providing it, but other levels of government must act also.
- Please begin to house individuals. As a front-line harm reduction housing worker my job is to find housing for drug users in the east of Toronto. There is none that is clean and warm and affordable.

- We need a building lot in Toronto where a co-op housing project can be built. The men and women on the streets will volunteer their time and effort to build their own homes. All volunteers should clock in when they start work and clock out when their day is finished. Once you have put in 100 hours you can put your name on the waiting list for a room in the house or apartment building. If not at the current work site then in the next project or the next. All reusable building material stripped from old buildings that are being torn down is to be used as much as possible to keep costs down.
- Start educating the public about the benefits of paying taxes. Start educating business interests about the benefits of a living wage. Start seriously addressing the implementation of the 1% solution.
- Mr. Mayor, this was an excellent Summit. However, we need to address the other issues of residents in boarding and lodging homes — \$325 a month to feed and house someone is a very small amount when the cost of a psychiatric bed is over \$400 a day.
- Implement the suggestions about RGIs and supplements immediately. These two items can be put in place by the City of Toronto today. No special intergovernmental hassling needed. No zoning laws, no bricks and mortar — RGIs today, rent supplements today!
- Repeat the SCPI capacity-building grant program (\$15 – 20,000).
- Set up a Web site to illustrate best practices.
- A big thank-you to current Let's Build staff. They are helpful, patient and return one's calls!
- Make RFPs available in electronic format and budgets in Excel.
- Keep forums like this free, so everyone has an equal chance to attend.
- Use the Doors Open approach to showcase desirable options for affordable housing, and invite groups like the University Women's Club, Junior League, Business Women's Clubs, etc. Involve the universities more (including their land and housing).
- Ask Macleans to do a feature on the solutions for Canada's affordable housing crisis.
- Engage people in small groups to give voice to many people who do not speak in public.

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