## West Harbour Community Conversation
### The Housing and Homelessness System Continuum
#### February 25, 2016

<table>
<thead>
<tr>
<th>Absolute Homelessness</th>
<th>Emergency Shelter</th>
<th>Housing with Supports</th>
<th>Social and Subsidized Housing</th>
<th>Private Market – Affordable Rental</th>
<th>Private Market – Affordable Home Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Living on the street</td>
<td>• Family Shelter</td>
<td>• Residential Care Facilities</td>
<td>• Rent Geared to Income Apartment</td>
<td>• Apartments, Townhouses and Single/Semi-Detached Houses</td>
<td>• Condominiums</td>
</tr>
<tr>
<td>• Sleeping rough</td>
<td>• Men’s Shelters</td>
<td>• Transitional Housing</td>
<td>• Townhouse and Single/Semi-Detached Units</td>
<td>• Accessory Apartments</td>
<td>• Townhouses</td>
</tr>
<tr>
<td>• Squatting and couch surfing</td>
<td>• Women’s Shelters</td>
<td>• Second Stage Housing</td>
<td>• Rent Supplements</td>
<td>• Single Room Occupancies</td>
<td>• Single/Semi-Detached Houses</td>
</tr>
<tr>
<td>• Temporary stays in Institutional Settings (substance use rehabilitation, incarceration, hospital)</td>
<td>• Youth Shelter</td>
<td>• Senior Assisted Living</td>
<td>• Housing Allowances</td>
<td>• Rooming Houses</td>
<td></td>
</tr>
</tbody>
</table>
Individual Reflection on the Affordable Housing Continuum:

1. What does the term “affordable housing” mean to you? Write several sentences below that summarize your definition of “affordable housing” for the West Harbour:
   - Social and subsidized housing and private market affordable housing. Include "mixed" housing and "mixed neighbourhood". Affordable ownership (through owner co-ops?)
   - I think affordability is not exclusive to specifically "low income". A mixed income approach in a broader discussion where possible should be part of the decision making process.
   - Must include affordable for minimum wage earners. Must include units compatible to people with disabilities. Must include adequate greenspace including garden space. Must have frequent public transportation in close proximity to buildings. Must have affordable day care centre. A good percentage of affordable units compared to total population.
   - Geared to income. Shouldn't be a ghetto but rather below market housing mixed with at market housing.
   - I understand that Deloitte proposes selling Jamesville and the MacNab twoer and creating 400 social housing units in Barton-Tiffany. Why Ghettoize these people by putting all 400 units in one place? There are many vacant lots and buildings downtown where they could be housed in SMALL CLUSTERS of 50 units, thus integrating these people into the community. EG. Cotton Factory on Cannon, empty lots on Victoria North (north of hospital), city parking lots. Small clusters of 50 spread around acts as an urban renewal force over a wide area on multiple sites that need development. You ghettoize 400 units in one location you are creating social problems - isolation from communities, lack of diversity, crime, poverty (we saw what happened last year in Jamesville - gun crime). Given all the "constraints" in the Deloitte study, it was a waste of time and money. Why even try to locate 400 units in the West Harbour? Why not spread them over a larger geographical area? These "constraints" make the study useless.
   - Housing people can actually afford! Mostly I would prefer co-op (private vs non for profit) that is affordable to wage earners, seniors and single people. Low end condos that would cost less than full facilities condos (no swimming pools, gyms, etc).
   - Since prices are high in the area now there should be NO city subsidized housing in the area. Utilize so people-private can pay high taxes to support affordable housing in other areas - this way we can HELP & SUPPORT more people on the
waiting list. Sorry but I live in a neighbourhood making $30,000 and my landlord gives me 6 month notice cause they are tearing down building I can't say no. I won't leave my neighbourhood. Its discriminatory to treat low income different.

- **Accessible Housing.** Housing that anyone can afford to live in, not just survive in, and feel safe and secure with all their need met. Single family accessible units: people with disabilities have families.
- **Low income housing/surveys.** To live in a house and have a comfortable lifestyle without having all money go to rent and worry about food, etc. Not expensive.
- **A house that you can afford and pay the bills for.** A house that isn't that pretty or fancy.
- **Affordable housing to me means that many different houses are suit for many different people.** Many people have different lifestyles and houses should be affordable for everyone. Affordable housing would stop poverty, which helps the community.

2. **Which parts of the Housing and Homelessness System Continuum should be a priority in the West Harbour (1 = highest priority; 6 = lowest priority)?**

- 1 - social and subsidized housing, private market - affordable rental and private market - affordable home ownership. 4 - Housing with support.

- 1 - private market affordable home ownership, 2 - private market affordable rental, 3 - housing with supports, 4 - social and subsidized housing, 5 - emergency shelters, 6- absolute homelessness

- 1 - housing with supports, 2 - emergency shelter, 3 - absolute homelessness, 4 - social and subsidized housing, 5 - private market - affordable rental, 6 - private market - affordable home ownership

- 1 - absolute homelessness; 2 - emergency shelter; 3 - housing with supports; 4 - social and subsidized housing; 5 - private market affordable rental; 6 - private market affordable home ownership

- 1 - absolute homelessness; 2 - emergency shelter; 3 - social and subsidized housing; 4 - housing with supports; 5 - private market affordable rental; 6 - private market affordable home ownership
• 1 - absolute homelessness, emergency shelter, housing with supports, social and subsidized housing; 6 - private market affordable rental and home ownership

3. Other comments:

• No to shelters - there are enough downtown in the core already.

• I have a hard time filling out a questionnaire that forces me to answer questions that don't actually address my concerns at all but instead force me to align myself towards a path I don't believe in as it relates to affordable housing. As a homeowner and resident of the north end for the last 18 years, the idea of having affordable housing in a prime area is a very liberal idea. I understand the notion of taking care of people who can't take care of them selves because my brother suffered with a mental illness. However, the less fortunate cannot be choosers and if I was someone in need I would be ecstatic and beside myself to have a free roof over my head in any location. Of course, the less fortunate people would love to live at pier 8 but why should they live in the best place in the city for next to nothing when I couldn't even afford it. Actually, I probably could afford it but I believe living within my means is my duty which does not include government handouts. Seriously I have nothing against helping people that truly need it but they can live in a part of the city that is not a hot, prime real estate area which will have the potential of being the up and coming real estate area. This poses the risk of driving prices lower which is of less significance to people who don't actually own their own properties. Again, I don't understand why waterfront living and free housing be in the prime of prime locations like pier 8. My brother lived in subsidized housing and we were just happy he had a descent place in an area that was nice but certainly not a prime area.

• I would ONLY support ‘Private Market - Affordable Home Ownership' and ONLY for seniors [on Barton Tiffany lands]. In a dialogue with Councillor Farr, he mentioned that housing could result in a seniors’ supported place. This would be the most favourable of any option, in light of the multiple public performances that I witnessed at this meeting.

• ...What are major issues for me? Lack of local home ownership involvement in the consultative process; Misinformation when surveying affordable housing participants (be clear about alternative locations unless you want to keep people in
the area); Feedback sessions held during work / business hours - precludes those employed from participating; Change in plans from Barton-Tiffany focus group outcome adopted by council - as I tried to explain to Councillor Collins, had we known this from the start, we could have negotiated percentages of affordable housing