

Webinar

ULI Toronto: Affordable Housing in the GTA ??? Day 5: Right To Adequate Housing In Canada

Date: November 25, 2022

00:00:09 --> 00:00:14: Good afternoon, everybody. As people start loading in, we're going

00:00:14 --> 00:00:18: to start with our Spring Meeting Conference video to advertise

00:00:18 --> 00:00:21: our Spring Meeting Conference this coming May.

00:02:38 --> 00:02:41: Thank you. You are like Toronto is very excited to

00:02:41 --> 00:02:45: be welcoming 4000 international experts from across the real estate

00:02:45 --> 00:02:48: and land use industries globally to Toronto next May the

00:02:48 --> 00:02:51: 16th to the 18th, the first time we'll have ever

00:02:51 --> 00:02:52: hosted this conference.

00:02:52 --> 00:02:56: This urban lattice conference and to learn more details about

00:02:56 --> 00:02:59: the conference, we'll put a link into the chat for

00:02:59 --> 00:02:59: you.

00:03:01 --> 00:03:04: We also want to just take a quick opportunity at

00:03:04 --> 00:03:08: the top here to remind everybody that of the benefits

00:03:08 --> 00:03:12: of being a UI member. There are many everything from

00:03:12 --> 00:03:17: the global membership directory to our the Navigator to get

00:03:17 --> 00:03:21: involved with the UI through myriad different ways. You can

00:03:21 --> 00:03:26: also find a very powerful networking tool that that Members

00:03:26 --> 00:03:30: have access to lists of people who are attending events

00:03:30 --> 00:03:31: in advance.

00:03:31 --> 00:03:34: Or after the fact that you could follow up on

00:03:34 --> 00:03:39: and also our knowledge Finder, which is this incredible

00:03:39 --> 00:03:39: archive

00:03:39 --> 00:03:39: of.

00:03:40 --> 00:03:44: International case studies and other information with a really

00:03:45 --> 00:03:49: powerful keyword search engine that gets you access to literally

00:03:45 --> 00:03:49: decades

00:03:49 --> 00:03:52: of Urban Land Institute work going back I think all
00:03:52 --> 00:03:56: the way to the 1940s. Quite an amazing resource for
00:03:56 --> 00:03:59: Members once again. Everyone thank you. My name is
Richard
00:03:59 --> 00:04:03: Joy, executive director at Uri Toronto and welcome to the
00:04:03 --> 00:04:07: very final episode of our Five Part National Housing Week
00:04:07 --> 00:04:09: Lunchtime Webinar series.
00:04:09 --> 00:04:13: Today's topic right to adequate housing and Canada failing the
00:04:13 --> 00:04:14: under.
00:04:15 --> 00:04:19: Failing the underhoused and homeless. So before we get
going
00:04:19 --> 00:04:22: though, as always we begin with the land acknowledgement.
As
00:04:22 --> 00:04:26: a Toronto region based organization, we acknowledge that
the land
00:04:26 --> 00:04:29: we are meeting on virtually is the traditional territory of
00:04:29 --> 00:04:33: many nations including the Mississaugas of the credit, the
Anishinabek
00:04:33 --> 00:04:36: Chippewa, the hotness shoni, the Wendet people and is now
00:04:36 --> 00:04:39: home to many diverse First Nation Inuit and meeting people.
00:04:40 --> 00:04:43: We acknowledged that Toronto is covered by Treaty 13 with
00:04:43 --> 00:04:46: the Mississaugas of the credit. We are all treaty people.
00:04:46 --> 00:04:49: Many of us have come here as settlers, immigrants, and
00:04:49 --> 00:04:52: newcomers. And this generation or generations past, you,
like Toronto,
00:04:52 --> 00:04:56: stands in solidarity with indigenous communities, demanding
action and accountability
00:04:56 --> 00:05:00: for the ongoing legacy of the residential school system. We'd
00:05:00 --> 00:05:02: also like to acknowledge and honor those who've come here
00:05:02 --> 00:05:07: involuntarily, particularly descendants from those who
brought here through enslavement,
00:05:07 --> 00:05:10: to better understand the meaning behind this land
acknowledgment.
00:05:10 --> 00:05:14: Recommend programs that we've uploaded into YouTube
and the links
00:05:14 --> 00:05:16: will be made available in the chat.
00:05:18 --> 00:05:21: Today's event in all other UL programming would not be
00:05:21 --> 00:05:24: possible without the support of UTI's annual sponsors. I'd like
00:05:24 --> 00:05:28: to thank them particularly for their support. Now more than
00:05:28 --> 00:05:30: ever, UI relies on the support to put on high
00:05:30 --> 00:05:33: quality programs such as this week series, and to drive
00:05:33 --> 00:05:36: our mission to shape the future of the built environment
00:05:36 --> 00:05:39: for transformative impact in communities worldwide.

00:05:40 --> 00:05:42: To all of our sponsors, we say thank you.

00:05:44 --> 00:05:48: It's now my pleasure to introduce today's moderator, Adrian Piccini,

00:05:48 --> 00:05:52: partner SHS Consulting. Before I headed over to, I want

00:05:52 --> 00:05:55: to make a note to our audience that UI is

00:05:55 --> 00:05:59: a nonpartisan organization and we do not advocate on public

00:05:59 --> 00:06:02: policy, pro or con. We do however, take frequently take

00:06:02 --> 00:06:06: a critical look at public policy and the public policy

00:06:06 --> 00:06:09: landscape in the in the context of of advancing our

00:06:09 --> 00:06:13: global mission and that's what this week has been all

00:06:13 --> 00:06:14: about. So with that.

00:06:14 --> 00:06:17: And I'll just also say to our audience, we, we

00:06:17 --> 00:06:20: may not have time as we've noticed all all through

00:06:20 --> 00:06:23: this week to to get to audience Q&A. We do

00:06:23 --> 00:06:26: though we encourage you to put them in the chat

00:06:26 --> 00:06:29: because they will be recorded and we are planning on

00:06:29 --> 00:06:32: doing more work in this space and your questions will

00:06:32 --> 00:06:35: help inform us where we might want to take that.

00:06:35 --> 00:06:38: So that is enough intro, Adrian over to you to

00:06:38 --> 00:06:40: take over and we'll see you at the end.

00:06:41 --> 00:06:45: Sounds good. Thanks so much Richard for the introduction

00:06:45 --> 00:06:48: and welcome everyone. Really pleased to have you all here

00:06:48 --> 00:06:50: for our panel on the right to housing. So flip

00:06:50 --> 00:06:52: to the next slide and we'll give you a sense

00:06:52 --> 00:06:55: of what we're going to cover today. It's been a

00:06:55 --> 00:06:58: really exciting week of all these UI talks and it

00:06:58 --> 00:07:00: does make sense for this one to be the grand

00:07:00 --> 00:07:03: finale. It feels like we're really trying to converge on

00:07:03 --> 00:07:06: everything we've learned all week. So today we're going to

00:07:06 --> 00:07:09: speak about the right to adequate housing in Canada, which

00:07:09 --> 00:07:12: is known as the right to live somewhere in security.

00:07:12 --> 00:07:15: Peace and dignity, we're going to try our best to

00:07:15 --> 00:07:18: answer some big questions in one hour, like what does

00:07:18 --> 00:07:21: the right to housing mean? What does it look like?

00:07:21 --> 00:07:24: What could it look like in Canada? How might we

00:07:24 --> 00:07:27: get there and what is already being done in Canada.

00:07:27 --> 00:07:30: So to go to the next slide, I'll really excited

00:07:30 --> 00:07:33: to introduce our host of speakers that we have today.

00:07:33 --> 00:07:36: But in the spirit of taking collective action on the

00:07:37 --> 00:07:40: right to adequate housing, we thought it'd be really important

00:07:40 --> 00:07:43: to have a great mix of panelists that are covering.

00:07:43 --> 00:07:48: Different sectors. So we've got the non housing nonprofit

housing

00:07:48 --> 00:07:51: provider of Mariga from Wood Green. We have our National
00:07:52 --> 00:07:57: industry association representing the commercial real estate
industry. We have

00:07:57 --> 00:08:01: Michael from real PAC here in the Community planning
space.

00:08:01 --> 00:08:04: We have Cheryl case from CP planning and and the
00:08:04 --> 00:08:07: UFT School of Cities. And how could we not have
00:08:07 --> 00:08:11: someone from the office of the Federal Housing advocate if
00:08:11 --> 00:08:14: we're hosting a conversation about the right to housing?
00:08:15 --> 00:08:17: I'm pleased to have Emily Pagadi here as well. So
00:08:17 --> 00:08:21: really eager to hear from all of our esteemed colleagues
00:08:21 --> 00:08:24: today about what the right to housing looks like from
00:08:24 --> 00:08:27: their respective vantage points in the system. So on the
00:08:27 --> 00:08:30: next slide, we'll share a little bit of the flow
00:08:30 --> 00:08:33: of today's conversation. So the goals for today to ignite
00:08:33 --> 00:08:35: a bit of a conversation about what the right to
00:08:36 --> 00:08:38: housing is, what it could look like in Canada and
00:08:38 --> 00:08:41: to highlight some of the work that's already being done
00:08:41 --> 00:08:44: and to set the stage, we want to kind of
00:08:44 --> 00:08:45: introduce these these.
00:08:45 --> 00:08:48: New rules that we find ourselves in. So with our
00:08:48 --> 00:08:51: new right to housing legislation, we take on the roles
00:08:51 --> 00:08:54: as rights holders, as responsibility holders and as duty
bearers

00:08:54 --> 00:08:57: and we'll we'll get into a little bit more of
00:08:57 --> 00:08:59: that as we go through. So the next slide will
00:08:59 --> 00:09:02: take you through the flow. We're going to kick us
00:09:02 --> 00:09:05: off with what is the right to housing, what might
00:09:05 --> 00:09:07: a role for each sector look like in realizing the
00:09:08 --> 00:09:10: right to housing? What are each of us contributing and
00:09:11 --> 00:09:14: what are some of the big questions, tensions and shifts
00:09:14 --> 00:09:15: that we'll all have to navigate.
00:09:15 --> 00:09:18: As we're trying to get to this desired future, I
00:09:18 --> 00:09:21: just want to mention also it's important to note that
00:09:21 --> 00:09:24: you know we are having this conversation today. There are
00:09:24 --> 00:09:28: people who are currently experiencing homelessness as
we're all sitting

00:09:28 --> 00:09:31: you know in our rooms on on zoom listening in.
00:09:31 --> 00:09:34: They do not have the opportunity and privilege to have
00:09:34 --> 00:09:37: this discussion. So just wanted to highlight the urgency of
00:09:37 --> 00:09:40: of this issue but we are here to to try
00:09:40 --> 00:09:42: and and paint a bit of a picture of our

00:09:42 --> 00:09:44: hope for how we might actually get to the right
00:09:44 --> 00:09:45: to housing.
00:09:45 --> 00:09:48: So with that, I'm going to turn it over to
00:09:48 --> 00:09:50: Emily, who's going to kick us off and give us
00:09:50 --> 00:09:52: a little bit of an overview what is the right
00:09:52 --> 00:09:54: to housing set the stage for us. I think you're
00:09:54 --> 00:09:57: going to start with the video and then we'll move
00:09:57 --> 00:09:59: into our group discussion. So over to you, Emily.
00:10:01 --> 00:10:06: Thanks so much, Adrian, and thanks for that important
reminder
00:10:06 --> 00:10:11: about the stakes of today's conversation. And before I kick
00:10:11 --> 00:10:15: off the video, I'd also just like to acknowledge the
00:10:15 --> 00:10:20: gift of joining from Dish with one spoon territory here
00:10:20 --> 00:10:24: in Toronto. And I am always grateful to be able
00:10:24 --> 00:10:27: to refer to the teaching of the dish with one
00:10:27 --> 00:10:31: spoon covenant, a covenant between ownership.
00:10:31 --> 00:10:36: And he finished all the Allied nations to peaceably share
00:10:36 --> 00:10:40: and care for the lands and waters of the Great
00:10:40 --> 00:10:44: Lakes, and and and for me this represents as as
00:10:44 --> 00:10:46: a white settler.
00:10:47 --> 00:10:51: A vision of an economic, political and social system of
00:10:52 --> 00:10:55: sustainability, and one that has a lot to offer as
00:10:56 --> 00:11:00: we work through these questions. And so to start us
00:11:00 --> 00:11:03: off on the question of what is the right to
00:11:03 --> 00:11:07: adequate housing, I'm going to 1st show a cute little
00:11:07 --> 00:11:12: video from the Human Rights Commission and can't help but
00:11:12 --> 00:11:16: chuckle at the contrast between it and the kind of
00:11:16 --> 00:11:17: triumphal.
00:11:18 --> 00:11:21: Video that we saw off the top and I think
00:11:21 --> 00:11:24: it's cool to have kind of both these visions of
00:11:25 --> 00:11:28: the city in this space for us today. So please
00:11:28 --> 00:11:30: go ahead and show the video.
00:11:36 --> 00:11:38: Housing is a fundamental human right.
00:11:39 --> 00:11:43: Having a safe and secure place to call home helps
00:11:43 --> 00:11:46: people and families thrive and succeed. It is central to
00:11:46 --> 00:11:50: human dignity, well-being and community. But a home is
more
00:11:51 --> 00:11:54: than just a roof and four walls. It is protection
00:11:54 --> 00:11:57: from the elements and it is a means to access
00:11:57 --> 00:12:01: basic services. It also keeps us safe and healthy. The
00:12:01 --> 00:12:05: right to housing means many things. For example, it means
00:12:05 --> 00:12:09: you're able to get adequate housing that is affordable and
00:12:09 --> 00:12:10: meets your needs.

00:12:10 --> 00:12:14: It means you can access housing without discrimination or harassment,

00:12:14 --> 00:12:17: and you feel safe in your home. It also means

00:12:17 --> 00:12:21: your home should be accessible, like if you have a

00:12:21 --> 00:12:24: disability or you're an older person. Many people in Canada

00:12:25 --> 00:12:28: still live in housing that does not meet these standards,

00:12:28 --> 00:12:31: and many do not have a place to live at

00:12:31 --> 00:12:35: all. The National Housing Strategy Act recognizes housing as a

00:12:35 --> 00:12:39: fundamental human right. It commits governments to focus on those

00:12:39 --> 00:12:40: in greatest housing.

00:12:40 --> 00:12:44: We need to reform housing laws, policies and programs through

00:12:45 --> 00:12:48: a human rights based approach and to involve communities in

00:12:48 --> 00:12:53: meaningful ways. The Act also establishes a National Housing strategy

00:12:53 --> 00:12:58: with accountability tools to help develop and maintain this strategy,

00:12:58 --> 00:13:02: including the National Housing Council and the Federal Housing Advocate.

00:13:03 --> 00:13:07: The Federal Housing advocates mandate is to promote and protect

00:13:07 --> 00:13:09: the right to housing across Canada.

00:13:10 --> 00:13:14: The Advocate gives those impacted by housing need and homelessness

00:13:14 --> 00:13:18: a voice. The Advocate receives submissions from the public on

00:13:18 --> 00:13:23: systemic housing issues and uses that information to make recommendations

00:13:23 --> 00:13:28: to improve Canada's housing laws, policies and programs. The Advocate

00:13:28 --> 00:13:31: can review the issue. In some cases, they will refer

00:13:31 --> 00:13:35: to the National Housing Council. The Council will establish a

00:13:35 --> 00:13:39: review panel to examine the issue more closely and make

00:13:39 --> 00:13:40: recommendations.

00:13:40 --> 00:13:44: The Advocate doesn't help with individual disputes. If you need

00:13:44 --> 00:13:47: help resolving a dispute, you need to go to the

00:13:47 --> 00:13:50: landlord, tenant board or Human Rights Commission in your province

00:13:50 --> 00:13:54: or territory to make a submission to the Advocate. Or

00:13:54 --> 00:13:56: to find out more about what we do, visit the

00:13:56 --> 00:14:00: housing page on the Canadian Human Rights Commission

website.

00:14:10 --> 00:14:15: Thanks. And so, you know, despite the kind of homespun
00:14:16 --> 00:14:21: vibe of that video and in particular the mailbox and.
00:14:22 --> 00:14:27: Airmail envelope that I'm not sure if airmail envelope still
00:14:27 --> 00:14:31: exist and the right to adequate housing is actually very
00:14:31 --> 00:14:35: new, very fresh, very contemporary, very metropolitan in
Canada and
00:14:35 --> 00:14:39: the National Housing Strategy Act is actually a pretty big
00:14:39 --> 00:14:43: deal. It's the first time that a social and economic
00:14:43 --> 00:14:48: right is being implemented in domestic legislation in Canada
and
00:14:48 --> 00:14:52: it establishes some mechanisms that are unique in the world.
00:14:52 --> 00:14:55: Um, for accountability for this, right? So please go ahead
00:14:55 --> 00:14:56: to the next slide.
00:14:59 --> 00:14:59: Umm.
00:15:00 --> 00:15:04: As the video touches on, there's a clear legal definition
00:15:04 --> 00:15:08: of what the right to adequate housing means in international
00:15:08 --> 00:15:13: law, and that's what's now being implemented domestically
by the
00:15:13 --> 00:15:17: National Housing Strategy Act. So everyone's home has to
meet
00:15:17 --> 00:15:22: these basic criteria for security of tenure, affordability, being
habitable,
00:15:22 --> 00:15:28: accessible, providing basic services culturally appropriate
and in an appropriate
00:15:28 --> 00:15:30: location everyone should be able to.
00:15:30 --> 00:15:36: Access to adequate housing without discrimination or
harassment, and especially
00:15:36 --> 00:15:40: in the Canadian context, it's important to acknowledge that
adequate
00:15:40 --> 00:15:44: housing is a precondition for other rights, including our
Charter
00:15:45 --> 00:15:48: rights of security of the person. Please go ahead.
00:15:52 --> 00:15:57: So in February of 2022, Madison say Wood was appointed
00:15:57 --> 00:16:02: the Federal Housing advocate. And this is a new wall
00:16:02 --> 00:16:08: and and the role essentially boils down to amplify amplifying
00:16:08 --> 00:16:15: the voices of people experiencing homelessness and people
in inadequate
00:16:15 --> 00:16:21: housing and holding governments to account on their human
rights.
00:16:21 --> 00:16:26: Obligations. And it's important to note that the Advocate is
00:16:26 --> 00:16:31: a systemic accountability mechanism, which means that this
isn't an
00:16:31 --> 00:16:36: individual recourse mechanism. Often when we hear about
human rights,

00:16:36 --> 00:16:40: we think about individual recourse through something like.
00:16:42 --> 00:16:47: Our Human Rights Commission and people bringing forward individual claims
00:16:47 --> 00:16:51: through the courts. Instead, the role of the advocate is
00:16:51 --> 00:16:55: to identify systemic issues in our housing system as a
00:16:55 --> 00:16:59: whole that are barriers to the realization of the right
00:16:59 --> 00:17:04: to adequate housing, and to make recommendations to improve those.
00:17:04 --> 00:17:05: Next slide, please.
00:17:09 --> 00:17:12: So this is kind of the key piece around what
00:17:12 --> 00:17:17: changes now that we have the National Housing Strategy Act.
00:17:17 --> 00:17:22: The act recognizes the right to human the human right
00:17:22 --> 00:17:26: to adequate housing and law for the first time.
00:17:27 --> 00:17:30: And as I said, it's it's a recognition that's not
00:17:30 --> 00:17:35: linked to individual recourse or individual enforcement, but rather to
00:17:36 --> 00:17:39: the housing system as a whole. It commits Canada to
00:17:39 --> 00:17:44: the progressive realization of the right to adequate housing. So
00:17:44 --> 00:17:48: what does this mean? Well, it doesn't mean that the
00:17:48 --> 00:17:52: government has to provide everyone with the house. Instead, what
00:17:52 --> 00:17:55: it means is that the state has a duty to
00:17:55 --> 00:17:58: ensure that the housing system.
00:17:58 --> 00:18:01: Protects, respects and fulfills the right to housing. And so
00:18:01 --> 00:18:05: governments have to use all the tools at their disposal.
00:18:05 --> 00:18:09: They have to dedicate the maximum available resources they have
00:18:09 --> 00:18:13: to apply their powers through laws and regulations to advance
00:18:13 --> 00:18:16: the full realization of this right in the shortest time
00:18:16 --> 00:18:20: possible. And in doing so, they have to prioritize those
00:18:20 --> 00:18:23: who are in greatest need. So that means especially people
00:18:23 --> 00:18:28: who are experiencing homelessness and who are living in precarious
00:18:28 --> 00:18:28: housing.
00:18:29 --> 00:18:35: And governments particularly must consider the specific needs of indigenous
00:18:35 --> 00:18:39: peoples and of disadvantaged groups who face barriers in our
00:18:39 --> 00:18:44: current housing system. So this includes people with disabilities, black
00:18:45 --> 00:18:50: and racialized people, immigrants and refugees, older adults and youth,

00:18:50 --> 00:18:55: survivors of violence, veterans, people who are too spirit, lesbian,

00:18:55 --> 00:18:59: gay by queer, trans, and nonbinary, and especially women.

00:18:59 --> 00:19:02: Girls and gender diverse people who are members of all

00:19:02 --> 00:19:04: of these groups face particular barriers.

00:19:06 --> 00:19:10: Now, there's some elements of the right to adequate housing

00:19:10 --> 00:19:14: that are not actually subject to progressive realization. In other

00:19:14 --> 00:19:19: words, there's not this assumption that governments need to take

00:19:19 --> 00:19:23: time to get us there. Instead, they're subject to immediate

00:19:23 --> 00:19:29: obligations and that includes particularly non discrimination. Governments have to

00:19:29 --> 00:19:34: immediately ensure that that people aren't facing

00:19:34 --> 00:19:36: discrimination in their

00:19:36 --> 00:19:39: housing and they.

00:19:39 --> 00:19:41: We also have to take action to address urgent threats

00:19:41 --> 00:19:42: to human dignity, such as homelessness.

00:19:42 --> 00:19:47: Another key piece is that human rights take primacy over

00:19:47 --> 00:19:52: other legal rights and responsibilities, so other legal regimes, such

00:19:52 --> 00:19:56: as criminal law or property rights have to be compliant

00:19:56 --> 00:19:58: with human rights.

00:19:58 --> 00:20:03: And a human rights framework transforms our understanding of the

00:20:03 --> 00:20:07: rules of various actors in our housing system, as Adrienne

00:20:07 --> 00:20:08: mentioned. So people in households are no longer just kind

00:20:08 --> 00:20:12: of consumers in a housing market. Instead, their rights

00:20:12 --> 00:20:16: holders,

00:20:16 --> 00:20:20: who have a fundamental right to live in security, peace

00:20:20 --> 00:20:26: and dignity. Federal, provincial, territorial and municipal

00:20:26 --> 00:20:29: governments have human

00:20:29 --> 00:20:32: rights obligations. They are duty bearers.

00:20:32 --> 00:20:36: They have to exercise their powers in a way that

00:20:36 --> 00:20:40: advances the right to housing. For example, they have to

00:20:40 --> 00:20:46: take the right to housing into consideration when making

00:20:46 --> 00:20:50: decisions

00:20:50 --> 00:20:54: about resource allocation laws, policies and regulations. And finally, other

00:20:54 --> 00:20:58: actors in the housing system, from service providers to

00:20:58 --> 00:21:03: landlords

00:21:03 --> 00:21:07: to developers and investors, also have a responsibility to

00:21:07 --> 00:21:11: conduct

00:21:11 --> 00:21:15: their activities in accordance with the human rights.

00:21:15 --> 00:21:19: So this is really a transformative moment for Canada as

00:21:03 --> 00:21:08: we implement these human rights principles into housing.
00:21:10 --> 00:21:12: I'll hand it back to you, Adrian.
00:21:12 --> 00:21:15: Thanks very much for that. I feel like that's a
00:21:15 --> 00:21:17: bit of a grounding conversation for us, Emily, to get
00:21:17 --> 00:21:19: us all kind of on the same page of of
00:21:19 --> 00:21:22: what is the right to housing and and what makes
00:21:22 --> 00:21:24: us different from what we have today. I'm going to
00:21:24 --> 00:21:27: move us into our group discussion. We're going to talk
00:21:27 --> 00:21:29: a little bit about how the right to housing is
00:21:29 --> 00:21:33: currently showing up in your conversations and in your
organizations
00:21:33 --> 00:21:35: and with the people that you work with and the
00:21:35 --> 00:21:38: people you serve and what you see, your organization's role
00:21:38 --> 00:21:40: and the right to housing we're going to.
00:21:40 --> 00:21:43: Pop around to to different people on the call. We'll
00:21:43 --> 00:21:45: just stick to about 2 to 3 minutes each because
00:21:45 --> 00:21:48: I'll I'll try and get through all of our questions
00:21:48 --> 00:21:50: for you. So I'm going to pass it to you.
00:21:51 --> 00:21:54: Mariga first would love to hear from your perspective. We
00:21:54 --> 00:21:56: know that Woodgreen does a ton of work to support
00:21:56 --> 00:21:59: people in greatest need would love to hear what is
00:21:59 --> 00:22:02: Wood Green's vision for the right to housing? How does
00:22:02 --> 00:22:05: the right to housing show up in the work that
00:22:05 --> 00:22:08: you're doing and the impact that you hope to have
00:22:08 --> 00:22:09: on the progressive realization.
00:22:13 --> 00:22:15: Ohh. And you're just on mute, Marie, guess?
00:22:18 --> 00:22:22: Sorry, I beg your pardon. I would promise my thanks.
00:22:22 --> 00:22:26: Thanks Adrian. I would promise my response to you by
00:22:26 --> 00:22:31: saying that Wood Green, the foundations of Woodgreen were
focused
00:22:31 --> 00:22:36: primarily on the kind of issues that informed the creation
00:22:36 --> 00:22:41: of the National Housing strategy and in particular the right
00:22:41 --> 00:22:45: to housing. So when it comes to our housing, we
00:22:45 --> 00:22:47: our primary focus is on the.
00:22:47 --> 00:22:52: Artists to house, so meeting the needs for the highest,
00:22:52 --> 00:22:57: the highest needs. We also have a very intentional policy
00:22:57 --> 00:23:02: of through our waiting list and through who lives in
00:23:02 --> 00:23:06: our housing to make sure that we have a diversity
00:23:06 --> 00:23:10: of clients both on account of race as well or
00:23:10 --> 00:23:14: as well as on account of age, disability and we
00:23:14 --> 00:23:18: incorporate those elements into our housing.
00:23:18 --> 00:23:22: Uh, that we provide, we have a housing stock of

00:23:22 --> 00:23:27: about 1000 units growing and 60% of those occupied by
00:23:27 --> 00:23:32: seniors, about 20% of families, single mothers with kids. And
00:23:32 --> 00:23:36: then we have a mix of young single males and
00:23:36 --> 00:23:41: women with issues of mental health and addiction. So we
00:23:41 --> 00:23:45: try and really cover the whole gambit and of course
00:23:46 --> 00:23:48: that the foundation of.
00:23:48 --> 00:23:51: All of that is making sure that the housing, the
00:23:51 --> 00:23:55: housing is affordable so all our clients aren't geared to
00:23:55 --> 00:23:56: income.
00:23:57 --> 00:24:01: This and that and finally we try and make sure
00:24:01 --> 00:24:05: that their ability to live independently is supported to
00:24:05 --> 00:24:10: the various degrees. So part of what WOODGREEN provides
00:24:10 --> 00:24:15: is
00:24:15 --> 00:24:19: an envelope of services ranging from mental health,
00:24:19 --> 00:24:23: addiction prevention
00:24:23 --> 00:24:27: and and we have a very strong relationship with the
00:24:27 --> 00:24:28: health sector in the East End. And so in that
00:24:28 --> 00:24:31: way we're able to actually make sure that when people
00:24:31 --> 00:24:35: are housed.
00:24:35 --> 00:24:39: They have what it takes to meet some of the
00:24:39 --> 00:24:43: criteria that was pointed out here today, security, peace and
00:24:43 --> 00:24:46: dignity, accessibility and non discrimination.
00:24:46 --> 00:24:48: Thanks Margo. It's it's great to have you on the
00:24:48 --> 00:24:51: panel because I know that you're working with you know
00:24:51 --> 00:24:53: on some of those urgent threats and and the deepest
00:24:53 --> 00:24:55: need in our community. So great to have you. Thanks
00:24:55 --> 00:24:58: for sharing. I'm going to toss it over to you
00:24:58 --> 00:25:00: Cheryl. I'm really excited to have you here as well.
00:25:00 --> 00:25:03: Would love to hear about some of the interesting work
00:25:03 --> 00:25:04: that you're doing too and how it how it connects
00:25:04 --> 00:25:06: to that that big transition that Emily was describing towards
00:25:06 --> 00:25:09: that right to housing.
00:25:09 --> 00:25:12: Ah, thank you, Jen. So I'm looking at implementing the
00:25:12 --> 00:25:17: right to housing. We do need to be looking at
00:25:17 --> 00:25:18: the different layers of discrimination. So within our housing
00:25:18 --> 00:25:23: system
00:25:23 --> 00:25:26: we're dealing with.
00:25:26 --> 00:25:29: In the planning space, there's systemic discrimination, which
00:25:29 --> 00:25:33: is I
00:25:33 --> 00:25:36: think in an area that we're starting to kind of
00:25:36 --> 00:25:39: move forward on in terms of being able to talk
00:25:39 --> 00:25:42: about the fact that, you know, it's the marginalized folks
00:25:42 --> 00:25:45: in the lower income people who don't actually have input

00:25:36 --> 00:25:39: into our planning system and our housing economy.
00:25:40 --> 00:25:43: Right. That is becoming more of a popular and common
00:25:43 --> 00:25:47: understanding about our housing system. And then also of
course
00:25:47 --> 00:25:52: in addressing that systemic discrimination barrier, there are
starting to
00:25:52 --> 00:25:56: become a resource are starting to flow into organizations
such
00:25:56 --> 00:26:00: as CD planning that are directly about bringing attention and
00:26:00 --> 00:26:03: and bailing up the resources for folks to be engaged
00:26:03 --> 00:26:06: who are typically who have not been engaged in to
00:26:06 --> 00:26:10: confront the systemic and history of our our planning.
00:26:10 --> 00:26:14: System being built on a program of privileging wealthier folks
00:26:14 --> 00:26:19: and and privileging the development of private capital instead
of
00:26:19 --> 00:26:22: about being designed to build affordable housing.
00:26:23 --> 00:26:26: So that's systemic discrimination piece is really core to and
00:26:26 --> 00:26:30: addressing that as core to what city planning does into
00:26:30 --> 00:26:33: the way that we get around addressing that systemic
discrimination
00:26:33 --> 00:26:37: of bringing it to bring people who are marginalized into
00:26:37 --> 00:26:40: decision making tables to be part of the setup and
00:26:40 --> 00:26:43: implementation of the housing economy. So it's not just that
00:26:43 --> 00:26:45: we want to be able to give our feedback, we
00:26:46 --> 00:26:48: want to be part of the economy and in terms
00:26:48 --> 00:26:51: of making decisions on what happens in in the housing
00:26:51 --> 00:26:53: system, in the planning system.
00:26:54 --> 00:26:56: So one way that we get towards that is by
00:26:56 --> 00:27:01: addressing the systemic discriminatory barrier of indirect
discrimination. So indirect
00:27:01 --> 00:27:04: discrimination is when good things are hard to do, right.
00:27:04 --> 00:27:07: So we have all these different systems in place. So
00:27:07 --> 00:27:11: you know, missing middle for example is one that folks
00:27:11 --> 00:27:14: are likely quite familiar with, right. You can take a
00:27:14 --> 00:27:17: bungalow and you can turn that into a two-story house,
00:27:17 --> 00:27:20: single family house, but you haven't been able to take
00:27:20 --> 00:27:23: that bungalow and turn it to A2 story affordable housing
00:27:23 --> 00:27:24: unit.
00:27:24 --> 00:27:27: Um, you know, right now actually I have a couple
00:27:27 --> 00:27:30: of clients who want to build a laneway onto their
00:27:30 --> 00:27:33: property, but they just don't have the tools to make
00:27:33 --> 00:27:37: that an affordable thing to do to deliver affordable housing
00:27:37 --> 00:27:40: in that on that site. So the road map site

00:27:40 --> 00:27:44: planning is working to actually to develop solutions to that
00:27:44 --> 00:27:48: indirect barrier. So it's very easy to build expensive housing
00:27:48 --> 00:27:51: including it's very easy to even in our market right
00:27:51 --> 00:27:54: now how it's set up demolishing A10 story rental.
00:27:54 --> 00:27:58: Apartment is actually sometimes a Better Business option
than to
00:27:58 --> 00:28:00: take down a single family house and turn it into
00:28:00 --> 00:28:01: a four story apartment.
00:28:02 --> 00:28:05: Right. You can pick that that that 10 story apartment
00:28:05 --> 00:28:08: and turn into a 40 story and the number somehow
00:28:08 --> 00:28:11: work, right. But the thing that's good to do it,
00:28:11 --> 00:28:15: which is to protect tenants to build affordable housing, is
00:28:15 --> 00:28:18: not easy to do. So what's your planning is doing
00:28:18 --> 00:28:22: to address that indirect barrier of discrimination as they're
working
00:28:22 --> 00:28:26: directly with community groups across Ontario. So we're in,
we're
00:28:26 --> 00:28:30: in Toronto, Peel, Hamilton, NY, Kitchener, Waterloo and
Ottawa.
00:28:31 --> 00:28:34: And Hamilton and what we're doing in those cities is
00:28:34 --> 00:28:39: we're partnering directly with local community organizations
who have already
00:28:39 --> 00:28:42: been throwing in tons of sweat equity, trying to get
00:28:42 --> 00:28:47: their communities together to engage in local crawling
process. And
00:28:47 --> 00:28:50: now we're trying to resource them with the technical tools
00:28:50 --> 00:28:53: as well as the soft schools tools to actually be
00:28:53 --> 00:28:57: part of moving the system along to make easy things,
00:28:57 --> 00:29:00: the good things easier to do. So that includes providing
00:29:00 --> 00:29:01: mentorship.
00:29:01 --> 00:29:04: To folks too, so that they know how to build
00:29:04 --> 00:29:07: affordable housing and then also helping these community
groups be
00:29:07 --> 00:29:10: more formalized and more self sustained in terms of being
00:29:10 --> 00:29:14: able to gather local input to participate in building affordable
00:29:14 --> 00:29:18: housing and and having affordable housing policies and
processes established.
00:29:18 --> 00:29:22: And so by addressing that systemic layer of discrimination
and
00:29:22 --> 00:29:26: providing solutions for indirect discrimination to be
addressed, that's how
00:29:26 --> 00:29:30: we can get towards addressing that direct discrimination,
which is
00:29:30 --> 00:29:31: what you'll see when folks.

00:29:31 --> 00:29:34: Or a block are being turned down to rent because
00:29:34 --> 00:29:37: the landlord doesn't want to rent to a black person,
00:29:37 --> 00:29:41: right? Or people who have disabilities also having barriers
because
00:29:41 --> 00:29:44: they have specific housing needs that are not typically met
00:29:44 --> 00:29:48: and provided through our housing system and also through
our
00:29:48 --> 00:29:49: planning system.
00:29:50 --> 00:29:53: Yeah, thanks Cheryl. It's really exciting to hear about, about
00:29:53 --> 00:29:56: that initiative and I'm glad that you brought up this
00:29:56 --> 00:30:00: conversation about engagement with rights holders and with
people with
00:30:00 --> 00:30:03: lived experience. We're going to come back to that later.
00:30:03 --> 00:30:06: So thanks for introducing that topic already. I'm going to
00:30:06 --> 00:30:08: pass it to you Michael. So you know it might
00:30:08 --> 00:30:11: not be as obvious what the alignment with between the
00:30:11 --> 00:30:13: private sector and the right to housing is, but I
00:30:13 --> 00:30:16: know that you see an alignment and I know that
00:30:16 --> 00:30:19: you're passionate about this and doing a lot of work
00:30:19 --> 00:30:19: and and thinking.
00:30:20 --> 00:30:22: All the time on this topic. So would love to
00:30:22 --> 00:30:24: hear how the right to housing shows up for you
00:30:24 --> 00:30:26: in your work and the vision for the right to
00:30:26 --> 00:30:28: housing. And I know Michael has a few slides to
00:30:28 --> 00:30:31: share as well. So we'll we'll bring up the screen
00:30:31 --> 00:30:33: share and I'll pass it over to you Michael.
00:30:33 --> 00:30:36: Thanks. Thanks Adrian, and a pleasure to be on the
00:30:36 --> 00:30:39: panel with with my esteemed colleagues here. This is a
00:30:39 --> 00:30:41: fascinating discussion and I tell.
00:30:42 --> 00:30:45: I tell people that this is half of my day,
00:30:45 --> 00:30:50: every day, affordable housing and it's and its variance
nuances.
00:30:52 --> 00:30:55: Next slide please. As far as the right to adequate
00:30:55 --> 00:30:58: housing, you know I'm on a still on a bit
00:30:58 --> 00:31:02: of a learning journey. This really started two years ago
00:31:02 --> 00:31:06: from me maybe three now almost when the pandemic started
00:31:06 --> 00:31:09: to do a deeper dive into this, you know Canadian
00:31:10 --> 00:31:13: can argue with the objectives of this that the slide
00:31:13 --> 00:31:17: that that Emily showed everybody should want that is it
00:31:17 --> 00:31:21: an obligation of housing of the federal government or any?
00:31:21 --> 00:31:25: Admit to do it immediately. I think the answer was
00:31:25 --> 00:31:29: no, but we've all got a role to play. Next
00:31:29 --> 00:31:30: slide, please.

00:31:33 --> 00:31:37: So we we actually like using the CMHC graphic which
00:31:37 --> 00:31:40: is at the bottom of the slide to to segment
00:31:40 --> 00:31:43: the market and and kind of figure out.
00:31:44 --> 00:31:48: OK. Well, well, what are the typical range of rents
00:31:48 --> 00:31:53: in those segments and and whose responsibility generally is
it
00:31:53 --> 00:31:56: if you go to the next slide, I think that
00:31:56 --> 00:32:00: this kind of brings it home for the private sector.
00:32:00 --> 00:32:03: So we say that in a healthy market, you know,
00:32:03 --> 00:32:08: people start off in maybe they start renting a basement
00:32:08 --> 00:32:13: apartment or a bachelor and as their economic situation
improves
00:32:13 --> 00:32:14: they typically move up.
00:32:15 --> 00:32:18: Then maybe eventually they save up money to buy a
00:32:18 --> 00:32:22: house. You know, that's the Canadian dream and that's the
00:32:22 --> 00:32:25: way we all hope and think that the systems should
00:32:25 --> 00:32:29: work. But it's been difficult in the past three years
00:32:29 --> 00:32:29: at least.
00:32:30 --> 00:32:34: Maybe some folks going the other way so that red
00:32:35 --> 00:32:40: Line direction on the bottom shows situations or
environments where
00:32:40 --> 00:32:46: people lose their jobs. People, as Barriga said, become
dependent
00:32:46 --> 00:32:50: on on drugs or alcohol, have mental health issues and
00:32:50 --> 00:32:52: fall down that ladder.
00:32:54 --> 00:32:57: And while we all want that upper green line to
00:32:57 --> 00:33:00: be the way things work, we're confronted, I think, with
00:33:00 --> 00:33:01: that lower reality.
00:33:02 --> 00:33:06: And because of that lower reality, there's an obligation on
00:33:06 --> 00:33:09: private holders who might be on the right end of
00:33:09 --> 00:33:12: that spectrum to provide it to, to do whatever they
00:33:12 --> 00:33:16: can to stop people sliding down that ladder. Next slide,
00:33:16 --> 00:33:16: please.
00:33:20 --> 00:33:23: So, you know, up until the start of the pandemic,
00:33:23 --> 00:33:28: we were engaged in discussions around inclusionary zoning,
for example.
00:33:28 --> 00:33:32: And a lot of the complaints around inclusionary zoning was,
00:33:32 --> 00:33:35: look, we need well, one, we do need to provide
00:33:35 --> 00:33:39: affordable housing and new developments. But at what point
does
00:33:39 --> 00:33:43: it make the new development uneconomic? At what point do
00:33:43 --> 00:33:46: you say, you know, look, this doesn't pencil out anymore.
00:33:47 --> 00:33:49: I'm pens down on this, sadly with the.

00:33:49 --> 00:33:52: Interest rates going up by 2 1/2%.

00:33:53 --> 00:33:55: Almost no new.

00:33:56 --> 00:34:00: Purpose built rental buildings and many affordable housing. They don't

00:34:00 --> 00:34:03: pencil out anymore. Nothing pencils out would that increased cost,

00:34:03 --> 00:34:06: so we're in a bit of a difficult position.

00:34:07 --> 00:34:08: Next slide, please.

00:34:11 --> 00:34:11: Umm.

00:34:12 --> 00:34:15: I know we've we've taken a lot of abuse in

00:34:15 --> 00:34:19: social media over the years. You know, we're rich developers.

00:34:19 --> 00:34:21: We're gouging tenants.

00:34:23 --> 00:34:23: Yep.

00:34:24 --> 00:34:27: A lot of the groups criticizing us don't ask us

00:34:27 --> 00:34:30: well how much of your costs going out gone up,

00:34:30 --> 00:34:33: what about 40% raise in natural gas. So we eating

00:34:33 --> 00:34:37: that. So the greedy developers thing, I don't think it's

00:34:37 --> 00:34:41: helping helping the conversation but what our industry is focused

00:34:41 --> 00:34:45: on, focused on is better data, trying to better understand

00:34:45 --> 00:34:49: the problem and who's in these various buckets that my

00:34:49 --> 00:34:53: colleagues on the panel mentioned, specific areas that I'm very

00:34:53 --> 00:34:53: much.

00:34:54 --> 00:34:59: Focused on rent evictions, above guideline rent increases without losing

00:34:59 --> 00:35:03: access to capital, security of tenure, right of return in

00:35:03 --> 00:35:06: this four or five key topics that were very, very

00:35:06 --> 00:35:10: focused on next slide. I have to remember if I

00:35:10 --> 00:35:11: have a next slide on this.

00:35:13 --> 00:35:14: I think that's your last.

00:35:15 --> 00:35:18: Yeah, maybe I don't. So you know some of those

00:35:18 --> 00:35:21: maybe we'll talk on the on the next session, but

00:35:21 --> 00:35:25: there's certainly more that the private sector can do. I

00:35:25 --> 00:35:29: think we're under discovery journey of trying to figure out

00:35:29 --> 00:35:33: exactly what does it mean when you say that we

00:35:33 --> 00:35:37: are responsibility holders and how does that square with.

00:35:37 --> 00:35:41: Our fiduciary duty to our investors, how does that square

00:35:41 --> 00:35:45: with the leases that a tenant signed? How does that

00:35:45 --> 00:35:49: square with private property rights we thought we had?

00:35:50 --> 00:35:52: Those are the areas that granularity is the area where

00:35:52 --> 00:35:54: we need to discuss and want to get to. The

00:35:54 --> 00:35:56: next question we will Adrian.

00:35:57 --> 00:36:00: Yeah, perfect. Thanks Michael and and just wanted to to

00:36:00 --> 00:36:03: share my appreciation for you raising all of those really

00:36:04 --> 00:36:06: important tensions and and I hope that we can get

00:36:06 --> 00:36:09: there in the next 20 minutes or so. So thanks

00:36:09 --> 00:36:12: for sharing those slides before we move on to to

00:36:12 --> 00:36:15: that process of how we get there. I also want

00:36:15 --> 00:36:17: to just note kind of what Cheryl is getting at

00:36:17 --> 00:36:21: earlier just this idea of a human rights based approach

00:36:21 --> 00:36:25: to housing requiring the involvement of rights holders, so

00:36:25 --> 00:36:28: people

00:36:25 --> 00:36:28: have lived experience and all aspects of the realization of

00:36:28 --> 00:36:29: the right to housing.

00:36:29 --> 00:36:32: Um, so just wanted to share resource. As part of

00:36:32 --> 00:36:35: a year long project that we're working on at SHS

00:36:35 --> 00:36:39: with the National Housing Council, we've released a report

00:36:39 --> 00:36:42: on

00:36:39 --> 00:36:42: what we heard the right to housing could look like

00:36:42 --> 00:36:47: from the perspective of people, lived experience, nonprofit

00:36:47 --> 00:36:51: housing providers

00:36:47 --> 00:36:51: from across the country and community organizations in

00:36:51 --> 00:36:55: Canada. So

00:36:51 --> 00:36:55: we've had almost 200 participants through either a survey or

00:36:55 --> 00:36:59: a focus group or one-on-one conversation. So if you'd like

00:36:59 --> 00:37:00: to read a little bit.

00:37:00 --> 00:37:03: But what people in Canada with lived experience and the

00:37:03 --> 00:37:06: people who support those folks are thinking and and

00:37:06 --> 00:37:09: envisioning

00:37:06 --> 00:37:09: about what that future could look like will drop the

00:37:09 --> 00:37:12: report link in the chat. It's available online, so you

00:37:12 --> 00:37:15: can read it on the place to call home website.

00:37:15 --> 00:37:18: So I'm going to continue the conversation now a little

00:37:18 --> 00:37:20: bit to to our group dialogue. So we've talked a

00:37:20 --> 00:37:23: little bit about the vision, what it could look like,

00:37:23 --> 00:37:26: what we're doing in this space. We're going to shift

00:37:26 --> 00:37:29: as Michael is alluding to this discussion of how we'll

00:37:29 --> 00:37:30: get there along the way.

00:37:30 --> 00:37:33: I know that there's quite a few tensions at play.

00:37:33 --> 00:37:37: There's quite a few competing alternative paths of what this

00:37:37 --> 00:37:40: future could look like and some pretty big societal and

00:37:40 --> 00:37:44: cultural shifts that might need to happen through this

00:37:44 --> 00:37:46: transition.

00:37:44 --> 00:37:46: So I'm going to send it back to Emily just

00:37:46 --> 00:37:50: to just to reinforce a little bit this clear distinction
00:37:50 --> 00:37:53: about what the difference between the right to housing is
00:37:53 --> 00:37:56: and what we are, what we have today in Canada,
00:37:56 --> 00:37:59: I guess that the system we have today, what makes
00:37:59 --> 00:38:02: the implementation this big shift to something new.
00:38:02 --> 00:38:04: And and in your work at the at the office
00:38:04 --> 00:38:07: of the Federal Housing Advocate what have been some of
00:38:07 --> 00:38:09: the tensions that you've you've come up against and I
00:38:10 --> 00:38:12: think Emily has one slide left here to pull up
00:38:12 --> 00:38:13: as well to speak to.
00:38:15 --> 00:38:20: Thanks Adrian. I I really like this this this quote
00:38:20 --> 00:38:26: from David Holt, Chansky and colleagues that asked the
question.
00:38:27 --> 00:38:30: Who lobbies for homelessness, right. Like if, if, if we
00:38:31 --> 00:38:35: can all agree that a housing system that produces
homelessness
00:38:35 --> 00:38:38: is not acceptable. How is it that it continues to
00:38:39 --> 00:38:42: exist? What's what's the problem here? And, and and the
00:38:43 --> 00:38:46: problem is it's the natural outcome of the way that
00:38:46 --> 00:38:50: we've currently organized our housing system. And so a right
00:38:51 --> 00:38:55: to housing approach really requires that we rethink that on
00:38:55 --> 00:38:57: a on a kind of system systematic.
00:38:57 --> 00:39:01: A level of structural level. And it's not sufficient just
00:39:01 --> 00:39:05: to address homelessness kind of one person at a time
00:39:05 --> 00:39:08: or one family or household at a time. It's really
00:39:09 --> 00:39:12: embedded in our housing system now. The human right to
00:39:12 --> 00:39:16: housing is a new idea in Canada, and we're all
00:39:16 --> 00:39:19: getting used to it. And people have a lot of
00:39:19 --> 00:39:23: questions about, well, what does this mean? And there are
00:39:23 --> 00:39:28: some misconceptions and, and we've been hearing some
hyperbolic reactions
00:39:28 --> 00:39:28: to it.
00:39:28 --> 00:39:32: That are grounded in those misunderstandings. So some of
you
00:39:32 --> 00:39:36: might have seen a financial post story that came out
00:39:36 --> 00:39:40: a couple of weeks ago suggesting that our office is
00:39:40 --> 00:39:44: advocating the Canada implement a Marxist housing system,
for example.
00:39:46 --> 00:39:49: You know, so there's a lot of of learning to
00:39:49 --> 00:39:53: be done about how do we apply this, that the
00:39:53 --> 00:39:56: set of human rights in a Canadian context. And the
00:39:57 --> 00:40:01: whole point of international human rights law is to establish
00:40:01 --> 00:40:06: basic principles that all states agree to regardless of the

00:40:06 --> 00:40:10: choice of political and economic system that they have. We
00:40:10 --> 00:40:14: know that Canada's housing system is very complex and that
00:40:15 --> 00:40:15: diagram that.
00:40:16 --> 00:40:20: Just showed, Michael, I is, you know, it just scratches
00:40:20 --> 00:40:25: the surface, right? And our housing system involves all levels
00:40:25 --> 00:40:30: of government. It includes nonprofit and public elements in
addition
00:40:30 --> 00:40:35: to the private market elements. And its operations are
embedded
00:40:35 --> 00:40:42: in transnational and macroeconomic forces that are buffeting
everybody's attempts
00:40:42 --> 00:40:46: right now to build and expand affordable housing.
00:40:46 --> 00:40:46: Supply.
00:40:48 --> 00:40:52: But right now we have to acknowledge our housing system
00:40:52 --> 00:40:59: perpetuates homelessness, right? 235,000 people are
estimated to experience homelessness
00:40:59 --> 00:41:04: in Canada every year, and another 1.6 million households
are
00:41:04 --> 00:41:08: in core housing need. So that's a system that's not
00:41:08 --> 00:41:12: working. And it's it's been not working for quite some
00:41:12 --> 00:41:16: time now. I can remember a time when mass homelessness
00:41:16 --> 00:41:17: was not a thing.
00:41:18 --> 00:41:23: Right, in Canada. But some of my younger colleagues don't
00:41:23 --> 00:41:28: know that it's a fairly recent development and and instead
00:41:28 --> 00:41:29: of.
00:41:30 --> 00:41:34: We at this point I think most of what's been
00:41:34 --> 00:41:39: attempted to close the gaps are what I would consider
00:41:39 --> 00:41:45: kind of charity level responses, but that's just not working.
00:41:46 --> 00:41:50: And so an approach that's grounded in the human right
00:41:50 --> 00:41:54: to housing requires that we transform our response to
homelessness
00:41:54 --> 00:41:58: and inadequate housing. And instead of relying on charity to
00:41:58 --> 00:42:01: meet the needs of people who are excluded by the
00:42:01 --> 00:42:04: current system, we have to reorient the system so that
00:42:04 --> 00:42:07: it doesn't exclude, so that it's just so that it's
00:42:08 --> 00:42:09: egalitarian, so that it's fair.
00:42:10 --> 00:42:15: Now, identifying failings in our system doesn't mean vilifying
any
00:42:15 --> 00:42:19: specific actors. So in to Michael's point about, you know,
00:42:19 --> 00:42:23: the greedy developer narrative or the narrative of, you know,
00:42:24 --> 00:42:28: people not living up to their responsibilities or needing to
00:42:28 --> 00:42:32: pull themselves up by their bootstraps or stop eating avocado
00:42:32 --> 00:42:36: toast or cancel their Disney plus subscription in order to
00:42:36 --> 00:42:40: afford a housing, none of those narratives are are.

00:42:40 --> 00:42:44: Really helpful, right? And what?

00:42:45 --> 00:42:49: What we need is for governments to use their powers

00:42:49 --> 00:42:53: to ensure that the housing system we've chosen, which in

00:42:53 --> 00:42:58: the Canadian context is is currently a very market dominated

00:42:58 --> 00:42:59: system.

00:43:00 --> 00:43:04: That that system respects, protects and fulfills the right to

00:43:04 --> 00:43:10: adequate housing for everyone and and that needs

00:43:10 --> 00:43:14: preventing discrimination,

00:43:14 --> 00:43:18: but it also imposes positive duties. It's not enough just

00:43:18 --> 00:43:19: to avoid discrimination and but as Cheryl said, you know

00:43:19 --> 00:43:25: we've got.

00:43:20 --> 00:43:25: What what you're calling indirect discrimination kind of built

00:43:25 --> 00:43:29: into

00:43:29 --> 00:43:30: our housing system. So I'll just use myself as an

00:43:30 --> 00:43:35: example as a homeowner.

00:43:32 --> 00:43:35: When I sell my house, I'm going to get to

00:43:35 --> 00:43:39: keep all of the proceeds of that sale. I'm not

00:43:39 --> 00:43:42: going to have to to pay any tax on it.

00:43:42 --> 00:43:46: And the foregone tax revenue that I benefit from through

00:43:46 --> 00:43:50: that as a homeowner is a level of of federal

00:43:50 --> 00:43:54: investment in me that no renter will ever enjoy probably

00:43:54 --> 00:43:59: in a lifetime. So that's a huge discrepancy between owners

00:43:59 --> 00:44:02: and renters and when we look at.

00:44:03 --> 00:44:07: Who's more likely to be owners? White salaried professionals

00:44:08 --> 00:44:12: like

00:44:12 --> 00:44:18: myself? And who's more likely to be renters? People with

00:44:18 --> 00:44:21: disabilities? Racialized people? Immigrants and refugees?

00:44:21 --> 00:44:26: Younger people? Then we

00:44:22 --> 00:44:26: start to see the ways in which our housing system

00:44:28 --> 00:44:32: entrenches those patterns of discrimination towards certain

00:44:32 --> 00:44:34: groups.

00:44:34 --> 00:44:37: Yeah, I think thanks for that important discussion, Emily. Just

00:44:37 --> 00:44:39: watching the time I'm going to shift around a little

00:44:39 --> 00:44:42: bit of the the order here. So I'm going to

00:44:42 --> 00:44:45: send it back to Cheryl first. So I know Cheryl

00:44:45 --> 00:44:47: you're involved in tons of on the ground work. Would

00:44:48 --> 00:44:50: love to hear what some of those those deeper kind

00:44:50 --> 00:44:53: of cultural shifts that people are calling for when you

00:44:53 --> 00:44:54: when you're speaking with folks you know what are they,

00:44:54 --> 00:44:57: what would they love to see to get us to

00:44:57 --> 00:45:01: the right to housing?

00:44:55 --> 00:44:57: So to get to the, uh, to the right to

00:44:57 --> 00:45:01: housing and we're really we're calling for vertical integration.

So
00:45:01 --> 00:45:04: folks who are working on the ground and working directly
00:45:04 --> 00:45:07: with community to confront displacement, to be involved in
affordable
00:45:07 --> 00:45:10: housing and promoting affordable housing development.
00:45:11 --> 00:45:14: To be connected to the people who are making policy
00:45:14 --> 00:45:17: decisions, right? Umm. And so that's that's really what the
00:45:17 --> 00:45:21: road map for redevelopment plans to comment systemic
racism is
00:45:21 --> 00:45:24: all about. So Michael spoke about, you know, this dialogue
00:45:24 --> 00:45:28: about the developer being the villain and they're doing
terrible
00:45:28 --> 00:45:28: things.
00:45:29 --> 00:45:32: There are developers who really want to do more to
00:45:32 --> 00:45:36: help see affordable housing developed and protected, right?
So the
00:45:37 --> 00:45:41: road map, we're really focused on building those
relationships, right.
00:45:41 --> 00:45:45: So we'll be working on establishing consensus around what
are
00:45:45 --> 00:45:49: the five top issues that are leading to our housing
00:45:49 --> 00:45:53: crisis, right. We've talked about, you know, the
financialization is
00:45:53 --> 00:45:57: one thing, but also the inability to get subsidies or
00:45:57 --> 00:45:59: it could be the financing system.
00:45:59 --> 00:46:02: As it is, the incentives around investment, right, there are
00:46:03 --> 00:46:06: so many different types of problems that exist that we
00:46:06 --> 00:46:09: just simply are not gathering together to, to dive into,
00:46:09 --> 00:46:12: right? So the people on the ground really do want
00:46:12 --> 00:46:16: to see that vertical integration to be working in solidarity
00:46:16 --> 00:46:20: with people who have access to wealth and policy makers.
00:46:20 --> 00:46:23: To move forward together. So if, if, if you can,
00:46:23 --> 00:46:26: please put the the link in the chat so folks
00:46:26 --> 00:46:29: can get more familiar with the project. But that's really
00:46:29 --> 00:46:32: what folks on the ground are looking for is that
00:46:32 --> 00:46:35: solidarity with people who have Afghan access to to power
00:46:35 --> 00:46:36: and wealth and policymakers.
00:46:37 --> 00:46:40: Thanks, Cheryl. And we'll make sure to check out that
00:46:40 --> 00:46:43: project in the chat. So thanks for adding that link
00:46:43 --> 00:46:45: as well. Marie, got curious to hear from you. You
00:46:46 --> 00:46:48: know, what mindsets do we have to shift to enable
00:46:48 --> 00:46:50: more of what woodgreen is doing?
00:46:52 --> 00:46:56: I think there's a, there's a, I mean, the first

00:46:56 --> 00:47:00: set of mind mindset shifts is actually have to do
00:47:00 --> 00:47:04: with the recovery. So the, you know, I was watching
00:47:04 --> 00:47:09: that introductory clip on Toronto and its vibrancy and I
00:47:09 --> 00:47:13: think one of the things that has taken a really
00:47:13 --> 00:47:18: hard hit negatively is the nonprofit sector for a number
00:47:18 --> 00:47:20: of reasons, the pandemic.
00:47:21 --> 00:47:25: In, you know has sort of created the whole volunteer
00:47:25 --> 00:47:29: base volunteer volunteerism as a as a key resource in
00:47:29 --> 00:47:30: the sector.
00:47:32 --> 00:47:36: Yes, it is true that there is a greater collective
00:47:36 --> 00:47:40: awakening on the issues of of inequality and inequity. So
00:47:40 --> 00:47:44: that's a really positive thing. But you know some of
00:47:44 --> 00:47:48: those issues in the last two years have also caused
00:47:48 --> 00:47:52: a lot of decline in donations from from donors and
00:47:52 --> 00:47:56: I think you know just not to over embellish this.
00:47:57 --> 00:48:01: Half the people who worked in the nonprofit sector have
00:48:01 --> 00:48:04: pretty much burnt out because of the heavy service load
00:48:04 --> 00:48:08: component that we had to carry and and those issues
00:48:08 --> 00:48:11: are playing out. So those challenges and the mindset in
00:48:11 --> 00:48:15: order to reward our, our, the, the nonprofit sector and
00:48:15 --> 00:48:18: to give it the value that it has and demonstrated
00:48:18 --> 00:48:22: during the pandemic, I think it's an opportunity that has
00:48:22 --> 00:48:26: been provided through the pandemic and some of the
00:48:26 --> 00:48:27: awakening
00:48:26 --> 00:48:27: around the inequality.
00:48:27 --> 00:48:32: And equity, the second aspect for me is what's happening
00:48:32 --> 00:48:36: around the conversation in housing and the whole
00:48:37 --> 00:48:42: conversation about
00:48:37 --> 00:48:42: housing and affordability has shifted away from those
00:48:42 --> 00:48:46: fundamentals of
00:48:42 --> 00:48:46: what a housing, the housing National Housing strategy spoke
00:48:46 --> 00:48:50: about
00:48:46 --> 00:48:50: and and was introduced. And that is around security of
00:48:50 --> 00:48:56: tenure, peace and dignity, nondiscrimination and affordability
00:48:56 --> 00:48:56: in terms of
00:48:56 --> 00:48:56: income.
00:48:57 --> 00:49:01: And we have moved fundamentally towards a market
00:49:02 --> 00:49:05: solution in
00:49:02 --> 00:49:05: order to ostensibly stem or increase the notion of supply
00:49:05 --> 00:49:08: from the from the market side and and produce a
00:49:09 --> 00:49:09: trickle down.
00:49:10 --> 00:49:14: I'm not sure that that's going to be really helpful.
00:49:14 --> 00:49:17: I think we need to embed some of those fundamentals

00:49:17 --> 00:49:20: that Emily is talking about so that yes we deal
00:49:21 --> 00:49:24: with supply but through the lens of demand of the
00:49:24 --> 00:49:28: demand population that is defined in the human in the
00:49:28 --> 00:49:31: in the National Housing strategy and the and and then
00:49:31 --> 00:49:36: specifically around the Human Rights foundation issues. So
we have

00:49:36 --> 00:49:39: that end of the spectrum that I described earlier that
00:49:40 --> 00:49:40: would green.
00:49:40 --> 00:49:44: Dealing it works with people who are marginalized for whole
00:49:44 --> 00:49:48: combination of reasons that we talked about. And those
people
00:49:48 --> 00:49:52: need to be at the front center of affordable housing.
00:49:52 --> 00:49:55: That is what we used to do way better in
00:49:55 --> 00:49:57: the 70s by the way. And the very birth of
00:49:57 --> 00:50:01: CMHC was around taking care of veterans after coming back
00:50:01 --> 00:50:04: from war. So yes, we had a supply need for
00:50:04 --> 00:50:07: them, but it was also geared towards those kinds of
00:50:07 --> 00:50:12: population and eventually it transitioned into supporting the
market.

00:50:12 --> 00:50:15: The last thing I want to talk about is just
00:50:15 --> 00:50:18: the housing market. And you know, the irony of the
00:50:18 --> 00:50:21: fact that 60 to 70% of Canadian wealth is held
00:50:21 --> 00:50:25: by individuals has produced and and then the performance of
00:50:25 --> 00:50:28: the market in the last several years, which has been
00:50:28 --> 00:50:32: a really hot place, has actually created the conditions for
00:50:32 --> 00:50:36: a little worse Nimbyism than we used to have before.
00:50:36 --> 00:50:40: And that's because naturally people have locked into that as
00:50:40 --> 00:50:42: their main source of water.
00:50:42 --> 00:50:46: Of of wealth. So building in some of the middle
00:50:46 --> 00:50:52: class neighborhoods in order to create mixed mixed
communities that
00:50:52 --> 00:50:58: thrive and are supportive is becoming more difficult.
Fortunately, not

00:50:58 --> 00:51:03: to end with gloom, this past weekend would green was
00:51:03 --> 00:51:07: privileged to host an open house for a 59 unit
00:51:07 --> 00:51:12: housing with supports at Cedarville in the East End.
00:51:12 --> 00:51:16: That is provided was provided to Wood Green by the
00:51:16 --> 00:51:21: City of Toronto through its supporting low you know
emotionalized
00:51:21 --> 00:51:25: homeless people housing in that section and we had about
00:51:25 --> 00:51:29: 200 people and of course we you know confronted all
00:51:29 --> 00:51:33: the issues about you know is this an institution or
00:51:33 --> 00:51:37: impact is it going to have an all the Nimbyism.

00:51:37 --> 00:51:40: But I believe what I think I want people to
00:51:40 --> 00:51:44: take away is that that creating that space for dialogue
00:51:44 --> 00:51:49: actually produced some very positive conversations. And for
the most
00:51:49 --> 00:51:54: part, we felt that having that direct conversation turned things
00:51:54 --> 00:51:57: around and that we will be able to operate that
00:51:57 --> 00:52:02: building in that neighborhood like a partner, which is what
00:52:02 --> 00:52:05: we like to do best as, as, as woodgreen. So
00:52:05 --> 00:52:05: yeah.
00:52:06 --> 00:52:08: Thanks. Thanks, Maria. Happy for you.
00:52:08 --> 00:52:10: I'm glad that you, you know, expanded the conversation to,
00:52:10 --> 00:52:13: you know, everyone in the system, not just our, our,
00:52:13 --> 00:52:15: our housing players, but, you know, people in the community
00:52:15 --> 00:52:18: as well as responsibility holders, too. Michael, I want to
00:52:18 --> 00:52:20: be able to toss it back to you because I
00:52:20 --> 00:52:22: know you had some ideas of, you know, what are
00:52:22 --> 00:52:24: some of the tensions that you're coming up against maybe,
00:52:24 --> 00:52:27: you know, two minutes and then. And we're going to
00:52:27 --> 00:52:29: have to slowly wrap ourselves up here. But Michael, please
00:52:29 --> 00:52:30: go ahead.
00:52:34 --> 00:52:35: Oh, and you're on mute as well.
00:52:38 --> 00:52:42: Sorry, a great conversation and I just killed the second-half
00:52:42 --> 00:52:45: of my slides because I realized, you know, it's off
00:52:45 --> 00:52:47: point to the the way this conversation is. It's a
00:52:47 --> 00:52:52: great conversation. What Cheryl said about cooperation,
absolutely the transition
00:52:52 --> 00:52:55: between the right to housing and housing policy and what's
00:52:55 --> 00:52:59: that bridge and what are some solutions that really are
00:52:59 --> 00:53:02: going to work. I think Steve Pomeroy talked about this
00:53:02 --> 00:53:04: maybe on Tuesday and he said, you know, look, we
00:53:05 --> 00:53:07: just don't need more supply, we need more supply.
00:53:07 --> 00:53:11: At the right price point and for the right constituencies,
00:53:12 --> 00:53:15: absolutely that is true. And I know that we're, you
00:53:15 --> 00:53:19: know, one of the things we're criticized for as an
00:53:19 --> 00:53:23: industry is upgrading old buildings. There's an area where we
00:53:23 --> 00:53:26: need really a good conversation. Some of this is to
00:53:27 --> 00:53:31: extend the useful life of those old buildings. A byproduct
00:53:31 --> 00:53:35: is rents are increased. We can't be slagged for increasing
00:53:35 --> 00:53:38: rents when we're trying to extend these buildings.
00:53:38 --> 00:53:42: And make them safe, habitable as best we can. So
00:53:42 --> 00:53:45: we need to be able to talk about those things.
00:53:46 --> 00:53:49: Think Maria talked about Nimbyism.

00:53:50 --> 00:53:52: Oh boy, I I, someone said to me a few
00:53:52 --> 00:53:55: days ago, says Mike. Do you think it's bad of
00:53:55 --> 00:53:59: putting an apartment building near a residential area in terms
00:53:59 --> 00:54:02: of Nimbys? Wait until you try to put supportive housing
00:54:02 --> 00:54:04: in the same neighborhood.
00:54:06 --> 00:54:09: A lot more Nimbysism there. That's a cultural problem we
00:54:09 --> 00:54:13: have to address. So, you know, I would say overall,
00:54:13 --> 00:54:16: look, the private sector wants to be part of the
00:54:16 --> 00:54:20: solution, wants to help get this country back on its
00:54:20 --> 00:54:24: feet, prepared to consider all kinds of ideas. With the
00:54:24 --> 00:54:27: one caveat is we can't push away capital. We need
00:54:27 --> 00:54:31: the capital for new supply. We need the capital to
00:54:31 --> 00:54:35: renovate and fix up these old buildings before we talk
00:54:35 --> 00:54:35: about.
00:54:35 --> 00:54:38: Training them so that's that's my boundary, is I got
00:54:38 --> 00:54:42: to be able to still get capital into this business.
00:54:43 --> 00:54:47: Thanks, Michael. And an important attention there that we
have
00:54:47 --> 00:54:49: in the system. I just just to introduce in the
00:54:49 --> 00:54:53: last couple minutes here, we have about 2 minutes left.
00:54:53 --> 00:54:56: You know one of the other important principles of the
00:54:56 --> 00:54:59: right to housing that there is no retrogression or backwards
00:54:59 --> 00:55:02: movement away from the right to housing. So we're not
00:55:02 --> 00:55:06: taking action that's actually taking away from our progress.
So
00:55:06 --> 00:55:08: I'm curious if anyone wants to jump in on that
00:55:08 --> 00:55:11: quickly what does that mean, what what's at play here
00:55:12 --> 00:55:14: to to actually make sure that we don't have?
00:55:14 --> 00:55:17: Backwards movement, maybe. If you if you want to jump
00:55:17 --> 00:55:19: in like 20 seconds and I want to leave the
00:55:19 --> 00:55:22: last word on, what does it mean to realize the
00:55:22 --> 00:55:26: maximum of available resources? Because that's another
key piece. Emily.
00:55:26 --> 00:55:28: I'll leave that last word for you. But anyone on
00:55:28 --> 00:55:32: this this notion of no backwards movement, that's kind of
00:55:32 --> 00:55:34: a hard one to to wrap our heads around too.
00:55:35 --> 00:55:38: Yeah, I'll jump in. That's exactly what I was talking
00:55:38 --> 00:55:41: about. Rent increases. Would you look at that as
retrogression?
00:55:42 --> 00:55:46: What if they were absolutely necessary to keep the building
00:55:46 --> 00:55:49: safe and your tenancy safe? Which side does that fall
00:55:49 --> 00:55:52: on? You know, that's a detail that's going to be
00:55:52 --> 00:55:57: critically important for the private sector. That's just. Yeah.

One
00:55:57 --> 00:56:00: thing that's top of mind for me, I talked about
00:56:00 --> 00:56:03: before, right, of return, rent, evictions. We can deal with
00:56:04 --> 00:56:07: those. Let's scale them. Let's put in a uniform code
00:56:07 --> 00:56:10: that applies coast to coast. Let's do that right. We
00:56:10 --> 00:56:12: can get, we can do that, right.
00:56:13 --> 00:56:16: Mm-hmm. So wanted to jump in really quickly my call
00:56:17 --> 00:56:19: about the point about rental repairs.
00:56:21 --> 00:56:24: That that could be considered a type of indirect
discrimination,
00:56:24 --> 00:56:26: the fact that the system makes it so that the
00:56:26 --> 00:56:29: only way that you can make the building safe is
00:56:29 --> 00:56:32: that you make the building unaffordable. So imagine if you
00:56:32 --> 00:56:34: were to have maybe a subsidy program and some kind
00:56:34 --> 00:56:37: of policy framework that would enable that maintenance of
that
00:56:37 --> 00:56:40: building, but then would not, you know, require you to
00:56:40 --> 00:56:43: raise the rents, right, and actually have a protection around
00:56:43 --> 00:56:43: the.
00:56:43 --> 00:56:46: Rents, we've talked about that and I'm, I'm good with
00:56:46 --> 00:56:47: that.
00:56:49 --> 00:56:52: Thanks for raising that Cheryl. I am really good other
00:56:52 --> 00:56:55: you know tension and and two potential alternative paths
there
00:56:56 --> 00:56:59: that we're dealing with. Emily, I'll leave the last word
00:56:59 --> 00:57:01: to you. What does it mean for us to actually
00:57:01 --> 00:57:04: invest a maximum of available resources you have like one
00:57:04 --> 00:57:07: minute and I think there's some some links to drop
00:57:07 --> 00:57:10: in the chat here with some resources for everyone to
00:57:10 --> 00:57:11: read further.
00:57:12 --> 00:57:15: Thank you so much for giving me the chance to
00:57:15 --> 00:57:19: make this pitch, Adrian. I'm so I I think the
00:57:19 --> 00:57:23: common theme in what everyone is raising here is that
00:57:23 --> 00:57:27: we have a National Housing strategy. And according to the
00:57:27 --> 00:57:31: act, that strategy is intended to be the mechanism that
00:57:31 --> 00:57:36: moves us towards progressive realization of the right to
adequate
00:57:36 --> 00:57:40: housing. But the evidence is mounting that it is not.
00:57:41 --> 00:57:44: It's it's not going where it needs to go. It's
00:57:44 --> 00:57:49: the the resources it's investing are not addressing those in
00:57:49 --> 00:57:55: greatest need. They're not helping make measurable
difference in relationship
00:57:55 --> 00:57:59: to homelessness and core housing need. We've got the

auditor

00:57:59 --> 00:58:04: general's report, we've got other evidence as well, and so
00:58:04 --> 00:58:07: that's a great place to start. And in the chat
00:58:08 --> 00:58:11: is a a statement the Advocate released this week.
00:58:11 --> 00:58:16: Regarding some changes that could be made to the National
00:58:16 --> 00:58:20: Housing strategy to make it more effective and to help
00:58:20 --> 00:58:24: contribute to some of the initiatives that Cheryl Marie got
00:58:24 --> 00:58:28: and Michael have pointed to. And there's also a campaign
00:58:28 --> 00:58:33: led by the National right to housing network. That's the
00:58:33 --> 00:58:37: second link there that that enables folks to send letters
00:58:37 --> 00:58:40: to their MP's to to talk about the changes that
00:58:40 --> 00:58:42: need to happen.
00:58:42 --> 00:58:46: The good news is we've got the strategy, we've got
00:58:46 --> 00:58:49: you know, it's it's a huge \$72 billion plan. We're
00:58:49 --> 00:58:53: at the midpoint, it's the five year anniversary this week,
00:58:53 --> 00:58:56: but we've got five more years to go. It's a
00:58:56 --> 00:58:59: big ship to turn around, but with all of us
00:58:59 --> 00:59:03: working together and I'm very grateful to you, you Li,
00:59:03 --> 00:59:07: for convening this conversation. I think we can get there
00:59:07 --> 00:59:10: and and we've got the tools we just need to
00:59:10 --> 00:59:12: make them work better for us.
00:59:13 --> 00:59:15: Thanks Emily. With that, I'm going to close this off,
00:59:15 --> 00:59:18: toss it back to Richard. Really insightful conversation today.
So
00:59:18 --> 00:59:20: thanks so much to everyone who is here.
00:59:20 --> 00:59:25: Indeed. Thank you, Adrienne. Emily, Mariga, Cheryl, Michael,
thank you.
00:59:25 --> 00:59:28: That was a great conversation to wrap up our week.
00:59:28 --> 00:59:32: But it's clear that our week is the beginning and
00:59:32 --> 00:59:36: not the end of our conversations around affordable housing.
There's
00:59:36 --> 00:59:39: so much more, I think one of the things that
00:59:39 --> 00:59:42: I think that I really enjoyed about this week, if
00:59:42 --> 00:59:43: I can say that.
00:59:43 --> 00:59:47: Um, in in what is really a troubling conversation is,
00:59:47 --> 00:59:50: is we're starting to not talk past each other as
00:59:50 --> 00:59:53: much in dialogues like this. And I think that's so
00:59:53 --> 00:59:57: critical. We cannot address this, this housing crisis at any
00:59:57 --> 01:00:01: level if if we talk past each other and there's
01:00:01 --> 01:00:04: everybody's got to bring something to the solution to this
01:00:04 --> 01:00:07: clearly and there's a long way to go before we
01:00:08 --> 01:00:11: get even pointed in the right direction, never mind moving
01:00:11 --> 01:00:13: in the right direction so.

01:00:14 --> 01:00:16: Been been a great honor for me to for you
01:00:16 --> 01:00:19: and I to be hosting you and the other panels
01:00:19 --> 01:00:22: all week on this conversation as I said this is
01:00:22 --> 01:00:24: the beginning of more and I hope you all TuneIn
01:00:24 --> 01:00:27: in the in the in the coming weeks and months
01:00:27 --> 01:00:30: ahead you'll see there's a couple of events up on
01:00:30 --> 01:00:33: the on the upcoming events there's always upcoming events
it
01:00:33 --> 01:00:36: is 1:00 o'clock we always end on time and so
01:00:36 --> 01:00:39: I wish everybody a nice weekend and we'll look forward
01:00:39 --> 01:00:41: to as I said seeing you again soon. Bye bye.

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