The landscape, challenges, and opportunities of affordable housing in London.

Discussion hosts:

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Affordable housing
Great to see people from different sectors with a common interest in housing. Thank you for being here.
Cressie - University community collaboration housing challenges - affordability Future partnerships, grants, initiatives
Today is an open table to hear the ideas and initiatives from you, to help create knowledge that is of use.
Introductions from the table, representation from academics, health research, social services, housing development, financial and business.
Steve - housing - not necessarily about knowledge/information, but rather programs and services in the context of people's own experiences
from a community building context, how does the data educate reality?
We lack expressing 1) common understanding the drivers of housing instability - supply of housing, mental health services
There needs to be a better common understanding, what is driving housing instability?
To be able to respond collectively, we need to change the way we understand and articulate collectively.
2) Solutions - everything we talk about has solutions, we don't necessarily have the long term foresight to invest in future goals now.
how to we educate the community to see what we see? "knowledge piece"
What is the knowledge piece that helps the community as a whole understand the plan?
How do we measure the value of what we are doing?
Helpful to have a lowest common denominator as a generic frame of reference to measure impact
Student affordability vs. Long term Londoners affordability framework for measuring impact - how do we allocate resources fairly?
who do we share our information with /persuade to get change?
value imperative to other people, value measures cannot be only in one place
what does our audience want to hear? -political/economic decision makers
Who are decision makers, what do they need to hear? How do we articulate the investments we make?
Stability of housing used to be a business activity (stabilize workforce) now it is a social activity. Need to explain ROI of housing
Intentional community - mixed geared to income, low impact, environmentally friendly

people who are ready to come build need the incentive (help getting permits, lease from city, etc.)
We would hope that through our solutions the number of people who need our help decline.
We need research to find out where we need to focus our solutions
Innovations and Solution Lab and Community Housing Transition Centre both researching and looking for research to further our understanding
Solutions Lab - Looking for research/policy changes
Dollar to dollar parity - Where should we invest our money to get the best return? Some projects have immediate returns, others are gradual
Some benefits manifest slower than others, where do we invest our money and time for solutions?
We need to invest ins supply and also the people we don't want to lose their home - engage in supports
Engage in both sides - Invest in new housing, as well as people who are about to lose their homes, prevents same outcome
Model that supports people after homelessness - community integration, mental health, substance abuse
community based participatory research project - involved community partners: what do people need to thrive in transition out of homelessnes
Opportunity in London - is that what leads to affordable housing? or does affordable housing lead to more opportunities
housing that is affordable and sustainable creates multiplier effect, increases retention of students, increases people remaining housed
A where does the research connect to the decision making?
There is no better way to provoke decision makers than bringing in the data, but telling the story along with the data.
research projects aren't a comprehensive solution for community needs, more of a deep dive on a specific problem
There is a need to link all the research and practical work to tell an effective story of the London housing issues and solutions
intercommunication between community groups is vital, creating a system versus creating a project.
people are literally dying because they don't have adequate housing, but landlords know they have the power
not a single problem - life skills need to be taught, not just a housing problem
the city is doing what they can, landlords have the power
we need to humanize the story of homelessness and housing, using all of our resources and knowledge to engage
one of the biggest things we can do is help people who are unstable remain or become stable
we have the right programs, we may just need to tweak them
Rapidly aging population - losing health, more people with mobility issues, where do they go? Specialized portion of population
there are so many things going on that need to be understood and taken into account
People in housing support roles spend all their time with people who need housing. they often can't participate in the conversation

Be mindful not to do this work without the inclusion of the individuals working on the frontlines of housing
Get an idea of what actually is happening and then meet with the individuals involved to build trust in this work
tap into pre-existing expertise to approach new problems
Validate with stake holders to make sure solutions resonate
taking CMHC data and turning into a more meaningful story of housing
Turning data into a more solidified story of what is happening in our community, and is meaningful to people and decision makers
we are not telling a meaningful story right now, going forward using the data to tell a more functional and meaningful story
use the different tools in the toolbox and speak better to the value of all of them, paint a picture of the impacts of all players
Investing in multiple strategies to tackle various problems, attach it to personal impact of the strategies to the community overall
Landlords are often left out of the conversation
Landlords are left out of the conversation, market landlords who are apart of this cycle of bringing people out of poverty are not talked to
The ability to communicate out is a part of the engagement and where we go with the story.
Take people where they are and try to improve their situation.
A significant number of people who serve our vulnerable populations can also be in vulnerable situations