

# Unlocking Affordable Housing Opportunities for Municipalities Through Human Rights-Based Approach to Planning

AMO Knowledge Exchange  
on Community and Supportive Housing

October 1st, 2024

**AMO** Association of  
Municipalities  
of Ontario

 **Co-Planning**

A photograph of a modern, multi-story apartment building. The building features a series of balconies with metal railings. The balconies are arranged in a staggered fashion, creating a sense of depth and architectural complexity. The building's facade is a neutral, light-colored material, possibly concrete or stucco. Large windows with light-colored frames are visible on each floor. The lighting is soft and even, suggesting an overcast day or a shaded area. The overall tone of the image is calm and somewhat somber, which complements the text overlay.

the housing crisis isn't about  
land, buildings, and financing

it's about people, and their inherent  
right to live in dignity and security



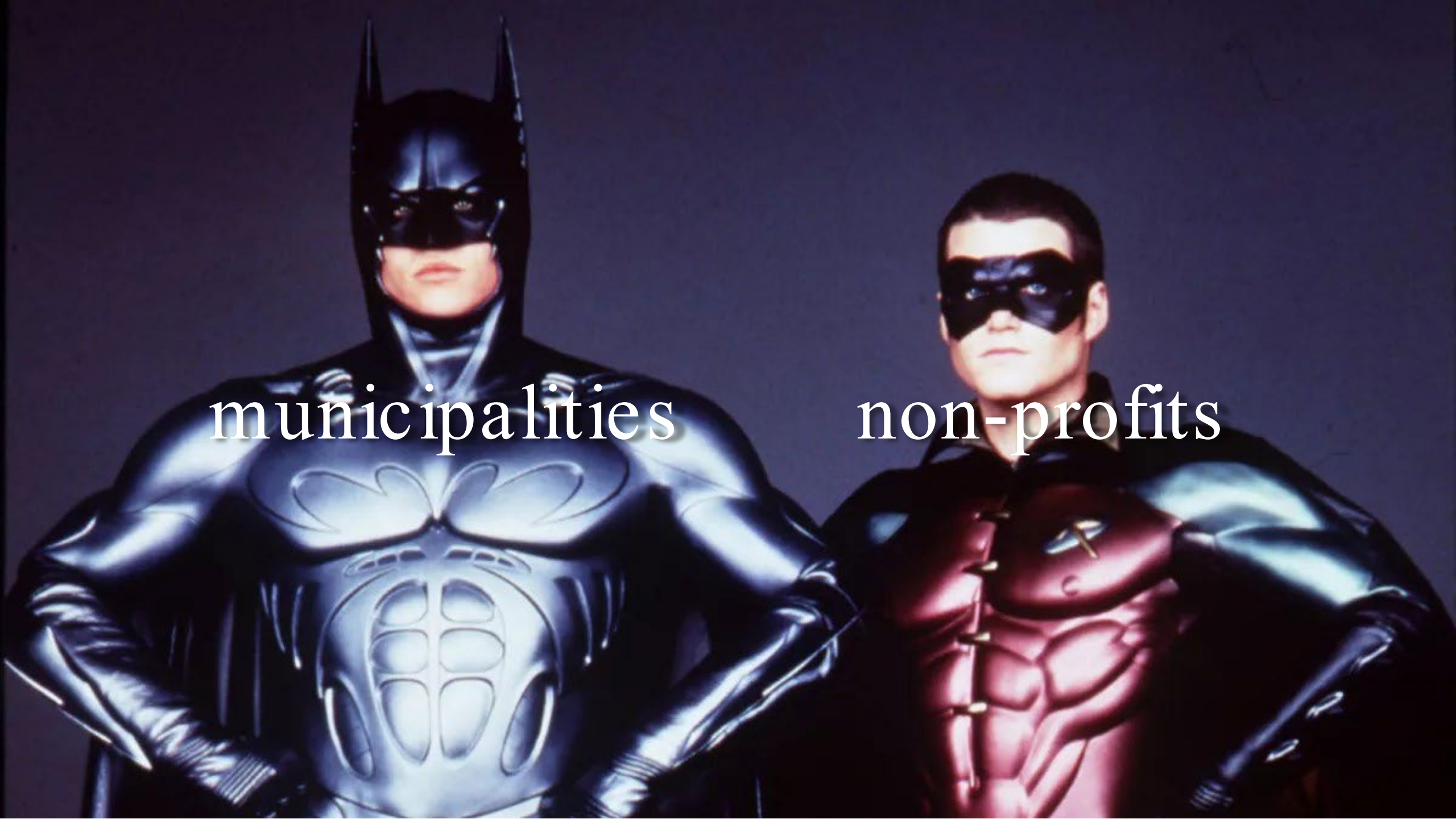
Canada lowest among OECD peers  
with only 3.5% of total dwellings  
being social housing

03.5%

equity  
social justice  
systemic change

3.5%





municipalities

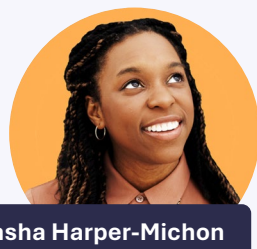
non-profits



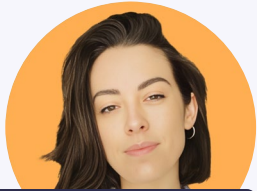
**Cheryll Case**  
Founder & Executive Director



**Diavin Miller**  
Director of Operations



**Nyasha Harper-Michon**  
Director of Programs



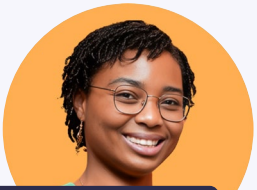
**Madeline Chambers**  
Senior Strategist



**Tychon Carter New-man**  
Senior Community Planner



**Gabriella Russek**  
Senior Community Planner



**Shannon Spencer**  
Community Planner



**Sally El Sayed**  
Community Planner



**Raquel Caldito**  
Community Planner



We **build cross-sectoral capacity** to **protect and generate affordable housing** and community spaces because we believe that **housing is a human right**, and that these rights are secured through **a robust non-profit sector.**

**We build coalitions of industry, NGOs, government, and communities to increase the supply of and access to affordable housing and community spaces.**

## **Our Methods**

- **Research & Programs** focused on housing and community space solutions, and inclusive urban planning strategies
- **Policy Advancement** focused on building wealth for marginalized communities
- **Nonprofit Capacity Building, Training** and ongoing support to neighbourhood-based organizations
- **Knowledge Mobilization** and Communications Campaigns



# United Nations

## 1948 UN Declaration on Human Rights

“Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including... Housing... and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control.”



# NATIONAL HOUSING STRATEGY

## 2017 National Housing Strategy Act

“further the progressive realization of the right to adequate housing as recognized in the International Covenant on Economic, Social and Cultural Rights.”

## 2014 Provincial Planning Statement

“shall be implemented in a manner that is consistent with Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.”




Ontario Human Rights Commission  
Commission ontarienne des droits de la personne

# In the zone:

Housing, human rights and municipal planning





An illustration on a textured grey background. At the top, there are four overlapping speech bubbles in shades of teal, orange, brown, and dark blue. Below them, a row of ten diverse hands is raised, each with a different skin tone and wearing various accessories like bracelets, watches, and rings. The hands are positioned as if participating in a group activity or discussion.

**Inclusion happens  
by design or not at all**

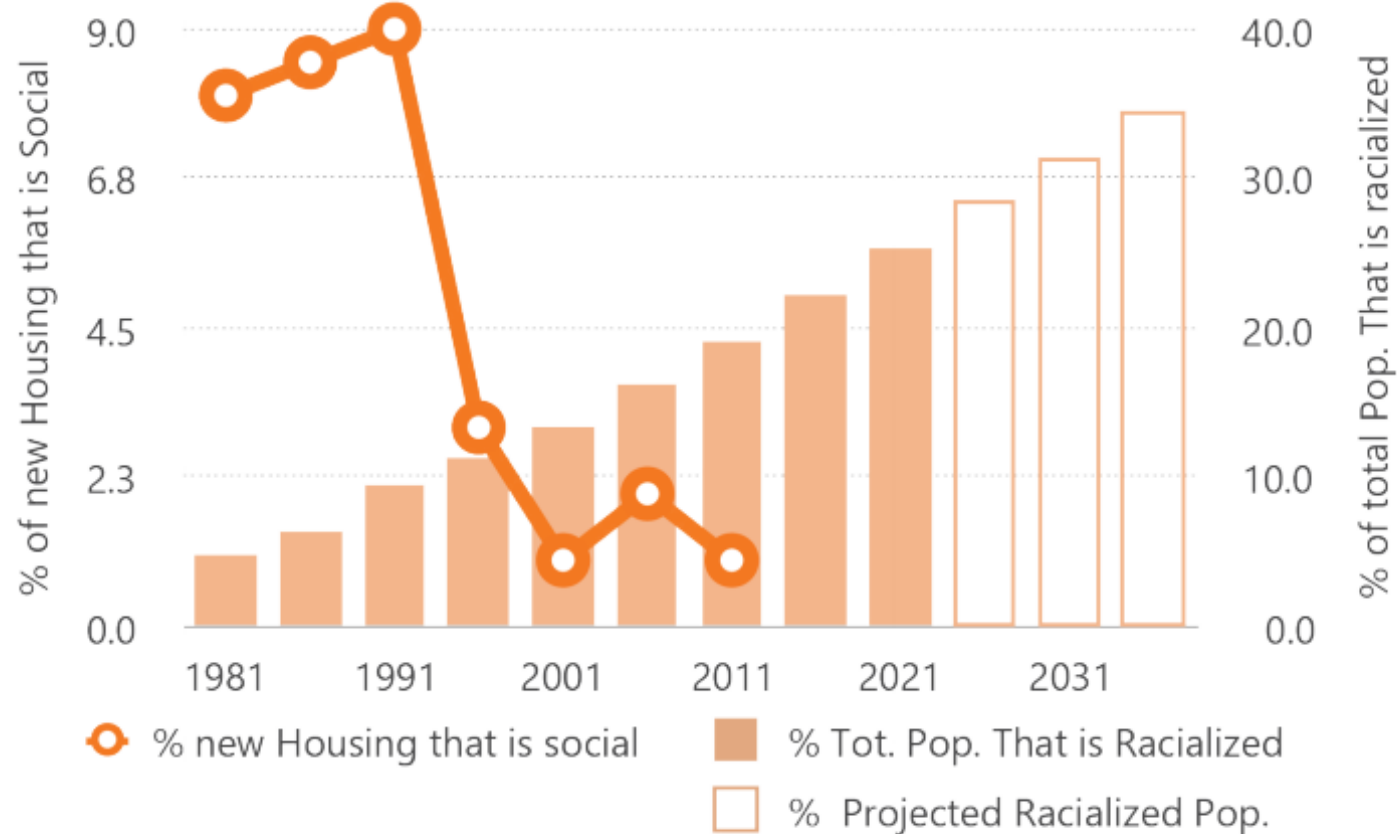
# What is a **Human Rights**-Based Approach to **Planning?**

- **Recognizes historic discrimination** to better understand current community needs
- Focuses on **improving the economic well-being of marginalized residents** to meet their needs
- **Fosters solidarity across socio-economic groups**, empowering communities to take collective action
- **Removes barriers to ensure equitable access** to housing, employment, quality of life, and cultural opportunities for all residents



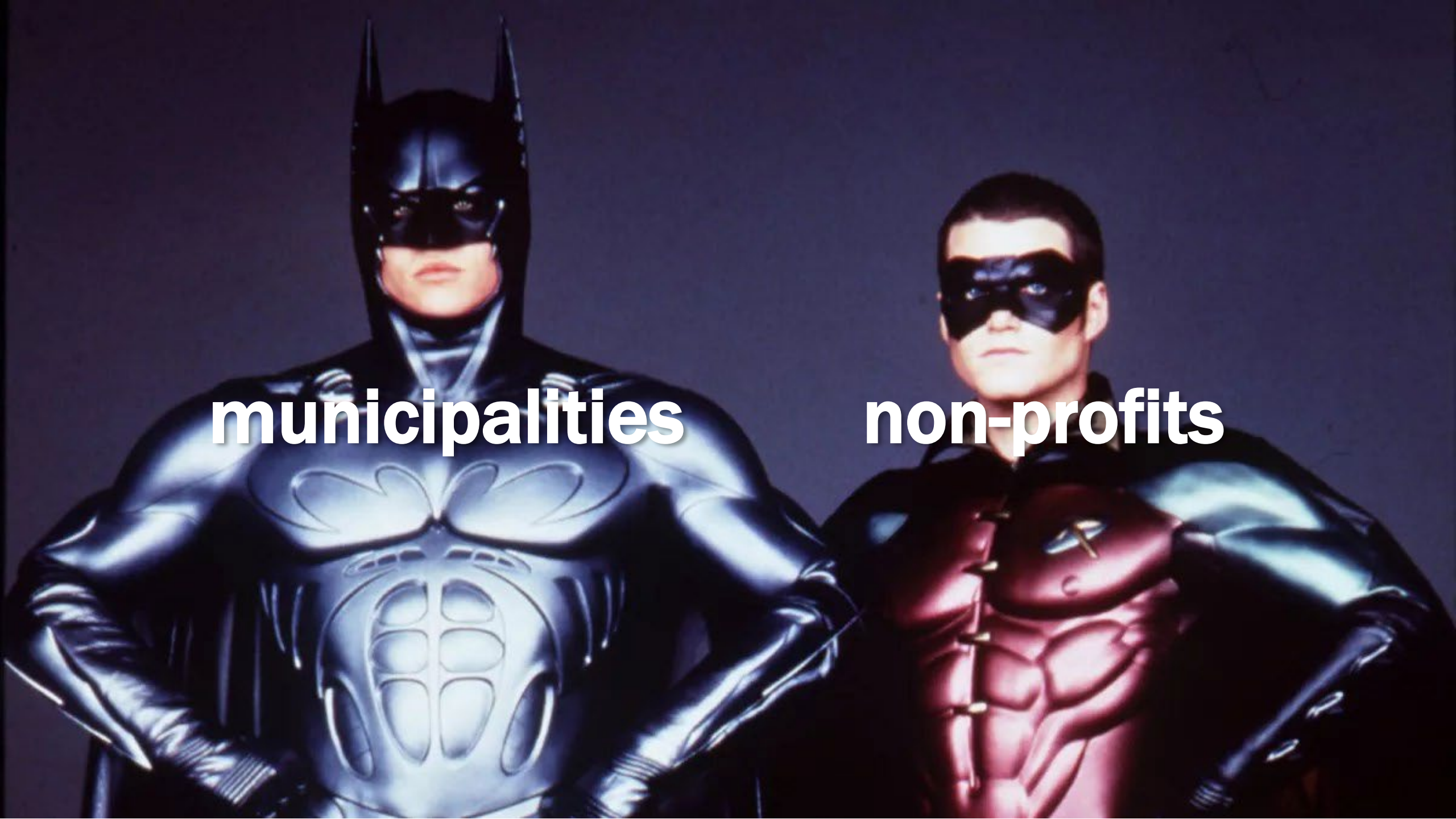
**“Public order is more important than rights of Negroes to use public facilities”**

## New Social Housing vs. Racialized Population



As Canada becomes more racialized, investment into affordable housing sharply declines.

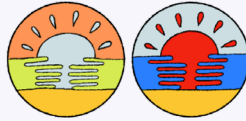
Fig 15 — A chart showing a decreasing trend in social housing construction against increasing proportions of racialized individuals in Canada's population



**municipalities**

**non-profits**

# Collective Action in Parkdale, Toronto



Parkdale  
People's  
Economy



+

Neighbourhood  
Land Trust

Starting in 2015, Park People's Economy, a community coalition chaired by the Parkdale Activity Recreation Centre, has been leading community planning efforts. These efforts birthed the Parkdale Neighbourhood Land Trust (and national CLT boom), Toronto's acquisitions program (encouraging the national conversation)

**#EquitableLandUsePlanning**



# Collective Action in Ottawa



[Action Lab]



613-819  
black hub



Alliance to  
End Homelessness  
Ottawa

+ more

Starting in 2023, a coalition of non-profits, political and academic leaders and residents engaged in affordable housing are collaborating to support the City's Anti-racism Strategy's directions to break down barriers to racialized community led affordable housing development.



#PolicyAdvancement



# NIFTY Affordable Housing Tool

Neighbourhood Investment For Targeted Yield of Affordable Housing - Assessment Tool

## Outcomes:

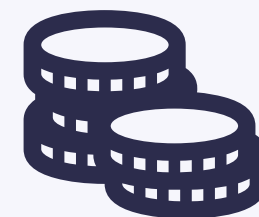
- Clarity on the scale of the financing problem
- Mobilization of communities and municipalities to collaborate on securing funding required to yield targeted affordable housing supply

Census data



+

Financial data



+

Planning Targets

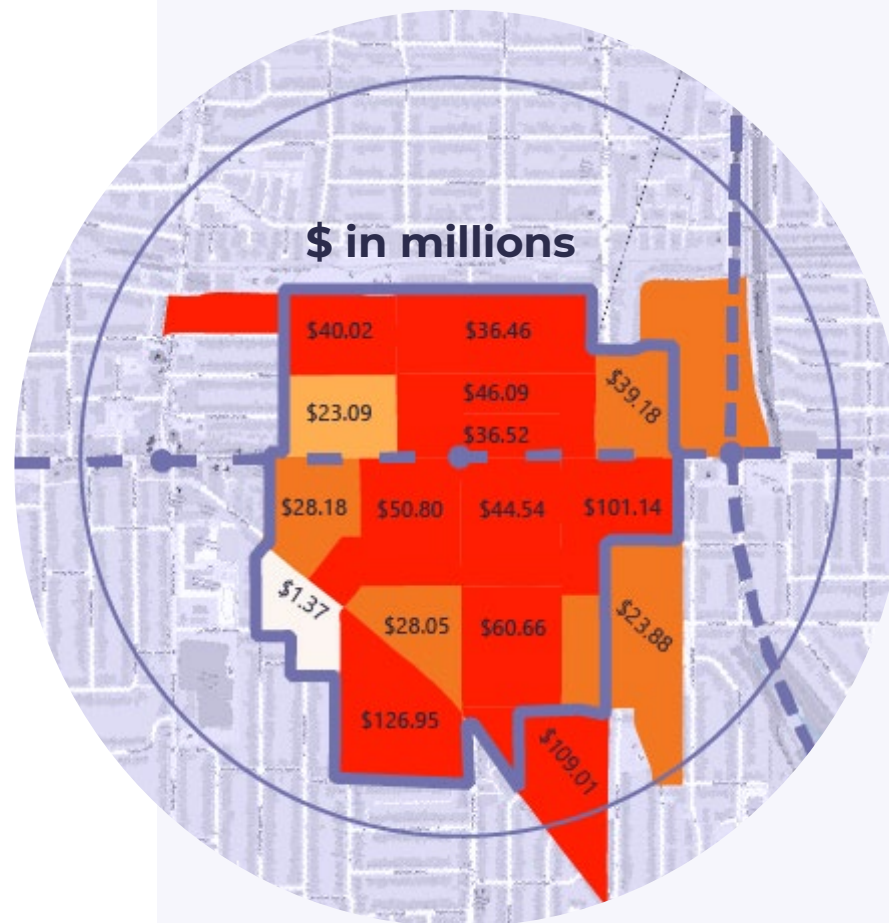




# NIFTY Affordable Housing Tool

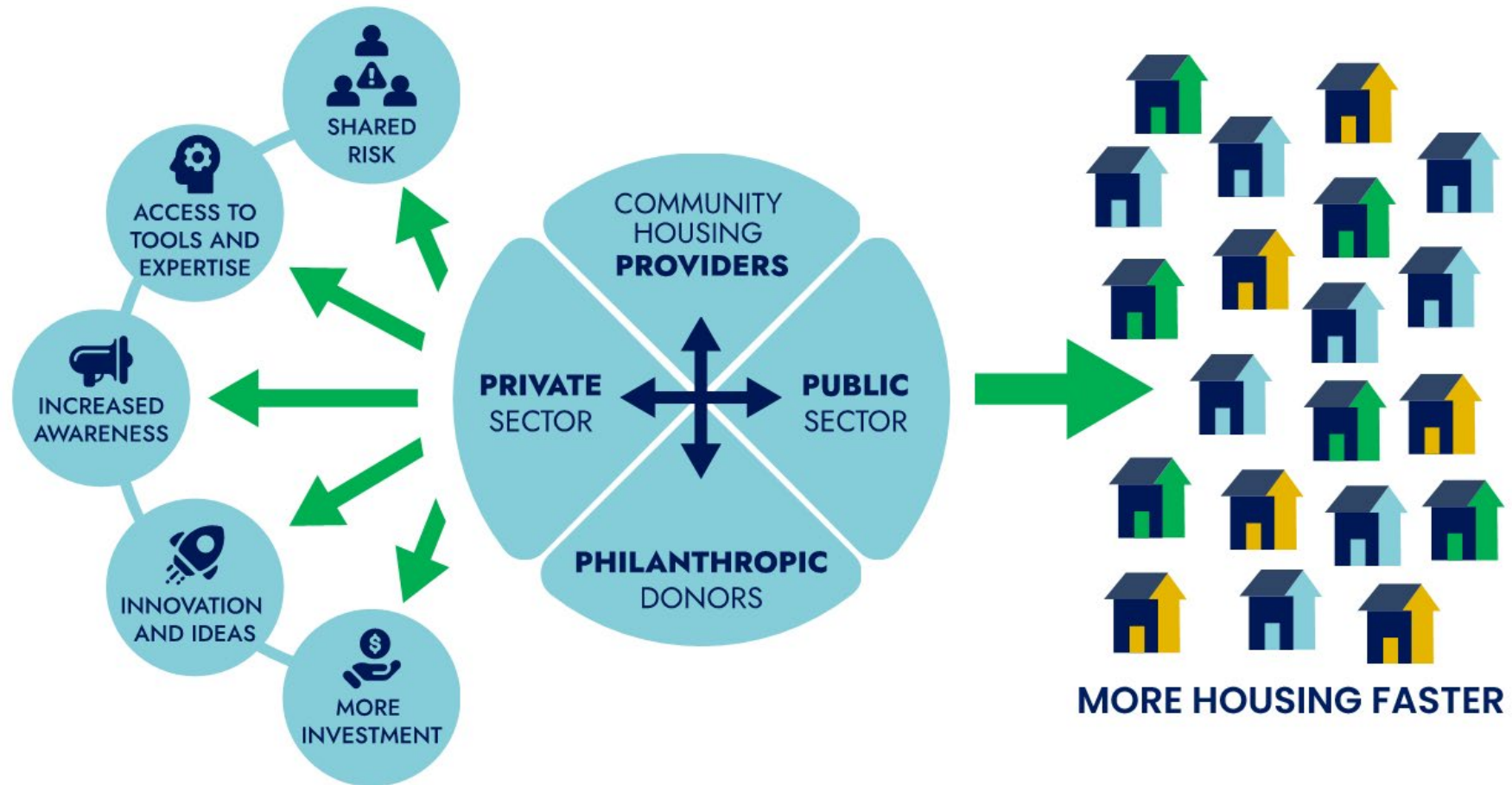
The Toronto Oakwood Vaughan MTSA would require:

**\$376 Million** in capital funds to ensure that 30% of new supply planned for the neighbourhood is affordable to those currently living there.



Incentives required based on dissemination area

# The Solution: The Power of P4



# Shared Responsibility Shared Success

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# Let's collaborate and figure it out together!

## Thank you.

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**Nyasha Harper-Michon**  
Director of Programs

[Nyasha.HarperMichon@CPplanning.ca](mailto:Nyasha.HarperMichon@CPplanning.ca)

