Date: April 27, 2020

RE: POST-COVID-19 HOUSING FUTURES – A NATIONAL CALL TO ACTION

To the following Honourable Members of Parliament and Cabinet Ministers:

**Justin Trudeau,**
Prime Minister of Canada

**Chrystia Freeland,**
Deputy Prime Minister of Canada

**Bill Morneau,**
Minister of Finance

**Jean-Yves Duclos,**
President of Treasury Board

**Catherine McKenna,**
Minister for Infrastructure

**Ahmed Hussen,**
Minister of Families, Children and Social Development, Minister Responsible for the CMHC

**Filomena Tassi,**
Minister of Labour

**Adam Vaughan,**
Parliamentary Secretary to the Minister of Families, Children and Social Development (Housing)

We, the undersigned, represent national, provincial and local social housing providers, advocates and researchers. We are sure you share our concern about the economic and social inequalities that have been exposed and magnified by the Covid-19 global pandemic. We are in crisis mode as individuals and organizations, but we also are looking to a better future. We write to suggest ways to get the economy moving again, through investing in infrastructure that can help reduce inequalities, improve the social determinants of health, and uphold human rights.

What should a Housing Policy Post-Covid-19 look like? Eight concrete actions

1. **Indigenous Housing Strategy:** There has been a concerted effort by Indigenous organizations and their allies over many years for a separately funded and managed Indigenous Housing Strategy, to reflect the rights of Indigenous Nations as well as inequalities in adequate housing provision both on Indigenous land and in urban areas. We support the demands made by a coalition of Indigenous organizations, including the Canadian Housing and Renewal Association’s
2. **Participatory Planning with Marginalized Communities, and an Equity Lens**: The National Housing Strategy (NHS) promised a ‘GBA+’ (gender and intersectional analysis) to all of its decisions, including 25% of all funding under NHS programs dedicated to projects that directly benefit women, girls and their families. The NHS must use the National Housing Council (whose formation has been delayed by the COVID-19 crisis) to help steer its interventions, develop and transparently report on equity targets, and financially support organizations by and for low-income and marginalized people to advocate for their communities.

3. **Supportive Housing First program (goal: at least 20,000 new homes annually across the country over 5 years, followed by continued roll-out as necessary)**: The first infrastructure priority should be federally supported, provincially mandated, local government roll out of permanent housing with supportive services for people sleeping rough and in emergency/violence against women shelters, as well as those in dangerously overcrowded or sub-standard housing (including those in substandard aged-care facilities and congregate housing for people with disabilities). This program would link federal funding to using well-located government or non-profit land (on 99-year leases rather than sold) and provincial governments providing adequate health and social services. Current emergency responses in some jurisdictions, such as hotel-based shelter programs, should be made permanent through the acquisition and renovation of these properties. Modular mass construction is working in the City of Vancouver for rapid development on already serviced and well-located lots. Eradicating homelessness must be the goal, followed by winding down of expensive emergency shelter and private rental subsidy programs (there will always be a need for a residual emergency shelter system, for genuine emergencies rather than warehousing people who need permanent affordable housing with support services). The right not to be forcibly evicted from tent cities or other interim solutions devised by homeless people themselves must be respected as more permanent solutions are found. The 20 largest cities in Canada should each be aiming for at least 500 net new homes created annually for those with the lowest household incomes (less than 20% Area Median Income), with the City of Toronto aiming for 2,000 homes annually, until homelessness is eradicated.

4. **Continued support for low income renters, including emergency rent assistance, rent controls, a ban on evictions for private market renters due to non-payment of rent or for renovations, and an end to rental conversions to short-term rental or ownership (goal: zero evictions)**: Even if permanent social housing construction is scaled up, this could be overwhelmed by net loss of affordable housing, without ongoing post-COVID measures. Efforts to preserve low-cost housing should be supported through federal-provincial agreements that allow municipalities to access funding conditional on enacting rental conversion by-laws such as those created by the City of Toronto, enacting rent controls, ending vacancy exceptions to rent controls, and controlling evictions for non-payment of rent. Financial support should go to tenants, not landlords. Organizations by and for low-income tenants, and legal aid clinics, should be funded by provincial governments to support retention of low-cost rental housing.

5. **Building Up Social Housing Stock through Purchase of Existing Housing (goal: no net loss of housing affordable to low and moderate income renters, plus up to 100,000 more social homes nationally in next 2-3 years)**: There is no doubt that predatory Real Estate Investment Trusts (REITs) are preparing to purchase large quantities of affordable housing in Canada, just as they did after the Global Financial Crisis across the globe. The example of Heron Gate in Ottawa, where 500 families, 90% of whom were immigrants or people of colour, were evicted from their homes last year is a cautionary tale that must never be repeated. Predatory private sector
financialization of housing is one of the biggest threats to affordable housing and the risk is exacerbated by the potential for economic collapse associated with the COVID-19 crisis. This crisis could also be the greatest opportunity to scale up mixed income social housing stock. The federal government should enact federal-provincial agreements that include the right of first refusal of sales of affordable housing for municipalities (as is being attempted in the City of Montreal) and provide grants to municipalities to purchase and renovate low-cost rental stock. The federal government should also enact taxation policies to dis-incentivize speculative housing acquisitions.

6. **Social Housing Innovation and Scaling**: As part of a National Stimulus Package, there should be the opportunity to evaluate, and showcase, innovative approaches in large-scale developments, including passive house or other highly energy efficient housing. Canada has been innovative in the past, and post-COVID we will need to be bold and creative again. Federal support for a new generation of St. Lawrence Neighbourhoods (4,500 homes, 60% social), False Creek Souths (3,000 homes, 60% social) and Milton Parks (600 social homes), all of which have aged well and maintained permanent affordable housing within well-designed and accessible communities, is critical. Innovations such as the Vancouver Community Land Trust (418 homes in Fraserview and up to 1,000 more under construction) and Montreal’s Namur-Hippodrome project (up to 2,500 social homes) need to be supported by the federal government. Every large city should identify at least one large swath of well-located underutilized land for a demonstration housing project (such as LeBreton Flats in Ottawa, with a history of affordable housing lost through government actions and inactions), and the federal government should support and evaluate this demonstration project. Canada Mortgage and Housing Corporation has supported innovations in sustainable housing, the FlexHouse, EQuilibrium housing, and countless other demonstration projects that have been scaled up and even exported to other countries. We can be leaders in energy-efficient housing and planning again.

7. **Clearer Targets, Definitions, Minimum Standards, and Better, Faster Data as part of a refreshed National Housing Strategy**: The National Housing Strategy and its rights-based focus is important, but the COVID-19 crisis has sharpened the need to focus on retaining existing affordable housing and to have clear and ambitious targets related to those household income groups most likely to face inadequate housing and homelessness. There is also the need to move beyond a ‘ladder’ approach that emphasizes a fictitious unidirectional transition from ‘homelessness’ to ‘shelters’ to ‘transitional’ to ‘permanent’ private market housing. Rather, the housing continuum model demonstrates a need at many stages of most people’s life courses for rental housing and social housing with supportive services, particularly as people age. Provinces and territories need to show how their housing strategies, targets, mechanisms, and definitions fit within federal targets. At a minimum, annual federal reports should monitor (1) annual reductions in all forms of homelessness; and (2) how many social and private sector affordable units have been created at each level of household income (<20% of area median income; 20-49%; 50-79%) and for each household size. Better, faster and more transparent data sharing between all jurisdictions will allow governments to pivot their strategies faster to ensure equity targets are being met. All levels of government need to commit to retaining and using well-located vacant and underutilized land (an example of the latter is large surface parking lots) for social housing. Municipalities need to be given adequate powers to borrow (including bonds), tax (including luxury home tax and land transfer taxes) and legislate (including banning short-term rental and vacancy de-conversions). Municipal strategies, targets and definitions need to match or exceed federal and provincial targets in order to receive funding.

8. **Reforming housing and tax policy to dis-incentivize rising home prices**: A historic reliance on treating private market ownership housing as an investment has created a Catch-22: the more we make homeownership profitable, the more we make housing unaffordable. In order to reach
the lofty goal of the National Housing Strategy – all Canadian households in an adequate home they can afford – and fulfill our international right to housing obligation, we need to ensure that no Canadian relies on gains in housing wealth for income security. We need to rethink the policies that have encouraged the financialization of housing, and pushed the cost to buy or rent a home out of reach for so many Canadians. This will require a refreshed National Housing Strategy that tackles housing price escalation as a primary driver of wealth inequalities. The next phase of a national plan should include mechanisms to address the needs of average income earners (households between 80-120% of Area Median Income) including younger and migrant households, and also addresses the long-term needs of older Canadians.

Rationale: Building on Recent Shifts

In Canada, there has been a broad-based movement – including homeless rights advocates, tenants’ groups, and health advocates; researchers; some businesses; and the social service sector – to incorporate the right to housing into the National Housing Strategy. There is a cross-party consensus that more needs to be done to ensure safe, adequate and affordable housing for all.

For the first time in 30 years, federal, provincial/territorial and municipal governments are beginning to recognize their joint responsibilities to protect security of tenure and provide more desperately needed permanent housing with services to a broad range of groups, including but not limited to: Indigenous-led initiatives in both urban and national settings; women and children escaping violence in their homes; seniors; youth; people with disabilities; racialized people; new migrants; and 2SLGBTIQ+ people, all of whom are at greater risk of housing precarity and homelessness.

The general public is becoming much more concerned about the need for adequate housing in terms of affordability; reducing overcrowding; repair (including the need to upgrade housing for lower energy consumption); location; and services. This need to provide and protect the right to adequate housing for all is especially critical given the fact that staying home is recommended as the frontline defence against COVID-19.

The Immediate Crisis

The COVID-19 pandemic has highlighted and widened economic and social inequalities among Canadians. Adequate housing as THE basic social determinant of health has been starkly illustrated.

- Deaths have been concentrated in seniors’ residences and long-term care homes, exposing their inadequate conditions and services, especially those operated by private care providers. This disproportionately affects women, who are residents and workers in these homes.

- It is impossible to isolate at home without a home. Shelters for people experiencing homelessness, like prisons and hospitals, do not have adequate infrastructure for physical distancing. Residents and low-paid staff, many of them women, Indigenous, racialized and newcomers, are at extreme risk.

- There are discriminatory impacts to ‘stay at home’ enforcement. For instance, large families overcrowded in small apartments without access to private backyards are disproportionately
affected by bans on access to public open space for activities other than brisk walks, cycling or jogging. Concerns by Indigenous and racialized communities about targeting and differential consequences are heightened by an ‘enforce and fine’ regime led by police.

- Messaging only in official languages has meant that many newcomers and Indigenous people have been left out of information loops. Those households without fast internet connections have been left out of educational opportunities.

- Obtaining basics for food, especially for seniors and those with disabilities, have been compounded by existing economic and physical access disparities.

- Many are trapped in their homes in situations of escalating gender-based violence, including women and children living under the same roof as perpetrators.

- Widespread job loss has been especially acute for those working in the service sector. High levels of indebtedness, especially for lower-income households, have meant that many Canadians are unable to pay rent or their mortgage payments.

- Many renters see the end of their leases coming, but the isolation orders prevent them from finding a new home on the market. To protect their tenants, non-profit housing providers have stopped taking in new households.

Long Term Threats

The rapid spread of Covid-19 has also highlighted gaps in the abilities of governments to respond and plan within and between jurisdictions to this pandemic, as well as to global health, environmental, economic and other crises on the horizon. For example, short-term and politicized policies already threaten the response to climate change, and economic and social panics can often lead to authoritarian responses. Lobbying by large corporations for huge payouts (including the energy sector, airlines, and short-term rental companies) increases the danger of an austerity response characterized by cutbacks at all levels of governments. This austerity response, which was a hallmark of Canadian and international government responses to the Global Financial Crisis, is the wrong approach. It would further fray the social safety net and increase social and economic inequalities, including those related to housing and other social infrastructure.

The federal and provincial governments have stepped up emergency financial relief (including emergency funding for households at higher levels than the usual social assistance), and enacted bans on immediate evictions of low-income tenants. However, it has become clear that widespread job losses and business failures in the ‘gig economy’ will result in long-term rent and mortgage precarity for many lower-income households who are already facing high levels of debt.

Municipal governments, which gain revenues from property tax and cannot run deficits, may be forced to sell public land that could be better used for social housing, and may not reopen the full array of facilities on which lower-income people depend. The costs of many housing and health interventions, including providing adequate physical distancing for homeless people, is beyond the financial capacity of many local governments. Public transit revenues have been virtually eliminated, while capital costs remain. Long-term concerns around physical distancing may especially affect lower income and higher density areas, if many local businesses close, it becomes more onerous to maintain public open spaces, and public transit is cut. These all have implications for retrofitting communities for climate change.
International predatory housing actors are looking at opportunities to buy up distressed properties wholesale, as they did during and after the Global Financial Crisis a decade ago. While the collapse of short-term rental providers such as AirBNB may open up possibilities for longer-term affordable rentals, it also highlights the need to develop strong rental control and anti-reconversion policies.

Long Term Opportunities

In this crisis, there are opportunities as well as threats.

The COVID-19 crisis offers an important opportunity to review the National Housing Strategy (NHS) and whether its definitions, emphases, and numbers are adequate, and to incorporate principles and measures to address the gaps revealed by the COVID-19 crisis.

In terms of definitions, there is a need to rethink the current fuzzy approach to ‘affordable’ housing, and instead develop targets based on the ability to pay for the lowest-income households that are most threatened by homelessness (those on social assistance who are earning less than 20% of median income in most localities – so those earning less than $20,000 in most parts of Canada; and those on minimum wage who are earning between $20-49,000 in most parts of Canada).

In terms of emphasis, there is the need to focus on retaining already existing affordable housing. The most effective and efficient way to maintain permanent affordable housing for lower-income households is NOT short-term rent supplements for private sector rental or 10-year agreements as part of private development, but to proactively scale up the stock of social housing with attached subsidies.

There is the need for a national (and international) economic and social recovery program, that creates an opportunity for infrastructure investment that can support the triple-bottom line. Retrofitting existing housing to become carbon neutral as well as affordable and investing in a new generation of affordable and well-located social housing to reduce carbon emissions, requires significant investments and a coordinated response from all levels of government. But the economic return on investment would be substantial as well, in terms of housing stability and consequent participation in the economy and in communities.

Construction jobs are often held by men, but this crisis has also exposed the need to appropriately value the work of medical professionals and support workers (not only doctors, but nurses, personal care workers, cleaners), childcare providers and teachers, and essential service workers (from grocery store clerks to delivery people and truck drivers), many of whom are female. The economic recovery package must be able to respond to the imperative for an aging society to live in dignity, including greatly increased support for all forms of disability and health services.

As has been done in other times of crisis such as after World War II, the building and renovating of housing can be an important part of Canada’s economic recovery. It has to, though, be considered as part of both our social and economic recovery. By ensuring that everyone is adequately housed is an important investment in the social and economic health of communities.

The reliance on stocks and ownership housing for wealth has been exposed as extremely risky for most low- and moderate-income households. Instead, the emphasis has to be on security of tenure for both renter and ownership homes, and perhaps a greater emphasis on government bonds – borrowing from the public to build and rebuild public infrastructure.
Principles of Long-Term Investment in Housing

The COVID-19 crisis has helped clarify the approach and principles that are urgently needed to reduce death and suffering in the future.

• Governments that are conscious of, and seek to redress inequalities, and that build up social solidarity, involve stakeholders, and provide transparent information, do better at protecting people’s lives during shocks and crises.

• Inequalities – based on income/wealth, gender, racialization, Indigeneity, abilities, age – are exacerbated by shocks and crises. Help the most vulnerable and the most marginalized first.

• Housing is a basic right and need. Investments in housing need to cushion security of tenure against shocks, which will only increase in an era of climate change.

Providing adequate housing for all should be the basis for a national economic stimulus package.
APPENDIX A – ENDORSING ORGANIZATIONS

221A

Aboriginal Housing Management Association (AHMA)

AIDS Saskatoon Inc.

Ally Centre of Cape Breton

Atelier Mobile Montréal

Atira Women’s Resource Society

BC Social Enterprise Network

Blankets For Moncton

Brightside Community Homes Foundation

Building Resilient Neighbourhoods

Camponi Housing Corporation

CAMPP

Canadian Centre for Policy Alternatives (CCPA)

Canadian Observatory on Homelessness / York University

Cape Breton Transition House Association

Cape Breton County Seniors & Pensioners Council

Centre for Equality Rights in Accommodation

Chartered Institute of Housing Canada

Collectif de recherche et d’action sur l’habitat (CRACH)

Community Housing Transformation Centre / Centre De Transformation Du Logement Communautaire

COSCO of BC

ENSEMBLE Services Grtr./Grand Moncton

FCSNA

Generation Squeeze

Greater Moncton Homelessness Steering Committee
Habitat Services
Hamilton Roundtable for Poverty Reduction
Hey Neighbour Collective (at SFU Wosk Centre for Dialogue)
Houselink Community Homes
Housing Research Collaborative
Institut National De La Recherche Scientifique
Inverness-Victoria 63 A Council of Seniors & Pensioners
John Howard Society of Saskatchewan
Keeping Six-Hamilton Harm Reduction Action League
Kensington Market Community Land Trust
McMaster University Office of Community Engagement
Mouvement pour mettre fin à l’itinérance à Montréal
National Pensioners Federation
New Dawn Enterprises
Nova Scotia Government Employees Association
Our Place Society
PARC
Parkdale Neighbourhood Land Trust
Parkdale People's Economy
Pathways to Employment
Peel Alliance to End Homelessness
Power in Community Fighting For Affordable Homes
Quadra Architecture
Quint Development Corporation
RePlan Committee of the False Creek South Neighbourhood Association
Seniors Services Society of BC
SHIFT Collaborative
Tenants Rights BC
The Edmonton Coalition on Housing & Homelessness
The Housing Help Centre
The Quadra Villager, HQ Collective (Victoria BC)
United Way Halifax
Voices Of Scarborough
West Scarborough Community Legal Services
YKDFN
YWCA Hamilton
YWCA Moncton
APPENDIX B – ENDORSING INDIVIDUALS

Adam Power - NSCC
Alan Walks - University of Toronto
Aleisa Wolff - John Howard Society of Saskatchewan- Saskatoon Branch
Alexandra Flynn - University of British Columbia
Alison Silgardo - Seniors Services Society of BC
Allyson Marsolais - Canadian Observatory on Homelessness / York University
Alyssa Brierley - Centre for Equality Rights in Accommodation
Ambi Sinnathambu - The Housing Help Centre
Ana Teresa Portillo - Parkdale People’s Economy
Andres Penaloza - Housing Research Collaborative
Andy Yan - City Program, Simon Fraser University
Ann Toohey - University of Calgary
Anna Kemp
Anna Kramer - McGill University
Anne Latendresse - Department of geography, UQAM
Arielle Houghton
Arleta Beckett
Atiya Mahmood - Simon Fraser University
Baldwin Hum - Quadra Architecture
Barb Mikulec - National Pensioners Federation- Housing Chair

Bee Lee Soh
Ben Isitt - City of Victoria (BC), Councillor
Bernard Conrad - Nova Scotia Government Employees Association
Bernie Larusic - Cape Breton County Seniors & Pensioners Council
Brian Mcbay - 221A
Brian Davis - HouseLink Community Homes
Bruce Elkin
Cameron Power
Carolyn Whitzman - University of Ottawa
Catherine Etmanski - Royal Roads University
Catherine Leviten-Reid - Cape Breton University
Chris Persaud - Habitat Services
Christina Baldanza
Christine Boyle - Councillor, City of Vancouver
Christine Porter - The Ally Centre of Cape Breton
Cleo Breton
Corrie Kessler
Craig Jones - Housing Research Collaborative
Damaris Rose - Institut National De La Recherche Scientifique
Dave Heidebrecht - McMaster University Office of Community Engagement
David Ley - University of British Columbia
David Campbell - University of Calgary
David Meyers
Dawn Smith - University of British Columbia SCARP
Deborah Brown-Warren - ENSEMBLE Services Grtr./Grand Moncton
Deirdre Pike - Social Planning and Research Council of Hamilton
Denise Christopherson - YWCA Hamilton
Diane Penny - Ally Centre of Cape Breton
Don Fitzpatrick - Inverness-Victoria 63 A Council of Seniors & Pensioners
Douglas Boyd
Douglas Laird
Eduardo Della Foresta - Atelier Mobile Montréal
Elizabeth Ballantyne
Elvin Wyly
Emily Paradis - University of Toronto
Gagan Leekha
Greg Tedesco
Hannah Brais
Hannah Margaret Stratford-Kurus
Heather Evans
Heather Baitz
Helen Morrison - Cape Breton Transition House Assoc
Hélène Bélanger - Université du Québec à Montréal
Isobel Findlay - University of Saskatchewan
J David Hulchanski - Professor, Housing and Community Development, University of Toronto
Jacqueline Kennelly - Carleton University
Jacqueline Gahagan - Dalhousie University
James McGregor
Janice Abbott - Atira Women's Resource Society
Janice Barry - University of Waterloo
Jason Mercredi - AIDS Saskatoon Inc.
Jason Snaggs - YKDFN
Jean Swanson - Vancouver city councillor
Jenn Neilson - The Quadra Villager, HQ Collective (Victoria BC)
Jenna Mackenzie - Pathways to Employment
Jennifer Weaver
Jeremy Stone - Simon Fraser University CED
Jessica Knowler
Jim Woodward
Jodie Kurysh - JHSS
Joshua Barndt - Parkdale Neighbourhood Land Trust
Joshua Evans - University of Alberta
Joy Connelly
Julia Christensen
Julia Woodhall-Melnik - University of New Brunswick
Julie Dingwell - Avenue B
Kari Schofield
Kathlene Scheurle
Kerri Klein - SHIFT Collaborative
Kevin Barrett - Kensington Market Community Land Trust
Kevin Hooper - United Way Halifax
Kim Talbot - Tenants Rights BC
Kimberly Denness-Thomas
Kori Doty
Laura Werner
Laura Selig
Laura Cattari - Hamilton Roundtable for Poverty Reduction
Laura Murphy - The Edmonton Coalition on Housing & Homelessness
Leigh Bursey
Len Usiskin - Quint Development Corporation
Leo Chaland
Liana Glass
Lisa Ryan - Greater Moncton Homelessness Steering Committee
Lisa Nussey - Keeping Six-Hamilton Harm Reduction Action League
Lisa Moffatt – Resilience Planning
Magdalena Ugarte - Ryerson University
Margaret Dechman
Margaret Pfoh - Aboriginal Housing Management Association
Marie-Ève Desroches - Institut national de la recherche scientifique

Marie-Hélène Bisaillon - Chartered Institute of Housing Canada
Mark Grill
Markus Moos - School of Planning, University of Waterloo
Martha Radice - Dalhousie University
Martin Gallié - uqam
Martine August - University of Waterloo
Melinda Montgomery
Michele Nadeau - YWCA Moncton
Michèlé Chappaz - Mouvement pour mettre fin à l’itinérance à Montréal
Michelle Hoar - Hey Neighbour Collective (at SFU Wosk Centre for Dialogue)
Michelle Bilek - Peel Alliance to End Homelessness
Mylene Riva - McGill University
Nadja Hamdon
Nadine Lipton - Blankets For Moncton
Nancy Worth - University of Waterloo
Nazeem Muhajarine - University of Saskatchewan
Nicole Chaland - Housing Researcher & Advocate
Nik Luka - McGill University (Architecture & Urban Planning)
Nizar Laarif - AHMA
Nrinder Nann - Hamilton City Councillor
Pablo Beimler
Patricia O’Byrne - Our Place Society
Patricia O’Campo - Public Health, University of Toronto

Patrick Condon - University of British Columbia SALA

Patty Musgrave - Greater Moncton Homelessness

Paul Kershaw - Generation Squeeze

Peer-Daniel Krause

Penny Gurstein - Housing Research Collaborative and SCARP, UBC

Pete Fry - City Councillor, Vancouver

Raylene Theriault

Regini David - Power in Community Fighting For Affordable Homes

Regini David - West Scarboroough Community Legal Services

Ren Thomas - Dalhousie University

Richard Evans - *RePlan Committee of the False Creek South Neighbourhood Association

Richard Harris - McMaster University

Rod Mcivor - COSCO of BC

Rupert Downing - BC Social Enterprise Network

Sabrina Vatcher - New Dawn Enterprises

Sarah Potts - Councillor, City of Victoria

Sarah Canham - Simon Fraser University / University of Utah

Sarah Gillis - YKDFN

Sarah Buhler - University of Saskatchewan College of Law

Sashaina Singh - McMaster University Office of Community Engagement

Sethu Ram - Voices Of Scarborough

Sharmarke Dubow - City Councillor, Victoria

Shawn Harmon

Shawn Fraser - John Howard Society of Saskatchewan.

Sheila Sammon - McMaster University Community Engagement & Social Work

Shelagh Mccartney - Ryerson University

Sheryl Staub-French - University of British Columbia

Simon Colgan - CAMPP

Stacy Barter - Building Resilient Neighbourhoods

Stefanie Hardman

Stéphan Corriveau - Community Housing Transformation Centre / Centre De Transformation Du Logement Communautaire

Stephanie Baker Collins - School of Social Work, McMaster University

Steve Lurie - CMHA Toronto

Sue Macdonnell

Susannah Bunce - Geography & Planning, University of Toronto

Ted Gaudet - Dieppe city Council

Thomas Cooper - Hamilton Roundtable for Poverty Reduction

Toby Esterby - Camponi Housing Corporation

Tracey Harris

Trevor Goodwin

Victor Willis
Victor Willis - PARC
Wendy Herdin - FCSNA
William Azaroff - Brightside Community Homes Foundation
William Berryman