



2024 Roadmap Resident Summit Summary

Key Takeaways

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Voices of Progress Panel

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Roadmap Resident Summit 2024 attendees

1.0 Acknowledgments

1.1 Land Acknowledgment

CP Planning acknowledges that our offices are located on the traditional territory of many First Nations, including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee, and the Wendat peoples. We also recognize that this territory is now home to many diverse First Nations, Inuit and Métis peoples. We are committed to supporting efforts that ensure Indigenous Peoples have adequate access to affordable housing and community spaces on these and other Indigenous lands.

We recognize that Indigenous peoples were the first to be displaced from their homes and separated from the cultural ways of relating to the land. We are committed to supporting reconciliation efforts by sharing knowledge, developing and fortifying relationships that will generate and sustain resources for Indigenous communities to thrive.

1.2 African Ancestral Acknowledgment

We pay tribute to African ancestors and migrants who came to Canada voluntarily, or involuntarily a result of the Trans-Atlantic Slave Trade and Slavery.

We recognize that Black households have among the lowest home ownership rates, resulting in higher prevalence and risk of displacement due to systemic failures to uphold their right to adequate housing.

1.3 Community Acknowledgment

CP Planning's 2nd annual Resident Summit was made possible thanks to the collaborative efforts of various leaders. We are grateful for the continued trust in our capacity to bring diverse groups together to share and exchange knowledge. The design of the panels and Workshop were informed by feedback gathered at the 2023 Resident Summit. This includes the action to 'Strengthen strategies to develop community land trusts, implement anti-displacement measures, and engage property owners and government through improved policies and regulations'.

We are in deep gratitude to our Event Sponsor Rally Assets for supporting the 2024 Resident Summit. Rally Assets helps investors use capital for positive social and environmental impact - they are experts in impact investing.

We are also in deep gratitude to leaders Kumsa Baker (TCBN), Candice Zhang (Ontario Non-profit Network), and Alix Aylen (Infrastructure Institute) who helped in the design and implementation of the Community Action Plan Workshop.

2.0 Summary

The 2024 Resident Summit was held at the Centre for Social Innovation on May 27, 2024, bringing together over 60 community organizers, non-profit leaders, and housing advocates to share knowledge and begin ecosystem mapping to strengthen solutions for affordable housing and anti-displacement efforts.

2.1 Background

This event was hosted as part of CP Planning's Roadmap for Redevelopment Plans to Confront Systemic Racism ("Roadmap").

The objectives of this event were to:

- Gather community residents, organizations, and leaders from across Ontario cities with recent major investments in transit.
- Showcase successful housing strategies and how they can be replicated and scaled
- Advance ecosystem mapping, to build a community strategy to secure short and long term wins

CP Planning is a Black-led and federally incorporated non-profit community network building the capacity of non-profits to protect and generate affordable housing and community spaces at the scale required to meet community needs. We use coalition-building, research, policy development, capacity building, and strategic partnership development to improve the economic function of the Land Use Planning and Development Economy.

The Roadmap is an action-oriented program designed to address crucial gaps of systemic racism in the Land Use Planning and Development Economy.

The Roadmap was launched in 2022, inclusive of incubation via CMHC's Housing Supply Challenge. It's priority is to reduce displacement within Ontario cities which have received massive investment into the development of public rapid transit.



Audience questions/comments

2.2 Next Steps

In response to the Summit outcomes, CP Planning commits to the following action items:

Action 1: Expand capacity-building programs for community-led planning

Action 2: Facilitate government policy alignment with community priorities

Action 3: Develop a cross-sectoral engagement strategy

Action 4: Enhance partnerships with aligned organizations in high power segments of the land use planning economy (financial organization)

Action 5: Strengthen participatory design of the 2025 Resident Summit

By implementing these action items, CP Planning aims to build on the momentum of the 2024 Resident Summit, nurturing deeper collaboration between community organizations, industry leaders, and policymakers. Through sustained engagement, targeted capacity-building, and strategic cross-sectoral partnerships, CP Planning will work to advance equitable planning solutions that address systemic barriers to housing affordability and strengthening long-term anti-displacement strategies across Ontario.



Audience questions/comments

3.0 Key Takeaways

The 2024 Resident Summit provided a platform for community organizers, non-profit leaders, and housing advocates to engage in meaningful discussions on strengthening affordable housing strategies and anti-displacement efforts.

Through panel discussions, workshops, and collaborative activities, participants explored innovative funding models, policy advancement and community-led planning strategies. The takeaways will inform CP Planning's ongoing efforts to build cross-sectoral partnerships, enhance community capacity, and drive systemic change in housing policy and development.

Key takeaways identified in this report are grouped under 5 themes:

- **Theme 1. Policies, Regulation, and Government Engagement:** The need for policies and regulations that support affordable housing development and the importance of government engagement in addressing housing challenges.
- **Theme 2. Community Engagement, Capacity Building, and Information Sharing:** The importance of involving communities in decision-making

processes, building capacity within communities to address housing issues, and sharing information to promote understanding and collaboration.

- **Theme 3. Funding and Financing of Affordable Housing Development:** The need for innovative funding and financing mechanisms to support affordable housing development and increased access to capital for housing projects.
- **Theme 4. Equity and Community Understanding:** The importance of promoting equity in housing initiatives and enhancing community understanding of the benefits and challenges of affordable housing.
- **Theme 5. Affordable Housing and Displacement:** This theme focuses on mitigating displacement risks and developing strategies to preserve affordable housing in the face of gentrification and other factors

3.1 Fireside Chat

The day began with a fireside keynote discussion where Mercedes Zayas Sharpe, former community planner at the Parkdale Activity and Recreation Centre (PARC), moderated by CP Planning Founder and Executive Director, Cheryll Case.

Mercedes and PARC were chosen for the keynote due to their role in support of PARC's substantial rise as a leader in community-led planning during 2017-2023. In 2016, PARC, through its community coalition, the Parkdale Peoples' Economy (PPE), launched its Community Planning Study. Its priority was on "Building a foundation for decent work, shared wealth, and equitable development in Parkdale".

- **Theme 1: Policies, Regulation, and Government Engagement**
 - The PPE and Parkdale Neighbourhood Land Trust's partnership with the City of Toronto to pilot city-funded acquisitions, resulted in the later role out of ongoing funding to non-profits to acquire and operate affordable housing.
- **Theme 2: Community Engagement, Capacity Building, and Information Sharing**
 - The PPE coalition's success demonstrates how place-based non-profits can effectively collaborate with grassroots movements can shape long-term planning strategies.
 - The Parkdale Neighbourhood Land Trust's success, emerging from the PPE, further demonstrates impact as these were key catalysts to the growing movement to build CLTs across Canada, supported by the Canadian Network of Community Land Trusts.

- **Theme 3: Funding and Financing of Affordable Housing Development**

- Funding from the city enabled CLTs to acquire private sector housing and preserve affordability, showcasing an effective financial strategy.

- **Theme 4: Equity and Community Understanding**

- The case study of Parkdale highlights the need for equitable development models that prioritize social justice and economic inclusion.

- **Theme 5: Affordable Housing and Displacement**

- Community-led initiatives play a substantial role in preventing displacement and securing long-term affordable housing options.



Fireside Chat

3.2 Voice of Progress Panel

This panel highlighted the experiences, challenges, and successes of community organizers who have advanced solutions advocated for affordable housing inclusion in development projects. Panelists included Kumsa Baker (Toronto Community Benefits Network), Anna-Kay Brown (Jane/Finch Community and Family Centre), Dr. Menna Agha (Action Lab, Carleton University, Azrieli School of Architecture), and Mohammed Shalalfeh (Hamilton Community Benefits Network).

- **Theme 1: Policies, Regulation, and Government Engagement**

- Anna-Kay's work on the Jane-Finch Community Development Plan demonstrated the importance of community engagement in shaping local development policies to ensure affordable housing inclusion
- Mohammed highlighted the impact of coalition-building with non-profits and community organizations to influence policies and development strategies

- **Theme 2: Community Engagement, Capacity Building, and Information Sharing**

- Kumsa's experience in coalition-building showcased how community-led organizing can mobilize residents and stakeholders to advance equitable housing policies.
- Dr. Menna Agha emphasized the importance of trust-building with community members, demonstrating how community-based initiatives can grow and sustain long-term planning efforts. A key component of trust building is to provide services that meet community needs now. In Menna's case, this has included creating infrastructure to address immediate food access deficits.



Voices of Progress Panel

- **Theme 3: Funding and Financing of Affordable Housing Development**
 - The role of community coalitions in securing resources and financial support for affordable housing initiatives was a key discussion point.
- **Theme 4: Equity and Community Understanding**
 - Dr. Menna Agha's approach to building food infrastructure highlighted the connection between meeting immediate community needs and nurturing long-term engagement in planning efforts.
 - The panel reinforced the importance of community leadership in decision-making processes, ensuring that those most affected by housing policies have a voice in shaping solutions.
- **Theme 5: Affordable Housing and Displacement**
 - The panelists collectively underscored the need for affordable housing protections to prevent displacement, particularly in communities experiencing rapid redevelopment.
 - The Jane-Finch Community Development Plan was presented as a model for mitigating displacement and ensuring equitable growth in a historically marginalized neighborhood.

3.3 Financing Affordable Housing Panel

This panel focused on innovative funding models and financial strategies to support affordable housing projects. Panelists included Garth Brown (Housing Advocate), S. Mwarigha (WoodGreen), Krystal Valencia (Rental Rescue), moderated by Matti Siemiatycki (University of Toronto). Attendees gained a deeper understanding of current funding challenges and emerging solutions to improve financial accessibility for affordable housing.

- **Theme 1: Policies, Regulation, and Government Engagement**
 - Matti's discussion on professional development programs emphasized the role of public policy and government support in enabling community organizations to become housing developers.
- **Theme 2: Community Engagement, Capacity Building, and Information Sharing**
 - Matti also highlighted the importance of capacity-building efforts, such as training programs for community organizations to participate in affordable housing development.

- **Theme 3: Funding and Financing of Affordable Housing Development**

- Garth's experience using personal resources to develop housing for refugees demonstrated alternative funding approaches for affordable housing.
- Mwarigha's insights on partnerships and collaboration emphasized the importance of multi-sector cooperation to secure financial resources for new affordable housing projects.
- Krystal's success in fundraising millions for non-profits to acquire affordable housing, in less than two years, illustrated the potential of community-driven financial models to prevent gentrification and preserve affordable housing.

- **Theme 4: Equity and Community Understanding**

- The discussion reinforced the need for equitable access to funding, ensuring that historically marginalized groups have the financial resources to develop and maintain affordable housing.

- **Theme 5: Affordable Housing and Displacement**

- Krystal and Mwarigha work in securing funding through dynamic partnerships with government, philanthropy, and banks emphasize the role of collaborative partnerships to achieve short and long term outcomes in support of low-income renter households.



Financing Affordable Housing Panel



Workshop in action



Shareback on workshop results

2.4 Community Action Plan Workshop

The Community Action Plan Workshop provided a collaborative space for participants to identify and prioritize key groups essential to advancing affordable housing initiatives. Using a dotmocracy voting system, attendees assessed various entities based on Alignment (shared vision and commitment to affordable housing) and Power (financial resources and policy influence).

The Workshop's results highlight the critical role of funding and financial partnerships in advancing affordable housing, aligning strongly with **Theme 3: Funding and Financing of Affordable Housing Development.**

Key findings:

- Non-profits ranked highest in both Alignment and Power, reinforcing their leadership role.
- Non-profit developers showed strong alignment but lacked power, emphasizing their need for greater financial backing.
- Banks and property owners had high financial power but low alignment, indicating the importance of deeper engagement.
- Government entities scored moderately in both categories, signaling the need for stronger policy commitments and funding allocations.
- Overall results emphasize the gap between community-aligned groups and financial power, underscoring the need for stronger partnership and accountability mechanisms.

Category	Alignment	Power
Non-profit	49 (22.9%)	46 (23.1%)
Non-profit real estate developer/provider	48 (22.4%)	14 (7.0%)
Social Finance and philanthropy	37 (17.3%)	25 (12.6%)
Government	26 (12.1%)	17 (8.5%)
Property owners	17 (7.9%)	31 (15.6%)
Banking	14 (6.5%)	31 (15.6%)
Faith-based	9 (4.2%)	2 (1.0%)
Other	8 (3.7%)	8 (4.0%)
Private real estate developer/provider	6 (2.8%)	25 (12.6%)
Total	214	199

Table 1: Dotmocracy results

