

ATTACHMENT 3

INPUT FROM THE CITY OF TORONTO & TORONTO ALLIANCE TO END HOMELESSNESS SUPPORTIVE HOUSING CHARRETTE

On June 5, 2019 the City of Toronto and the TAEH hosted a supportive housing charrette as part of the HousingTO 2020-2030 Action Plan consultations. As part of the event, modular housing was explored as a potential approach to address the supportive housing shortfall in the city. A guest from the Portland Hotel Society (PHS) in Vancouver - a supportive housing operator who currently providing supports in the City's modular housing - also shared lessons learned with the group.

The following is a summary based on input from the 36 participants at the charrette.

What can Toronto learn from the supportive housing experience and practice from PHS in Vancouver?

- A streamlined approvals process is critical to success.
- Public resources are better spent on modular housing instead of shelters.
- A clear mandate, coordination, and a sense of urgency between all stakeholders, the non-profit sector, and all orders of government is critical to implementing modular housing.

What are some of the key factors that should be considered in supporting successful implementation of modular housing?

- Financial and social return of investment.
- Ensure that outcomes are substantially better than the traditional shelter model, or explore how the two models can be combined.
- Find appropriate and sufficient land (especially former industrial or commercial sites, City-owned land, and above existing buildings) for building modular housing.
- Explore centralized or collective funding models.
- Establish a tendering process to find an operator for the modular housing development.
- Secure community buy-in.
- Follow other City's (e.g. Vancouver's) lessons and insights in order to scale up modular housing quickly in Toronto.
- Programming and supports must be comprehensive
- Operators should consult potential residents of modular housing on the programming and support services they would like to see.
- Expedite the approvals process for modular housing, and classify it as supportive and affordable housing.
- Identify a champion to coordinate implementation
- Identify the target population of the modular housing early on in the process.

When selecting a site, what kind of considerations should be taken into account?

- Access to transit.
- Integration with local community.
- Availability of other community services.
- Geographic location in the city.

Other Considerations

- Identify and remediate any contamination of the land.
- Build on transit-accessible sites and install bike parking.
- Build on sites that will bring higher density to low density neighbourhoods.
- Build near existing and future community services, permanent housing, and retail (e.g. grocery stores and coffee shops), where possible.
- Provide on-site:
 - Outdoor spaces
 - Community kitchen
 - Programming
 - Skills training
 - 24/7 health support services
 - Build where there is less stigma surrounding homelessness