

Shaping Futures: Housing Policies for the 21st Century

Australia, Canada, United Kingdom

An Invitational International Symposium

May 24, 2017, Innis Town Hall, University of Toronto, 9am

Hosted by Shaping Futures, University of Glasgow &

Neighbourhood Change Research Partnership, Factor-Inwentash Faculty of Social Work, University of Toronto

National housing systems should: (1) stimulate adequate housing production; (2) help produce a mix of housing choice (tenure, location, quality); (3) assist those who cannot afford adequate, appropriate housing. How do we improve the performance of our housing system? How can municipalities play a more significant role?

Housing is essential infrastructure. Its benefits go well beyond the social. How can we make a better case and tell the story of those whose lives are held back by insecure and/or unaffordable housing?

AGENDA

9:00	Welcome: Shaping Futures & the day's agenda	David Hulchanski, UofT NCRP Sharon Chisholm, Shaping Futures
9:15	Housing Policy Update: The Macro Context and Recent Policy Trends What is new in the broader policy making context? What has been or shortly will be introduced affecting the housing system? A focus on the recent 12 to 24 months.	Macro Trends & the Housing System: D. Hulchanski United Kingdom: Ken Gibb, U of Glasgow Australia: Hal Pawson, U of New South Wales Moderator: Shauna Brail, Professor, U of Toronto Presidential Advisor on Urban Engagement
10:15	Break	
10:30	The Economic Case for Housing Duncan Maclennan, University of Glasgow. How a nation's housing system functions affects its bottom line. How is productivity affected? How can we influence treasuries to better understand the multiple dimensions of housing?	Discussants: Ian McDermott, Aldwyck Housing, London Wendy Hayhurst, NSW Federation of Housing Associations Moderator: Armine Yalnizyan, economist, Toronto
11:45	The Capacity of the Affordable Housing Industry Hal Pawson, University of New South Wales	Moderator: Sharon Chisholm
12:30	Lunch	
1:30	Pressured Housing Markets: Sydney, Vancouver, London Duncan Maclennan, University of Glasgow. Are there ways to ease price increases and maintain a diverse population with families and 25-35s? What works? What offers promise? What must central, regional and local governments do?	Eloise Atkinson, BHC, Brisbane Abigail Bond, City of Vancouver Jamie Ratcliff, City of London (video) Moderator: Sean Gadon, Director, Affordable Housing Office, City of Toronto
2:45	Communicating the Case for Housing: The Need for a New Housing Narrative Sharon Chisholm, Shaping Futures How can municipalities, NGOs, and citizens do better? Panel discussion.	Graeme Brown, Shelter Scotland, Edinburgh Elizabeth McIsaac, Maytree Foundation, Toronto Michael Newey, Broadland Housing, Norwich Moderator: Ana Bailão, Toronto City Council; Chair, Affordable Housing Committee
3:45	Reception	

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Eloise Atkinson is the Independent Chair of the BHC, a not for profit company focused on assisting low-income households in Queensland, Australia to access quality affordable housing. Eloise is an architect with over 25 years experience in the design of public and affordable housing and has worked with clients in government, community organisations and private developers. In her role as Director of design practice Deicke Richards, she is committed to working with clients who might not otherwise access professional design advice.

Ana Bailão is the Toronto City Councillor for Ward 18, Davenport, first elected in 2010. She is the City of Toronto's Housing Advocate. When asked to Chair the Affordable Housing Committee in her first term, it was at a time when external housing funding was shrinking. Ana has created new opportunities by reducing obstacles and providing new City incentives for the private and non-profit sectors to build affordable housing. Ana is a dynamic and energetic voice for women, low-income families, and new Canadians.

Shauna Brail is Presidential Advisor on Urban Engagement and Associate Professor, Teaching Stream in the Urban Studies Program at the University of Toronto. As an economic geographer, her research focuses on the transformation of cities as a result of economic, social and cultural change. Since 2006, she has been active in research, teaching, and community development work in Regent Park – the largest public housing site in Canada and the site of a \$1Billion transformation. In her role as Presidential Advisor on Urban Engagement, Shauna is coordinating the current four university presidents initiative on affordable housing for university students in the Toronto area.

Graeme Brown is Director of Shelter Scotland, a UK charity that works to alleviate the distress caused by homelessness and bad housing. He is the former director of policy for Shelter UK. Before joining Shelter, Graeme was an independent consultant at the Home Office, the Rough Sleepers Unit at the Department of the Environment, the Social Exclusion Unit in the Cabinet Office, and a number of non-governmental organizations.

Sharon Chisholm currently directs Shaping Futures: Housing Policies for the 21st Century, an international multi-sectoral knowledge exchange project based at the University of Glasgow. She managed a similar project, New Times: New Business: Housing Provision in Times of Austerity, while at the University of St Andrews. Sharon brings experience from a long career in positions in Canada with municipal governments (Ottawa & Dartmouth), community based housing groups (Access Housing), and as ED of Canada's national housing association, Canadian Housing & Renewal Association.

Sean Gadon is director of the Affordable Housing Office, City of Toronto. For over 30 years he has been a recognized national leader in housing in Canada. For the City of Toronto Sean oversees the delivery of federal, provincial and municipal funding for a range of housing initiatives, including affordable housing construction and renovation programs. In 2016 he led the preparation of Toronto's National Housing Strategy submission to the federal government. He is tasked with delivering Mayor John Tory's new Open Door Initiative aimed at scaling up efforts to create affordable housing. Sean served as President of Raising the Roof for 10 years and senior advisor to three Toronto mayors and Executive Assistant to two Ontario housing ministers. Sean is a graduate from the University of Toronto's Urban Studies Program.

Ken Gibb is a professor of housing economics at the University of Glasgow. He is Director of Policy Scotland, and co-director of What Works Scotland. From August 1, Ken will be Principal Investigator and Director of the Collaborative Centre for Housing Evidence. This new UK centre is a consortium of nine universities and four non-academic professional bodies in a major research programme examining the UK's housing system. The five year program will seek to influence future housing policy at all levels.

Wendy Hayhurst is CEO of the NSW Federation of Housing Associations, the not for profit affordable housing sector's representative body, based in Sydney, Australia. She has over thirty years experience in senior managerial roles and as a non-executive director in a wide range of housing

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provider organizations, regulatory bodies, specialist consultancies and performance benchmarking organizations.

David Hulchanski is a professor of housing and community development at the University of Toronto's Factor-Inwentash Faculty of Social Work and the principal investigator of the Neighbourhood Change Research Partnership, focused on socio-spatial change in metropolitan areas. His research and teaching is focused on housing, social policy, neighbourhoods, and homelessness.

Duncan MacLennan is an international expert on the development of cities, the renewal of neighbourhoods, and the economics of housing. He was Director of the Centre for Housing Research at the University of St Andrews. After a long career at the University of Glasgow, where he directed the Centre for Housing and Urban Research, and the Cities Programme, he worked in senior government and academic posts in both Australia and Canada. After moving to Canada in 2005 he held a joint appointment as Professor of Urban Economic Policy at the University of Ottawa and as Chief Economist at the Federal Department for Infrastructure. Duncan has advised governments on housing policy in the UK, Poland, France, Sweden, Ireland, New Zealand, Canada and Australia. He has published more than a hundred academic articles and written/edited fourteen housing related books.

Ian McDermott is Group Chief Executive, Aldwyck Housing Group. Ian has 30 years experience in the housing sector. Before joining Aldwyck in 2016 Ian was the Chief Operating Officer at Sanctuary Group. Ian has also held Chief Executive positions at both Shaftesbury Housing Group and Stonebridge Housing Action Trust. Ian is a member of the Chartered Institute of Housing, a Chartered Surveyor, and an alumnus of the Harvard Business School.

Elizabeth Mclsaac is the President of Maytree where she leads the organization in shaping the discussion around poverty and human rights in Canada. Elizabeth has a deep history with Maytree; she previously served as the Director of Policy and was the executive director of one of Maytree's signature ideas: the Toronto Region Immigrant

Employment Council (TRIEC). Most recently, Elizabeth established and led Mowat NFP (Not-for-Profit Policy) at the Mowat Centre, where she conducted and directed research analyzing the challenges facing the non-profit sector today.

Michael Newey has been CEO of Broadland Housing Group since 2003. Broadland owns and manages 5,000 homes in Norfolk and Suffolk and has a current affordable development programme of 600 homes, as well as 200 homes for market sale. Michael was the President of the Royal Institution of Chartered Surveyors in 2013/14, the largest global professional body in land, property and construction. In 2015 he received an Honorary Doctorate from Portsmouth University for services to real estate and surveying education.

Hal Pawson is Professor of Housing Research and Policy at the University of New South Wales in Sydney, Australia. He was formerly at Edinburgh's Heriot-Watt University from 1995 to 2011. Hal has published widely on the governance and management of social housing, on private rental markets and on the urban geography of social disadvantage.

Jamie Ratcliff is Assistant Director, Programme, Policy and Services, in the Housing & Land Directorate of the Greater London Authority.

Armine Yalnizyan is a leading voice in Canada's economic scene. She helped define the Canadian Centre for Policy Alternatives' Inequality Project from 2006 to 2017. Armine provides business commentary weekly on CBC Radio's *Metro Morning*, the most popular radio show in the Greater Toronto Area; and appears nationally every Wednesday on The Big Picture panel, featured on CBC TV's business show, *On The Money*. Armine is also Vice-President of the Canadian Association for Business Economics.