



NIMBYism & SOCIAL INCLUSION: Understanding the linkages

CIP Conference, 4 July 2019

Canada 



Stage in the planning process

“Since every construction project is located near somebody, NIMBYism often results in little housing getting built anywhere.”

(“The Life and Death of Smart Growth” NHC Session, 2018)

The Role of Time

“Secondary suites is a good example, something that 10 years ago was much more controversial than it is now. ... there isn’t as much of a NIMBY issue with them as there used to be.”

(“The Life and Death of Smart Growth” NHC Session, 2018)

The Role of Language

“The term NIMBY [is] a very judgemental term that implies selfishness, ignorance, and irrationality on behalf of neighbourhood people in particular.”

(“All Housing is Social Housing” NHC Session, 2018)

“[T]he reality is we should come up with a different term [for NIMBY], because we villainize these people...”

(“The Life and Death of Smart Growth” NHC Session, 2018)

The Role of Language

“I don’t like the term NIMBY ... I prefer to call it ‘housing discrimination’.”

“NIMBYism does often masquerade as discrimination; it’s often: “I don’t have a problem, however...”

(“The Life and Death of Smart Growth” NHC Session, 2018)

Can NIMBYism be overcome?

Yes, provided we step up in the areas of:

- *Public education and awareness
- Including vulnerable populations in consultations and public engagement activities (ensuring more diverse voices at the table, over-sampling of 'populations at the margins')
- Transparency in process and procedures
- New ways of communicating (speaks to language, methods and approaches to communication), convey the constraints, opportunities, benefits

Affordable Housing Development Process in the City of Ottawa



NIMBY, Gentrification & Increasing Housing Costs

Affordable housing is on the horizon - but it needs neighbours' support

NEWS Dec 14, 2010 by Laura Mueller, Renfrew Mercury

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In an uncommon gesture of community goodwill, neighbours are not only helping design the building for this affordable housing development on Chrington Street in New Edinburgh, they are helping furnish it. - Courtesy of Ottawa Community Housing.

NIMBY movement sweeps Ottawa

Chris Hoffer

Published: July 14, 2012
Updated: July 14, 2012 3:33 PM EDT
Filed Under: Ottawa Sun

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RELATED

NEWS

Watch: OTTAWA TRAFFIC: Summer bus service, construction near airport

There's a disease running rampant in the city and in a hospital bed, it is contagious and can easily h... neighbourhood to neighbourhood.

Heritage Gate evictions point to growing affordable housing crisis in Ottawa

In May, 150 homes in the Heron Gate community were served eviction notices, forcing them to leave their homes by Sept. 30. (Photo © Matt Gerych)

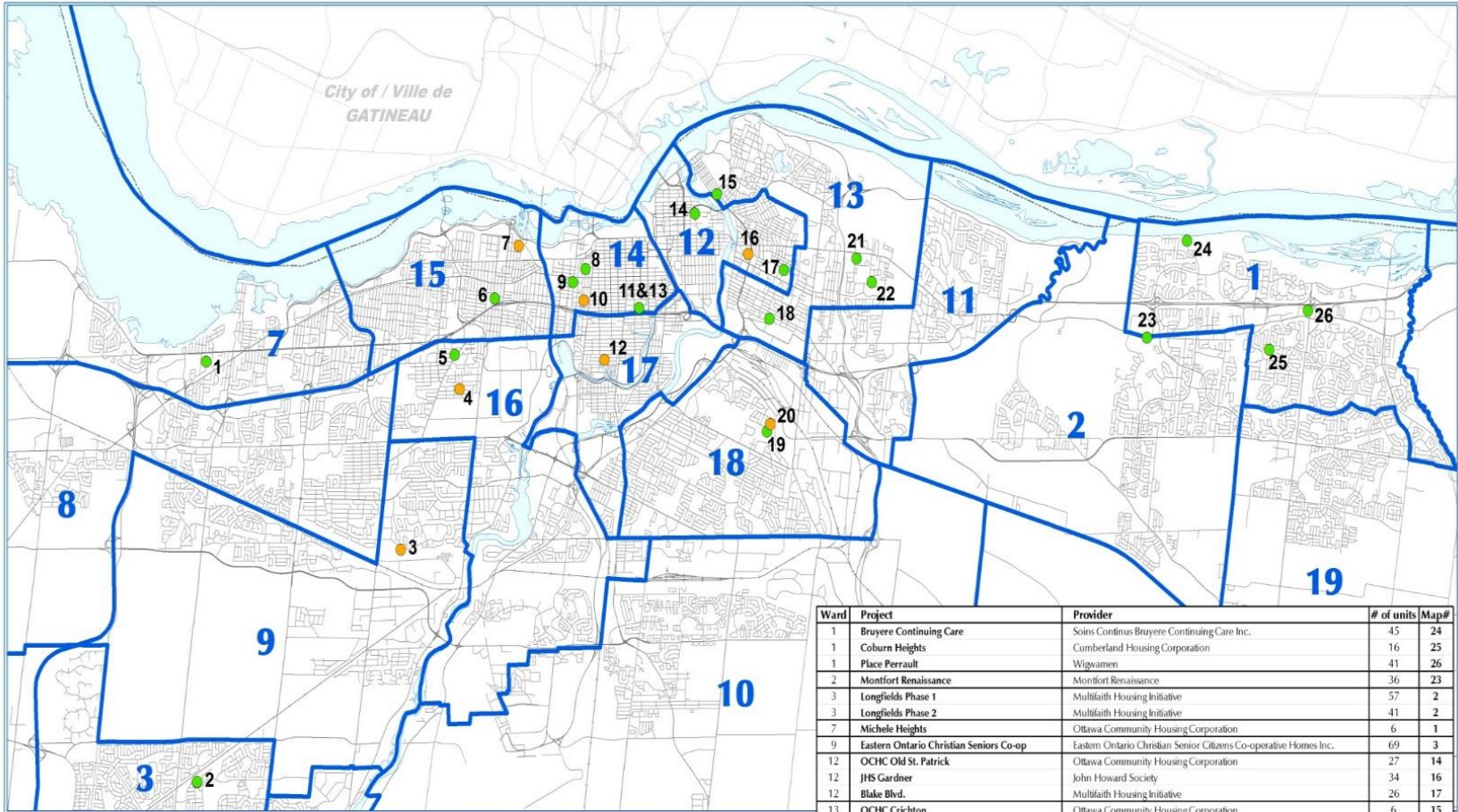
	10 th Income Percentile	20 th Income Percentile	30 th Income Percentile	
Household Income	\$21,754	\$39,236	\$54,631	
Affordable Monthly Rent	\$544	\$981	\$1366	
3 Bedroom (AMR)		\$672	\$816	\$1457
			\$1166	\$2012
2 bedroom (AMR)		\$619	\$753	\$1201
			\$868	\$1775
1 bedroom (AMR)		\$376	\$479	\$982
			\$786	\$1530
Bachelor (AMR)		\$376	\$479	\$812
			\$650	
Rental price	\$200	\$400	\$600	\$800
			\$1000	\$1200
			\$1400	\$1600
			\$1800	\$2000

Ontario Works
 Units built before 2005
 Units built after 2005
 Ont. Disability Support Payment
 80% Below Market Rate



Working in partnership to develop affordable and supportive housing





AFFORDABLE AND SUPPORTIVE HOUSING 2011 - 2015

- AFFORDABLE HOUSING DEVELOPMENTS APPROVED IN 2011-2015
- SUPPORTIVE HOUSING DEVELOPMENTS APPROVED IN 2011-2015
- WARD BOUNDARY

Ward	Project	Provider	# of units	Map#
1	Bruyere Continuing Care	Soins Continus Bruyere Continuing Care Inc.	45	24
1	Coburn Heights	Cumberland Housing Corporation	16	25
1	Place Perrault	Wijvamen	41	26
2	Montfort Renaissance	Montfort Renaissance	36	23
3	Longfields Phase 1	Multifaith Housing Initiative	57	2
3	Longfields Phase 2	Multifaith Housing Initiative	41	2
7	Michele Heights	Ottawa Community Housing Corporation	6	1
9	Eastern Ontario Christian Seniors Co-op	Eastern Ontario Christian Senior Citizens Co-operative Homes Inc.	69	3
12	OCHC Old St. Patrick	Ottawa Community Housing Corporation	27	14
12	JHS Gardner	John Howard Society	34	16
12	Blake Blvd.	Multifaith Housing Initiative	26	17
13	OCHC Crichton	Ottawa Community Housing Corporation	6	15
13	OCISO Presland	OCISO	64	18
13	140 Den Haag	OCISO	74	21
13	OCHC Carson's Road	Ottawa Community Housing Corporation	27	22
14	CCOC Primrose	Centretown Citizens Ottawa Corporation	29	8
14	Cornerstone	Cornerstone Housing for Women Foundation	42	9
14	JHS - Cambridge	John Howard Society	20	10
14	Beaver Barracks Phase 1	Centretown Citizens Ottawa Corporation	160	11
14	Beaver Barracks Phase 2	Centretown Citizens Ottawa Corporation	94	13
15	Mission/Holland Properties	Holland Properties Association	12	6
15	JHS Carruthers	John Howard Society	36	7
16	JHS - Summerville	John Howard Society	10	4
16	Carlington Health Hub	Ottawa Community Housing Corporation	42	5
17	Salus Clementine	Ottawa Salus	42	12
18	Perley Rideau	Perley and Rideau Veterans Health Centre	45	19
18	PCIL on Pullen	Personal Choice Independent Living	11	20

Typical Affordable Housing Development Process

Obtain
Funding
and/or
Land

Conduct a
Request
for
Proposals

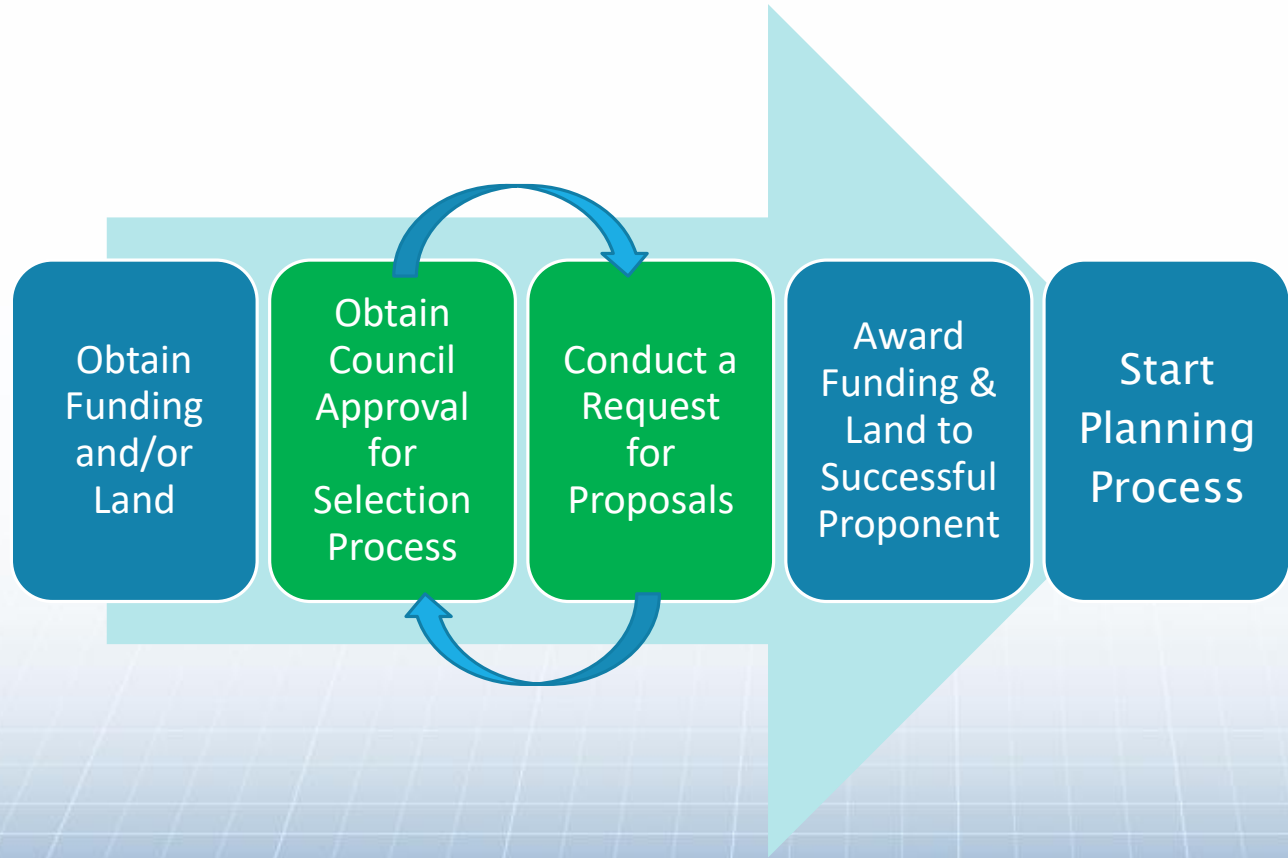
Seek
Council
Approval
for Specific
Projects

Award
Funding &
Land to
Successful
Proponent

Start
Planning
Approval
s Process



Revised Affordable Housing Development Process



Public Consultation Process

- Notify affected Ward Councillors**
- Notify Mayor and Council, Community Associations and Housing Sector**
- Reach Out to Community Association Leaders**
- Organize tours of small groups to other communities to review similar developments**
- Organize a Public Information Session**

Public Meeting Agenda

- ❑ **Overview of Housing Context and Affordability Challenges**
- ❑ **Overview of Housing Service System in the City**
- ❑ **Introduction to Housing Provider (e.g., John Howard Society)**
- ❑ **Description of Project**
 - ❑ Site Plan
 - ❑ Programming
 - ❑ Tenants / Clients
- ❑ **Allow residents to voice concerns**
- ❑ **Acknowledge concerns and respond with empathy (not arguments)**

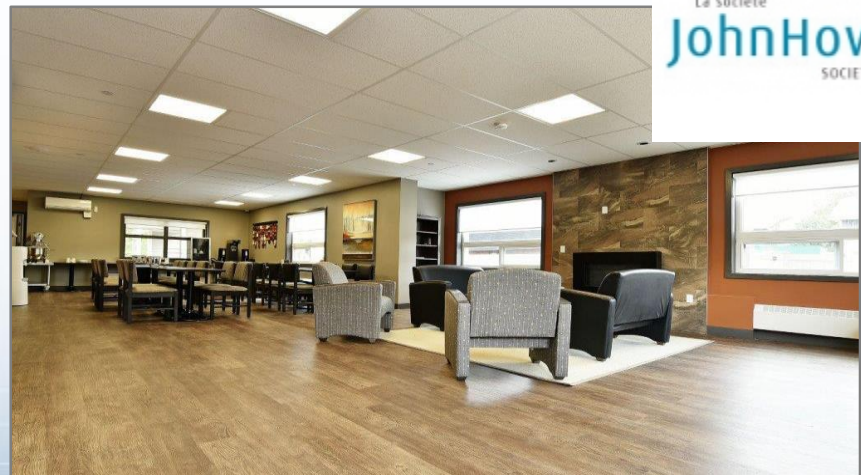
Shepherd's of Good Hope: The Oaks

- ❑ Canada-Ontario Affordable Housing Program Extension (2009), \$6M in funding
- ❑ Operating funding from CHPI under Housing with Related Supports (Dom Hostel funding)
- ❑ Managed Alcohol program
- ❑ Additional funding from Champlain LHIN
- ❑ 55 chronically homeless men and women
- ❑ Completed in 2011



John Howard Society: (Gardner Street)

- ❑ Investment in Affordable Housing (Year 3), \$4M in funding
- ❑ Action Ottawa Capital Grant, \$600,000
- ❑ Operating funding from City of Ottawa, Strategic Initiatives
- ❑ Additional funding for clinical supports from the Champlain LHIN
- ❑ 34 chronically homeless men
- ❑ Completed September 2015

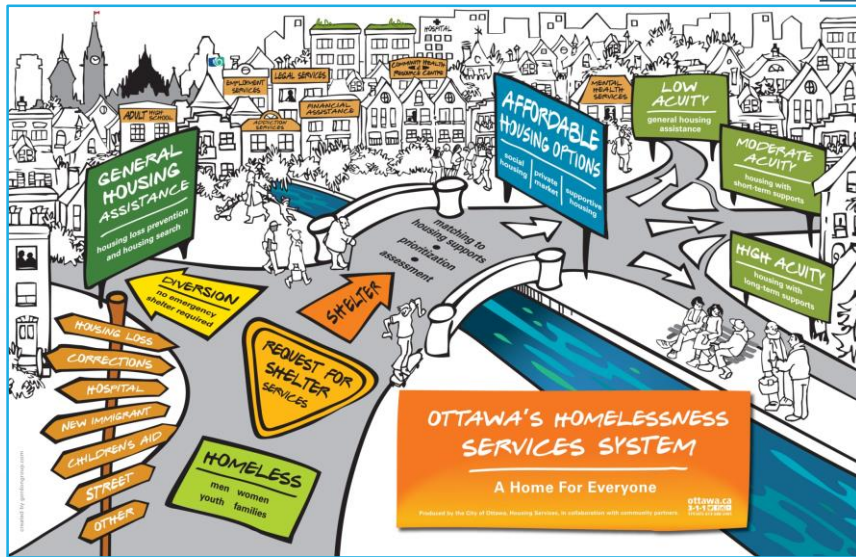


Building Better Revitalized Neighbourhoods Initiative



□ 1770 Heatherington Road





Thank You

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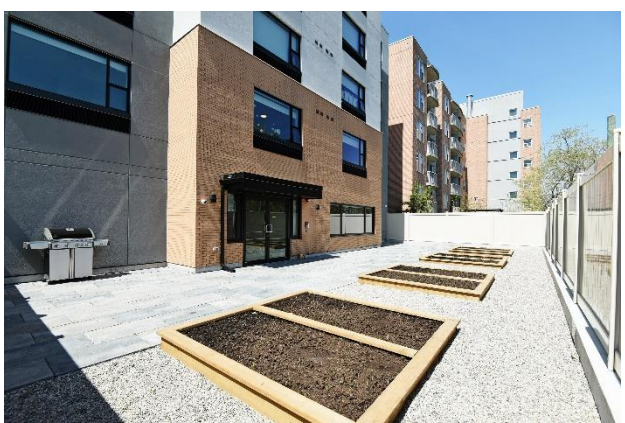
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The John Howard Society Of Ottawa

Adult Housing Services -
Enhanced Supportive Housing



Carruthers



JohnHoward
SOCIETY OF OTTAWA

A Community Partnership

- Opened April 2018 Carruthers has 36 individual apartments with wrap-around 24/7 health and social supports for chronically homeless individuals who are living with complex physical, mental health and addictions issues
- Community Partnerships
 - Funder: City of Ottawa Housing Branch
 - Developer: PBC Group
 - Operational partners: Medical services provided by Ottawa Inner City Health



JohnHoward
SOCIETY OF OTTAWA



Carruthers Enhanced Supportive Housing - Housing First Approach

- Pathways to Housing – Fidelity Model
- At Home / Chez Soi (85% success rate)
- What about the other 15%?
- When Housing First is not enough?
- Chronically Homeless, complex mental health and physical health issues, extremely high patterns of drug and alcohol abuse, persistent involvement with the criminal justice system

Who lives here

- Men and Woman who have been homeless for greater than 180 days in the year prior to housing.
- Have an addiction, mental health, physical health issue or concurrent disorders that requires intensive onsite supports

Staffing and supports

- Never less than 2 staff (24/7 – 365) providing medical and social supports
- Case Management team
- Primary health care team with doctor, nursing and personal support care
- Psychiatric care for those who need it

NIMBY

Who wants us to live next door???

- Fear of the unknown:
 - What will the building look like?
 - How will the constructions effect my day to day life?
 - What will the residents be like?
 - Will these resident increase the crime in my neighborhood?
 - Will my property value decrease?
 - What can we do if we have a problem?



Community Engagement

- Attend local community association meetings starting in the development phase
- Be in regular contact with your local government representatives (municipal, provincial and federal)
- Community consultation and communication with local residents and businesses before, during and after the development and build
- Having a strong relationship with your local police or community police officer has been a great help
- Be available 24/7 for the community to address concerns
- Philosophically: Being part of the community and wanting to ensure it is safe, secure and enjoyable place to live, work and play for all

Questions?

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Multifaith Housing Initiative



Who we are today



- We are a multi-faith organization: Over 80 faith communities: Christian, Muslim, Jewish, Hindu, and Unitarian faith groups and others in the Ottawa community working together to address the need for affordable housing in Ottawa

How we do it



Upcoming projects



- *Veterans' House; Working with Anglican Diocese on a potential project*

What Makes MHI Unique?

Grassroots/community



- *Programs that promote social inclusion*

What Makes MHI Unique? Inclusive Design



What Makes MHI Unique?

Grassroots/community



- *Community Building at MHI; We promote and celebrate multifaith festivities*
- *RRC support; Home work club, Seniors Coffee, Children's program, Play group*
- *Partnership with LWP, NROCRC, CCI; Sequoia Church*

What Makes MHI Unique?

Grassroots/community



- *Developing neighborly relations: Engaging other neighbors outside of our tenants.*

Thank you





Social Inclusion and NIMBYism in Canadian Mixed-Income Housing

Josée Dion MCIP

Overview

Issue

Research evidence has shown that some people in greatest need have experienced NIMBYism in mixed-income housing projects.

Research questions

What leads to successful social inclusion in mixed-income housing projects and how is NIMBYism overcome?

Implications for housing providers

Findings are to be used to make up-to-date content and guidance available to housing providers to help support the success of affordable housing projects.

Individual actions to protect one's individual rights and interests that can be shaped by specific fears, such as fears of increased crime.

Institutionalized actions to oppose social housing that may take the form of local government actions that restrict the supply of multiple-unit housing.

Other authors distinguish **formal** opposition actions from informal ones, the latter being implemented when the formal actions appear to fail.

Consequences of NIMBYism

Fears expressed by the population

- Safety and quality of life
- Traffic and parking problems
- Noise
- Effect on home values
- Effects on the natural environment
- Reduction of green spaces
- Esthetic effects
- Impacts on local services and amenities
- Regulations, restricted access to funding, etc.

Impacts on housing providers

- Construction delays
- Rising costs (permits, construction costs, utilities, etc.)
- Need to relocate a project, incurring legal costs
- Loss of funding related to permit or approval delays
- Possible legal actions
- Inability to fulfil their mandate
- Reduced services for vulnerable populations



Case studies and promising practices

Promising practices: The Oaks, Ottawa, Ont.

- Located in Carlington, a residential area.
- Supportive housing project: 30 units for clients of the Managed Alcohol Program (MAP), 15 units for aging residents and 10 for individuals living with mental health challenges.
- **Receptiveness:** People felt taken by surprise—concerned about crime, the population moving in, decreases in their property values.
- **Mitigation:** Door-to-door campaign, public information session, support from councillor and local police chief.

Promising practices: Olivia Skye, Vancouver, B.C.

- Located in the Downtown Eastside neighbourhood of Vancouver.
- High-rise building, comprising 198 units for mixed-income households: at welfare and affordable rates. The project required a rezoning process to add two storeys and increase density.
- **Receptiveness:** Community associations requested that all units be at welfare rates, and there were concerns about the project's impacts on adjacent properties.
- **Mitigation:** Housing provider: i) was transparent about the location and neighbourhood, ii) held an urban design panel, iii) had support from the council, and iv) had open house sessions.

Promising practices: Steve Cardiff Tiny House Community, Whitehorse, Yk.

- This micro-house pilot project, Steve Cardiff Tiny House, was to address the shortage of affordable housing (rental apartments) in Whitehorse.
- The project, located in a residential area, required a zoning amendment to increase density.
- **Receptiveness:** The project received some pushback from residents who were concerned about public safety and location.
- **Mitigation:** The project proponent was able to secure supporting voices at the public meetings. Media helped communicate the rationale for the project. The project is aligned with the City's 10-year plan on homelessness.



Lessons learned: communications and relationship building

- **Proactive relationship building:** In all of these case studies, informal channels were used: door-to-door campaign – The Oaks, Open house sessions – Olivia Skye.
- **Early communication about the project:** For Steve Cardiff Tiny House Community, the media were positive and helped communicate the rationale for the project. All projects were supported by the city council and service providers.
- **Being present and demonstrating that project proponents wish to find a solution:** In reaction to the community's fears and concerns, proponents of the Olivia Skye organized an urban design panel to get feedback on the design from community members.

Lessons learned: partnerships

- **Collaboration and partnerships:** The Oaks had various forms of expertise available to cover all aspects of the projects, including facilities and health care services (Ottawa Inner City Health and the Canadian Mental Health Association).
- **Support from volunteers in the construction sector:** For the Steve Cardiff Tiny House Community, support from volunteers in the construction sector helped to voice the benefits of the project.
- **Working with a partner that is part of the construction sector:** For The Oaks, the project was managed by a private construction firm that had expertise in managing risks associated with NIMBYism.

Prevention of Post-Construction NIMBYism

- Housing providers of mixed-income housing project can use data gathering to show benefits of a projects and actual impacts on their surroundings.
- The John Howard Society (JHS), proponent of the Rita Thomson Residence (Ottawa) for individuals who experiences homelessness, keeps track of any event that would be recorded at the Ottawa Police. This new approach is appreciated by the community.
 - For JHS, the ongoing management and prevention of any NIMBYism is highly important as it may affects other projects.

- **Alignment with a city's plan** to combat housing issues: Steve Cardiff Tiny House Community was aligned with the City's homelessness plan. It reduced potential barriers.
- **Flexibility** was a key factor for the Olivia Skye project, in terms of density and project design.
- For each project: **formalized consultation processes** helped the communities to express their fear and seek explanations about strategies to overcome NIMBYism.

Thank you!

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