



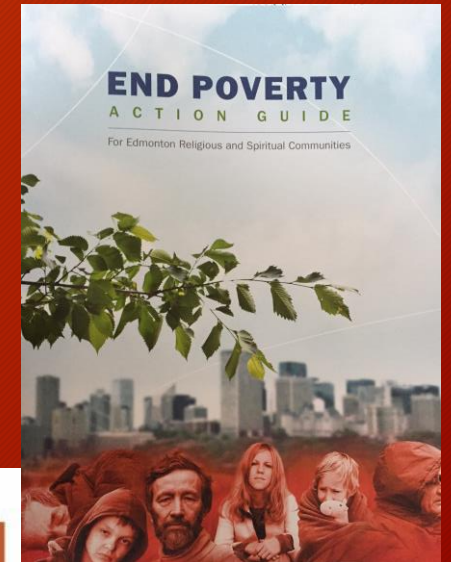
CAPITAL REGION
INTERFAITH
HOUSING INITIATIVE

Beyond YIMBY

Enabling a Healthy Community Response to New Neighbours & New
Affordable Housing Proposals

About Interfaith Housing Initiative

Diverse Faith Communities working together to support Edmonton's ongoing work to end Homelessness.



Regional Workshops/Conversations

The conviction that drives our approach:

“Healthy and informed conversations enable a flow of community wisdom.”

Capilano/Goldbar; Riverbend/Terwillegar; Mill Woods



WHAT'S YOUR WISDOM ON AFFORDABLE HOUSING?

WHEN
April 29, 2017
1pm - 4pm

WHERE
Millbourne Community Life Centre
2101 Millbourne Rd West, NW Edmonton

ON THE AGENDA! City presentation on Affordable Housing • Frontline stories • A Conversation Café • Questions and concerns • Fears and Hopes • Seeking a Healthy Response

WWW.INTERFAITHHOUSING.CA
RSVP TO MIKE@INTERFAITHHOUSING.CA

**SEARCHING OUT A
HEALTHY RESPONSE**
HELP YOUR COMMUNITY
GET IT RIGHT.

**DIVERSE NEIGH-
BOURHOODS**
In MILLWOODS: 17th street
to 91st street. From the
Henday to the Whitemud

TALKING IT OUT
Affordable Housing
Questions and concerns
Fears and hopes
Our responsibilities

RESPECTFULLY
Listening, Hearing, Shar-
ing perspectives and
seeking wisdom together;
responding to the needs of
our neighbours.

TOGETHER
Refreshments and
Childcare provided

Facilitated by:



BEYOND YIMBY

When we are talking about the need for and the place of affordable housing in a local community, this not a 'Yes' or 'No' question!

Q: How can developers best engage with the local community toward the real goal of creating strong projects that effectively meet needs in safe and supportive communities?

The content of this presentation comes from the wisdom generated by way of healthy and informed conversations in local communities.

Four Primary Themes

- I. Trustworthy Communication
- II. Engaged Community Response
- III. Sustainable Partnerships and Strategies
- IV. Integrated Resources (Services)

These four themes came forward as ideas streamed together in a consensus workshop CRIHI held in Capilano/Goldbar (Jan, 2016)

I. Trustworthy Communication

The Challenge of engaging questions and fears...

“Neighbours are often concerned as to how a new development might infringe on their way of life. These concerns may prompt questions on appearance and maintenance, street traffic, parking and property values, and how well a project will integrate or fit into their community. If a project doesn’t have a good plan to address reasonable concerns, it will prompt much higher levels of fear, worry and concern in the local community.”
(Riverbend/Terwillegar)

I. Trustworthy Communication

The Challenge of engaging questions and fears...

“We do have a soccer pitch on this land, but its already often “at the bottom of a lake”. ... Mill Woods is home to many new immigrant families with lots of children - we need to increase not decrease the safe places where these children can play and grow.” (Millwoods)

At the base level, we also see good old fear of change. Responding to the march of the monster houses: I like my neighbourhood as it is, and want to protect it. “None of us like change, but we need to embrace it and agree to it, but not without our input.” (RT)

I. Trustworthy Communication

WITH TRANSPARENCY

1. Need solid information: facts and research on affordable housing and its impacts.
2. Be transparent with plans every step of the way.
3. Engage early and often, with timely information, regular updates, and sharing feedback.
4. Put things in print and use every form of media that fits with how the community already engages.

(Practical tips and suggestions from Capilano/Goldbar)

I. Trustworthy Communication

WITH GOOD PROCESS

“In the conversation, effort should be made to ensure that everyone’s perspective is heard and valued.” (CG)

Observation: Town Hall meetings have their place, but do not work well in addressing complex or contentious questions and concerns! (Negative power dynamics that tend to bring out our worst instincts)

Three examples that came up at our workshops as examples of process that was done well: Right at Home in Westmount; Schizophrenia Society in Bonnie Doon; Habitat for Humanity.

I. Trustworthy Communication

IN GOOD FAITH

“Developers should work to give neighbours some choices, and try to take their input into account when fine-tuning a project.” (RT)

“In our first meeting with the WPC and Intermet we established that our objective was to have a best-in-class, inclusive community engagement process in order to deliver the best possible outcome for all parties. We agreed that it would take time, but that WPC would commit to listening to the community and incorporating their feedback into the design.”

(From a Community League member who participated in the Westmount Presbyterian Church process led by Right at Home)

II. Engaged Community

Advice for the local community:

1. Curiosity before judgment, a willingness to engage in the process, courage and patience throughout, and respect ...all key to a healthy and engaged conversation with a developer.
2. to invite a range of community partners to participate, including local business owners, and a range of residents that included people from all stages of life.
3. An inclusive and welcoming attitude to everyone at the table

(Capilano/Goldbar)

II. Engaged Community

Advice for the local community:

“Existing neighbours need to be willing to engage in conversations, and get involved in the planning process - to be informed, and get informed (looking for the facts can go a long way to addressing fears and myths.)” (RT) (CG)

“Inclusive of many perspectives, recognizing that not all are in agreement (accepting that some views may be supportive, others that are opposing, and still others that are questioning)” (RT)

“Welcoming of new neighbours, even if a process or development does not unfold as it should.” (RT)

II. Engaged Community

Advice for local community:

- Work together to make things better. Brander Gardens ROCKS an excellent example of how a community working together can leave behind “Us vs. Them,” and “we can do it for them” to “we can do it with them.” (RT)
- Partner to provide support services. schools and other local institutions could/should play a role.(CG)



II. Engaged Community

Advice: Make room for local stories of lived experience

Appreciating the courage of one young woman telling her story of lived experience... “How do we get the ‘Martina’s from our community to come and participate in these conversations?”
(Riverbend/Terwillegar)

“My initial thought would be to resist, but ...after some thinking about who is my neighbour, I’d check that immediate response with a ‘higher ground’ thought about how this new development might actually benefit our community.” (Millwoods)

III. Sustainable Partnerships and Strategies

A frank observation: “As a result of the City’s plans for a good mix of housing throughout Mill Woods, there are now many existing affordable housing units in North Millbourne (Lee Ridge Neighbourhood). ... When you see the affordable housing the City has built, it looks like crap.” (MW)

Communities often have reasonable worries... that funding and management models will change, supports will dry up, and properties deteriorate.

III. Sustainable Partnerships and Strategies

Q: How do we create and sustain a long-term vision?

From Capilano/Goldbar:

1. Generate a strategy with local partners with an eye to the long-term vision of the project and its place in the community.
2. Set clear goals and quantifiable results with realistic and attainable timelines.
3. Work from a common set of vision and values that are in step with the community.
4. Have a staffed position to help coordinate this kind of collaboration for the long term.
5. Developer should be prepared for the time and money involved in proper consultation and engagement.

III. Sustainable Partnerships and Strategies

Q: How do we create and sustain a long-term vision?

Advice for the Local Community:

“For the community’s part, they could envision a set of core values and bring them to the table. From there, the community and developer could find common ground on which to work.” (CG)

“Develop a neighbourhood charter: “A community charter of neighbourliness” stating the values and character the community aspires to.” (RT)

III. Sustainable Partnerships and Strategies

Q: How do we create and sustain a long-term vision?

...and of course:

1. *With sustainable funding* from the various orders of government
2. *Good stewardship* of resources for the project will allow for greater stability in the community.

(Capilano/Goldbar)

IV. Integrated Resources (Services)

Typical up front questions...

1. So how is this going to work?
2. Are they going to need public transit?
3. Financial helps, counseling, employment, mental health or addiction supports... are these supports on-site?
4. Will they need to access things locally?
5. What about childcare?

IV. Integrated Resources (Services)

“The idea of a small service or resource hub was broached as one way a community could respond... Alternatively, the group discussed ways that a more integrated support could utilize existing community spaces, amenities and recreational programming. Established services could be integrated into housing locations. The development of resources could also grow in response to the felt needs of the larger community.” (Capilano/Goldbar)

IV. Integrated Resources (Services)

Ideas for integration: (CG)

1. Incorporate meeting spaces into new structures.
2. Have libraries and schools be part of the supporting network where appropriate.
3. Community can assist new neighbours in accessing green spaces and recreation areas; making community events free and affordable where possible.
4. Community could advocate for better access to transit, childcare and social service, and facilitate local healthcare, adult education opportunities and youth care.

IV. Integrated Resources (Services)

A Positive note:

“High density and diversity has a positive outcome of greater access to social and city resources and the availability of transportation, recreation centres and schools.” (Riverbend/Terwillegar)

A Final Word: Responsibilities and Obligations

- “Our responsibilities are to be aware of the need across the city, and our community’s responsibility to help in meeting that need. “With the inner-city expanding, we need to promote affordable housing in all areas of the city.” (From a Terwillegar Resident)
- “To help build connections between people, and to create inclusive opportunities that are accessible for everyone.” (CG)
- “I feel a healthy community response needs to be proactive and intentional about reaching out to new neighbours to build bridges and connections with them, especially given the natural tendency for many existing community residents to only consider how different those new people might be from them.” (MW)

Thank You!

To connect further with Interfaith Housing Initiative to join us in the work, or to access some of the resources we are developing, please contact:

Pastor Mike Van Boom; mike@interfaithhousing.ca

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