

Topic	Affordable Housing for Artists		
Date	November 8th 2018	Location	Toronto, Ontario
Host(s)	Oliver Pauk, Michael Vickers (Akin Collective)		
Participants	Fanny Martin (Mass Culture), Oliver Pauk, Michael Vickers, Rachel Butler, Janet Hinkle (Akin), Michael Dellios (artist, Akin co-founder), Dan Griffin (musician & lawyer), Kelly Rintoul (TAS), Lanxi Dong (designer, researcher), Doug Simpson (consultant)		
Notetaker(s)	Janet Hinkle (Akin)		
Facilitator(s)	Jane Farrow		
Invitation	We will discuss the current systems and supports in Toronto, upcoming potentials, and the gaps in service and how they could be addressed through an informal brainstorm and knowledge sharing session.		
Perspectives and thoughts	<ul style="list-style-type: none"> • Cities need to take on a broader/deeper commitment to the arts and arts community before they are priced out of the core. Overall, Toronto doesn't want a city without artists. • Conversations should be had with the builders too not just politicians and developers. • Developers could build creatives/artists into their developments so they can spawn out from there. Building well rounded communities that over time could evolve and refine. • Possibility that developers could be moved along faster than politicians. Identify like minded developers who are sensitive to the needs of the arts community. Financial obligation still exists but bottom line doesn't have to be greedy. 		
What research would be useful?	<ul style="list-style-type: none"> • Pitches for affordable artist housing should refer to designs that fit within the developer's ideas and artists' needs. • Creating a common language may ease communication and increase the success rate of this type of project. • Creating an understanding of how housing works. Understanding the similarities and differences between affordable housing and affordable housing for artists. • If a developer purchases land but doesn't know how to develop it for artists, hearing from the arts community may help with understanding the different needs. 		

<p>Whose voices are missing around the table?</p>	<p>Evergreen, Artscape, Toronto City Council Rep., Rep. from Daniels Corp, etc...</p>
<p>Resources & Links (mentioned during discussion or shared afterwards)</p>	<ul style="list-style-type: none"> ● Active 18 ● Sidewalk Labs Toronto ● PAL Toronto ● Beaver Hall Artists Co-op ● The Amazon Bid
<p>What next steps were mentioned as a result of the Gathering?</p>	<ul style="list-style-type: none"> ● How can we provide developers with the proper tools to attract smart investing? ● How does a developer see artists as desirable? (newcomer, artist with family, etc..) ● Has there been a roundtable with different Toronto based developers? Different scales of developers. ● Who is missing from the table? Evergreen, Artscape, Toronto City Council Rep., Rep. from Daniels Corp, etc... ● Is it more valuable to address affordable housing for artists at the policy level instead of just for individual projects? ● What does a smart city look like? ● Why are arts communities worthy of having affordable space? Why arts over others? ● What does artist housing look like? ● What is the target gap between the market? How do you fund the gap? Has to be self sufficient. 30% of annual income is considered affordable/social housing. Majority of artists are paying 50% of their income for housing. ● Bjarke Ingels Group as an example: architect that is actively partnering with nonprofits, design groups, social enterprise groups and developers. ● In affordable housing units for artists do artists need to continue to produce art or they get evicted? ● How do we apply grants for creative housing? Setting a creative mandate. There is a chance here to re-apply some funding for artist housing. ● How do we creative built-in creative communities? ● How do we create long term stability for affordable housing for the arts community? ● How can we utilize public space? United Church, essentially a version of public space that needs partners.