



PARKDALE NEIGHBOURHOOD

LAND TRUST

About

The Parkdale Neighbourhood Land Trust (PNLT) is a membership-based, community-controlled organizations that acquires, owns and stewards land and housing for community benefit, and in particular affordable housing. We currently steward 84 properties with a total of 205 affordable rental units.

The Neighbourhood Land Trust (NLT) is the charitable arm of the PNLt.

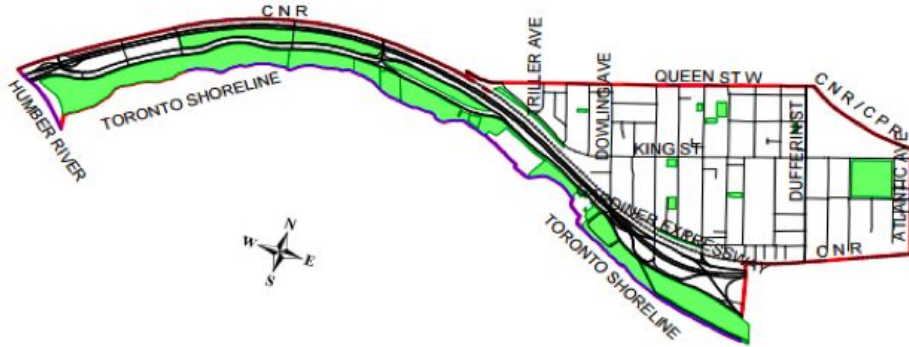
Learn more at pnlt.ca



SOUTH PARKDALE TODAY

21,251 Residents

- 42.8% Lone Parent Families
- 48.9% Seniors Living Alone*
- 34.1% Low-Income*
- 32.1% Recent Immigrants*



TSNS 2020 Snapshot	
NEI Score	33.1
New NIA	
Unemployment	13.0
Low Income	34.1
Social Assistance	21.0
HS Graduation	1
Marginalization	3.2
Post Secondary	64.1
Voting	45.9
Community Space	21.2
Walk Score	83.0
Healthier Food	5.6
Green Space	38.7
Mortality	421.3
Mental Health	57.3
Hospitalizations	537.0
Diabetes	9.8





GENTRIFICATION = DISPOSSESSION

One of Toronto's original food co-ops is closing



Parkdale is losing a beloved community staple at the end of the month: the **West End Food Co-op (WEFCO)**.

After eight years of providing local produce, workshops, and employment opportunities to vulnerable households and marginalized community members, the non-profit grocery store will be closing on July 31 due to financial reasons.

It comes as a big loss to an area that's already been besieged with **rising rent, the reduction of rooming houses, and unwanted condos**.

Stay in the loop

Unsubscribe anytime or contact us for details.

For the last year and a half, WEFCO had been searching for a new home after being informed they'd have to vacate their space in the lower level of the **Parkdale Community Health Centre**, to make room for the Centre's expanding services.

Until then, the co-op had been paying just under \$30,000 a year in rent. Unfortunately, it seems they weren't able to find a new space of equal size to announce the store's

Real estate boom threatens Parkdale rooming houses

By **Emily Mathieu** Housing Reporter
Sat., May 6, 2017



Paul Snider has everything he needs in Parkdale, except for housing security.

"We are hanging on by a thread," said Snider, 42, who lives in a rooming house in the rapidly gentrifying neighbourhood. "I have this feeling that in 10 years Parkdale is going to be unrecognizable and I won't be here and I want to be here."



Lynne Sky, 67, us in the middle

This Parkdale legal clinic has helped tenants fight landlords for nearly 50 years. Now it's the one being evicted

By **Alyshah Hasham** Courts Reporter
Fri., Dec. 7, 2018



Without help from the **Parkdale Community Legal Service's clinic** in fighting an illegal eviction from his home of several years, Phil MacInnis says he would be homeless — or dead.

Now it's the clinic facing eviction and uncertainty about its future location, with Parkdale residents concerned it may be relocated away from the community it has helped **fight rent increases** and bad landlords since 1971.



LOW PROFIT LAND USES GET PUSHED OUT

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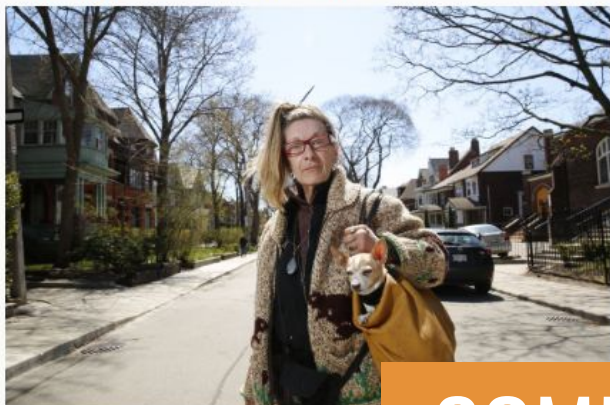
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Lynne Sky, 67, lives in a rooming house in Parkdale. "There us in the middle, for all of us to come together." (RENE JOHNSON)

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COMMUNITY EQUITY IS LOST

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Until then, the co-op had been paying just under \$30,000 a year in rent. Unfortunately, it seems they weren't able to find a new space of equal affordability, and on June 13 took to Facebook to announce the store's impending closure.

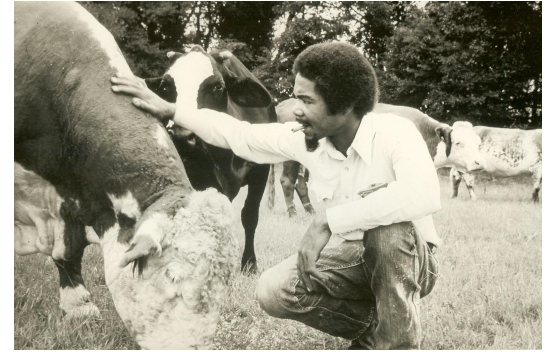
A letter to members stated, "Despite significant efforts to secure a financially-viable space, we have concluded that, with the exception of the **Sorauren Farmers' Market**, we will be closing all the operations of the Co-op."

A STRUGGLE OVER LAND

**COMMUNITY
LAND TRUST**

COMMUNITY LAND TRUST (CLT)

- The CLT model was first developed in 1969 by 7 civil rights leaders (Slater King, Charles Sheraud, Fay Bennett, Bob Swann, Marion King, Lewis Black, Leonard Smith, and Albert Turner) who had the goal to secure greater economic and political independence for African Americans by establishing a community on land leased from a community-controlled nonprofit.
- By the 1980's CLTs were established in hundreds of urban areas across the US as a response to the displacement caused by racist and classist trends of urban reinvestment and gentrification.
- CLT's offered a platform for preserving housing affordability, implementing development without displacement and enabling local participatory democracy.
- CLT's were first established in Canada in the late 1980's and early 1990's.



New Communities Inc. Albany, GE.



Dudley Street Neighbourhood Initiative
Boston, MA

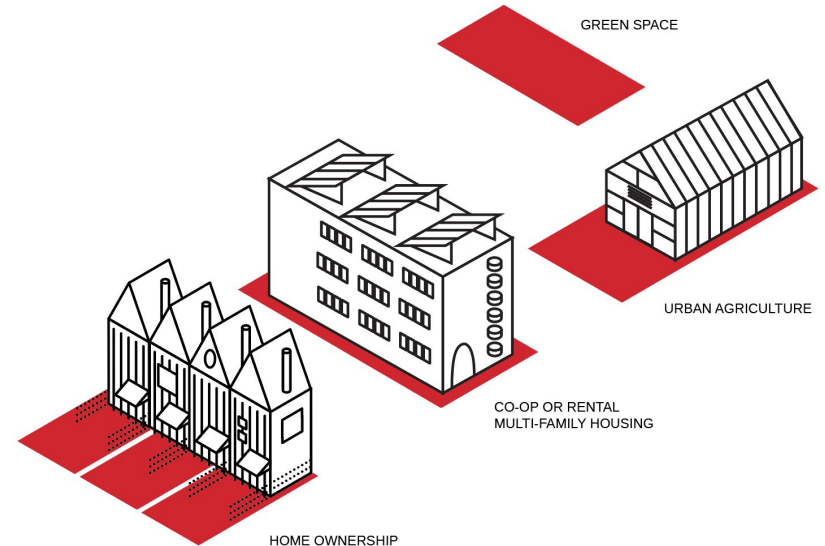
CLT TRENDS IN CANADA

- There are currently 30+ active CLTs in Canada
- These organizations fall into three categories:
 - Community-Based CLT's
 - Sector-Based CLT's
 - Publically-Based CLT's
- Canadian CLTs hold land for a broad range of uses including affordable rental housing, supportive housing, cooperative housing, affordable homeownership and other community uses.
- A National Network of Community Land Trusts (CNCLT) was incorporated in 2021 to support the growth of the CLT movement in Canada.

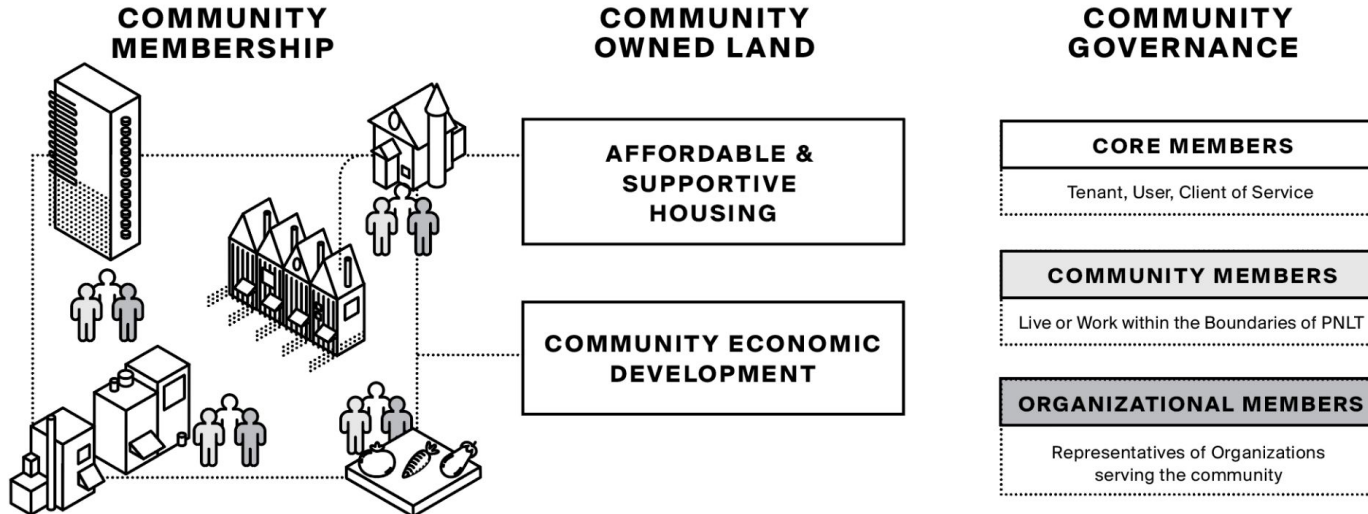
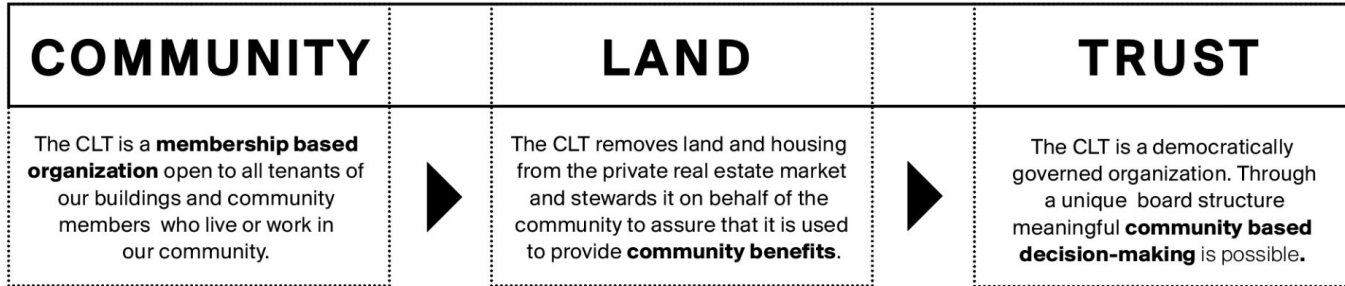


KEY FEATURES OF A CLT

- Non-profit corporation that owns land
- Organization commitment to perpetual affordability and long-term stewardship of land and public investments
- Focus on serving income eligible low and moderate income households
- Land and or buildings leased or sold to beneficiaries or partners (with restrictions)
- Flexible & expansionist development
- Community control through place-based open membership & democratic governance



WHAT IS A CLT? ▶ A Community Land Trust is a non-profit organization that owns land and puts it to use for community benefit.







PHASES OF ORG DEVELOPMENT

2014 - Initiation Phase

- Initial community consultations
- Interim Board & Trustee Org



2015-2017 - Capacity Building Phase

- Community-based governance model dev.
- Research on housing needs



2017-2020 - Pilot Acquisitions Phase

- Milky Way Garden acquisition
- Rooming House Acquisition Pilot



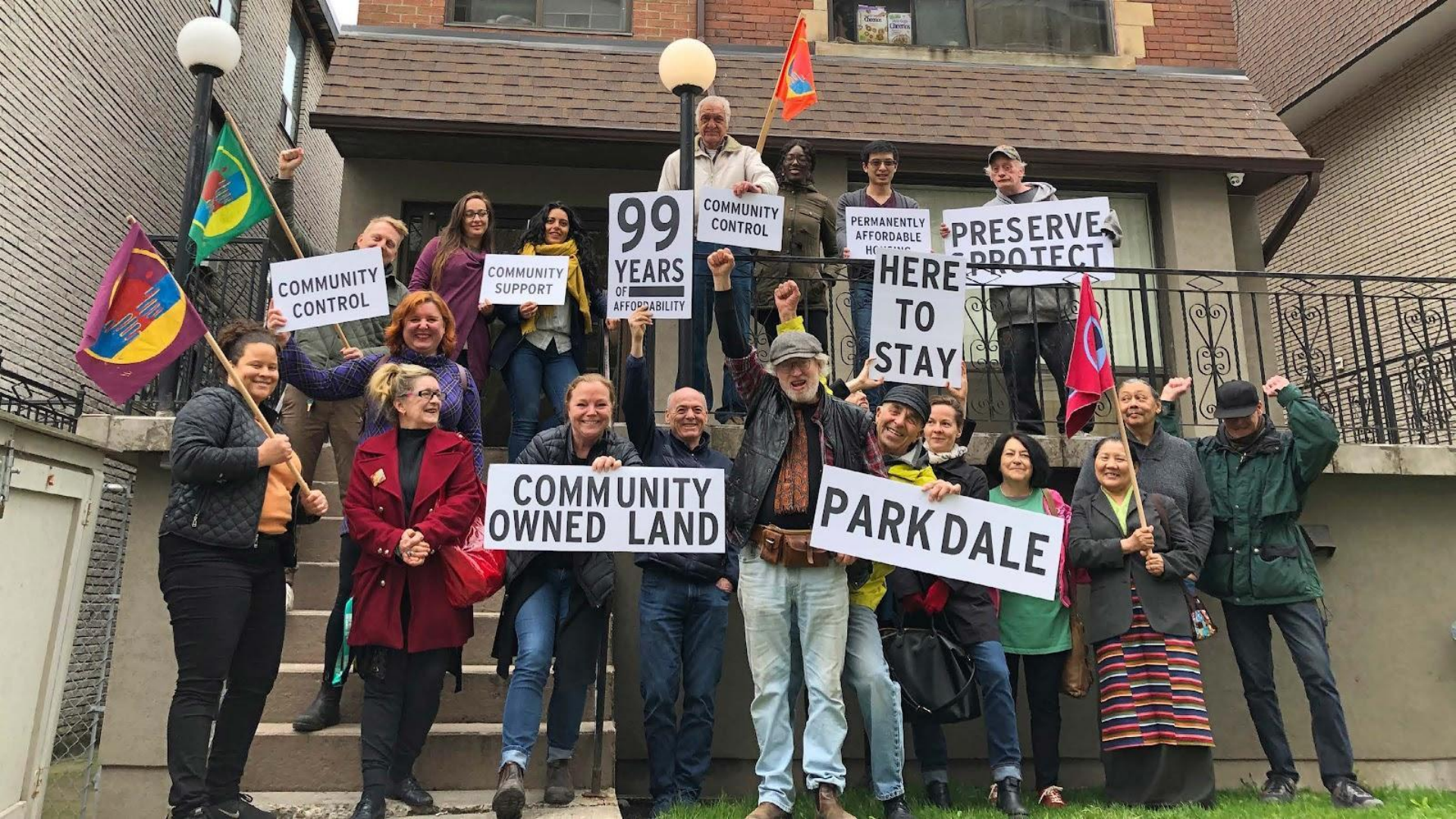
2021-2023 - Growth Phase

- 84 properties acquired with 205 rental units

ACQUISITION

MOVING LAND INTO COMMUNITY OWNERSHIP





COMMUNITY CONTROL

COMMUNITY SUPPORT

99 YEARS OF AFFORDABILITY

COMMUNITY CONTROL

PERMANENTLY AFFORDABLE HOUSING

PRESERVE PROTECT

HERE TO STAY

COMMUNITY OWNED LAND

PARK DALE



Rooming houses are an important part of the housing continuum, often providing the most affordable transitional and long-term rental housing available.



Rooming House Count

198 buildings:

- 2700 units
- 28 properties with 350 units lost in past 10 years
- 59 properties with 800 units at-risk



STAR EXCLUSIVE



Leslie Miller, 61, lives in a supportive housing building. "This neighbourhood is vital for people who are marginalized. . . . They want to stay in their own community where they have socialization."



Lynne Sky, 67, lives in a rooming house. "Gentrification is disrupting things, but that is what gentrification does."



Paul Snider, 42, lives in a rooming house. "Rooming houses are essential to a person like me. We are hanging on by a thread."



Trevor Hardy, 48, lives in a subsidized apartment. "I love my apartment. I go home, I feel safe. I feel secure. . . . I see a lot of homeless people out there . . . who are not so fortunate."

RENÉ JOHNSTON PHOTOS/TORONTO STAR

Real-estate boom threatens rooming houses in Parkdale

The residences of more than 800 people are under threat, according

EMILY MATHIEU
AFFORDABLE HOUSING REPORTER

Paul Snider has everything he needs in Parkdale, except for housing security. "We are hanging on by a thread," said Snider, 42, who lives in a rooming house in the rapidly gentrifying neighbourhood. "I have this feeling that in 10 years Parkdale is going to be unrecognizable and I won't be here and I want to be here."

"I can survive in a way that is not completely degrading," said Snider, who relies on Ontario Disability Support Payments, in part, he explains candidly, because of mental health issues.

Snider's housing and the homes of more than 800 people in similar properties are under immediate threat, according to a new study by the Parkdale Neighbourhood Land Trust.

The report, entitled "No Room for Unkept Promises, Parkdale Rooming House Study" reviews the impact of gentrification, unrelenting and conversion

The Upscaling Of A Rooming House

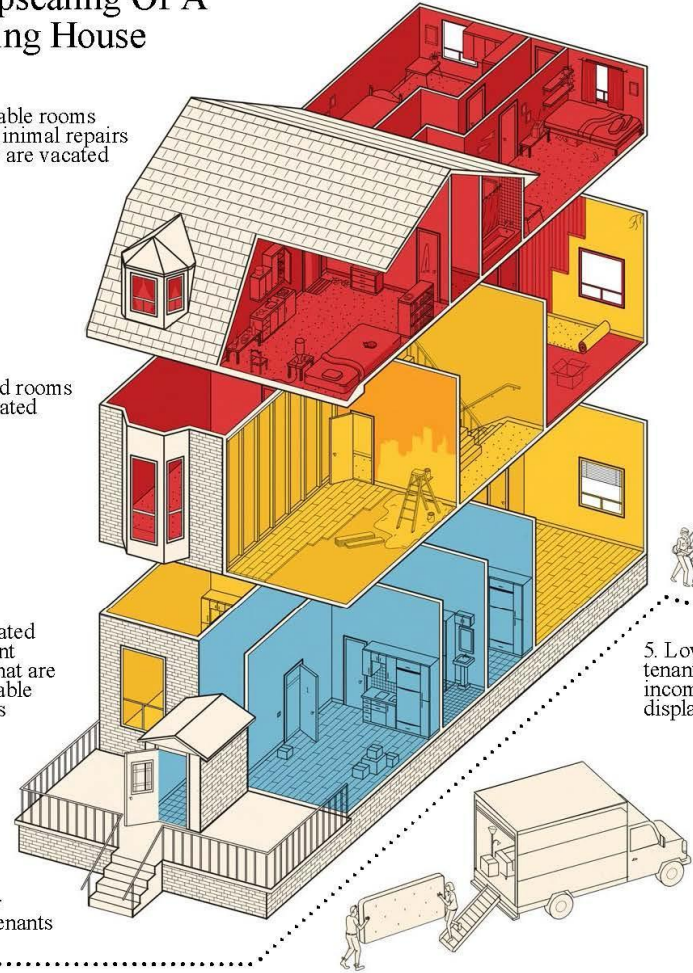
1. Affordable rooms receive minimal repairs until they are vacated

2. Vacated rooms are renovated

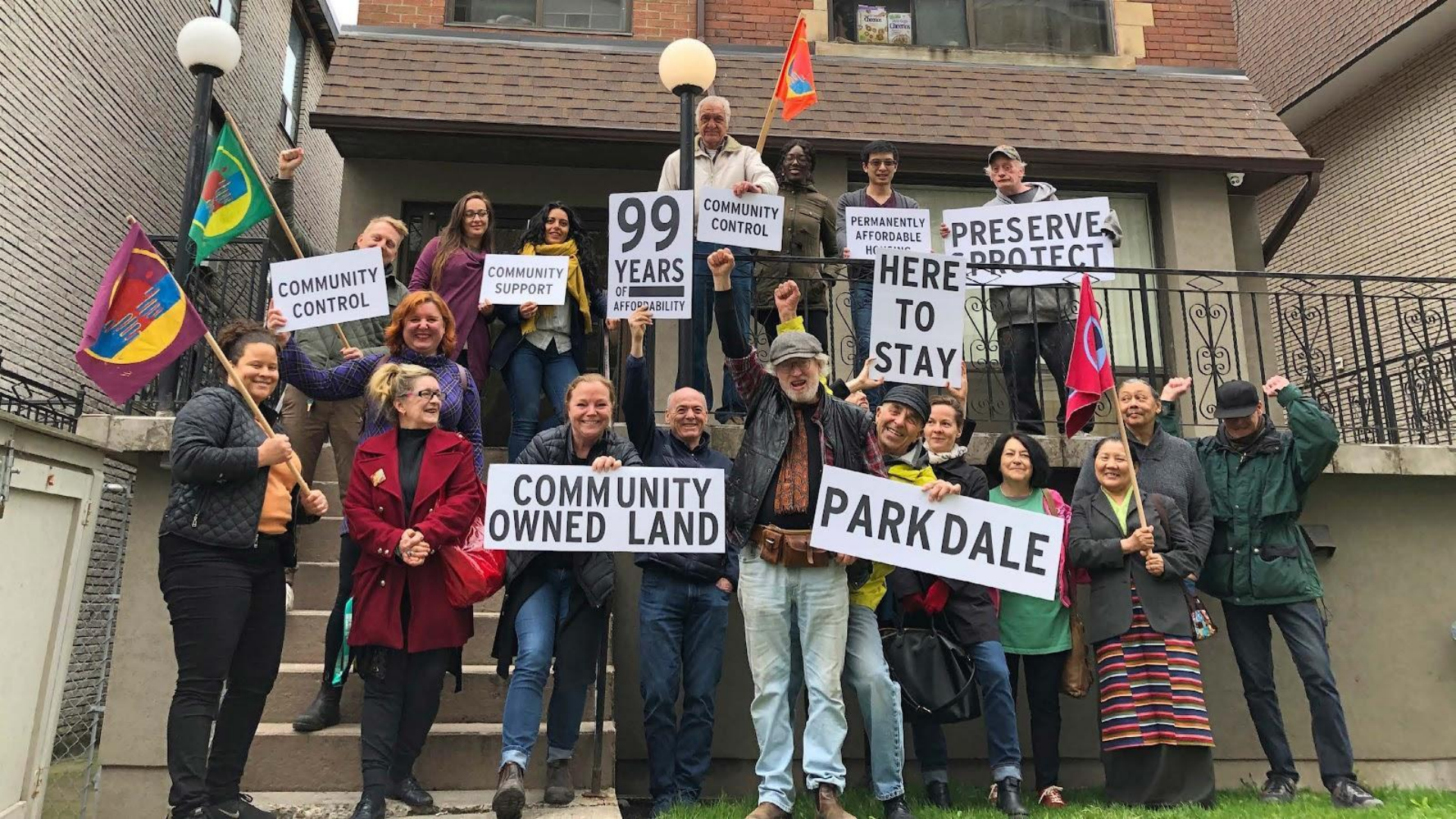
3. Renovated rooms rent at rates that are unaffordable to tenants on fixed incomes

4. Higher income tenants move in

5. Low-income tenants on fixed incomes are displaced



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COMMUNITY CONTROL

COMMUNITY SUPPORT

99 YEARS OF AFFORDABILITY

COMMUNITY CONTROL

PERMANENTLY AFFORDABLE HOUSING

PRESERVE PROTECT

HERE TO STAY

COMMUNITY OWNED LAND

PARK DALE





COMMUNITY OWNERSHIP = COMMUNITY BENEFIT

COMMUNITY EQUITY IS PRESERVED

COMMUNITY CONTROL

COMMUNITY SUPPORT

99 YEARS OF AFFORDABILITY

COMMUNITY CONTROL

PERMANENTLY AFFORDABLE HOUSING

PRESERVE PROTECT

HERE TO

OWNED LAND

PARK DALE



“We will never find enough money. We will never build enough housing. We will never see the waters rise. Until we care as much about trickle out as we do about trickle down” (John Davis 2015).



COMMUNITY OWNED

36 🏠 PROTECTED

22 MAYNARD AVE



**COMMUNITY
OWNED HOMES**

**PERMANENTLY
AFFORDABLE**





NATIONAL ADVOCACY.
COMMUNITY ACTION.



[ABOUT US](#) ▾

[OUR PROGRAMS](#) ▾

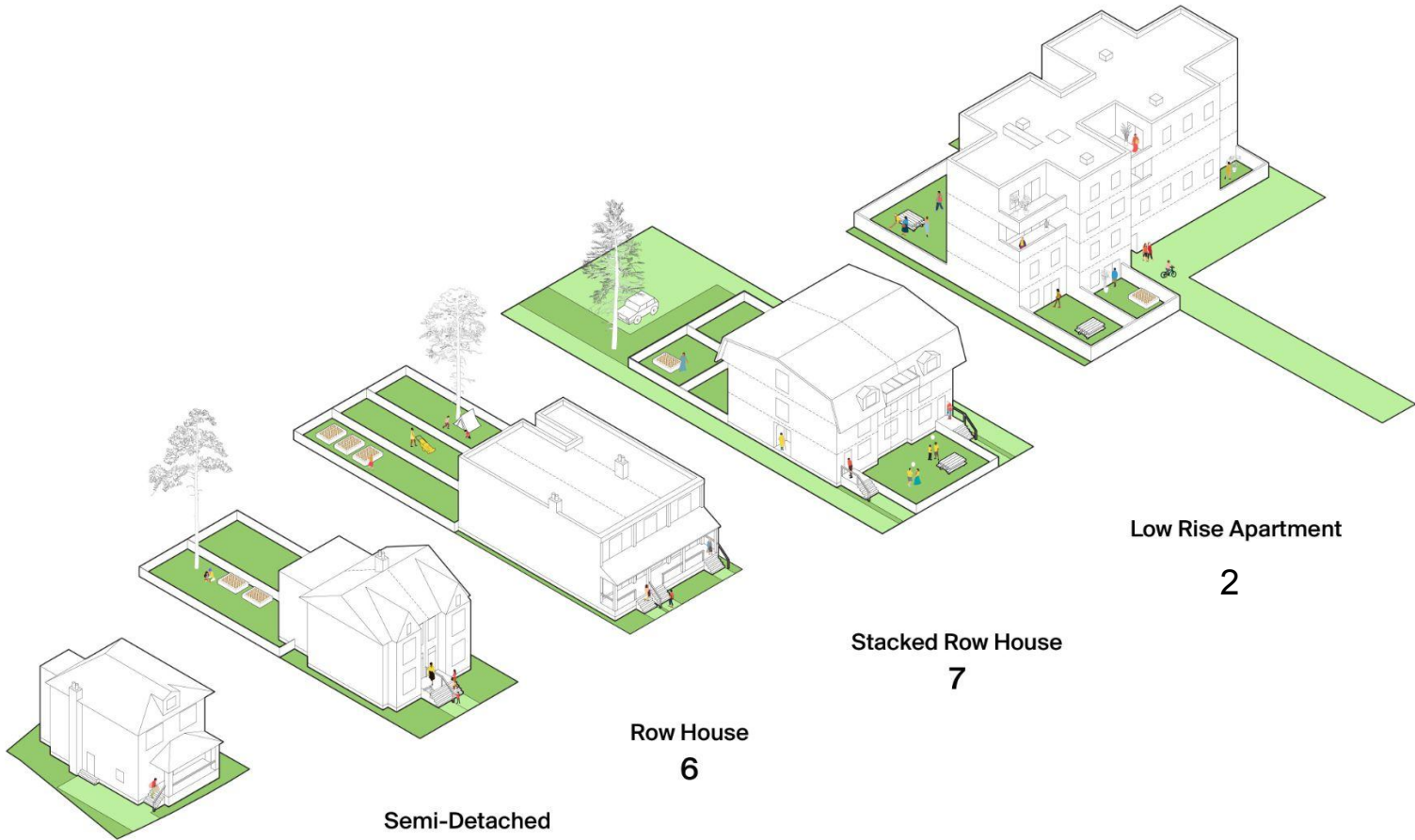
[WOMEN OF DISTINCTION](#) ▾

[SUPPORT US](#) ▾

[TAKE ACTION](#) ▾

[BLOG](#)





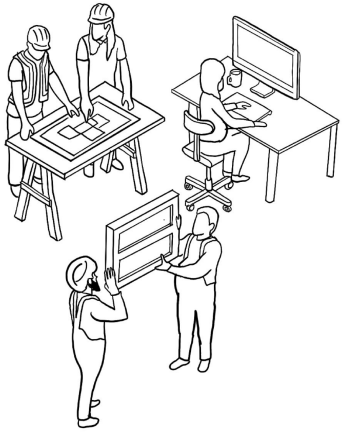
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Semi-Detached
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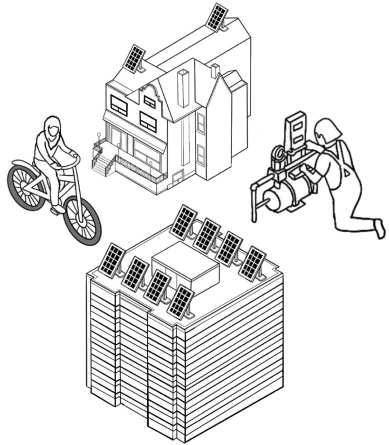
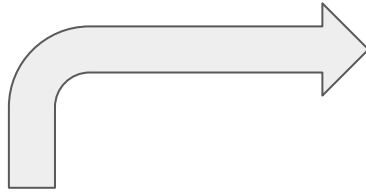
Row House
6

Stacked Row House
7

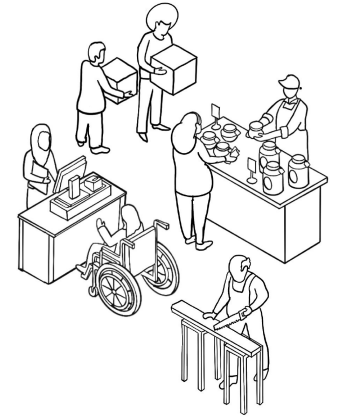
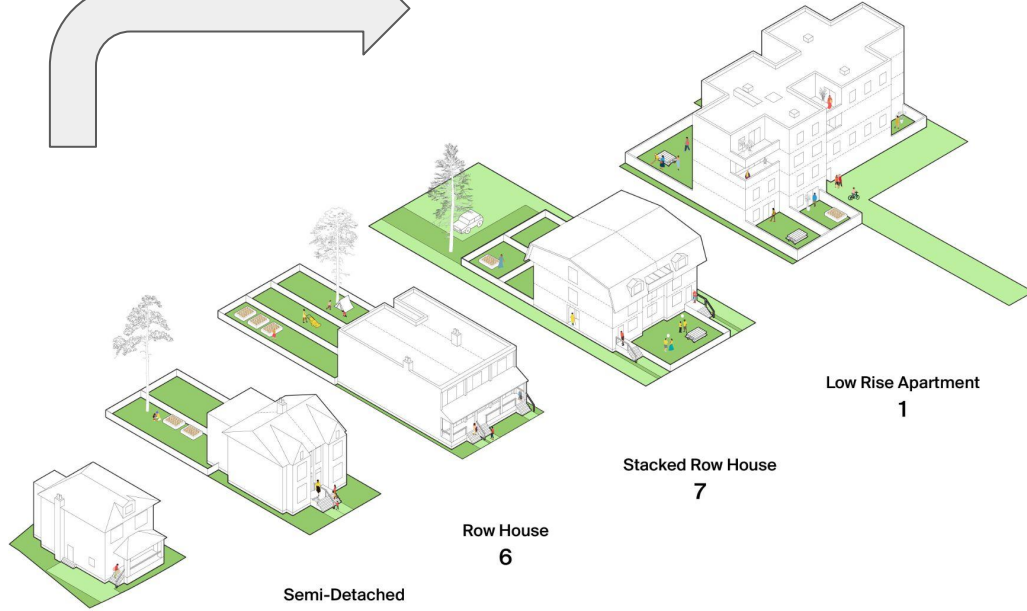
Low Rise Apartment
2



Decent Work



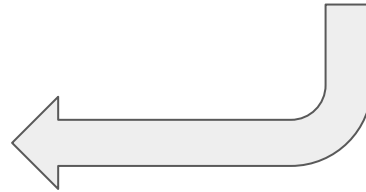
Sustainable Buildings

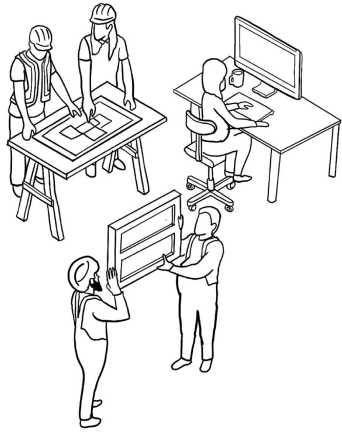


Community Economic Development

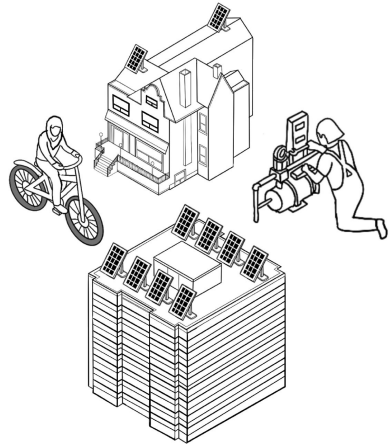


Climate Resilience





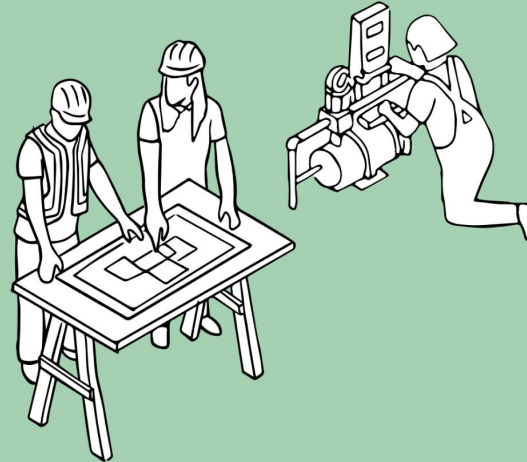
Decent Work



Sustainable Buildings

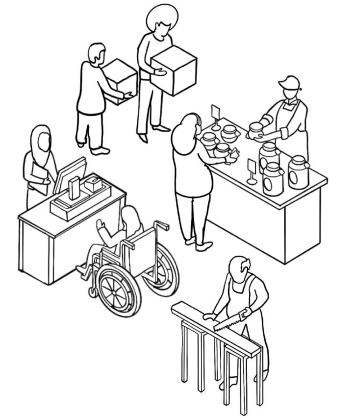
Parkdale
Neighbourhood
Land Trust + Neighbourhood
Land Trust

Social Procurement and Sustainability Action Framework

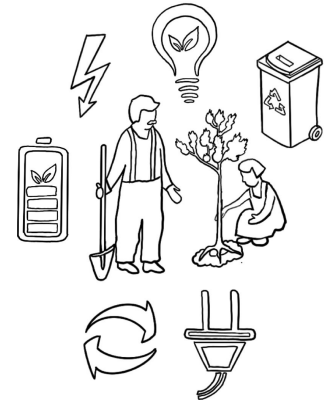


Full Report
Version 1
September 2022

An outcome-oriented action plan for community economic development, decent work, increased sustainability, and climate resilience.



**Community Economic
Development**



Climate Resilience



THANKS!