



PARTNA

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Survey Summary

All Respondents

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During the engagement period, of 2021, over 134 people responded to the [Partna questionnaire](#) aimed at gaining insight into resident's perception of affordable housing in their neighbourhoods and expectations for Partna. 88 of these respondents own a single/semi detached home, and 22 entered that they have a second owned home they consider as candidates for partnership for affordable housing development. The questionnaire was prepared to gauge interest and to inform the direction of the model.

It is important to note that 74 out of 88 the respondents who own a single/semi detached home that could add affordable housing (self reported) are a member of a neighbourhood group or organization. Therefore, responses are biased to reflect the cultural values of residents engaged in community organizing of any type.

Some of the guiding questions for the analysis include:

- How socially connected do respondents feel towards their neighbours?
- What type of affordable housing were respondents most interested in building?
- What were some of the reasons respondents were interested in Partna? Were there specific demographics that they wanted to support?
- What type of shared ownership agreement did respondents find most appealing?
- What proportion of respondents are members of a neighbourhood group? How did this affect responses?

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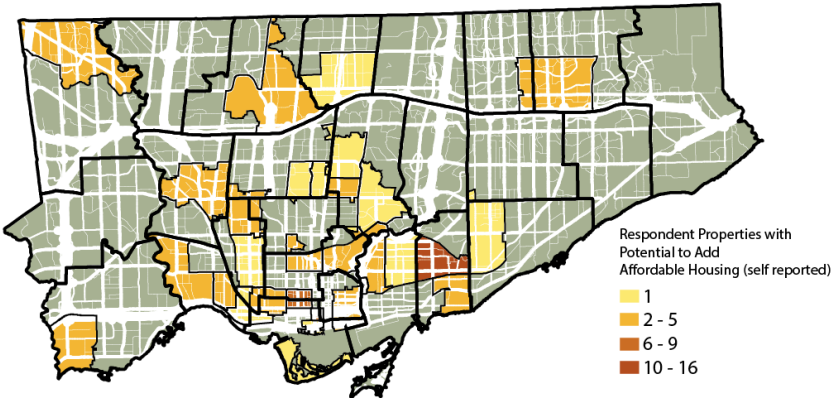
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1. Demographics

Table 1. Properties Owned or Rented by Respondents

| | Total | Not Black or Indigenous | Black | Indigenous |
|---|-------|-------------------------|-------|------------|
| Total | 156 | 100 | 34 | 22 |
| Own | 125 | 72 | 33 | 20 |
| a single or semi-detached home that could accommodate new units | 116 | 66 | 31 | 19 |
| Rent | 26 | 24 | 0 | 2 |
| Blank | 5 | 4 | 1 | 0 |

Map 1. Distribution of Respondent Properties, by First 3 Letters of Postal Code



Summary

- 80% of properties are owned by a respondent; 74% of the properties are single/semi detached homes
- 25% of the single/semi detached houses are owned by someone identifying as Black; and 15% of the single/semi detached houses are owned by someone identifying as Indigenous. This is significantly higher than the Toronto representation of owners of single/semi detached homes
- Parkdale, Bloordale, Danforth, and central Toronto have the most properties owned by respondents, although there are a fair number of responses in North York, Etobicoke Lakeshore, and Scarborough

The below is focused on responses from homeowners who meet the following criteria:

- own single/semi detached homes
- believe they have the capacity to increase the supply of housing on the property (self reported)

| | Total | Less Than 1 Year | 1-3 Years | 4-6 Years | 7-9 Years | 10 Years or More | Blank |
|------------------------|-------|------------------|-----------|-----------|-----------|------------------|-------|
| Total | 109 | 3 | 7 | 57 | 7 | 34 | 1 |
| Very Interested | 64 | 0 | 4 | 38 | 2 | 19 | 1 |
| Somewhat Interested | 39 | 0 | 2 | 16 | 4 | 14 | 0 |
| Potentially Interested | 0 | 3 | 0 | 0 | 0 | 0 | 0 |
| Not Interested | 6 | 0 | 1 | 3 | 1 | 1 | 0 |

| | Total | Alone | Partner | Family | Related children | Related elders | Non-family adults | Second Home Has Potential |
|------------------------|-------|-------|---------|--------|------------------|----------------|-------------------|---------------------------|
| Total | 88 | 4 | 66 | 33 | 24 | 4 | 1 | 21 |
| Very Interested | 51 | 2 | 46 | 10 | 7 | 0 | 0 | 13 |
| Somewhat Interested | 31 | 2 | 16 | 19 | 13 | 4 | 1 | 8 |
| Potentially Interested | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Not Interested | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| | | Table 4. "I would like to feel more connected to my neighbourhood" | | | | |
|--------------------------------|------------------------|--|-------|---------|----|-------|
| | | Total | Agree | Neutral | No | Blank |
| Level of Interest in Partna | Total | 109 | 86 | 18 | 4 | 1 |
| | Very Interested | 56 | 56 | 6 | 2 | 0 |
| | Somewhat Interested | 27 | 27 | 10 | 1 | 1 |
| | Potentially Interested | 3 | 3 | 2 | 1 | 0 |
| | Not Interested | 0 | 0 | 0 | 0 | 0 |

Summary

- 59% are very interested in collaborating with Partna to build affordable housing on their property, while 36% are somewhat interested
 - Those who've owned their home for 4-6 years are the most interested, with 67% expressing they are very interested, compared to 56-57% of those who have owned their home for 1-3 or 7-9 years.
 - Those who live with a partner are the most interested, with 70% expressing they are very interested, compared to 50% of those who live alone, and the 29-30% who live with family. It is important to note, that all categories report 83%-100% as being either somewhat or very interested
 - 24% of respondents have a second home that could potentially add new affordable housing units
- 52% respondents report feeling connected to their neighbourhood, and would like to feel more connected, while 10% expressed not lower levels of existing connection but desire higher levels in the future

The below is focused on responses from homeowners who meet the following criteria:

- own single/semi detached homes
- believe they have the capacity to increase the supply of housing on the property (self reported)
- Very or Somewhat Interested in Collaborating with Partna

Table 5. Age Distribution

| | Total | Not Black or Indigenous | Black | Indigenous |
|-------|-------|-------------------------|-------|------------|
| Total | 103 | 54 | 30 | 19 |
| 51-65 | 7 | 7 | 0 | 0 |
| 36-50 | 49 | 34 | 14 | 1 |
| 16-35 | 46 | 12 | 16 | 18 |
| Blank | 0 | 0 | 0 | 0 |

Table 6. Gender Distribution

| | Total | Not Black or Indigenous | Black | Indigenous |
|--------------------|-------|-------------------------|-------|------------|
| Total | 103 | 54 | 30 | 19 |
| Non-Binary | 3 | 3 | 0 | 0 |
| Gender Questioning | 1 | 1 | 0 | 0 |
| Man | 49 | 21 | 16 | 12 |
| Woman | 49 | 28 | 14 | 7 |

Summary

- At the population level, properties of respondents are generally as equally likely to be owned by a man or a woman; in the Indigenous community, properties of respondents are more likely to be owned by a man (63% vs 37%)
- At the population level, 4% of properties are owned by someone who is non-binary or gender questioning

2. Homeowner Responses

The below is focused on responses from homeowners who meet the following criteria:

- own single/semi detached homes
- believe they have the capacity to increase the supply of housing on the property (self reported)
- Very or Somewhat Interested in Collaborating with Partna,

Table 7. Preferred Payment and Potential Redevelopment Option

| | Total | Partna Covers 100% of Cost | Partna Covers Some of the Costs | Partna Purchases the Property | Lump Sum Payment | Monthly Payments |
|--|-------|----------------------------|---------------------------------|-------------------------------|------------------|------------------|
| Total | 103 | 53 | 83 | 88 | 47 | 54 |
| To downsize | 20 | 3 | 15 | 16 | 2 | 18 |
| To add to local affordable housing supply | 13 | 3 | 9 | 1 | 2 | 9 |
| Support you or your family access affordable housing | 61 | 33 | 51 | 55 | 29 | 31 |
| Afford Mortgage | 52 | 21 | 40 | 47 | 16 | 35 |
| Income | 42 | 26 | 37 | 34 | 24 | 16 |

Table 8. Desire for Partna to take care of Tenant management and maintenance

| | Total | Members of Family | Current residents pushed out due to gentrification | Artists and Cultural Producers | Indigenous People | Those Identifying as Black |
|-----------------------------------|-------|-------------------|--|--------------------------------|-------------------|----------------------------|
| Total | 82 | 48 | 40 | 26 | 24 | 11 |
| Very Appealing | 19 | 9 | 12 | 11 | 7 | 5 |
| Somewhat Appealing | 44 | 33 | 14 | 10 | 6 | 3 |
| Neither appealing nor unappealing | 6 | 1 | 4 | 2 | 3 | 2 |
| Somewhat Unappealing | 11 | 5 | 9 | 3 | 7 | 0 |
| Very Unappealing | 1 | 0 | 1 | 0 | 1 | 1 |
| Blank | 1 | 0 | 0 | 0 | 0 | 0 |

Summary

- In all cases, supporting themselves or their family access affordable housing was the option across collaboration models
- Properties owned by those preferring a monthly payment
 - Are preferring this option to afford their mortgage (65%)
- Properties owned by those preferring a lump sum payment
 - Are preferring this option to support themselves or their families access affordable housing

2.1 Development Preferences

The below is focused on responses from homeowners who meet the following criteria:

- own single/semi detached homes
- believe they have the capacity to increase the supply of housing on the property (self reported)

Table 9. Interest in Property Development Based on Model

| | Total | Partna Covers 100% of Cost | Partna Covers Some of the Costs | Partna Purchases the Property | Lump Sum Payment | Monthly Payments |
|---------------------|-------|----------------------------|---------------------------------|-------------------------------|------------------|------------------|
| Total | 77 | 42 | 63 | 72 | 38 | 39 |
| Very Interested | 17 | 8 | 11 | 12 | 8 | 9 |
| Somewhat Interested | 60 | 34 | 52 | 60 | 30 | 30 |
| Blank | 4 | 2 | 3 | 1 | 0 | 4 |

Summary

- Those who are very interested in Partna
 - most are interested in Partna purchasing the property (71%), this is followed by Partna covering some costs and having a smaller share of the newly built property (65%)
 - most are interested in a monthly sum payment (53% vs 47%)
- Those who are Somewhat interested in Partna
 - 100% are interested in Partna to purchasing the property (71%), this is followed by Partna covering some costs and having a smaller share of the newly built property (65%)
 - Equally as interested in monthly sum payment as a lump sum payment (50%)

The below is focused on responses from homeowners who meet the following criteria:

- own single/semi detached homes
- believe they have the capacity to increase the supply of housing on the property (self reported)
- Very or Somewhat Interested in Collaborating with Partna
- Very or Somewhat Interested in the housing options below as bolded

Table 10. Interest in Property Developing a **Laneway House**

| | Total | Partna Covers 100% of Cost | Partna Covers Some of the Costs | Partna Purchases the Property | Lump Sum Payment | Monthly Payments |
|---------------------|-------|----------------------------|---------------------------------|-------------------------------|------------------|------------------|
| Total | 91 | 46 | 73 | 79 | 41 | 48 |
| Very Interested | 12 | 9 | 11 | 7 | 7 | 4 |
| Somewhat Interested | 76 | 36 | 61 | 71 | 34 | 41 |
| Blank | 3 | 1 | 1 | 1 | 0 | 3 |

Table 11. Interest in Property Developing a **Garden Suite**

| | Total | Partna Covers 100% of Cost | Partna Covers Some of the Costs | Partna Purchases the Property | Lump Sum Payment | Monthly Payments |
|---------------------|-------|----------------------------|---------------------------------|-------------------------------|------------------|------------------|
| Total | 81 | 38 | 65 | 73 | 33 | 47 |
| Very Interested | 74 | 33 | 59 | 68 | 28 | 46 |
| Somewhat Interested | 7 | 5 | 6 | 5 | 5 | 1 |
| Blank | 4 | 1 | 2 | 1 | 0 | 4 |

Table 12. Interest in Property Developing a **Basement Suite**

| | Total | Partna Covers 100% of Cost | Partna Covers Some of the Costs | Partna Purchases the Property | Lump Sum Payment | Monthly Payments |
|---------------------|-------|----------------------------|---------------------------------|-------------------------------|------------------|------------------|
| Total | 53 | 34 | 45 | 42 | 31 | 20 |
| Very Interested | 26 | 15 | 22 | 18 | 15 | 10 |
| Somewhat Interested | 27 | 19 | 23 | 24 | 16 | 10 |
| Blank | 2 | 1 | 1 | 1 | 0 | 2 |

Table 13. Interest in Property Developing a **Converting an Existing Space**

| | Total | Partna Covers 100% of Cost | Partna Covers Some of the Costs | Partna Purchases the Property | Lump Sum Payment | Monthly Payments |
|---------------------|-------|----------------------------|---------------------------------|-------------------------------|------------------|------------------|
| Total | 77 | 42 | 63 | 72 | 38 | 39 |
| Very Interested | 17 | 8 | 11 | 12 | 8 | 9 |
| Somewhat Interested | 60 | 34 | 52 | 60 | 30 | 30 |
| Blank | 4 | 2 | 3 | 1 | 0 | 4 |

Table 14. Interest in Property Developing an **Addition of a Storey**

| | Total | Partna Covers 100% of Cost | Partna Covers Some of the Costs | Partna Purchases the Property | Lump Sum Payment | Monthly Payments |
|---------------------|-------|----------------------------|---------------------------------|-------------------------------|------------------|------------------|
| Total | 70 | 39 | 57 | 62 | 39 | 31 |
| Very Interested | 34 | 18 | 26 | 28 | 18 | 16 |
| Somewhat Interested | 36 | 21 | 31 | 34 | 21 | 15 |
| Blank | 5 | 2 | 3 | 1 | 0 | 5 |

Table 15. Interest in Property Developing a **Up to 4 Storey Development**

| | Total | Partna Covers 100% of Cost | Partna Covers Some of the Costs | Partna Purchases the Property | Lump Sum Payment | Monthly Payments |
|---------------------|-------|----------------------------|---------------------------------|-------------------------------|------------------|------------------|
| Total | 68 | 36 | 54 | 64 | 31 | 37 |
| Very Interested | 47 | 21 | 38 | 45 | 17 | 30 |
| Somewhat Interested | 21 | 15 | 16 | 19 | 14 | 7 |
| Blank | 5 | 2 | 3 | 1 | 0 | 5 |

Summary

- 86% of homes owned by respondents are Very or Somewhat interested in a **Laneway Suite** on their property; interest preferences for each property are:
 - Those who are very interested (13% of properties with interested owners)
 - most are interested in Partna covering some of the cost and Partna having a smaller share of the newly built property (92%), this is followed by Partna covering all of the costs and having a larger share of the newly built property (72%)
 - More than half are interested in a monthly sum payment (58% vs 33%)
 - Those who are somewhat interested (84% of properties with interested owners)
 - most are interested in Partna purchasing the property (93%), this is followed by Partna covering some of the cost and Partna having a smaller share of the newly built property (80%)
 - More than half are interested in a lump sum payment (54% vs 45%)
- 79% of homes owned by respondents are Very or Somewhat interested in a **Garden Suite** on their property; interest preferences for each property are:
 - Those who are very interested (71% of properties with interested owners)
 - most are interested in Partna purchasing the newly built property (92%), this is followed by Partna covering some of the cost and Partna having a smaller share of the newly built property (86%)
 - More than half are interested in a monthly sum payment (62% vs 38%)
 - Those who are somewhat interested (7% of properties with interested owners)
 - most are interested in Partna covering some of the cost and Partna having a smaller share of the newly built property (86%), this is followed by Partna purchasing the property or covering 100% of the costs and having a smaller share (71% each)
 - Nearly 3/4 are interested in a lump sum payment (71% vs 14%)
- 51% of homes owned by respondents are Very or Somewhat interested in a **Basement Suite** on their property; interest preferences for each property are:
 - Those who are very interested (25% of properties with interested owners)
 - most are interested in Partna covering some of the cost and Partna having a smaller share of the newly built property (85%), this is followed by Partna purchasing the property (69%)
 - More than half are interested in a lump sum payment (58% vs 38%)
 - Those who are somewhat interested (26% of properties with interested owners)
 - most are interested in Partna purchasing the property (89%), this is followed by Partna covering some of the cost and Partna having a smaller share of the newly built property (85%)
 - More than half are interested in a lump sum payment (59% vs 37%)

- 74% of homes owned by respondents are Very or Somewhat interested in an **Interior Renovations** on their property to create new affordable housing; interest preferences for each property are:
 - Those who are very interested (16% of properties with interested owners)
 - most are interested in Partna purchasing the property (71%), this is followed by Partna covering some of the cost and Partna having a smaller share of the newly built property (65%)
 - More than half are interested in a monthly sum payment (53% vs 47%)
 - Those who are somewhat interested (58% of properties with interested owners)
 - All are interested in Partna purchasing the property (100%), this is followed by Partna covering some of the cost and Partna having a smaller share of the newly built property (85%)
 - Equal parts are interested in a lump or monthly sum payment (50% vs 50%)
- 68% of homes owned by respondents are Very or Somewhat interested in the **Addition of a Storey** on their property to create new affordable housing; interest preferences for each property are:
 - Those who are very interested (33% of properties with interested owners)
 - most are interested in Partna purchasing the property (82%), this is followed by Partna covering some of the cost and Partna having a smaller share of the newly built property (76%)
 - More than half are interested in a lump sum payment (53% vs 47%)
 - Those who are somewhat interested (35% of properties with interested owners)
 - most are interested in Partna purchasing the property (94%), this is followed by Partna covering some of the cost and Partna having a smaller share of the newly built property (86%)
 - More than half are interested in a lump sum payment (58% vs 42%)
- 45% of homes owned by respondents are Very or Somewhat interested in the **development of their property into a multi-res of up to 4 storeys** to create new affordable housing; interest preferences for each property are:
 - Those who are very interested (33% of properties with interested owners)
 - most are interested in Partna purchasing the property (96%), this is followed by Partna covering some of the cost and Partna having a smaller share of the newly built property (81%)
 - More than half are interested in a monthly payment (64% vs 36%)
 - Those who are somewhat interested (20% of properties with interested owners)
 - most are interested in Partna purchasing the property (90%), this is followed by Partna covering some of the cost and Partna having a smaller share of the newly built property (76%)
 - More than half are interested in a lump sum payment (67% vs 33%)

3. Renter Responses

Summary

- When asked if there is enough affordable housing in their neighbourhoods, no renters agreed, with the majority strongly disagreeing.
- Most tenants agreed that they live in adequate and safe housing. Despite this, many tenants are not satisfied with their current housing situation and indicated that it does not suit their needs. In fact, most tenants said that they would like to own, not rent.
- The most strongly agreed upon reasons for supporting Partna include contributing to the decommodification of housing, community managed housing, and for the benefit of others.
- Basement suites were the least appealing housing option for renters.
- Above all, affordable rent, and the ability to remain in their unit were the most important factors for tenants to feeling secure in their living situation.

4. Feedback and Concerns

4.1 Homeowners

- Feedback and concerns:
 - "Please provide more details on the partnership model. Development is complex. What experience do you have doing construction? Re-development? rezoning?"
 - "I love what you're doing here. It's so important: one of the reasons we haven't left our place and feel awkward about the idea of ever selling it is that it would be taking an affordable housing unit off the market - we are interested in a clause that makes it possible to demand the rent stay the same for the new people buying our place as a relationship has already been established with the tenant ... don't know how possible that is but would love to discuss as well as best practices for keeping units affordable and accessible"
 - "We need housing, Affordable housing. Look forward to seeing this project blossom across Toronto"
- What would increase your level of interest?
 - "Does Partna have formal relationships with large organizations or government? It's an ambitious ask to develop a shared house without knowing if it'll work in the long term."
 - "I would rather share part of the rent than part of the ownership. I am VERY reluctant to give up any part of the ownership of my home. "
 - "More specific description of what the co-ownership looks like and how much is the rent in relation to the financing of new construction cost. "
 - "-Recommendations from people I trust -clarity on what it means to co-own and options that include us retaining ownership (either the whole time or in the long run)"
 - "Right now, it's gathering enough information to make the right decision. Heck, I don't even know if my house could legally allow for Laneway house (as much as it's been passed by council) Probably easiest to have someone visit and see my house to make sure everything is good"
 - "This is quite new to me, still want more information and the chance to ask questions. "
 - "Understanding the track record Partna has in property management. "

4.2 Renters

- Feedback and concerns:
 - “Be aware that the City provides portable housing allowances of up to \$900+ per month for 5 years (up to 25(?) years) to people who have been on the housing waitlist the longest or who have been homeless or at risk of homelessness or are inadequately housed, & prospective tenants are to use the funds to pay private or other not for profit landlords since the City has insufficient deeply affordable housing to offer to tenants. Add in about \$500/mo more from prospective tenants' other income supports (i.e. OW, ODSP, CPP-D, OAS+GIS) and the fact that govt *can* pay the rent directly to the landlord, means that if the City makes portable housing allowances more adequate & more widely available (funded by provincial & federal govts' housing funding announcements), prospective landlords have a guaranteed source of income by offering housing to such people, who they have often discriminated against. For example, the Parkdale Community Benefits Framework calls for 20% to 100% affordable units. Inclusionary Zoning, including a mix of permanently deeply affordable, 80% of AMR, and the City's "AMR" for the year, create the best blend of inclusive neighbourhoods, and financial incentive from governments. ”
 - “Is Partna any different/better than Toronto Community Housing? As a person with worsening physical disabilities, I would love if people in my situation were prioritized and not have to wait indefinitely for years on a waiting list before being able to access quality, subsidized supportive housing. ”
 - “So, praying, really hard that I can get an affordable unit, where I can die in peace. I really hate moving, I'm not dying, not yet.. ”
 - “The city should require higher land use. It should end single family detached zoning altogether. And push owners of said housing to create affordable housing”