

# London Housing Advisory Committee

## Report

The 1st Meeting of the London Housing Advisory Committee  
December 11, 2019  
Committee Room #4

Attendance PRESENT: B. Harris (Chair), J. Banninga, M. Joudrey, J. Lane, W. Latuszak, C. O'Brien, B. Odegaard, J. Peaire, D. Peckham and D. Turner (Committee Clerk)

NOT PRESENT: M. Abdo, M. Courey, R. Peaker and M. Richings

ALSO PRESENT: G. Barrett, J. Browne, D. Calderwood-Smith, H. Chapman, S. Giustizia and N. Musicco

The meeting was called to order at 12:17 PM

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

#### 1.2 Election of Chair and Vice-Chair for the term ending November 30, 2020

That it BE NOTED that the London Housing Advisory Committee elected B. Harris and J. Peaire as Chair and Vice Chair, respectively, for the term ending November 30, 2020.

### 2. Scheduled Items

#### 2.1 Multi-Sector Orientation

That it BE NOTED that the attached and verbal presentations from D. Calderwood-Smith, Manager, Strategic Programs and Partnership, H. Chapman, Manager, Municipal Law Enforcement Services, and N. Musicco, Municipal Policy Specialist I, Licensing and Municipal Law Enforcement, with respect to an overview of the municipal housing system and the London Housing Advisory Committee's role in multi-sector housing initiatives, was received.

### 3. Consent

#### 3.1 10th Report of the London Housing Advisory Committee

That it BE NOTED that the 10th Report of the London Housing Advisory Committee, from its meeting held on November 13, 2019, was received.

#### 3.2 Notice of Community Information Meeting - Affordable Housing Community Improvement Plan (CIP)

That it BE NOTED that the Notice of Community Information Meeting, from T. Macbeth, Planner II, City Planning, with respect to the Affordable Housing Community Improvement Plan, was received.

### 4. Sub-Committees and Working Groups

None.

**5. Items for Discussion**

5.1 2020 Work Plan

That a sub-committee/working group BE CREATED to commence the drafting of a 2020 work plan.

5.2 Vacant Community Housing Units as a Result of Outstanding Repairs

That it BE NOTED that the committee held a general discussion with respect to vacant community housing units, including common reasons for extended vacancies and the challenges inherent in repairing units to habitable standards.

**6. Adjournment**

The meeting adjourned at 1:57 PM.

# Item 2.1



## Municipal Housing System – *Overview*

London Housing Advisory Committee – December 11th, 2019

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## Agenda

- Community Housing 101
- Empowering Municipalities through Devolution
- Housing Stability System – Governance Overview
- Overview of Key Service Area and/or Organizations
- Local Housing Sector Challenges
- Call to Action
- Additional Briefings

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# Item 2.1



## Defining Community Housing



### What is Community Housing?

- Housing owned and operated by non-profit housing corporations, housing co-operatives and municipal government corporations.
- These providers offer subsidized or low-end-of market rents – housing sometimes referred to as social housing.

### For-Profit Housing

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Image Source: CMHC, About Affordable Housing in Canada



## A Brief History: Municipal Services Role in Housing

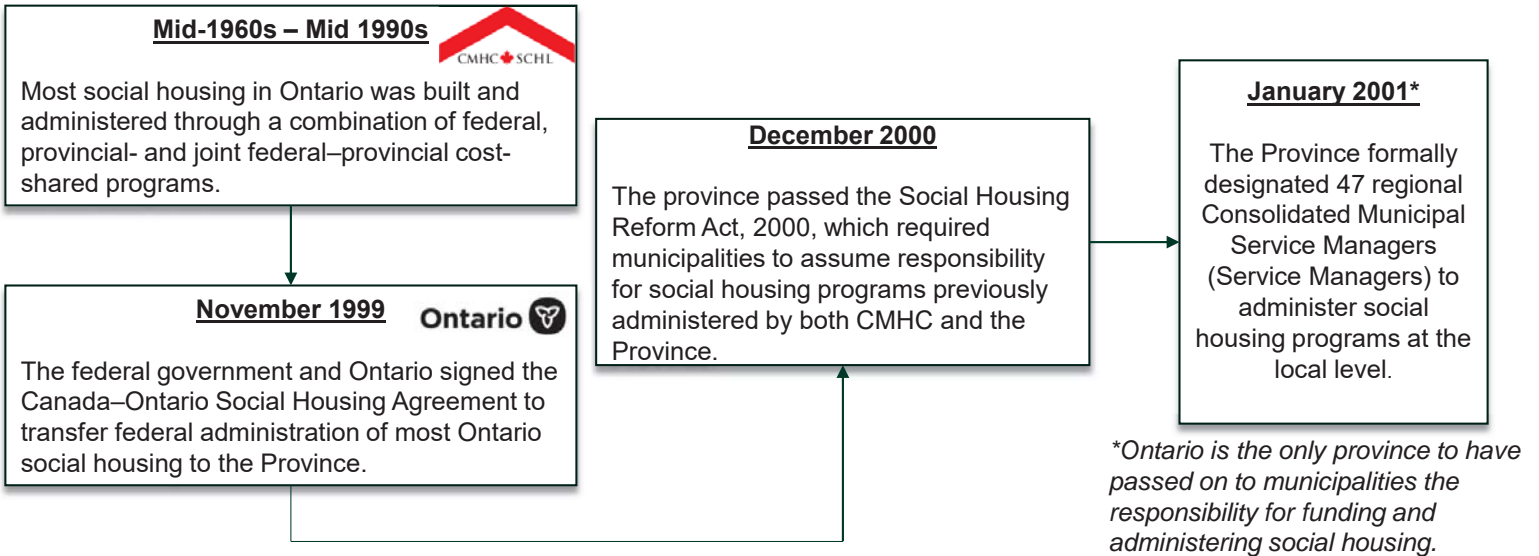
- Housing stability is a significant factor in a community's stability and in the social and economic well-being of its residents.
- Community Housing providers homes to:
  - People who have difficulty finding housing in the private market;
  - Individuals and families working low-income jobs, seniors, those living on social assistance;
  - Those with disabilities, health and other challenges and
  - People exiting homelessness.



*Community Clean Up, 241 Simcoe St.,  
Managed by London Middlesex Community Housing*

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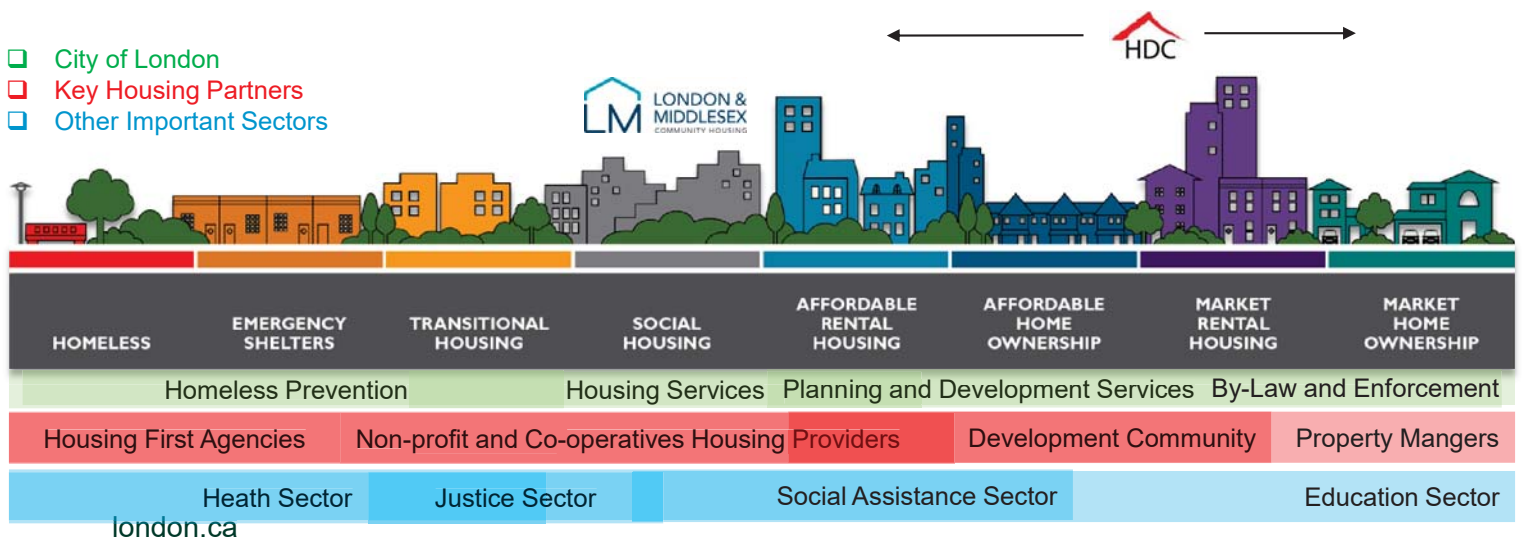
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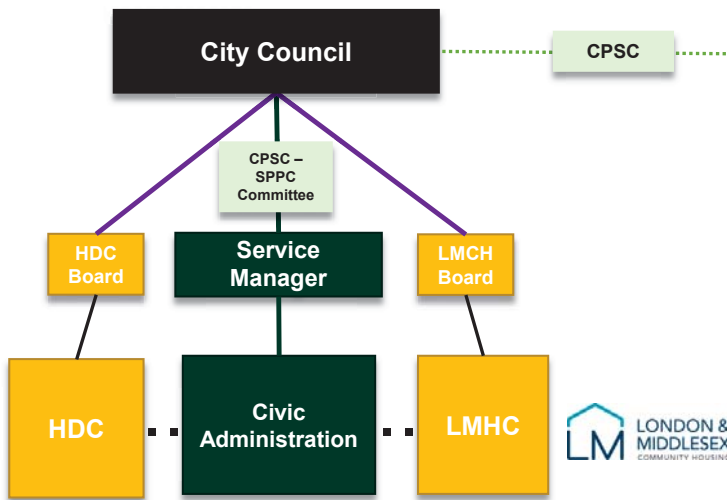


- Housing delivery in London has many service areas and organizations contributing towards supporting the community find or retain housing stability:





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**London Housing Advisory Committee**

- LHAC is a resource, information gathering and advisory body to the Municipal Council on matters pertaining to housing within the City of London.
- LHAC facilitates public input to City Council on programs and ideas as it relates to Housing.
- LHAC monitors local housing market trends and emerging housing needs in the community and, where appropriate, recommend actions.

**- You are housing leaders and your voice matters.**

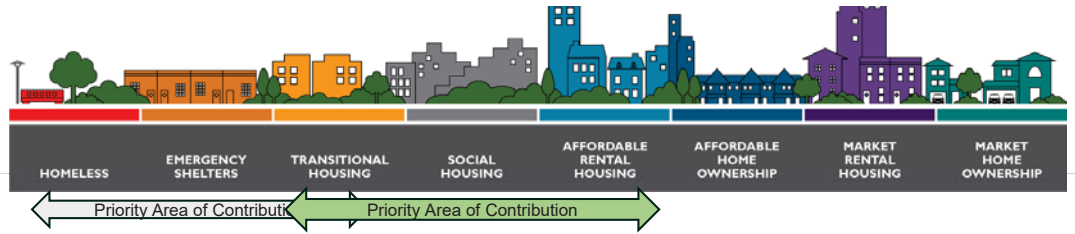
- ..... Advice and advocacy
- ■ Program relationships
- Accountability to Council as Shareholder
- Business control



## Homeless Prevention

- The City of London is the Service Manager for all orders of government for Homeless Prevention.
- Key roles include:
  - Implementing a Housing First, system focused plan;
  - allocating and managing funding; and,
  - implementing effective solutions to solve homelessness
- Two primary outcomes guide the efforts and form the basis for the indicators of success.
  - Individuals and families experiencing homelessness obtain and retain housing.
  - Individuals and families at risk of homelessness remain housed.

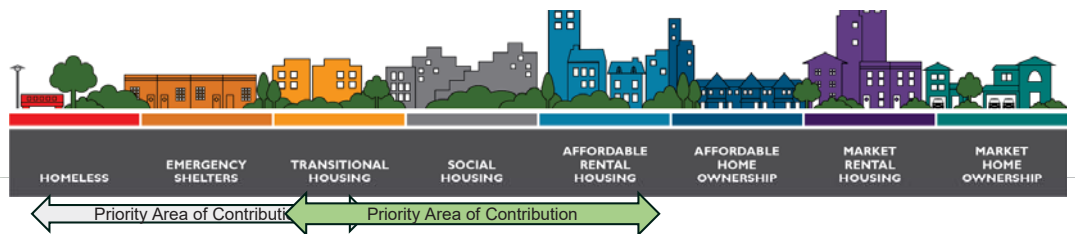
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## Housing Services

- The City of London is the Service Manager as established within the Housing Services Act responsible for administering social housing on behalf of the province, including the following:
  - Housing Access Center
  - Determining eligibility for social housing;
  - Waitlist management;
  - Administration of social housing subsidies, supplements;
  - Program compliance;
  - Supporting the long-term sustainability of all 64 social housing providers
  - Policy and program development
- Housing Division funding must adhere to strict regulatory and legislative compliance as outlined in the Housing Services Act, 2011.

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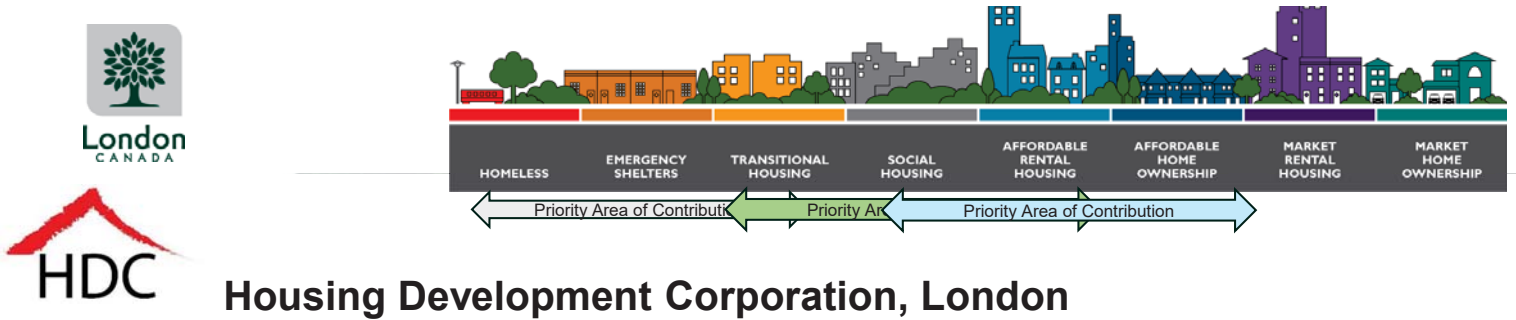


## London Middlesex Community Housing (LMCH)

- LMCH is the Local Housing Corporation (LHC) under the *Housing Services Act* (HSA) with the City of London as Sole Shareholder
- LMCH is the largest provider of social housing responsible for property management and all corporate business functions as an independent stand-alone LHC
- LMCH maintains:
  - positive tenant and community relations
  - housing stock and assets in appropriate, safe and fit for occupancy.

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## Housing Development Corporation, London

- A special business corporation of the City of London incorporated in 2015
- Delegation of provincial Service Manager Agreement for “New Rental” affordable housing development.
- Delegation of City’s new affordable rental development (programs and funding) controlled through a Shareholder Declaration.

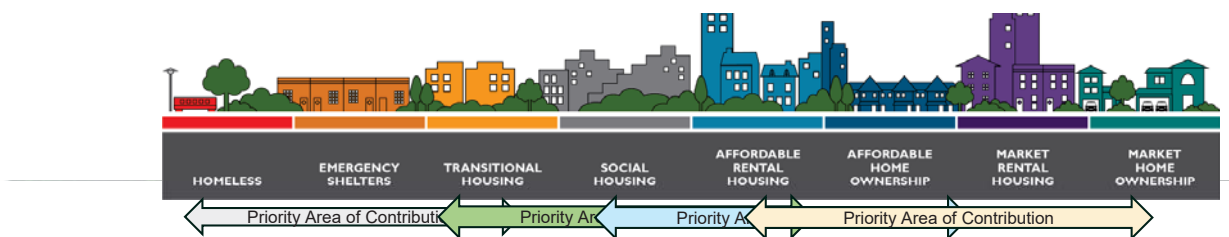
### HDC FOCUS: New Affordable Rental Stock

#### Supporting Regeneration of Existing Social Housing

#### Mixed developments

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#### New tools and approaches



## City Planning

- **Managing a range of planning tools to encourage and require the development of affordable units**
- Bill 108 – the *More Homes, More Choice Act, 2019*
- Affordable Housing Development Toolkit
  - Affordable Housing Community Improvement Plan
  - Closed Schools Strategy
  - Inclusionary Zoning
  - ReThink Zoning
  - Official Plan policy reviews and amendments
    - Secondary Plans; Community Housing Regeneration Sites; Demolition/Replacement

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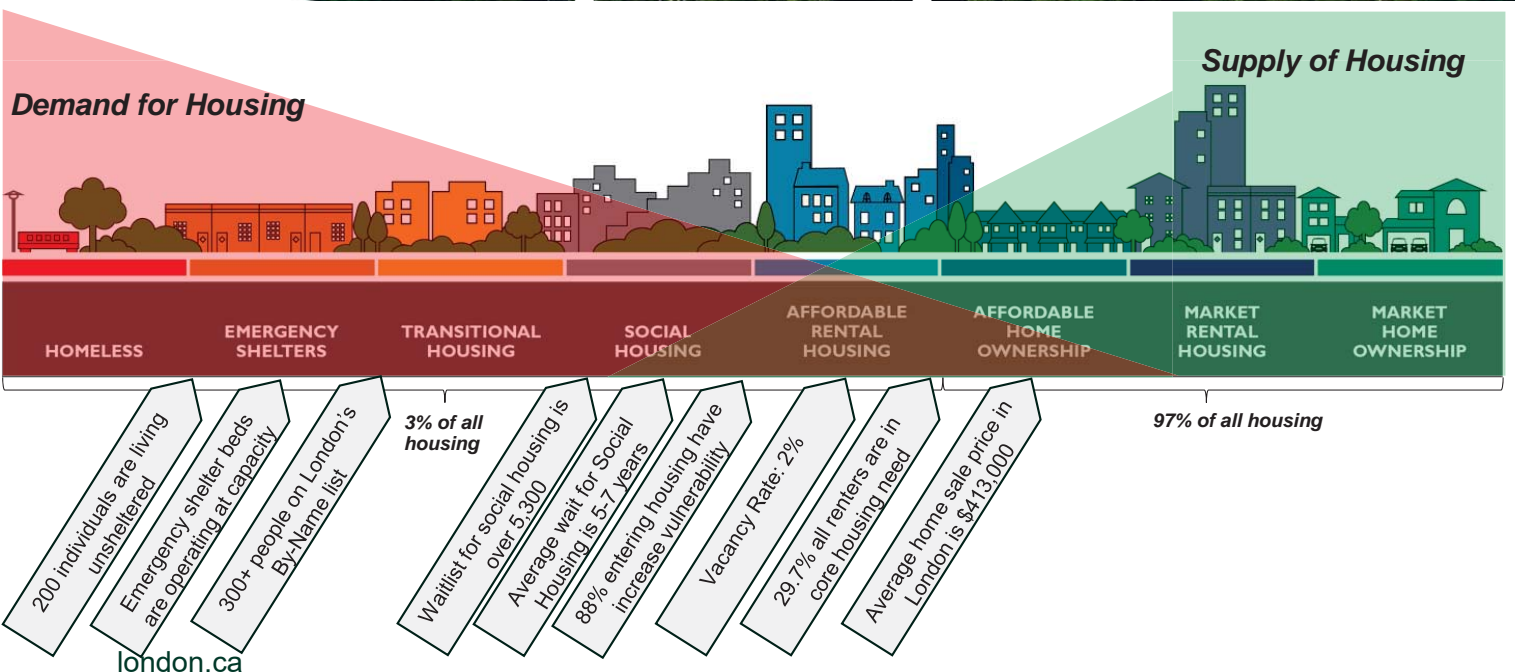


## Key Challenges in London Middlesex

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## Local Housing Sector Challenges



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Image Source: CMHC, About Affordable Housing in Canada

# Item 2.1



## 2013: One Bedroom Example

- ~ \$750 per month (AMR)
- Required a \$30,000 gross annual income
- 3.5% Vacancy Rate
- 5% Availability in private rental market
- ~2% change in average rent

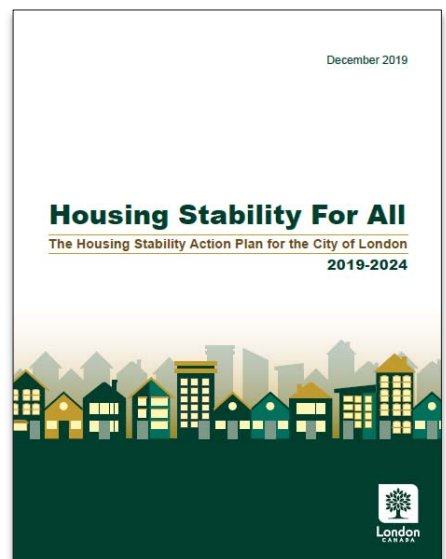
## 2018: One Bedroom Example

- ~ \$950 per month (AMR)
- Requires a \$38,000 gross annual income
  - Median gross income in London is ~ \$33,000
- <2% Vacancy Rate
- No measurable availability
- 5% average rent change

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1. We need to address the crisis in housing and homelessness.
2. We need far more affordable housing stock in our community.
3. We need better ways of accessing housing.
4. We need better ways and more options to help people access the supports they need to stay housed.
5. We need to make sure there are safe, affordable housing options available for our community as it grows and changes.
6. We need to make sure existing investments in housing are not lost.

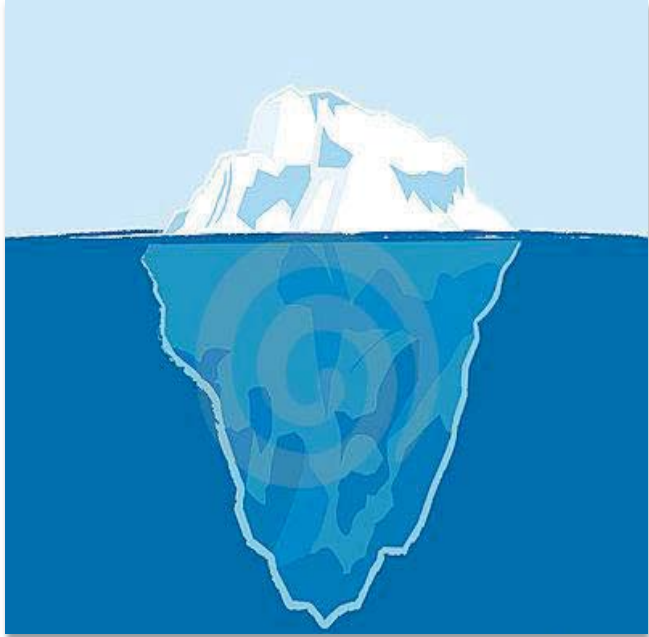


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## Series of Overview Sessions for LHAC



### Today: Housing System in London – An Overview

- Social Housing In-Depth
- Homeless Prevention
- Supportive and Transitional Housing
- Affordable Housing and Housing Affordability
- Current Planning Tools and Permissions
- Labour Market Retention and Housing
- Evolving Provincial Regulatory Environment



Thank you

# London Housing Advisory Committee

## Report

The 10th Meeting of the London Housing Advisory Committee  
November 13, 2019  
Committee Room #4

Attendance                   PRESENT: B. Odegaard (Chair), J. Banninga, M. Courey, B. Harris, M. Joudrey, J. Lane, C. O'Brien, J. Peaire, R. Peaker, D. Peckham, M. Richings and D. Turner (Committee Clerk)

NOT PRESENT: M. Abdo and W. Latuszak

ALSO PRESENT: J. Browne, D. Calderwood-Smith, S. Giustizia, G. Matthews, D. Purdy and M. Stone

The meeting was called to order at 12:15 PM

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Scheduled Items

#### 2.1 Accessibility for Ontarians with Disabilities (AODA) Orientation

That it BE NOTED that the ~~attached~~ presentation from M. Stone, Supervisor I, Municipal Policy (AODA), with respect to an orientation on accessibility standards in Ontario, was received.

### 3. Consent

#### 3.1 9th Report of the London Housing Advisory Committee

That it BE NOTED that the 9th Report of the London Housing Advisory Committee, from its meeting held on October 9, 2019, was received.

#### 3.2 Municipal Council Resolution - 8th Report of the London Housing Advisory Committee

That it BE NOTED that the Municipal Council resolution, from the meeting held on October 15, 2019, with respect to the 8th Report of the London Housing Advisory Committee, was received.

#### 3.3 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 464-466 Dufferin Avenue and 499 Maitland Street

That it BE NOTED that the Notice of Planning Application, dated November 6, 2019, from M. Vivian, Planner I, with respect to an Official Plan and Zoning By-law Amendment for the properties located at 464-466 Dufferin Avenue and 499 Maitland Street, was received.

### 4. Sub-Committees and Working Groups

None.

## **5. Items for Discussion**

### **5.1 Community Housing Modernization Strategy - Provincial Regulatory Amendments**

That it BE NOTED that the committee held a general discussion with respect to the Community Housing Modernization Strategy, including the impact of new provincial regulations on the application process and a tenant's ability to refuse an offer of housing.

### **5.2 LHAC Feedback on the Housing Stability Plan Draft Strategies and Actions**

That it BE NOTED that the committee held a general discussion with respect to the Housing Stability Plan Draft Strategies and Actions document, and provided feedback to City staff on a variety of topics including developer incentivization, the re-purposing of vacant facilities, and community partnership/engagement.

### **5.3 Housing and Homelessness Situation in London - Role of the London Housing Advisory Committee**

That it BE NOTED that the committee held a general discussion with respect to its role in City-led affordable housing initiatives.

### **5.4 Vacant Community Housing Units as a Result of Outstanding Repairs**

That the agenda item 'Vacant Community Housing Units as a Result of Outstanding Repairs' BE DEFERRED to the next meeting of the London Housing Advisory Committee.

## **6. Adjournment**

The meeting adjourned at 1:52 PM.





# COMMUNITY INFORMATION MEETING

## Affordable Housing Community Improvement Plan (CIP)

### YOU ARE INVITED!

The City of London is holding Community Information Meetings on the Affordable Housing Community Improvement Plan (CIP). The purpose of the meetings is to confirm the goals, incentive programs, and monitoring measures of the draft Affordable Housing CIP that was presented to the City's Planning and Environment Committee on November 18, 2019. Your input is important, and will help us to develop a Plan to encourage and support the development of affordable housing.

#### Meeting # 1

**Meeting Location:** City Hall, 300 Dufferin Avenue  
Committee Room 1 (on 2nd floor)

**Meeting Date / Time:** Thursday, December 12, 2019, 7:00 p.m. to 9:00 p.m.

#### Meeting # 2

**Meeting Location:** City Hall, 300 Dufferin Avenue,  
Committee Room 1 (on 2nd Floor)

**Meeting Date / Time:** Tuesday, December 17, 2019, 2:00 p.m. to 4:00 p.m.

## LEARN MORE & PROVIDE INPUT

#### For more information contact:

Travis Macbeth

tmacbeth@london.ca

519-661-CITY (2489) ext. 5102

City Planning, City of London

206 Dundas St., London ON N6A 1G7

File: O-9099

Webpage: <http://www.london.ca/business/Planning-Development/secondary-plans/Pages/Affordable-Housing-Community-Improvement-Plan.aspx>

**Please Note:** This meeting is a non-statutory public information meeting which the City's Planning Department at times convenes when, in the opinion of the Managing Director, Planning and City Planner, that the community should have a further opportunity to obtain information regarding a planning application.

There will be a future statutory public participation meeting required under the *Planning Act*, held at the Planning and Environment Committee, which will provide the public with another opportunity to comment on the planning application.

**If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.**

<b>TO:</b>	<b>CHAIR AND MEMBERS COMMUNITY AND PROTECTIVE SERVICES COMMITTEE MEETING ON SEPTEMBER 10, 2019</b>
<b>FROM:</b>	<b>SANDRA DATARS BERE MANAGING DIRECTOR HOUSING, SOCIAL SERVICES AND DEARNESS HOME</b>
<b>SUBJECT:</b>	<b>REPORT FROM CIVIC ADMINISTRATION OF THE VACANT COMMUNITY HOUSING UNITS AS A RESULT OF OUTSTANDING REPAIRS</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, that the Report From Civic Administration of the Vacant Community Housing Units as a Result of Outstanding Repairs **BE RECEIVED** for information.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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- Homelessness Plan (CPSC: June 17, 2013)
- Housing Services Act (CSC: December 19, 2011)
- City of London Community Housing Strategy 2013 to 2019 (CPSC: June 21, 2010)
- Homeless Prevention And Housing Plan 5 Year Review And Update – Process (CPSC, June 24<sup>th</sup>, 2019)

<b>BACKGROUND</b>
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On June 25, 2019, Municipal Council directed Civic Administration to report back on the backlog of vacant unit repairs within the current community housing stock (also referenced as social housing), with a financial cost and possible sources of funding to complete all repairs prior to the end of the year. Civic administration was directed to report back to the Community and Protective Services Committee on September 10, 2019.

**METHODOLOGY**

Upon direction from City Council, Civic Administration engaged all 64 community housing providers (which also includes London Middlesex Community Housing) to identify unit(s) in their portfolio that are currently vacant and are waiting to be repaired before being occupied.

In total, 38 housing providers responded with eight housing providers stating that their vacant unit(s) met the criteria, while 30 housing providers reported either no vacancies or their vacant units did not fit the criteria.

The housing providers were asked to provide the following:

- The unit is currently vacant and unoccupied, as of August 28, 2019;
- Confirm that the unit is a rent-geared-to-income unit;
- The unit is in need of significant repair outside of normal wear and tear;
- If insufficient existing capital and replacement reserve funding is preventing the unit from being repaired; and
- The state of disrepair prevents the unit from being occupied in a timely manner.

If a unit met all of the criteria above, civic administration also requested housing providers provide an estimate of the repair costs and timelines of repair throughout the rest of the calendar year, and potentially, into early 2020.

Housing providers were asked to use their best professional judgement when determining an estimated repair cost and timeline and not to obtain competitive quotes. Housing providers were also informed that the information provided to civic administration will support Council discussions related to this matter.

Initially, Civic administration contacted all social housing providers over email to clarify the request and troubleshoot any vacancies that may apply to the criteria. For providers who were non-responsive, additional contact, including direct calls to the organization, were made.

## RESULTS

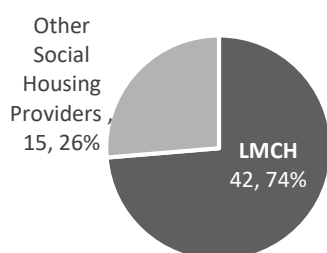
The following provides a summary of the information submitted by the housing providers within London-Middlesex.

<b>Vacant Social Housing Units in Need of Significant Repair</b>			
<b><i>Dwelling Size</i></b>	<b><i>Total Units</i></b>	<b><i>Average Repair Cost</i></b>	<b><i>Estimated Timeline of Repairs</i></b>
One Bedroom	27 Units	\$0 - \$5,000	1 – 6 Months
Two Bedroom	11 Units	\$5,000 - \$10,000	1 – 6 Months
Three Bedroom	13 Units	\$0 - \$5,000	0 – 4 Weeks
Four+ Bedroom	6 Units	\$5,001 - \$10,000	1 – 6 Months
<b>Total</b>	<b>57 Units</b>	<b>\$445,000*</b>	

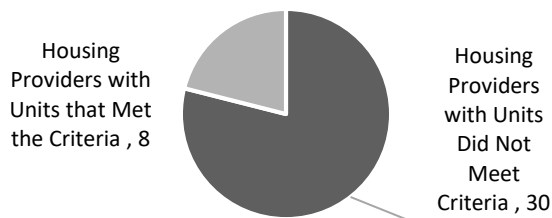
\*Total average cost as self-reported by housing providers within London-Middlesex County. These repairs costs are unverified. Housing providers were asked to use their best professional judgment when determining costs and timeline of repair. An official assessment from a third party was not requested.

No bachelor units were reported

Total Units That Met Criteria -  
57 Total



Total Providers with 'No Vacancies' or Units Not Meeting Criteria



N: 38 - Total number of housing providers completed the Unit Restoration Tracking Sheet, including London Middlesex Community Housing. This represents an approximate 60% response rate.

Civic Administration contacted all social housing providers through multiple emails and phone calls.

All NIL responses from housing providers were considered as having no current vacancies that meet the criteria.

Civic administration considers these findings appropriate given that housing providers will typically contact the Service Manager if a unit is significantly damaged outside of regular wear and tear.

## ANALYSIS

### Understanding Vacancies

Civic Administration consulted London Middlesex Community Housing (LMHC) to provide Council additional information on their repair process. It is common for apartment units and town homes within LMCH to become and remain vacant in between tenancies. These units could remain vacant for a variety of reasons. Currently once a tenant vacates their dwelling, a unit is inspected and assessed for repairs. Vacant units can remain vacant for an average of 30 to 60 days in order for maintenance teams to repair the unit caused by normal wear and tear. However, if the unit requires significant repairs, the unit could remain vacant for longer than 60 days and up to 120 days in order for repairs to be completed.

## Accountability for Capital Repairs

When a social housing provider requires financial resources to repair or enhance the interior or exterior of their property, this is referred to as capital needs. Social housing providers are responsible for managing their capital needs. The federal, provincial and municipal governments all support social housing providers capital needs through their local Service Manager.

As an outcome of housing, vulnerable members of the community from the social housing registry waitlist, individual(s) may impose damages to their unit beyond regular wear and tear. Significant damages may result from episodes due to significant mental health, addictions and trauma. In these exceptional circumstances, additional funding is required to repair significantly damaged units in a timely manner.

## Housing Service Delivery Review Report

On March 6, 2019, Municipal Council put forward and approved a resolution to undertake a review of the delivery of housing programs and services that are specific to the shareholder agreement between the City and London Middlesex Community Housing (LMCH) as well as the City and Housing Development Corporation, London (HDC). On August 26, 2019, City Council received this report at the Strategic Priorities and Policy Committee meeting.

It is important to note the data collected for this report is not connected to the vacancies noted in the review of the delivery of housing performed by KPMG.

The service review on the delivery of housing was specific to all vacancies within the LMCH portfolio. The difference in this report, as requested by Council, are vacancies within the social housing stock in London-Middlesex, including LMCH.

The scope of vacancies directed to Council was to focus on including units in need of significant repair outside of normal wear and tear and existing capital funding.

## **CONCLUSION**

Civic administration is committed to continuing to work with all social housing providers to ensure greater access to units through improving the restoration and vacancy process. Through monitoring existing capital funding, civic administration will support social housing providers to fill vacancies in a timely manner.

## **FINANCIAL IMPACT**

LMCH has different access to capital funding which is not available to other social housing providers. Civic administration has identified two possible funding sources which could be allocated to fund unit restoration costs:

### LMCH Proposed Funding Source

- LMCH's Annual Capital Allocation

### Other Social Housing Providers Proposed Funding Source

- Social Housing Major Repairs, Upgrades and Stabilization Reserve Fund for all social housing providers

The Social Housing Major Repairs, Upgrades and Stabilization Reserve Fund is available to all social housing providers, including LMCH.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>DOUG CALDERWOOD-SMITH MANAGER, STRATEGIC PROGRAMS AND PARTNERSHIPS</b>	<b>DAVE PURDY MANAGER, HOUSING SERVICES</b>
<b>RECOMMENDED BY:</b>	
<b>SANDRA DATARS BERE MANAGING DIRECTOR, HOUSING, SOCIAL SERVICES AND DEARNESS HOME</b>	

**Cc:**

Josh Browne, CEO, London Middlesex Community Housing  
All Social Housing Providers within London and Middlesex County