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<b>TO:</b>	<b>CHAIR AND MEMBERS COUNCIL HOUSING LEADERSHIP COMMITTEE MEETING ON NOVEMBER 18, 2013</b>
<b>FROM:</b>	<b>SANDRA DATARS BERE MANAGING DIRECTOR, HOUSING, SOCIAL SERVICES AND DEARNESS HOME</b>
<b>SUBJECT:</b>	<b>PRELIMINARY CONSULTANT REPORT ON A PROPOSED HOUSING DEVELOPMENT CORPORATION (HDC)</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Director, Municipal Housing, with the concurrence of the Managing Director of Housing, Social Services, and Dearness Home, the following actions be taken with respect to a proposed Housing Development Corporation (HDC):

1. the attached *Business Model Development for a Housing Development Corporation for the City of London: Interim Report* from SHS Consulting Inc., **BE RECEIVED**; and
2. that Civic Administration **BE DIRECTED** to report back to Council Housing Leadership Committee outlining recommended action plans and resource requirements.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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- Verbal Update and Presentation from SHS Consulting on Proposed Housing Development Corporation (CHLC: September 23, 2013)
- Recommendations for Proposal on Housing Development Corporation Project Manager and Consulting Services (CHLC: June 12, 2013)
- Update on Exploring Sustainable Housing Development (CHLC: June 12, 2013)
- Report and Presentation - An Overview of Housing Solutions (CHLC: Dec. 19, 2012)
- Report and Presentation – Exploring Sustainable Housing Development (CHLC: Dec. 19, 2012)
- London Community Housing Strategy 2011 Community Update Report (CNC: May 17, 2011)
- City of London Community Housing Strategy (CPSC: June 21, 2010)

<b>BACKGROUND</b>
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A municipal housing development corporation (HDC) is defined as an independently incorporated entity, typically positioned to work with the private, non-profit, community, and government sectors to advance housing development strategies and actions within a geographical region.

Within the context of this report, these actions and strategies would be primarily focused on advancing the community's need to attract, develop, and sustain affordable housing throughout London, under the guidance of the London Community Housing Strategy, the Official Plan, and other relevant local policies and directions.

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On January 29, 2013, Municipal Council provided direction related to establishing a local housing development corporation. In June , 2013, SHS Consulting was contracted through a competitive process to conduct research into best practices of housing development inclusive of affordable housing, document related local environmental drivers, and establish the business case and implementable work plan supporting a proposed new HDC in London. This includes the review of the necessary tools and services to advance housing development.

The attached *Business Model Development for a Housing Development Corporation for the City of London: Interim Report* represents the findings and recommendations of SHS Consulting.

**NEXT STEPS:**

Within the approved project framework, Council’s direction related to the attached report will initiate the next steps in the work plans with SHS Consulting, the Corporate Resource Team, and others toward implementation. These next steps will be reported back to Council Housing Leadership Committee in 2014 with further details and recommended action plans.

**FINANCIAL IMPACT:**

This report has no direct financial impacts. Civic Administration’s review of recommendations and continued work with SHS Consulting will include confirmation of resource requirements inclusive of any proposed new or realigned municipal contributions.

**ACKNOWLEDGEMENTS:**

London’s unique approach to exploring affordable housing through a proposed HDC model is supported within the London’s Homeless Prevention and Housing Plan and London’s Official Plan and is intended to advance the community’s housing vision, where *“all members of our community have access to housing that is safe, secure, and suitable to their needs and ability to pay.”*

The approach used to inform the attached report relied on knowledge gathered through an open community forum on housing development held on September 23, 2013, multiple key informant discussions, webinars, and the work of the Corporate Resource Team. These actions are outlined in detail within the attached report.

<b>PREPARED BY:</b>	<b>RECOMMENDED BY:</b>
<b>STEPHEN GIUSTIZIA MANAGER, HOUSING SERVICES</b>	<b>LOUISE STEVENS DIRECTOR, MUNICIPAL HOUSING</b>
<p><b>C. Corporate Resource Team</b>                  Gregg Barrett, Mat Daley, Sandra Datars Bere, Gail DeVito, John Fleming, Stephen Giustizia, Kate Graham, Jan Richardson, Peter Kokkoros, Dave Mounteer, Lou Pompilii, Louise Stevens, Elizabeth White</p>	<b>CONCURRED BY:</b>
	<b>SANDRA DATARS BERE MANAGING DIRECTOR, HOUSING AND SOCIAL SERVICES AND DEARNESS HOME</b>

**Attachment: *Business Model Development for a Housing Development Corporation for the City of London: Interim Report* from SHS Consulting**