

Housing Supplement Program

presentation to
Council Housing Leadership Committee
April 11, 2013

Expression of Interest
(soon to be released)

The London Community Housing Strategy (LCHS) and the Community Plan on Homelessness, have established a goal of 1,200 new affordable housing units.

In order to achieve this goal, Municipal Council has approved a “toolbox” of approaches to achieve this target. One such approach is the **Housing Supplement Program**.

It is anticipated that up to one hundred & fifty (150) units will be created through the **Housing Supplement Program** for up to six (6) years.

A **Housing Supplement Program** will provide a fixed subsidy of up to \$200 per month to eligible and selected landlords to reduce the effective market rent of the unit in order to meet the affordability needs of prospective or sitting tenants.

There are approximately 2,100 households on the waiting list for rent-geared-to-income-housing in London and Middlesex. Many of these households are paying more than 50% of their income on rent, which is creating hardship and increasing their risk of homelessness.

There are many households *not* on waiting list but in need of housing that is within their means to pay. Market Rental is a key part of our LCHS.

The **Housing Supplement Program** is not intended to adjust rental rates but rather take existing rates that are within reasonable average market range and make them available to a broader population of tenants.

Up to one hundred and fifty (150) tenant households will participate in the **Housing Supplement Program.**

Tenants will be low-income households on or eligible to be on the social housing waiting list.

Both adult households with dependents and without dependents will be eligible.

In-situ will be considered (tenants already residing in an eligible unit), provided the tenant household meets certain income and eligibility criteria.

Participating landlords of in-situ tenants may consider providing additional units within the program, but those units must be vacant or similarly occupied by in-situ tenants meeting the target tenant criteria.

Targeted landlords are those:

- with vacant units in the City of London and in Middlesex County;
- who are willing to make rental units available to the Housing Division;
- whose units are modest in terms of size and amenities based on household needs and community norms;
- whose units must meet applicable minimum health and safety standards;
- monthly rent (comprising payment for fully-serviced accommodation supplied with heat, water, hot water, stove and refrigerator);
- whose rents shall not exceed the average market rent for the City of London by unit size, adjusted annually for the duration of the program.
- Adjustments will be made where units are not fully serviced.

Tenants will:

- Pay the contractual rent portion of the agreed to rent structure (market rent less supplement).
- Sign leases or rental agreements with participating landlords
- Remain eligible to be on the City of London centralized waiting list for rent-gearred-to-income housing
- Confirm their income annually or as determined by the Housing Division
- Agree to provide information to the Housing Division that is required for Program evaluation

Average market rent* for
City of London

Bachelor	\$581
One-bedroom	\$754
Two-bedroom	\$932