

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING

On behalf of

The Corporation of the City of London

REQUEST FOR EXPRESSION OF INTEREST
Green Investment Fund – Social Housing
Electricity Efficiency Program (SHEEP)

Closing Date: **Friday, March 11, 2016, 5:00 P.M.**

Submitted to:

Erich Freiler, Manager
Infrastructure and Asset Management, Housing Division
Ministry of Municipal Affairs and Housing
777 Bay Street, 14th Floor
Toronto ON, M5G 2E5

Submitted by:

City of London Housing Division
267 Dundas Street, 3rd Floor
London, Ontario N6A 4L9



Housing



March 11th, 2016

Erich Freiler, Manager
Infrastructure and Asset Management, Housing Division
Ministry of Municipal Affairs and Housing
777 Bay Street, 14th Floor
Toronto ON, M5G 2E5

**RE: REQUEST FOR EXPRESSION OF INTEREST FOR SHEEP
(Social Housing Electricity Efficiency Program)**

Dear Mr. Freiler:

On behalf of the City of London, please accept this submission as our response to the Ministry's Request for Expression of Interest (REOI) for funding under the newly announced Social Housing Electricity Efficiency Program (SHEEP).

The City of London is leading the way in energy management and energy conservation. This commitment to the environment and being a "green city" is demonstrated in our Corporate Energy Conservation and Demand Management (CDM) Plan. The plan acts as a guideline to encourage energy conservation and demand management activities by outlining a strategy for energy reduction targets and identifying future conservation potentials and measures.

In fighting climate change, the City has completed retrofits to improve efficiency in municipal buildings. City traffic signals have been converted to high efficiency LED lights and new buildings are being designed to Leadership in Energy and Environmental Design (LEED) certification standards. Green Fleet initiatives, including using alternative fuels, purchasing hybrid vehicles and using smaller cars and trucks are underway and we continue to maximize efficiency through technological change.

But we can do more with your help. With the approval of SHEEP funding, the City of London can extend the lesson learned from focusing on corporate energy goals and objectives for energy conservation, energy efficiency, renewable energy, and energy demand management to social housing that typically incur a high electricity use and account for a proportion of greenhouse gases emitted by the residential sector.

towers that use up to 25 per cent more energy per square metre than a house. Not only will an investment in London help reduce greenhouse gas emissions, it will help strengthen the economy and create jobs for the people of Southwestern Ontario.

The City of London would like to thank the Province, who continues to put its new Climate Change Strategy into action by investing \$92 million from the Green Investment Fund into social housing retrofits. Like the Province, the City of London supports taking advantage of the economic opportunities in clean technologies, improving energy efficiency and reducing greenhouse gas emissions.

Thank you in advance for your time and consideration. We look forward to your response and being a selected program participant so that funds can be distributed starting this spring to the most appropriate projects in our community.

Sincerely,

Sandra Datars Bere
Managing Director
Housing, Social Services and Dearness Home
City of London

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Prelude

The City of London recognizes that one of the desired outcomes of SHEEP is to quickly realize electrical energy efficiency and reduce greenhouse gas emissions. This response to the Ministry of Municipal Affairs and Housing (MMAH) Expression of Interest (EOI) will provide an overview of the funding needed in London and Middlesex County and demonstrate the City of London's capacity in partnership with Housing Providers, City Facilities Division, Union Gas and London Hydro, to execute the work based on local procurement requirements, monitor progress and ensure data collection in a timely manner as part of the overall program objectives and requirements.

If selected for funding, the City of London would be prepared to sign a Transfer Payment Agreement with MMAH prior to receiving any funding and to fulfill the terms for funding including monitoring, energy audit and reporting requirements.

1.0 Organization Information

Service Manager: City of London
Housing Division
267 Dundas Street, 3rd Floor
London, Ontario N6A 4L9

Contact Name: Josh Browne, Manager Housing Division
Phone Number: 519.661.2500 ext 5733
Email: jbrowne@london.ca

2.0 Overview of Funding Need

The City of London as Service Manager is responsible for administering the delivery of social housing programs in the City of London and the County of Middlesex affecting provincial non-profit and co-operative housing providers, federal non-profit housing providers and the London & Middlesex Housing Corporation (LMHC). The provincial non-profit and co-operative social housing portfolio includes older single home townhouse complexes that could benefit from investments in energy efficiency improvements including high-efficiency heating, increased insulation, newer more efficient windows and LED lighting.

2.1 Information on number of buildings eligible for SHEEP funding by building type within the Service Area

All buildings eligible for SHEEP funding are independently owned by sponsor organizations such as churches and service clubs, and either self-managed or managed through a property management company. There are 27 private non-profit groups with 37 projects with 1,815 units under City of London administration. There are 16 non-profit housing co-operatives with 16 projects with 1,122 units under City of London administration.

In accordance with the program guidelines, the following buildings would qualify for SHEEP funding:

- Gilzean's Creek Housing Co-operative Inc – 235 Park St., Strathroy
40 Unit Electrically Heated Townhouses
- Odell-Jalna Residences of London – 870 Jalna Blvd., London
64 Unit Electrically Heated Townhouses
- Odell-Jalna Residences of London – 796 Shelborne St., London
67 Unit Electrically Heated Townhouses
- PAM Gardens, Non-Profit Housing Inc. – 711 Pond Mills Rd., London
6 Unit Electrically Heated Townhouses
- PAM Gardens, Non-Profit Housing Inc. – 460 Pond Mills Rd., London
30 Unit Electrically Heated Townhouses

- Latin American/Canadian Non-Profit Housing Inc. – 126 Bonaventure Dr., London
5 Unit Electrically Heated Townhouses
- Chelsea Green Home Society – 990 Huron St., London
45 Unit Electrically Heated Townhouses
- Chelsea Green Home Society – 2000 Wavell St., London
60 Unit Electrically Heated Townhouses
- Chelsea Green Home Society – 575 Wilkins St., London
55 Unit Electrically Heated Townhouses
- The Spirit of 1919 Housing Co-operative Inc. – 2 Bonaventure Dr., London
78 Unit Electrically Heated Townhouses
- Marconi Non-Profit Housing Corporation – 254 Marconi Blvd., London
60 Unit Electrically Heated Townhouses
- Marconi Non-Profit Housing Corporation – 1270 Bentley Dr., London
60 Unit Electrically Heated Townhouses
- London Polonia Towers Inc. – 106 Deveron Cres., London
54 Unit Electrically Heated Townhouses
- Tanglewood Orchard Co-operative Homes Inc. – 24 Spiritwood Crt., London
2 Unit Electrically Heated Townhouses

2.2 Amount of SHEEP funding requested

The City of London is requesting **\$3,362,811** in SHEEP funding to cover a portion of the total eligible costs of thirty-five (35) selected retrofits that will decrease greenhouse gas emissions and increase energy efficiency in fourteen (14) townhouse complexes where residents pay the cost of the utilities, including electric heat. A complete breakdown of eligible project cost by location and retrofit type is contained in **Appendix A**.

2.3 Describe the Social Housing units/buildings you would target for retrofit

All targeted provincial non-profit and co-operative social housing buildings were constructed at a time when less attention was paid to energy efficiency. As such, these targeted buildings account for a significant proportion of greenhouse gasses emitted by the residential sector.

The targeted buildings were designed to provide secure, affordable housing for people in need of subsidized rent. There are also programs available within each community designed to meet residents' social, physical and spiritual needs. Further information on targeted buildings including detailed descriptions is contained in **Appendix B**

2.4 Describe the condition of the social housing buildings that you would target for retrofit

The average age of the non-profit and co-operative social housing stock is approximately 20 to 25 years. During this period, energy efficiency was not a critical factor in the design and construction of townhouses. The buildings are reasonably well maintained given the age of construction.

Despite the fact that the original construction limits the number of options regarding improving energy efficiency, the provincial non-profit and co-operatives have taken a number of measures to reduce energy consumption levels in general.

Generally these buildings are in good condition given their ages. The upgrades that have been put in place over the recent past, combined with those proposed herein, will position all of the properties well to continue to provide safe and comfortable homes for residents for many years to come.

2.5 Provide an estimate of potential costs per project, if possible

All eligible retrofits/upgrades are identified in **Appendix A**. Each project includes an estimated cost. Estimated costs do not include energy conservation incentives that are available through local utility providers. Section 3.5 describes local energy efficiency incentives that could enhance SHEEP funding.

2.6 Identify and describe any recent building condition and/or energy audits that could help demonstrate need for retrofit funding

The required investment to repair and maintain the current housing stock is significant. In 2009, a Building Condition Assessments identified a need in London of a \$2M increase to capital repair funding for social housing sites.

Current conditions and capital spending levels of provincial non-profit and co-operative social housing providers has resulting in the significant depletion of capital reserves funds. This has put further pressures on municipal tax dollars in order to address the capital needs necessary in order to maintain these sites and keep them fit for occupancy in accordance with the *Housing Services Act, 2011*.

2.7 Have any buildings had recent upgrades, such as heating/cooling system, that could be further enhanced with SHEEP funding?

Over the past several years, all capital investments that include an energy efficiency component have been undertaken to achieve a higher efficiency rating. Where funding and capital reserves exist, many provincial non-profit and co-operative social housing providers have made recent upgrades, such as heating/cooling system, that could be further enhanced with SHEEP funding. Funding requests for eligible retrofits have not been included where recent upgrades have been completed. However, all of the proposed retrofits will further enhance the energy efficiency upgrades that have been undertaken in the past.

2.8 Any other information that you think is relevant to your business case and demonstrates the value of and need for SHEEP funding in your communities

The overall appearance of the buildings would be improved presenting a better appearance to the neighborhood thereby positively affecting community impact.

Investment in energy efficiency upgrades and retrofits will directly impact the physical health, financial well-being and safety of residents who directly pay for electricity costs. There is a growing concern about the cost of residential energy and other utilities for those who can least afford to pay. As these costs grow, they reduce the supply of affordable and acceptable housing and undermine the well-being of low-income residents. At the same time, the energy that is used inefficiently in low-income housing is a major environmental concern, as a source of emissions that cause smog and contribute to global climate change.

High energy costs and low incomes are a painful combination. In the cold winter months, when energy bills can sometimes be greater than rent, low income families have to choose between food, clothing, and keeping themselves warm. They may be forced to live in moderate to extreme discomfort affecting their health. Housing is a vital platform for individual health and well-being. Housing in disrepair leads to higher risks of injury and accidental death in the home and unhealthy, indeed sometimes fatal, exposure to extremes of heat and cold. Exposure to dampness, moulds, fungus (e.g. from poor insulation, poor heating and ventilation systems) can cause a wide range of pathologies, including asthma and other respiratory diseases. Failure to pay utility bills leads to shutoffs. In cases where gas for heating is shut off, residents resort to electric heating using ovens and substandard electric space heaters – a safety hazard.

Investment in energy efficiency upgrades will also support additional economic growth in London and the County of Middlesex by encouraging participation which can help to strengthen community networks and secure long-term commitment to programs and enable local companies to be actively engaged, thereby generating employment.

3.0 Implementation Plan

The proposed Implementation Plan is outlined in Sections 3.1 to 3.8.

3.1 What internal resources will be made available to meet the required Service Manager responsibilities?

The City of London Housing Division has a full time dedicated position to support social housing providers to effectively manage, maintain and update their buildings. The Social Housing Technical Support Officer is responsible to ensure that social housing providers properly maintain the condition of their properties and avoid costly, premature, major repairs or replacements through the provision of advice and guidance to housing provider staff, property management firms and Boards of Directors, on such matters.

The Social Housing Technical Support Officer will be fully engaged and made available throughout the implementation plan to provide technical guidance and project oversight for housing providers to ensure that the required Service Manager responsibilities are achieved. The Social Housing Technical Support Officer will be the first point of contact for any program-related issues raised by housing providers, will ensure that only eligible work is funded and that vendors carrying out eligible retrofits are selected in accordance with procurement policies that promote the best value for money.

City of London Housing Division Management, Finance and Program staff will be made available to monitor all phases of the program implementation and ensure accountability for the use of funds, reports are provided to the Province as required and ensure that any tenant issues raised during the retrofit and/or construction process are appropriately handled. The City of London bilingual Housing staff will also be made available to provide the program in English and French in accordance with the Transfer Payment Agreement.

City of London Purchasing staff will be made available to ensure that a competitive process is followed that identifies participants from eligible social housing buildings and retrofit opportunities for potential funding. Purchasing staff will also assist in the approval of eligible work for eligible housing projects based on need and in accordance with City policies adopted respecting the procurement of goods and services.

City of London Legal staff will be made available to develop and assist in executing a funding agreement with selected housing providers and the Transfer Payment Agreement with the Province.

City of London Facilities staff will be made available to assist in the collection and review of required performance measurement or energy usage data and building energy audits. Facilities staff will also assist in leveraging program funding by taking advantage of other available subsidies for retrofit work and ensure there is no overlap in the use of funds.

In addition, the City of London will engage local utilities (London Hydro and Union Gas) to ensure that any additional incentives are made available to qualifying retrofits.

3.2 How will you identify social housing buildings that would best meet the eligibility criteria of SHEEP?

A preliminary assessment has already taken place to identify buildings that meet the eligibility criteria. There are currently fourteen (14) townhouse complexes located in London & Middlesex County in which the residents directly pays for the cost of electricity and are governed by the HSA. All buildings are independently owned and managed by housing providers. All eligible retrofits have been identified based ministry guidelines.

A further review will take place after funding announcements have been made. The review will be based on allocations with priority given to:

- Eligible retrofits/upgrades based in order of ministry importance.
- Eligible retrofits/upgrades that maximize reductions in greenhouse gases.
- Eligible retrofits/upgrades that promote the best value for money and maximize potential energy efficiency incentives.

3.3 How will you monitor SHEEP funded retrofits to meet program compliance requirements and timelines?

All eligible retrofits/upgrades that have been identified as a priority project will be subject to a two-stage approval process after service manager funding agreements have been executed. The first stage will include a preliminary approval subject to the submission of any required documentation including tender documents and tender results with deadlines to submit requested documentation. The second stage will consist of a final approval as confirmation that project can commence. All final approvals will be subject to a completion date that meets the ministry requirement of March 31, 2018. It is anticipated that most projects will be complete well before the March 31, 2018 deadline.

3.4 How will you work with funded proponents to collect the required performance measurement data and information?

Required performance measurement data and information is currently available with respect to existing and past energy usage. Provincial non-profit and co-operative social housing providers have committed to providing this information for a subsequent three year period once retrofit work has been completed. In addition, all service manager funding agreements will include the collection of performance measurement data as a requirement.

3.5 Describe any local energy efficiency incentives that could enhance SHEEP funding

Local utility providers have been engaged to determine what energy conservation incentives apply to each of the thirty-five (35) retrofits. Meetings have been held with both London Hydro and Union Gas, however combined energy conservation incentives have not been quantified to date.

London Hydro is a key partner in the overall City of London CDM Plan. In the past several years, London Hydro has provided exceptional support for energy efficiency initiatives.

As a strong supporter of this application, London Hydro has proposed a comprehensive in suite lighting program for 2016 to support this initiative. This lighting program leverages out several IESO initiatives and in a very creative and cost effective way, will upgrade 100% of in suite lighting from mercury containing CFL technology to new highly efficient and ultra-long life LED lighting. The summary of benefits include, the reduction of energy usage by 31% for in suite lighting. Other benefits include the reduction of 10 -1 in lamp purchases, shipping, recycling of CFLs over LEDs as LED technology is expected to last 25,000 hours vs 2500 or less for CFLs. The greenhouse gas and air quality benefits for such a project is substantial, as transportation alone from Asia for lamps is reduced 90%.

3.6 Describe any additional funding the Service Manager will provide for retrofit work (other than the normal maintenance and replacement reserve funding)

The City of London maintains a Stabilization Reserve Fund for major repairs to housing provider buildings. The reserve helps to mitigate the impact of early life cycle breakdown in capital stock, the impact of underfunded capital reserves and shortfall in available funds. This fund will be used if necessary, to provide funding for projects that do not qualify for the retrofit work under SHEEP but required to access/stack other energy incentive programs in order to create cost savings and efficiencies.

3.7 How will you work with the providers to mitigate any disruption to existing tenants while the retrofit work is underway?

The City of London recognizes that achieving program outcomes depends on the successful application of well-designed and delivered tenant engagement activities. The level of tenant buy-in during disruptive retrofits will depend on how involved and respected tenants feel they have been and the quality of construction communications.

The City of London Housing Division will work with successful proponents to develop a tenant impact strategy to mitigate, as much as possible, any disruption to existing residents while the retrofit work is underway. The strategy will included but not limited to the following:

- Proper notification that is compliant with the *Residency Tenancy Act*, respectful of tenants needs, provides project communication and program information including recognition of the Ministry as the funder.
- Education on energy saving tenant behaviors and habits
- Sensitivity material for contractors and project coordinators to facilitate respectful communications with residents.
- Contractor Code of Conduct to set guidelines for sub-contractors on how to treat tenants with sensitivity and respect. The Code would address privacy and security issues, handling of tenants' questions and concerns, worksite clean-up, and care of tenants' belongings during installations within units.

3.8 What percentage of total funding would you request to cover the administrative costs to implement SHEEP?

No more than **five (5) %** of the total funding would be requested to cover the administrative costs to implement SHEEP.

APPENDIX A - Social Housing Electricity Efficiency Program (SHEEP) Funding Request

Housing Provider Name	Address	Building Type	Heating Type	No. of Units	High-efficiency Heating	Hot Water Heaters	Appliances	Windows & Doors	Exterior Insulation-Walls&Attics	Interior Insulation-Attics	LED Lighting	Past Energy Efficiency Upgrades	Total Costs Per Housing Provider
Gilzean's Creek Housing Co-operative Inc.	235 Park St., Strathroy	Townhouses	Electric	40	68,000		36,000		351,486		16,400		471,886
Odell-Jalna Residences of London	870 Jalna Blvd., London	Townhouses	Electric	64						168,320			168,320
Odell-Jalna Residences of London	796 Shelburne St., London	Townhouses	Electric	67						176,210			176,210
PAM Gardens, Non-Profit Housing Inc.	711 Pond Mills Rd., London	Townhouses	Electric	6				43,505					43,505
PAM Gardens, Non-Profit Housing Inc.	460 Pond Mills Rd., London	Townhouses	Electric	30				28,985					28,985
Latin American/Canadian Non-Profit Housing (London) Inc.	126 Bonaventure Dr., London	Townhouses	Electric	5				24,295					24,295
Chelsea Green Home Society	990 Huron St., London	Townhouses	Electric	45	57,510			86,220		118,350	17,550		279,630
Chelsea Green Home Society	2000 Wavell St., London	Townhouses	Electric	60	76,680			114,960		157,800	23,400		372,840
Chelsea Green Home Society	575 Wilkins St., London	Townhouses	Electric	55	70,290			105,380		144,650	21,450		341,770
The Spirit of 1919 Housing Co-operative Inc.	2 Bonaventure Dr., London	Townhouses	Electric	78	109,382		26,800	346,600		27,650			510,432
Marconi Non-Profit Housing Corporation	254 Marconi Blvd., London	Townhouses	Electric	60				260,000		62,000			322,000
Marconi Non-Profit Housing Corporation	1270 Bentley Dr., London	Townhouses	Electric	60				240,000		62,000			302,000
London Polonia Towers Inc.	106 Deveron Cres., London	Townhouses	Electric	54				246,400		56,000			302,400
Tanglewood Orchard Co-operative Homes Inc.	24 Spiritwood Ct., London	Townhouses	Electric	2	8,131		2,653	6,118		1,636			18,538
Total Estimated Retrofit Costs					\$ 389,993	\$ -	\$ 65,453	\$ 1,502,463	\$ 351,486	\$ 974,616	\$ 78,800	\$ -	\$ 3,362,811

APPENDIX B - Social Housing Electricity Efficiency Program (SHEEP) Project Description

PROJECT DESCRIPTION

Housing & Social Services
Housing Division
267 Dundas
Street 3rd Floor
London, ON N6A 1H2

Tel: 519-661-5900
Fax: 519-661-5804
Email: housing@london.ca Website:
www.london.ca/housing



Gilzean's Creek Housing Co-operative Inc.

235 Park Street, Strathroy, ON

Phone: 519-245-5521



Population Target: Families			
Year of Existence: 1986			
Zone: Strathroy – Caradoc Township			
Property Management: Self-managed			
Directions: On Park Street off Carroll Street West in Strathroy			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 40		# Market Rent Units: 19	
# Bedrooms:	2-Bedrooms: 11	3-Bedrooms: 27	4-Bedrooms: 2
Wheelchair Accessible Unit: 2			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, finished recreation room, children's playground, basketball court			
Amenities: Walking distance to shopping mall, major schools nearby and school bus			
Transportation: Taxi and driving services			

Odell-Jalna Residences of London – Jalna Woods
 870 Jalna Blvd, London, ON
 Phone: 519-455-6080



Population Target: Families		
Year of Existence: 1986		
Zone: South		
Property Management: M. F. Arnsby Property Management		
Directions: North side of Jalna Blvd and Bradley Avenue, west of Ernest Avenue just south of Southdale Road		
Building Type: Townhouses		
Utilities Included: No		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 64		# Market Units: 14
# Bedrooms:	2-Bedrooms: 26	3-Bedrooms: 38
Wheelchair Accessible Unit: 1		
Unit Features: Fridge and stove		
Parking: Free parking		
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room		
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores, access to Hwy 401		
Transportation: Access to city buses		

Odell-Jalna Residences of London – Odell Place
 796 Shelborne Street, London, ON
 Phone: 519-455-6080



Population Target: Families			
Year of Existence: 1988			
Zone: South			
Property Management: M. F. Arnsby Property Management			
Directions: Northeast of Pond Mills and Commissioners Road along Shelborne Street and Columbus Drive			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 67		# Market Units: 10	
# Bedrooms:	2-Bedrooms: 36	3-Bedrooms: 29	4-Bedrooms: 2
Wheelchair Accessible Unit: 3			
Unit Features: Fridge and stove			
Parking: Free parking			
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room			
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores			
Transportation: Access to city buses			

P.A.M. Gardens, Non-Profit Housing Inc. – Pondsview Point
 711 Pond Mills Road, London, ON
 Phone: 519-681-6403



Population Target: Families		
Year of Existence: 1988		
Zone: South		
Property Management: Kare Property Management		
Directions: West of Pond Mills Road, north of Bradley Avenue		
Building Type: Townhouses		
Utilities Included: No		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 65		# Market Units: 10
# Bedrooms:	2-Bedrooms: 32	3-Bedrooms: 33
Wheelchair Accessible Unit: 3		
Unit Features: Fridge and stove		
Parking: Free parking		
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room		
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores		
Transportation: Access to city buses		

P.A.M. Gardens, Non-Profit Housing Inc. – Mendes Cove
 460 Pond Mills Road, London, ON
 Phone: 519-681-6403



Population Target: Families		
Year of Existence: 1985		
Zone: South		
Property Management: Kare Property Management		
Directions: Between Commissioners and Southdale Road		
Building Type: Townhouses		
Utilities Included: No		
Rent: Low end market rent (rent set at 95% of average market rent)		
Total Units: 30		
# Bedrooms:	2-Bedrooms: 12	3-Bedrooms: 18
Wheelchair Accessible Unit: None		
Unit Features: Fridge and stove		
Parking: Free parking		
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room		
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores		
Transportation: Access to city buses		

Latin American/Canadian Non-Profit Housing (London) Inc. – Mayan Land Villas

126 Bonaventure Drive, London, ON

Phone: 519-681-6403



Population Target: Families			
Year of Existence: 1989			
Zone: East			
Property Management: Kare Property Management			
Directions: Near Admiral and Bonaventure Drive			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 75		# Market Rent Units: 11	
# Bedrooms:	2-Bedrooms: 23	3-Bedrooms: 40	4-Bedrooms: 12
Wheelchair Accessible Unit: 5			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Washer/dryer in handicap units only, other units got hook-up ready for installing washer/dryer, laundry facilities on site, finished recreation room			
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

Chelsea Green Home Society – Chelsea Meadows
 990 Huron Street, London, ON
 Phone: 519-455-6080



Population Target: Families			
Year of Existence: 1981			
Zone: Northeast			
Property Management: Arnsby Property Management			
Directions: On Huron Street between Barker and Briarhill			
Building Type: Townhouses			
Utilities Included: No			
Rent: Low end market rent (rent set at 95% of average market rent)			
Total Units: 45			
# Bedrooms:	2-Bedrooms: 15	3-Bedrooms: 28	4-Bedrooms: 2
Wheelchair Accessible Unit: None			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, finished recreation room, children's playground			
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

Chelsea Green Home Society – Bill Stewart Chelsea Acres
 2000 Wavell Street, London, ON
 Phone: 519-455-6080



Population Target: Families			
Year of Existence: 1989			
Zone: East			
Property Management: M. F. Arnsby Property Management			
Directions: Wavell and Dundas Street			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 60		# Market Rent Units: 12	
# Bedrooms:	2-Bedrooms: 15	3-Bedrooms: 41	4-Bedrooms: 4
Wheelchair Accessible Unit: 3			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, finished recreation room, children's playground			
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

Chelsea Green Home Society – Chelsea Oaks Heights
 575 Wilkins Street, London, ON
 Phone: 519-455-6080



Population Target: Families			
Year of Existence: 1981			
Zone: South			
Property Management: Arnsby Property Management			
Directions: South of Wellington between Commissioners and Southdale Road			
Building Type: Townhouses			
Utilities Included: No			
Rent: Low end market rent (rent set at 95% of average market rent)			
Total Units: 55			
# Bedrooms:	2-Bedrooms: 21	3-Bedrooms: 18	4-Bedrooms: 16
Wheelchair Accessible Unit: None			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, finished recreation room, children's playground			
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

The Spirit of 1919 Housing Co-operative Inc.
 2 Bonaventure Drive, London, ON
 Phone: 519-453-0928



Population Target: Families			
Year of Existence: 1988			
Zone: East			
Property Management: Homestarts Incorporated			
Directions: North of Trafalgar Street, west of Airport Road			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 78		# Market Units: 21	
# Bedrooms:	2-Bedrooms: 24	3-Bedrooms: 38	4-Bedrooms: 16
Wheelchair Accessible Unit: 4			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room			
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores			
Transportation: Access to city buses			

Marconi Non-Profit Housing Corporation - Eastwood
 254 Marconi Blvd, London, ON
 Phone: 519-681-5774



Population Target: Families			
Year of Existence: 1987			
Zone: East			
Property Management: BGM Property Management & Consulting Inc.			
Directions: Clarke Road and Trafalgar Street			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 60		# Market Units: 17	
# Bedrooms:	2-Bedrooms: 21	3-Bedrooms: 37	4-Bedrooms: 2
Wheelchair Accessible Unit: 3			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room			
Amenities: Banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

**Marconi Non-Profit Housing Corporation -
Northwood**
1270 Bentley Drive London, ON
Phone: 519-681-5774



Population Target: Families			
Year of Existence: 1989			
Zone: Northwest			
Property Management: BGM Property Management & Consulting Inc.			
Directions: Eastside of Webster and Bentley Drive			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 60		# Market Units: 2	
# Bedrooms:	2-Bedrooms: 19	3-Bedrooms: 38	4-Bedrooms: 4
Wheelchair Accessible Unit: 3			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room			
Amenities: Banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

London Polonia Towers Inc. – Polonia Terrace
 106 Deveron Crescent, London, ON
 Phone: 519-681-5774



Population Target: Families			
Year of Existence: 1987			
Zone: South			
Property Management: BGM Property Management & Consulting Inc.			
Directions: Southeast corner of Pond Mills and Deveron at Commissioners			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 54		# Market Rent Units: 7	
# Bedrooms:	2-Bedrooms: 17	3-Bedrooms: 33	4-Bedrooms: 4
Wheelchair Accessible Unit: 3			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, finished recreation room, children's playground			
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

Tanglewood Orchard Co-operative Homes Inc.
 99 Kimberly Avenue / 24 Spiritwood Court, London, ON
Phone: 519-649-1878



Population Target: Families			
Year of Existence: 1989			
Zone: South			
Property Management: Self-managed			
Directions: West of Pond Mills Road off Cleveland Avenue			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 62		# Market Units: 11	
# Bedrooms:	2-Bedrooms: 26	3-Bedrooms: 31	4-Bedrooms: 5
Wheelchair Accessible Unit: None			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, 3 children's playground, finished recreation room			
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores			
Transportation: Access to city buses			