LONDON & MIDDLESEX HOUSING CORPORATION

WHO ARE WE?

- We manage LMHC Assets which are solely owned by the City of London
- Provide more than 3,200 Social Housing Units for more than 8,000 London Citizens
- An Essential Housing First Partner
- We Provide both Property Management and Social Supports

WHAT WE DO

508 London Citizens Found New Homes

102 Saved Tenancies through Mediated Agreements

517 Home Restorations

Over **15,000** Completed Repair and Service Orders

Provided **422** Referrals to Partner Agencies

$1,492,698 on Energy Efficient Retrofits

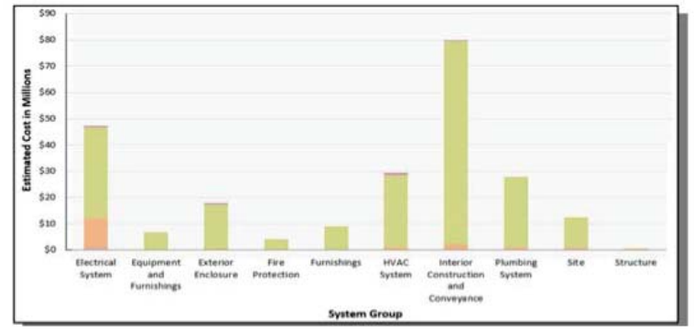
Investigated and Resolved over **2,000** Tenant Concerns

OUR CHALLENGES

- Aging Infrastructure
- Historically Constrained Public Investment
- Rising Utility, Tax, and Insurance Costs
- Increasingly Complex Needs of our Community Members – The 9 in 10 Rule

AGING INFRASTRUCTURE

Site Type	# of Sites	# of Homes	Age Range	Avg. Age
County	10	159	37 - 42	40
City – high rise	15	2265	38 - 49	44
City Town/row	12	844	44 - 55	48
Scattered	14	14	42 - 57	53
Total	51	3282	37 - 42	46



ANNUAL CAPITAL INVESTMENT PER UNIT

OPERATING INVESTMENT PER UNIT

THE REALITY OF OUR COSTS

THE COST OF DOING NOTHING

- Continues to under resource supports for our most vulnerable community members
- Challenges the ability to maintain City assets
- Drives the likelihood of running deficits
- Impedes our ability to turn over vacant units
- Limits the City's economic, social and environmental return on its investment
- Is anti-intuitive to Council's consistent support of improving city service, infrastructure and ending poverty in one generation

WHAT ARE WE WORKING ON?

- New Strategic Plan
- Development of an Asset Management Plan
- Integrated Capital and Operating Financial Plan
- Share Service Review
- Energy Saving Initiatives
- Lean Six Sigma

REQUEST FOR BUDGET AMENDMENT

Table 1 ($000)	2014	2015	2016	2017	2017	
Expense Category	**Actual**	**Actual**	**Forecast**	**Approved Budget**	**Amended Budget**	**Increase**
Building, Structure	$ 2,235	$ 2,362	$ 2,323	$ 2,246	$ 2,386	$ 140
Building, Systems	1,115	1,130	1,202	1,075	1,194	118
Building, Other	696	756	650	757	756	-
Total	**$ 4,046**	**$ 4,248**	**$ 4,175**	**$ 4,078**	**$ 4,336**	**$ 258**