



A Guide to Seniors Housing City of London and County of Middlesex



Housing/Logement

Introduction

The Guide to Seniors Housing is intended as an aid for seniors 60+ or 65+ looking to live in seniors social housing in London and Middlesex County. The guide provides general project information and shows a photo of each housing project that is designated for Seniors only, indicating the age of the building, number of units and specific unit modifications, location, amenities in the neighborhood, etc. for viewing purposes only.

The non-profit housing listed in the guide offers subsidized housing and low end market rent (not subsidized) to seniors with low incomes.

Rent is subsidized by the City of London, Housing Division and is normally set at 30% of household's gross income from all sources such as employment, pensions, investment interest, etc. In addition, there are long waitlists for subsidized housing. To apply for subsidized housing contact the Housing Access Centre at **519-661-0861** or email hac@london.ca

For low end market rent (not subsidized), apply directly to the housing provider listed.

In the past few years, reports and studies in London have identified the need for senior's affordable housing. Various levels of government, local community organizations and private sector firms have cooperated on solutions to the need for affordable housing for seniors.

Through the Investment in Affordable Housing Program, new homes are being created for seniors in the City of London and Middlesex County. These rents are set to be at or below average market rent in the city of London as determined by the Canada Mortgage and Housing Corporation (CMHC). The City has established an income eligibility requirement five (5) times the monthly rent. *Occupancy standards apply.

This affordable housing is not rent-geared-to income housing and the rent will not be subsidized.

Please note

The results produced are for information only and are only accurate to the date collected. We apologize for any incorrect or outdated information and are not liable for any actions or activities as a result of such information. To find the most up-to-date information on how to apply for tenancy in each building, call the contact number shown on each page.

If you discover an error on one of our listings please let us know by emailing us at housing@london.ca and we will endeavor to correct the information.

*Occupancy Standards determine what size of dwelling unit that a rent-geared-to-income household is eligible for (1 bedroom, 2 bedroom, etc.).

These can be found on our website www.london.ca/housing Housing Division Notice HDN#: 2012-177: Local Rule-Occupancy Standards.

Social Housing Programs

There are 64 private non-profit and cooperative housing corporations, governed by Boards of Directors who are responsible for the overall management of the buildings. They housed a mix of people with varying household incomes in their developments.

Private Non-Profit Housing (PNP) - There are 27 private non-profit groups with 37 projects with 1,815 units under City of London administration located throughout the City of London and County of Middlesex.

They are owned by sponsor organizations such as service clubs, church organizations and ethnic groups and are either self-managed or managed through a property management company. Most of the non-profit units are designated for rent-geared-to-income housing and are required to participate in the centralized waiting list, the rest are low end market rent units (not subsidized). To apply for low end market rent go directly to the non-profit housing provider.

Federal Non-Profit Housing (FNP) - There are 20 federal non-profit groups with 27 projects with 1,357 units under City of London administration located throughout the City of London and County of Middlesex.

They are owned by sponsor organizations such as churches and service clubs, and are either self-managed or managed through a property management company. Very few are designated for rent-geared-to-income and they are not required to participate in the centralized waiting list, most are low end market rent (not subsidized). To apply for low end market rent go directly to the non-profit housing provider.

Provincial Co-operative Housing (PCO) - There are 16 non-profit housing co-operatives with 16 projects with 1,122 units under City of London administration located throughout the City of London and County of Middlesex.

They are owned and managed by their occupant members. Each resident becomes a member and has a say in how the co-operative is operated and is expected to help in the day-to-day operations. A Board of Directors is established from members of the co-operative. Most of the Co-operative units are designated for rent-geared-to-income housing and required to participate in the centralized waiting list, the rest are low end market units (not subsidized). To apply for low end market rent go directly to the co-operative.

Public Housing (PH) / Rent-Geared-To-Income (RGI) Housing - Public housing units are rent-geared-to-income (RGI) and are governed and managed by the London & Middlesex Housing Corporation (LMHC). There are 3,282 public housing units that are designated for rent-geared-to-income throughout London and County of Middlesex. LMHC participates in the centralized waiting list.

RGI assisted housing targets the neediest households. Rent does not exceed 30% of the gross household income. Tenants pay rent based on the combined gross income of all households members.

Rent Supplement Program (RS) - The City of London, Housing Division administers and manages 479 rent-geared-to-income units in privately owned buildings, through agreements with landlords under the Rent Supplement Program.

Tenants are referred from the Housing Access Centre social housing wait list to the private landlords. Tenants pay their RGI portion of rent to the private landlord and the City of London provides the rent supplement portion to the landlord; which is the difference between the tenant portion of the rent and the landlord market rent.

Affordable Housing Program (AHP)

The City of London's role under the AHP is working with developers through investment funding to secure a portion of their units as "affordable" meaning that a number of rental units will be made available to the general public at a low end market rate than the average private market rentals and the remaining units will be that average private market rentals. The AHP units are NOT rent-geared-to-income housing. We do not find tenants for these units; the developers (Landlords) find their own tenants. For a listing see page 39-43.

Andover Gardens Seniors Apartment

1 Andover Drive, London, ON

Phone: 519-668-0137



Population Target: Seniors 65+			
Year of Existence: 1983			
Zone: Southwest			
Property Management: Self-managed			
Direction: Corner of Andover and Village Green Adjacent to the sponsoring church			
Building Type: 4-Storey apartment building			
Utilities Included: Yes			
Rent: Low end market rent (rent set at 95% of average market rent)			
Total Units: 53		# Market Rent Units: 28	
# Bedroom Units:	1-Bedroom: 35	2-Bedrooms: 18	
# Wheelchair Accessible Units: 1			
Unit features: Fridge & stove			
Parking: No assigned space			
Building Features: Laundry facilities, common room			
Amenities: Close to Westmount Mall on bus route, churches, dental and doctor's offices, variety stores, gas stations, Westminster High School			
Transportation: Access to city buses			

Argyle Manor (A Non-Profit Housing Corp)
 363 Clarke Road, London, ON
 Phone: 519-455-6080



Population Target: Seniors 65+		
Year of Existence: 1989		
Zone: East		
Property Management: M.F. Arnsby Property Management		
Direction: Clark Road south of Dundas Street, opposite Argyle Mall		
Building Type: 6-Storey apartment building		
Utilities Included: Yes		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 51		# Market Rent Units: 13
# Bedroom Units:	1-Bedroom: 34	2-Bedrooms: 17
Wheelchair Accessible Units: 3		
Unit features: Fridge & stove		
Parking: One space per unit		
Building Features: Laundry facilities, common room		
Amenities: Shopping, groceries, banks, restaurants, churches, Argyle Arena accessible facilities, Ambulance Station		
Transportation: Access to city buses		

Bethany Christian Residences of London-Bethany Place
 2040 Wavell Street, London, ON
 Phone: 519-455-6080



Population Target: Seniors 65+		
Year of Existence: 1991		
Zone: East		
Property Management: M.F. Arnsby Property Management		
Direction: East of Clarke Rd, South of Dundas St; near to Argyle Mall		
Building Type: 5-Storey apartment building		
Utilities Included: Yes		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 61		# Market Rent Units: 16
# Bedroom Units:	1-Bedroom: 46	2-Bedrooms: 15
Wheelchair Accessible Units: 3		
Unit features: Fridge & stove		
Parking: One space per unit		
Building Features: Laundry facilities, common room		
Amenities: Argyle Mall, banks, restaurants, churches, Forest Lawn funeral home, hardware store, medical offices, parks		
Transportation: Access to city buses		

Caradoc Housing Corporation-Parkview Manor
 2500 Queen Street, Mt. Brydges, ON
 Phone: 519-245-1105



Population Target: Seniors 65+		
Year of Existence: 1982		
Zone: Strathroy-Caradoc Township		
Property Management: Self-Managed		
Direction: 24km west of London in Strathroy-Caradoc, Central Middlesex between Queen Street and Helen Street.		
Building Type: 2-Storey apartment building		
Utilities Included: Yes		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 16		# Market Rent Units: 12
# Bedroom Units:	1-Bedroom: 12	2-Bedrooms: 4
Wheelchair Accessible Units: 1		
Unit features: Fridge & stove		
Parking: 9 parking spaces		
Building Features: Laundry facilities, common room		
Amenities: Shopping downtown Mt. Brydges, banks, grocery stores, restaurants, parks, Royal Canadian Legion branch		
Transportation: Taxi service from Mt. Brydges to London		

Chateau Village Community Apartments

252 Tain Street, Parkhill, ON

Phone: 519-473-2427



Population Target: Seniors 65+		
Year of Existence: 1984		
Zone: North Middlesex		
Property Management: Tilley Holmes Inc.		
Direction: 50km north of London in the Town of Parkhill, adjacent to the existing nursing home		
Building Type: 1-Storey apartment building		
Utilities Included: Yes		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 25		# Market Rent Units: 20
# Bedroom Units:	1-Bedroom: 18	2-Bedrooms: 7
Wheelchair Accessible Units: 4		
Unit features: Fridge & stove		
Parking: No assigned parking		
Building Features: Laundry facilities, common room, mail delivery service, outside patio area, main control entry		
Amenities: Churches, banks, grocery stores, parks, restaurants, Legion Medical Centre, library		
Transportation: Own transportation		

Columbus Non-Profit Housing of Strathroy Inc.-Columbus Estate

305 Oak Avenue, Strathroy, ON

Phone: 519-245-4164



Population Target: Seniors 65+		
Year of Existence: 1990		
Zone: Strathroy-Caradoc Township		
Property Management: McCormick and Zock Inc.		
Direction: Off Carroll Street, West in Strathroy		
Building Type: Ground floor apartment building		
Utilities Included: Yes		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 30		# Market Rent Units: 6
# Bedroom Units:	1-Bedroom: 21	2-Bedrooms: 9
Accessible Units: 2		
Unit features: Fridge & stove		
Parking: One space per unit		
Building Features: Laundry facilities, common room, lockers available for tenants		
Amenities: Walking distance to shopping and some other nearby amenities		
Transportation: Taxi and driving services		

Craigviel Gardens Seniors Citizen Apartments
 221 Main Street, Ailsa Craig, ON
 Phone: 519-293-3215



Population Target: Seniors 65+		
Year of Existence: 1974		
Zone: Middlesex County		
Property Management: Self-Managed		
Direction: In the Village of Alisa Craig in Middlesex County, close to Hwy 7		
Building Type: Ground floor apartment building		
Utilities Included: Yes		
Rent: Low end market rent (rent set at 95% of average market rent)		
Total Units: 47		
# Bedroom Units:	1-Bedroom: 30	2-Bedrooms: 17
Wheelchair Accessible Units: 2		
Unit features: Fridge & stove		
Parking: One assigned parking per unit		
Building Features: Laundry facilities on main floor, lounge area, inner court yard with benches, day programs, meals, an attached nursing home for physically disable		
Amenities: 2 blocks walking distance to Alisa Craig downtown, variety store, grocery store, drug store, hardware store		
Transportation: Own transportation		

Delaware Lions Non-Profit Apartment Corporation-Davis Manor
 50 Young Street, Delaware, ON
 Phone: 519-652-3385



Population Target: Seniors 65+		
Year of Existence: 1987		
Zone: Middlesex County		
Property Management: Self-Managed		
Direction: About 15 minutes outside of Byron		
Building Type: 2-Storey apartment building		
Utilities Included: Yes		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 20		# Market Rent Units: 8
# Bedroom Units:	1-Bedroom: 13	2-Bedrooms: 7
Wheelchair Accessible Units: 1		
Unit features: Window air conditioners, fridge & stove		
Parking: One space per unit		
Building Features: Laundry facilities, common room, two large recreational rooms, vegetable garden space, lounge area, program activities		
Amenities: Community Centre, library, stores, churches		
Transportation: Taxi, own transportation		

Delta Place Co-operative Homes of London Inc.
 166 Berkshire Drive, London, ON
 Phone: 519-472-5690



Population Target: Seniors 65+		
Year of Existence: 1991		
Zone: Southwest		
Property Management: M.F. Arnsby Property Management		
Direction: Near Springbank Drive and Wonderland Road		
Building Type: 6-Storey apartment building		
Utilities Included: Yes		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 50		# Market Rent Units: 11
# Bedroom Units:	1-Bedroom: 39	2-Bedrooms: 11
Wheelchair Accessible Units: 3		
Unit features: Heat control, fridge & stove		
Parking: one space per unit		
Building Features: Laundry facilities, common room, flower garden, en-suite storage, controlled entry		
Amenities: 1.7km south to Westmount shopping center, parks, mini mart, Berkshire club, churches		
Transportation: Access to city buses		

Glencoe District Lions Non-Profit Housing Inc.-Millstone Manor
 240 Walker Street, Glencoe, ON
 Phone: 519-287-2913



Population Target: Seniors 65+		
Year of Existence: 1988		
Zone: Middlesex County		
Property Management: Self-Managed		
Direction: Corner of McKellar and Walker St; off Mill Street in the village of Glencoe		
Building Type: Ground Floor apartment building		
Utilities Included: Yes		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 25		# Market Rent Units: 10
# Bedroom Units:	1-Bedroom: 19	2-Bedroom: 6
Wheelchair Accessible Units: 2		
Unit features: Fridge & stove		
Parking: One space per unit		
Building Features: Laundry facilities, common room, security entrance, mail delivery, gazebo in courtyard		
Amenities: Banks, post office, grocery store, drug store just 2 blocks away from 240 Walker Street		
Transportation: Access to VON transportation services, Four County transit associated with hospital for handicap, regular riders for a small fee		

Hasting Manor Apartments of Parkhill
 251 Hastings Street, Parkhill, ON
 Phone: 519-294-0181



Population Target: Seniors 65+		
Year of Existence: 1982		
Zone: Middlesex County		
Property Management: Self-Managed		
Direction: East side of Delaware Street in the town of Parkhill		
Building Type: 3-Storey apartment building		
Utilities Included: Yes		
Rent: Low end market rent (rent set at 95% of average market rent)		
Total Units: 25		
# Bedroom Units:	1-Bedroom: 15	2-Bedrooms: 10
Wheelchair Accessible Units: 2		
Unit features: Fridge & stove		
Parking: Outdoor parking available		
Building Features: Laundry facilities on main floor, common room, VON services		
Amenities: Shopping, banks, a delivery grocery store, parks		
Transportation: Own transportation needed		

Ilderton Community Non-Profit Apartments Corp.
 102 Kennedy Avenue, Ilderton, ON
 Phone: 519-666-2191



Population Target: Seniors 60+		
Year of Existence: 1982		
Zone: Northwest to London		
Property Management: Self-Managed		
Direction: Approximately 15km northwest of London in the Middlesex Centre. North on High Park Road about 10km North of Fanshawe Park Road		
Building Type: Ground Floor apartment building		
Utilities Included: Yes		
Rent: Low end market rent (rent set at 95% of average market rent)		
Total Units: 20		
# Bedroom Units:	1-Bedroom: 16	2-Bedrooms: 4
Wheelchair Accessible Units: 1		
Unit features: Fridge & stove		
Parking: Outdoor parking available		
Building Features: Laundry facilities, common room, private patio, VON services		
Amenities: Banks, gas station, grocery store, arena, parks, community center, library, churches		
Transportation: Own transportation		

Lambeth Seniors Housing Corporation
 11 Howard Avenue, London, ON
 Phone: 519-652-9913



Population Target: Seniors 60+		
Year of Existence: 1984		
Zone: Southwest		
Property Management: Self-Managed		
Direction: Township of Westminster, Middlesex County east of the north branch of the Talbot Road		
Building Type: Ground Floor apartment building		
Utilities Included: Yes		
Rent: Low end market rent (rent set at 95% of average market rent)		
Total Units: 25		
# Bedroom Units:	1-Bedroom: 17	2-Bedrooms: 8
Wheelchair Accessible Units: 1		
Unit features: Fridge & stove		
Parking: One assigned parking space per unit		
Building Features: Laundry facilities on main floor, common room, storage room		
Amenities: Banks, grocery store, churches, community and recreational center, library, shopping		
Transportation: Own transportation		

London Jewish Community Village

536 Huron Street, London, ON

Phone: 519-673-3310



Population Target: Seniors 60+

Year of Existence: 1980

Zone: North

Property Management: Self-Managed

Direction: Corner of Adelaide and Huron Street adjacent to Synagogue and Community Centre

Building Type: 4-Storey apartment building

Utilities Included: Yes

Rent: Low end market rent (rent set at 95% of average market rent)

Total Units: 45

# Bedroom Units:	1-Bedroom: 32	2-Bedrooms: 13
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Wheelchair Accessible Units: 8

Unit features: Fridge & stove

Parking: One assigned parking per unit

Building Features: Laundry facilities on each floor except 1st floor, common room, VON services, overlooking the ravine

Amenities: Banks, grocery store, drug store churches, parks, shopping

Transportation: Access to city buses

London Polonia Towers Inc.-Towers II

440 South Street, London, ON

Phone: 519-681-5774



Population Target: Seniors 60+		
Year of Existence: 1982		
Zone: Downtown East		
Property Management: BGM Property Management & Consulting Inc.		
Direction: East of Wellington Road at the Corner of South Street and Colborne		
Building Type: 7-Storey apartment building		
Utilities Included: Yes		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 40		# Market Rent Units: 5
# Bedroom Units:	1-Bedroom: 16	2-Bedrooms: 24
Wheelchair Accessible Units: 5		
Unit features: Fridge & stove		
Parking: One space per unit		
Building Features: Laundry facilities, storage lockers		
Amenities: Close to downtown shopping, parks, churches, variety stores, restaurants, businesses		
Transportation: Access to city buses		

London Polonia Towers Inc.-Towers I
 430 South Street, London, ON
 Phone: 519-681-5774



Population Target: Seniors 60+		
Year of Existence: 1982		
Zone: Downtown East		
Property Management: BGM Property Management & Consulting Inc.		
Direction: East of Wellington Road, corner of South Street and Colbourne adjacent to the sponsoring Polish Church		
Building Type: 7-Storey apartment building		
Utilities Included: Yes		
Rent: Low end market rent (rent set at 95% of average market rent)		
Total Units: 65		
# Bedroom Units:	1-Bedroom: 51	2-Bedrooms: 14
Wheelchair Accessible Units: 1		
Unit features: Fridge & stove		
Parking: Parking space available		
Building Features: Laundry facilities on main floor, common room with kitchenette and library reading room on each floor, balconies, gardening, fitness center		
Amenities: Close to downtown shopping, parks, churches, variety stores, restaurants, businesses		
Transportation: Access to city buses		

Lonset Non-Profit Housing Corporation-Packwood Place
 90 Base Line Road West, London, ON
 Phone: 519-668-0137



Population Target: Seniors 60+		
Year of Existence: 1982		
Zone: Southwest		
Property Management: Self-Managed		
Direction: West corner of Base Line and Wharncliffe Road		
Building Type: 4-Storey masonry apartment building		
Utilities Included: Yes		
Rent: Low end market rent (rent set at 95% of average market rent)		
Total Units: 45		
# Bedroom Units:	1-Bedroom: 33	2-Bedrooms: 12
Wheelchair Accessible Units: 1		
Unit features: Fridge & stove		
Parking: Limited parking		
Building Features: Laundry facilities lounge area with a library, workshop area for crafts		
Amenities: Banks, grocery stores drug store churches, parks, shopping, restaurants, gas stations, variety stores		
Transportation: Access to city buses		

Lucan Community Non-Profit Apartment Corporation-Lions Parkview Place
 271 Beech Street, Lucan, ON
 Phone: 519-227-1009



Population Target: Seniors 60+		
Year of Existence: 1988		
Zone: Middlesex County		
Property Management: Self-Managed		
Direction: Corner of Market and Beech Street in the village of Lucan		
Building Type: 3-Storey apartment building		
Utilities Included: Yes		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 35		# Market Rent Units: 13
# Bedroom Units:	1-Bedroom: 23	2-Bedrooms: 12
Wheelchair Accessible Units: 2		
Unit features: Fridge & stove		
Parking: One space per unit plus additional spots		
Building Features: Laundry facilities on 2 nd floor, common room with kitchenette		
Amenities: One block walking distance to shopping, banks, post office, restaurants, parks		
Transportation: Access to a highway coach bus that arrives in the morning and back in the evening and a school bus that leaves at 7:00a.m. back at 5:30p.m. Small fee required		

Melbourne Housing Corporation-Townline Terrace
 21985 Melbourne Road, Melbourne, ON
 Phone: 519-473-2427



Population Target: Seniors 65+		
Year of Existence: 1989		
Zone: Strathroy-Caradoc		
Property Management: Tilley Holmes Inc.		
Direction: North of Melbourne's main intersection of Hwy 2		
Building Type: Ground floor apartments		
Utilities Included: Yes, with exception of a seasonal air conditioner hydro fee		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 20		# Market Rent Units: 4
# Bedroom Units:	1-Bedroom: 16	2-Bedrooms: 4
Wheelchair Accessible Units: 1		
Unit features: Fridge & stove		
Parking: Non-designated parking		
Building Features: Laundry facilities, lounge area with a kitchen, outdoor patio, controlled entry, mail delivery, satellite service available		
Amenities: On every street and laneway, there are shopping, dining and cultural experiences to discover in Melbourne		
Transportation: Own vehicle		

Odell-Jalna Residences of London-Ottaway Place

235 Grey Street, London, ON

Phone: 519-433-2741



Population Target: Seniors 65+		
Year of Existence: 1992		
Zone: Downtown North		
Property Management: M.F. Arnsby Property Management		
Direction: Of off Wellington Road south of Horton Street and north of Grand Avenue		
Building Type: 9-Storey apartment building		
Utilities Included: No		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 60		
# Bedroom Units:	1-Bedroom: 55	2-Bedrooms: 5
Wheelchair Accessible Units: 3		
Unit features: Fridge & stove		
Parking: One space per unit		
Building Features: Laundry facilities, common room		
Amenities: Restaurants, banks, drug stores, churches, parks, downtown shopping, businesses		
Transportation: Access to city buses		

P.A.M. Gardens, Non-Profit Housing Inc.-Riverwoods West
 1369 Commissioners Road West, London, ON
 Phone: 519-681-6403



Population Target: Seniors 60+		
Year of Existence: 1992		
Zone: Southwest		
Property Management: Kare Property Management		
Direction: Commissioners Road West and Boler Road		
Building Type: 4-Storey apartment building		
Utilities Included: No		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 54		# Market Rent Units: 17
# Bedroom Units:	1-Bedroom: 21	2-Bedrooms: 33
Accessible Units: 4		
Unit features: Fridge & stove		
Parking: One space per unit		
Building Features: Laundry facilities, small common room		
Amenities: Parks, churches, variety stores, restaurants, library, shopping, drug store, grocery store, animal clinic		
Transportation: Access to city buses		

Sherwood Forest (Trinity) Housing Corp-Trinity Place
 570 Gainsborough Road, London, ON
 Phone: 519-657-4214



Population Target: Seniors and frail elderly must be 65+ if requiring a modified unit or supportive housing		
Year of Existence: 1989		
Zone: Northwest		
Property Management: Self-Managed		
Direction: Off Wonderland Road North behind Sherwood Forest Mall		
Building Type: High rise apartment building		
Utilities Included: Yes		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 66		# Market Rent Units: 15
# Bedroom Units:	1-Bedroom: 47	2-Bedrooms: 19
Wheelchair Accessible Units: 4		
Unit features: Fridge, stove, grab bars in bathroom, silent safety monitoring system		
Parking: One space assigned for car owners		
Building Features: On-site staff for personal care, homemaking services, therapeutic whirlpool tub, church on site, controlled entry		
Amenities: Banks, grocery stores drug store churches, parks, shopping, restaurants, gas stations, Aquatics Centre, restaurants		
Transportation: Access to city buses		

Strathroy & District Christian Retirement Association Inc.-Trillium Village I
 400 Dominion Street, Strathroy, ON
 Phone: 519-245-3830



Population Target: Seniors 60+		
Year of Existence: 1983		
Zone: Strathroy-Caradoc		
Property Management: Self-Managed		
Direction: West of London in the town of Strathroy		
Building Type: Ground floor apartment building		
Utilities Included: Yes		
Rent: Low end market rent (rent set at 95% of average market rent)		
Total Units: 45		
# Bedroom Units:	1-Bedroom: 31	2-Bedrooms: 14
Wheelchair Accessible Units: 5		
Unit features: Fridge & stove		
Parking: Designated parking for tenants and visitor's parking		
Building Features: Laundry facilities on the ground floor, common room with pool table, hair dressing salon on ground floor, small coffee shop, wellness class every two weeks		
Amenities: 3 blocks to hospital and churches, grocery store and shopping 2 minutes by car		
Transportation: Own transportation		

Strathroy & District Christian Retirement Association Inc.-Trillium Village II
 400 Dominion Street, Strathroy, ON
 Phone: 519-245-3830



Population Target: Seniors 65+		
Year of Existence: 1987		
Zone: Strathroy-Caradoc		
Property Management: Self-Managed		
Direction: West side of Dominion Street, south of Saulsbury Street in Strathroy		
Building Type: Ground floor apartment building		
Utilities Included: Yes		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 25		# Market Rent Units: 10
# Bedroom Units:	1-Bedroom: 16	2-Bedrooms: 9
Wheelchair Accessible Units: 1		
Unit features: Fridge & stove		
Parking: One space per licensed driver		
Building Features: Laundry facilities on main floor, common room with pool table, auditorium and stores		
Amenities: 2-3 minutes to downtown Strathroy for all amenities and 1 minute to Strathroy hospital		
Transportation: Taxi and VON service by making arrangements		

Wardsville Apartments
 1809 Longwoods Road, Wardsville, ON
 Phone: 226-272-4909



Population Target: Seniors 60+		
Year of Existence: 1981		
Zone: Middlesex County		
Property Management: Self-Managed		
Direction: 45 minutes from London to Wardsville on Hwy 2 going to Chatham		
Building Type: 3-Storey walk-up apartment building (no elevator)		
Utilities Included: Yes		
Rent: Low end market rent (rent set at 95% of average market rent)		
Total Units: 12		
# of Bedroom Units:	1-Bedroom: 6	2-Bedrooms: 6
Wheelchair Accessible Units: 0		
Unit features: Fridge & stove		
Parking: Assigned parking, free additional parking for second vehicle		
Building Features: Laundry facilities, VON services, meals on wheels		
Amenities: Churches, banks, post office, variety store, walking distance to nursing home, rest home, 2 minutes driving to hospital, grocery delivery from Glencoe, transit system from the hospital for a small fee for those who want to go shopping		
Transportation: Own transportation		

Warner Place Seniors' Residence
 430 William Street, London, ON
Drop in on site or call: 416-503-0533



Population Target: Seniors 60+		
Year of Existence: 1985		
Zone: Downtown North		
Property Management: S & T Housing Management Service		
Direction: Behind Bishop Cronyn Memorial church, between Queens Ave and William St.		
Building Type: 7-Storey apartment building		
Utilities Included: Yes		
Rent: Low end market rent with some rent supplement units		
Total Units: 61		
# Bedroom Units:	1-Bedroom: 42	2-Bedrooms: 19
Wheelchair Accessible Units: 3		
Unit features: Fridge & stove		
Parking: Assigned limited parking		
Building Features: Laundry facilities, lounge area, recreation room, security system, 24hrs on site superintendent		
Amenities: Walking distance to Dundas Street downtown London to all amenities		
Transportation: Access to city buses		

West Missouri Non-Profit Seniors Complex
 21823 Fairview Road, Thorndale, ON
 Phone: 519-452-3918



Population Target: Seniors 65+		
Year of Existence: 1986		
Zone: East of London		
Property Management: Self-Managed		
Direction: Approximately 7km east of London		
Building Type: Ground level apartment building		
Utilities Included: Yes		
Rent: Low end market rent (rent set at 95% of average market rent)		
Total Units: 20		
# Bedroom Units:	1-Bedroom: 14	2-Bedrooms: 6
Wheelchair Accessible Units: 0		
Unit features: Fridge & stove		
Parking: One assigned parking per unit		
Building Features: Laundry facilities, common game area, hair dressing salon		
Amenities: Banks, Community Centre, hardware store, restaurants, stores		
Transportation: Own transportation		

William Mercer Wilson Non-Profit Centre (London) Inc.
 331 Commissioners Road West, London, ON
 Phone: 519-474-0567



Population Target: Seniors 60+		
Year of Existence: 1992		
Zone: Southwest		
Property Management: Self-Managed		
Direction: Commissioners Road just west of off Beechwood		
Building Type: 9-Storey apartment building		
Utilities Included: No		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 86		# Market Rent Units: 22
# Bedroom Units:	1-Bedroom: 60	2-Bedrooms: 26
Wheelchair Accessible Units: 9		
Unit features: Fridge & stove, grab bar support in washroom		
Parking: \$15.00 per month for assigned parking above ground		
Building Features: Laundry facilities on main floor, common room, activity room for recreation and exercising, lounge area, on-site seniors programs, guest suite, barrier-free access, extra lighting in corridors, hallway railings		
Amenities: Close to Westmount Mall, restaurants, banks, drug stores, churches, parks, medical/dental offices, businesses		
Transportation: Access to city buses		

WLK Seniors Assistance Association Inc-Thamesview Terrace

75 Albert Street, London, ON

Phone: 519-439-4871



Population Target: Seniors 65+				
Year of Existence: 1958				
Zone: Downtown North				
Property Management: R. J. Few & Associates Ltd.				
Direction: Southeast corner of Albert and Ridout Street				
Building Type: 7-Storey mid-rise apartment building				
Utilities Included: Yes				
Rent: Low end market rent (rent set at 95% of average market rent)				
Total Units: 49				
# Bedroom Units:	1-Bedroom: 29	2-Bedrooms: 19	3-Bedrooms: 1	Penthouse: 2
Wheelchair Accessible Units: 0				
Unit features: Fridge & stove, floors are wood parquet except the Penthouse				
Parking: 34 controlled access underground parking space and additional 34 parking space				
Building Features: Laundry facilities located on each floor, large spacious balconies				
Amenities: Three blocks from downtown shopping and restaurants				
Transportation: Access to city buses				

Wonderland Non-Profit Housing Corp-Kirby Manor
 199 Commissioners Road West, London, ON
 Phone: 519-455-6080



Population Target: Seniors 65+		
Year of Existence: 1989		
Zone: Southwest		
Property Management: M.F. Arnsby Property Management		
Direction: Commissioners Rd West of Wharncliffe at Viscount		
Building Type: 7-Storey apartment building		
Utilities Included: Yes		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 60		# Market Rent Units: 12
# Bedroom Units:	1-Bedroom: 44	2-Bedrooms: 16
Wheelchair Accessible Units: 3		
Unit features: Fridge & stove		
Parking: One space per unit		
Building Features: Laundry facilities, common room		
Amenities: 1.8km southwest to Westmount Shopping Mall, close to churches, banks, parks, grocery stores, medical center, restaurants		
Transportation: Access to city buses		

Zerin Development Corporation-Zerin Place
 303 Commissioners Road West, London, ON
 Phone: 519-472-3862



Population Target: Seniors 65+		
Year of Existence: 1985		
Zone: Southwest		
Property Management: Self-Managed		
Direction: Corner of Andover and Commissioners Rd W., near to William Mercer Wilson Non-Profit		
Building Type: 4-Storey apartment building		
Utilities Included: Yes		
Rent: Low end market rent (rent set at 95% of average market rent)		
Total Units: 40		
# Bedroom Units:	1-Bedroom: 26	2-Bedrooms: 14
Wheelchair Accessible Units: 1		
Unit features: Fridge & stove		
Parking: One assigned space per unit		
Building Features: Laundry facilities on first floor, lounge area common room for social activities		
Amenities: 1.6km southwest to Westmount Shopping Mall, close to banks, grocery stores churches, parks, restaurants, gas stations, variety stores, restaurants		
Transportation: Access to city buses		

**30 Base Line Road, London, ON
Tel: 519-661-0861**



Population Target: Seniors 60+	
Year of Existence: 1968	
Zone: Southwest	
Management: London & Middlesex Housing Corporation (LMHC)	
Direction: West of Wharncliffe Road, north of Commissioners Road	
Building Type: 10-Storey wheelchair accessible apartment building with elevators	
Restrictions: Pet policy as per City by-law	
Utilities Included: Yes	
Rent: Do not offer low end market rent. All units are rent-geared-to-income housing and the rent is subsidized at 30% of household's gross income from all sources. To apply for subsidized units you must go through the Housing Access Centre.	
Total Units: 151	
# Bedroom Units:	1-Bedroom: 151
Unit Features: Fridge and stove	
Parking: 42 spaces	
Building Features: Laundry facilities, controlled entry, 24-hour security cameras, lounge	
Amenities: Shopping, banks, churches, schools, parks, restaurants	
Transportation: Access to City buses	

**1194 Commissioners Road West, London, ON
Tel: 519-661-0861**



Population Target: Seniors 60+	
Year of Existence: 1968	
Zone: Southwest	
Management: London & Middlesex Housing Corporation (LMHC)	
Direction: West of Byron Base Line Road, east of Boler Road	
Building Type: 7-Storey wheelchair accessible apartment building with elevators	
Restrictions: Pet policy as per City by-law	
Utilities Included: Yes	
Rent: Do not offer low end market rent. All units are rent-geared-to-income housing and the rent is subsidized at 30% of household's gross income from all sources. To apply for subsidized units you must go through the Housing Access Centre.	
Total Units: 126	
# Bedroom Units:	1-Bedroom: 126
Unit Features: Fridge and stove	
Parking: 32 parking space with some handicaps	
Building Features: laundry facilities, controlled entry, 24-hour security cameras, lounge	
Amenities: Shopping nearby, churches, drug store, banks, parks	
Transportation: Access to city buses	

632 Hale Street, London, ON
Phone: 519-661-0861



Population Target: Seniors 60+	
Year of Existence: 1968	
Zone: East	
Management: London & Middlesex Housing Corporation (LMHC)	
Direction: South of Dundas Street, east of Highbury Avenue	
Building Type: 8-storey wheelchair accessible apartment building with elevators	
Restrictions: Pet policy as per City by-law	
Utilities Included: Yes	
Rent: Do not offer low end market rent. All units are rent-geared-to-income housing and the rent is subsidized at 30% of household's gross income from all sources. To apply for subsidized units you must go through the Housing Access Centre.	
Total Units: 146	
# Bedroom Units:	1-Bedroom: 146
Unit Features: Fridge and stove	
Parking: 37 spaces	
Building Features: laundry facilities, controlled entry, 24-hour security cameras, lounge	
Amenities: Shopping, churches, parks, banks, grocery store, drug store, restaurants	
Transportation: Access to City buses	

170 Kent Street, London, ON
Phone: 519-661-0861



Population Target: Seniors 60+	
Year of Existence: 1968	
Zone: North downtown	
Management: London & Middlesex Housing Corporation (LMHC)	
Direction: North of Dundas Street, west of Richmond	
Building Type: 12-Storey wheelchair accessible apartment building with elevators	
Restrictions: Pet policy as per City by-law	
Utilities Included: Yes	
Rent: Do not offer low end market rent. All units are rent-g geared-to-income housing and the rent is subsidized at 30% of household's gross income from all sources. To apply for subsidized units you must go through the Housing Access Centre.	
Total Units: 146	
# Bedroom Units:	1-Bedroom: 146
Unit Features: Fridge and stove	
Parking: 37 spaces	
Building Features: laundry facilities, controlled entry, 24-hour security cameras, lounge	
Amenities: Shopping, churches, parks, banks, grocery stores, drug stores, restaurants	
Transportation: Access to city buses	

202 McNay Street, London, ON
Phone: 519-661-0861



Population Target: Seniors 60+	
Year of Existence: 1968	
Zone: Northeast	
Management: London & Middlesex Housing Corporation (LMHC)	
Direction: North of Cheapside Street, west of Highbury Avenue	
Building Type: 11-Storey wheelchair accessible apartment building with elevators	
Restrictions: Pet policy as per City by-law	
Utilities Included: Yes	
Rent: Do not offer low end market rent. All units are rent-geared-to-income housing and the rent is subsidized at 30% of household's gross income from all sources. To apply for subsidized units you must go through the Housing Access Centre.	
Total Units: 252	
# Bedroom Units:	1-Bedroom: 252
Unit Features: Fridge and stove	
Parking: 90 spaces, 16 handicap	
Building Features: laundry facilities, controlled entry, 24-hour security cameras, lounge	
Amenities: Shopping, churches, parks, banks, variety stores, drug stores, parks, restaurants	
Transportation: Access to city buses	

85 Walnut Street, London, ON
Phone: 519-661-0861



Population Target: Seniors 60+	
Year of Existence: 1968	
Zone: West	
Management: London & Middlesex Housing Corporation (LMHC)	
Direction: South of Riverside Drive, west of Wharncliffe Road	
Building Type: 14-Storey wheelchair accessible apartment building with elevators	
Restrictions: Pet policy as per City by-law	
Utilities Included: Yes	
Rent: Do not offer low end market rent. All units are rent-geared-to-income housing and the rent is subsidized at 30% of household's gross income from all sources. To apply for subsidized units you must go through the Housing Access Centre.	
Total Units: 132	
# Bedroom Units:	1-Bedroom: 132
Unit Features: Fridge and stove	
Parking: 76 spaces, 7 handicap	
Building Features: laundry facilities, controlled entry, 24-hour security cameras, lounge	
Amenities: Shopping, churches, parks, banks, variety stores, drug stores, parks, restaurants	
Transportation: Access to city buses	

Centertown Apartments
 637 Dundas Street, London, ON
 Phone: 519-702-6605



Population Target: Seniors 60+		
Year of Existence: 2012		
Zone: East core London		
Management: Self-Managed.		
Direction: Just East of Adelaide and Dundas Street		
Building Type: 8-Storey masonry apartment building: 4-Storey fronting Dundas Street and the other 4-Storey fronting Marshall Street. Both buildings linked by a glazed corridor		
Utilities Included: Heat and water included in rent. Tenants pays for hydro		
Rent: Not rent-geared-to-income housing and the rent will not be subsidized. For rental inquiries and vacancies call directly to the phone number listed above		
Total Units: 72		
# Bedroom Units:	1-Bedroom: 64	2-Bedrooms: 8
Wheelchair Accessible Unit: 7		
Unit Features: Fridge, stove and air conditioner		
Parking: One level of underground parking for 30 cars. Parking fee is \$25.00 per month		
Building Features: Laundry facilities, balconies, ground floor includes 6 commercial units, a common room, bicycle storage, two landscape interior courtyards		
Amenities: Walking distance to a wider variety of shopping, restaurants, churches, shopping, hair stylist shops, variety stores and much more		
Transportation: Access to all city buses		

Glencoe Senior's Apartments-Phase I & II
 173 Main Street, Glencoe, ON
 Phone: 519-471-5741



Population Target: Seniors 60+	
Year of Existence: 2010	
Zone: Southwest Middlesex County	
Management: Self-Managed.	
Direction: Situated within the core of Glencoe on the north side of Main Street.	
Building Type: Two 1-Storey apartment building	
Utilities Included: Yes, except a surcharge may be applied to the rent for the months that tenants utilize air conditioners	
Rent: Not rent-geared-to-income housing and the rent will not be subsidized. For rental inquiries and vacancies call directly to the phone number listed above	
Total Units: 12, (Two buildings with 6 units each)	
# Bedroom Units:	1-Bedroom: 12
Wheelchair Accessible Unit: 12	
Unit Features: Fridge and stove	
Parking: Available	
Building Features: California shutters on all windows, designated wall opening for unit air conditioning, laundry facilities, common room with kitchenette	
Amenities: Two grocery stores, pharmacy and local health professionals.	
Transportation: Own transportation	

Komoka Seniors Apartments
 113 Hamilton Street, Komoka, ON
 Phone: 519-666-0105



Population Target: Seniors 60+		
Year of Existence: 2009		
Zone: Middlesex County		
Management: Self-Managed.		
Direction: A small town about 20 minutes west of London		
Building Type: Single level apartment building		
Utilities Included: Heat and water are included in the rent and hydro is at the tenants additional cost.		
Rent: Not rent-geared-to-income housing and the rent will not be subsidized. For rental inquiries and vacancies call directly to the phone number listed above		
Total Units: 20		
# Bedroom Units:	1-Bedroom: 10	2-Bedroom: 10
Wheelchair Accessible Unit: 20		
Unit Features: Fridge, stove and programmable thermostat		
Parking: Available, one per unit		
Building Features: A beautiful and peaceful landscaped setting, with on-site laundry facilities, and a common room with fireplace and kitchen available for tenant functions		
Amenities: Wellness Center, parks, downtown Food Town, Post Office area, at intersection there are banks, gas stations and variety stores, restaurants, and hair salon		
Transportation: Own transportation		

Residenza Italia
 1109 Hamilton Road, London, ON
 Phone: 519-455-6080



Population Target: Seniors 60+	
Year of Existence: 2011	
Zone: East London	
Management: M. F. Arnsby Property Management	
Direction: On Hamilton Road just west of Gore Road	
Building Type: 5-Storey apartment building	
Utilities Included: Gas heating is at the tenants additional cost	
Rent: Not rent-geared-to-income housing and the rent will not be subsidized. For rental inquiries and vacancies call directly to the phone number listed above	
Total Units: 52	
# Bedroom Units:	1-Bedroom: 52
Wheelchair Accessible Unit: 4	
Unit Features: Fridge and stove, programmable thermostat	
Parking: Large parking lot. No designated parking	
Building Features: On-site laundry facilities on 2 nd floor, some units have balcony, controlled entry, common room with kitchen available for tenant functions	
Amenities: Churches, banks, parks, variety stores, grocery stores, restaurants	
Transportation: Access to city buses	

Woodfield Apartments
 390 Princess Avenue, London, ON
 Phone: 226-927-2900



Population Target: Seniors 60+			
Year of Existence: 2010			
Zone: Downtown core			
Management: Self-Managed.			
Direction: Located between Waterloo and Colborne Street			
Building Type: 5-Storey apartment building			
Utilities Included: Yes			
Rent: Not rent-geared-to-income housing and the rent will not be subsidized. For rental inquiries and vacancies call directly to the phone number listed above			
Total Units: 52			
# Bedroom Units:	Bachelor: 10	1-Bedroom: 40	2-Bedrooms: 2
Wheelchair Accessible Unit: 4			
Unit Features: Fridge and stove, standing shower, new cupboards, counters			
Parking: Onsite parking. No designated parking			
Building Features: Heritage building with brand new elevator, interior floor structure, electrical and plumbing, on-site laundry facilities, controlled entry			
Amenities: Central downtown to churches, banks, parks, grocery stores, restaurants,			
Transportation: Private buses available for transportation to the grocery store (free of charge), access to city buses central downtown			

Aboriginal Housing

Aboriginal housing in the city of London is sponsored by At^lohsa Native Family Healing Services and the Native Four Feathers Housing Co-operative.

For vacancies and rental information please contact them directly at the phone number shown.

205 Commissioners Road West, London, ON

Phone: 519-667-3328

Target: Aboriginal seniors

37 Tecumseh Ave. West, London, ON

Four Feathers Housing Co-operative Inc.

Phone: 519-667-3328

Target: Aboriginal seniors

219 St. George Street, ON

Phone: 519-438-0068

Target: Aboriginal families, adults and seniors

Applying for Social Housing

To apply for rent-geared-to-income social housing, public, non-profit, co-operative housing as well as rent supplement programs in the City of London and County of Middlesex you can either go to our website to download and print the application package or call, email or drop by the Housing Access Centre for application forms.

Housing Access Centre (HAC)

Citi Plaza, 355 Wellington Street

Suite 248, 2nd Floor

London, ON N6A 3N7

Phone: 519-661-0861 Fax: 519-661-4466

Email: hac@london.ca

Website: www.london.ca/housing

Regular business hours:

Monday, Wednesday, Thursday and Friday: 8:30a.m. – 4:30p.m.

Tuesday: 8:30a.m. – 6:00p.m.

Housing Access Centre is responsible for:

- maintaining the coordinated access /centralized waiting list system;
- the subsidiary waiting lists that respect an applicant's housing preference by housing project;
- centralized source for information on social housing, options to applicants and agencies, including mandates, location, types of units and special needs housing;
- application intake and initial eligibility screening

Please Note: The Housing Access Centre does not offer housing to applicants, predict or guess when you will be housed. They do not provide emergency shelters or housing.

Qualifying for Social Housing

To qualify for social housing programs in the City of London and the County of Middlesex, applicants must be:

- 16 years of age or older and be able to live independently.
- Each member must be a Canadian Citizen, Landed Immigrant, or Refugee Claimant under the *Immigration and Refugee Protection Act (Canada)*.
- No member of household has a deportation order, departure or exclusion order under the *Immigration and Refugee Protection Act (Canada)*.
- No member of household owes arrears, for either rent or damage to any Ontario social housing units. If you owe any arrears (including money for damages) to a social housing provider and/or London & Middlesex Housing Corporation, you should arrange to repay it with that landlord. You must have a signed repayment agreement in place in order to be placed on the Waitlist. Remember that you will not be offered Rent-Geared-to-Income-Housing until the entire arrears amount is paid in full.
- No member of household have been convicted of an offence under Section 55 of the *Housing Services Act, 2011*, or a crime under the *Criminal Code (Canada)* within the last two years, in relation to the receipt of rent-geared-to-income assistance. Some exemptions may apply.
- No member of household owns residential property suitable for year-round occupancy must agree to sell it within six months of being housed. Extensions may apply.

Application Forms

Applicants must first fill out the two main application forms:

1. **Application for RGI Housing**
2. **Building Selection Form for RGI Housing**

Additional Application Forms

There are a number of additional application forms for applicants who are in urgent need of housing. These forms are for:

- Special Priority Status
- Urgent Status

To be considered for special priority or urgent status, applicants must fill out the appropriate application form(s) that best suit their needs and attach the forms to their main Application Forms 1 and 2.

Special Priority Status

This special priority status is reserved for applicants who have been abused by another individual residing in their household. The abuser could be a spouse, parent, child or other relative. If you want to request Special Priority, you must fill out the following forms:

- **Request for Special Priority**
- **Verification of Abuse for Special Priority.**

Urgent Status

This urgent status is for applicant(s) whose personal safety is significantly at risk and legal interventions have been exhausted. To apply for urgent status you must complete one of the following forms:

- **Request for Urgent Homeless Status,**
- **Request for Urgent Medical Status, or**
- **Request for Urgent Social Status**

Please Note:

- APPLICATIONS WILL NOT BE ACCEPTED BY FAX
- All documents can be photocopied for you at the Housing Access Centre.
- All Application Forms have information and instructions regarding the requirements to be eligible.
- The Additional forms can be obtained at the Housing Access Centre or on our website.

Documents Required

The following is a list of all the required documents that must be provided with your application for everyone listed on the application form. Some items may not apply to some individuals.

- Copies of Canadian birth certificates, Canadian passport, landed immigrant, permanent resident card or refugee claimant documents for ALL members of the household.
- Custody documentation or agreement (i.e. Court/lawyer/CAS, ex-partner, etc.).
- Copy of a repayment schedule for anyone in your household who owes money to an Ontario social housing.
- Copies of ALL household monthly income of you and all persons who will be living with you.
- Self-employed - please provide proof of income such as your latest income tax, investment Interest income, pay stubs, etc.
- Copies of owned assets of all household.
- If pregnant, provide proof of pregnancy i.e. doctors note or ultra sound picture.

- If you are claiming homelessness, abuse, a serious medical condition, a dangerous or life threatening situation, etc., proof is required from someone in a professional position (court/lawyer/doctor/police/worker).

Remember to bring all required documents. Applications submitted without the requested documents will not be processed. You will be advised in writing that your application is incomplete and you will NOT be placed on the waiting list, until all the required documents are received.

Submitting your Application

Once your application is completed with all required documents attached, you can deliver or mail to the Housing Access Centre, 355 Wellington Street, Suite 248, London, ON N6A 3N7.

Once your application package is received a staff member at the Housing Access Centre will review your application for completeness and eligibility. A letter will then be mailed to you informing you about your status. You will then be put on the waiting list. Incomplete applications and/or missing documents may be returned to you unprocessed and you will not be placed on the waiting list.

The Centralized Waiting List

The Housing Access Centre maintains a centralized waiting list for Social Housing rent-geared-to-income (RGI) housing. There are more than 1,600 households on the centralized waiting list.

As part of the application process:

- You are required to fill out a Building Selection Sheet to indicate which zone(s), building(s) you prefer to live in. This is included in the application package.
- The Housing Access Centre will then put you on the Centralized Waiting List, if eligible, so that the housing provider(s) you selected will find your name on their waitlist.
- Your application start date for rent-geared-to-income assistance on the centralized waiting list will be the day it was received by the Housing Access Centre.
- When you are considered for housing, the housing provider (landlord) will then be your contact and will call you to view a unit for the apartment/townhouse you have chosen.
- If the housing provider (landlord) is unable to contact you, they may remove you from their waitlist and the unit will be given to the next person.
- To ensure a housing provider is able to contact you when offering a unit, it is in your best interest and your responsibility to contact the Housing Access Centre to report any address, phone number and/or income change as well as changes to the number of people on your application.
- By NOT updating your application as changes happen, you take the risk of having your file cancelled. However, you will have one year to reactivate your application, after which time you will be required to reapply and your name will be placed at the bottom of the waiting list.
- You only have three (3) refusals to an offer of housing, after which, you will cease to be eligible for rent-geared-to-income assistance and your application will be removed from the waiting list.
- If your application is cancelled and you wish to re-apply you will be required to fill out another application and you will be given a new start date.
- The only way you will move up on the waitlist is when applicants ahead of you on the list are offered housing.
- You will be offered housing when you are #1 on the waitlist through the Housing Provider that you selected.
- The staff at the Housing Access Centre cannot predict or guess when you will be housed. It will depend on the status your file was given, the date you applied for housing, and your housing selections.
- Applicants with special priority status go to the top of the waiting list because of their need for affordable housing providing they meet the eligibility criteria for RGI assistance.

Rent Calculations

Generally, the rent is calculated at 30% of household's gross income from all sources such as employment, pensions, investment interest, etc. Adjustments are made for utilities that are included or excluded from the rent.

Household Income

The following **Household Income Limits** as per O. Reg. 370/11, Schedule 2, Section 2, is:

Area	Bachelor unit	1-bedroom unit	2-bedroom unit	3-bedroom unit	4-bedroom unit +
Municipality of Middlesex Centre, City of London, Municipality of Thames Centre	\$27,000	\$33,500	\$41,000	\$50,500	\$61,500
Rest of the service area	\$27,000	\$33,500	\$41,000	\$50,500	\$61,500

The following **High Needs Household Income Limits** as per O. Reg. 370/11, Schedule 1, S1, is:

Area	Bachelor unit	1-bedroom unit	2-bedroom unit	3-bedroom unit	4-bedroom unit +
Municipality of Middlesex Centre, City of London, Municipality of Thames Centre	\$16,500	\$20,400	\$24,600	\$30,300	\$36,900
Rest of the service area	\$16,500	\$20,400	\$24,600	\$30,300	\$36,900

Income cannot go above these figures. You may apply for a market rent unit by going directly to the housing provider.

Appeal Process

- 1) You, the applicant have the right to appeal any decision(s) made by the Housing Access Centre regarding your Application for Rent-Geared-to-Income Housing by filling out an Internal Review Application.
- 2) You, a social housing tenant/member have the right to appeal certain decision(s) if not agree with made by a housing provider by filling out an Internal Review Application.

To obtain the Social Housing INTERNAL REVIEW Information and Application Form, please call 519-661-0861, email hac@london.ca or drop by the Housing Access Centre or go on our website www.london.ca/housing and download and print the application.

Please Note:

- Internal Reviews are specific to social housing/rent-geared-to-income issues governed under the *Housing Services Act, 2011* and related local rules. It DOES NOT INCLUDE matters that fall under the *Residential Tenancies Act, 2006* or issues related to co-operative housing.

Housing Referral Services

The housing referral services listed below are services that may help individuals and families on limited incomes who live in London and Middlesex County. We invite you to visit the website of each referral services for more information or contact them by telephone.

Aboriginal Housing Services, Ontario (OAHS)

Tel. 519-786-3211

Toll Free: 1-800-492-1605

www.ontarioaboriginalhousing.ca

The aim of OAHS is to provide affordable and adequate housing services to urban and rural Aboriginal people in Ontario requiring assistance adequate to their needs at a cost within their means.

Addictions Supportive Housing (ASH)

Tel. 519-673-3242

www.adstv.on.ca

The program is designed to assist people in London and County of Middlesex who have trouble maintaining housing due to their substance use and are looking to make positive changes in their life. There are Intensive Addictions Case Managers who work with clients to develop an individualized approach to treatment.

Community Care Access Centre (CCAC)

356 Oxford Street West, London

Tel.: 519-473-2222

Toll Free: 1-800-811-5146

www.healthcareathome.ca/southwest/en

A legislated central service funded by the Ontario Ministry of Health to help seniors and others find the appropriate placements in long-term care facilities.

Habitat for Humanity London Inc.

Unit 1, 45 Pacific Court, London

Tel. 519-455-6623

www.habitat4home.ca/

This is a non-profit, non-governmental organization that builds new homes for low-income families.

“Help Yourself Through Hard Times”

Information London

Tel. 519-432-2211

www.info.london.on.ca/helping.asp

This is a directory that lists services that provide assistance in the form of basic material aid and emotional or social support to people on limited incomes during times of financial hardship.

Housing Stability Bank, The Salvation Army, Centre of Hope

Tel. 519-964-3663

www.housing@centreofhope.ca

Provide small grants and interest-free loans to assist Londoners with low income in obtaining and retaining their housing and to keep those at risk of homelessness housed.

London CAREs

(London Community Addiction Response Strategy)

Crisis Line: 519-661-2273

www.adstv.on.ca/our-programs/london-cares

Focus on improving the health and housing outcomes to homeless individuals who live with the effects of poverty, addiction and mental illness.

London Community Resource Centre

652 Elizabeth Street, London

Tel. 519-432-1801

www.lcrc.on.ca

A non-profit community resource centre provides support services to individuals, with a particular focus on employment, housing and referral services.

London Inter-Community Health Centre

659 Dundas Street East, London

Tel. 519-660-0874

www.lihc.on.ca

Provide services for people who are homeless. Services include health care, screenings, counselling, advocacy, outreach and crisis intervention, and help to apply for a birth certificate.

London Housing Registry (LHR)

Suite 203, 379 Dundas Street, London

Tel. 519-434-3344

www.londonhousingregistry.com

A non-profit housing service that assists families and individuals in a housing crisis find affordable housing in the private sector. They recruit landlords/local property management companies on an on-going basis in order to link appropriate clients to available apartments, rooming houses and sharing arrangement.

March of Dimes, Ontario

Home and Vehicle Modification Program (HVMP)

291 King Street, 3rd Floor, London

Tel: 519-642-3700

Toll-Free: 1-877-369-4867

www.marchofdimes.ca/en

It assists permanent Ontario residents of any age (children to adults/seniors) who have a physical disability to continue living in their homes for basic home and/or vehicle modifications. As there is limited funding, they encourage Applicants to first access any other sources available to the public or private funding before applying to this program.

Middlesex-London Health Unit

Tel: 519-663-5317 Ext. 2300

www.healthunit.com

A health inspector is available to assess squalid living conditions. If you have questions or concerns about a possible housing complaint which can directly impact your health and want to speak to a Public Health Inspector contact the health unit.

Property Standards, City of London

300 Dufferin Avenue, 7th Floor

Tel: 519-661-4660

www.london.ca

Addresses different scenarios, both in rental and owner occupied properties; investigates structural or unsafe conditions and landlord/tenant issues about property standards (e.g. heat, insects, and hazards).

Ontario Landlord and Tenant Board

150 Dufferin Avenue, Suite 400, London

Toll-Free: 1-888-332-3234

www.ltb.gov.on.ca/en/

Tenant and landlord rights information, dispute resolution rent increase regulation and access to the Residential Tenancies Act.

Emergency Accommodations

The emergency shelters listed below offer emergency short-term and long-term accommodations and 24hr help line for individuals or families who find it necessary to leave their normal living arrangements for short periods of time in times of stress, emergency or transition.

What is emergency shelter?

It is short term accommodation.

What is transitional housings?

It is a longer-term accommodation while residents obtain the supports they need to live independently.

Below is a list of emergency shelters offer to women from age 16+ with or without children (under 16) who are domestic violence victims or suspect in any way that their children and they may be the victims of an abusive relationship. If in crisis and need to speak to someone call the 24hr crisis line listed. All services are confidential. **If you require emergency assistance call 911.**

For a list of women's shelters across Canada go to the www.shelternet.ca.

For more emergency shelters for women please refer to: www.southwesthealthline.ca or call 211.

AT^LOHSA Native Family Healing Services

Tel: 519-438-0068

Crisis Line: 1-800-605-7477

www.atlohsa.com/contact_us.html

Offer emergency shelter for First Nation women and their children who are at high risk of further abuse in the family home. In crisis contact the 24hr crisis line.

London Abused Women's Centre

Tel: 519-432-2204

24hr Crisis Line: 519-642-3000

www.lawc.on.ca

Provide long term feminist counselling, advocacy and support to abused women.

Mission Services of London, Rotholme Women's & Family Shelter

42 Stanley Street, London

Tel: 519-673-4114

www.missionsservices.ca

Offer shelter only to women from age 16 and their children (under 16) who are homeless and in need of temporary emergency accommodation.

Women's Community House

101 Wellington Road

Toll Free Line: 1-800-265-1576

24hr Crisis Line: 519-642-3003

www.shelterlondon.org

This is a high-security shelter for abused women and their children from London and surrounding areas as well as from across the country.

Women's Rural Resource Centre

145 Beech Street, Strathroy

Tel: 519-246-1526

Toll Free: 1-800-265-5390

www.wrrcsa.org

Provide education, prevention and support services for women and their families.

Below is a list of emergency shelters offer to men and women (from age 16+) and families who are homeless or at risk of homelessness and may have mental health issues.

Mission Services of London, Crash Beds Program

459 York Street

Tel: 519- 439-0239

www.missionservices.ca

Offer crash beds to men and women age 16+ with a serious mental illness who are homeless. Beds are available on a first come first serve basis from 9pm-7am daily.

Salvation Army, Centre of Hope

281 Wellington Street

Tel: 519-661-0343

www.salvationarmy.ca

Hostel units that provide shelter and transitional housing for homeless single men/women from age 16+.

Unity Project

717 Dundas Street

Tel: 519-433-8700

Shelter and transitional housing for single men and women and couples from age 18+.

Below is a list of emergency shelters offer to men from age 16+.

For more emergency shelters for men, please refer to: www.southwesthealthline.ca or call 211.

Mission Services of London, Men's Mission

459 York Street, London

Tel: 519- 672-8500

Offer shelter and transitional housing for homeless men age 16+.

Drop-In Centres

Drop-in centres are services to help people (male and female from age 17+ and families) who are homeless, at risk of homelessness and may have mental health and/or addiction issues, a place to go to have a hot home cooked lunch, feel safe, do laundry, take a shower, socialize, participate in programs, or simply find some quiet space. If in crisis and need to speak to someone call the 24hr crisis line listed or visit the website for more information.

AT^LOHSA Native Family Healing Services

Tel: 519-438-0068

Crisis Line: 1-800-605-7477

www.atlohsa.com/contact_us.html

Drop-in centre for members of the Aboriginal community.

Merrymount Children's Centre

1064 Colborne Street, London

Tel: 519-434-6848

www.merrymount.on.ca

Merrymount provides support and crisis care for children and families in times of transition. Programs include 24hr family support and crisis care from children (birth to 12 years of age); supervised access for families with histories of violence or safety concerns; support groups for children and parents; childcare for children with special needs.

My Sister's Place

534 Queens Avenue

Tel: 519-679-9570

Toll Free Line: 1-877-859-0352

Crisis Line: 519-433-2023

www.mysistersplacelondon.ca

Drop in centre for women only from age 16+ and their children (under 16).

Youth Action Centre

332 Richmond Street, London

Tel: 226-777-0116

www.you.on.ca

Drop in centre for youth 16 to 24 years of age and offers transitional and affordable rental housing units. For more help on youth's drop-in centres, emotional/social problems, and street outreach contact Youth Opportunities Unlimited for a listing.

Supportive Housing

The federal non-profit providers listed retained their current operating agreement under City of London, Housing Division administration. For information call directly to the telephone number listed.

St. Leonard's Society of London – 2 Locations

Male Offenders Transitional Residence

266 Egerton Street, London

108 King Edward Avenue, London

Tel: 519-850-3777

www.slcs.ca

Programs, services and support for male adult and youth (from age 18) in conflict with the law.

Mission Services of London, Quintin Warner House

Alcohol & Drug Rehabilitation

477 Queens Avenue, London

Tel: 519-434-8041

Recovery home with prevention services for men 18 to 60 years who have graduated from an addiction treatment program. Annexes at 440 and 479 Maitland Street for aftercare stays of up to one year.

Supportive Housing Rental Units

The following is a list of supportive housing rental units in the city of London funded under The Canada-Ontario Affordable Housing Program and some related to Social Housing. Some have restrictions to the type of social service agency you must be referred by to live in the rental units and some have affordable rent that is subsidized according to your income through the Housing Access Centre.

For vacancies and more information contact the appropriate service directly by telephone.

332 Richmond Street, London, ON

Tel: 519-434-6500 ext. 367

Social Service Agency: Youth Opportunities Unlimited (YOU)

Tenants are youth age 16-24 and must be referred by YOU.

1554 & 1555 Allen Place, London, ON

Tel: 519-495-1355 or 519-433-2801

Social Service Agency: Alice Saddy Association

Tenants are adults with development disabilities who may also have a physical disability or dual diagnosis and must be referred by Alice Saddy Association.

164 Albert Street, London, ON

Tel: 519-668-0023

Social Service Agency: Dale Brian Injury Services (DBIS)

Tenants are individuals with acquired brain injuries and must be referred by DBIS.

446 King Street, London, ON

Tel: 519-473-2427

Social Service Agency: Not required

Tenants are adults with special needs.

590 Grosvenor Avenue, London, ON

Tel: 519-495-1355 or 519-433-2801

Social Service Agency: Alice Saddy Association

Tenants are adults with development disabilities who may also have a physical disability or dual diagnosis and must be referred by Alice Saddy Association.

Cheshire Homes of London Inc.

559 Topping Lane, London, ON

Tel: 519-439-4246

Social Service Agency: Community Care Access Centre (CCAC)

A group home shared living for adults that are physically disabled and mentally alert.

Attended outreach services also available through person-centre care.

Cheshire Homes of London Inc.

98 Base Line Road West, London, ON

Tel: 519-439-4246

Social Service Agency: Community Care Access Centre (CCAC)

Tenants are physically disabled adults who are capable of independence and do not require hospital or nursing home care.

L.I.F.T. Non-Profit Housing Inc.

446 Queens Avenue, London, ON

Tel: 519-473-2427

Social Service Agency: Your Doctor and Social worker

Tenants are adults with a history of mental illness capable of independent living. Documentation from a doctor and social worker must be provided. For subsidized rent call 519-661-0861.

Frequently Asked Questions

If your question is not listed below or still have questions about applying for rent geared-to-income assistance (subsidized housing), contact the Housing Access Centre 519-661-0861. For more frequently asked questions visit our website at www.london.ca/housing

How do I apply for rent-geared-to-income housing?

To apply for RGI housing you need to submit an application package that consists of an application form and the building selection form. You can go to our website at www.london.ca/housing and download and print the application package or pick one up at the Housing Access Centre or call 519-661-0861 to have one mail out to you. All applications have instructions on how to complete, the documents required and where to send it.

NOTE: Incomplete application and without all required documents will NOT be accepted.

What documents required for RGI housing application?

The following required documents that must be provided with your application package for ALL members of the household are:

- Copies of Canadian birth certificates, valid Canadian passport, landed immigrant, permanent resident card or refugee claimant documents.
- Custody documentation or agreement (i.e. Court/lawyers/CAS, ex-partner, etc.).
- Copy of a repayment schedule for anyone in your household who owes money to an Ontario social housing. (you will not be offered RGI housing until the entire arrears amount is paid in full)
- Copies of all household gross monthly income (i.e. you and all persons living with you).
- Self-employment-please provide proof of income such as your latest income tax, investment interest income, pay stubs, etc.
- If pregnant, provide proof of pregnancy (i.e. doctor's note or ultra sound picture).

Who is eligible?

To be eligible for RGI housing applicants must be:

- 16 years of age or older and be able to live independently.
- Each member must be a Canadian Citizen, Landed Immigrant, or Refugee Claimant.
- No member of household has a deportation order, departure or exclusion order under immigration Act.
- No member of household owes arrears, for either rent or damage to any Ontario social housing units.

How long does it take to be housed?

It is very difficult to determine how long it will take to be housed. Therefore, the Housing Access Centre does not offer housing to applicants nor predict or guess when you will be housed. A Housing Provider must have a vacant unit in order for it to be filled from the waitlist. It is difficult to predict when a vacancy is going to occur however, the wait list has many households looking for housing. It is encouraged to choose as many building complex as you wish. The more you selected the more less of a wait time.

How long is housing waiting list?

There is really no answer to this question, since each housing provider has their own waitlist and there is a different waitlist for each building/townhouse and then a different waitlist according to bedroom size and special priority status of an application.

How much rent can I expect to pay?

RGI rent is based on 30% of your household gross monthly income. Additional charges may apply depending on the building (e.g. parking/utilities). If you are receiving assistance from Ontario Works or the Ontario Disability Support Program (ODSP), your rent is based on a pre-determined rent scale.

Who do I notify if I have changes to my housing application?

You MUST notify the Housing Access Centre (519-661-0861) of any changes such as your address, phone number, changes in selection of locations other than those you chose on your initial application, the number of people in your household increases or decreases and/or change of contact person, etc. This is in order to maintain your eligibility status.

Does the Housing Access Centre provide emergency housing?

No, the Housing Access Centre does not provide emergency housing. Emergency shelters provide emergency housing. For a list of emergency housing call 519-661-0861 to have one mail out to you.

How will I be contacted for an offer?

The housing providers/Landlord will contact you directly by telephone when you reach the top of the waiting list for one of the buildings you selected. Since RGI units are rented promptly, we require daytime telephone numbers. If you cannot be reached during the day, please give a telephone number of a contact person who can be reached during the day so they can pass a message on to you.

What happens if I cannot be reached?

You will have 48 hours to respond, if not then the housing provider will move on to the next person on the waiting list. This however, will be considered a refusal of offer.

How many refusal of offer do I get?

You get a maximum of three (3) 'refusals of offer' for housing. If you exhaust all 3 refusals by refusing a unit when offered; cannot be reached; no return phone calls for the offered unit, your application will be canceled at the time of the third refusal and you will be removed from the waitlist. If you want to reapply you would have to fill out another application package and will receive a new start date.

I do not have an income, am I eligible for RGI housing?

No. Individuals 18 years or older applying for RGI housing must be in receipt of income to qualify for RGI housing from one or more of the following sources such as: Ontario Works, Support payments, Employment Insurance, other government assistance, any pension or support payments required under a sponsorship agreement. Failure to have an income would make the application invalid.

Can I apply for RGI housing if I'm a homeowner or own a property?

Yes, you may be eligible for RGI housing provided that you sell your home or property within six (6) months of accepting an offer to move to a RGI housing unit. Therefore a Divestment Form must be completed. This is to agree to sell your property/home after you have been housed for 180 days.

If I am housed somewhere that is not my first choice, will I still be on the waiting list?

No. Once you are housed, you are taken off ALL building waiting lists.

What bedroom size would I be eligible for?

The size of a unit you are eligible for is based on the number of members in your household:

- No more than 2 persons are assigned to a bedroom;
- Separate bedrooms are assigned to children of the opposite sex;
- Two children may share a bedroom;
- Other factors to be considered include medical conditions, the size of the bedroom, ages of the children and pregnancy. Full time caregiver.

Can a housing provider declined me the offer for an RGI unit?

Yes. Many housing providers have requirements regarding good credit and landlord reports before offering a unit to you. However, this will not be counted as a refusal.

If I owe arrears to a previous social housing provider, will I still be qualified for RGI?

If you owe any arrears (including money for damages) to a RGI unit, you should arrange to repay it with that landlord either by having a signed repayment agreement in place or pay off in full in order to be placed on the Waitlist. If you default on your payments, your name will be removed from the waitlist and you would lose

your application date. It is important to remember that you will not be offered Rent-Geared-to-Income-Housing until the entire arrears amount is paid in full.

What would enable me to obtain housing sooner?

There are four categories on our waiting list:

1. Special Priority - this status on the waiting list is reserved for individuals who are victims of domestic abuse by another individual or whose personal safety is significantly at risk
2. Urgent - this status on the waitlist is reserved for individuals who are homeless or in the risk of homelessness, serious medical, health, and/or social needs which would result in severe hardship or personal risk, individuals who use the emergency shelter system, families separated due to lack of affordable housing. However, the income must be in the high need category
3. High Need - this status on the waitlist is reserved for individuals whose annual income is less than or equal to the amount set in Legislation for the size of unit the household occupies
4. Chronological - this status on the waitlist is reserved for individuals who qualify for RGI housing. Income exceeds the maximum high need income, but is still within the Household Income Limits established for the City of London and Middlesex County.

Why Special Priority ranked top of the waitlist?

The Province has set regulations for this special priority status to have victims of abuse to go to the top of the waitlist because it's easier for them to enter subsidized housing quickly right after leaving the abusive relationship; to prevent them from having to return to the abusive household; due to the fact that affordable housing cannot be found quickly. This does not apply to applicant who simply want to separate from someone because the relationship is not working.

Do you have to be living in the City of London to apply for housing?

No, you can apply for housing in the City of London and live outside the area. NOTE: If you would like to apply for RGI housing outside of London, contact the local social housing agency in the city/town of choice for more information.

Can I appeal any decision made by the Housing Access Centre regarding my application?

Yes, you have the right to appeal any decision made by the Housing Access Centre by simply filling out the "Request for Internal Review" form and submit to the Housing Access Centre including a copy of the written Notice of Decision letter that you received. A letter responding to your appeal will be sent to you once a decision has been made.

Where can I call for landlords and tenants issues?

You can call the Landlord and Tenant Board, a Provincial agency. The Board has a team of Mediators, who work with landlords and tenants to resolve certain types of disputes through mutual agreement. Call the Board's toll free telephone information service at **1-888-332-3234**.

Housing Services

The City of London, Housing Services are responsible for funding and administering the private non-profit housing program (both Federal and Provincial providers), the co-operative housing and public housing programs; establishing and maintaining the coordinated access/centralized waiting list system managed by the Housing Access Centre (HAC).

Who we serve:

- low to moderate income households;
- senior citizens;
- households with dependents (families);
- households without dependents (single persons and childless couples);
- Sub-groups that include persons with disabilities, victims of domestic violence, immigrants and homeless.

Some of the related housing services are:

- Housing Access Centre (HAC) www.london.ca/housing
- London & Middlesex Housing Corporation (LMHC) www.london-housing.ca
- Investment in Affordable Housing Program (IAH) www.london.ca/housing
- London Housing Registry (LHR) www.londonhousingregistry.com
- London Homeless Coalition (LHC) www.londonhomeless.ca
- Canada Mortgage Housing Corporation (CMHC) www.cmhc-schl.gc.ca
- Co-operative Housing Federation (CHF) www.chfc.ca
- Ontario Non-Profit Housing Assoc. (ONPHA) www.onpha.on.ca
- The Landlord and Tenant Board www.ltb.gov.on.ca

Additional copies of this Seniors Guide may be obtained from the Housing Access Centre and our website.

The Corporation of the City of London
Housing, Social Services & Dearness Home
Citi Plaza
355 Wellington Street
Suite 248, 2nd Floor
London, ON N6A 3N7

Tel: 519-661-0861
Email: housing@london.ca
Website: www.london.ca/housing

