London Housing Advisory Committee
Report

4th Meeting of the London Housing Advisory Committee
April 10, 2019
Committee Room #4

Attendance

PRESENT: B. Odegaard (Chair), J. Coley Phillips, D. Nemeth, J. Peaire, D. Peckham, N. Reeves, K. Kaill; and P. Shack (Secretary)

ALSO PRESENT: J. Browne, G. Matthews and D. Purdy

REGRETS: A. Galloway, M. Inthavong, J. Malkin and J. Stickling

The meeting was called to order at 12:20 PM

1. Call to Order
   1.1 Disclosures of Pecuniary Interest
       That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

   2.1 People's Forum on Housing
       That the following action be taken with respect to the People's Forum on Housing:

       that J. Browne, Chief Executive Officer, London and Middlesex Community Housing, S. Giustizia, Chief Executive Officer, Housing Development Corporation, D. Purdy, Manager, Housing Services and O. Katolyk, Chief Municipal Law Enforcement Officer BE REQUESTED to attend a future meeting of the London Housing Advisory Committee (LHAC) to address the concerns raised by J. Thompson, Life Spin, with respect to the lack of affordable housing and property standard by-law enforcement;

       it being noted that the attached presentation and handouts from J. Thompson, Life Spin, with respect to the People's Forum on Housing, were received.

   2.2 Age Friendly London Housing Initiatives Update
       That it BE NOTED the attached presentation from M. Dellamora, Specialist II Municipal Policy(Age Friendly London), was received.

3. Consent

   3.1 3rd Report of the London Housing Advisory Committee
       That it BE NOTED that the 3rd Report of the London Housing Advisory Committee, from its meeting held on March 13, 2019, was received.

   3.2 Municipal Council resolution adopted at its meeting held on March 26, 2019 with respect to the 2019 appointments to the City of London Advisory Committees (ACs)
That it BE NOTED the Municipal Council resolution adopted at its meeting held on March 26, 2019 with respect to the 2019 appointments to the City of London Advisory Committees, was received.

3.3 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 146 Exeter Road
That it BE NOTED that the Notice of Planning Application Official Plan and Zoning By-law Amendments-146 Exeter Road, from N. Pasato, Senior Planner, were received.

3.4 Public Meeting Notice - Zoning By-law Amendment - 536 and 542 Windermere Road
That it BE NOTED that the Public Meeting Notice- Zoning By-Law Amendment- 536 and 542 Windermere Road, from M. Campbell, Planner II, was received.

4. Sub-Committees and Working Groups
None.

5. Items for Discussion
5.1 (ADDED) Housing Mediation Report - G. Matthews
That it BE NOTED that the London Housing Advisory Committee heard a verbal update from G. Matthews, Housing Mediation Officer, with respect to the Housing Mediation Annual Report.

6. Deferred Matters/Additional Business
None.

7. Adjournment
The meeting adjourned at 1:30 PM.
DEFINITION OF AFFORDABLE HOUSING

• “For affordable rental housing projects, the maximum rent levels for affordable rental units will be set annually at 70% or below of the CMHC average market rent for rental housing within the City of London. The CMHC core need income thresholds are adjusted to include utilities.”

(By-law No. CPOL.-75-307); Amended June 26, 2018 (By-law No. CPOL.-356-347)

HOW MUCH SHOULD WE BE BUILDING?

Affordable New Residential Development

• London has a target of 25% of housing to be affordable to Low- and Moderate-income households as defined in this Plan and the Provincial Policy Statement may be met through new residential development and residential intensification through the conversion of non-residential structures, infill and redevelopment.

25%

[Clause iv) deleted and replaced by OPA 438 Dec. 17/09

WHAT SHOULD WE SEE?

BONUSING

Provide density bonuses, where suitable, to proposals which have an affordable housing component above the 30% minimum in larger residential developments (generally greater than 5 hectares)

INCLUSIONARY ZONING

25% minimum of all additional units added when developers request additional units per hectare

To be counted as affordable, they must be 70% of market rents or lower.

INNOVATIVE DESIGN AND SERVICING STANDARDS

APPROVAL PROCESS

STAFF ASSISTANCE
NEW AFFORDABLE HOUSING

SURPLUS MUNICIPAL LANDS

SURPLUS PROVINCIAL AND FEDERAL LANDS

LIFE SPIN

AFFORDABLE HOUSING RESERVE FUND

50% FOR TRANSITIONAL HOUSING WITH SUPPORTS

Must be a not-for-profit that can demonstrate the housing and the support services are sustainable

50% FOR NEW AFFORDABLE HOUSING

LIFE SPIN

50% of the Affordable Housing Reserve funds to build affordable permanent housing targeted to low income individuals or families

LIFE SPIN

ANNUAL HOUSING MONITORING REPORT

Units that meet 70% of Market Rate Criteria

LIFE SPIN

WHAT ELSE CAN LONDON DO?

COMMUNITY LAND TRUSTS
A land trust works by buying property and removing it from the speculative market, then building or rehabilitating and maintaining the building as affordable housing.

HOME OWNERSHIP
Between 2008 and 2013, 254 low-income households received down-payment assistance to purchase a home. The Affordable Homeownership Reserve Fund already exists.

ONTARIO RENOVATES
In 2013, 36 households received grants for accessibility repairs. The funding for these grants was not used again until 2018. It was depleted in two weeks and may have only helped 8 families.

REPAIR VACANT SOCIAL HOUSING
There are many vacant units of social housing, with a wait list of more than 4,400 families in desperate need.

LIFE SPIN

PROPERTY STANDARDS BYLAW ENFORCEMENT

YES, PEOPLE LIVE HERE

WITHOUT NEW AFFORDABLE HOUSING, POOR FAMILIES ARE DISPLACED

LIFE SPIN

Absentee Landlord - Speculators

Leaking roof causes mould

Leaking roof causes mould

Vent for gas stove sealed

Sewer pipe burst & was not repaired

LIFE SPIN

Only one tenant remains, living in unsafe conditions. The CMHC-supported tenant was also relocated. Property Standards By-law not enforced.
PROPERTY STANDARDS BYLAW ENFORCEMENT FOR LAND SPECULATORS IS NEEDED TOO.

BUSINESSES, LAND AND HOMES

LONDON NEEDS RIGHT'S- BASED AFFORDABLE HOUSING ACTION

LIFE SPIN

THANK YOU

LIFE SPIN

ORIGINAL ART BY: MYRNA PRONCHUK

LIFE SPIN

LIFE SPIN
LIFE*SPIN Submission

to the London Housing Advisory Committee

April 10, 2019

LIFE*SPIN welcomes the opportunity to place its concerns about affordable housing before the London Housing Advisory Committee.

INTRODUCING LIFE*SPIN

LIFE*SPIN is an independent agency with a wide range of programs for low-income individuals and families. These include advocacy, income-tax help, a free summer day camp, a free store, the organization of Christmas sponsorships that match donors with families in need, a free recreational program for girls, and more.

Most significantly in this context, we have 10 affordable apartments for long-term tenants in our well-maintained and lovingly restored heritage building in the Old East Village.

Working with more than 5,000 low-income families every year, including both tenants and home-owners, we witness too many low- and moderate-income Londoners forced to live in substandard housing, often having to choose between feeding their families and paying rent. Results of a survey of more than 200 LIFE*SPIN clients on housing issues will be found later in this submission.

Change is needed, and it is disheartening that despite clear visions, plans, objectives, and monitoring criteria, London is losing ground.

Low Income Family Empowerment * Sole-support Parents Information Network

“Building Community Foundations for Self-Reliance”

Myrna Pronchuk
“Housing rights are human rights and everyone deserves a safe and affordable place to call home” – Prime Minister Justin Trudeau, November 2017.

By introducing a National Housing Strategy (NHS) and making a commitment to a rights-based approach to housing, the federal government is taking a significant step towards tackling Canada’s housing crisis. LIFE*SPIN is one of the many organizations, citizen groups, and concerned Londoners who welcome a national plan. Yet, we recognize that there is a long way to go to overcome the systemic issues that have led to so many homeless and under-housed Canadians. In our own community, we have not seen a substantial report on affordable housing since 2013. A staggering 1.7 million Canadian families are without housing that meets their basic needs. Over 24 percent of Canadian households spend more than a third of their income on shelter costs.

In London, the waiting list for subsidized housing is over 4,400. London’s plan for affordable housing development should be producing 25% of new developments as affordable, yet no department is seeing this through. The result is that nearly all the new housing being developed is for upper income earners. Those with moderate incomes have had to buy the less costly housing available in the east end, displacing low-income families there. The Old East is already far along the road to complete gentrification and SoHo’s is next in line. Meanwhile, social housing locations increasingly target those who need high levels of clinical and social supports, which are not suitable for vulnerable seniors, families, or those with disabilities. Diverse neighbourhoods are disappearing and low-income families are forgotten by this City.

We are pleased that the federal government is taking leadership to address the critical issue of housing. We are looking at ways our community can find opportunities to provide feedback that will inform the federal strategy and its implementation through our municipality. In this submission, LIFE*SPIN will present key suggestions for a rights-based approach, from the perspective of our low and moderate-income families.

RIGHT-BASED APPROACH

A rights-based approach to housing must include the following key elements.

1. **Legislation**

   We support London’s commitment to embedding the creation of new affordable housing in our bylaws to ensure that it is an ongoing priority. This an important step, but more is needed to protect the right to housing by ensuring the monitoring is enforced or find an accountable mechanism to deliver action.
Definition of Affordable Housing

a) London City Council's policies underwent a complete review in 2018.

The Affordable Housing Reserve Fund has very specific criteria for it to be used, including a clear definition of affordable housing: "For affordable rental housing projects, the maximum rent levels for affordable rental units will be set annually at 70% or below of the CMHC average market rent for rental housing within the City of London. The CMHC core need income thresholds are adjusted to include utilities."2

- Policy Name: Affordable Housing Reserve Fund Implementation
- There are currently no reports since 2013 available whether any projects have met these criteria. It may be that some churches and/or community groups have met this criteria, but no reports are available of actual built/occupied projects.

b) "The City will, within its legislative powers and policies, pursue opportunities for no less than half of the affordable housing units created through new residential development, as required in policy 12.2.1. (iv), to be affordable to the lowest 30th percentile of household incomes in the City of London".3

- Policy Name: Housing Policies
- This requires 50% of affordable housing projects to be available to residents in receipt of social assistance. Currently, they are being told they do not qualify for any housing that is not designated as social housing, with a waiting list greater than 4,400.

Measures to Increase the Supply of Affordable Housing

- 25% of new residential developments is supposed to be affordable.
- "A target of 25% of housing to be affordable to Low- and Moderate-income households as defined in this Plan and the Provincial Policy Statement may be met through new residential development and residential intensification through the conversion of non-residential structures, infill and redevelopment."
- Policy Name: 25% Requirement4

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1 https://www.london.ca/city-hall/city-council/AZ%20Documents/Affordable%20Housing%20Reserve%20Fund%20Implementation%20Policy.pdf
2 Policy Legislative History: Enacted August 22, 2017 (By-law No. CPOL.-75-307); Amended June 26, 2018 (By-law No. CPOL.-356-347)
Clause xi added by Ministry Mod #26 Dec. 17/09
Clause iv deleted and replaced by OPA 438 Dec. 17/09
The tools to achieve these targets are also clearly defined and achievable. 5

The problem, again, is no monitoring, reporting, and accountability. Does the Housing Advisory Committee have to make a submission on every zoning request, or is staff required to report the tools used to meet the targets on each zoning amendment and development application? London is not meeting its obligations, so we ask that the City enforce its clear obligations in the area of affordable housing, and delineate who is responsible to report our implementation successes or failures.

a) Existing tools available to the City to increase the supply of affordable housing
   1. New Areas for Intensification (Clause ii) amended by OPA 438 Dec. 17/09)
   2. Bonusing (Clause iii) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
   3. Approval Processes
   4. Assistance
   5. Innovative Design and Servicing Standards (Clause vi) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23
   6. Surplus Municipal Lands (Clause vii) added by OPA 438 Dec. 17/09)
   7. Surplus Provincial and Federal (Clause viii) added by OPA 438 Dec. 17/09

This toolbox is not being utilized and we are, therefore, losing ground and the resources to meet the housing needs in our community are being depleted without consideration of the actual plans in place to ensure we can meet changing housing needs. The external forces of outside investors buying property for speculation, rising property costs, and the growth needs for housing are getting the upper hand because the official plan is being picked apart, piecemeal, without consideration for the long-term impacts on our community.

2. Monitoring

Enough visions and plans! For years we have gathered, spent hours and lots of money on deep engagement with staff to identify systemic barriers, make formal recommendations for remediation, and devise plans and legislative tools to implement the various plans, including the Affordable Housing Task Force Report, Exploring Sustainable Housing Development, the Strategic Plan for the City of London 2015-2019, Homeless Prevention and Housing Plan, Rethink London, The London Plan, and the Official Plan (1989).

It is not fair or reasonable to ask London to do another round of consultations that suggest staff will come up with another revised and improved plan; not until we receive

5 (Subsection 12.2.2 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23) (Section 12.2.2. amended by OPA 438 Dec. 17/09).
the required progress and monitoring reports. There is no updated or relevant
information in any written reports.

The **Community Engagement Policy**, amended on June 26, 2018 (By-law no. CPOL-
279-270) states:

- 4.3 “Information and communications are easy to find, access and understand.”
- 4.5 “All processes will be open, understandable, transparent and inclusive.”
- 4.9 The City’s responsibility is to “keep the public informed by providing timely,
accurate and accessible information”

**Housing Monitoring Report**

The City is not meeting the requirements of monitoring and reporting to the community.
Every two years, “the City, though a biennial Housing Monitoring Report, shall update
and assess its residential land supply; evaluate housing conditions, the supply of
affordable housing, development trends and densities; analyze other housing supply
and demand factors; review the recommendations of the Affordable Housing Strategy
(2005); and assess the demand for Affordable Housing.” 6

**Affordable Housing Monitoring**

The City will undertake **annually**, an assessment of the following:

a) Proportion of new ownership and rental houses, by housing form, which satisfies the
definition of Affordable Ownership Housing and Affordable Rental Housing of this
Plan. (Clause (a) amended by OPA 438 Dec. 17/09)

b) Proportion of resale housing forms which satisfies the definition of Affordable
Ownership Housing of this Plan. (Clause (b) amended by OPA 438 Dec. 17/09)

c) Rental vacancy rates, and the anticipated trend in vacancy rates.

d) Vacant lands capable of providing affordable housing by housing form.

e) Infill and Intensification projects approved and refused by Council.

f) A review of neighbourhoods and current zoning to identify potential areas which can
be pre-zoned to allow increased intensification.

g) Supply of available rooming and boarding units.

h) An analysis of land and building costs for new residential construction.

i) Potential surplus municipal lands to be evaluated for the suitability for the
development of affordable housing as per the requirements of policy 12.2.2. vii) of
this Plan.

j) Potential surplus Provincial and Federal government lands to be evaluated for the
suitability for the development of affordable housing as per the requirements of
policy 12.2.2. vii) of this Plan.

6 (Subsection 12.2.4 amended by OPA No. 88 -OMB Order No. 2314 -approved 99/12/23)
(Section 12.2.4. amended by OPA 438 Dec. 17/09).
While law should not be seen as the only way to ensure housing rights, it is unique in its ability to both establish and define clear municipal obligations in the area of affordable housing. Moreover, it offers advocates at all levels an important tool that can be used as part of a larger movement aimed at positive and progressive change. This will also better enable our municipality to carry out the programs and directives of the National Housing Strategy. Without these details, there will simply be more wealth accumulation by dispossession of land, resources, and neighbourhoods.

POLICY FAILURES

With no clear delineation of responsibility, mistakes are being made.

1. Secondary Suites

A single detached dwelling, semi-detached dwelling or a street townhouse dwelling may be permitted to contain a secondary dwelling unit as an ancillary and subordinate use in accordance with policy 3.2.3.9 Secondary Dwelling Units of this Plan. However, The Official Plan Amendment and Zoning By-law Amendment of July 25, 2017 permits secondary dwelling units, but “affordability” of these units were not stipulated. How did this happen? How can we rectify this omission?

2. Inclusionary Zoning

We know how this mistake is being made. Council directed staff in July 2018 to implement affordable housing in an Inclusionary zoning agreement. Staff and Council deferred to a recommendation from the Housing Development Council that met none of the criteria of affordable housing. Council was given the report late at night and not one member referred to the council manual before accepting a watered down concession that provides no units of affordable housing. This makes all reports from the Housing Development Corporation suspect, except there are no actual reports.

3. ACTION

Action requires leadership. Without a dedicated Housing Leadership Team on City Council, London has made little progress on developing affordable housing.

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7 (Section 12.2.2.1. added by OPA 438 Dec. 17/09) (section amended by OPA 645).
Housing Advisory Committee

The London Housing Advisory Committee must be equipped with the necessary tools to conduct deep interaction with the community, identify systemic barriers which are thwarting the progress promised in our bylaws. Council once had a Council Housing Leadership Committee, made up of City Council members, that stayed informed about residential development, affordable housing targets and the implementation of affordable housing. The last significant report on accomplishments in this regard was in 2013, six years ago, when there were fewer staff implementing the programs, but with outcomes we have not seen since.

The London Housing Advisory Committee has an opportunity to ensure the right to housing is again truly participatory and that concerns are responded to by City staff/corporations/Council promptly and with transparency. We believe that the community needs to be kept informed in order for the Committee to have real power to hold Council to account and make recommendations that address the systemic barriers to creating new affordable housing in our community. We hope to begin a process to identify community members who are well-resourced with understanding of social justice, to provide research and support the Committee, to ensure that you can use our experiences as a powerful tool to inform Council on the delivery and monitoring of progress to ensure accountability.

People’s Forum on Housing

Community members have begun to assemble and research the policies and progress concerning affordable housing action in our community. We are setting a vision and goals to gather our resources and voices in a coalition for neighbourhood sustainability that maintains and builds affordable housing and diversity. Transparent and effective mechanisms of accountability are needed now.

Through the National Housing Strategy, the federal government is promising billions of dollars for affordable housing and social housing repairs. We welcome this much-needed investment, but we want more than simply maintaining the status quo. We want to see local decisions that benefit our local neighbourhoods. We want to see the toolbox being used and more tools added.

What is getting lost in the staff-directed “visioning” is action to deal with the fact that affordable housing already in place is being lost at a very fast rate. We see social housing being utilized for transitional housing without replacement of the affordable units being taken. We see our neighbourhoods being gentrified as rental properties are purchased by families that cannot find new-built housing within their budgets. We see intensification with no affordable housing. We see infill, sometimes even on protected areas, for single-detached housing. We see farmlands being replaced with single-detached housing.
detached homes; 3-car-garages with living quarters attached. We see entire communities being constructed with no diversity or affordable housing.

We are tired of consultation with no action and no accountability.

WHAT CAN LONDON DO NOW?

1. **Build Supportive Housing Units**
   - Housing 1st has three cornerstones. The Affordable Housing Reserve Fund can help meet one, but the other two must be in place and be sustainable.
   - 50% of the Affordable Housing Reserve funds to build transitional housing that will facilitate the movement of individuals and families from homelessness or the risk of homelessness to longer-term, independent housing.
   - Must be a not-for-profit that can demonstrate that the housing and the support services are sustainable.

2. **Home Ownership Program**
   - Between 2008 and 2013, 254 low-income households received down-payment assistance to purchase a home.
   - The Affordable Homeownership Reserve Fund already exists.
   - We can find no reports of the delivery of this program from 2014 to 2019, nor evidence of Council’s decision to dismantle this affordable housing mechanism.

3. **Ontario Renovates**
   In 2013, 36 London households received grants for accessibility repairs. The funding for these grants was not used again until 2018. There is no report on how many people applied for the grants, whether they were for seniors or disabled, and how many were granted. The program was not advertised, but the money was gone in two weeks. Clearly we are not meeting the need.

4. **Community Land Trusts**
   A land trust works by buying property and removing it from the speculative market, then building or rehabilitating and maintaining the building as affordable housing. The largest land trust project is in Vermont (see https://www.youtube.com/watch?v=KFZFCxdry9g). This is not a new concept and we have “visioned” this in London before. Some Canadian cities are doing this in a big way, Vancouver, for example, (see https://www.theglobeandmail.com/real-estate/vancouver/how-community-land-trusts-could-help-build-affordable-vancouverhousing/article34026679/).

5. **Limited Equity Co-operatives**
   Co-op members first obtain a “blanket” or collective mortgage. Each household purchases a share by paying a relatively small up-front fee, similar to (but much lower...
than) a down payment on a conventional mortgage. They then make modest monthly payments toward the building's maintenance, mortgage, and taxes. (Research shows these payments average roughly half of market-rate rents.) When a member moves, a new member purchases their share, and the original member receives their initial down payment plus a modest appreciation. The City could utilize the Affordable Housing Reserve Fund to help build new Co-op Housing.

6. Property Standards Bylaw Enforcement

Because 25% of residential development has not provided new affordable homes for families with moderate incomes, they have moved into the housing market by purchasing homes that once provided reasonable rents for low-income families. Low-income families have no access to social housing unless they can enter the "Urgent Need" category by going into a shelter.

A survey of 205 families conducted by LIFE*SPIN in November 2018 found that:
33% live with a disability
100% have at least one child living with them
9% also have a senior dependent
37% live in subsidized housing
15% are on the waiting list for subsidized housing
5% are home-owners
95% pay their own water/hydro costs
50% pay for gas

As to property standards:
21% have issues with their electrical service
47% have issues with their plumbing services/fixtures
53% need flooring or walls repaired
56% need windows or doors replaced or repaired
20% live in a house that needs a new roof
30% share their home with bugs, pests or rodents
11% have missing or broken fire/carbon-monoxide detectors
90% notified their landlord about the repair needs

Low-income families are the hidden poor. They do not want officials to see them living in unsafe dwellings or in over-crowded conditions, because they fear having their children taken away. They are thus systemically silenced and have no voice to demand change. It is easy to spot some of the property standard violations with a quick drive around our city.

The City recently approved a $1.25 million bylaw enforcement project to move those "living-rough" off the streets and out of parks. These people are not being moved anywhere specific (except on the Juno weekend), but chances are the safety of isolation in units available to them is less than the safety of being visible on the street. Without supportive housing options, there is no safety or security for people who make up the
high-risk population. We have seen no evidence that 50% of the affordable housing reserve fund has been utilized to build them new affordable housing with supports.

Regardless of who has to accept derelict housing, simply because it is all they can afford, these conditions should not be acceptable by our community standards. Indeed, just as the policies and bylaws for affordable housing exist, so do the property standards bylaws. Again, who is charged with the responsibility for implementing, enforcing and monitoring these in our neighbourhoods.

There is great power within our municipal government to make housing decisions that benefit our local communities. How do we get action instead of another consultation?

CONCLUSION

We urge the London Housing Advisory Committee to take an active role in holding government officials accountable for implementation of the official plan and bylaws, which include affordable housing development. We are seeking accountability to the community for the investment of our housing dollars, into building affordable housing.

In particular, we urge that the Committee and Council:

- review planning/zoning requests to ensure they meet the 25% affordability criterion, or request that Council direct planning staff to make this part of every planning application report;
- Limit development on “environmental easements” to multi-residential affordable housing or community farming initiatives (fee-simple land trusts);
- review the structure, budgets, responsibilities, monitoring and accountability for housing in London, including, but not limited to: Housing, Social Services and Dearness Home (Social and Family Services), City of London Housing Division (Social Housing), Housing Development Corporation & London Middlesex Housing Corporation
- bearing in mind the definition of an “affordable rental housing project”, request a report from the City of London regarding the actual number of units built that fit the definition, from September 2014 to March 2019, also setting out the actual number of units in planning and under construction, with the estimated occupancy date. This report should also clearly delineate the units that apply to London and those which apply to Middlesex County.
- review the bylaws to ensure that mechanisms are in place to implement those that relate to affordable housing construction and maintenance.

Submitted by Jacqueline Thompson
Executive Director

April 10, 2019
Exercise in Accountability

*(draw a line connecting the program to the management level responsible for the program)*

New Build Affordable Housing

*City of London Housing Division*

Ontario Renovates

Housing Services

Housing Administration & Support

*Middlesex London Housing Corporation*

New Build Transitional Housing

Capital for Social Housing Maintenance

Rent Supplement & Tenant Selection

*Housing Development Corporation*

Emergency Shelter Funding

Social Housing Operations

Development & Sustainability of Social Housing

*Housing, Social Services & Dearness Home*

Strategic Programs & Partnerships

Home Ownership Program
The Age Friendly London Update
April 2019

Age Friendly London Network

Housing

Strategy 1: Raise awareness of housing options available for older adults.

• Housing Options for Seniors Guide
  ➢ Now available in English and Spanish
  ➢ Can find all our resources on http://Seniors.InformationLondon.ca

Strategy 2: Support and empower older adults to age in place with dignity.

• Neighbourhoods of Care Project Idea
  ➢ A Neighbourhood of Care would provide wrap around community supports in a naturally occurring retirement community (NORC).
  ➢ Applied for Community Vitality Grant in partnership with Cheshire London (community support services)
  ➢ Grant application was not successful, however we are still exploring options.

Strategy 3: Educate housing providers about the need for increased appropriate housing stock for older adults.
Housing Strategies

Neighbourhoods of Care

1. Work with the seniors in a naturally occurring retirement community to identify gaps, needs and interests.

2. Collaborate with community service providers, churches, volunteer organizations and other neighbourhood resources to develop and implement programming which responds to the identified needs to be offered directly within the NORC.

3. Using an Asset-Based Community Development Approach, explore alternative and innovative programs to respond to needs which cannot be addressed through traditional services and programs.

4. Implement a community connector program, where coordinators provide advocacy, one on one support, system navigation and connection to community support services and navigation of local housing options.

Strategy 2: Support and empower older adults to age in place with dignity.

• Home Adaptation Workshop
  - Considering how our housing needs change as we age, different housing options/models, low cost/no cost home adaptations, financial assistance
  - Offered in November 2018
  - Planning more workshops for 2019

• Home Sharing
  - New grassroots homesharing groups/networks
  - HomeShare Canada: https://www.homesharecanada.org/ON
  - Over55 London received grant to explore homesharing options in London
  - Shared Living Resource Guide (Community Living BC)

Strategy 3: Educate housing providers about the need for increased appropriate housing stock for older adults.

• Working with City of London Housing to improve understanding of older adults on housing waitlist and needs.
• Once we have a better picture of local needs, will proceed with advocacy efforts.

Contact Us

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