

REGENERATION

HOUSING OUR FUTURE

PRESENTATION TO SPPC | JUNE 24, 2019



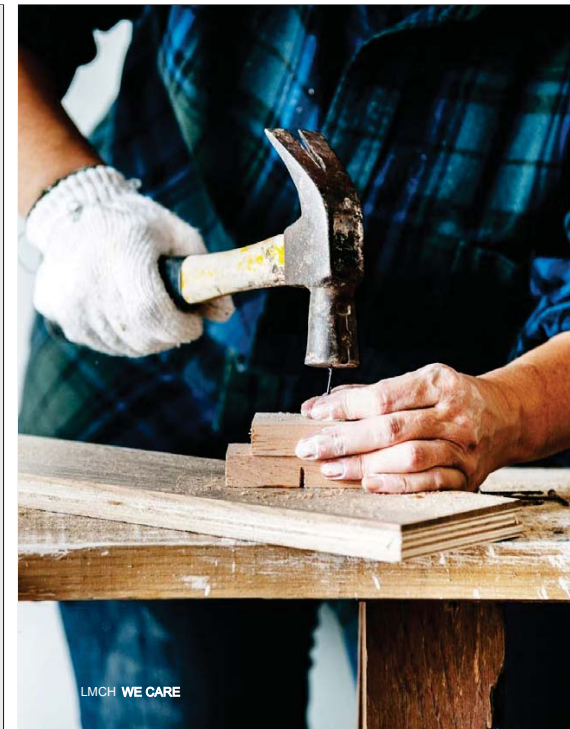
We envision transformed and strengthened community housing through vibrant, connected and sustainable neighbourhoods in London and Middlesex County, creating a better tomorrow for those we serve.

LMCH WE CARE

REGENERATION IS DEFINED IN TWO WAYS:

Site Regeneration: Supports sensitive growth and change in our neighbourhoods so that they are sustainable and prosperous over the long term.

Social Revitalization: Engages and supports tenants. Transitions buildings into more supportive and inclusive communities and collaborates with partners to advance housing and whole-life stability.



If LMCH wants to return its buildings to perfect condition (FCI value of 0) within 10 years, it needs to complete \$456 million in capital projects. In order to maintain its current standard, \$22.3 million in annual capital spending is required. The current capital funding level is \$2.2 million.

LMCH WE CARE

THE TIME TO ACT IS NOW

- Over \$400 million needed to address capital deficit over the next 10 years
- The London Plan and the City's 2020-2024 Strategic Plan identify and prioritize the renewal of social housing stock
- Momentum from Federal and Provincial Housing Strategies

HOW TO ACTIVATE REGENERATION

- Redeveloping underutilized parcels of land or sites;
- Retrofitting or upgrading existing units and sites to make them more operationally efficient;
- Making accessibility improvements to better meet a shifting demand for housing; and,
- Making changes to existing land use and tenant mix.

OBJECTIVES

- Increase the number of homes LMCH provides
- Transform the pathways into housing to improve housing stability
- Engage stakeholders to manage the impact of regeneration
- Create healthy homes and communities that aim to eliminate stigma



WHERE DO WE
BEGIN?

LMCH has the vision & mission to support robust regeneration.

We have developed the organizational and operational components to make regeneration reality in London and Middlesex



The policies and people who will help us get there



Housing Development Corporation has been designed to assist in the building process from planning to finance and development process. They act as a consultant to the site regeneration process.



Together we can address the housing needs in our community where 45.6% of renters in London live in homes that cost more than 30% of their income.



CITY OF LONDON

Shareholder:

- Amend Shareholder Agreement
- Permit leveraging of properties for financing
- Allow LMCH to hold own reserves

Service Manager:

- Homeless Prevention & Housing Program
- Allow LMCH to hold diverse housing options
- Improve assessment and information sharing to ensure low barrier access to most appropriate housing option



SITE EVALUATION TOOL

- Land Use Planning
- Social Aspects
- Financial Feasibility
- Asset Management



NEXT STEPS

- **2019:** LMCH updates City Council on the regeneration plan, including the vision, goals and principles. Site evaluation criteria are provided for approval before identifying regeneration sites.
- **2019-2020:** Champions table to be struck. Family sites to be evaluated, presented and discussed for feasibility and opportunity. Results to be reported back for endorsement by City Council.
- **2020-2021:** Community engagement and tenant co-design process to develop full site plans, including phased implementation and costing for funding applications and approvals.



ACKNOWLEDGEMENT OF SIGNIFICANT CONTRIBUTION TOWARD THIS PLAN:

London & Middlesex Community Housing: Marisa Banuelos, Josh Browne, Sarah Campbell, Tim Smuck, Norman Turner

Housing Development Corporation: Stephen Giustizia, Brian Turcotte

City Of London - Housing Division: Douglas Calderwood-Smith, Dave Purdy



LMCH WE CARE



Housing matters .
People matter *more*.

LMCH WE CARE

