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Municipal Housing System – *Overview*

London Housing Advisory Committee – December 11th, 2019

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Agenda

- Community Housing 101
- Empowering Municipalities through Devolution
- Housing Stability System – Governance Overview
- Overview of Key Service Area and/or Organizations
- Local Housing Sector Challenges
- Call to Action
- Additional Briefings

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Defining Community Housing



What is Community Housing?

- Housing owned and operated by non-profit housing corporations, housing co-operatives and municipal government corporations.
- These providers offer subsidized or low-end-of market rents – housing sometimes referred to as social housing.

For-Profit Housing

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Image Source: CMHC, About Affordable Housing in Canada



A Brief History: Municipal Services Role in Housing

- Housing stability is a significant factor in a community's stability and in the social and economic well-being of its residents.
- Community Housing providers homes to:
 - People who have difficulty finding housing in the private market;
 - Individuals and families working low-income jobs, seniors, those living on social assistance;
 - Those with disabilities, health and other challenges and
 - People exiting homelessness.



*Community Clean Up, 241 Simcoe St.,
Managed by London Middlesex Community Housing*

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Mid-1960s – Mid 1990s 
 Most social housing in Ontario was built and administered through a combination of federal, provincial- and joint federal-provincial cost-shared programs.

November 1999  Ontario
 The federal government and Ontario signed the Canada-Ontario Social Housing Agreement to transfer federal administration of most Ontario social housing to the Province.

December 2000
 The province passed the Social Housing Reform Act, 2000, which required municipalities to assume responsibility for social housing programs previously administered by both CMHC and the Province.

January 2001*
 The Province formally designated 47 regional Consolidated Municipal Service Managers (Service Managers) to administer social housing programs at the local level.

**Ontario is the only province to have passed on to municipalities the responsibility for funding and administering social housing.*

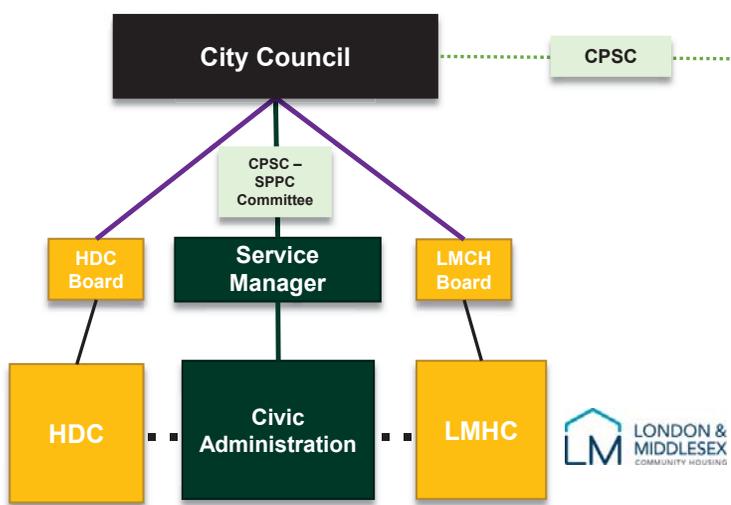
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- Housing delivery in London has many service areas and organizations contributing towards supporting the community find or retain housing stability:



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London Housing Advisory Committee

- LHAC is a resource, information gathering and advisory body to the Municipal Council on matters pertaining to housing within the City of London.
- LHAC facilitates public input to City Council on programs and ideas as it relates to Housing.
- LHAC monitors local housing market trends and emerging housing needs in the community and, where appropriate, recommend actions.

- You are housing leaders and your voice matters.

- Advice and advocacy
- ■ Program relationships
- Accountability to Council as Shareholder
- Business control



Homeless Prevention

- The City of London is the Service Manager for all orders of government for Homeless Prevention.
- Key roles include:
 - Implementing a Housing First, system focused plan;
 - allocating and managing funding; and,
 - implementing effective solutions to solve homelessness
- Two primary outcomes guide the efforts and form the basis for the indicators of success.
 - Individuals and families experiencing homelessness obtain and retain housing.
 - Individuals and families at risk of homelessness remain housed.

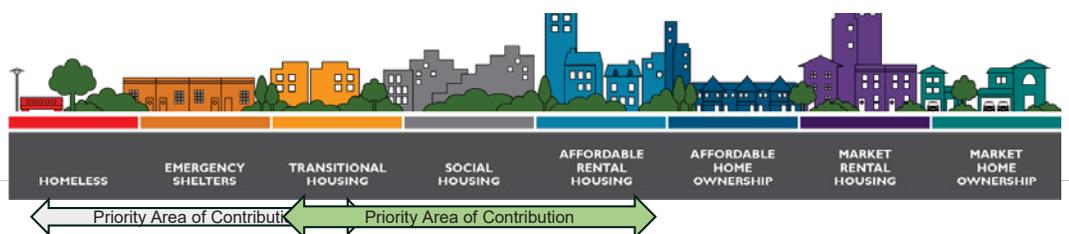
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Housing Services

- The City of London is the Service Manager as established within the Housing Services Act responsible for administering social housing on behalf of the province, including the following:
 - Housing Access Center
 - Determining eligibility for social housing;
 - Waitlist management;
 - Administration of social housing subsidies, supplements;
 - Program compliance;
 - Supporting the long-term sustainability of all 64 social housing providers
 - Policy and program development
- Housing Division funding must adhere to strict regulatory and legislative compliance as outlined in the Housing Services Act, 2011.

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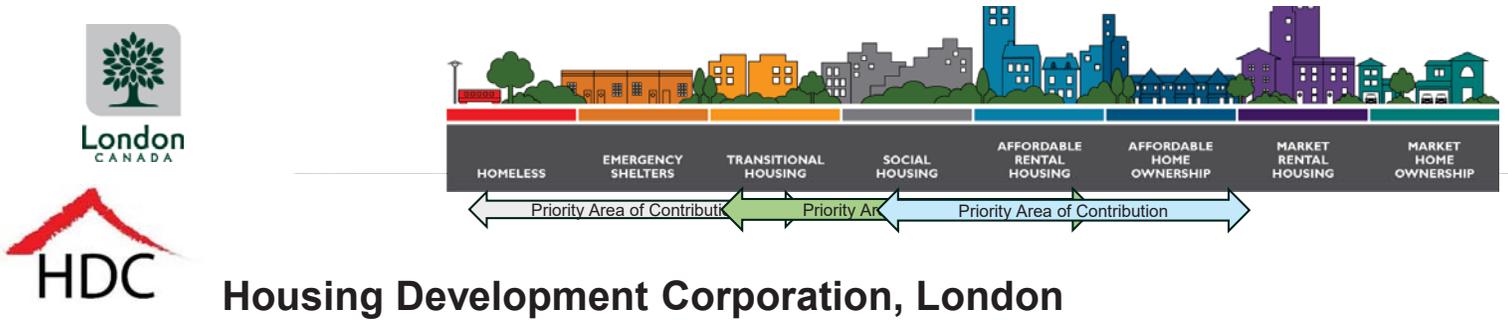


London Middlesex Community Housing (LMCH)

- LMCH is the Local Housing Corporation (LHC) under the *Housing Services Act* (HSA) with the City of London as Sole Shareholder
- LMCH is the largest provider of social housing responsible for property management and all corporate business functions as an independent stand-alone LHC
- LMCH maintains:
 - positive tenant and community relations
 - housing stock and assets in appropriate, safe and fit for occupancy.

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Housing Development Corporation, London

- A special business corporation of the City of London incorporated in 2015
- Delegation of provincial Service Manager Agreement for “New Rental” affordable housing development.
- Delegation of City’s new affordable rental development (programs and funding) controlled through a Shareholder Declaration.

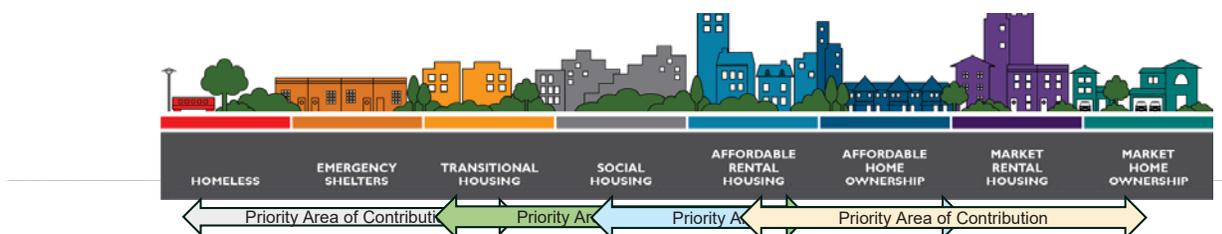
HDC FOCUS: New Affordable Rental Stock

Supporting Regeneration of Existing Social Housing

Mixed developments

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New tools and approaches



City Planning

- **Managing a range of planning tools to encourage and require the development of affordable units**
- Bill 108 – the *More Homes, More Choice Act, 2019*
- Affordable Housing Development Toolkit
 - Affordable Housing Community Improvement Plan
 - Closed Schools Strategy
 - Inclusionary Zoning
 - ReThink Zoning
 - Official Plan policy reviews and amendments
 - Secondary Plans; Community Housing Regeneration Sites; Demolition/Replacement

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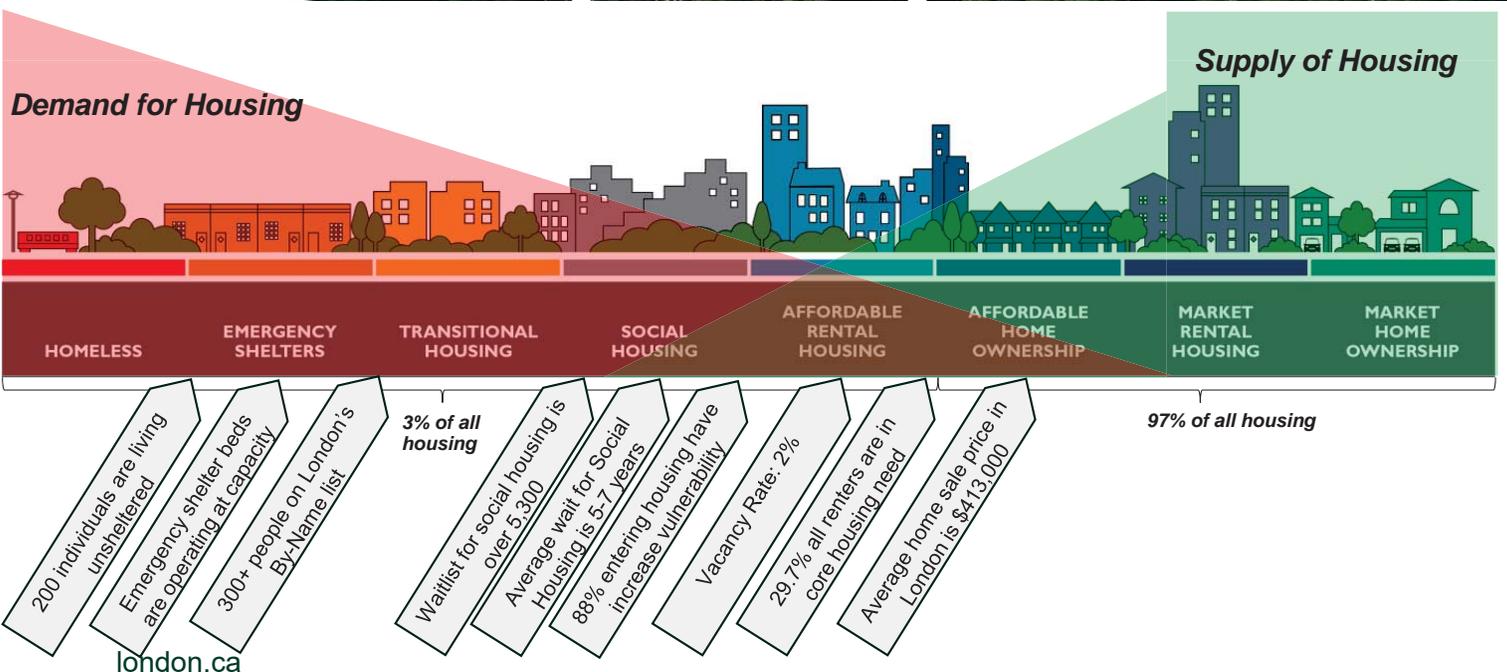


Key Challenges in London Middlesex

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Local Housing Sector Challenges



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Image Source: CMHC, About Affordable Housing in Canada

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2013: One Bedroom Example

- ~ \$750 per month (AMR)
- Required a \$30,000 gross annual income
- 3.5% Vacancy Rate
- 5% Availability in private rental market
- ~2% change in average rent

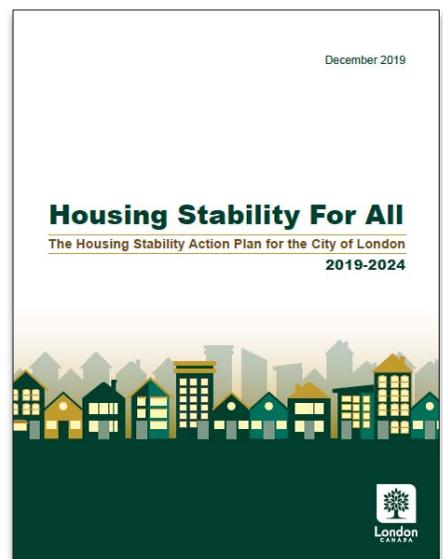
2018: One Bedroom Example

- ~ \$950 per month (AMR)
- Requires a \$38,000 gross annual income
 - Median gross income in London is ~ \$33,000
- <2% Vacancy Rate
- No measurable availability
- 5% average rent change

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1. We need to address the crisis in housing and homelessness.
2. We need far more affordable housing stock in our community.
3. We need better ways of accessing housing.
4. We need better ways and more options to help people access the supports they need to stay housed.
5. We need to make sure there are safe, affordable housing options available for our community as it grows and changes.
6. We need to make sure existing investments in housing are not lost.

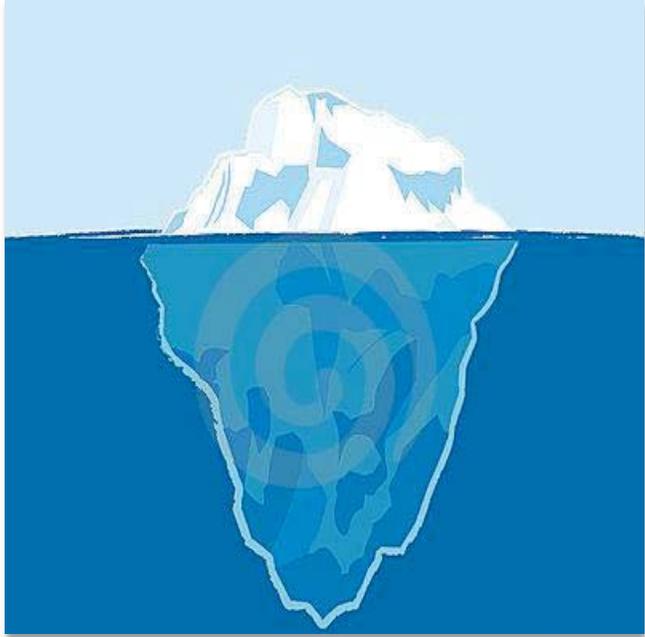


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Series of Overview Sessions for LHAC



Today: Housing System in London – An Overview

- Social Housing In-Depth
- Homeless Prevention
- Supportive and Transitional Housing
- Affordable Housing and Housing Affordability
- Current Planning Tools and Permissions
- Labour Market Retention and Housing
- Evolving Provincial Regulatory Environment



Thank you