

London Housing Advisory Committee

Report

The 1st Meeting of the London Housing Advisory Committee
December 11, 2019
Committee Room #4

Attendance PRESENT: B. Harris (Chair), J. Banninga, M. Joudrey, J. Lane, W. Latuszak, C. O'Brien, B. Odegaard, J. Peaire, D. Peckham and D. Turner (Committee Clerk)

NOT PRESENT: M. Abdo, M. Courey, R. Peaker and M. Richings

ALSO PRESENT: G. Barrett, J. Browne, D. Calderwood-Smith, H. Chapman, S. Giustizia and N. Musicco

The meeting was called to order at 12:17 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that pecuniary interests were disclosed.

1.2 Election of Chair and Vice-Chair for the term ending November 30, 2020

That it BE NOTED that the London Housing Advisory Committee elected B. Harris and J. Peaire as Chair and Vice Chair, respectively, for the term ending November 30, 2020.

2. Scheduled Items

2.1 Multi-Sector Orientation

That it BE NOTED that the attached and verbal presentations from D. Calderwood-Smith, Manager, Strategic Programs and Partnerships, H. Chapman, Manager, Municipal Law Enforcement Services, and N. Musicco, Municipal Policy Specialist I, Licensing and Municipal Law Enforcement, with respect to an overview of the municipal housing system and the London Housing Advisory Committee's role in multi-sector housing initiatives, was received.

3. Consent

3.1 10th Report of the London Housing Advisory Committee

That it BE NOTED that the 10th Report of the London Housing Advisory Committee, from its meeting held on November 13, 2019, was received.

3.2 Notice of Community Information Meeting - Affordable Housing Community Improvement Plan (CIP)

That it BE NOTED that the Notice of Community Information Meeting, from T. Macbeth, Planner II, City Planning, with respect to the Affordable Housing Community Improvement Plan, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 2020 Work Plan

That a sub-committee/working group BE CREATED to commence the drafting of a 2020 work plan.

5.2 Vacant Community Housing Units as a Result of Outstanding Repairs

That it BE NOTED that the committee held a general discussion with respect to vacant community housing units, including common reasons for extended vacancies and the challenges inherent in repairing units to habitable standards.

6. Adjournment

The meeting adjourned at 1:57 PM.

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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

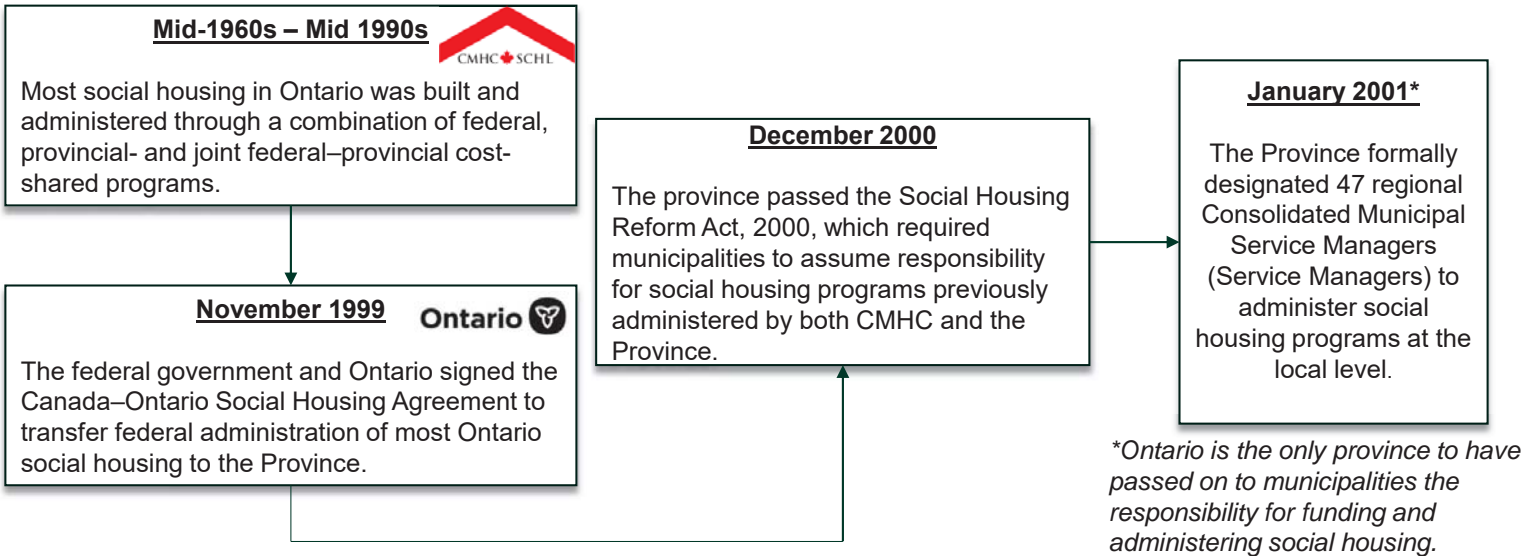
- Housing stability is a significant factor in a community's stability and in the social and economic well-being of its residents.
- Community Housing providers homes to:
 - People who have difficulty finding housing in the private market;
 - Individuals and families working low-income jobs, seniors, 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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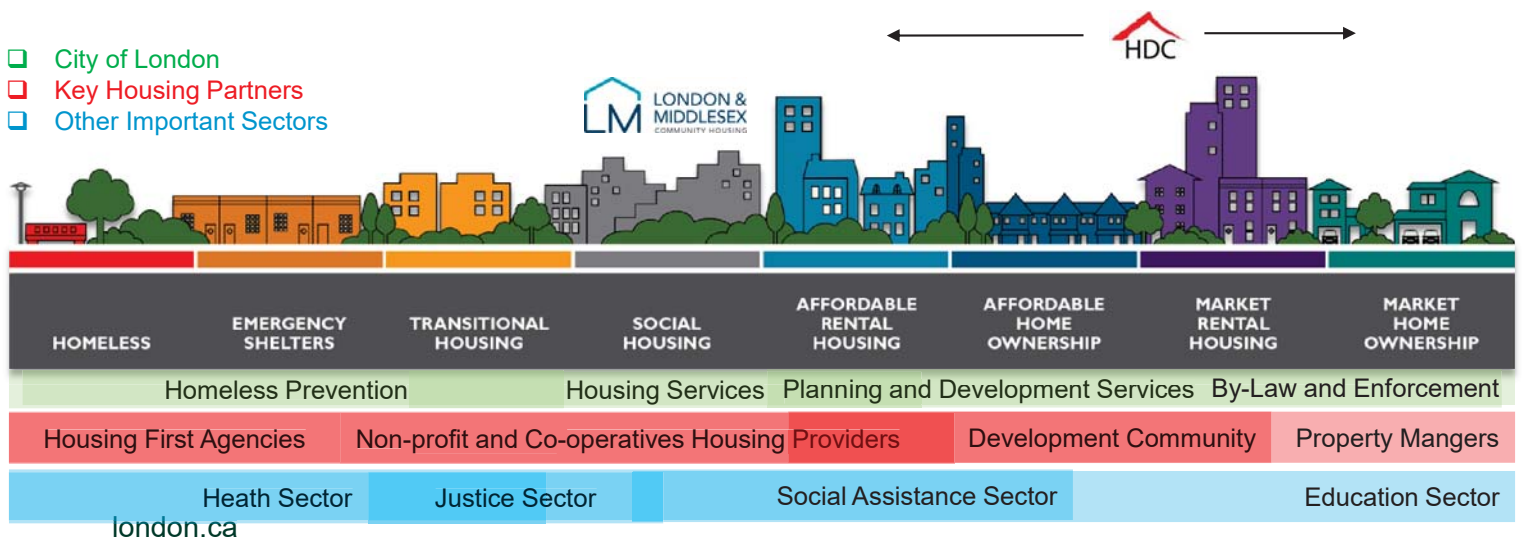
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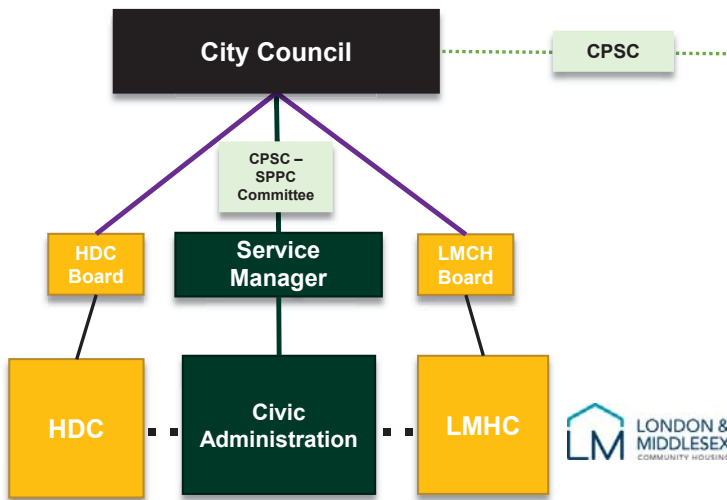
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- Housing delivery in London has many service areas and organizations contributing towards supporting the community find or retain housing stability:



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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.

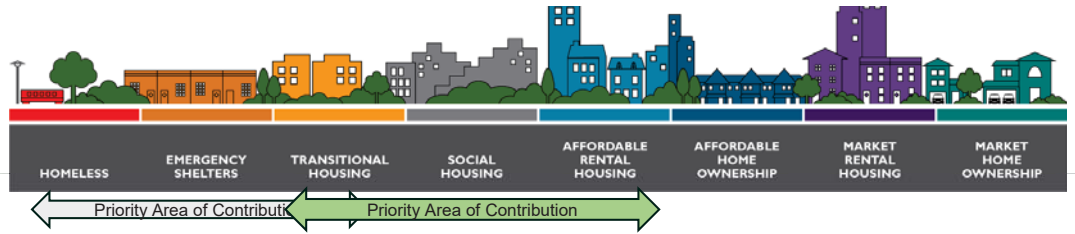
- Advice and advocacy
- - - Program relationships
- Accountability to Council as Shareholder
- Business control



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.

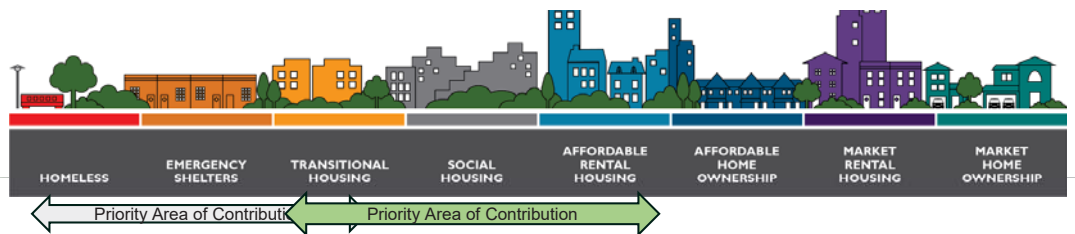
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Housing Services

- 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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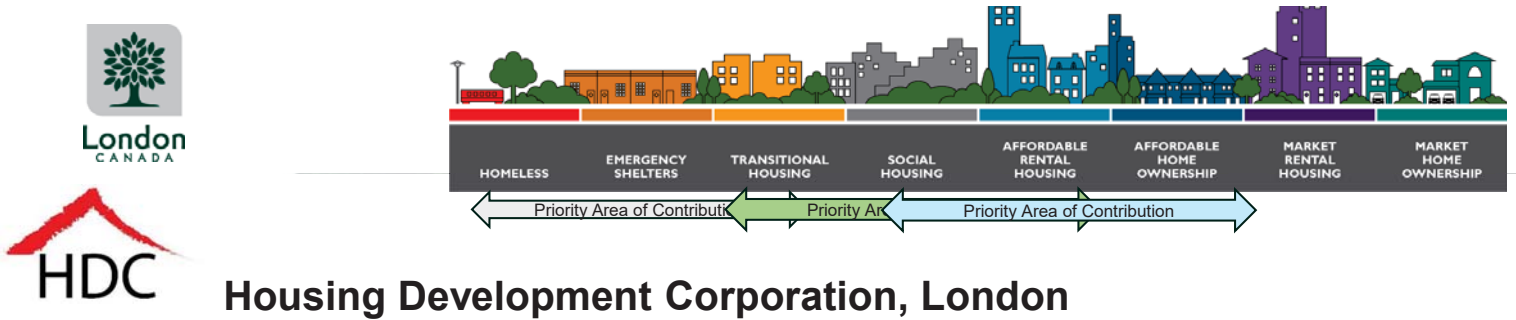


London Middlesex Community Housing (LMCH)

- 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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HDC 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.

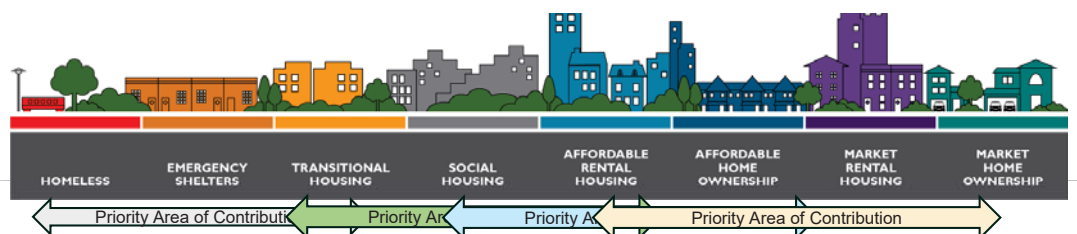
HDC FOCUS: New Affordable Rental Stock

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

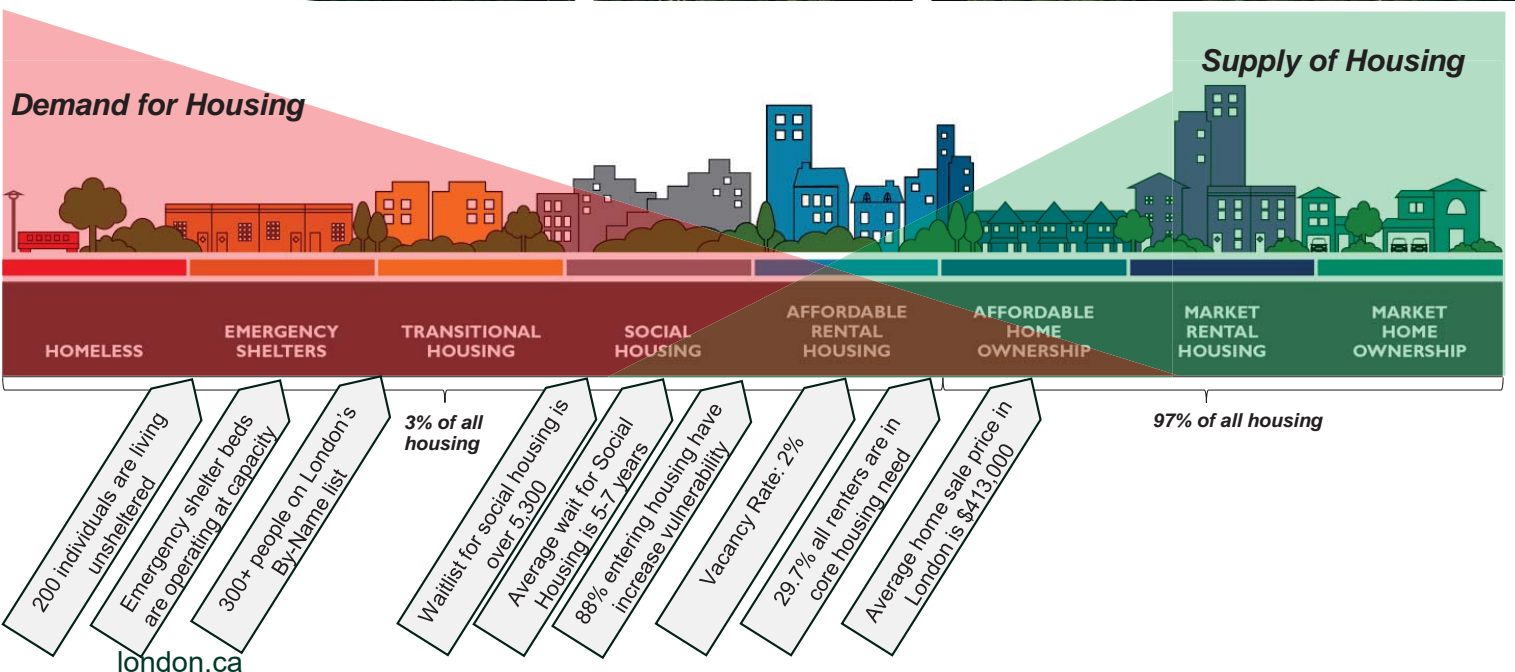


Image Source: CMHC, About Affordable Housing in Canada

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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

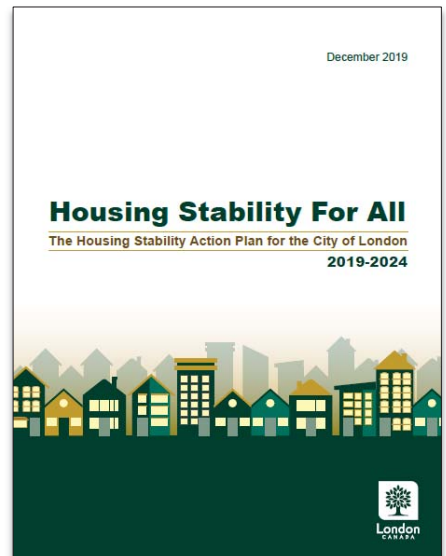
2018: One Bedroom Example

- ~ \$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.

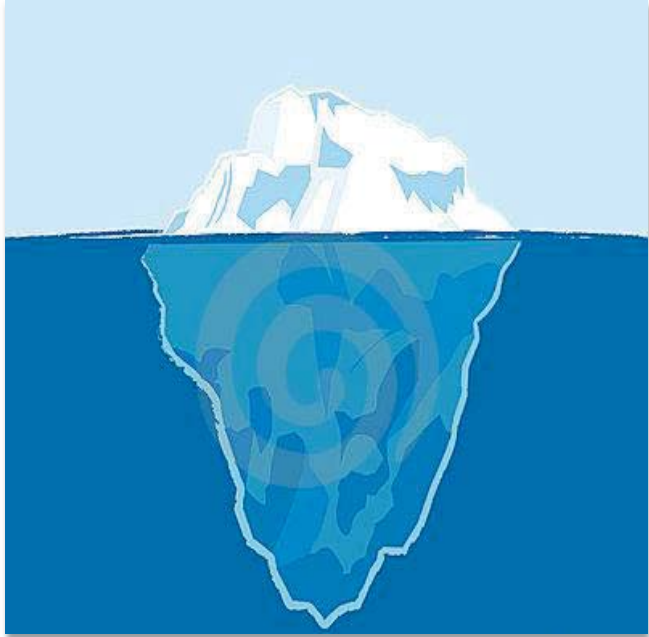


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Series of Overview Sessions for LHAC



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