

**INVESTMENT IN AFFORDABLE HOUSING  
PROGRAM AND FISCAL DELIVERY PLAN for  
THE CITY OF LONDON and MIDDLESEX COUNTY**

The 2010 London's Community Housing Strategy (LCHS) sets a target for 900 units of affordable housing through new construction, acquisition, affordable homeownership, and rent supplements/subsidies. Of these units, 375 are slated to be new construction or acquisition, 75 are to be affordable homeownership, and the remaining 450 can be a combination of different approaches depending on available resources. Within this target the intent is to develop units that are more affordable – such that someone on social assistance is likely to afford – through deeper subsidy in capital costs, thereby reducing operating costs and rent.

Within the target of 900, there are various sub-targets reflecting a range of community needs. The number of bedrooms per unit, needs of specific populations such as lone-parents, seniors, youth and Aboriginal people, and rent levels – are all examples of sub-targets.

In addition to this target of 900, which the City will assume responsibility for facilitating subject to available resources from other orders of government, a target of 300 supportive and/or alternative housing has been set for other orders of government, especially the Province of Ontario. This reflects the deeper support needs amongst some of the homeless and low-income population. It is within the purview of the Province to develop and provide operating funding for this type of housing. Collectively, the target is 1,200 units.

Reasons for Selected IAH Program Components and Expected Results

**Rental Housing:** Total capital subsidy from government up to \$115,000 per unit resulting in the creation of one hundred and ninety (190) new one-bedroom units for households without dependents utilizing a "Housing First" approach. Households without dependents can include persons with disabilities, working poor, Aboriginal people, and recent immigrants. The new rental units can be either new build or acquisition/rehab. The cost of the rental housing component is proposed at \$11,460,808 in federal/provincial capital funding and \$10,450,000 in municipal capital funding.

**Affordable Homeownership:** The LCHS recommends 75 affordable homeownership units. In the fall of 2010, the City of London provided funding for forty-nine (49) households under its local Affordable Homeownership Program leaving twenty-seven (27) units to meet our target. Based on the evaluation of the 2010 program, it is recommended that for the IAH Homeownership component, the maximum house price be increased \$145,000 in order to ensure sufficient supply in the market. All other program requirements would remain the same as in 2010. The cost of the Homeownership component will be  $\$145,000 \times 8\% = \$11,600 \times 27 \text{ units} = \$313,200$

**Ontario Renovates:** Modifications to increase accessibility related to housing and reasonably related to the occupant's disability including: ramps, handrails, chair and bath lifts, height adjustments to countertops, and cues for doorbells/fire alarms.

Other eligible costs may include labour and applicable taxes, building permits, legal fees, certificates, appraisal fees, inspection fees, drawing and specification and any other costs that the SM deems reasonable and that are agreed to by the ministry.

Funding for accessibility repairs made to a home and/or unit, up to a maximum of \$3,500 is in the form of a grant and does not require repayment.