



LONDON &
MIDDLESEX
COMMUNITY HOUSING

EYES on the FUTURE

2021 Annual Report

Presentation to:

Strategic Priorities & Policy Committee

June 22, 2022

Who We Serve

City of London

Family Communities

858 total units

9 Communities + Scattered Sites



Adult Communities

1046 total units

9 Apartment Buildings



Senior Communities

1219 total units

6 Apartment Buildings



Middlesex County

Adult, Senior & Family Communities

159 total units

8 Communities

Our Impact in 2021

- **343** new tenancies
- **498** saved tenancies
- **353** refreshed & restored units
- **22,486** service requests
- **2,247** issues investigated & resolved
- **453** referrals to partner agencies
- **1,356** safe homes for children





Community Building

60+ community organizations, agencies, businesses and local champions partnered with us to support:

- Mental & Physical Wellbeing
- Tenant Empowerment
- Youth Programs
- Community Outreach



Community Profiles

Seniors

4 buildings (947 units)

- 202 McNay St.
- 85 Walnut St.
- 30 Baseline Rd.
- 170 Kent St.



Adults

4 buildings (657 units)

- 345/349 Wharncliffe Rd.
- 241 Simcoe St.
- 580 Dundas St.



Families

5 townhome complexes (478 units)

- Marconi Blvd.
- Pond Mills Rd.
- Allan Rush
- Boullee St.
- Huron St.



CMHC Partnership

\$40.1M in funding from **CMHC** with Support from the **City of London** to support repair and renewal of our existing housing stock

Progress to date:

- Moving from planning to **execution**
- Individual **site assessments** to identify opportunities for improvement
- Installation of new **Energy Management Systems** completed at half of the 8 high-rise buildings

Artist Rendering of Southdale Redevelopment



For illustration purposes only.



Existing Southdale property.



Reimagine Southdale

LMCH's **first-ever** redevelopment project, including a new supply of affordable and market-rate housing

Next steps:

- Continued focus on community consultation, site planning, and financial planning
- Planning for demolition and construction activity; shovels in the ground in 2023



Covid Response

- Mobile vaccine clinics
- Modified tenant programming
- Improved processes to support frontline staff and remote work



Safety & Service

- Community Safety Specialists
- Housing Stability Case Coordinators
- Tenant Services Team Leads
- Maintenance Repair Staff



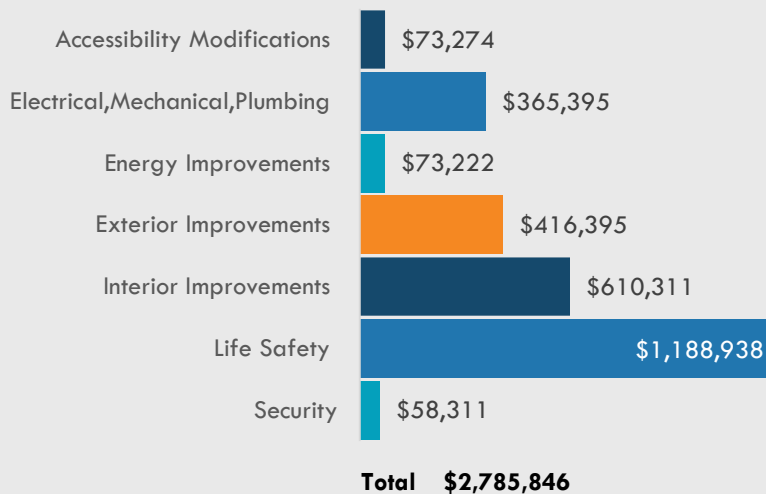


Capital Investments

In 2021, we completed 40+ capital projects that are:

- Improving tenant health, safety and comfort;
- Increasing energy efficiency and reducing greenhouse gas emissions;
- Extending the life of our assets for future generations

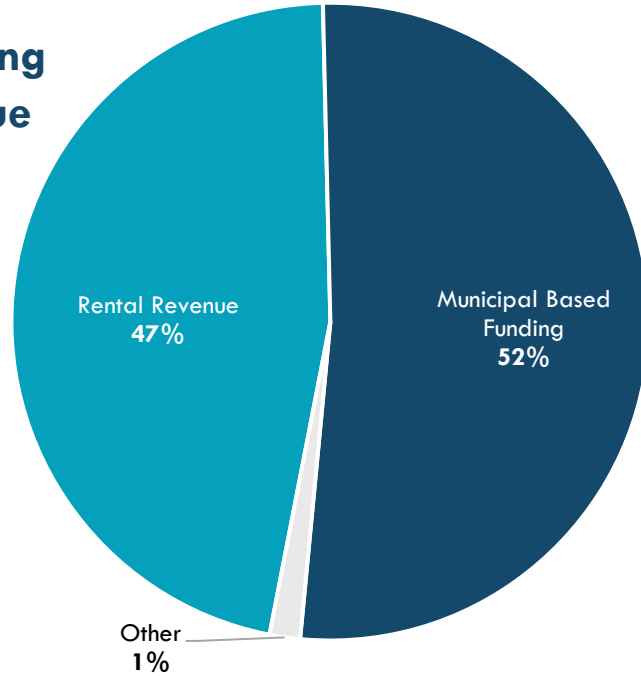
Total Capital Spend in 2021





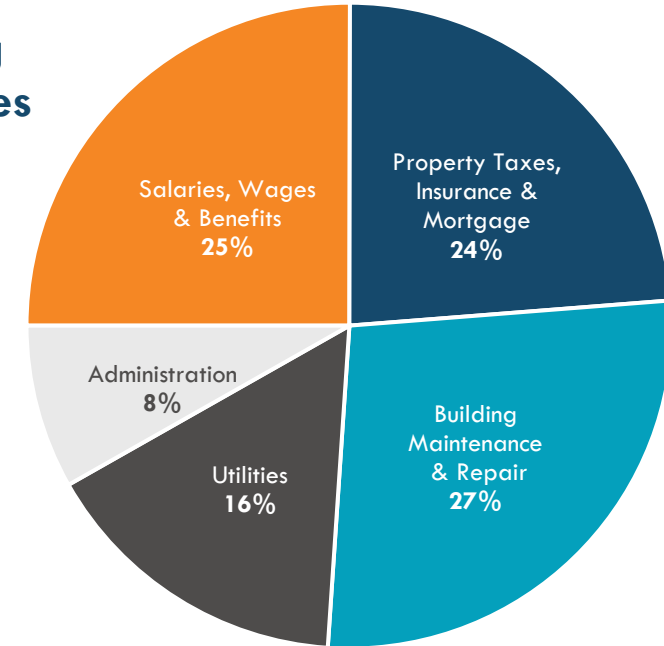
Finance Overview

Operating Revenue



	2021	2020
Rental Revenue	\$11,833,049	\$11,996,111
Municipal Based Funding	13,184,441	12,389,047
Other	391,418	325,127
Total Revenue	25,408,907	24,710,285

Operating Expenditures



	2021	2020
Property Taxes, Insurance & Mortgage	5,984,413	6,035,219
Building Maintenance & Repair	6,889,333	5,795,853
Utilities	3,966,258	4,020,722
Administration	2,069,095	2,215,979
Tenant Programs	29,834	37,713
Salaries, Wages & Benefits	\$6,311,710	\$5,974,889
Total Expenditures	25,250,642	24,080,375
Net Surplus (deficit)	158,265	629,910



With gratitude to the City of London and Middlesex County, as well as our community partners who are helping us build stronger communities and brighter futures.



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