

London/Middlesex Housing Overview 2021



A comparative breakdown of Housing
Responsibility as Service Manager and
Municipality/Council

Topics

- Introductions of Housing Team
- Housing Terminology 101
- Service Manager Responsibility
 - Social Housing
 - Affordable Housing programs
 - Homeless Prevention
- Role of the Municipality (not Service Manager)
- Housing Services Cost Breakdown
- Questions



Introduction

City of London

Kevin Dickins, Deputy City Manager, Social and Health Development

Craig Cooper, Director, Housing Stability Services

Kyle Murray, Director, Financial Planning & Business Support

London & Middlesex Community Housing (LMCH)

Paul Chisholm Chief Executive Officer

Housing Terminology

At times the “Housing” terminology can be used in great generality when in fact there are many specific types and responsibilities associated with each category in the Housing Services portfolio.

Some “Housing” services are the responsibility of the Service Manager and some are specific responsibilities of the County and/or the City

Housing Terminology

- Homelessness
 - Defined As: The situation of an individual or family without stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it.
- Homeless Prevention Services is the responsibility of the Service Manager (City of London) and funding is provided directly to the County of Middlesex for staff to deliver direct service

Housing Terminology

- Social Housing
 - Also referred to as Community Housing, Public Housing, or Rent Geared to Income Housing
- The administration of Social Housing under the Act, is the responsibility of the Service Manager (Compliance)
- Currently in London there are ~6000 people seeking Social Housing
- No new investments have been made by Federal or Provincial governments to create new Social Housing stock

Housing Terminology

- Affordable Housing
 - Is Municipal led, but can be supported by the Service Manager through stacking of Municipal or Provincial investments. Affordable housing is most often built by private or non-profit developers
- Consolidated Municipal Service Managers is a function as defined by the Provincial Housing Services Act.
 - Roles and responsibilities of the Service Manager are only applicable to Provincial legislation and funding opportunities.
- The Rapid Housing Initiative (RHI), Reaching Home Program and other components of the National Housing Strategy is specific to Cities and Municipalities and not to the Service Manager as defined by Provincial legislation.



Service Manager Responsibility

- Social Housing
 - 8600 units
 - Cost to operate
 - Apportionment agreement
- Community Homeless Prevention Initiative (CHPI)
 - Funding formula
 - Need to know the 'need'
- Affordable Housing Programs (OPHI & COCHI)
 - COCHI funding represents a re-investment of federal funding that has been declining under the Canada-Ontario Social Housing Agreement.
 - OPHI is modelled after similar, previous affordable housing programs, with the most recent being the Investment in Affordable Housing Program Extension (IAH-E).
- Rent supplements through Strong Communities Rent supplement program.
- Canada Ontario Housing Benefit program

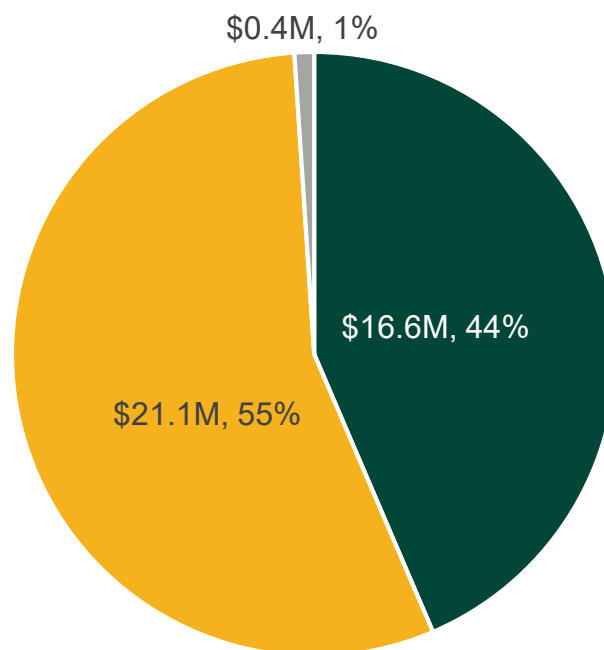


Municipal or County Responsibility

- The City and the County are each responsible for their respective Planning Act approvals process along with incentivizing new Affordable Housing Development
- Each party works internally and externally to prepare land, negotiate bonusing on new developments, and to follow Official Plans
- Creation of new affordable housing is not a Service Manager led function, however provision of funding through the two affordable housing programs (COCHI & OPHI) is.

Housing Cost Overview

Total Housing Costs Apportioned
(2021 Budget - \$38.1 million)

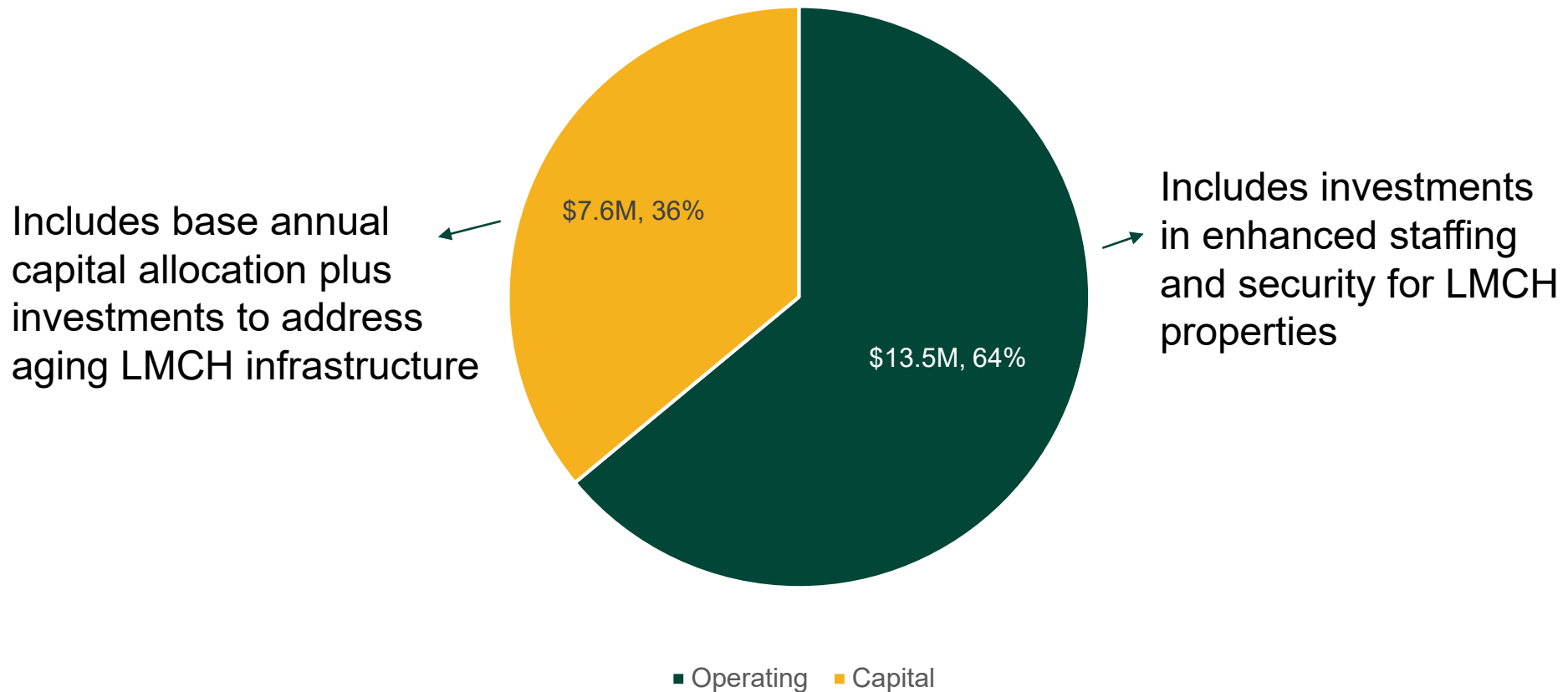


■ Social Housing ■ London-Middlesex Community Housing ■ HDC - Affordable Housing Advisory Services

Funding for new affordable housing builds are not part of the housing costs apportioned!

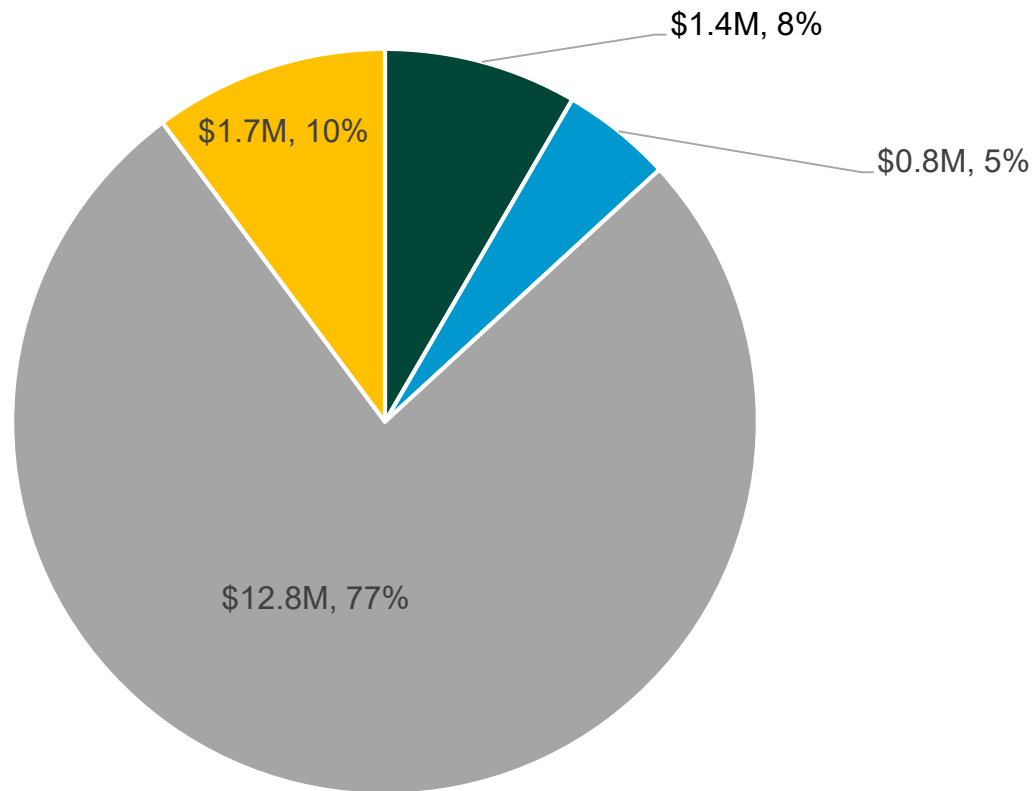
LMCH Cost Breakdown

LMCH Costs Apportioned
(2021 Budget - \$21.1 million)

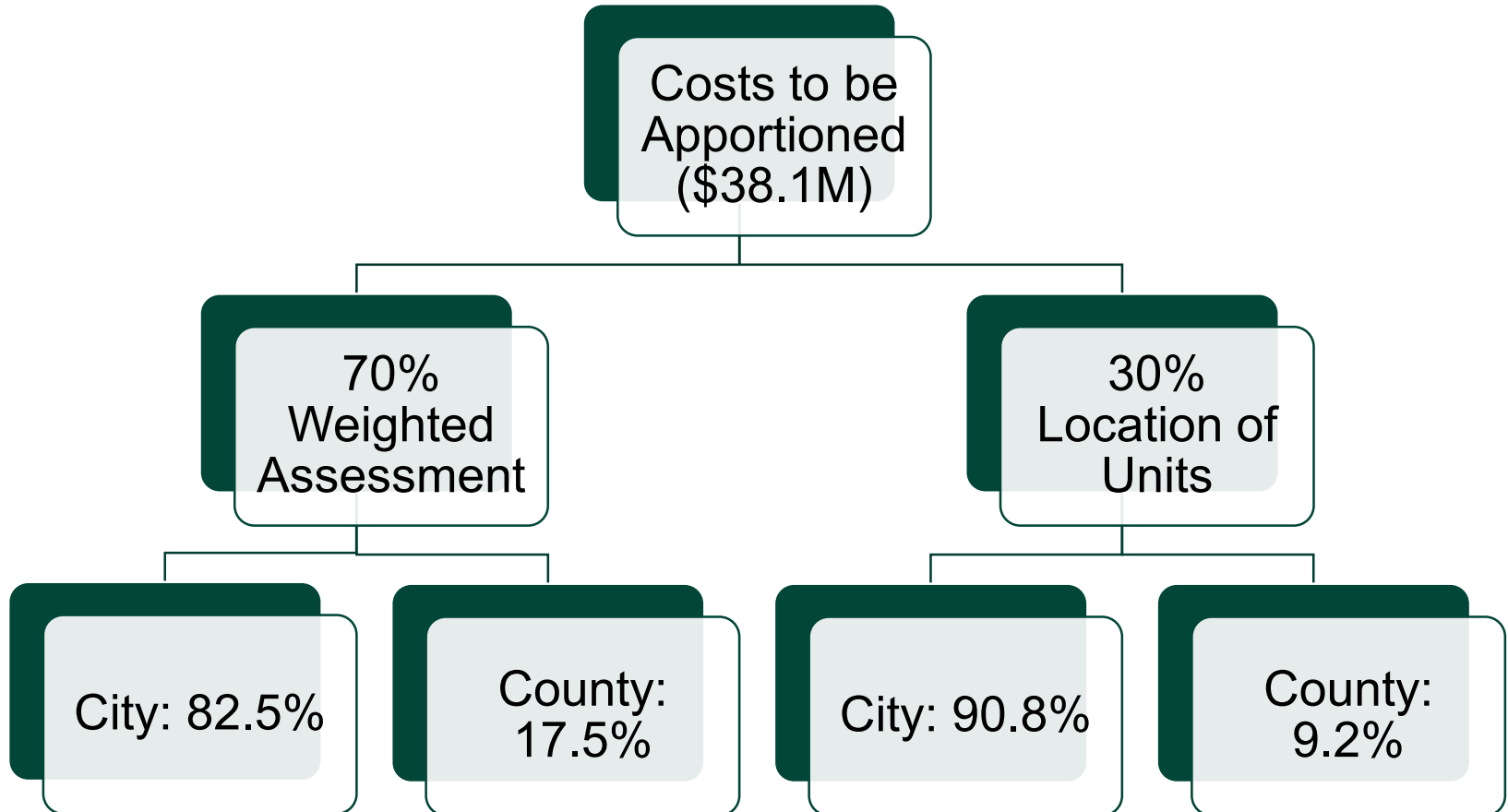


Social Housing Cost Breakdown

Social Housing Costs Apportioned
(2021 Budget - \$16.6 millions)



Cost Apportionment Formula (based on 2021 Actual Splits)



2021 Blended Cost Apportionment

City: 85.0% (\$32.4M)

County: 15.0% (\$5.7M)



Community Homelessness Prevention Initiative (CHPI)

- 2018 cost apportionment agreement between City and County outlines the formula for sharing this funding:
 - 2018/19 CHPI Base Year County Allocation = \$113,896 +/- County's proportional share of any changes in the total CHPI funding allocation provided to the City
 - 2021/22 County allocation = \$119,682
- Agreement also allows the County to submit requests to the City for additional CHPI funding to address emergent County needs, subject to the availability of funding at the discretion of the service manager



Social Services Relief Funding (SSRF)

- Province launched the SSRF in March 2020 to provide funding to support the most vulnerable during COVID-19.
- Total funding for London & Middlesex has been approx. \$23.0 million across 4 phases.
- County has received approx. \$1.4 million of this total funding envelope (6.2%).



Conclusion

As Service Manager, the City of London looks forward to working with County Staff on data collection and sharing, opportunities for shared programming and technology, and joint advocacy efforts.

Having members of County Council on LMCH Board of Directors and County Staff participation in Social Housing strategy tables helps strengthen the linkage between City and County



Thank You

Thank You
For extending the
Opportunity to
Attend your meeting.