



London
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Building More Affordable Housing in London

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Agenda

- Background
- Whole of Community – System Response
- More Homes, More Choice: Bill 23
- Roadmap to 3,000
- Upcoming Council Decisions
- Questions



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Background



Housing Stability Action Plan

Like an Official Plan under the Planning Act, the HSAP is a requirement under the Housing Services Act and provides the local guidance to address the regulatory context around homelessness.

1. Respond to the Housing Crisis
2. Create More Housing Stock
3. Transform the Service System
4. Provide Housing Supports



Key Issues Driving the Need

- London's population is changing, putting pressure on the housing systems.
- There is not enough where it is needed most.
- Londoners are paying too much for housing.
 - Rental housing is not attainable to Londoners.
 - Home ownership is not attainable to many.
- Londoners need support to find housing.

* From the HSAP

The Housing Continuum

- The housing continuum is a graphical, systemized way of looking at a person's journey from homelessness to home ownership.
- Support is needed throughout the journey in the continuum, but of varying degrees and complexities depending on the needs of the individual.





Housing Stability Services and Municipal Housing Development

- Housing Stability Services – the people
 - Municipal Housing Development – the places
 - Untangling 30-years of re-organizations, legislation, etc.
 - Align the system with the outputs of the HSAP.
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1. Put the needs of the Londoner first.
 2. Be a proactive and adaptive housing provider.

Whole of Community – System Response



Health and Homelessness Summit

- More than 200 individuals, 70 organizations.
- Find solutions to the crisis.
- Housing is a basic human right.

- No wrong door.
- Integrated, multi-agency model.
- One central phone number.
- Direct pathways to housing.
- Indigenous led response.



The “Places”

End of 2023

- 5 x 24/7 hub sites
- 100 supportive housing units

Within 4-years

- 12 - 15 Hubs city-wide
- 600 supportive housing units

SPPC – February 28th, 2023



More Homes, More Choice

Bill 23



More Homes, More Choice

Ontario's Housing Supply Action Plan

- “Cut red tape to make it easier to build the right types of housing in the right places,
- Make housing more affordable, and
- Help taxpayers keep more of their hard-earned dollars.”

SPPC – February 7th, 2023 – Housing Pledge



Overview of Bill 23

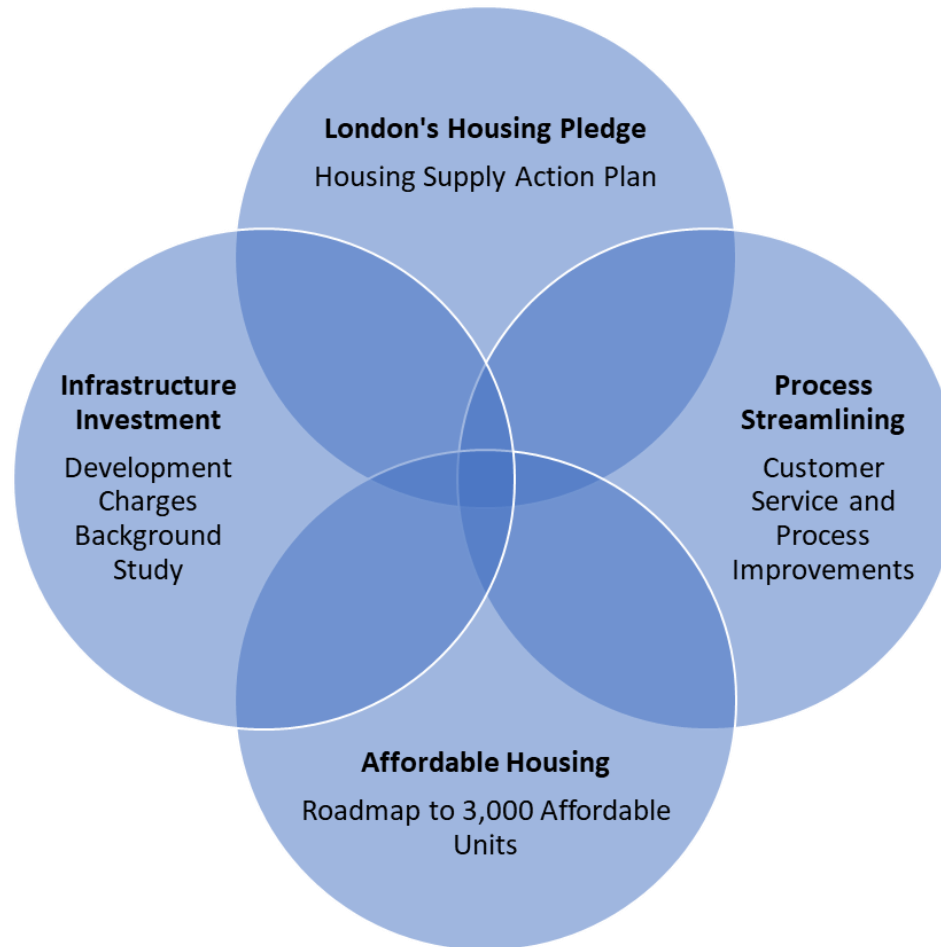
- 1.5 Millions homes across the Province in 10-years – from 2022.
- Changes to 19 different Acts
 - Planning Act
 - Development Charges Act
 - Conservation Authorities Act
- Affordable and attainable housing.
- London's Housing Pledge – 47,000 units.



Affordable Housing in Bill 23

- Paying development charges
 - Non-profits – building affordable exempt from DCs.
 - For-profit – exempt if 80% AMR for 25-years.
- Collecting Development Charges
 - Removed Affordable Housing as a service.
- Zoning and Building Permits
 - Single family homes can have up to 3-units.
 - Less than 10-units, no Site Plan required.
 - Bonus Zoning as a tool removed, replaced with Inclusionary Zoning
 - ReThink Zoning to explore further.

London's Housing Pledge





London's Response

1. Developing Areas Primed for Residential Development.
2. Promoting Gentle Intensification in Neighborhoods.
3. Facilitating Intensification in Priority Areas and Across the City.
4. Improving Application Processes.
5. Growth Management.
6. Development Charges and Servicing.
7. Using Community Improvement Plans to Incentivise Affordable Housing Development.
8. Reusing Vacant Commercial and Office Spaces in the Core Area.
9. Municipal Affordable Housing Development.



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Roadmap to 3,000 Units



What is the Roadmap?

- Program approved in Fall 2021.
- Focused on affordable housing.
 - \$15.6 Million in annual capital
 - \$3.6 Million in annual operating
- Key component is working with local experts.
- Programs to support rental and ownership.
 - Aligns tenants with various lists.
- Creation of HEAT.



2023 Update(s)

- Budgets to support RHI and shovel-ready.
- Align to Bill 23
 - Programs for secondary and tertiary units.
 - Programs for less than 10-units.
- Office conversions.
- Surplus lands – schools, municipal, etc.
- Procurement procedures.
- Regeneration and redevelopment opportunities.



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Upcoming Council Decisions



Upcoming Council Decisions

- Whole of Community System Response
- Strategic Plan
 - Get Involved
- Roadmap to 3,000 Updates
- Multi-Year Budget – 2024
- Housing Stability Action Plan
- Development Charge Background Study



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Questions?