5TH REPORT OF THE
COUNCIL HOUSING LEADERSHIP COMMITTEE

Meeting held on June 29, 2004.

PRESENT: Councillor S. E. Eagle (Chair), Controller W. R. Monteith, Councillors H. L. Usher and D. Winninger and K. Bain (Acting Secretary).

ALSO PRESENT: L. Stevens and N. Watson.

REGRETS: Councillor S. E. White.

I YOUR COMMITTEE RECOMMENDS:

1. (5) That the waiting list for social housing as of May 31, 2004 BE RECEIVED and that the Civic Administration BE REQUESTED to insert a reminder with the Ontario Works cheques to explain to individuals that they must call to request that their name be kept on the waiting list for social housing.

2. (6) That a letter BE FORWARDED to the Minister of Municipal Affairs and Housing to acknowledge the funding commitment under the Strong Communities Rent Supplement Program and to explain the funding restraints which will be in place after 2005; and that a copy of this resolution BE FORWARDED to the Association of Municipalities of Ontario, the Federation of Canadian Municipalities, the Ontario Not for Profit Housing Association and the local M.P.P.'s.

3. (7) That the Affordable Housing Requirements List BE REFERRED to the Director of Municipal Housing in order for additional background information to be submitted to the next Community and Protective Services Committee meeting in support of the request by the Council Housing Leadership Committee to meet with our local M.P.P.'s to discuss the urgency of moving ahead on social housing issues.

4. (3,8) That the proposal for a Community Forum on Affordable Housing on November 18, 2004 BE ENDORSED and that funding of up to $1,000.00 be provided for the forum with the source of funding to be determined by the Civic Administration; it being noted that the Council Housing Leadership Committee received a presentation from J. Binder of the Canada Mortgage and Housing Corporation regarding the community forum which is proposed to be held at the Best Western Lamplighter Inn the day before the Annual Southwestern Ontario Municipal Conference of the Ministry of Municipal Affairs and Housing; it being further noted that a further update on the community forum will be provided at the next meeting of the Council Housing Leadership Committee.

5. (18) That, on the recommendation of the General Manager of Planning and Development, the conditional allocation of $285,000 to Margaret's Haven Non-Profit Housing for the development of new affordable housing BE RETURNED to the Affordable Housing Capital Reserve Fund for reallocation to future proposed affordable housing proposals. (37.10.1.) (See attached.)

6. That the following matters be noted and filed:

   (a) (11) a copy of a News Release from the Government of Canada about its investment to help address homelessness in London;

   (b) (12) a copy of the London Homeless Coalition's Call for Proposals published by the Government of Canada;

   (c) (13) a copy of an information package to do with social housing from the Canadian Housing and Renewal Association distributed during the federal election campaign; and
Political Parties Views on Affordable Housing

(d) (16) a copy of a communication from the President of the Canadian Housing and Renewal Association about the various political parties' views on affordable housing.

II YOUR COMMITTEE REPORTS:

CHLC Terms of Reference

7. (1) That the Council Housing Leadership Committee (CHLC) received and noted the Municipal Council resolution of May 3, 2004 regarding the Committee's terms of reference. The CHLC noted that the areas of official plan housing policies, housing research and the provision of public lands for housing require further consideration by the Committee. The CHLC asked the General Manager of Planning and Development to report back to the Committee regarding official plan housing policies. The CHLC also asked the Civic Administration to report back on the completion of housing research to assist the Committee, including an analysis of 2001 census data in comparison with the 1996 census. The CHLC further noted that the issue of the provision of public lands for housing will be raised by the Director of Municipal Housing with the Assistant Deputy Minister of Municipal Affairs and Housing.

Rent Bank Subsidies

8. (2) That the Council Housing Leadership Committee (CHLC) received and noted a verbal report from the Director of Municipal Housing regarding the current rules on eligibility of rent bank subsidies for Ontario Works and Ontario Disability recipients. The CHLC noted that there will be no clawback of rent subsidies.

South Street Property File

9. (4) That the Council Housing Leadership Committee received and noted a copy of a Council resolution dated April 20, 2004 with respect to the status of the South Street property file.

Residential Tenancy Reform Consultation Paper

10. (9) That the Council Housing Leadership Committee (CHLC) deferred consideration of the report from the General Manager of Planning and Development regarding the Residential Tenancy Reform Consultation Paper to the Committee's next meeting.

Housing Access Centre Staffing

11. (10) That the Council Housing Leadership Committee (CHLC) asked that the City's Internal Audit staff be provided with the report on Housing Access Centre staffing for review and report back to the Committee. The CHLC noted that they may wish to make a submission as part of the 2005 Budget deliberations regarding this matter.

CHRA Information Package

12. (14) That the Council Housing Leadership Committee received and noted a copy of an e-mail to the Director of Municipal Housing from ONPHA regarding housing commitments and the Provincial Budget. The CHLC referred this communication to the Civic Administration.

AMO Affordable Housing Meeting

13. (15) That the Council Housing Leadership Committee (CHLC) received a verbal report from Councillor Eagle and Neil Watson on a conference call meeting of the Association of Municipalities of Ontario on affordable housing.

Status of Federal & Provincial Housing Programs

14. (17) That the Council Housing Leadership Committee (CHLC) received a verbal update from Neil Watson, Housing Development Consultant regarding the status of the Federal and Provincial Housing Programs.

London Affordable Housing Foundation

15. (19) That the Council Housing Leadership Committee (CHLC) received the attached report from the General Manager of Planning and Development on the activities of the London Affordable Housing Foundation.

4th Report of CHLC

16. That the Council Housing Leadership Committee (CHLC) received and noted the 4th Report of the CHLC.

Next Meeting

17. That the Council Housing Leadership Committee will hold its next meeting on September 21, 2004 at 5:00 p.m.

That the meeting adjourned at 7:15 p.m.
TO: CHAIR AND MEMBERS  
COUNCIL HOUSING LEADERSHIP COMMITTEE  

FROM: R.W. PANZER  
GENERAL MANAGER OF PLANNING AND DEVELOPMENT  

SUBJECT: UPDATE ON MARGARET'S HAVEN NON-PROFIT HOUSING  
MEETING ON  
JUNE 29, 2004  

RECOMMENDATION  

That, on the recommendation of the General Manager of Planning and Development, the following action be approved:  

That the conditional allocation of $285,000 to Margaret's Haven Non-Profit Housing for the development of new affordable housing be returned to the Affordable Housing Capital Reserve Fund for re-allocation to future proposed affordable housing proposals.  

PREVIOUS REPORTS PERTINENT TO THIS MATTER  

Community and Protective Services Committee meeting held on August 25, 2003, re. COMMUNITY RENTAL HOUSING FUNDING PILOT PROJECT PROPOSALS  

At the above-noted meeting it was resolved: "That Margaret's Haven not be considered as a Pilot Project under the Community Rental Housing-Affordable Housing Program" and "That Margaret's Haven conditional allocation in the amount of $285,000 remain in the budget until a formal development plan, financial plan, management and service plan have been submitted to the City of London."  

BACKGROUND  

On June 2, 2004 the attached letter was sent to the City of London Housing Development Consultant, indicating the group's withdrawal from the development of new housing at this time.  

The conditional allocation of $285,000 for Margaret's Haven Non-Profit Housing, approved by Council September 2, 2003, remains unspent in the Affordable Housing Capital Reserve Fund. With Margaret's Haven Non-Profit Housing being unable to meet the conditions of the conditional allocation in the foreseeable future, it is recommended that the $285,000 be returned to the available pool of funding for consideration of new affordable housing initiatives.  

PREPARED BY: LOUISE STEVENS  
DIRECTOR OF MUNICIPAL HOUSING  

RECOMMENDED BY: R.W. PANZER  
GENERAL MANAGER OF PLANNING AND DEVELOPMENT  

June 25, 2004
Margaret's Haven Non-Profit Housing

June 2, 2004

Neil Watson,
Housing Consultant,
c/o Housing Division,
City of London,
267 Dundas Street,
London, ON N6A 1H2
VIA FAX: 519-434-5242
RE: Margaret’s Haven Non-Profit Housing

Dear Mr. Watson,

It is with regret that I inform you that Margaret's Haven Non-Profit Housing is unable to proceed with the development of new housing at this time.

Margaret’s Haven remains committed to providing affordable housing to women with a history of homelessness and mental illness. However, at this time the Board of Directors feels that it is in the best interest of the organization to focus on fundraising activities and strategic planning in order that the organization is better prepared to undertake the development of new housing at a later date.

On behalf of the Board and staff of Margaret's Haven, I would like to extend our gratitude to you and to Louise Stevens, Director of Housing, Housing Division of the City of London for the support Margaret's Haven has received in the past. The Board and staff of Margaret's Haven look forward to continuing to work with you and Ms. Stevens around the future development of affordable housing.

Sincerely,

Ron Burnett,
Board Chair,
Margaret's Haven Non-Profit Housing

7 - 380 Adelaide Street North, London Ontario N6B 3P6
Tel: (519) 667-2047 Fax: (519) 642-7834
Email: margaretshaven@hotmail.com
TO: COUNCIL HOUSING LEADERSHIP COMMITTEE
FROM: R.W. PANZER
GENERAL MANAGER OF PLANNING AND DEVELOPMENT
SUBJECT: LONDON AFFORDABLE HOUSING FOUNDATION MEETING ON JUNE 29, 2004

RECOMMENDATION

That, on the recommendation of the General Manager of Planning and Development, the following update on the activities of the London Affordable Housing Foundation BE RECEIVED for information.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

Community and Protective Services Committee (CPSC) meeting August 25, 2003, COMMUNITY RENTAL HOUSING FUNDING PILOT PROJECTS PROPOSAL.

BACKGROUND

On June 15, 2004, the attached letter was received from the London Affordable Housing Foundation regarding two matters: 1) a site change and 2) a request for an increase in the number of units.

A meeting was held between the group and the City of London Housing Development Consultant on June 23, 2004. The group was asked to provide an updated capital budget and an updated operating budget to reflect the new address and include the two additional units.

A report will go forward to the July 26, 2004 meeting of the Community and Protective Services Committee for approval of the changes which will then be forwarded to the Ministry of Provincial Infrastructure Renewal for the Province’s approval.

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June 25, 2004
June 11, 2004

Dear Louise,

I am writing on behalf of the London Affordable Housing Foundation to request two changes to our proposal to build affordable housing for families facing economic barriers. The first is a site change and the second is for the number of units. Let me give you some further information so you might better understand why we are requesting these changes.

Re: Site Change: Mr. Mike Howe from Norquay Developments Limited advised us a few weeks ago that this land should wait another year before construction should begin so that the land can settle. As our first project, our foundation does not wish to take any risks for which we would be responsible that we could prevent as a project begins. Mr. Howe offered us land on the southeast corner of Sundingdale Road and South Wenige Drive at no additional cost than what we have in our proposal. Patzer Homes Inc. under Alex Patzer would be the builder. Alex Patzer and Mike Howe were partners under Norquay. They have simply divided the business so that Alex Patzer now oversees the construction part of the business.

Re: Number of Units: Neil Watson has received a site plan for this new location that show that 14 units can be built on it. We have received approval from the city and the Provincial government for 12 units. We no not want the request for an additional two units to put our original request in jeopardy and would be willing to stay with our proposed 12 units. If in fact, the city saw these additional two units as acceptable then we are ready to present you updated financial statements to reflect this additional change.

We are happy to discuss these changes further if you so wish. Please advise us
of next steps. We are anxious that something happen as quickly as possible. Further delays only put more stress on families who are waiting for affordable housing, and at the same time raise the costs of building it.

Thank for your attention to our request and we wait for your response. You can contact me at 432-3781 ext 202 or by e-mail: jatkinson@csj.london.on.ca

Sincerely,

Joan Atkinson, CSJ
President of London Affordable Housing Foundation