TO:  
CHAIR AND MEMBERS  
COMMUNITY AND PROTECTIVE SERVICES COMMITTEE  
MEETING ON  
July 9, 2007  

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

SUBJECT:  
RECOMMENDATIONS FOR PROPOSALS TO GO FORWARD UNDER THE  
NEW CANADA-ONTARIO AFFORDABLE HOUSING PROGRAM  
and  
ALLOCATIONS UNDER THE PROVINCIAL BUDGET HOUSING FUNDING  
- DELIVERING OPPORTUNITIES FOR ONTARIO RENTERS (DOOR)  
PROGRAM  

RECOMMENDATION  

That, on the recommendation of the General Manager of Planning and Development, with the concurrence of the Council Housing Leadership Committee, the following actions BE APPROVED with respect to the project proposals received under the New Canada-Ontario Affordable Housing Program Request For Proposals RFP 07-10:

1. a) Subject to approval by Middlesex County Council and the Council of Middlesex Centre, Lobo Township Non-Profit Apartment Corporation receive a federal/provincial allocation of $70,000 per unit for a twenty (20) unit project located at 109 Hamilton Street, Komoka;

   b) The project approved by Council on January 22, 2007 for Adelaide North Developments at 859/869 Adelaide Street North be amended by increasing the number of affordable housing units by seven (7) to forty one (41) and reducing the number of Market Rent units by seven (7) to eleven (11); it being noted that the total number of units remains unchanged; and that Adelaide North Developments receive an additional municipal allocation of $20,000 for the seven new AHP units and an additional federal/provincial allocation of $70,000 per unit for the seven new AHP units;

   c) The City of London forward the above-noted project proposals to the Province for program funding from Wave 1 of the New Canada-Ontario Affordable Housing Program;

2. a) Subject to Council approval of an associated Official Plan and Zoning By-law amendment application, King Street Holdings Ltd. receive a municipal allocation of $48,161 per unit for a forty seven (47) unit project located on 333-337 Southdale Road, London;

   b) Rivas Manjano Corporation receive a municipal allocation of $60,665 per unit for a five (5) unit project located at 225 Dundas Street.

3. The final municipal allocation of $2,706,992 recommended above be as set out in the attached Appendix A – Sources of Financing Report.

AND
That, on the recommendation of the General Manager of Planning and Development, with the concurrence of the Council Housing Leadership Committee, the following actions BE APPROVED with respect to the one-time provincial capital housing grant under the Delivering Opportunities for Ontario Renters (DOOR) program:

1. the balance of DOOR funding be held in the Affordable Housing Capital Reserve Fund pending a provincial decision with respect to the conversion of Housing Allowance Rent Supplement funding and the provincial re-allocation of unused Rental & Supportive funding and units; and

2. that such funding be utilized to attain the goal of the Council-approved Affordable Housing Strategy recommendation for the creation of 1200 affordable housing units by 2010.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE

January 15, 2007 – Recommendations for Proposals to go Forward under Wave 1 of the Canada-Ontario Affordable Housing Program
October 12, 2004 - Community Rental Housing Program Pilot Projects
March 31, 2003 – Affordable Housing $2M Capital Reserve Fund Transitional Housing Allocations
March 10, 2003 - New Federal/Provincial Community Rental Housing Program
November 25, 2002 – Municipal Housing Facilities By-Law

COUNCIL HOUSING LEADERSHIP COMMITTEE

June 21, 2007 - Recommendations for Proposals to go Forward under the New Canada-Ontario Affordable Housing Program
June 21, 2007 – Provincial Budget Housing Funding
June 6, 2006 – Housing Delivery Plan
May 11, 2006 – Revised Criteria for Affordable Housing Capital Reserve Fund
March 7, 2006 – Affordable Housing Strategy Implementation Plan
December 1, 2005 – Affordable Housing Strategy Recommendations

BACKGROUND

In 2001, City Council approved the criteria for use of a $2M Affordable Housing Capital Reserve Fund (AHCRF) to create new affordable rental housing. Affordable housing development proposals to be considered for AHCRF allocations include the construction of new affordable housing, the acquisition and conversion of non-residential buildings to affordable housing, the acquisition and rehabilitation of substandard residential buildings and the expansion of existing affordable housing stock to provide adequate, affordable housing.

Contributions from the Affordable Housing Capital Reserve Fund to selected projects may be approved in amounts up to $15,000 per unit. Such funding will be in the form of a forgivable loan and may be used for municipal fees or charges and for capital costs.

The City of London issued an Expression of Interest in 2002 seeking proposals from organizations interested in developing affordable rental and transitional housing in London under the Canada-Ontario Affordable Housing Pilot Program. To-date the City of London created 251 affordable housing units under the Canada-Ontario Affordable Housing Pilot Program. Seven projects were approved.
In 2005, the federal and provincial governments signed a new Canada-Ontario Affordable Housing Agreement. Guidelines were provided to municipalities with the responsibility for delivering the Affordable Housing Program in their areas. Municipalities select projects, contribute their own resources, set program objectives to meet local needs, and must monitor projects for compliance during the affordability period of the program. As Service Manager for both London and Middlesex County, the City of London is responsible for the development of new affordable housing in Middlesex County as well. However, should a proponent from the County require municipal incentives in addition to federal/provincial funding, these must be provided by the host municipality.

The City of London was allocated $10.85M from the federal and provincial governments under the new Canada-Ontario Affordable Housing Program for 155 rental and supportive housing units. 110 units are allocated for low income individuals or family households, and 45 units are allocated for supportive housing for those households identified in the federal/provincial unit allocations: 20 units for persons diagnosed with mental illness, 10 units for persons with a dual diagnosis (developmental delay and mental illness) and 15 units for victims of domestic violence. A maximum of 23 units could be allocated to proposals from proponents in Middlesex County.

Before entering into an Administration Agreement with the province, the City of London was required to develop and adopt a Council-approved Housing Delivery Plan (HDP). The HDP is a concise statement addressing all the components of the affordable housing program that we intend to deliver.

The HDP for the City of London was created by building on the Affordable Housing Strategy approved by Council in December 2005 as well as the revised criteria for the Affordable Housing Capital Reserve Fund approved by Council. The Ministry approved the City of London HDP and a Request for Proposals (RFP) was issued in September 2006.

After the RFP closed on November 3, 2006, the Evaluation Committee reviewed thirteen applications based on pre-established criteria. Four proposals for a total of 128 units were approved by Council and the Province in January 2007. The evaluation of RFP 06-30 resulted in the approval of 128 units of our 155 rental unit allocation.

A second Request for Proposals (RFP 07-10) was issued for the balance of the allocated units (27). After the RFP closed on May 25, 2007, the Evaluation Committee reviewed twelve applications based on pre-established criteria. Appendix B (attached) is a summary of those proposals that received a score of 70 or more out of a possible score of 100. Appendix C (attached) is a synopsis of the project proposals in Appendix B.

PROVINCIAL BUDGET HOUSING FUNDING

The federal budget surplus for 2005-2006 created three housing trust funds: a) Affordable Housing Trust; b) Off-Reserve Aboriginal Housing Trust; and c) Northern Housing Trust. This one-time federal investment was given to the provinces and territories for affordable housing. (See attached Order/Address of the House of Commons, Inquiry May 17, 2006) Ontario received $338M. The Affordable Housing Trust is intended to support increased investment in safe, adequate and affordable housing units by investing in initiatives that may include building new affordable rental units or increasing the supply of transitional and supportive units. The Affordable Housing Trust is not intended to support ongoing operational funding for existing social housing stock, rent subsidies, or to replace provincial and territorial investment in affordable housing.
The provincial budget was table in the legislature on March 22, 2007. As part of the provincial affordable housing strategy, $392M was announced to create new affordable housing opportunities for those in need. The provincial government is investing $185M to create a new housing allowance program to be administered by the province and allocating $80M in housing initiatives to benefit off-reserve aboriginal households. The last of the initiatives in the provincial strategy is called DOOR (Delivering Opportunities for Ontario Renters).

The City of London received a one-time capital grant of $3.425 million under the DOOR program "to create new rental housing for low-income families". Attached are copies of three letters from John Gerretson, Minister of Municipal Affairs and Housing to Her Worship Mayor DeCicco-Best.

At its meeting held on April 3, 2007, the Council Housing Leadership Committee (CHLC) requested "the Civic Administration to report back to a future meeting of the CHLC with respect to the Provincial Budget Housing funding of $3.425M". (See June 21, 2007 CHLC report on Provincial Budget Housing Funding)

CONVERSION OF HOUSING ALLOWANCE FUNDING INTO RENTAL & SUPPORTIVE HOUSING FUNDING

The City of London allocation under the Canada-Ontario Affordable Housing Program - Housing Allowance / Rent Supplement component (HARS) was 210 units with $2,898,000 in funding. We have had interest from landlords for approximately 147 units; however, we have only been able to rent 41 units to-date. It is a very unpopular program with prospective tenants: it is time limited (only five years); it is NOT rent-geared-to-income; the maximum allowance is $230 per month based on household income ranges (this is reviewed annually and could be reduced if the circumstances change); this allowance goes directly to the landlord nor to the tenant; the take-up by landlords is in areas that most applicants are refusing offers to; applicants on the centralized waiting list with special priority status as victims of domestic violence lose their priority status if they take a unit under HARS. It should be noted that all households housed under HARS do retain their place (chronologically) on the waiting list should a rent-geared-to-income unit become available.

On April 18, 2007, the Minister of Municipal Affairs & Housing announced a review of the Affordable Housing Program, in particular the HARS Program. The HARS review is focusing on allowing municipalities the flexibility to convert their HARS allocation to capital for their Rental & Supportive Housing Program. The attached survey was returned to the Ministry for review.

A response from the Ministry is expected this summer. Also at that time, it is expected that the Ministry will announce a re-allocation of the Rental & Supportive units that were not taken up across the province.

UPDATE TO WAVE 1 UNIT ALLOCATIONS UNDER AHP

On January 22, 2007, Municipal Council approved a municipal allocation of $15,000 per unit and a federal/provincial allocation of $75,000 per unit for thirty-four (34) affordable housing units in a fifty-two (52) unit project at 859/869 Adelaide Street.

The proponent, Adelaide Housing Developments, has requested an additional seven (7) affordable housing units. This would increase the number of affordable housing units to forty one (41) and decrease the number of market rent units to eleven (11). The total number of units in the complex would remain unchanged at fifty two.

Additional municipal funding of $15,000 per unit, $5,000 per unit of DOOR funding and additional federal/provincial funding of $70,000 per unit will be required.
RECOMMENDATION re. AFFORDABLE HOUSING PROPOSALS

The Evaluation Committee for RFP 07-10 recommends approval of the 27 remaining rental units allocated under Wave 1 of the New Canada-Ontario Affordable Housing Program. The remaining federal and provincial funding should be allocated to the twenty units (20) in Middlesex County for the Lobo Township Non-Profit Apartment Corporation and for the re-allocation of seven (7) AHP units in London for Adelaide Housing Developments.

The Evaluation Committee recommends that subject to Council approval of an associated Official Plan and Zoning By-law amendment application, King Street Holdings Ltd. receive a municipal allocation of $48,161 per unit for a forty seven (47) unit project located on 333-337 Southdale Road, London. This allocation would require municipal funding from the AHCRF of $15,000 per unit and DOOR funding of $33,161 per unit.

The Evaluation Committee recommends that the Rivas Manjano Corporation proposal for five (5) units 225 Dundas Street be referred to the City of London Convert-to-Rent / Rehabilitation Program for funding allocation. It is recommended that the proposal receive a municipal allocation of $24,000 per unit under Convert-to-Rent / Rehab and an allocation of $36,685 of DOOR funding per unit.

The Evaluation Committee also reviewed a proposal from an aboriginal housing proponent for affordable housing units, which it recommends go forward to the province once the funding allocations and program guidelines are released for the Aboriginal Housing Initiative, announced in the March 22, 2007 provincial budget. Since aboriginal housing is addressed as a recommendation in the City of London Affordable Housing Strategy, consideration should be given to a municipal allocation to this proposal when it is approved by the province.

The Evaluation Committee recommends that the City of London Housing Division work with the remaining proponents who responded to RFP 07-10 in anticipation of additional funding and unit re-allocation/s from the province. Once an announcement is made with respect to any further provincial funding, another Request for Proposals could be released for further allocations prior to the end of 2007.

ALLOCATION OF DOOR FUNDING

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<tr>
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<tbody>
<tr>
<td>Total DOOR funding received</td>
<td>3,425,000</td>
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<tr>
<td>Allocation to King St Holdings, 47 units</td>
<td>1,558,567</td>
</tr>
<tr>
<td>Allocation to Adelaide Housing Developments, 7 units</td>
<td>35,000</td>
</tr>
<tr>
<td>Allocation to Rivas Manjano Corporation, 5 units</td>
<td>183,425</td>
</tr>
<tr>
<td>Total DOOR funding required</td>
<td>1,776,992</td>
</tr>
<tr>
<td>Total DOOR funding remaining</td>
<td>1,648,008</td>
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</tbody>
</table>
RECOMMENDATION re. DOOR FUNDING

It is recommended that the balance of $1,648,008 in DOOR funding remain in the Affordable Housing Capital Reserve Fund pending the provincial decision with respect to the conversion of Housing Allowance Rent Supplement funding and the provincial re-allocation of unused Rental & Supportive funding and units. Given that allocation of municipal funding with respect to new affordable housing is contingent upon leveraging funding from senior levels of government and that any new funding announcements are unlikely, the DOOR funding will be required in order to attain the goal of the Council-approved Affordable Housing Strategy of 1200 units.

NEW AFFORDABLE HOUSING UNITS TO-DATE

RFP 06-30 resulted in 128 new rental units under Wave 1 of the New Canada-Ontario Affordable Housing Program (AHP). RFP 07-10 resulted in 79 new rental units under AHP Wave 1 and DOOR, for a total this round of 207 new affordable housing units in London and Middlesex. The AHP Pilot Program created 251 new affordable housing units (111 transitional and 120 rental). The AHP Homeownership Program, to be launched this fall, will create 120 new affordable units. The total number of new affordable housing units committed or occupied to date is 578. The 2005 Affordable Housing Strategy has a goal of 1200 affordable housing units by the year 2010.

ACKNOWLEDGEMENTS

The Affordable Housing Program RFP process was undertaken with the assistance of Neil Watson, Housing Development Consultant, David Mounteer, City Solicitor’s Office, James Gates, County of Middlesex, Janice Walters, Community Services, Mike Turner, Finance, Charlie Abromaitis, Realty Services, and Nancy Moore-Hayter, Purchasing.

<table>
<thead>
<tr>
<th>PREPARED BY</th>
<th>RECOMMENDED BY</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOUISE STEVENS</td>
<td>R.W. PANZER</td>
</tr>
<tr>
<td>DIRECTOR OF MUNICIPAL HOUSING</td>
<td>GENERAL MANAGER OF PLANNING AND DEVELOPMENT</td>
</tr>
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July 2007

cc. Evaluation Committee
   Purchasing Department
   Middlesex County
   Municipality of Middlesex Centre
**RE: Recommendations for Proposals to go Forward Under the new Canada-Ontario Affordable Housing Program; and Allocations Under the Provincial Budget Housing Funding (DOOR) Program**

**Capital Project PD2602 - 2005 New Affordable Housing**

**New Capital Project PD2630 - One Time Housing (DOOR) Funding**

**FINANCE AND CORPORATE SERVICES DEPARTMENT REPORT ON THE SOURCES OF FINANCING:**

Finance and Corporate Services confirms that the cost of this project can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the General Manager of Planning and Development, the detailed source of financing for this project is:

<table>
<thead>
<tr>
<th>ESTIMATED EXPENDITURES</th>
<th>Approved Budget</th>
<th>Committed to Date</th>
<th>This Submission</th>
<th>Balance for Future Work</th>
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<tr>
<td>PD2602-2005 New Affordable Housing</td>
<td>$2,000,000</td>
<td>$142,752</td>
<td>$930,000</td>
<td>$927,248</td>
</tr>
<tr>
<td>Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| PD2630-One Time Housing (DOOR) Funding | 3,425,000 | 1,776,992 | 1,648,008 |
| Construction | | | |

**NET ESTIMATED EXPENDITURES**

| $5,425,000 | $142,752 | $2,706,992 | $2,575,256 |

**SUMMARY OF FINANCING:**

| PD2602-2005 New Affordable Housing | $2,000,000 | $142,752 | $930,000 | $927,248 |
| Debenture Quota | | | |

| PD2630-One Time Housing (DOOR) Funding | 3,425,000 | 0 | 1,776,992 | 1,648,008 |
| Drawdown from New Affordable Housing R.F. | | | |

**TOTAL FINANCING**

| $5,425,000 | $142,752 | $2,706,992 | $2,575,256 |

**Financial Note**

1) 333-337 Southdale Rd. E. 705,000 1,568,567 2,263,567
859-869 Adelaide St. 105,000 35,000 140,000
225 Dundas Street 120,000 132,425 303,425
930,000 1,776,992 2,706,992

2) The City of London received a one-time capital grant of $3.425 million under the DOOR program to create new rental housing for low-income families.

[Signature]

Larry Palarchio
Manager of Financial Planning & Policy
### APPENDIX B

<table>
<thead>
<tr>
<th>Group (City of London)</th>
<th>#</th>
<th>B</th>
<th>1</th>
<th>2</th>
<th>Address</th>
<th>Project Cost (Capital)</th>
<th>Equity Contribution</th>
<th>F/P/City Requested</th>
<th>F/P/City Per Unit</th>
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<tbody>
<tr>
<td>1. King Street Holdings (Southdale Apartments)</td>
<td>47</td>
<td>28</td>
<td>14</td>
<td></td>
<td>333-337 Southdale Road East</td>
<td>$4,190,760</td>
<td>$399,120</td>
<td>$2,263,567</td>
<td>$48,161</td>
</tr>
<tr>
<td>2. Rivas Mariano</td>
<td>5</td>
<td>5</td>
<td></td>
<td></td>
<td>225-227 Dundas Street</td>
<td>$673,980</td>
<td>$125,000</td>
<td>$303,425</td>
<td>$60,685</td>
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* Wheelchair Accessible Units

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<th>Group (Middlesex County)</th>
<th>#</th>
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<th>1</th>
<th>2</th>
<th>Address</th>
<th>Project Cost (Capital)</th>
<th>Equity Contribution</th>
<th>F/P/City Requested</th>
<th>F/P/City Per Unit</th>
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<tbody>
<tr>
<td>1. Lobo Township NPC</td>
<td>20</td>
<td>9</td>
<td>11</td>
<td></td>
<td>109 Hamilton Street, Komoka</td>
<td>$2,354,427</td>
<td>$242,699</td>
<td>$1,400,000</td>
<td>$70,000</td>
</tr>
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</table>
APPENDIX C

RFP 07-10 City of London
Canada-Ontario Affordable Housing Program

1. King Street Holdings Ltd. (Southdale Apartments)

Project Name: Southdale Apartments
Project Location: 333 & 337 Southdale Road East
Proponent: King Street Holdings
Sector: Private
Zoning: Zoning change required from Residential R3-3 Zone to Residential R8-4 Zone (application submitted May 1, 2007)
Building Permit: March 2008
Completion Date: October 2008
Environmental: Currently residential and vacant land. ESA not required.
Building Type: Two residential apartment buildings
Energy Efficiency: Energy-efficient thermal break, energy efficient appliances & lighting fixtures. “Stick built” due to cost effectiveness or may use AMVIC (insulated concrete forms/walls) building system that can reduce energy consumption by 30 to 50% and provides for a 5 in 1 system which incorporates the structure, insulation, vapour barrier, sound barrier, etc.

Target Group: Families, singles, seniors & people with specific needs i.e. mental health
Non-Residential: N/A
General Contractor: LC Contracting (K-W) Inc. – Owned by KSH Ltd.
Property Mgmt: KSH Ltd.

Total Project Cost: $4,190,760 (base construction cost $117/sq.ft.)
F/P/City Per Unit: $ 48,161
F/P/City Total: $2,263,557
Owner Equity: $ 399,120
Mortgage: $1,528,083
Year 1 Surplus: $78,488

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<tr>
<th>Unit Type</th>
<th>Number</th>
<th>Unit Size</th>
<th>Rent</th>
<th>Utilities Included</th>
<th>Supportive Units</th>
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<tbody>
<tr>
<td>1 bedroom</td>
<td>28</td>
<td>650 sq.ft</td>
<td>$502</td>
<td>Hot water, heat</td>
<td>Yes</td>
</tr>
<tr>
<td>1 bedroom*</td>
<td>5</td>
<td>650 sq.ft</td>
<td>$502</td>
<td>Hot water, heat</td>
<td>Yes</td>
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<tr>
<td>2 bedroom</td>
<td>14</td>
<td>900 sq.ft</td>
<td>$632</td>
<td>Cold water</td>
<td>Yes</td>
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*Wheelchair Accessible Units

Comments

KSH Ltd. has experience in the development and construction of AHP projects in Woodstock, Cambridge, Brantford and Kitchener and is recommended by other service managers.
2. Rivas Manjano Corporation (225 Dundas)

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>225 Dundas</th>
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<tbody>
<tr>
<td>Project Location:</td>
<td>225 - 227 Dundas Street</td>
</tr>
<tr>
<td>Proponent:</td>
<td>Rivas Manjano</td>
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<tr>
<td>Sector:</td>
<td>Private</td>
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<tr>
<td>Zoning:</td>
<td>In place</td>
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<tr>
<td>Building Permit:</td>
<td></td>
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<tr>
<td>Completion Date:</td>
<td>4 months from building permit (residential) commercial construction to begin upon residential completion</td>
</tr>
<tr>
<td>Environmental:</td>
<td>N/A</td>
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<tr>
<td>Building Type:</td>
<td>Existing brick building (2) built late 1800s – vacant 10yrs+</td>
</tr>
<tr>
<td>Energy Efficiency:</td>
<td>Low E glass, higher insulation, low flow toilets &amp; showers, efficient lighting, programmable thermostats and Enersave appliances</td>
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<tr>
<td>Target Group:</td>
<td>Single men &amp; women</td>
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<tr>
<td>Non-Residential:</td>
<td>Owner intends to finish ground floor retail space for restaurant</td>
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<tr>
<td>General Contractor:</td>
<td>Marvin Rivas, Rivas Manjano Corp.</td>
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<td>Property Mgmt:</td>
<td>Marvin Rivas, Rivas Manjano Corp.</td>
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</table>

| Total Project Cost: | $673,980 (base res. construction cost $162/sq.ft.) |
| F/P/City Per Unit:  | $ 60,685         |
| F/P/City Total:     | $303,425         |
| Owner Equity:       | $125,000         |
| Mortgage:           | $132,400         |
| Year 1 Surplus:     | $ 6,898          |

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<tr>
<th>Unit Type</th>
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<th>Supportive Units</th>
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<tr>
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<td>1</td>
<td>600 sq.ft.</td>
<td>$502</td>
<td>Heat &amp; water</td>
<td>Yes</td>
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<tr>
<td>2 bedroom</td>
<td>4</td>
<td>475 sq.ft.</td>
<td>$502</td>
<td>Heat &amp; water</td>
<td>Yes</td>
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</table>

Comments:

The proponent intends to locate a restaurant on the main floor. Cost to renovate the commercial space has not been included in the AHP capital budget. The establishment of a restaurant on the main floor should be confirmed by a commercial lease or some other form of guarantee;

Toronto architect, Andrea Vacca, has completed plans for the conversion and 3 quotes have been obtained. NA Engineering Associates Inc. has provided a review of the building structure and a copy of this report was included in the proposal;

Contingency at 10% of construction costs;

The proponent has requested $50,000 from the City's Upgrade to Building Code Program and $25,000 from the City's Façade Program;
3. Lobo Township Non-Profit Corporation

Project Name: Komoka Seniors Apartments
Project Location: 109 Hamilton Street, Komoka
Proponent: Lobo Township NPC
Sector: Non-Profit – Charitable
Zoning: Currently UR3
Building Permit: January 2008
Completion Date: September 01, 2008
Environmental: Noise assessment study may be required by CNR
Building Type: Single level apartment building
Energy Efficiency: Energy consultant will provide advice on design features and additional components to provide energy efficiency
Target Group: Seniors
Non-Residential: Common room
General Contractor: Tender
Property Mgmt: Property Manager/Caretaker

Total Project Cost: $2,354,427 (base construction cost Unknown/ sq.ft.)
F/P/City Per Unit: $ 70,000
F/P/City Total: $1,400,000
Owner Equity: $ 242,699
Mortgage: $ 711,728
Year 1 Surplus: $ 2,652

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<th>Unit Type</th>
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<th>Unit Size</th>
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<tr>
<td>1 bedroom</td>
<td>9</td>
<td>650 sq.ft.</td>
<td>$502</td>
<td>Heat, hydro, water</td>
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<tr>
<td>2 bedroom</td>
<td>11</td>
<td>850 sq.ft.</td>
<td>$632</td>
<td>Heat, hydro, water</td>
<td>No</td>
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</table>

Comments:

Social Housing Strategists (SCS Inc.) prepared a business plan for senior's housing in the Township of Lobo in November 2004.

The proponent currently owns and manages a 20-unit senior’s apartment building at 109 Hamilton Street, Komoka. The proponent is proposing to construct a new additional 20-unit apartment building on vacant lands adjacent to their existing building.

The local municipal government is required to tax the property at the residential rate in order to meet AHP Provincial Guidelines. In addition, the local municipality should pass a Housing Facilities By-law. The City of London can provide assistance with drafting a by-law.

The proposal only requires Federal/Provincial funding to make the project viable. As noted above the proponent is providing the land and $200,000 in funding.
ORDER/ADDRESS OF THE HOUSE OF COMMONS
ORDRE/ADRESSE DE LA CHAMBRE DES COMMUNES

NUMBER: Q-42

BY/Ô: Mrs. Matthyssen (London-Fanahwe)

DATE: May 17, 2009 / 17 mai 2009

RETURN BY THE LEADER OF THE GOVERNMENT IN THE HOUSE OF COMMONS AND MINISTER FOR DEMOCRATIC REFORM

DéPÔT AU LEADER DU GOUVERNEMENT À LA CHAMBRE DES COMMUNES ET MINISTRE DE LA RÉFORME DÉMOCRATIQUE

(TABLED FORTHWITH/DÉPOSÉ AUSSITÔT)

JUNE 22, 2006
Q-42 — May 17, 2006 — Mrs. Mathyssen (London-Fanshawe) — With regard to the government’s agreements with the provinces for funding for affordable housing: (a) what are the exact parameters of the agreements with each province specifically; (b) what restrictions, if any, will be placed on the money spent; (c) how is affordable housing defined; (d) can money be used to upgrade current housing stock or is it strictly for new housing; and (e) will the government maintain previous multi-year housing agreements?

As outlined in the budget presented to the House of Commons on May 2, 2006, the Government of Canada has decided to use the authority provided by Bill C-48, An Act to authorize the Minister of Finance to make certain payments, to deliver on commitments related to post-secondary education (as well as public transit and affordable housing).

a) Parameters of the agreements

In the budget presented to the House of Commons on May 2, 2006, the Government of Canada committed $1.4 billion to provinces and territories for affordable housing through three third-party trusts:

- Affordable Housing Trust: $800 million to help address short-term pressures with regard to the supply of affordable housing. Funding will be notionally allocated among provinces and territories over three years on an equal per capita basis.
Off-Reserve Aboriginal Housing Trust: $300 million to help provinces address short-term housing needs for Aboriginal Canadians living off-reserve. Funding will be notionally allocated over three years among provinces based on the provincial share of the Aboriginal population living off-reserve.

Northern Housing Trust: $300 million over three years to meet short-term pressures with regard to the supply of affordable housing in the North. Funding will be notionally allocated over three years among the territories as follows: $50 million each for Yukon, the Northwest Territories and Nunavut, plus an additional $150 million for urgent needs in Nunavut.

Contingent on sufficient funds being available above $2 billion from the federal surplus for 2005-06, the Government will pay the designated amounts into third-party trust funds once the final financial outcomes are known when the federal books close, likely in September 2006.

Each trust has accompanying operating principles (attached) that set out the purposes for which the government is providing the funding, examples of expected uses of the funding, as well as statements encouraging provincial and territorial governments to report to their residents on the use of the funding, and encouraging them to publicly acknowledge the federal contribution.

d) Restrictions on money spent

Provincial and territorial governments play an important role in the design and delivery of housing policy and programs within their respective jurisdictions. As such, these one-time federal investments are intended to provide flexibility to provincial and territorial governments. For example, investments could increase the supply of new affordable housing units, or increase the supply of transitional housing, according to provincial and territorial needs and priorities.

Provincial and territorial governments have the flexibility to withdraw funding from the trusts in support of the identified objectives according to their respective needs and priorities, based on their own schedules, which they may modify as they deem appropriate, within the lifespan of each trust.

Provincial and territorial governments are encouraged to report directly to their residents on the expenditures financed and outcomes achieved as a result of funding provided through these trust funds.

Provincial and territorial governments are also encouraged to acknowledge in public announcements the funding contribution provided by the Government of Canada in respect of affordable housing, housing for Aboriginals living off-reserve and housing in the North.
c) and d) Definition of affordable housing and use of funds

Affordable housing is not specifically defined in the operating principles of the trust funds. Provincial and territorial governments have the flexibility to invest their funding according to their own needs and priorities, in initiatives that could include:

- increasing the supply of new affordable rental housing;
- supports to enhance home ownership opportunities for Aboriginals living off-reserve; and
- increasing the supply of transitional and supportive housing.

The new funding is not intended to support ongoing operational funding for existing social housing stock, rent subsidies, or to replace provincial and territorial investments in affordable housing.
Purpose

Governments acknowledge the importance of stable, affordable and good quality housing, and the contribution that affordable housing can make to improve the lives of individuals and families, as well as to strengthen communities.

In recognition of this, the Government of Canada is establishing a one-time Affordable Housing Trust to provide supplementary funding to provincial and territorial governments to help address short-term pressures with regard to the supply of affordable housing, according to their respective needs and priorities.

Expected Uses of Affordable Housing Trust

The Government of Canada recognizes that immediate action needs to be taken to further increase the availability of affordable housing units. The Affordable Housing Trust is intended to support such increased investment in safe, adequate and affordable housing units across all provinces and territories.

The Government of Canada recognizes the significant role that provincial and territorial governments play in the design and delivery of housing policies and programs within their respective jurisdictions. This one-time federal investment is intended for use by provincial and territorial governments, according to their respective needs and priorities. Provincial and territorial governments also have the flexibility to withdraw funding in support of the identified objectives according to their respective needs and priorities, based on their own schedules, which they can modify as they deem appropriate, within the lifespan of the trust. As such, provincial and territorial governments have the flexibility to invest their funding, according to their own needs priorities, in initiatives that may include for example:

- building new affordable rental units;
- increasing the supply of transitional and supportive housing.

The Affordable Housing Trust Fund is not intended to support ongoing operational funding for existing social housing stock, rent subsidies, or to replace provincial and territorial investment in affordable housing.

No government on its own can address all of the challenges facing Canadians with respect to affordable housing. To successfully respond to affordable housing pressures, provincial and territorial governments are encouraged to enhance collaboration and partnerships among all levels of government, communities, non-profit organizations, the private sector, and individuals.
Accountability and Reporting to Canadians

All governments recognize the importance of being accountable to their residents, including reporting on how public funds are used. Provincial and territorial governments are encouraged to report directly to their residents on the expenditures financed and outcomes achieved as a result of funding provided through the Affordable Housing Trust.

Provincial and territorial governments are also encouraged to acknowledge in public announcements the funding contribution provided by the Government of Canada in respect of affordable housing.
OFF-RESERVE ABORIGINAL HOUSING TRUST
OPERATING PRINCIPLES

Purpose

Governments acknowledge the importance of stable, affordable and good quality housing, and the contribution that such housing can make to improve the lives of individuals and to families, as well as to strengthen communities. In particular, one of the highest areas of need is safe, adequate and affordable housing for Aboriginal Canadians living off-reserve.

In recognition of this, the Government of Canada is establishing a one-time Off-Reserve Aboriginal Housing Trust to provide supplementary funding to provincial governments to assist them in addressing short-term housing needs for Aboriginals living off-reserve, according to their respective needs and priorities.

Expected Uses of Off-Reserve Aboriginal Housing Trust

The Government of Canada recognizes that immediate action needs to be taken to increase the availability of housing for Aboriginal Canadians living off-reserve. The Off-Reserve Aboriginal Housing Trust is intended to support such immediate actions, increasing investment in safe, adequate and affordable housing units across all provinces specifically for Aboriginal individuals and families living off-reserve.

The Government of Canada recognizes the significant role provincial governments play in the design and delivery of housing policies and programs within their respective jurisdictions. This one-time federal investment is intended to provide flexibility to provincial governments to invest in new affordable housing units for Aboriginal Canadians living off-reserve. As such, provincial governments have the flexibility to invest their funding, according to their own needs and priorities, in initiatives directly supporting housing for Aboriginal Canadians living off-reserve, which may include:

- Increasing the supply of rental housing;
- Supports to enhance home ownership opportunities;
- Increasing the supply of transitional and supportive housing.

Provincial and territorial governments also have the flexibility to withdraw funding in support of the identified objectives according to their respective needs and priorities, based on their own schedules, which they can modify as they deem appropriate, within the lifespan of the trust.
The Off-Reserve Aboriginal Housing Trust is not intended to support ongoing operational funding for existing social housing stock, rent subsidies, or to replace provincial investment in affordable housing.

All governments recognize that better housing outcomes for Aboriginal Canadians can be achieved by working together and with Aboriginal Canadians. Provinces are encouraged to continue to design and deliver programs in partnership and/or consultation with Aboriginal groups in their respective jurisdictions, in part to ensure that housing programs and support services are provided in a culturally appropriate manner.

**Accountability and Reporting to Canadians**

All governments recognize the importance of being accountable to their residents, including reporting on how public funds are used. Provincial governments are encouraged to report directly to their residents on the expenditures financed and outcomes achieved as a result of funding provided through the Off-Reserve Aboriginal Housing Trust.

Provincial governments are also encouraged to acknowledge in public announcements the funding contribution provided by the Government of Canada in respect of housing for Aboriginal Canadians living off-reserve.
NORTHERN HOUSING TRUST
OPERATING PRINCIPLES

Purpose

Governments acknowledge the importance of stable, affordable and good quality housing, and the contribution that such housing can make to improve the lives of individuals and to families, as well as to strengthen communities. In particular, individuals and families living in the three northern Territories often face unique, difficult housing conditions in terms of safety, adequacy and affordability, conditions that can be further complicated by a short construction season and high construction costs.

In recognition of this, the Government of Canada is establishing a one-time Northern Housing Trust to provide supplementary funding to territorial governments to assist them in meeting immediate pressure with regard to the supply of affordable housing in the North, according to their respective needs and priorities.

Expected Uses of Northern Housing Trust

The Government of Canada recognizes that immediate action needs to be taken to further increase the availability of housing in the North. The Northern Housing Trust is intended to support such immediate action, increasing investment in safe, adequate and affordable housing units across all territories to lessen the housing shortage and overcrowding experienced in the North.

The Government of Canada recognizes the significant role territorial governments play in the design and delivery of housing policies and programs in the North. This one-time federal investment is intended to provide flexibility to territorial governments to invest in new affordable housing units. As such, territorial governments have the flexibility to invest their funding, according to their own needs and priorities, in initiatives that could include:

- increasing the supply of rental housing;
- increasing the supply of transitional and supportive housing.

Provincial and territorial governments also have the flexibility to withdraw funding in support of the identified objectives according to their respective needs and priorities, based on their own schedules, which they can modify as they deem appropriate, within the lifespan of the trust.

The Northern Housing Trust is not intended to support ongoing operational funding for existing social housing stock, rent subsidies, or to replace territorial investment in affordable housing.
No government on its own can address all of the challenges facing Canadians with respect to affordable housing. As well, all governments recognize that better housing outcomes for Aboriginal Canadians can be achieved by working together and with Aboriginal Canadians.

To successfully respond to affordable housing pressures, territorial governments are encouraged to enhance collaboration and partnerships among all levels of government, communities, non-profit organizations, the private sector, and individuals. Territories are also encouraged to continue to design and deliver programs in partnership and/or consultation with Aboriginal groups in their respective jurisdictions, in part to ensure that housing programs and support services are provided in a culturally appropriate manner.

**Accountability and Reporting to Canadians**

All governments recognize the importance of being accountable to their residents, including reporting on how public funds are used. Territorial governments are encouraged to report directly to their residents on the expenditures financed and outcomes achieved as a result of funding provided through the Northern Housing Trust.

Territorial governments are also encouraged to acknowledge in public announcements the funding contribution provided by the Government of Canada in respect of housing in the North.
March 23, 2007

Her Worship
Mayor Anne Marie DeCicco-Best
City of London
300 Dufferin Avenue
P.O. Box 5035
London ON N6A 4L9

Dear Mayor DeCicco-Best:

Re: Delivering Opportunities for Ontario Renters (DOOR)

The Ministry of Municipal Affairs and Housing recognizes the contributions of Service Managers (SMs) in enhancing the quality of life for the people of Ontario by providing rental housing for low income households.

To build on the success of municipal delivery of housing for low income households, we are pleased to advise you of a one-time capital grant of $3.425 million under our program, Delivering Opportunities for Ontario Renters (DOOR), to assist the City of London in continuing to serve the people of Ontario.

Should you have any questions, I encourage you to contact staff from this ministry’s Housing Delivery Branch.

If you are looking for information about financing your projects, please visit www.mah.gov.on.ca/OMH.

We wish you much success in your endeavours.

Sincerely,

John Gerretsen
Minister

c: Mr. John S. Burke, Deputy Minister
   Hon. Steve Peters, MPP, Elgin–Middlesex–London
   Hon. Christopher Bentley, MPP, London West
   Ms. Deborah Matthews, MPP, London North Centre
   Mr. Khalil Ramal, MPP, London–Fanshawe

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April 4, 2007

Her Worship, Mayor Anne Marie DeCicco-Best
City of London
300 Dufferin Avenue
PO Box 5035
London ON N6A 4L9

Dear Mayor DeCicco-Best:

Thank you for your letter of March 21, 2007, expressing appreciation for the allocation of 155 Rental and Supportive Units under Wave 1 of the Canada-Ontario Affordable Housing Program (AHP) and requesting a further allocation.

To begin, I would like to commend the City of London for its commitment to providing affordable housing to its residents and for its success in the Pilot round of the AHP. I am also pleased to hear that the City of London has recently approved an Affordable Housing Strategy to establish 1200 units by 2010.

I am pleased to inform you that the City of London has received funding of $3.425 million for housing under the ministry's Delivering Opportunities for Ontario Renters (DOOR) program.

For more information on the DOOR program, I encourage you to contact staff in this ministry's Housing Delivery Branch. You can reach branch staff by telephone at (416) 585-7363.

Once again, thank you for sharing your concerns with me. I look forward to continuing to work with the City of London on its housing initiatives.

Sincerely,

John Gerretsen
Minister

cc: The Honourable Steve Peters, MPP, Elgin-Middlesex-London
The Honourable Chris Bentley, MPP, London West
Ms. Deb Matthews, MPP, London North Centre
Mr. Khalil Ramal, MPP, London-Fanshawe

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April 5, 2007

Her Worship
Mayor Anne Marie DeCicco-Best
City of London
300 Dufferin Avenue
P.O. Box 5035
London ON N6A 4L9

Dear Mayor DeCicco-Best:

I am taking this opportunity to contact you because you recently wrote to our government, indicating a personal concern about housing matters.

Today, I want to share with you important news about the provincial budget that was tabled in the legislature on March 22, 2007. In particular, our budget contains several exciting new initiatives that provide housing assistance to the most vulnerable in Ontario.

The McGuinty government believes that every Ontario family should have a safe, healthy, affordable place to call home. That is why our government established a comprehensive Affordable Housing Strategy to assist more than 70,000 Ontario households.

This strategy includes the Canada/Ontario Affordable Housing Program; the Strong Communities Rent Supplement Program; the Ontario Rent Bank Program; the Ontario Mortgage and Housing Initiative; and the new Residential Tenancies Act, 2006.

This strategy is enhanced by the investment of $392 million, which was announced in the provincial budget to create new affordable housing opportunities for those in need.

As part of the $392 million, the government is investing $185 million to create a new housing allowance that will provide more than 27,000 low-income working families with $100 every month to assist them in paying their rent. This investment brings the total number of households assisted through new housing allowance programs to 35,000.
Her Worship
Mayor Anne Marie DeQicco-Best

Through the Delivering Opportunities for Ontario Renters (DOOR) initiative, we are investing more than $127 million to create new rental housing for low-income families. The government is on track to deliver 20,000 new units of affordable housing.

Finally, our government will be consulting with aboriginal peoples on the most effective way to allocate $80 million in housing initiatives to benefit off-reserve aboriginal households.

Through these budget investments, our government is helping to provide much-needed safe and affordable homes for thousands of Ontario’s most vulnerable households, thereby confirming the values of compassion and caring that make our province such a special place.

Sincerely,

John Gerretsen
Minister

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MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING

Housing Allowance Funding Conversion to Capital Survey

SERVICE MANAGER:

London

PART A - Housing Allowance funding available for conversion to capital

<table>
<thead>
<tr>
<th>Initiatives</th>
<th>Current Allocation</th>
<th>Required Funding</th>
<th>Funding Available for Conversion</th>
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<tr>
<td></td>
<td>Units</td>
<td>Funding $M (A)</td>
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<td>Housing Allowance</td>
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PART B - Proposed conversion plan

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<th>Initiatives</th>
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<td>Funding $M</td>
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<td>Rental &amp; Supportive</td>
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<td>Northern</td>
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<tr>
<td><strong>Total</strong></td>
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<td>$2,240,000</td>
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</tbody>
</table>

Notes:
1. Rental & Supportive Units based on an average of: $70,000 per unit
2. Home Ownership Units based on an average of: $8,000 per unit
3. Proposed conversion plan total funding (Part B) should equal funding available for conversion (Part A)

Should the proposal not be accepted, we will continue to deliver the HARS program. However, noting that HARS is only a 5 year program, the creation of an additional 32 R & S units for 20 years is deemed more appropriate. An RFP for R & S closes May 25, 2007.

London also requests a change in the Homeownership Program in order to allocate a 6% downpayment. This can be done within our existing allocation of $927,000, because our price per unit is $120,000 as opposed to the provincial amount. This can be achieved within our existing allocation; no additional $ required.

Approved by: Louise Stevens
Title: Director of Municipal Housing