



Session #503: How Service Managers are
Using Housing Development Corporations
to Evolve Community Housing

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VISION

London's Housing Vision: *"...where all members of the community have access to housing that is safe, secure, and suitable to their needs and ability to pay."*



APPROACH

1. Lean start-up: Approach based on minimum sustainable viability
2. Internal Collaborative Group
3. Initial Tools to be Considered for the HDC
4. Establish Priorities
5. Focus of Initial 4 Years then through multi-year business plans



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MANDATES

Housing Development Corporation

Core Mandate

- The HDC stimulates the development and sustainability of affordable housing throughout London and Middlesex.

Supporting Mandates

- The HDC supports the local need for revitalized and strengthened neighbourhoods, and diverse and inclusive communities.
- The HDC collaborates with all sectors to create and sustain affordable housing and stimulate economic growth.



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TOOLS



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GOVERNANCE

- Separate entity with the City as Sole Shareholder
- Council Appointed Board of Directors with industry expertise
- Focus on development – HDC will not operate housing
- Capital funding approved by Council through annual budget process



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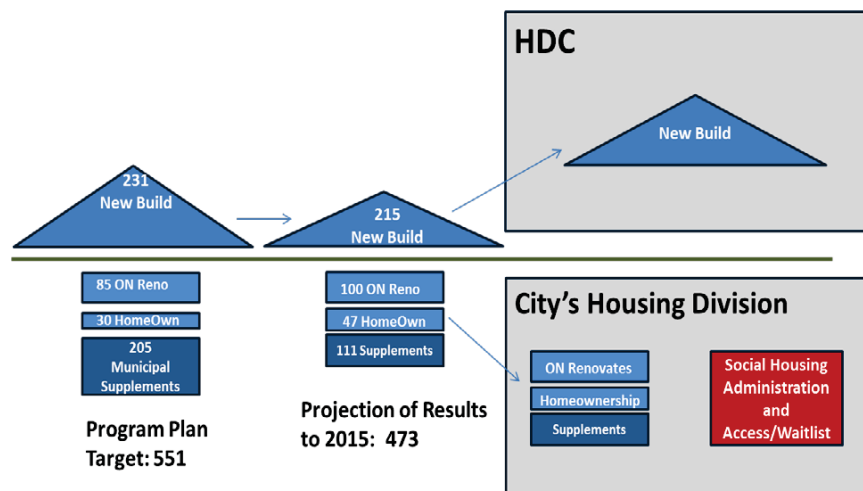
ADMINISTRATION

- Current relationship to the City of London
 - Assumption of current housing development activities
 - Shared services with the City
 - Social Housing Service Manager role



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ROLES



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INDEPENDENT ENTITY

- Catalyst to enable new affordable housing
- Central point of contact at City for new affordable housing projects
- Ability to focus on gaps/niche in current housing market
- Expedited and streamlined processes to enable leveraging of city land and assets for affordable housing
- Standardization of tools and policies
- Industry & market knowledge through independent and volunteer Board



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WHAT WE'VE LEARNED

- Other cities are using HDC or alternative delivery models
- Many in Ontario exploring and interested in London model
- Relies on ongoing support and engagement of all sectors (not-for-profit & private) and orders of government, including municipal departments.



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MORE LEARNING

- Will advance and support other local plans including Official Plan
- Some new tools will require new partnerships and players



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SUMMARY

New nimble entity with Council oversight

Mechanism for sustainable funding

Create opportunities including local jobs and training

Engage experts, partners, stakeholders and community to create innovative solutions to meet affordable housing needs as well as to ensure the viability of existing government funded housing.



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QUESTIONS

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