



## Session #805: Making Partnerships Work

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### Affordable Housing Reserve Fund

The intent of the funding is to create an environment in which the private sector and community providers will be willing and able to develop affordable housing that does not involve direct City operating subsidies, for people with a range of housing needs that are not currently being met in the market. Partnerships between the private sector and not-for-profit organizations are encouraged.

The focus of the Affordable Housing Capital Reserve Fund is the creation of affordable **rental** units.

Due to the limited funds, proponents seeking Reserve Fund contributions must focus on those households in the greatest need and must satisfy specific criteria.



## Criteria in RFP Evaluation

- Formal partnership between private sector proponent and support agency.
- Rents at the ODSP/OW shelter rate
- The building is accessible for people with disabilities
- The project has supportive units that are integrated or dedicated to a single Project.
- From a public expenditures perspective, the public interest is being served by the project



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## Nelms Group & Alice Saddy Association

- 1554 and 1555 Allen Place is a partnership between the Nelms Group and the Alice Saddy Association ,which provides support services for adults with developmental disabilities who may also have a physical disability or a dual diagnosis
- David Nelms designed the units with the family of each tenant in mind to include special features such as faucets without knobs and stoves that shut off at certain times of the day for a tenant with an obsessive compulsive disorder
- There are two buildings, each with 6 units for a total of 12 units, which are monitored through the internet by the support agency headquarters . Each building has 4 one bedroom units and 2 two bedroom units that are fully accessible
- The accessible units include features such as a track system with a hoist for lifting people with a physical disability, roll in shower, automatic front door opener, washer and dryer, and 24 hour staffing



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## Nelms Group & Alice Saddy Association

- This project at 590 Grosvenor St. consists of 12 supportive housing units for individuals with developmental disabilities: 1 bachelor; 7 one bedroom and 4 two bedroom apartments. All units are wheelchair accessible
- The project involves the renovation of the former Church of the Redeemer building located in North London at Grosvenor and Adelaide Street.
- All units will receive support provided by the Alice Saddy Association.
- Rents are at the ODSP maximum shelter allowance



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## SDI Builders & Dale Brain Injury Services

- This project is a partnership between SDI Builders and Dale Brain Injury Services
- The building consists of 20 fully accessible one bedroom apartments
- The target tenant population is individuals with acquired brain injuries and/or other physical or cognitive disabilities.
- Rents for all units is set at the Ontario Disability Support Program maximum shelter allowance rate



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## Youth Opportunities Unlimited

- Youth Opportunities Unlimited (YOU) has 14 bachelors, 12 one bedroom and 2 two bedroom apartments for a total of 28 units
- The property is situated at the corner of York and Richmond Street
- YOU purchased the building outright with City funds therefore a mortgage was not necessary. As a result, they were able to keep their rents at the Ontario Works rate
- YOU received project development funding from the Canada Mortgage & Housing Corporation and other funding from the federal & provincial governments for various renovations
- The main floor contains: Youth Action Centre Industrial Kitchen and Café, and Education Training Programs to name a few



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### London Affordable Housing Foundation & Ormah Gibson Towers (Homes Unlimited)

- Homes Unlimited is a charitable non-profit corporation formed in 1972 composed of a community based Board of Directors and is one of the most experienced and larger non-profit organizations in London
- Ormah Gibson Tower, at 390 Burwell Street has 28 one bedroom, 50 two bedroom and 2 three bedroom apartments for a total of 90 units
- It includes 20 rent supplement units and 12 wheelchair accessible units each with roll in shower and lower counter tops
- 13 storeys; non-profit business office on the ground floor
- Homes Unlimited received an additional \$5000 per unit and approval for an extra 100sq feet per accessible unit



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### Council of LIFT Non-Profit Housing Corporation

- The London Inner-city Faith Team, known as LIFT, is a coalition of 11 core area churches that have sponsored and successfully operate two existing non-profit housing projects in the City of London
- LIFT has established a charitable non-profit corporation known as The Council of LIFT Non-Profit Housing Corporation to sponsor this project.
- The LIFT board purchased the land adjacent to 390 Burwell Street from Homes Unlimited at a discount
- The project has 4 bachelors and 26 one bedroom apartments for a total of 30 units and includes 20 units, supported by ACT that rent at the ODSP rate
- There is also a fully accessible unit located at the front of the building



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## Sum it up

- ✓ Encourage partnerships between the private sector and not-for-profit organizations
- ✓ Partners provide supports for people with a range of housing needs that are not currently being met in the market
- ✓ Important to refer proponents to Canada Mortgage & Housing Corporation for SEED \$ and PDF \$



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## QUESTIONS

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