

Provincial Elections Issue: Housing and Homeless Prevention

Issue

- London is facing a housing crisis due to rising prices, low vacancy rates, and aging infrastructure.

Background

Housing Affordability

- London lies just outside of the “Greater Golden Horseshoe” (GGH) region which has been targeted by provincial legislation aiming to cool the housing market.
- Detached home prices in London increased by over 17% from December 2016 to December 2017, compared to just 0.7% in Toronto.
- London has a critically low vacancy rate, at 1.8% overall in 2017, and many of the units that are available are priced well above market rent.

Homeless Prevention

- London’s Housing First approach contributed to reducing the number of individuals accessing emergency shelters by 18% between 2011 and 2016.
- Indigenous peoples make up a heavily disproportionate number of Londoners experiencing homelessness. Almost 29% of enumeration respondents reported Indigenous heritage, compared with just over 2% of the general population.

Social and Affordable Housing

- Right now in London, there are over 3,000 households on the waiting list for affordable housing, and countless others living in precarious, unsafe, or unaffordable housing.
- The majority of housing stock the City inherited was built around the same time in the 1950's and 1960's, and many building systems are coming to the end of their lifecycle.
- Although buildings are in fair condition today, in five years' time there is a forecast \$225M deficit for maintenance, repairs, and replacement of City-owned affordable housing properties alone.

Local Solutions

- London's Housing Development Corporation, incorporated in 2015, is a regional leader in advancing public-private partnerships to increase the supply of affordable housing.
- For every \$1 in public funding for housing, the Housing Development Corporation can leverage an additional \$1 from the private sector.
- London is demonstrating the power of community collaboration in combating homelessness, through programs like Street Level Women at Risk.
- The Street Level Women at Risk program, which brings together resources from 25 community organizations, has found and maintained housing for 36 women involved with street-level sex work to date.



Contact:

Adam Thompson
Manager, Government and External Relations
City of London
athompson@london.ca

london.ca

