



A GUIDE TO FAMILY HOUSING



Households with dependents City of London and County of Middlesex



Introduction

The Guide to Family Housing is intended as an aid for households with dependents (one or more dependents) looking to live in designated family social housing in the City of London and County of Middlesex. The guide provides general project information and shows a photo of each housing project indicating the age of the building, number of units and specific unit modifications, location, amenities in the neighbourhood, etc. for viewing purposes only.

Some of the family designated housing also includes households without dependents such as adults/singles/couples age 16+ and seniors 60+ and 65+ as indicated in the guide.

The non-profit housing listed in the guide offer subsidized housing and low-end market rent (not subsidized) to families with low incomes. Rent is subsidized by the City of London, Housing Division and is normally set at 30% of household's gross income from all sources such as employment, pensions, investment interest, etc. In addition, there are long waitlists for subsidized housing.

To apply for subsidized housing contact the Housing Access Centre at 519-661-0861 or email hac@london.ca

For low-end market rent (not subsidized), apply directly to the housing provider listed.

Through the Investment in Affordable Housing Program, new homes are being created in the City of London and Middlesex County. These rents are set at or below average market rent in the city of London as determined by the Canada Mortgage and Housing Corporation (CMHC). The City has established an income eligibility requirement of five (5) times the monthly rent. *Occupancy standards apply.

This affordable housing is not rent-geared-to income housing and the rent will not be subsidized. The City has established an income eligibility requirement that is five (5) times the monthly rent.

Example: If the rent is \$600/month, the maximum income the applicant can make is:
$$\$600.00 \times 5 = \$3000/\text{month} \times 12 = \$36,000/\text{year}$$

Please Note

The results produced are for information only and are only accurate to the data collected. We apologize for any incorrect or outdated information and are not liable for any actions or activities as a result of such information. To find the most up-to-date information on how to apply for tenancy in each building, call the contact number shown on each page.

If you discover an error on one of our listings please let us know by calling 519-661-0861 or email us at housing@london.ca and we will endeavor to correct the information.

*Occupancy Standards determine what size of dwelling unit that a rent-geared-to-income household is eligible for (1 bedroom, 2 bedrooms, etc.). These can be found on our website www.london.ca Housing Division Notice HDN#: 2012-177: Local Rule – Occupancy Standards.

Social Housing Programs

There are 64 private non-profit and cooperative housing corporations, governed by Boards of Directors who are responsible for the overall management of the buildings. They housed a mix of people with varying household incomes in their developments.

Private Non-Profit Housing (PNP) - There are 27 private non-profit groups with 37 projects with 1,815 units under City of London administration located throughout the City of London and County of Middlesex.

They are owned by sponsor organizations such as service clubs, church organizations and ethnic groups and are either self-managed or managed through a property management company. Most of the non-profit units are designated for rent-geared-to-income housing and are required to participate in the centralized waiting list, the rest are low end market rent units (not subsidized). To apply for low end market rent go directly to the non-profit housing provider.

Federal Non-Profit Housing (FNP) - There are 20 federal non-profit groups with 27 projects with 1,357 units under City of London administration located throughout the City of London and County of Middlesex.

They are owned by sponsor organizations such as churches and service clubs, and are either self-managed or managed through a property management company. Very few are designated for rent-geared-to-income and they are not required to participate in the centralized waiting list, most are low end market rent (not subsidized). To apply for low end market rent go directly to the non-profit housing provider.

Provincial Co-operative Housing (PCO) - There are 16 non-profit housing co-operatives with 16 projects with 1,122 units under City of London administration located throughout the City of London and County of Middlesex.

They are owned and managed by their occupant members. Each resident becomes a member and has a say in how the co-operative is operated and is expected to help in the day-to-day operations. A Board of Directors is established from members of the co-operative. Most of the Co-operative units are designated for rent-geared-to-income housing and required to participate in the centralized waiting list, the rest are low end market units (not subsidized). To apply for low end market rent go directly to the co-operative.

Public Housing (PH) / Rent-Geared-To-Income (RGI) Housing - Public housing units are rent-geared-to-income (RGI) and are governed and managed by the London & Middlesex Housing Corporation (LMHC). There are 3,282 public housing units that are designated for rent-geared-to-income throughout London and County of Middlesex. LMHC participates in the centralized waiting list.

RGI assisted housing targets the neediest households. Rent does not exceed 30% of the gross household income. Tenants pay rent based on the combined gross income of all households members.

Rent Supplement Program (RS) - The City of London, Housing Division administers and manages 479 Supplement Program.

Tenants are referred from the Housing Access Centre social housing wait list to the private landlords. Tenants pay their RGI portion of rent to the private landlord and the City of London provides the rent supplement portion to the landlord; which is the difference between the tenant portion of the rent and the landlord market rent.

Affordable Housing Program (AHP)

The City of London's role under the AHP is working with developers through investment funding to secure a portion of their units as "affordable" meaning that a number of rental units will be made available to the general public at a low end market rate than the average private market rentals and the remaining units will be that average private market rentals. The AHP units are NOT rent-geared-to-income housing. We do not find tenants for these units; the developers (Landlords) find their own tenants.

Artisan Co-operative Homes Inc.
 225 Taylor Street, London, ON
Phone: 519-673-3457



Population Target: Families		
Year of Existence: 1991		
Zone: Northeast		
Property Management: Self-Managed		
Direction: Adelaide and Cheapside Street		
Building Type: Townhouses		
Utilities Included: No		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 42		# Market Rent Units: 9
# Bedrooms:	2-Bedrooms: 14	3-Bedrooms: 28
Wheelchair Accessible Units: 2		
Parking: One space per unit plus extra spaces		
Unit Features: Fridge, and stove		
Building Features: Finished recreation room, children's playground, laundry facilities on site, low utility costs, common room with kitchen		
Amenities: Shopping, banks, major schools, parks, restaurants, churches		
Transportation: Access to city buses		

Bonaventure Place Housing Co-operative Inc.

121 Bonaventure Drive, London, ON

Phone: 519-455-6802



Population Target: Families			
Year of Existence: 1988			
Zone: East			
Property Management: McCormick & Zock Inc.			
Directions: Located at the northwest corner of Bonaventure and Admiral Drive, 1 block west of Airport Road			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 50		# Market Rent Units: 10	
# Bedrooms:	2-Bedrooms: 16	3-Bedrooms: 28	4-Bedrooms: 6
Wheelchair Accessible Unit: 3			
Parking: One space per unit			
Unit Features: Fridge & stove			
Building Features: Common room, laundry facilities on site, children's playground, finished recreation room			
Amenities: Grocery store, drug store, restaurant, banks, churches, major schools, parks, medical offices			
Transportation: Access to City buses			

Bridge End Housing Co-operative Inc.
 90 Chapman Court, London, ON
Phone: 519-473-6035



Population Target: Families & adults				
Year of Existence: 1991				
Zone: Northwest				
Property Management: McCormick & Zock Inc.				
Direction: Corner of Sarnia Road west of Wonderland Road				
Building Type: Townhouses				
Utilities Included: No				
Rent: is set at 30% of household's gross income from all sources				
Total Units: 61			# Market Rent Units: 15	
# Bedrooms:	1-Bedroom: 5	2-Bedrooms: 19	3-Bedrooms: 30	4-Bedrooms: 7
Wheelchair Accessible Units: 4				
Parking: One space per unit plus extra spaces				
Unit Features: Fridge, and stove				
Building Features: Laundry facilities on site, common room with kitchen, finished recreation room, children's playground, basketball court				
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices				
Transportation: Access to city buses				

Chelsea Green Home Society – Bill Stewart Chelsea Acres
 2000 Wavell Street, London, ON
Phone: 519-455-6080

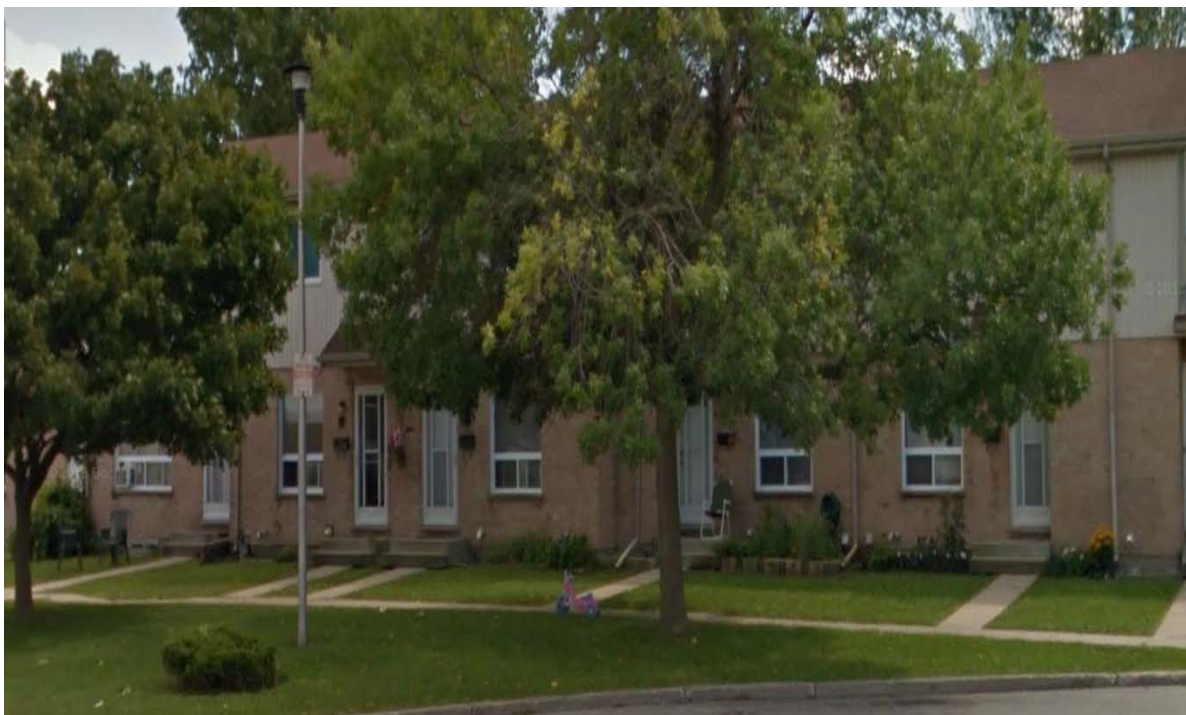


Population Target: Families			
Year of Existence: 1989			
Zone: East			
Property Management: M. F. Arnsby Property Management			
Directions: Wavell and Dundas Street			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 60		# Market Rent Units: 12	
# Bedrooms:	2-Bedrooms: 15	3-Bedrooms: 41	4-Bedrooms: 4
Wheelchair Accessible Unit: 3			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, finished recreation room, children's playground			
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

Chelsea Green Home Society – Chelsea Oak

1470 Jalna Blvd, London, ON

Phone: 519-455-6080



Population Target: Families			
Year of Existence: 1986			
Zone: South			
Property Management: Arnsby Property Management			
Directions: Southwest corner of Jalna Blvd and Chalkstone Drive			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 60		# Market Rent Units: 19	
# Bedrooms:	2-Bedrooms: 26	3-Bedrooms: 30	4-Bedrooms: 4
Wheelchair Accessible Unit: None			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, finished recreation room, children's playground			
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

Chelsea Green Home Society – Chelsea Oaks Heights

575 Wilkins Street, London, ON

Phone: 519-455-6080



Population Target: Families

Year of Existence: 1981

Zone: South

Property Management: Arnsby Property Management

Directions: South of Wellington between Commissioners and Southdale Road

Building Type: Townhouses

Utilities Included: No

Rent: Low end market rent (rent set at 95% of average market rent)

Total Units: 55

# Bedrooms:	2-Bedrooms: 21	3-Bedrooms: 18	4-Bedrooms: 16
--------------------	----------------	----------------	----------------

Wheelchair Accessible Unit: None

Unit Features: Fridge and stove

Parking: One space per unit

Building Features: Laundry facilities on site, common room, finished recreation room, children's playground

Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices

Transportation: Access to city buses

Chelsea Green Home Society – Chelsea Meadows

990 Huron Street, London, ON

Phone: 519-455-6080



Population Target: Families			
Year of Existence: 1981			
Zone: Northeast			
Property Management: Arnsby Property Management			
Directions: On Huron Street between Barker and Briarhill			
Building Type: Townhouses			
Utilities Included: No			
Rent: Low end market rent (rent set at 95% of average market rent)			
Total Units: 45			
# Bedrooms:	2-Bedrooms: 15	3-Bedrooms: 28	4-Bedrooms: 2
Wheelchair Accessible Unit: None			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, finished recreation room, children's playground			
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

Country Spirit Co-operative Homes of London Inc.
 14 Spiritwood Court, London, ON
Phone: 519-681-1009



Population Target: Families			
Year of Existence: 1990			
Zone: South			
Property Management: Self-managed			
Directions: Northeast of Pond Mills and Thompson Road			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 63		# Market Rent Units: 5	
# Bedrooms:	2-Bedrooms: 26	3-Bedrooms: 33	4-Bedrooms: 4
Wheelchair Accessible Unit: 3			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, finished recreation room, children's playground			
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

Forest Quarter Family Residences Inc.
 40 Base Line Road, London, ON
Phone: 519-455-6080



Population Target: Families			
Year of Existence: 1990			
Zone: Southwest			
Property Management: Arnsby Property Management			
Directions: West of Wharncliffe Road at Base Line Road			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 62		# Market Rent Units: 2	
# Bedrooms:	2-Bedrooms: 34	3-Bedrooms: 26	4-Bedrooms: 2
Wheelchair Accessible Unit: 3			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, finished recreation room, children's playground			
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

Genesis (London) Housing Co-operative
 61 Bow Street / 400 Marconi Blvd, London, ON
Phone: 519-659-2383



Population Target: Families			
Year of Existence: 1989			
Zone: East			
Property Management: Homestarts Incorporated			
Directions: Between Marconi Blvd and Bow street			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 75		# Market Rent Units: 20	
# Bedrooms:	2-Bedrooms: 32	3-Bedrooms: 38	4-Bedrooms: 5
Wheelchair Accessible Unit: 4			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, finished recreation room, children's playground			
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

Gilzean's Creek Housing Co-operative Inc.
 235 Park Street, Strathroy, ON
Phone: 519-245-5521



Population Target: Families			
Year of Existence: 1986			
Zone: Strathroy – Caradoc Township			
Property Management: Self-managed			
Directions: On Park Street off Carroll Street West in Strathroy			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 40		# Market Rent Units: 19	
# Bedrooms:	2-Bedrooms: 11	3-Bedrooms: 27	4-Bedrooms: 2
Wheelchair Accessible Unit: 2			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, finished recreation room, children's playground, basketball court			
Amenities: Walking distance to shopping mall, major schools nearby and school bus			
Transportation: Taxi and driving services			

Good News Community Homes – Eden Homes

975 Railton Avenue, London, ON

Phone: 519-452-0693



Population Target: Families			
Year of Existence: 1991			
Zone: East			
Property Management: Self-managed			
Directions: Corner of Trafalgar Street and Railton Road			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 51		# Market Rent Units: 8	
# Bedrooms:	2-Bedrooms: 21	3-Bedrooms: 28	4-Bedrooms: 2
Wheelchair Accessible Unit: None			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, finished recreation room, children's playground			
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

Inter Faith Homes (London) Corporation – Ladybrook Maisonettes
 728-792 Ladybrook Crescent, London, ON
Phone: 416-416-932-2670 or drop in on site



Population Target: Families			
Year of Existence: 1964			
Zone: Southwest			
Property Management: Community First Developments Inc.			
Directions: Near Andover Drive and Viscount Road			
Building Type: Maisonette Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 64		# Market Rent Units: 17	
# Bedrooms:	2-Bedrooms: 40	3-Bedrooms: 20	4-Bedrooms: 4
Wheelchair Accessible Unit: None			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, finished recreation room, children's playground, in-ground pool			
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

Latin American/Canadian Non-Profit Housing (London) Inc. – Mayan Land Villas
 126 Bonaventure Drive, London, ON
Phone: 519-681-6403



Population Target: Families			
Year of Existence: 1989			
Zone: East			
Property Management: Kare Property Management			
Directions: Near Admiral and Bonaventure Drive			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 75		# Market Rent Units: 11	
# Bedrooms:	2-Bedrooms: 23	3-Bedrooms: 40	4-Bedrooms: 12
Wheelchair Accessible Unit: 5			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Washer/dryer in handicap units only, other units got hook-up ready for installing washer/dryer, laundry facilities on site, finished recreation room			
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

London Non-Profit Multicultural Residences – Miraflores Place

786 Shelborne Street, London, ON

Phone: 519-455-6080



Population Target: Families				
Year of Existence: 1988				
Zone: South Central				
Property Management: Arnsby Property Management				
Directions: Northeast corner of Pond Mills Road and Commissioners Road, intersection on Shelborne				
Building Type: Townhouses				
Utilities Included: No				
Rent: is set at 30% of household's gross income from all sources				
Total Units: 55			# Market Rent Units: 6	
# Bedrooms:	2-Bedrooms: 14	3-Bedrooms: 21	4-Bedrooms: 17	5-Bedrooms: 3
Wheelchair Accessible Unit: 3				
Unit Features: Fridge and stove				
Parking: One space per unit				
Building Features: Laundry facilities on site, finished recreation and family room, children's playground				
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices				
Transportation: Access to city buses				

London Polonia Towers Inc. – Polonia Gardens
806 Shelborne Street, London, ON
Phone: 519-681-5774



Population Target: Families			
Year of Existence: 1989			
Zone: South			
Property Management: BGM Property Management & Consulting Inc.			
Directions: Commissioners Road and Shelborne Street			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 68		# Market Rent Units: 10	
# Bedrooms:	2-Bedrooms: 32	3-Bedrooms: 31	4-Bedrooms: 5
Wheelchair Accessible Unit: 3			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, finished recreation room, children's playground			
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

London Polonia Towers Inc. – Polonia Terrace

106 Deveron Crescent, London, ON

Phone: 519-681-5774



Population Target: Families			
Year of Existence: 1987			
Zone: South			
Property Management: BGM Property Management & Consulting Inc.			
Directions: Southeast corner of Pond Mills and Deveron at Commissioners			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 54		# Market Rent Units: 7	
# Bedrooms:	2-Bedrooms: 17	3-Bedrooms: 33	4-Bedrooms: 4
Wheelchair Accessible Unit: 3			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, finished recreation room, children's playground			
Amenities: Shopping, banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

London Town Co-operative Homes Inc.

550 Sarnia Road, London, ON

Phone: 519-657-0898



Population Target: Families				
Year of Existence: 1991				
Zone: Northwest				
Property Management: Self-managed				
Directions: Sarnia Road west of Wonderland Road North				
Building Type: Townhouses				
Utilities Included: No				
Rent: is set at 30% of household's gross income from all sources				
Total Units: 72			# Market Rent Units: 13	
# Bedrooms:	1-Bedrooms: 5	2-Bedrooms: 35	3-Bedrooms: 28	4-Bedrooms: 4
Wheelchair Accessible Unit: 4				
Unit Features: Fridge and stove				
Parking: One space per unit				
Building Features: Laundry facilities on site, common room, 2 children's playground, finished recreation room				
Amenities: Near to Sherwood Forest Mall, banks, major schools, parks, restaurants, churches, medical offices				
Transportation: Access to city buses				

Marconi Non-Profit Housing Corporation - Eastwood

254 - 342 Marconi Blvd, London, ON

Phone: 519-681-5774



Year of Existence: 1987			
Zone: East			
Property Management: BGM Property Management & Consulting Inc.			
Directions: Clarke Road and Trafalgar Street			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Population Target: Families			
Total Units: 60		# Market Units: 17	
# Bedrooms:	2-Bedrooms: 21	3-Bedrooms: 37	4-Bedrooms: 2
Wheelchair Accessible Unit: 3			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room			
Amenities: Banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

Marconi Non-Profit Housing Corporation - Northwood
 1270 Bentley Drive London, ON
 Phone: 519-681-5774



Population Target: Families			
Year of Existence: 1989			
Zone: Northwest			
Property Management: BGM Property Management & Consulting Inc.			
Directions: Eastside of Webster and Bentley Drive			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 60		# Market Units: 2	
# Bedrooms:	2-Bedrooms: 19	3-Bedrooms: 38	4-Bedrooms: 4
Wheelchair Accessible Unit: 3			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room			
Amenities: Banks, major schools, parks, restaurants, churches, medical offices			
Transportation: Access to city buses			

Odell-Jalna Residences of London – Jalna Woods

870 Jalna Blvd, London, ON

Phone: 519-455-6080



Population Target: Families		
Year of Existence: 1986		
Zone: South		
Property Management: M. F. Arnsby Property Management		
Directions: North side of Jalna Blvd and Bradley Avenue, west of Ernest Avenue just south of Southdale Road		
Building Type: Townhouses		
Utilities Included: No		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 64		# Market Units: 14
# Bedrooms:	2-Bedrooms: 26	3-Bedrooms: 38
Wheelchair Accessible Unit: 1		
Unit Features: Fridge and stove		
Parking: Free parking		
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room		
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores, access to Hwy 401		
Transportation: Access to city buses		

Odell-Jalna Residences of London – Odell Place

796 Shelborne Street, London, ON

Phone: 519-455-6080



Population Target: Families			
Year of Existence: 1988			
Zone: South			
Property Management: M. F. Arnsby Property Management			
Directions: Northeast of Pond Mills and Commissioners Road along Shelborne Street and Columbus Drive			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 67		# Market Units: 10	
# Bedrooms:	2-Bedrooms: 36	3-Bedrooms: 29	4-Bedrooms: 2
Wheelchair Accessible Unit: 3			
Unit Features: Fridge and stove			
Parking: Free parking			
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room			
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores			
Transportation: Access to city buses			

Odell-Jalna Residences of London – Wavell Village

2010 Wavell Street, London, ON

Phone: 519-455-6080



Population Target: Families		
Year of Existence: 1989		
Zone: East		
Property Management: M. F. Arnsby Property Management		
Directions: Near Clarke Road and Wavell Street behind Argyle Mall		
Building Type: Townhouses		
Utilities Included: No		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 55		# Market Units: 6
# Bedrooms:	2-Bedrooms: 28	3-Bedrooms: 27
Wheelchair Accessible Unit: 3		
Unit Features: Fridge and stove		
Parking: Free parking		
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room		
Amenities: Argyle Mall, banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores		
Transportation: Access to city buses		

P.A.M. Gardens, Non-Profit Housing Inc. – Pinewood Gardens
730 Deveron Crescent, London, ON
Phone: 519-681-6403



Population Target: Families		
Year of Existence: 1986		
Zone: South		
Property Management: Kare Property Management		
Directions: Southeast corner of Commissioners Road East and Deveron Crescent		
Building Type: Townhouses		
Utilities Included: No		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 65		# Market Units: 8
# Bedrooms:	2-Bedrooms: 26	3-Bedrooms: 39
Wheelchair Accessible Unit: 2		
Unit Features: Fridge and stove		
Parking: Free parking		
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room		
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores		
Transportation: Access to city buses		

P.A.M. Gardens, Non-Profit Housing Inc. – Pondview Point
711 Pond Mills Road, London, ON
Phone: 519-681-6403



Population Target: Families		
Year of Existence: 1988		
Zone: South		
Property Management: Kare Property Management		
Directions: West of Pond Mills Road, north of Bradley Avenue		
Building Type: Townhouses		
Utilities Included: No		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 65		# Market Units: 10
# Bedrooms:	2-Bedrooms: 32	3-Bedrooms: 33
Wheelchair Accessible Unit: 3		
Unit Features: Fridge and stove		
Parking: Free parking		
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room		
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores		
Transportation: Access to city buses		

P.A.M. Gardens, Non-Profit Housing Inc. – Bella Vista Gardens
685 Deveron Crescent, London, ON
Phone: 519-681-6403



Population Target: Families		
Year of Existence: 1983		
Zone: South		
Property Management: Kare Property Management		
Directions: On Commissioners and Deveron between Commissioners and Banbury		
Building Type: Townhouses		
Utilities Included: No		
Rent: Low end market rent (rent set at 95% of average market rent)		
Total Units: 40		
# Bedrooms:	2-Bedrooms: 10	3-Bedrooms: 30
Wheelchair Accessible Unit: None		
Unit Features: Fridge and stove		
Parking: Free parking		
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room		
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores		
Transportation: Access to city buses		

P.A.M. Gardens, Non-Profit Housing Inc. – Mendes Cove
 460 Pond Mills Road, London, ON
Phone: 519-681-6403



Population Target: Families		
Year of Existence: 1985		
Zone: South		
Property Management: Kare Property Management		
Directions: Between Commissioners and Southdale Road		
Building Type: Townhouses		
Utilities Included: No		
Rent: Low end market rent (rent set at 95% of average market rent)		
Total Units: 30		
# Bedrooms:	2-Bedrooms: 12	3-Bedrooms: 18
Wheelchair Accessible Unit: None		
Unit Features: Fridge and stove		
Parking: Free parking		
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room		
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores		
Transportation: Access to city buses		

P.A.M. Gardens, Non-Profit Housing Inc.-Riverwoods West
1367 Commissioners Road West, London, ON
Phone: 519-681-6403



Population Target: Families		
Year of Existence: 1992		
Zone: Southwest		
Property Management: Kare Property Management		
Direction: Commissioners Road West and Boler Road		
Building Type: Townhouses		
Utilities Included: No		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 20		# Market Rent Units: 5
# Bedroom Units:	2-Bedrooms: 6	3-Bedrooms: 14
Accessible Units: None		
Unit features: Fridge & stove		
Parking: One space per unit		
Building Features: Patios, common room, laundry facilities on site, children's playground		
Amenities: Parks, churches, variety stores, restaurants, library, shopping, drug store, grocery store, animal clinic		
Transportation: Access to city buses		

St. Martin's Co-operative Homes of London Inc.
 82 Jensen Road, London, ON
Phone: 519-455-9190



Population Target: Families				
Year of Existence: 1991				
Zone: Northeast				
Property Management: Self-managed				
Directions: Huron Street and Highbury Avenue next to Montcalm Secondary School				
Building Type: Townhouses				
Utilities Included: No				
Rent: is set at 30% of household's gross income from all sources				
Total Units: 62			# Market Units: 5	
# Bedrooms:	2-Bedrooms: 14	3-Bedrooms: 24	4-Bedrooms: 20	5-Bedrooms: 4
Wheelchair Accessible Unit: 3				
Unit Features: Fridge and stove				
Parking: One space per unit				
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room				
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores				
Transportation: Access to city buses				

Tanglewood Orchard Co-operative Homes Inc.
 99 Kimberly Avenue / 24 Spiritwood Court, London, ON
Phone: 519-649-1878



Population Target: Families			
Year of Existence: 1989			
Zone: South			
Property Management: Self-managed			
Directions: West of Pond Mills Road off Cleveland Avenue			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 62		# Market Units: 11	
# Bedrooms:	2-Bedrooms: 26	3-Bedrooms: 31	4-Bedrooms: 5
Wheelchair Accessible Unit: None			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, 3 children's playground, finished recreation room			
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores			
Transportation: Access to city buses			

The Oaklands Housing Co-operative Inc.
 105 Hamilton Road East, London, ON
Phone: 519-659-6209



Population Target: Families and adults				
Year of Existence: 1991				
Zone: East				
Property Management: McCormick and Zock Inc.				
Directions: On Hamilton Road east of Gore Road				
Building Type: Townhouses				
Utilities Included: No				
Rent: is set at 30% of household's gross income from all sources				
Total Units: 71			# Market Units: 12	
# Bedrooms:	1-Bedroom: 6	2-Bedrooms: 28	3-Bedrooms: 31	4-Bedrooms: 6
Wheelchair Accessible Unit: None				
Unit Features: Fridge and stove				
Parking: There is a \$15.00 parking charge				
Building Features: Laundry facilities on site, common room, playground, finished recreation room				
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores				
Transportation: Access to city buses				

The Spirit of 1919 Housing Co-operative Inc.
 2 Bonaventure Drive, London, ON
Phone: 519-453-0928



Population Target: Families			
Year of Existence: 1988			
Zone: East			
Property Management: Homestarts Incorporated			
Directions: North of Trafalgar Street, west of Airport Road			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 78		# Market Units: 21	
# Bedrooms:	2-Bedrooms: 24	3-Bedrooms: 38	4-Bedrooms: 16
Wheelchair Accessible Unit: 4			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room			
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores			
Transportation: Access to city buses			

Tolpuddle Housing Co-operative Inc.
 380 Adelaide Street North / 652, 654 & 656 King Street, London, ON
Phone: 519-439-9871



Population Target: Small families, adults, seniors		
Year of Existence: 1989		
Zone: East		
Property Management: Self-managed		
Directions: At Adelaide and King Street		
Building Type: 6-Storey apartment building		
Utilities Included: No		
Rent: is set at 30% of household's gross income from all sources		
Total Units: 132		# Market Units: 23
# Bedrooms:	1-Bedrooms: 51	2-Bedrooms: 81
Wheelchair Accessible Unit: 14		
Unit Features: Fridge and stove		
Parking: One space per unit		
Building Features: Controlled entry, video surveillance on ground floor, private playground, common room & board room, commercial on ground floor		
Amenities: Banks, major schools, parks, restaurants, churches, drug stores		
Transportation: Access to city buses		

Whiteoak Heritage Housing Co-operative Inc.
1414 Ernest Avenue, London, ON
Phone: 519-681-6630



Population Target: Families			
Year of Existence: 1986			
Zone: South			
Property Management: Self-managed			
Directions: On Ernest Avenue, southwest of Bradley Ave and Conway Drive			
Building Type: Townhouses			
Utilities Included: No			
Rent: is set at 30% of household's gross income from all sources			
Total Units: 75		# Market Units: 38	
# Bedrooms:	2-Bedrooms: 32	3-Bedrooms: 39	4-Bedrooms: 4
Wheelchair Accessible Unit: 4			
Unit Features: Fridge and stove			
Parking: One space per unit			
Building Features: Laundry facilities on site, common room, children's playground, finished recreation room			
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores			
Transportation: Access to city buses			

Windy Woods Co-operative Homes of London Inc.

111 & 115 Belmont Drive, London, ON

Phone: 519-668-2381 or 519-652-1192



Population Target: Families, adults, and seniors

Year of Existence: 1991

Zone: Southwest

Property Management: McCormick & Zock Inc.

Directions: On Belmont Drive near the corner of Wharncliffe Road South

Building Type: 111 Belmont is Apartment Units and 115 Belmont is Townhouses

Utilities Included: No

Rent: is set at 30% of household's gross income from all sources

Total Units: 120 (90 Apartments) (30 Townhouses)

Market Units: 20

# Bedrooms Apartments:	1-Bedroom: 44	2-Bedrooms: 44	3-Bedrooms: 2
-------------------------------	---------------	----------------	---------------

# Bedrooms Townhouses:	3-Bedrooms: 26	4-Bedrooms: 4
-------------------------------	----------------	---------------

Wheelchair Accessible Unit: 24

Unit Features Fridge and stove

Parking: One space per unit. Additional parking \$10.00

Building Features: Laundry facilities on site, common room, children's playground, basketball court, finished recreation room in townhouses

Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores

Transportation: Access to city buses

Allan Rush Gardens, London, ON
 2-34 Barberry / 35-47 Ivy / 32-100 Primrose / 49-81 Vinewood
Phone: 519-661-0861



Population Target: Families		
Year of Existence: 1968		
Zone: Southeast		
Property Management: London & Middlesex Housing Corporation		
Directions: West of Pond Mills Road, north of Commissioners Road East		
Building Type: Townhouses		
Utilities Included: No		
Rent: Do not offer low end market rent. All units are rent-geared-to-income housing and the rent is subsidized at 30% of your gross household income from all sources. To apply for subsidized units you must go directly through the Housing Access Centre		
Total Units: 98		
# Bedrooms:	3-Bedrooms: 84	4-Bedrooms: 14
Wheelchair Accessible Unit: None		
Unit Features: May or may not come with appliances		
Parking: 109 spaces, 4 lots		
Building Features: Backyard patios, tenant community centre, children's playground, onsite community partners		
Amenities: Three Valley park, Julien park, Glen Cain park, banks, major schools, churches, restaurants, medical offices, grocery stores		
Transportation: Access to city buses		

160 – 430 Boullee Street, London, ON
Phone: 519-661-0861



Population Target: Families

Year of Existence: 1968

Zone: Northeast

Property Management: London & Middlesex Housing Corporation

Directions: North of Cheapside Street, west of McNay Street

Building Type: Townhouses

Utilities Included: No

Rent: Do not offer low end market rent. All units are rent-geared-to-income housing and the rent is subsidized at 30% of your gross household income from all sources. To apply for subsidized units you must go directly through the Housing Access Centre

Total Units: 136

# Bedrooms:	3-Bedrooms: 100	4-Bedrooms: 22	5-Bedrooms: 14
--------------------	-----------------	----------------	----------------

Wheelchair Accessible Unit: None

Unit Features May or may not come with appliances

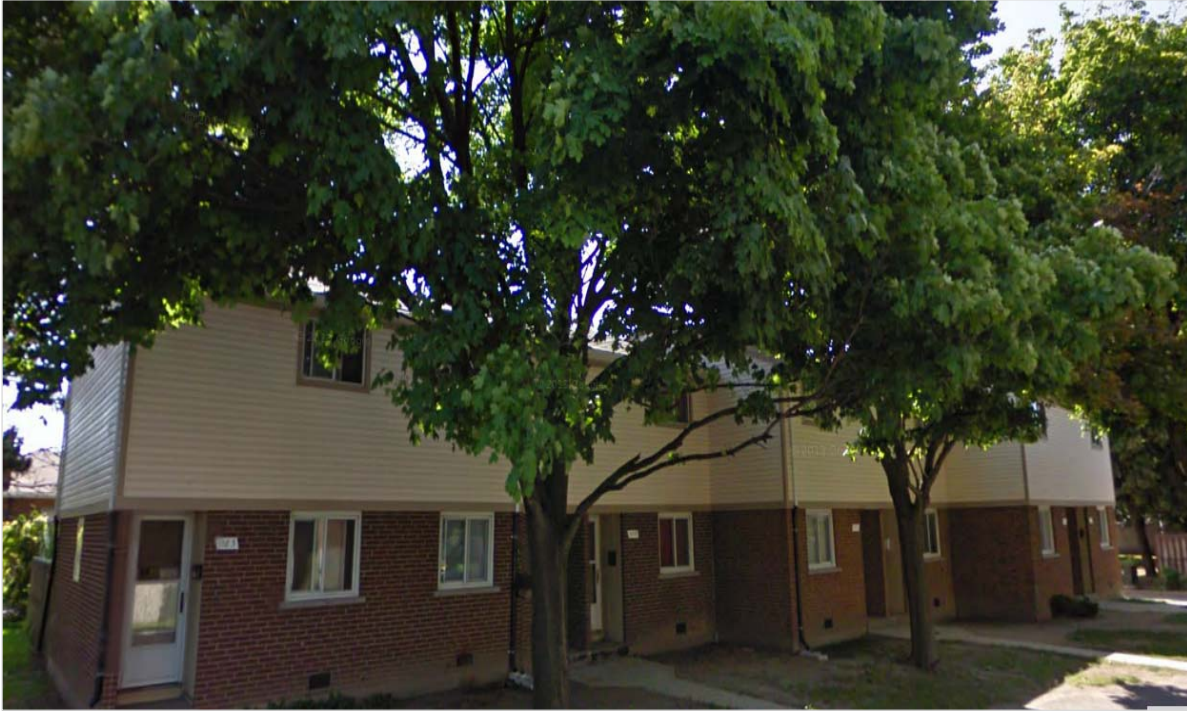
Parking: 136 spaces, 7 lots

Building Features: Backyard patios, children's playground, summer recreation program, tenant community centre

Amenities: Huron market place, Northland Mall and Plaza, banks, major schools, parks, restaurants, churches, medical offices, grocery stores

Transportation: Access to city buses

961 – 1183 Huron Street, London, ON
Phone: 519-661-0861



Population Target: Families

Year of Existence: 1968

Zone: Northeast

Property Management: London & Middlesex Housing Corporation

Directions: South side of Huron Street, east of Adelaide Street

Building Type: Townhouses

Utilities Included: No

Rent: Do not offer low end market rent. All units are rent-geared-to-income housing and the rent is subsidized at 30% of your gross household income from all sources. To apply for subsidized units you must go directly through the Housing Access Centre

Total Units: 110

# Bedrooms:	2-Bedrooms: 67	3-Bedrooms: 43
--------------------	----------------	----------------

Wheelchair Accessible Unit: None

Unit Features: May or may not come with appliances

Parking: 110 spaces, 7 lots

Building Features: Backyard, patios, tenant community centre, children's playground, summer recreation program

Amenities: Huron market place, Northland Mall, plaza, banks, major schools, community centre and outdoor pool nearby, parks, restaurants, churches, medical offices, grocery stores

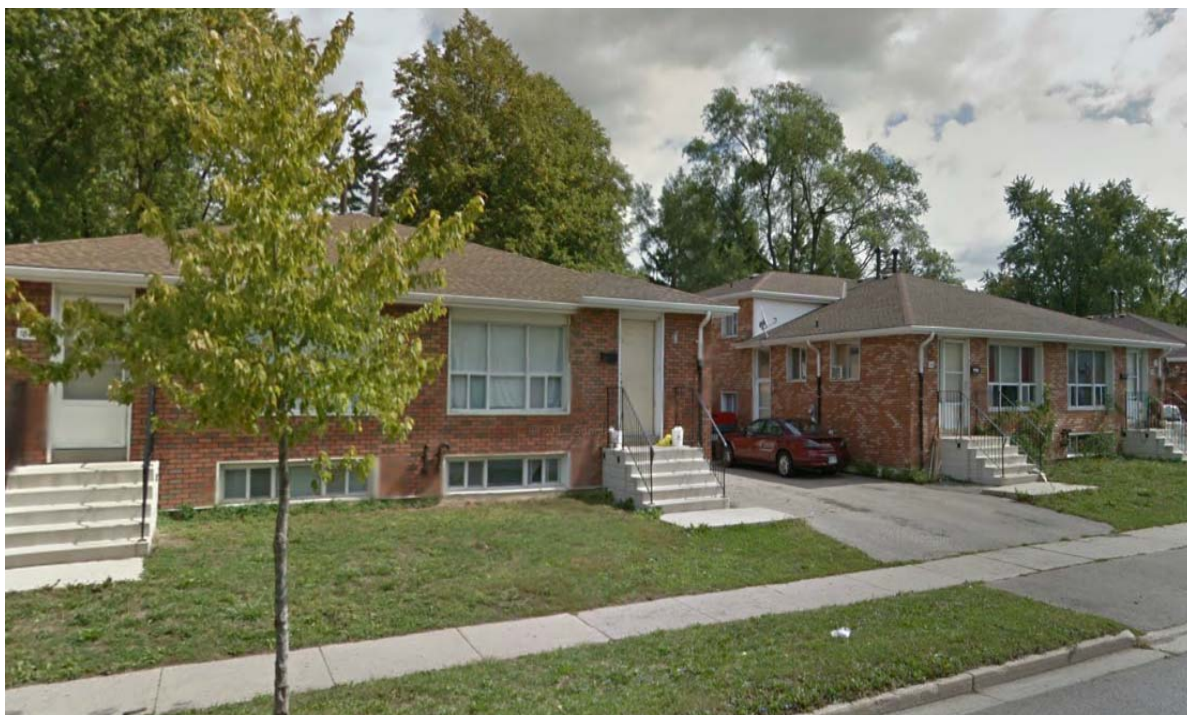
Transportation: Access to city buses

1481 Limberlost Road, London, ON
Phone: 519-661-0861



Population Target: Families				
Year of Existence: 1968				
Zone: Northwest				
Property Management: London & Middlesex Housing Corporation				
Directions: West of Wonderland Road, south of Gainsborough Road				
Building Type: Townhouses				
Utilities Included: No				
Rent: Do not offer low end market rent. All units are rent-geared-to-income housing and the rent is subsidized at 30% of your gross household income from all sources. To apply for subsidized units you must go directly through the Housing Access Centre				
Total Units: 160				
# Bedrooms:	2-Bedrooms: 23	3-Bedrooms: 85	4-Bedrooms: 42	5-Bedrooms: 10
Wheelchair Accessible Unit: None				
Unit Features: May or may not come with appliances				
Parking: 201 spaces, 7 lots				
Building Features: Private backyards, children's playground, summer recreation program, tenant community centre, onsite community partners				
Amenities: Sherwood Forest Shopping centre, banks, major schools, parks, restaurants, churches, medical offices, aquatic centre and arena				
Transportation: Access to city buses				

152 – 218 Marconi Blvd, London, ON
Phone: 519-661-0861



Population Target: Families

Year of Existence: 1968

Zone: Northeast

Property Management: London & Middlesex Housing Corporation

Directions: East of Clarke Road, south of Trafalgar Street

Building Type: Semi-detached houses

Utilities Included: No

Rent: Do not offer low end market rent. All units are rent-geared-to-income housing and the rent is subsidized at 30% of your gross household income from all sources. To apply for subsidized units you must go directly through the Housing Access Centre

Total Units: 34

# Bedrooms:	3-Bedrooms: 20	4-Bedrooms: 10	5-Bedrooms: 4
--------------------	----------------	----------------	---------------

Wheelchair Accessible Unit: None

Unit Features: May or may not come with appliances

Parking: 185 spaces, 3 lots or individual driveways

Building Features: Private backyards, tenant community centre, children's playground, summer recreation program

Amenities: Nearby Argyle Mall, banks, major schools, parks, restaurants, churches, medical offices, grocery stores

Transportation: Access to city buses

254 – 345 Marconi Blvd, London, ON
Phone: 519-661-0861



Population Target: Families

Year of Existence: 1968

Zone: Northeast

Property Management: London & Middlesex Housing Corporation

Directions: East of Clarke Road, south of Trafalgar Street

Building Type: Townhouses

Utilities Included: No

Rent: Do not offer low end market rent. All units are rent-geared-to-income housing and the rent is subsidized at 30% of your gross household income from all sources. To apply for subsidized units you must go directly through the Housing Access Centre

Total Units: 51

# Bedrooms:	3-Bedrooms: 37	4-Bedrooms: 10	5-Bedrooms: 4
--------------------	----------------	----------------	---------------

Wheelchair Accessible Unit: None

Unit Features: May or may not come with appliances

Parking: 185 spaces, 3 lots

Building Features: Private backyards, children's playground, summer recreation program, tenant community centre

Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores

Transportation: Access to city buses

348 – 371 Penny Lane, Strathroy, ON
Phone: 519-661-0861



Population Target: Families				
Year of Existence: 1968				
Zone: Middlesex County				
Property Management: London & Middlesex Housing Corporation				
Directions: Between Hull Road and Pennell Street in Strathroy				
Building Type: Semi-detached houses				
Utilities Included: No				
Rent: Do not offer low end market rent. All units are rent-geared-to-income housing and the rent is subsidized at 30% of your gross household income from all sources. To apply for subsidized units you must go directly through the Housing Access Centre				
Total Units: 20				
# Bedrooms:	2-Bedrooms: 5	3-Bedrooms: 8	4-Bedrooms: 2	5-Bedrooms: 5
Wheelchair Accessible Unit: None				
Unit Features: May or may not come with appliances				
Parking: Individual driveways				
Building Features: Private backyards				
Amenities: Banks, parks, restaurants, churches, medical offices				
Transportation: Taxi services				

370 Pond Mills Road, London, ON
Phone: 519-661-0861



Population Target: Families

Year of Existence: 1968

Zone: Southeast

Property Management: London & Middlesex Housing Corporation

Directions: Pond Mills Road, south of Commissioners Road

Building Type: Townhouses

Utilities Included: No

Rent: Do not offer low end market rent. All units are rent-geared-to-income housing and the rent is subsidized at 30% of your gross household income from all sources. To apply for subsidized units you must go directly through the Housing Access Centre

Total Units: 91

# Bedrooms:	2-Bedrooms: 15	3-Bedrooms: 60	4-Bedrooms: 16
--------------------	----------------	----------------	----------------

Wheelchair Accessible Unit: None

Unit Features: May or may not come with appliances

Parking: 82 spaces, 3 lots

Building Features: Backyard patios, children's playground, summer recreation program, tenant community centre

Amenities: Southeast Optimist Park, Pond Mills Park, banks, major schools, parks, restaurants, churches, medical offices, grocery stores

Transportation: Access to city buses



Population Target: Families			
Year of Existence: 1968			
Zone: Southeast			
Property Management: London & Middlesex Housing Corporation			
Directions: Corner of Southdale Road and Millbank Drive			
Building Type: Townhouses			
Utilities Included: No			
Rent: Do not offer low end market rent. All units are rent-geared-to-income housing and the rent is subsidized at 30% of your gross household income from all sources. To apply for subsidized units you must go directly through the Housing Access Centre			
Total Units: 172			
# Bedrooms:	2-Bedrooms: 42	3-Bedrooms: 109	4-Bedrooms: 21
Wheelchair Accessible Unit: None			
Unit Features: May or may not come with appliances			
Parking: 185 spaces, 3 lots			
Building Features: Private backyard patios, children's playground, summer recreation program, tenant community centre, onsite community partners			
Amenities: Banks, major schools, parks, restaurants, churches, medical offices, grocery stores, drug stores			
Transportation: Access to city buses			

Adelaide Affordable Housing Development

869 Adelaide Street, London, ON N5Y 2M2

Phone: 519-319-9057



Population Target: Families only			
Year of Existence: 2014		Zone: North	
Direction: Located in old North London on Adelaide Street North between St. James and Grosvenor Streets			
Property Management: Self-Managed			
Rent: Not rent-geared-to-income housing and the rent will not be subsidized. They offer a mix of both market value and affordable housing rental units. For rental inquiries and vacancies call directly to the phone number listed above			
Building Type: 3-storey walk-up apartment building newly renovated			
Utilities Included: Heat and parking included in rent. Tenants pay for water and electricity			
Total Units: 41 (5 Townhouses (Th)) (36 Apartments (Apt))			
# Bedrooms Townhouses:	2-Bedrooms: 5		
# Bedrooms Apartments:	1-Bedroom: 2	2-Bedrooms: 4	3-Bedrooms: 30
Wheelchair Accessible Units: None		Parking: Lots of parking	
Unit Features (Th): Fridge, stove, dishwasher, washer & dryer, Air conditioning			
Unit Features (Apt): Fridge, stove and dishwasher			
Building Features (Th): Set back/away from main road, quiet area, small deck			
Building Features (Apt): On site laundry facilities on main floor, secure entry & buzzers,			
Amenities: Walking distance to local schools, convenience stores, parks, grocery stores, medical offices, Palasad bowling, 5-10 minute bus to Fanshawe or UWO			
Transportation: Bus routes walking distance of building			

Huron Pines Housing Co-operative Inc.
 1453 Huron Street, London, ON
Phone: 519-601-4774



Population Target: Small families, adults and seniors		
Year of Existence: 2009		
Zone: Northeast		
Direction: At Huron and Sandford Street		
Property Management: Self-Managed		
Rent: Not rent-geared-to-income housing and the rent will not be subsidized. They offer a mix of both market value and affordable housing rental units. For rental inquiries and vacancies call directly to the phone number listed above		
Building Type: Townhouses		
Utilities Included: No		
Total Units: 26		Wheelchair Accessible Units: 4
# Bedrooms:	1-Bedroom: 4	2-Bedrooms: 20
Unit Features: Fridge, stove, central air, washer and dryer		
Parking: Ample parking		
Building Features: Fully accessible units located on ground-level		
Amenities: Stronach Recreation Centre, Beacock Library, churches, parks, restaurants, medical and dental clinics, grocery stores		
Transportation: Access to city buses		

London Affordable Housing Foundation
1374 Savannah Drive, London, ON
Phone: 1-519-579-9057



Population Target: Families only		
Year of Existence: 2005		
Zone: Northeast		
Direction: Highbury Avenue and Sunningdale Road		
Management: Gateway Property Management Corporation		
Rent: Some one and two bedroom units are subsidized at 30% of your gross household income from all sources. To apply for subsidized units contact the Housing Access Centre at 519-661-0861. The rest are low end market rent not subsidized. Contact them directly at the telephone number shown for low end market vacancies		
Building Type: Townhouses		
Utilities Included: No		
Total Units: 14		# Market Rent Units: 2
# Bedrooms:	2-Bedrooms: 8	3-Bedrooms: 6
Wheelchair Accessible Units: None		
Unit Features: Fridge, stove,		
Parking: One space per unit		
Building Features: Children's play area		
Amenities: Nearby Masonville Mall, churches, major schools, grocery stores, parks		
Transportation: Access to city buses		

Nelson Place Apartments
570 Nelson Street, London, ON
Phone: 519-455-6080



Population Target: Small families, adults and seniors		
Year of Existence: 2010		
Zone: Downtown North		
Direction: West of Adelaide, South of Hamilton Road		
Property Management: M.F. Arnsby Property Management		
Rent: Not rent-geared-to-income housing and the rent will not be subsidized. They offer a mix of both market value and affordable housing rental units. For rental inquiries and vacancies call directly to the phone number listed above		
Building Type: 4-Storey apartment building		
Utilities Included: Heat and hot water included. Tenants to pay hydro		
Total Units: 52		Wheelchair Accessible Units: 18
# Bedrooms:	1-Bedroom: 36	2-Bedrooms: 16
Unit Features: Fridge, stove,		
Parking: Limited spaces		
Building Features: Fully accessible units are on main floor		
Amenities: Downtown London shopping		
Transportation: Access to city buses		

Southdale Apartments
 333-337 Southdale Road East, London, ON
Phone: 226-289-2326



Population Target: Small families, adults and seniors		
Year of Existence: 2009		
Zone: South		
Direction: On Southdale Road East and White Oak Road near Wharncliffe Road		
Property Management: King Street Holdings		
Rent: Not rent-geared-to-income housing and the rent will not be subsidized. They offer a mix of both market value and affordable housing rental units. For rental inquiries and vacancies call directly to the phone number listed above.		
Building Type: 3 apartment buildings		
Utilities Included: Hot water and gas heat. Tenants pay hydro		
Total Units: 39		Wheelchair Accessible Units: 5
# Bedrooms:	1-Bedroom: 33	2-Bedrooms: 6
Unit Features: Fridge and stove		
Parking: Free limited parking. Second parking spot is \$25.00		
Building Features: On site laundry at 333 Southdale building		
Amenities: Churches, parks, restaurants, medical and dental clinics, grocery stores		
Transportation: Access to city buses		

Listed below are more affordable housing rental units located in the City of London and Middlesex County. They are NOT rent-geared-to-income housing and the rent will not be subsidized. They offer a mix of both market value and affordable housing rental units. Occupancy standards do apply.

For rental inquiries and vacancies call directly to the phone number listed.

TARGET: SMALL FAMILIES

260 Clarence Street, London

Contact: 519-951-7226

Type: One and two bedroom apartments

Accessibility: None

753 Dundas Street, London

Contact: 519-455-6080

Type: One and two bedroom apartments

Accessibility: None

572 Dundas Street, London

Contact: 519-878-2222

Type: One and two bedroom apartments

Accessibility: None

The affordable housing project below is currently under construction. When completed, a sign will be posted on the property by the landlord for rental inquiries or check Housing website at www.london.ca/residents/housing for the rental inquiries.

356 Dundas Street, London (6-storey building)

Contact: currently under construction

Occupancy: mid 2019

Total units: 69 with 12 accessible suites

Type: One and two bedroom apartments (A mixture of affordable and market rent units, and clients of the Canadian Mental Health Association)

Aboriginal Housing

Aboriginal housing in the city of London is sponsored by At^lohsa Native Family Healing Services and the Native Four Feathers Housing Co-operative.

For vacancies and rental information please contact them directly at the phone number shown.

219 St. George Street, ON

Phone: 519-438-0068

Target: Aboriginal families, adults and seniors

665 Lorne Avenue, London, ON

First Nations Housing Co-operative Inc.

Phone: 519 645-2549

Target: Aboriginal families only

Additional Co-operatives

The following is a list of additional co-operative housing located in the City of London and County of Middlesex. These co-operative housings are funded and administered by the Federal government (CMHC-Canada Mortgage and Housing Corporation). They housed a mix of people with income thresholds determined by CMHC and pay a reduced monthly rent (housing charge) geared to their income without paying more than 30% of their gross household income in rent. Other households pay the full monthly charge based on cost.

Please Note: The co-operative housing listed is not the responsibility of the Housing Access Centre or London and Middlesex Housing Corporation and does not participate on our centralized waiting list.

For vacancies and information contact the co-operative housing directly at the phone number shown

Brookfield Housing Co-operative

30 Silverbrook Drive, London
Phone: 519 660-6594
Target: Families

Byron Meadows Community Housing Co-operative

434 Griffith Street, London
Phone: 519-657-2667
Target: Families

Chisolm Place Housing Co-operative

1290 Sandford Street, London
Phone: 519-659-4494
Target: Families

Forest City Housing Co-operative

200 Banbury Road, London
Phone: 591-200-0952
Target: Adults & families

Mary Campbell Housing Co-operative

587 Talbot Street, London
Phone: 519-438-8941
Target: Adults & families

Medway Housing Co-operative

555 Lawson Road, London
Phone: 519 471-4262
Target: Families

New Brighton Housing Co-operative

473 Baker Street, London
Phone: 519-433-0225
Target: Adults & families

Northbrook Village Housing Co-operative

2081 Phillbrook Drive, London
Phone: 519-660-4097
Target: Families

Phoenix Housing Co-operative

1601 Huron Street East, London
Phone: 519-451-0438
Target: Families

Sills Landing Housing Co-operative

576 Drury Lane, Strathroy
Phone: 519 245-6189
Target: Families

Talisman Woods Housing Co-operative

235 Marconi Blvd., London
Phone: 519 659-8586
Target: Adults & families

Twin Pine Village Housing Co-operative

1233 Sandford Street, London
Phone: 519 457-6954
Target: Families

Westminster Housing Co-operative

300 Westminster Avenue
Phone: 519-434-0004
Target: Families

Westmount Community Housing Co-operative

715 Viscount Road, London
Phone: 519 472-4996
Target: Families

Woodfield Housing Co-operative

100 Highview Avenue East, London,
Phone: 519 686-2629
Target: Families

Applying for Social Housing

To apply for rent-geared-to-income social housing, public, non-profit, co-operative housing as well as rent supplement programs in the City of London and County of Middlesex you can either go to our website to download and print the application package or call, email or drop by the Housing Access Centre for application forms.

Housing Access Centre (HAC)

Citi Plaza, 355 Wellington Street

Suite 248, 2nd Floor

London, ON N6A 3N7

Phone: 519-661-0861 Fax: 519-661-4466

Email: hac@london.ca

Website: www.london.ca

Regular business hours:

Monday, Wednesday, Thursday and Friday: 8:30 a.m. – 4:30 p.m.

Tuesday: 8:30a.m. – 6:00p.m.

Housing Access Centre is responsible for:

- maintaining the coordinated access /centralized waiting list system;
- the subsidiary waiting lists that respect an applicant's housing preference by housing project;
- centralized source for information on social housing, options to applicants and agencies, including mandates, location, types of units and special needs housing;
- application intake and initial eligibility screening

Please Note: The Housing Access Centre does not offer housing to applicants, predict or guess when you will be housed. They do not provide emergency shelters or housing.

Qualifying for Social Housing

To qualify for social housing programs in the City of London and County of Middlesex, applicants must be:

- 16 years of age or older and be able to live independently.
- Each member must be a Canadian Citizen, Landed Immigrant, or Refugee Claimant under the *Immigration and Refugee Protection Act* (Canada).
- No member of the household has a deportation order, departure or exclusion order under the *Immigration and Refugee Protection Act* (Canada).
- No member of household owes arrears, for either rent or damage to any Ontario social housing units. If you owe any arrears (including money for damages) to a social housing provider and/or London & Middlesex Housing Corporation, you should arrange to repay it with that landlord. You must have a signed repayment agreement in place in order to be placed on the Waitlist. Remember that you will not be offered Rent-Geared-to-Income-Housing until the entire arrears amount is paid in full.
- No member of the household has been convicted of an offense under Section 55 of the *Housing Services Act, 2011*, or a crime under the *Criminal Code* (Canada) within the last two years, in relation to the receipt of rent-geared-to-income assistance. Some exemptions may apply.
- No member of the household owns residential property suitable for year-round occupancy must agree to sell it within six months of being housed. Extensions may apply.

Application Forms

Applicants must first fill out the two main application forms:

1. **Application for RGI Housing**
2. **Building Selection Form for RGI Housing**

Additional Application Forms

There are a number of additional application forms for applicants who are in urgent need of housing. These forms are for:

- Special Priority Status
- Urgent Status

To be considered for special priority or urgent status, applicants must fill out the appropriate application form(s) that best suit their needs and attach the forms to their main Application Forms 1 and 2.

Special Priority Status

This special priority status is reserved for applicants who have been abused by another individual residing in their household. The abuser could be a spouse, parent, child or other relatives. If you want to request Special Priority, you must fill out the following forms:

- **Request for Special Priority**
- **Verification of Abuse for Special Priority.**

Urgent Status

This urgent status is for the applicant(s) whose personal safety is significantly at risk and legal interventions have been exhausted. To apply for urgent status you must complete one of the following forms:

- **Request for Urgent Homeless Status,**
- **Request for Urgent Medical Status, or**
- **Request for Urgent Social Status**

Please Note:

- APPLICATIONS WILL NOT BE ACCEPTED BY FAX
- All documents can be photocopied for you at the Housing Access Centre.
- All Application Forms have information and instructions regarding the requirements to be eligible.
- The Additional forms can be obtained at the Housing Access Centre or on our website.

Documents Required

The following is a list of all the required documents that must be provided with your application for everyone listed on the application form. Some items may not apply to some individuals.

- Copies of Canadian birth certificates, Canadian passport, landed immigrant, permanent resident card or refugee claimant documents for ALL members of the household.
- Custody documentation or agreement (i.e. Court/lawyer/CAS, ex-partner, etc.).
- Copy of a repayment schedule for anyone in your household who owes money to an Ontario social housing.
- Copies of ALL household monthly income of you and all persons who will be living with you.
- Self-employed - please provide proof of income such as your latest income tax, investment Interest income, pay stubs, etc.
- Copies of owned assets of all household.

- If pregnant, provide proof of pregnancy i.e. doctors note or ultrasound picture.
- If you are claiming homelessness, abuse, a serious medical condition, a dangerous or life-threatening situation, etc., proof is required from someone in a professional position (court/lawyer/doctor/police/worker).

Remember to bring all required documents. Applications submitted without the requested documents will not be processed. You will be advised in writing that your application is incomplete and you will NOT be placed on the waiting list until all the required documents are received.

Submitting your Application

Once your application is completed with all required documents attached, you can deliver or mail to the Housing Access Centre, 355 Wellington Street, Suite 248, London, ON N6A 3N7.

Once your application package is received a staff member at the Housing Access Centre will review your application for completeness and eligibility. A letter will then be mailed to you informing you of your status. You will then be put on the waiting list. Incomplete applications and/or missing documents may be returned to you unprocessed and you will not be placed on the waiting list.

The Centralized Waiting List

The Housing Access Centre maintains a centralized waiting list for Social Housing rent-geared-to-income (RGI) housing.

As part of the application process:

- You are required to fill out a Building Selection Sheet to indicate which zone(s), building(s) you prefer to live in. This is included in the application package.
- The Housing Access Centre will then put you on the Centralized Waiting List, if eligible so that the housing provider(s) you selected will find your name on their waitlist.
- Your application start date for rent-geared-to-income assistance on the centralized waiting list will be the day it was received by the Housing Access Centre.
- When you are considered for housing, the housing provider (landlord) will then be your contact and will call you to view a unit for the apartment/townhouse you have chosen.
- If the housing provider (landlord) is unable to contact you, they may remove you from their waitlist and the unit will be given to the next person.
- To ensure a housing provider is able to contact you when offering a unit, it is in your best interest and your responsibility to contact the Housing Access Centre to report any address, phone number and/or income change as well as changes to the number of people on your application.
- By NOT updating your application as changes happen, you take the risk of having your file canceled. However, you will have one year to reactivate your application, after which time you will be required to reapply and your name will be placed at the bottom of the waiting list.
- You only have three (3) refusals to an offer of housing, after which, you will cease to be eligible for rent-geared-to-income assistance and your application will be removed from the waiting list.
- If your application is canceled and you wish to re-apply you will be required to fill out another application and you will be given a new start date.
- The only way you will move up on the waitlist is when applicants ahead of you on the waiting list are offered housing.
- You will be offered housing when you are #1 on the waitlist through the Housing Provider that you selected.
- The staff at the Housing Access Centre cannot predict or guess when you will be housed. It will depend on the status your file was given, the date you applied for housing, and your housing selections.

- Applicants with special priority status go to the top of the waiting list because of their need for affordable housing providing they meet the eligibility criteria for RGI assistance.

Rent Calculations

Generally, the rent is calculated at 30% of household's gross income from all sources such as employment, pensions, investment interest, etc. Adjustments are made for utilities that are included or excluded from the rent.

Household Income

The following **Household Income Limits** as per O. Reg. 370/11, Schedule 2, Section 2, is:

Area	Bachelor unit	1-bedroom unit	2-bedroom unit	3-bedroom unit	4-bedroom unit +
Municipality of Middlesex Centre, City of London, Municipality of Thames Centre	\$27,000	\$33,500	\$41,000	\$50,500	\$61,500
Rest of the service area	\$27,000	\$34,000	\$41,000	\$50,500	\$61,500

The following **High Needs Household Income Limits** as per O. Reg. 370/11, Schedule 1, S1, is:

Area	Bachelor unit	1-bedroom unit	2-bedroom unit	3-bedroom unit	4-bedroom unit +
Municipality of Middlesex Centre, City of London, Municipality of Thames Centre	\$16,500	\$20,400	\$24,600	\$30,300	\$36,900
Rest of the service area	\$16,500	\$20,400	\$24,600	\$30,300	\$36,900

Income cannot go above these figures. You may apply for a market rent unit by going directly to the housing provider.

Appeal Process

- 1) You, the applicant have the right to appeal any decision(s) made by the Housing Access Centre regarding your Application for Rent-Geared-to-Income Housing by filling out an Internal Review Application.
- 2) You, a social housing tenant/member have the right to appeal certain decision(s) if not agree with made by a housing provider by filling out an Internal Review Application.

To obtain the Social Housing INTERNAL REVIEW Information and Application Form, please call 519-661-0861, email hac@london.ca or drop by the Housing Access Centre or go to our website www.london.ca and download and print the application.

Please Note: Internal Reviews are specific to social housing/rent-geared-to-income issues governed under the *Housing Services Act, 2011* and related local rules. It DOES NOT INCLUDE matters that fall under the *Residential Tenancies Act, 2006* or issues related to co-operative housing.

Housing Referral Services

The housing referral services listed below are services that may help individuals and families on limited incomes who live in London and Middlesex County. We invite you to visit the website of each referral services for more information or contact them by telephone.

Aboriginal Housing Services, Ontario (OAHS)

Tel. 519-786-3211

Toll Free: 1-800-492-1605

www.ontarioaboriginalhousing.ca

The aim of OAHS is to provide affordable and adequate housing services to urban and rural Aboriginal people in Ontario requiring assistance adequate to their needs at a cost within their means.

Addictions Supportive Housing (ASH)

Tel. 519-673-3242

www.adstv.on.ca

The program is designed to assist people in London and County of Middlesex who have trouble maintaining housing due to their substance use and is looking to make positive changes in their life. There are Intensive Addictions Case Managers who work with clients to develop an individualized approach to treatment.

Centre for Equality Rights in Accommodation (CERA)

Toll Free: 1-800-263-1139

www.equalityrights.org/

CERA works to end housing discrimination in Ontario. To find out more about how human rights applies in rental housing, go to the website.

Community Care Access Centre (CCAC)

356 Oxford Street West, London

Tel.: 519-473-2222

Toll Free: 1-800-811-5146

www.healthcareathome.ca/southwest/en

A legislated central service funded by the Ontario Ministry of Health to help seniors and others find the appropriate placements in long-term care facilities.

Discretionary Benefits, City of London

Tel.: 519-661-5910

www.london.ca/residents/social-services/discretionary-benefits

Special fund for social assistance recipients and Londoners with low income to pay for necessary medical goods and related items.

Habitat for Humanity London Inc.

Unit 1, 45 Pacific Court, London

Tel. 519-455-6623

www.habitat4home.ca/

This is a non-profit, non-governmental organization that builds new homes for low-income families.

“Help Yourself through Hard Times”

Information London

Tel. 519-432-2211

www.info.london.on.ca/helping.asp

This is a directory that lists services that provide assistance in the form of basic material aid and emotional or social support to people on limited incomes during times of financial hardship.

Housing Stability Bank, The Salvation Army, Centre of Hope

Tel. 519-964-3663

www.housing@centreofhope.ca

Provide small grants and interest-free loans to assist Londoners with low income in obtaining and retaining their housing and to keep those at risk of homelessness housed.

London CAREs

(London Community Addiction Response Strategy)

Crisis Line: 519-661-2273

www.adstv.on.ca/our-programs/london-cares

Focus on improving the health and housing outcomes to homeless individuals who live with the effects of poverty, addiction and mental illness.

London Community Resource Centre

652 Elizabeth Street, London

Tel. 519-432-1801

www.lcrc.on.ca

A non-profit community resource centre provides support services to individuals, with a particular focus on employment, housing and referral services.

London Inter-Community Health Centre

659 Dundas Street East, London

Tel. 519-660-0874

www.lihc.on.ca

Provide services for people who are homeless. Services include health care, screenings, counseling, advocacy, outreach and crisis intervention, and help to apply for a birth certificate.

March of Dimes, Ontario

Home and Vehicle Modification Program (HVMP)

291 King Street, 3rd Floor, London

Tel: 519-642-3700 | Toll-Free: 1-877-369-4867

www.marchofdimes.ca/en

It assists permanent Ontario residents of any age (children to adults/seniors) who have a physical disability to continue living in their homes for basic home and/or vehicle modifications. As there is limited funding, they encourage Applicants to first access any other sources available to the public or private funding before applying to this program.

Middlesex-London Health Unit

Tel: 519-663-5317 Ext. 2300

www.healthunit.com

A health inspector is available to assess squalid living conditions. If you have questions or concerns about a possible housing complaint which can directly impact your health and want to speak to a Public Health Inspector contact the health unit.

Neighbourhood Legal Services (NLS), London & Middlesex

383 Richmond Street, Suite 910, London

Tel: 519-438-2890

www.nlslm.com

Provide traditional poverty law services to low-income residents of London and Middlesex County. This includes giving legal advice, referrals and sometimes providing legal representation and free legal advice for tenants

Ontario Electricity Support Program (OESP)

Toll-Free: 1-855-831-8151

www.ontarioelectricitysupport.ca

There's help for lower-income households on electricity bill. Monthly credit applied directly to the electricity bill of eligible applicants based on how many people living in the home and their combined household income.

Ontario Landlord and Tenant Act

150 Dufferin Avenue, Suite 400, London

Toll-Free: 1-888-332-3234

www.ltb.gov.on.ca/en/

Tenant and landlord rights information, dispute resolution rent increase regulation and access to the Residential Tenancies Act.

Ontario Tenants Rights

Tel: Information on website only

www.ontariotenants.ca/index.phtml

Tenants want to know more about their rights as a tenant? This website has all the information on tenant and landlord rights, about disputes resolution rent increase regulation, and access to the Residential Tenancies Act.

Property Standards, City of London

300 Dufferin Avenue, 7th Floor

Tel: 519-661-4660

www.london.ca

Addresses different scenarios, both in rental and owner-occupied properties; investigates structural or unsafe conditions and landlord/tenant issues about property standards (e.g. heat, insects, and hazards).

Emergency Accommodations

The emergency shelters listed below offer emergency short-term and long-term accommodations and 24hr help line for individuals or families who find it necessary to leave their normal living arrangements for short periods of time in times of stress, emergency or transition.

What is an emergency shelter?

It is short-term accommodation.

What are transitional housings?

It is a longer-term accommodation while residents obtain the supports they need to live independently.

Below is a list of emergency shelters offer to women from age 16+ with or without children (under 16) who are domestic violence victims or suspect in any way that their children and they may be the victims of an abusive relationship. If in crisis and need to speak to someone call the 24hr crisis line listed. All services are confidential. **If you require emergency assistance call 911.**

For a list of women's shelters across Canada go to the www.shelternet.ca.

For more emergency shelters for women please refer to www.southwesthealthline.ca or call 211.

AT^LOHSA Native Family Healing Services

Tel: 519-438-0068

Crisis Line: 1-800-605-7477

www.atlohsa.com/contact_us.html

Offer emergency shelter for First Nation women and their children who are at high risk of further abuse in the family home. In crisis contact the 24hr crisis line.

London Abused Women's Centre

Tel: 519-432-2204

24hr Crisis Line: 519-642-3000

www.lawc.on.ca

Provide long-term feminist counseling, advocacy, and support to abused women.

Mission Services of London, Rotholme Women's & Family Shelter

42 Stanley Street, London

Tel: 519-673-4114

www.missionsservices.ca

Offer shelter only to women from age 16 and their children (under 16) who are homeless and in need of temporary emergency accommodation.

Women's Community House

101 Wellington Road

Toll Free Line: 1-800-265-1576

24hr Crisis Line: 519-642-3003

www.shelterlondon.org

This is a high-security shelter for abused women and their children from London and surrounding areas as well as from across the country.

Women's Rural Resource Centre

145 Beech Street, Strathroy

Tel: 519-246-1526

Toll Free: 1-800-265-5390

www.wrrcsa.org

Provide education, prevention and support services for women and their families.

Below is a list of emergency shelters offer to men and women (from age 16+) and families who are homeless or at risk of homelessness and may have mental health issues.

Mission Services of London, Crash Beds Program

459 York Street

Tel: 519- 439-0239

www.missionsservices.ca

Offer crash beds to men and women age 16+ with a serious mental illness who are homeless. Beds are available on a first come first serve basis from 9pm-7am daily.

Salvation Army, Centre of Hope

Tel: 519-661-0343

www.salvationarmy.ca

Hostel units that provide shelter and transitional housing for homeless single men/women from age 16+.

Unity Project

Tel: 519-433-8700

Shelter and transitional housing for single men and women and couples from age 18+.

Below is a list of emergency shelters offer to men from age 16+.

For more emergency shelters for men, please refer to www.southwesthealthline.ca or call 211.

Mission Services of London, Men's Mission

Tel: 519- 672-8500

Offer shelter and transitional housing for homeless men age 16+.

Drop-In Centres

Drop-in centres are services to help people (male and female from age 17+ and families) who are homeless, at risk of homelessness and may have mental health and/or addiction issues, a place to go to have a hot home cooked lunch, feel safe, do laundry, take a shower, socialize, participate in programs, or simply find some quiet space. If in crisis and need to speak to someone call the 24hr crisis line listed or visit the website for more information.

AT^LOHSA Native Family Healing Services

Tel: 519-438-0068

Crisis Line: 1-800-605-7477

www.atlohsa.com/contact_us.html

Drop-in centre for members of the Aboriginal community.

Merrymount Children's Centre

1064 Colborne Street, London

Tel: 519-434-6848

www.merrymount.on.ca

Merrymount provides support and crisis care for children and families in times of transition. Programs include 24hr family support and crisis care from children (birth to 12 years of age); supervised access for families with histories of violence or safety concerns; support groups for children and parents; childcare for children with special needs.

My Sister's Place

534 Queens Avenue

Tel: 519-679-9570

Toll Free Line: 1-877-859-0352

Crisis Line: 519-433-2023

www.mysistersplacelondon.ca

Drop in centre for women only from age 16+ and their children (under 16).

Youth Action Centre

332 Richmond Street, London

Tel: 226-777-0116

www.you.on.ca

Drop in centre for youth 16 to 24 years of age and offers transitional and affordable rental housing units. For more help on youth's drop-in centres, emotional/social problems, and street outreach contact Youth Opportunities Unlimited for a listing.

Supportive Housing

The federal non-profit providers listed retained their current operating agreement under City of London, Housing Division administration. For information call directly to the telephone number listed.

St. Leonard's Society of London – 2 Locations

Male Offenders Transitional Residence

266 Egerton Street, London

108 King Edward Avenue, London

Tel: 519-850-3777

www.slcs.ca

Programs, services, and support for male adult and youth (from age 18) in conflict with the law.

Mission Services of London, Quintin Warner House

Alcohol & Drug Rehabilitation
477 Queens Avenue, London

Tel: 519-434-8041

Recovery home with prevention services for men 18 to 60 years who have graduated from an addiction treatment program. Annexes at 440 and 479 Maitland Street for aftercare stays of up to one year.

Supportive Housing Rental Units

The following is a list of supportive housing rental units in the city of London funded under The Canada-Ontario Affordable Housing Program and some related to Social Housing. Some have restrictions on the type of social service agency you must be referred by to live in the rental units and some have affordable rent that is subsidized according to your income through the Housing Access Centre.

For vacancies and more information contact the appropriate service directly by telephone.

332 Richmond Street, London, ON

Tel: 519-434-6500 ext. 367

Social Service Agency: Youth Opportunities Unlimited (YOU)

Tenants are youth age 16-24 and must be referred by YOU.

1554 & 1555 Allen Place, London, ON

Tel: 519-495-1355 or 519-433-2801

Social Service Agency: Alice Saddy Association

Tenants are adults with developmental disabilities who may also have a physical disability or dual diagnosis and must be referred by Alice Saddy Association.

164 Albert Street, London, ON

Tel: 519-668-0023

Social Service Agency: Dale Brian Injury Services (DBIS)

Tenants are individuals with acquired brain injuries and must be referred by DBIS.

446 King Street, London, ON

Tel: 519-473-2427

Social Service Agency: Not required

Tenants are adults with special needs.

590 Grosvenor Avenue, London, ON

Tel: 519-495-1355 or 519-433-2801

Social Service Agency: Alice Saddy Association

Tenants are adults with developmental disabilities who may also have a physical disability or dual diagnosis and must be referred by Alice Saddy Association.

Cheshire Homes of London Inc.

559 Topping Lane, London, ON

Tel: 519-439-4246

Social Service Agency: Community Care Access Centre (CCAC)

A group home shared living for adults that are physically disabled and mentally alert. Attended outreach services also available through person-centre care.

Cheshire Homes of London Inc.

98 Base Line Road West, London, ON

Tel: 519-439-4246

Social Service Agency: Community Care Access Centre (CCAC)

Tenants are physically disabled adults who are capable of independence and do not require hospital or nursing home care.

L.I.F.T. Non-Profit Housing Inc.

446 Queens Avenue, London, ON

Tel: 519-473-2427

Social Service Agency: Your Doctor and Social worker

Tenants are adults with a history of mental illness capable of independent living. Documentation from a doctor and social worker must be provided. For subsidized rent call 519-661-0861.

193 Clarke Road, London

Tel: 519-660-6635

Social Service Agency: Participation House

Tenants are single adults with autism spectrum disorder who require modest quality housing close to services and transportation.

45 Centre Street, (Formerly 27 Centre Street), London

Tel: 519-681-5774

Social Service Agency: DeafBlind Ontario Services

Tenants are single adults with autism spectrum disorder who require modest quality housing close to services and transportation.

Frequently Asked Questions

If your question is not listed below or still have questions about applying for rent-geared-to-income assistance (subsidized housing), contact the Housing Access Centre 519-661-0861. For more frequently asked questions visit our website at www.london.ca

What is rent-geared-to-income housing?

Rent-geared-to-income (RGI) housing is subsidized housing. The rent is based directly on the tenant's income, usually 30 percent of the gross monthly household income. RGI housing subsidies are most often available in publicly-owned social housing but are also available in co-operative, non-profit and private housing.

How do I apply for rent-geared-to-income housing?

To apply for RGI housing you need to submit an application package that consists of an application form and the building selection form. You can go to our website at www.london.ca and download and print the application package or pick one up at the Housing Access Centre or call 519-661-0861 to have one mail out to you. All applications have instructions on how to complete, the documents required and where to send it. Incomplete application and without all required documents will NOT be accepted.

What documents required for RGI housing application?

The following required documents that must be provided with your application package for ALL members of the household are:

- Copies of Canadian birth certificates, valid Canadian passport, landed immigrant, permanent resident card or refugee claimant documents.
- Custody documentation or agreement (i.e. Court/lawyers/CAS, ex-partner, etc.).
- Copy of a repayment schedule for anyone in your household who owes money to an Ontario social housing. (You will not be offered RGI housing until the entire arrears is paid in full).
- Copies of all household gross monthly income (i.e. you and all persons living with you).
- Self-employment-please provides proof of income such as your latest income tax, investment interest income, pay stubs, etc.
- If pregnant, provide proof of pregnancy (i.e. doctor's note or ultrasound picture).

Who is eligible?

To be eligible for RGI housing applicants must be:

- 16 years of age or older and be able to live independently.
- Each member must be a Canadian Citizen, Landed Immigrant, or Refugee Claimant.
- No member of the household has a deportation order, departure or exclusion order under immigration Act.
- No member of household owes arrears, for either rent or damage to any Ontario social housing units.

When will I hear something about my application?

All applications for rent-geared-to-income housing assistance are reviewed by Housing Access Centre staff for completeness within seven (7) business days of receiving your application. If your application is not completed we will send you an "Incomplete letter" by mail and will be told what further information is needed. For a complete application is within thirty (30) days of receiving your application to determine if you are eligible or ineligible under the local and provincial standards to receive rent-geared-to-income housing. A letter will be sent by mail of your status.

For a Request for Special Priority Status, a complete application is within fourteen (14) days to be reviewed for eligibility for rent-geared-to-income housing and the special priority status.

How long does it take to be housed?

It is very difficult to determine how long it will take to be housed. Therefore, the Housing Access Centre does not offer housing to applicants nor predict or guess when you will be housed. A Housing Provider must have a vacant unit in order for it to be filled from the waitlist. It is difficult to predict when a vacancy is going to occur however, the wait list has many households looking for housing. It is encouraged to choose as many building complexes as you wish. The more you selected the less of a wait time.

How long is housing waiting list?

There is really no answer to this question, since each housing provider has their own waitlist and there is a different waitlist for each building/townhouse and then a different waitlist according to bedroom size and special priority status of an application.

How much rent can I expect to pay?

RGI rent is based on 30% of your household gross monthly income. Additional charges may apply depending on the building (e.g. parking/utilities). If you are receiving assistance from Ontario Works or the Ontario Disability Support Program (ODSP), your rent is based on a pre-determined rent scale.

Who do I notify if I have changes to my housing application?

You MUST notify the Housing Access Centre (519-661-0861) of any changes such as your address, phone number, changes in the selection of locations other than those you chose on your initial application, the number of people in your household increases or decreases and/or change of contact person, etc. This is in order to maintain your eligibility status.

Does the Housing Access Centre provide emergency housing?

No, the Housing Access Centre does not provide emergency housing. Emergency shelters provide emergency housing. For a list of emergency housing call 519-661-0861 to have one mail out to you.

How will I be contacted for an offer?

The housing providers/landlord will contact you directly by telephone when you reach the top of the waiting list for one of the buildings you selected. Since RGI units are rented promptly, we require daytime telephone numbers. If you cannot be reached during the day, please give a telephone number of a contact person who can be reached during the day so they can pass a message on to you.

What happens if I cannot be reached?

You will have 48 hours to respond, if not then the housing provider will move on to the next person on the waiting list. This, however, will be considered a refusal of an offer.

How many refusals of offer do I get?

You get a maximum of three (3) 'refusals of offer' for housing. If you exhaust all three refusals by refusing a unit when offered; cannot be reached; no return phone calls for the offered unit, your application will be canceled at the time of the third refusal and you will be removed from the waitlist. If you want to reapply, you would have to fill out another application package and will receive a new start date.

I do not have an income, am I eligible for RGI housing?

No. Individuals 18 years or older applying for RGI housing must be in receipt of income to qualify for RGI housing from one or more of the following sources such as Ontario Works, Support payments, Employment Insurance, other government assistance, any pension or support payments required under a sponsorship agreement. Failure to have an income would make the application invalid.

Can I apply for RGI housing if I'm a homeowner or own a property?

Yes, you may be eligible for RGI housing provided that you sell your home or property within six (6) months of accepting an offer to move to an RGI housing unit. Therefore, a Divestment Form must be completed. This is to agree to sell your property/home after you have been housed for 180 days.

What bedroom size would I be eligible for?

The size of a unit you are eligible for is based on the number of members in your household:

- No more than 2 persons are assigned to a bedroom;
- Other factors to be considered include medical conditions, the size of the bedroom, full-time caregiver.

If I have legal visitation or joint custody of my children, will I get extra bedrooms for them?

Yes. The same rules apply where each child of the household can be eligible for their own room granted you can provide legal court documentation proving you have custody or visitation of your children 50% or more of the time.

Can a housing provider decline me the offer for an RGI unit?

Yes. Many housing providers have requirements regarding good credit and landlord reports before offering a unit to you. However, this will not be counted as a refusal.

What could make me ineligible for RGI housing?

Under the Ontario Regulation of the Housing Services Act, 2011 you could be made ineligible for rent-geared-to-income housing if you or any member of the household owes arrears (including money for damages) to a rent-geared-to-income unit, and if your income level is above the household income limits as per O. Reg 298/01 S. 8.

If I owe arrears to a previous social housing provider, will I still be qualified for RGI?

If you owe any arrears (including money for damages) to an RGI unit, you should arrange to repay it with that landlord either by having a signed repayment agreement in place or pay off in full in order to be placed on the Waitlist. If you default on your payments, your name will be removed from the waitlist and you would lose your application date. It is important to remember that you will not be offered Rent-Geared-to-Income-Housing until the entire arrears amount is paid in full.

NOTE: If you're a primary leaseholder a payment schedule for 100% of the arrears must be put in place. If you're a joint tenant with someone who abused you, a payment schedule for 50% of the arrears must be put in place.

What would enable me to obtain housing sooner?

There are four categories on our waiting list:

1. Special Priority - this status on the waiting list is reserved for individuals who are victims of domestic abuse by another individual or whose personal safety is significantly at risk
2. Urgent - this status on the waitlist is reserved for individuals who are homeless or in the risk of homelessness, serious medical, health, and/or social needs which would result in severe hardship or personal risk, individuals who use the emergency shelter system, families separated due to lack of affordable housing. However, the income must be in the high need category
3. High Need - this status on the waitlist is reserved for individuals whose annual income is less than or equal to the amount set in Legislation for the size of unit the household occupies
4. Chronological - this status on the waitlist is reserved for individuals who qualify for RGI housing. Income exceeds the maximum high need income but is still within the Household Income Limits established for the City of London and Middlesex County.

Why Special Priority ranked top of the waitlist?

The Province has set regulations for this special priority status to have victims of abuse to go to the top of the waitlist because it's easier for them to enter subsidized housing quickly right after leaving the abusive relationship; to prevent them from having to return to the abusive household; due to the fact that affordable housing cannot be found quickly. This does not apply to an applicant who simply wants to separate from someone because the relationship is not working.

I need housing right away what should I do?

None of the housing providers on the waiting list have "emergency" housing. No units are kept vacant for a client if currently homeless, in urgent financial need, being evicted, not getting along with their neighbors or living in accommodations which do not suit their medical needs. The Housing Access Centre staff can send you a brochure on emergency shelters or you could contact 211 for help finding an emergency shelter.

Why am I asked to move into a small unit by my landlord?

If you are living in a unit that is too large for your household established under the local occupancy standards it means you are over-housed and will be added to the housing provider's internal transfer list for a suitably sized unit (if available within the housing provider's portfolio). After one year of being notified that you are still over-housed, you are required to select a minimum of five (5) housing preferences (not including your current housing location) by submitting a signed and dated building selection form. You will then be placed on the waiting list at the Housing Access Centre based on the over-housed notification date.

If I am living in a rent-geared-to-income housing, can I move to another location?

If you want to move out from your current location to a different location then you must re-apply for rent-geared-to-income housing through the Housing Access Centre and will be placed on the waiting list. Please note that if you do this your name is added to the centralized waiting list in chronological order of the date that we receive your application.

If I am living in a rent-geared-to-income housing, can I be away for more than 90 days?

You will not be eligible for RGI assistance if you are away for more than 90 days unless you have given notice to your housing provider/landlord in writing of the reason you are away AND the reason meets one of the exceptions as stated under the local rule.

Do you have to be living in the City of London to apply for housing?

No, you can apply for housing in the City of London and live outside the area. NOTE: If you would like to apply for RGI housing outside of London, contact the local social housing agency in the city/town of choice for more information.

Can I appeal any decision made by the Housing Access Centre regarding my application?

Yes, you have the right to appeal any decision made by the Housing Access Centre by simply filling out the "Request for Internal Review" form and submit to the Housing Access Centre including a copy of the written Notice of Decision letter that you received. A letter responding to your appeal will be sent to you once a decision has been made.

Where can I call for landlords and tenants issues?

You can call the Landlord and Tenant Board, a Provincial agency. The Board has a team of Mediators, who work with landlords and tenants to resolve certain types of disputes through mutual agreement. Call the Board's toll-free telephone information service at **1-888-332-3234**.

What is the difference between subsidized housing and affordable housing?

Social housing, rent-geared-to-income housing is subsidized housing and is when you get help paying your rent from the government. Generally, the rent is based on 30% of your household gross monthly income.

Affordable housing is NOT a subsidized housing, it is a program called "Investment in Affordable Housing (IAH)" and the City's role in the IAH is working with developers through investment funding for new homes to be built. Its intended to target individuals, seniors, and couples that are low-income earners or people on fixed income to afford rents and is not eligible for rent-geared-to-income housing. The Housing Division do not look after renting these units. They are rented by the property owner or management. For more information visit our website at www.london.ca

Housing Division

The City of London, Housing Division is responsible for funding and administering the private non-profit housing program (both federal and provincial providers), the co-operative housing and public housing programs; establishing and maintaining the coordinated access/centralized waiting list system managed by the Housing Access Centre (HAC).

Who we serve:

- low to moderate income households;
- senior citizens;
- households with dependents (families);
- households without dependents (single persons and childless couples);
- Sub-groups that include persons with disabilities, victims of domestic violence, immigrants and homeless.

Some of the related housing services are:

- Housing Access Centre (HAC) www.london.ca
- London & Middlesex Housing Corporation (LMHC) www.lmhc.ca
- Investment in Affordable Housing Program (IAH) www.london.ca
- London Homeless Coalition (LHC) www.londonhomeless.ca
- Canada Mortgage Housing Corporation (CMHC) www.cmhc-schl.gc.ca
- Co-operative Housing Federation (CHF) www.chfc.ca
- Ontario Non-Profit Housing Assoc. (ONPHA) www.onpha.on.ca
- The Landlord and Tenant Board www.ltb.gov.on.ca

Additional copies of this Family Housing Guide may be obtained from the Housing Access Centre and on our website.

The Corporation of the City of London
Housing, Social Services & Dearness Home
Housing Access Centre
Citi Plaza, 2nd Floor
355 Wellington Street
Suite 248
London, ON N6A 3N7

Tel: 519-661-0861
Fax: 519-661-4466
Email: housing@london.ca
Website: london.ca

