



# A Guide to Seniors Housing City of London and County of Middlesex



## **Introduction**

The Guide to Seniors Housing is intended as an aid for seniors 60+ or 65+ looking to live in senior's social housing in London and Middlesex County. The guide provides general project information and shows a photo of each housing project that is designated for Seniors only, indicating the age of the building, number of units and specific unit modifications, location, amenities in the neighborhood, etc. for viewing purposes only.

The non-profit housing listed in the guide offers subsidized housing and low end market rent (not subsidized) to seniors 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](mailto:hac@london.ca)

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

In the past few years, reports and studies in London have identified the need for senior's affordable housing. Various levels of government, local community organizations and private sector firms have cooperated on solutions to the need for affordable housing for seniors.

Through the Investment in Affordable Housing Program, new homes are being created for seniors in the City of London and Middlesex County. These rents are set to be at or below average market rent in the city of London as determined by the Canada Mortgage and Housing Corporation (CMHC).

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. \*Occupancy standards apply.

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 date 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 We apologize for any incorrect or outdated information and are not liable for any actions or activities as a result of such information.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 emailing us at [housing@london.ca](mailto:housing@london.ca) and we will endeavor to correct the information.

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\*Occupancy Standards determine what size of dwelling unit that a rent-geared-to-income household is eligible for (1 bedroom, 2 bedroom, etc.). This can be found on our website [www.london.ca](http://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.



## Andover Gardens Seniors Apartment

1 Andover Drive, London, ON

Phone: 519-668-0137



<b>Population Target:</b> Seniors 65+			
<b>Year of Existence:</b> 1983			
<b>Zone:</b> Southwest			
<b>Property Management:</b> Self-managed			
<b>Direction:</b> Corner of Andover and Village Green Adjacent to the sponsoring church			
<b>Building Type:</b> 4-Storey apartment building			
<b>Utilities Included:</b> Yes			
<b>Rent:</b> Low end market rent (rent set at 95% of average market rent)			
<b>Total Units:</b> 53		<b># Market Rent Units:</b> 28	
<b># Bedroom Units:</b>	1-Bedroom: 35	2-Bedrooms: 18	
<b># Wheelchair Accessible Units:</b> 1			
<b>Unit features:</b> Fridge & stove			
<b>Parking:</b> No assigned space			
<b>Building Features:</b> Laundry facilities, common room			
<b>Amenities:</b> Close to Westmount Mall on bus route, churches, dental and doctor's offices, variety stores, gas stations, Westminster High School			
<b>Transportation:</b> Access to city buses			

**Argyle Manor (A Non-Profit Housing Corp)**

363 Clarke Road, London, ON

**Phone: 519-455-6080****Population Target:** Seniors 65+**Year of Existence:** 1989**Zone:** East**Property Management:** M.F. Arnsby Property Management**Direction:** Clark Road south of Dundas Street, opposite Argyle Mall**Building Type:** 6-Storey apartment building**Utilities Included:** Yes**Rent:** is set at 30% of household's gross income from all sources**Total Units:** 51**# Market Rent Units:** 13**# Bedroom Units:**

1-Bedroom: 34

2-Bedrooms: 17

**Wheelchair Accessible Units:** 3**Unit features:** Fridge & stove**Parking:** One space per unit**Building Features:** Laundry facilities, common room**Amenities:** Shopping, groceries, banks, restaurants, churches, Argyle Arena accessible facilities, Ambulance Station**Transportation:** Access to city buses

**Bethany Christian Residences of London-Bethany Place**  
 2040 Wavell Street, London, ON  
**Phone: 519-455-6080**



<b>Population Target:</b> Seniors 65+		
<b>Year of Existence:</b> 1991		
<b>Zone:</b> East		
<b>Property Management:</b> M.F. Arnsby Property Management		
<b>Direction:</b> East of Clarke Rd, South of Dundas St; near to Argyle Mall		
<b>Building Type:</b> 5-Storey apartment building		
<b>Utilities Included:</b> Yes		
<b>Rent:</b> is set at 30% of household's gross income from all sources		
<b>Total Units:</b> 61		<b># Market Rent Units:</b> 16
<b># Bedroom Units:</b>	1-Bedroom: 46	2-Bedrooms: 15
<b>Wheelchair Accessible Units:</b> 3		
<b>Unit features:</b> Fridge & stove		
<b>Parking:</b> One space per unit		
<b>Building Features:</b> Laundry facilities, common room		
<b>Amenities:</b> Argyle Mall, banks, restaurants, churches, Forest Lawn funeral home, hardware store, medical offices, parks		
<b>Transportation:</b> Access to city buses		



**Caradoc Housing Corporation-Parkview Manor**  
 2500 Queen Street, Mt. Brydges, ON  
**Phone: 519-245-1105**



<b>Population Target:</b> Seniors 65+		
<b>Year of Existence:</b> 1982		
<b>Zone:</b> Strathroy-Caradoc Township		
<b>Property Management:</b> Self-Managed		
<b>Direction:</b> 24km west of London in Strathroy-Caradoc, Central Middlesex between Queen Street and Helen Street.		
<b>Building Type:</b> 2-Storey apartment building		
<b>Utilities Included:</b> Yes		
<b>Rent:</b> is set at 30% of household's gross income from all sources		
<b>Total Units:</b> 16		<b># Market Rent Units:</b> 12
<b># Bedroom Units:</b>	1-Bedroom: 12	2-Bedrooms: 4
<b>Wheelchair Accessible Units:</b> 1		
<b>Unit features:</b> Fridge & stove		
<b>Parking:</b> 9 parking spaces		
<b>Building Features:</b> Laundry facilities, common room		
<b>Amenities:</b> Shopping downtown Mt. Brydges, banks, grocery stores, restaurants, parks, Royal Canadian Legion branch		
<b>Transportation:</b> Taxi service from Mt. Brydges to London		

## Chateau Village Community Apartments

252 Tain Street, Parkhill, ON

Phone: 519-473-2427



**Population Target:** Seniors 65+

**Year of Existence:** 1984

**Zone:** North Middlesex

**Property Management:** Tilley Holmes Inc.

**Direction:** 50km north of London in the Town of Parkhill, adjacent to the existing nursing home

**Building Type:** 1-Storey apartment building

**Utilities Included:** Yes

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

**Total Units:** 25

**# Market Rent Units:** 20

**# Bedroom Units:**

1-Bedroom: 18

2-Bedrooms: 7

**Wheelchair Accessible Units:** 4

**Unit features:** Fridge & stove

**Parking:** No assigned parking

**Building Features:** Laundry facilities, common room, mail delivery service, outside patio area, main control entry

**Amenities:** Churches, banks, grocery stores, parks, restaurants, Legion Medical Centre, library

**Transportation:** Own transportation



**Columbus Non-Profit Housing of Strathroy Inc.-Columbus Estate**

305 Oak Avenue, Strathroy, ON

**Phone: 519-245-4164**



**Population Target:** Seniors 65+

**Year of Existence:** 1990

**Zone:** Strathroy-Caradoc Township

**Property Management:** McCormick and Zock Inc.

**Direction:** Off Carroll Street, West in Strathroy

**Building Type:** Ground floor apartment building

**Utilities Included:** Yes

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

**Total Units:** 30

**# Market Rent Units:** 6

**# Bedroom Units:**

1-Bedroom: 21

2-Bedrooms: 9

**Accessible Units:** 2

**Unit features:** Fridge & stove

**Parking:** One space per unit

**Building Features:** Laundry facilities, common room, lockers available for tenants

**Amenities:** Walking distance to shopping and some other nearby amenities

**Transportation:** Taxi and driving services

**Craigviel Gardens Seniors Citizen Apartments**

221 Main Street, Ailsa Craig, ON

**Phone: 519-293-3215**



**Population Target:** Seniors 65+

**Year of Existence:** 1974

**Zone:** Middlesex County

**Property Management:** Self-Managed

**Direction:** In the Village of Alisa Craig in Middlesex County, close to Hwy 7

**Building Type:** Ground floor apartment building

**Utilities Included:** Yes

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

**Total Units:** 47

<b># Bedroom Units:</b>	<b>1-Bedroom:</b> 30	<b>2-Bedrooms:</b> 17
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**Wheelchair Accessible Units:** 2

**Unit features:** Fridge & stove

**Parking:** One assigned parking per unit

**Building Features:** Laundry facilities on main floor, lounge area, inner court yard with benches, day programs, meals, an attached nursing home for physically disable

**Amenities:** 2 blocks walking distance to Alisa Craig downtown, variety store, grocery store, drug store, hardware store

**Transportation:** Own transportation



**Delaware Lions Non-Profit Apartment Corporation-Davis Manor**  
 50 Young Street, Delaware, ON  
**Phone: 519-652-3385**



<b>Population Target:</b> Seniors 65+		
<b>Year of Existence:</b> 1987		
<b>Zone:</b> Middlesex County		
<b>Property Management:</b> Self-Managed		
<b>Direction:</b> About 15 minutes outside of Byron		
<b>Building Type:</b> 2-Storey apartment building		
<b>Utilities Included:</b> Yes		
<b>Rent:</b> is set at 30% of household's gross income from all sources		
<b>Total Units:</b> 20		<b># Market Rent Units:</b> 8
<b># Bedroom Units:</b>	1-Bedroom: 13	2-Bedrooms: 7
<b>Wheelchair Accessible Units:</b> 1		
<b>Unit features:</b> Window air conditioners, fridge & stove		
<b>Parking:</b> One space per unit		
<b>Building Features:</b> Laundry facilities, common room, two large recreational rooms, vegetable garden space, lounge area, program activities		
<b>Amenities:</b> Community Centre, library, stores, churches		
<b>Transportation:</b> Taxi, own transportation		



**Delta Place Co-operative Homes of London Inc.**  
 166 Berkshire Drive, London, ON  
**Phone: 519-472-5690**



**Population Target:** Seniors 65+

**Year of Existence:** 1991

**Zone:** Southwest

**Property Management:** M.F. Arnsby Property Management

**Direction:** Near Springbank Drive and Wonderland Road

**Building Type:** 6-Storey apartment building

**Utilities Included:** Yes

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

**Total Units:** 50

**# Market Rent Units:** 11

**# Bedroom Units:**

1-Bedroom: 39

2-Bedrooms: 11

**Wheelchair Accessible Units:** 3

**Unit features:** Heat control, fridge & stove

**Parking:** one space per unit

**Building Features:** Laundry facilities, common room, flower garden, en-suite storage, controlled entry

**Amenities:** 1.7km south to Westmount shopping center, parks, mini mart, Berkshire club, churches

**Transportation:** Access to city buses

**Glencoe District Lions Non-Profit Housing Inc.-Millstone Manor**  
 240 Walker Street, Glencoe, ON  
**Phone: 519-287-2913**



<b>Population Target:</b> Seniors 65+		
<b>Year of Existence:</b> 1988		
<b>Zone:</b> Middlesex County		
<b>Property Management:</b> Self-Managed		
<b>Direction:</b> Corner of McKellar and Walker St; off Mill Street in the village of Glencoe		
<b>Building Type:</b> Ground Floor apartment building		
<b>Utilities Included:</b> Yes		
<b>Rent:</b> is set at 30% of household's gross income from all sources		
<b>Total Units:</b> 25		<b># Market Rent Units:</b> 10
<b># Bedroom Units:</b>	1-Bedroom: 19	2-Bedroom: 6
<b>Wheelchair Accessible Units:</b> 2		
<b>Unit features:</b> Fridge & stove		
<b>Parking:</b> One space per unit		
<b>Building Features:</b> Laundry facilities, common room, security entrance, mail delivery, gazebo in courtyard		
<b>Amenities:</b> Banks, post office, grocery store, drug store just 2 blocks away from 240 Walker Street		
<b>Transportation:</b> Access to VON transportation services, Four County transit associated with hospital for handicap, regular riders for a small fee		



**Hasting Manor Apartments of Parkhill**  
 251 Hastings Street, Parkhill, ON  
**Phone: 519-294-0181**



<b>Population Target:</b> Seniors 65+		
<b>Year of Existence:</b> 1982		
<b>Zone:</b> Middlesex County		
<b>Property Management:</b> Self-Managed		
<b>Direction:</b> East side of Delaware Street in the town of Parkhill		
<b>Building Type:</b> 3-Storey apartment building		
<b>Utilities Included:</b> Yes		
<b>Rent:</b> Low end market rent (rent set at 95% of average market rent)		
<b>Total Units:</b> 25		
<b># Bedroom Units:</b>	1-Bedroom: 15	2-Bedrooms: 10
<b>Wheelchair Accessible Units:</b> 2		
<b>Unit features:</b> Fridge & stove		
<b>Parking:</b> Outdoor parking available		
<b>Building Features:</b> Laundry facilities on main floor, common room, VON services		
<b>Amenities:</b> Shopping, banks, a delivery grocery store, parks		
<b>Transportation:</b> Own transportation needed		



**Ilderton Community Non-Profit Apartments Corp.**  
 102 Kennedy Avenue, Ilderton, ON  
**Phone: 519-666-2191**



**Population Target:** Seniors 60+

**Year of Existence:** 1982

**Zone:** Northwest to London

**Property Management:** Self-Managed

**Direction:** Approximately 15km northwest of London in the Middlesex Centre. North on High Park Road about 10km North of Fanshawe Park Road

**Building Type:** Ground Floor apartment building

**Utilities Included:** Yes

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

**Total Units:** 20

<b># Bedroom Units:</b>	1-Bedroom: 16	2-Bedrooms: 4
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**Wheelchair Accessible Units:** 1

**Unit features:** Fridge & stove

**Parking:** Outdoor parking available

**Building Features:** Laundry facilities, common room, private patio, VON services

**Amenities:** Banks, gas station, grocery store, arena, parks, community center, library, churches

**Transportation:** Own transportation

**Lambeth Seniors Housing Corporation**

11 Howard Avenue, London, ON

**Phone: 519-652-9913**



**Population Target:** Seniors 60+

**Year of Existence:** 1984

**Zone:** Southwest

**Property Management:** Self-Managed

**Direction:** Township of Westminster, Middlesex County east of the north branch of the Talbot Road

**Building Type:** Ground Floor apartment building

**Utilities Included:** Yes

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

**Total Units:** 25

<b># Bedroom Units:</b>	1-Bedroom: 17	2-Bedrooms: 8
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**Wheelchair Accessible Units:** 1

**Unit features:** Fridge & stove

**Parking:** One assigned parking space per unit

**Building Features:** Laundry facilities on main floor, common room, storage room

**Amenities:** Banks, grocery store, churches, community and recreational center, library, shopping

**Transportation:** Own transportation

## London Jewish Community Village

536 Huron Street, London, ON

Phone: 519-673-3310



**Population Target:** Seniors 60+

**Year of Existence:** 1980

**Zone:** North

**Property Management:** Self-Managed

**Direction:** Corner of Adelaide and Huron Street adjacent to Synagogue and Community Centre

**Building Type:** 4-Storey apartment building

**Utilities Included:** Yes

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

**Total Units:** 45

<b># Bedroom Units:</b>	<b>1-Bedroom:</b> 32	<b>2-Bedrooms:</b> 13
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**Wheelchair Accessible Units:** 8

**Unit features:** Fridge & stove

**Parking:** One assigned parking per unit

**Building Features:** Laundry facilities on each floor except 1<sup>st</sup> floor, common room, VON services, overlooking the ravine

**Amenities:** Banks, grocery store, drug store churches, parks, shopping

**Transportation:** Access to city buses



**London Polonia Towers Inc.-Towers II**  
 440 South Street, London, ON  
**Phone: 519-681-5774**



<b>Population Target:</b> Seniors 60+		
<b>Year of Existence:</b> 1982		
<b>Zone:</b> Downtown East		
<b>Property Management:</b> BGM Property Management & Consulting Inc.		
<b>Direction:</b> East of Wellington Road at the Corner of South Street and Colborne		
<b>Building Type:</b> 7-Storey apartment building		
<b>Utilities Included:</b> Yes		
<b>Rent:</b> is set at 30% of household's gross income from all sources		
<b>Total Units:</b> 40		<b># Market Rent Units:</b> 5
<b># Bedroom Units:</b>	1-Bedroom: 16	2-Bedrooms: 24
<b>Wheelchair Accessible Units:</b> 5		
<b>Unit features:</b> Fridge & stove		
<b>Parking:</b> One space per unit		
<b>Building Features:</b> Laundry facilities, storage lockers		
<b>Amenities:</b> Close to downtown shopping, parks, churches, variety stores, restaurants, businesses		
<b>Transportation:</b> Access to city buses		

**London Polonia Towers Inc.-Towers I**

430 South Street, London, ON

**Phone: 519-681-5774****Population Target:** Seniors 60+**Year of Existence:** 1982**Zone:** Downtown East**Property Management:** BGM Property Management & Consulting Inc.**Direction:** East of Wellington Road, corner of South Street and Colbourne adjacent to the sponsoring Polish Church**Building Type:** 7-Storey apartment building**Utilities Included:** Yes**Rent:** Low end market rent (rent set at 95% of average market rent)**Total Units:** 65

<b># Bedroom Units:</b>	1-Bedroom: 51	2-Bedrooms: 14
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**Wheelchair Accessible Units:** 1**Unit features:** Fridge & stove**Parking:** Parking space available**Building Features:** Laundry facilities on main floor, common room with kitchenette and library reading room on each floor, balconies, gardening, fitness center**Amenities:** Close to downtown shopping, parks, churches, variety stores, restaurants, businesses**Transportation:** Access to city buses

**Lonset Non-Profit Housing Corporation-Packwood Place**  
 90 Base Line Road West, London, ON  
**Phone: 519-668-0137**



<b>Population Target:</b> Seniors 60+		
<b>Year of Existence:</b> 1982		
<b>Zone:</b> Southwest		
<b>Property Management:</b> Self-Managed		
<b>Direction:</b> West corner of Base Line and Wharncliffe Road		
<b>Building Type:</b> 4-Storey masonry apartment building		
<b>Utilities Included:</b> Yes		
<b>Rent:</b> Low end market rent (rent set at 95% of average market rent)		
<b>Total Units:</b> 45		
<b># Bedroom Units:</b>	1-Bedroom: 33	2-Bedrooms: 12
<b>Wheelchair Accessible Units:</b> 1		
<b>Unit features:</b> Fridge & stove		
<b>Parking:</b> Limited parking		
<b>Building Features:</b> Laundry facilities lounge area with a library, workshop area for crafts		
<b>Amenities:</b> Banks, grocery stores drug store churches, parks, shopping, restaurants, gas stations, variety stores		
<b>Transportation:</b> Access to city buses		



**Lucan Community Non-Profit Apartment Corporation-Lions Parkview Place**  
 271 Beech Street, Lucan, ON  
**Phone: 519-227-1009**



<b>Population Target:</b> Seniors 60+		
<b>Year of Existence:</b> 1988		
<b>Zone:</b> Middlesex County		
<b>Property Management:</b> Self-Managed		
<b>Direction:</b> Corner of Market and Beech Street in the village of Lucan		
<b>Building Type:</b> 3-Storey apartment building		
<b>Utilities Included:</b> Yes		
<b>Rent:</b> is set at 30% of household's gross income from all sources		
<b>Total Units:</b> 35		<b># Market Rent Units:</b> 13
<b># Bedroom Units:</b>	<b>1-Bedroom:</b> 23	<b>2-Bedrooms:</b> 12
<b>Wheelchair Accessible Units:</b> 2		
<b>Unit features:</b> Fridge & stove		
<b>Parking:</b> One space per unit plus additional spots		
<b>Building Features:</b> Laundry facilities on 2 <sup>nd</sup> floor, common room with kitchenette		
<b>Amenities:</b> One block walking distance to shopping, banks, post office, restaurants, parks		
<b>Transportation:</b> Access to a highway coach bus that arrives in the morning and back in the evening and a school bus that leaves at 7:00a.m. back at 5:30p.m. Small fee required		

**Melbourne Housing Corporation-Townline Terrace**  
21985 Melbourne Road, Melbourne, ON  
**Phone: 519-473-2427**



**Population Target:** Seniors 65+

**Year of Existence:** 1989

**Zone:** Strathroy-Caradoc

**Property Management:** Tilley Holmes Inc.

**Direction:** North of Melbourne's main intersection of Hwy 2

**Building Type:** Ground floor apartments

**Utilities Included:** Yes, with exception of a seasonal air conditioner hydro fee

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

**Total Units:** 20

**# Market Rent Units:** 4

**# Bedroom Units:**

1-Bedroom: 16

2-Bedrooms: 4

**Wheelchair Accessible Units:** 1

**Unit features:** Fridge & stove

**Parking:** Non-designated parking

**Building Features:** Laundry facilities, lounge area with a kitchen, outdoor patio, controlled entry, mail delivery, satellite service available

**Amenities:** On every street and laneway, there are shopping, dining and cultural experiences to discover in Melbourne

**Transportation:** Own vehicle

## Odell-Jalna Residences of London-Ottaway Place

235 Grey Street, London, ON

Phone: 519-433-2741



<b>Population Target:</b> Seniors 65+		
<b>Year of Existence:</b> 1992		
<b>Zone:</b> Downtown North		
<b>Property Management:</b> M.F. Arnsby Property Management		
<b>Direction:</b> Of off Wellington Road south of Horton Street and north of Grand Avenue		
<b>Building Type:</b> 9-Storey apartment building		
<b>Utilities Included:</b> No		
<b>Rent:</b> is set at 30% of household's gross income from all sources		
<b>Total Units:</b> 60		
<b># Bedroom Units:</b>	1-Bedroom: 55	2-Bedrooms: 5
<b>Wheelchair Accessible Units:</b> 3		
<b>Unit features:</b> Fridge & stove		
<b>Parking:</b> One space per unit		
<b>Building Features:</b> Laundry facilities, common room		
<b>Amenities:</b> Restaurants, banks, drug stores, churches, parks, downtown shopping, businesses		
<b>Transportation:</b> Access to city buses		



**P.A.M. Gardens, Non-Profit Housing Inc.-Riverwoods West**  
1369 Commissioners Road West, London, ON  
**Phone: 519-681-6403**



<b>Population Target:</b> Seniors 60+		
<b>Year of Existence:</b> 1992		
<b>Zone:</b> Southwest		
<b>Property Management:</b> Kare Property Management		
<b>Direction:</b> Commissioners Road West and Boler Road		
<b>Building Type:</b> 4-Storey apartment building		
<b>Utilities Included:</b> No		
<b>Rent:</b> is set at 30% of household's gross income from all sources		
<b>Total Units:</b> 54		<b># Market Rent Units:</b> 17
<b># Bedroom Units:</b>	1-Bedroom: 21	2-Bedrooms: 33
<b>Accessible Units:</b> 4		
<b>Unit features:</b> Fridge & stove		
<b>Parking:</b> One space per unit		
<b>Building Features:</b> Laundry facilities, small common room		
<b>Amenities:</b> Parks, churches, variety stores, restaurants, library, shopping, drug store, grocery store, animal clinic		
<b>Transportation:</b> Access to city buses		

**Sherwood Forest (Trinity) Housing Corp-Trinity Place**  
 570 Gainsborough Road, London, ON  
**Phone: 519-657-4214**



<b>Population Target:</b> Seniors and frail elderly must be 65+ if requiring a modified unit or supportive housing		
<b>Year of Existence:</b> 1989		
<b>Zone:</b> Northwest		
<b>Property Management:</b> Self-Managed		
<b>Direction:</b> Off Wonderland Road North behind Sherwood Forest Mall		
<b>Building Type:</b> High rise apartment building		
<b>Utilities Included:</b> Yes		
<b>Rent:</b> is set at 30% of household's gross income from all sources		
<b>Total Units:</b> 66		<b># Market Rent Units:</b> 15
<b># Bedroom Units:</b>	1-Bedroom: 47	2-Bedrooms: 19
<b>Wheelchair Accessible Units:</b> 4		
<b>Unit features:</b> Fridge, stove, grab bars in bathroom, silent safety monitoring system		
<b>Parking:</b> One space assigned for car owners		
<b>Building Features:</b> On-site staff for personal care, homemaking services, therapeutic whirlpool tub, church on site, controlled entry		
<b>Amenities:</b> Banks, grocery stores drug store churches, parks, shopping, restaurants, gas stations, Aquatics Centre, restaurants		
<b>Transportation:</b> Access to city buses		

**Strathroy & District Christian Retirement Association Inc.-Trillium Village I**  
 400 Dominion Street, Strathroy, ON  
**Phone: 519-245-3830**



<b>Population Target:</b> Seniors 60+		
<b>Year of Existence:</b> 1983		
<b>Zone:</b> Strathroy-Caradoc		
<b>Property Management:</b> Self-Managed		
<b>Direction:</b> West of London in the town of Strathroy		
<b>Building Type:</b> Ground floor apartment building		
<b>Utilities Included:</b> Yes		
<b>Rent:</b> Low end market rent (rent set at 95% of average market rent)		
<b>Total Units:</b> 45		
<b># Bedroom Units:</b>	1-Bedroom: 31	2-Bedrooms: 14
<b>Wheelchair Accessible Units:</b> 5		
<b>Unit features:</b> Fridge & stove		
<b>Parking:</b> Designated parking for tenants and visitor's parking		
<b>Building Features:</b> Laundry facilities on the ground floor, common room with pool table, hair dressing salon on ground floor, small coffee shop, wellness class every two weeks		
<b>Amenities:</b> 3 blocks to hospital and churches, grocery store and shopping 2 minutes by car		
<b>Transportation:</b> Own transportation		



**Strathroy & District Christian Retirement Association Inc.-Trillium Village II**

400 Dominion Street, Strathroy, ON

**Phone: 519-245-3830**



<b>Population Target:</b> Seniors 65+		
<b>Year of Existence:</b> 1987		
<b>Zone:</b> Strathroy-Caradoc		
<b>Property Management:</b> Self-Managed		
<b>Direction:</b> West side of Dominion Street, south of Saulsbury Street in Strathroy		
<b>Building Type:</b> Ground floor apartment building		
<b>Utilities Included:</b> Yes		
<b>Rent:</b> is set at 30% of household's gross income from all sources		
<b>Total Units:</b> 25		<b># Market Rent Units:</b> 10
<b># Bedroom Units:</b>	1-Bedroom: 16	2-Bedrooms: 9
<b>Wheelchair Accessible Units:</b> 1		
<b>Unit features:</b> Fridge & stove		
<b>Parking:</b> One space per licensed driver		
<b>Building Features:</b> Laundry facilities on main floor, common room with pool table, auditorium and stores		
<b>Amenities:</b> 2-3 minutes to downtown Strathroy for all amenities and 1 minute to Strathroy hospital		
<b>Transportation:</b> Taxi and VON service by making arrangements		

**Wardsville Apartments**  
1809 Longwoods Road, Wardsville, ON  
**Phone: 226-272-4909**



<b>Population Target:</b> Seniors 60+		
<b>Year of Existence:</b> 1981		
<b>Zone:</b> Middlesex County		
<b>Property Management:</b> Self-Managed		
<b>Direction:</b> 45 minutes from London to Wardsville on Hwy 2 going to Chatham		
<b>Building Type:</b> 3-Storey walk-up apartment building (no elevator)		
<b>Utilities Included:</b> Yes		
<b>Rent:</b> Low end market rent (rent set at 95% of average market rent)		
<b>Total Units:</b> 12		
<b># of Bedroom Units:</b>	1-Bedroom: 6	2-Bedrooms: 6
<b>Wheelchair Accessible Units:</b> 0		
<b>Unit features:</b> Fridge & stove		
<b>Parking:</b> Assigned parking, free additional parking for second vehicle		
<b>Building Features:</b> Laundry facilities, VON services, meals on wheels		
<b>Amenities:</b> Churches, banks, post office, variety store, walking distance to nursing home, rest home, 2 minutes driving to hospital, grocery delivery from Glencoe, transit system from the hospital for a small fee for those who want to go shopping		
<b>Transportation:</b> Own transportation		



**Warner Place Seniors' Residence**  
 430 William Street, London, ON  
**Drop in on site or call: 416-503-0533**



<b>Population Target:</b> Seniors 60+		
<b>Year of Existence:</b> 1985		
<b>Zone:</b> Downtown North		
<b>Property Management:</b> S & T Housing Management Service		
<b>Direction:</b> Behind Bishop Cronyn Memorial church, between Queens Ave and William St.		
<b>Building Type:</b> 7-Storey apartment building		
<b>Utilities Included:</b> Yes		
<b>Rent:</b> Low end market rent with some rent supplement units		
<b>Total Units:</b> 61		
<b># Bedroom Units:</b>	1-Bedroom: 42	2-Bedrooms: 19
<b>Wheelchair Accessible Units:</b> 3		
<b>Unit features:</b> Fridge & stove		
<b>Parking:</b> Assigned limited parking		
<b>Building Features:</b> Laundry facilities, lounge area, recreation room, security system, 24hrs on site superintendent		
<b>Amenities:</b> Walking distance to Dundas Street downtown London to all amenities		
<b>Transportation:</b> Access to city buses		



**West Nissouri Non-Profit Seniors Complex**  
 21823 Fairview Road, Thorndale, ON  
 Phone: 519-452-3918



<b>Population Target:</b> Seniors 65+		
<b>Year of Existence:</b> 1986		
<b>Zone:</b> East of London		
<b>Property Management:</b> Self-Managed		
<b>Direction:</b> Approximately 7km east of London		
<b>Building Type:</b> Ground level apartment building		
<b>Utilities Included:</b> Yes		
<b>Rent:</b> Low end market rent (rent set at 95% of average market rent)		
<b>Total Units:</b> 20		
<b># Bedroom Units:</b>	1-Bedroom: 14	2-Bedrooms: 6
<b>Wheelchair Accessible Units:</b> 0		
<b>Unit features:</b> Fridge & stove		
<b>Parking:</b> One assigned parking per unit		
<b>Building Features:</b> Laundry facilities, common game area, hair dressing salon		
<b>Amenities:</b> Banks, Community Centre, hardware store, restaurants, stores		
<b>Transportation:</b> Own transportation		

**William Mercer Wilson Non-Profit Centre (London) Inc.**  
 331 Commissioners Road West, London, ON  
**Phone: 519-474-0567**



<b>Population Target:</b> Seniors 60+		
<b>Year of Existence:</b> 1992		
<b>Zone:</b> Southwest		
<b>Property Management:</b> Self-Managed		
<b>Direction:</b> Commissioners Road just west of off Beechwood		
<b>Building Type:</b> 9-Storey apartment building		
<b>Utilities Included:</b> No		
<b>Rent:</b> is set at 30% of household's gross income from all sources		
<b>Total Units:</b> 86		<b># Market Rent Units:</b> 22
<b># Bedroom Units:</b>	1-Bedroom: 60	2-Bedrooms: 26
<b>Wheelchair Accessible Units:</b> 9		
<b>Unit features:</b> Fridge & stove, grab bar support in washroom		
<b>Parking:</b> \$15.00 per month for assigned parking above ground		
<b>Building Features:</b> Laundry facilities on main floor, common room, activity room for recreation and exercising, lounge area, on-site seniors programs, guest suite, barrier-free access, extra lighting in corridors, hallway railings		
<b>Amenities:</b> Close to Westmount Mall, restaurants, banks, drug stores, churches, parks, medical/dental offices, businesses		
<b>Transportation:</b> Access to city buses		

**WLK Seniors Assistance Association Inc-Thamesview Terrace**  
75 Albert Street, London, ON  
**Phone: 519-439-4871**



<b>Population Target:</b> Seniors 65+				
<b>Year of Existence:</b> 1958				
<b>Zone:</b> Downtown North				
<b>Property Management:</b> R. J. Few & Associates Ltd.				
<b>Direction:</b> Southeast corner of Albert and Ridout Street				
<b>Building Type:</b> 7-Storey mid-rise apartment building				
<b>Utilities Included:</b> Yes				
<b>Rent:</b> Low end market rent (rent set at 95% of average market rent)				
<b>Total Units:</b> 49				
<b># Bedroom Units:</b>	1-Bedroom: 29	2-Bedrooms: 19	3-Bedrooms: 1	Penthouse: 2
<b>Wheelchair Accessible Units:</b> 0				
<b>Unit features:</b> Fridge & stove, floors are wood parquet except the Penthouse				
<b>Parking:</b> 34 controlled access underground parking space and additional 34 parking space				
<b>Building Features:</b> Laundry facilities located on each floor, large spacious balconies				
<b>Amenities:</b> Three blocks from downtown shopping and restaurants				
<b>Transportation:</b> Access to city buses				



**Wonderland Non-Profit Housing Corp-Kirby Manor**  
 199 Commissioners Road West, London, ON  
**Phone: 519-455-6080**



<b>Population Target:</b> Seniors 65+		
<b>Year of Existence:</b> 1989		
<b>Zone:</b> Southwest		
<b>Property Management:</b> M.F. Arnsby Property Management		
<b>Direction:</b> Commissioners Rd West of Wharncliffe at Viscount		
<b>Building Type:</b> 7-Storey apartment building		
<b>Utilities Included:</b> Yes		
<b>Rent:</b> is set at 30% of household's gross income from all sources		
<b>Total Units:</b> 60		<b># Market Rent Units:</b> 12
<b># Bedroom Units:</b>	1-Bedroom: 44	2-Bedrooms: 16
<b>Wheelchair Accessible Units:</b> 3		
<b>Unit features:</b> Fridge & stove		
<b>Parking:</b> One space per unit		
<b>Building Features:</b> Laundry facilities, common room		
<b>Amenities:</b> 1.8km southwest to Westmount Shopping Mall, close to churches, banks, parks, grocery stores, medical center, restaurants		
<b>Transportation:</b> Access to city buses		

**Zerin Development Corporation-Zerin Place**  
 303 Commissioners Road West, London, ON  
**Phone: 519-472-3862**



<b>Population Target:</b> Seniors 65+		
<b>Year of Existence:</b> 1985		
<b>Zone:</b> Southwest		
<b>Property Management:</b> Self-Managed		
<b>Direction:</b> Corner of Andover and Commissioners Rd W., near to William Mercer Wilson Non-Profit		
<b>Building Type:</b> 4-Storey apartment building		
<b>Utilities Included:</b> Yes		
<b>Rent:</b> Low end market rent (rent set at 95% of average market rent)		
<b>Total Units:</b> 40		
<b># Bedroom Units:</b>	1-Bedroom: 26	2-Bedrooms: 14
<b>Wheelchair Accessible Units:</b> 1		
<b>Unit features:</b> Fridge & stove		
<b>Parking:</b> One assigned space per unit		
<b>Building Features:</b> Laundry facilities on first floor, lounge area common room for social activities		
<b>Amenities:</b> 1.6km southwest to Westmount Shopping Mall, close to banks, grocery stores churches, parks, restaurants, gas stations, variety stores, restaurants		
<b>Transportation:</b> Access to city buses		

**30 Base Line Road, London, ON**  
**Tel: 519-661-0861**



**Population Target:** Seniors 60+

**Year of Existence:** 1968

**Zone:** Southwest

**Management:** London & Middlesex Housing Corporation (LMHC)

**Direction:** West of Wharncliffe Road, north of Commissioners Road

**Building Type:** 10-Storey wheelchair accessible apartment building with elevators

**Restrictions:** Pet policy as per City by-law

**Utilities Included:** Yes

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

**Total Units:** 151

<b># Bedroom Units:</b>	1-Bedroom: 151
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**Unit Features:** Fridge and stove

**Parking:** 42 spaces

**Building Features:** Laundry facilities, controlled entry, 24-hour security cameras, lounge

**Amenities:** Shopping, banks, churches, schools, parks, restaurants

**Transportation:** Access to City buses



**1194 Commissioners Road West, London, ON**  
**Tel: 519-661-0861**



<b>Population Target:</b> Seniors 60+	
<b>Year of Existence:</b> 1968	
<b>Zone:</b> Southwest	
<b>Management:</b> London & Middlesex Housing Corporation (LMHC)	
<b>Direction:</b> West of Byron Base Line Road, east of Boler Road	
<b>Building Type:</b> 7-Storey wheelchair accessible apartment building with elevators	
<b>Restrictions:</b> Pet policy as per City by-law	
<b>Utilities Included:</b> Yes	
<b>Rent:</b> Do not offer low end market rent. All units are rent-geared-to-income housing and the rent is subsidized at 30% of household's gross income from all sources. To apply for subsidized units you must go through the Housing Access Centre.	
<b>Total Units:</b> 126	
<b># Bedroom Units:</b>	1-Bedroom: 126
<b>Unit Features:</b> Fridge and stove	
<b>Parking:</b> 32 parking space with some handicaps	
<b>Building Features:</b> laundry facilities, controlled entry, 24-hour security cameras, lounge	
<b>Amenities:</b> Shopping nearby, churches, drug store, banks, parks	
<b>Transportation:</b> Access to city buses	

**632 Hale Street, London, ON**  
**Phone: 519-661-0861**



**Population Target:** Seniors 60+

**Year of Existence:** 1968

**Zone:** East

**Management:** London & Middlesex Housing Corporation (LMHC)

**Direction:** South of Dundas Street, east of Highbury Avenue

**Building Type:** 8-storey wheelchair accessible apartment building with elevators

**Restrictions:** Pet policy as per City by-law

**Utilities Included:** Yes

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

**Total Units:** 146

**# Bedroom Units:** 1-Bedroom: 146

**Unit Features:** Fridge and stove

**Parking:** 37 spaces

**Building Features:** laundry facilities, controlled entry, 24-hour security cameras, lounge

**Amenities:** Shopping, churches, parks, banks, grocery store, drug store, restaurants

**Transportation:** Access to City buses

**170 Kent Street, London, ON**  
**Phone: 519-661-0861**



<b>Population Target:</b> Seniors 60+	
<b>Year of Existence:</b> 1968	
<b>Zone:</b> North downtown	
<b>Management:</b> London & Middlesex Housing Corporation (LMHC)	
<b>Direction:</b> North of Dundas Street, west of Richmond	
<b>Building Type:</b> 12-Storey wheelchair accessible apartment building with elevators	
<b>Restrictions:</b> Pet policy as per City by-law	
<b>Utilities Included:</b> Yes	
<b>Rent:</b> Do not offer low end market rent. All units are rent-geared-to-income housing and the rent is subsidized at 30% of household's gross income from all sources. To apply for subsidized units you must go through the Housing Access Centre.	
<b>Total Units:</b> 146	
<b># Bedroom Units:</b>	1-Bedroom: 146
<b>Unit Features:</b> Fridge and stove	
<b>Parking:</b> 37 spaces	
<b>Building Features:</b> laundry facilities, controlled entry, 24-hour security cameras, lounge	
<b>Amenities:</b> Shopping, churches, parks, banks, grocery stores, drug stores, restaurants	
<b>Transportation:</b> Access to city buses	



**202 McNay Street, London, ON**  
**Phone: 519-661-0861**



<b>Population Target:</b> Seniors 60+	
<b>Year of Existence:</b> 1968	
<b>Zone:</b> Northeast	
<b>Management:</b> London & Middlesex Housing Corporation (LMHC)	
<b>Direction:</b> North of Cheapside Street, west of Highbury Avenue	
<b>Building Type:</b> 11-Storey wheelchair accessible apartment building with elevators	
<b>Restrictions:</b> Pet policy as per City by-law	
<b>Utilities Included:</b> Yes	
<b>Rent:</b> Do not offer low end market rent. All units are rent-geared-to-income housing and the rent is subsidized at 30% of household's gross income from all sources. To apply for subsidized units you must go through the Housing Access Centre.	
<b>Total Units:</b> 252	
<b># Bedroom Units:</b>	1-Bedroom: 252
<b>Unit Features:</b> Fridge and stove	
<b>Parking:</b> 90 spaces, 16 handicap	
<b>Building Features:</b> laundry facilities, controlled entry, 24-hour security cameras, lounge	
<b>Amenities:</b> Shopping, churches, parks, banks, variety stores, drug stores, parks, restaurants	
<b>Transportation:</b> Access to city buses	

**85 Walnut Street, London, ON**  
**Phone: 519-661-0861**



**Population Target:** Seniors 60+

**Year of Existence:** 1968

**Zone:** West

**Management:** London & Middlesex Housing Corporation (LMHC)

**Direction:** South of Riverside Drive, west of Wharncliffe Road

**Building Type:** 14-Storey wheelchair accessible apartment building with elevators

**Restrictions:** Pet policy as per City by-law

**Utilities Included:** Yes

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

**Total Units:** 132

**# Bedroom Units:** 1-Bedroom: 132

**Unit Features:** Fridge and stove

**Parking:** 76 spaces, 7 handicap

**Building Features:** laundry facilities, controlled entry, 24-hour security cameras, lounge

**Amenities:** Shopping, churches, parks, banks, variety stores, drug stores, parks, restaurants

**Transportation:** Access to city buses

**Centertown Apartments**  
636 Marshall Street, London, ON  
**Phone: 519-226-3399**



<b>Population Target:</b> Seniors 60+		
<b>Year of Existence:</b> 2012		
<b>Zone:</b> East core London		
<b>Management:</b> Self-Managed.		
<b>Direction:</b> Just East of Adelaide and Dundas Street		
<b>Building Type:</b> 8-Storey masonry apartment building: 4-Storey fronting Dundas Street and the other 4-Storey fronting Marshall Street. Both buildings linked by a glazed corridor		
<b>Utilities Included:</b> Heat and water included in rent. Tenants pays for hydro		
<b>Rent:</b> 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 call directly to the phone number listed above		
<b>Total Units:</b> 72		<b>Wheelchair Accessible Unit:</b> 7
<b># Bedroom Units:</b>	1-Bedroom: 64	2-Bedrooms: 8
<b>Unit Features:</b> Fridge, stove and air conditioner		
<b>Parking:</b> One level of underground parking for 30 cars. Parking fee is \$25.00 per month		
<b>Building Features:</b> Laundry facilities, balconies, ground floor includes 6 commercial units, a common room, bicycle storage, two landscape interior courtyards		
<b>Amenities:</b> Walking distance to a wider variety of shopping, restaurants, churches, shopping, hair stylist shops, variety stores and much more		
<b>Transportation:</b> Access to all city buses		



**Glencoe Senior's Apartments-Phase II**

173 Main Street, Glencoe, ON

**Phone: 226-700-1673****Population Target:** Seniors 60+**Year of Existence:** 2010**Zone:** Southwest Middlesex County**Management:** Self-Managed.**Direction:** Situated within the core of Glencoe on the north side of Main Street.**Building Type:** Two 1-Storey apartment building**Utilities Included:** Yes, except a surcharge may be applied to the rent for the months that tenants utilize air conditioners**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 call directly to the phone number listed above**Total Units:** 12, (Two buildings with 6 units each)**Wheelchair Accessible Unit:** 12**# Bedroom Units:** 1-Bedroom: 12**Unit Features:** Fridge and stove**Parking:** Available**Building Features:** California shutters on all windows, designated wall opening for unit air conditioning, laundry facilities, common room with kitchenette**Amenities:** Two grocery stores, pharmacy and local health professionals.**Transportation:** Own transportation

**Komoka Seniors Apartments**  
 113 Hamilton Street, Komoka, ON  
**Phone: 519-471-0950**



<b>Population Target:</b> Seniors 60+		
<b>Year of Existence:</b> 2009		
<b>Zone:</b> Middlesex County		
<b>Management:</b> Self-Managed.		
<b>Direction:</b> A small town about 20 minutes west of London		
<b>Building Type:</b> Single level apartment building		
<b>Utilities Included:</b> Heat and water are included in the rent and hydro is at the tenants additional cost.		
<b>Rent:</b> 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 call directly to the phone number listed above		
<b>Total Units:</b> 20		<b>Wheelchair Accessible Unit:</b> 20
<b># Bedroom Units:</b>	1-Bedroom: 10	2-Bedroom: 10
<b>Unit Features:</b> Fridge, stove and programmable thermostat		
<b>Parking:</b> Available, one per unit		
<b>Building Features:</b> A beautiful and peaceful landscaped setting, with on-site laundry facilities, and a common room with fireplace and kitchen available for tenant functions		
<b>Amenities:</b> Wellness Center, parks, downtown Food Town, Post Office area, at intersection there are banks, gas stations and variety stores, restaurants, and hair salon		
<b>Transportation:</b> Own transportation		

**Residenza Italia**  
1109 Hamilton Road, London, ON  
**Phone: 519-455-6080**



<b>Population Target:</b> Seniors 60+	
<b>Year of Existence:</b> 2011	
<b>Zone:</b> East London	
<b>Management:</b> M. F. Arnsby Property Management	
<b>Direction:</b> On Hamilton Road just west of Gore Road	
<b>Building Type:</b> 5-Storey apartment building	
<b>Utilities Included:</b> Tenant will pay electric and cable. The landlord pay for heat and hot water	
<b>Rent:</b> 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 call directly to the phone number listed above	
<b>Total Units:</b> 52	<b>Wheelchair Accessible Unit:</b> 4
<b># Bedroom Units:</b>	1-Bedroom: 52
<b>Unit Features:</b> Fridge and stove, programmable thermostat	
<b>Parking:</b> Large parking lot. No designated parking	
<b>Building Features:</b> Ground floor amenities, on-site laundry facilities on some units have balcony, controlled entry, common room with kitchen, garden	
<b>Amenities:</b> Churches, banks, parks, variety stores, grocery stores, restaurants	
<b>Transportation:</b> Access to city buses	



**Woodfield Apartments**  
 390 Princess Avenue, London, ON  
**Phone: 226-927-2900**



**Population Target:** Seniors 60+

**Year of Existence:** 2010

**Zone:** Downtown core

**Management:** Self-Managed.

**Direction:** Located between Waterloo and Colborne Street

**Building Type:** 5-Storey apartment building

**Utilities Included:** Yes

**Wheelchair Accessible Unit:** 4

**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

**Total Units:** 52

<b># Bedroom Units:</b>	Bachelor: 10	1-Bedroom: 40	2-Bedrooms: 2
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**Unit Features:** Fridge and stove, standing shower, new cupboards, counters

**Parking:** Onsite parking. No designated parking

**Building Features:** Heritage building with brand new elevator, interior floor structure, electrical and plumbing, on-site laundry facilities, controlled entry

**Amenities:** Central downtown to churches, banks, parks, grocery stores, restaurants,

**Transportation:** Private buses available for transportation to the grocery store (free of charge), access to city buses central downtown

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 with some specific units designed in partnership with social services agencies to help their clients with disabilities live independently. Occupancy standards do apply.

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

### **TARGET: ADULTS & SENIORS**

#### **516 Albert Street, Strathroy**

Contact: 519-318-3818

Type: One and two bedroom apartments

Accessibility: Yes

#### **390 Burwell Street, London**

Contact: 519-455-6080

Type: One, two and three bedroom apartments

Accessibility: Yes

#### **339 Commissioners Road, London**

Contact: 519-472-8200

Type: One bedroom apartments

Accessibility: None

#### **111 Craig Street, Ailsa Craig**

Contact: 519-851-0705

Type: One bedroom apartments

Accessibility: Yes

#### **211 Dundas Street, London**

Contact: 519-319-9057

Type: Bachelor apartments

Accessibility: None

#### **660 Dundas Street, London**

Contact: 519-951-7226

Type: One bedroom apartments

Accessibility: None

#### **753 Dundas Street, London**

Contact: 519-641-6868

Type: One and two bedroom apartments

Accessibility: None

#### **1453 Huron Street, London**

Contact: 226-663-4070

Type: One and two bedroom apartments

Accessibility: Yes

#### **159 Main Street, Glencoe**

Contact: 519-318-3818

Type: One bedroom apartments

Accessibility: None

#### **380 Princess Avenue, London**

Contact: 519-474-7376

Type: One bedroom apartments

Accessibility: Yes

#### **534-602 Albert Street, Strathroy**

Contact: 519-318-3818

Type: One and two bedroom apartments

Accessibility: None

#### **260-262 Clarence Street, London**

Contact: 519-951-7226

Type: One and two bedroom apartments

Accessibility: None

#### **34 Covent Market Place, London**

Contact: 519-319-9057

Type: Bachelor and one bedroom apartments

Accessibility: None

#### **189 Dundas Street, London**

Contact: 519-319-9057

Type: One bedroom apartments

Accessibility: None

#### **572 Dundas Street, London**

Contact: 519-878-2222

Type: One and two bedroom apartments

Accessibility: None

#### **666-668 Dundas Street, London**

Contact: 519-438-5952

Type: One bedroom apartments

Accessibility: None

#### **1166 Hamilton Road, London**

Contact: 519-681-5774

Type: One bedroom apartments

Accessibility: None

#### **1461 Huron Street, London**

Contact: 519-681-5774

Type: One bedroom apartments

Accessibility: Yes

#### **570 Nelson Street, London**

Contact: 519-455-6080

Type: One and two bedroom apartments

Accessibility: Yes

#### **392 Richmond Street, London**

Contact: 519-951-7226

Type: Bachelor and one bedroom apartments

Accessibility: None

**129 Riverside Drive, London**  
Contact: 519-642-1670  
Type: One bedroom apartments  
Accessibility: Yes

**77 Tecumseh Avenue, London**  
Contact: 519-455-6080  
Type: One bedroom apartments  
Accessibility: Yes

**45 Centre Street, London**  
Contact: 519-681-5774  
Type: One bedroom apartments  
Accessibility: Yes

**333-337 Southdale Road, London**  
Contact: 519-747-5340  
Type: One and two bedroom apartments  
Accessibility: Yes

**770 Whetter Avenue, London**  
Contact: 455-6080  
Type: One and two bedroom apartments  
Accessibility: Yes

### **NEW...AFFORDABLE HOUSING DEVELOPMENTS UNDER CONSTRUCTION** (To be completed in 2019)

The following are more affordable housing projects that are currently under construction. When completed a sign will be posted on the property by the landlord for rental inquiries or check the City of London website at [www.london.ca/residents/housing](http://www.london.ca/residents/housing) for updated rental information inquiries.

**25 Centre Street, Phase II, London** (11-storey high rise building)  
Contact: currently under construction  
Occupancy: late summer 2019  
Total Units: 82  
Type: One-bedroom apartments (A mixture of affordable and market rent units, and clients of the DeafBlind Ontario Services)

**226-230 Dundas Street, London** (Formerly Honest Lawyer)  
Contact: currently under construction  
Occupancy: mid 2019  
Total units: 33  
Type: One bedroom apartments

**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^lohse Native Family Healing Services and the Native Four Feathers Housing Co-operative.

For a listing and rental inquiries please contact them directly at 1-866-391-1061.



## 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, 2<sup>nd</sup> Floor

London, ON N6A 3N7

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

Email: [hac@london.ca](mailto:hac@london.ca)

Website: [www.london.ca](http://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 the 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., the 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 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](mailto:hac@london.ca) or drop by the Housing Access Centre or go to our website [www.london.ca](http://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](http://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](http://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/](http://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](http://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](http://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/](http://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](http://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@centrefhope.ca](mailto:www.housing@centrefhope.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](http://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](http://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](http://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, 3<sup>rd</sup> Floor, London

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

[www.marchofdimes.ca/en](http://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](http://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](http://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](http://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/](http://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](http://www.ontariotenants.ca/index.phtml)

Tenants wants to know more about their rights as a tenant? This website have 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, 7<sup>th</sup> Floor

Tel: 519-661-4660

[www.london.ca](http://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](http://www.shelternet.ca).

For more emergency shelters for women please refer to [www.southwesthealthline.ca](http://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](http://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](http://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.missionservices.ca](http://www.missionservices.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](http://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](http://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.missionservices.ca](http://www.missionservices.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**

281 Wellington Street

**Tel: 519-661-0343**

[www.salvationarmy.ca](http://www.salvationarmy.ca)

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

**Unity Project**

717 Dundas Street

**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 only from age 16+.

**Mission Services of London, Men's Mission**

459 York Street, London

**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](http://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](http://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](http://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](http://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](http://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](http://www.london.ca)

### **How do I qualify for seniors' subsidized housing?**

Subsidized housing is rent-geared-to-income housing and to qualify as a senior you or your household need to be 60+ or 65+ years of age, and show legal status in Canada for all household members.

### **How do I apply for seniors' rent-geared-to-income housing?**

To apply for rent-geared-to-income housing for seniors is the same as a regular person applying for rent-geared-to-income housing. The only difference is that you can add seniors' buildings to your housing choices. Many of the senior buildings have seniors' support services on-site.

For a senior application package, that consist of the main application form and the senior building selection sheet, go to our website at [www.london.ca](http://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 senior application and without all required documents will NOT be accepted.

### **What documents required for RGI housing application?**

For everyone applying for rent-geared-to-income housing, 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 amount 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 if 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;
- Separate bedrooms are assigned to children of the opposite sex;
- Two children may share a bedroom;
- Other factors to be considered include medical conditions, the size of the bedroom, ages of the children and pregnancy. Full-time caregiver.

**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 within thirty (30) days following the one-year over-housed notification date. 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 low income families, seniors and adults that are low-income earners and is not qualified 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 see page 1 or visit our website at [www.london.ca](http://www.london.ca)



## **Housing Services**

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

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

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