



Homelessness Prevention and Housing

WHAT IS HOMELESSNESS PREVENTION AND HOUSING?

492_ For the purposes of *The London Plan*, housing refers to the buildings, properties, and communities we live in. Homelessness prevention involves the creation of a system to assess risks, identify gaps, and take actions to prevent and reduce homelessness within a community.

493_ Many of the policies in this chapter use terms that have important specific meaning that may have an impact on the interpretation of these policies. The Our Tools part of this Plan should be consulted for definitions relating to the following policies in this chapter.

WHY IS HOMELESSNESS PREVENTION AND HOUSING IMPORTANT TO OUR FUTURE?

494_ Looking forward to our City of 2035, as the city grows and the population evolves it will be critical for the City to prevent homelessness and meet the housing needs of its residents, providing everyone with opportunities for health and wellness.

495_ Providing accessible and affordable housing options for all Londoners is an important element of building a prosperous city. Quality housing is a necessary component of a city that people want to live and invest in. Housing choice is influenced by location, type, size, tenure, and accessibility. Affordability and housing options are provided by establishing variety in these factors.

496_ Housing is a basic need for all Londoners. For London to be truly prosperous, it needs to take into account the housing needs of all of its residents. This Plan focuses on programs and policies that deliver housing as a service to lower-income and vulnerable Londoners, while setting the context for a city that provides all Londoners with access to quality housing that meets their needs.

WHAT ARE WE TRYING TO ACHIEVE?

497_ Through all the planning we do and the initiatives we pursue, our goal is to:

1. Ensure that all members of our community have access to housing that is safe, secure, and suitable to their needs and ability to pay.
2. Deliver a coordinated and integrated individual and family-centered housing stability approach that is outcome-focused and designed to address, reduce, and prevent homelessness in London.
3. Provide an integrated mixture of affordable and adequate housing options for the greatest number of people in need.
4. Ensure that individuals and families experiencing homelessness obtain and retain housing, and that individuals and families at risk of homelessness remain housed.
5. Ensure quality housing is attainable for our most vulnerable populations, including affordable and supportive housing, housing needs of persons requiring specialized care, and related services.
6. Facilitate an adequate and appropriate supply of housing to meet the economic, social, health, and well-being requirements of Londoners.
7. Promote a choice of housing types so that a broad range of housing requirements is satisfied in a wide range of locations.
8. Allow for aging in place, so that there are opportunities for people to remain in their neighbourhood as their housing needs change over time.





HOW ARE WE GOING TO ACHIEVE THIS?

498_ The London Plan will focus on four strategic areas to help us meet our goals for housing in London:

1. Community Housing Strategy
2. Creating Housing Opportunities
3. Affordable Housing
4. Homelessness Prevention

COMMUNITY HOUSING STRATEGY

499_ The City will prepare a community housing strategy that will establish an integrated and strategic approach to enhance London's capacity to ensure all Londoners have a home. The strategy will establish targets and service directions related to emergency-style housing, institutional accommodations, transitional and supported-living options, public and private rental market housing, and home ownership.

500_ The City will work with federal and provincial housing agencies and a variety of other partners and stakeholders to align priorities and implement the strategy.

501_ The City will work with other orders of government to advocate for opportunities to improve the accessibility and affordability of housing, such as increasing income supports, protecting existing housing, increasing opportunities for Aboriginal people and newcomers, and improving and protecting social housing.

502_ The City will seek out opportunities to acquire surplus lands from school boards, the provincial and federal government, and other institutional entities and stakeholders for housing purposes.

503_ Innovative tools will be explored to provide a variety of different forms of housing, including the potential for a Housing Development Corporation that would leverage property, government funding, and other assets to deliver housing that is beneficial to Londoners.

504_ The City will prepare a housing monitoring report every two years to: assess its residential land supply; evaluate housing conditions, the supply of affordable housing, development trends, and densities; analyze other housing supply and demand factors; review the community housing strategy; and assess the demand for affordable housing.

CREATING HOUSING OPPORTUNITIES

505_ To provide for an appropriate range of housing types and densities required to meet the projected requirements of current and future residents, the City will:

1. Maintain at all times the ability to accommodate residential growth for a minimum of ten years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development.
2. Maintain at all times land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans of subdivision.

506_ Subject to the City Structure Plan and Residential Intensification policies in the Neighbourhoods Place Type chapter of this Plan, infill and intensification in a variety of forms, including additional residential units, will be supported to increase the supply of housing in areas where infrastructure, transit, and other public services are available and accessible. (OPA 78)

507_ New neighbourhoods will be planned to provide a mix of housing types and integrated mixed-use developments, accessible housing and integrated services, and housing forms and densities.

508_ Abundant opportunities will be provided for the development of a broad range and mix of housing types and densities in conformity with the City Structure Plan and the Urban Place Type policies of this Plan.

509_ New neighbourhoods will be planned to include a variety of different housing types such that it is possible for people to remain in a neighbourhood as their housing needs change over time.

510_ Opportunities will be sought out for brownfield rehabilitation and redevelopment.



511_ In conformity with the Urban Regeneration policies in the Our City part of this Plan, community improvement plans may be created to identify programs and funding that will encourage the improvement of the existing housing stock and the development of new housing.

512_ The City's *Demolition Control By-law* may include provisions and regulations to address the reduction in London's rental housing stock.

513_ Residential developments that offer innovative design features, construction techniques, or tenure arrangements, which broaden the range of available housing alternatives, will be encouraged.

514_ Residential facilities, at appropriate locations that meet the housing needs of persons requiring specialized care, will be supported.

515_ The City will work with other levels of government, public and not-for-profit groups and agencies, and the private sector to provide housing and integrated services for households and individuals who are below the level of low- and moderate-income households as defined in this Plan.

AFFORDABLE HOUSING

516_ The City may assist in the administration of housing programs of the federal and provincial governments.

517_ A target of 25% of new housing, in aggregate, is to be affordable to low- and moderate-income households as defined by the *Provincial Policy Statement* and this Plan. This target may be met through residential greenfield development and the many forms of intensification identified in the City Structure policies of this Plan.

518_ Secondary plans and larger residential development proposals should include a 25% affordable housing component through a mix of housing types and sizes. In keeping with this intent, 40% of new housing units within a secondary plan, and lands exceeding five hectares in size outside of any secondary plan, should be in forms other than single detached dwellings.

519_ Further to the affordable housing targets, the City will, within its legislative powers and policies, pursue opportunities for at least half of the affordable housing units created through new residential development, to be affordable to the lowest 30th percentile of household incomes in the City of London in order to meet the broad housing needs of Londoners. This will include both ownership and rental forms of housing. Opportunities may be provided in new residential structures, infill and redevelopment, and may be achieved through partnerships with private and/or public sector housing providers.



520_ Initiatives and proposals for creating new affordable rental housing should give priority to housing which proposes rents that are affordable to a mixture of low- and moderate-income households. As a target, fifty percent of the rental units should be available for low-income households whose annual accommodation costs exceed 50% of gross household income. A higher proportion of low-income rental units may be provided in smaller-scale housing projects containing support services. City Council may periodically review the target as a means of monitoring and evaluating this policy. The City may establish a new target during the life of this Plan without an amendment to the policies of this Plan.

521_ Building height and densities may be increased, in conformity with the Our Tools part of this Plan, to support the provision of affordable housing in planning and development proposals. (OPA 78)

522_ Green development techniques should be utilized in the construction of affordable housing projects to reduce the long-term energy costs of development and improve the quality of development.

523_ Subject to the City Structure Plan and Urban Place Type policies of this Plan, surplus public lands will be evaluated for their suitability for the development of affordable housing prior to their consideration for any other uses.

HOMELESSNESS PREVENTION

524_ Our homelessness prevention efforts will be based on a “Housing First” model of coordinated services to assist individuals and families experiencing homelessness, or at risk of homelessness, to achieve housing stability. These efforts will focus on approaches to:

1. Address, reduce, and prevent homelessness in London.
2. Ensure housing is available that is supported by programs, services, and health care.
3. Ensure attainable, scattered, and diverse housing with a coordinated network available for individuals and families at risk, or experiencing homelessness.
4. Require that homelessness prevention initiatives are in accordance with both the City's *Homeless Prevention System and Implementation Plan* and the *Homeless Prevention and Housing Plan*.