October, 2026

Affordable Housing Newsletter





St. Vincent's on Huron

Construction at St. Vincent's on Huron continues to progress well as we move closer to completion.
The exterior of the building is nearly finished, including the siding, roofing and windows. Sidewalks, curbs, entranceways and parking areas are also nearing completion.



Interior work is progressing from the upper floors downward, with four of the six floors now substantially complete. Appliances have been ordered for delivery in December, and each unit will have individual heating and cooling controls.

St. Vincent's on Huron cont.

Building completion is anticipated in January 2027, with residents expected to begin moving in during February. Landscaping is underway and will be completed in spring 2027.

We are pleased to report that construction remains on schedule and within budget, with contingency funds in a strong position as we approach the final stages of the project.

The progress is encouraging, and we look forward to seeing the building become home to its first residents early next year.



Project Financing

Federal and municipal funding continues to be received according to schedule, and payments to the contractor and other project commitments are being met.



Managing cash flow during a construction project of this size requires careful planning, particularly given the timing of quarterly HST rebates. These challenges have been successfully managed, including through the use of short-term bridge financing.

Building Hope for Housing Fundraising Update

With the original fundraising goal of $1.7 million for St. Vincent's on Huron achieved, our Fundraising Committee continues to focus on supporting SSVP London's broader commitment to affordable housing.

As of September 30, 2026, donations and pledges total $2.4 million. This progress supports our original goal of raising $5 million for multiple affordable housing projects in London





Almost Home

Our fall Giving Season campaign will use the theme Almost Home, recognizing the approaching completion of St. Vincent's on Huron while building support for future housing initiatives.

We are grateful to the Springbank Catholic Family of Parishes Knights of Columbus and Catholic Women's League for their generous contribution through their golf tournament.

Our affordable housing initiative is now included on the London Community Foundation website, providing additional visibility for our work. An updated fundraising brochure has also been completed.
We continue to appreciate the generosity of our donors and community partners, whose support has made this project possible and will help us build on its success.

Tenant Selection

With occupancy approaching, the Housing Committee is turning its attention to welcoming residents to St. Vincent's on Huron.
Beginning in October, Arnsby Property Management has been distributing formal tenancy applications to individuals who have expressed interest in renting an apartment.
Arnsby, working with members of the Housing Committee, has established a consistent and impartial application review process. A scoring matrix will help assess applications based on financial eligibility, responsible tenancy and suitability for community living.

Rent-to-Income

The rent-to-income threshold has been adjusted to accommodate applicants with lower incomes. Priority groups continue to include single senior women, newcomers to Canada and working individuals with limited financial resources. Seven spaces have also been reserved for St. Andrew the Apostle Church.
An important objective of the Housing Committee is to establish a welcoming and respectful community that reflects the Vincentian values of dignity, compassion and care for those in need.

Affordable and Market-Rent Units

Affordable rents are established in accordance with requirements set by CMHC and the City of London. These rents will generally be below $1,000 per month, providing a much-needed housing option for individuals and families with limited incomes.
The proposed market rents are $1,500 per month for one-bedroom apartments and $1,800 for two-bedroom apartments. These rates are intended to remain competitive within London's rental market while supporting the financial sustainability of the building.

Affordable and Market-Rent Units cont.

St. Vincent's on Huron will provide 73 apartments, consisting of 52 affordable units and 21 market-rent units. The development also includes 16 accessible units, available within both the affordable and market-rent categories.
Securing tenants for market-rent units can be more challenging. The Housing Committee is developing a strategy to support leasing these apartments, including consideration of parking availability and unit location.

We encourage our supporters and donors to share information about St. Vincent's on Huron with anyone who may be interested in renting, particularly the market-rent units.

Planning for a Second Housing Project

While the immediate priority remains the successful completion and occupancy of St. Vincent's on Huron, preliminary work continues on identifying a location for a second affordable housing development. A subcommittee has been reviewing several potential properties, including land on Clarke Road being offered by the City of London at favourable pricing for nonprofit affordable housing providers.

Any decision to proceed with another development will be considered carefully, taking into account the completion of our current project and a review of the London Particular Council's overall priorities.

Fundraising for *Building Hope for Housing* continues to enable us to be ready for future initiatives.

Our longer-term commitment to expanding affordable housing in London remains an important part of SSVP London's mission.

Database and Administrative Improvements

Implementation of the Keela database system is progressing well, with data entry now complete. The system will support both the Affordable Housing Committee and other operations of the Society of Saint Vincent de Paul London Particular Council.
Keela will help streamline charitable tax receipts, fundraising appeals, newsletters and other communications, improving administrative efficiency and donor engagement.

Property Tax Exemption

Discussions are continuing with the Municipal Property Assessment Corporation (MPAC) regarding our application for property tax exemption. Our objective is to have a decision in place by the time the building becomes operational in 2027.



Looking Ahead

As St. Vincent's on Huron approaches completion, our focus remains on ensuring a successful transition from construction to occupancy and establishing a supportive community for those making this their new home.

We are grateful for the continued commitment of our donors, volunteers, community partners and everyone who has contributed to bringing this project to this stage. Their support has been essential to the success of St. Vincent's on Huron and provides a strong foundation for future affordable housing initiatives in London.

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