



Report To:	Program Planning Committee
From:	Donna Moroso, Director of Integrated Social Services and Rhonda McCauley, Social Housing Program Supervisor
Date:	November 27, 2013
Re:	Special Priority Seniors – Issue Report

Report:

Purpose

To inform the Board of the continuation of the DSB's commitment to support our recommendations within the 10-year Housing and Homelessness Plan and the 2009 Housing Needs Study to increase the availability of affordable housing units to Seniors in our communities.

Background

In the context of the change from the former Social Housing Reform Act (SHRA) to the current Housing Services Act, the Ministry of Municipal Affairs and Housing (MMAH) recognized the need for new approaches to the system of selecting households on the waiting list.

In response to this, the Housing Services Act states that Service Managers may establish local priority rules. It should be noted that these local priorities do not supersede Special Priority at any time.

All other applicants are listed in order of chronological date.

Objectives

The primary object of the housing program is to supply safe, adequate and affordable housing to residents of our communities. Eligibility for Rent-Geared-to-Income housing is stipulated in the Housing Services Act, and tenancy legislation is governed by the Residential Tenancies Act.

When reviewing the needs of our communities, it is important to mention that within the current application process, there is not a vehicle embedded, that enables a true

measurement of need. In communities where senior only housing is offered, the same applicants are often on both waiting lists (Senior only and Integrated). Given the proportionate amount of turnover within age-integrated buildings, many Seniors find themselves utilizing DSB owned units as transitional units until Senior designated housing becomes available.

Tenants are required to be capable of maintaining independent living in their units, but may do so with any required supports so long as they are in place. These supports may include outside agencies such as CCAC, VON, Community Living, Office of the Public Guardian & Trustee, CNIB, Meals-on-Wheels, Red Cross, or Mental Health (alone or in combination).

Senior residents typically thrive when in an environment that is geared towards older adults, and most wish to remain in home towns or villages where family is present. Many senior residents do not smoke, do not have pets and maintain their units to above reasonable standards (with or without outside help).

It should be noted, that currently the Manitoulin-Sudbury DSB recognizes victims of family violence as a priority group on the waiting list (SPP), and will continue to do so.

Please refer to the chart below which provides up-to-date statistics on the current tenant make-up and applicant waiting lists with respect to Seniors. Recalling that recent reports to the Board to designate 2 Social Housing Buildings (Little Current and Espanola – 60 Barber) to Senior only, whereby upcoming vacancies will be filled with Senior (65+) residents, which remains supported by those numbers.

The average of senior population within the buildings is 39.17%; while the average of the senior applicant is 26.62% of the overall numbers.

Location	Number of units	Current Composition	Waiting List
Little Current Channelview Apartments 66 Robinson Street	20	14 Seniors (70%)	27 applicants of which 12 are seniors (45%)
Espanola Rainbow Apartments 70 Barber Street	29	10 Seniors (35%)	81 applicants of which 18 are seniors (23%)
Espanola Millsite Apartments 60 Barber Street	10	5 Seniors (50%)	
Manitowaning Bayview Apartments 76 Wellington Street	16	5 Seniors (32%)	3 applicants of which are 0 seniors (0%)
Mindemoya Meadowview Apartments 29 Nixon Street	24	6 Seniors (25%)	11 applicants of which 5 are seniors (46%)
Gore Bay Bayside Apartments 3 Water Street	22	5 Seniors (23%)	7 applicants of which 3 are seniors (43%)
Gore Bay Woods Lane Apartments 66 Meredith Street	10	4 vacancies 2 Seniors (34%)	7 applicants of which 3 are seniors (43%)
Massey Evelyn McNenly Apartments 410 Bell Street	21	9 Seniors (43%)	
Webbwood C.A.MacMillan Place 10 O'Neil Street	24	7 Seniors (30%)	13 applicants of which 3 are seniors (23%)
Warren Villa Beausejour 17 Stanhope Street	19	7 Seniors (37%)	12 applicants of which 6 are seniors (50%)
St. Charles Villa Notre Dame 25 John Street	23	11 Seniors (48%)	16 applicants of which 4 are seniors (25%)

Noëlville Résidence des Pionniers de Noëlville	21	9 Seniors (43%)	16 applicants of which 6 are seniors (38%)
Chapleau Chapleau Residence 78 Pine Street	13	0 Senior	15 applicants of which 0 are seniors (0%)

Conclusion

The Manitoulin-Sudbury DSB recognizes that the Seniors population is growing and the demand for Senior only housing is also increasing. Our DSB has received and has supported 4 business plans for Non Profit Groups to build new housing for Seniors.

By endorsing seniors as a priority group, it will facilitate in assisting our Seniors to better access affordable housing in our communities and allow them to remain in the communities that they have made a contribution to.

Based on the analysis of the buildings and waiting list as stated above, it is clear that our Seniors are showing a high need for housing within our municipalities. Therefore, we recommend the Board endorse a local rule to endorse recognizing Senior (65+) as a priority group when in receipt of an eligible application for Rent-Geared-to-Income housing below Special Priority applicants who are deemed eligible to receive RGI subsidy, effective January 1st, 2014.