

10 Year Housing & Homelessness Plan

Summary of Changes based on feedback

At the June Program Planning Committee meeting, staff presented the Board with the 10-Year Housing and Homelessness plan. At that time, staff asked the board to approve the plan in principle pending review and feedback by municipalities, stakeholders and the province. The deadline for feedback was September 6, 2013.

Staff have reviewed the feedback received and have incorporated this into the plan. Below you will see the sections of the plan that were revised.

In the Executive Summary section, under recommendation #2 '**Strong Emphasis on Seniors Required – Housing and Supports**', **page 7**, we added the following paragraph:

The Manitoulin-Sudbury DSB recognizes the need to ensure appropriate housing for Victims of Family Violence and Persons with Disabilities. The current processes for establishing policy to address victims of family violence have proven successful within the DSB's practices. Good relationships with the Manitoulin-Family Resources, our local Shelter have proven to be successful in assisting persons experiencing family violence. Continued support from the shelter for off-site services are a valuable asset. The DSB will continue to foster this relationship and will look for innovative ways to further support the Shelter. The recommendation to use HIFIS would be a valuable asset in this regard. This additional tool will provide an immediate tool to quantify, which could be further supported in the future.

Further to the recommendation of '**Strong Emphasis on Seniors Required – Housing and Supports**', on **pages 35 and 36**, we added some information regarding Victims of Family Violence and Persons with Disabilities. We also made reference to the previous consultation report completed by Ed Star in 2009.

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experiencing family violence. Continued support from the shelter for off-site services are a valuable asset. The DSB will continue to foster this relationship and will look for innovative ways to further support the Shelter. The recommendation to use HIFIS would be a valuable asset in this regard. This additional tool will provide an immediate tool to quantify, which could be further supported in the future.

Previous work through SHS Consulting in 2009 made recommendations based on a housing needs assessment of the DSB Housing Portfolio. These recommendations are listed below and suggest the need for increased stock of senior supported housing by catchment area.

- o Through the distribution of this report, the DSB should encourage expansion of seniors housing options, primarily in the form of increasing the supply of affordable supportive housing units and encouraging private investors to increase the supply of private retirement housing.*

Given the projected proportion of seniors population in 2031 by area, the recommended long term (25 year) targets for expanding the supply of affordable supportive housing units for seniors are as follows:

<i>Manitoulin Island</i>	<i>39.9% of 200 = 80 units</i>
<i>LaCloche</i>	<i>26.4% of 200 = 53 units</i>
<i>Sudbury East</i>	<i>20.7% of 200 = 41 units</i>
<i>Sudbury North</i>	<i>13.0% of 200 = 26 units</i>

- o The DSB should work with area housing providers and support agencies to ensure these units are added to the housing supply in each area over the next 25 years. It is emphasized that these are long-term targets. From review of current waiting lists and discussions with staff, the priorities at present should be LaCloche and Manitoulin, with modest additions of 20-25 affordable supportive seniors units.*

It should be noted that any recommendations for increased housing stock will be contingent on additional funding.

In the Executive Summary section, under recommendation #3, **‘Implement Strategies to Support Overlooked Populations – Aboriginals Youth, Non-Senior Persons with Disabilities, and Individuals who are Homeless Non-Senior Persons with Disabilities’**, pages 8 and 9 we added ‘Non-Senior Persons with Disabilities’ as part of the title and elaborated to provide more information on non-senior persons with disabilities:

Non-Senior persons with disabilities who self-declare their needs receive consideration of such needs on a case-by-case basis. Perhaps consideration can be given to development of a local policy to identify and provide support for the needs of these individuals. In doing so, the DSB could better identify our service levels for this target group within the portfolio.

Further to the recommendation of **'Implement Strategies to Support Overlooked Populations – Aboriginals, Youth, Non-Senior Persons with Disabilities, and Individuals who are Homeless Non-Senior Persons with Disabilities'**, on **pages 50 and 51**, we elaborated and included a section for Non-Senior Persons with Disabilities.

- *Non-Senior persons with disabilities who self-declare their needs receive consideration of such needs on a case-by-case basis. Perhaps consideration can be given to development of a local policy to provide support for the needs of these individuals. In doing so, the DSB could better identify our service levels for this target group within the portfolio.*
- *The DSB should help local seniors/disabled individuals to access any new or available housing renovation programs in order to help adapt existing housing stock (or to utilize towards modifying current accommodations) to meet their changing needs in order to allow them remain in their own homes.*
- *In the 2009 SHS Consulting Housing Needs Analysis, fulsome information was gathered supporting the need for emphasis on housing for persons with disabilities.*
- *Approximately 15.5% of all residents in Ontario have a disability. The proportion of the population with disabilities is very small in the younger age groups and progresses slowly as we move through the older cohorts. There are significant increases after the age of 44, possibly due to the onset of neurological and degenerative disorders and frailty, which are more associated with age. (reference Housing Needs Study – page 24 – Stats Canada Participation and Activity Limitation Survey, 2006)*
- *Persons with disabilities may require different types of housing along the spectrum, depending on the disability, its severity, their own socioeconomic background, and the design features and social supports they need as an individual. Along this spectrum, the three umbrella categories are independent living in the community, transitional housing and independent living in group settings, and long-term care facility living. Within these, examples have been given where possible to understand the range of options available within those groupings. Within these types, it must be considered that there will be more options. Therefore, further considerations may be required to be clarified, such as ensuring that healthcare and assistance provided will be appropriate for the person's culture and/or lifestyle, age, and/or disability.*

- *The DSB social housing portfolio does not have (sufficient) modified units or elevators. It is recognized that this limitation has affected the number of vacancies in some buildings, as some residents may prefer not to live in - and so do not apply to - projects that do not accommodate their needs. This then affects individuals and families alike as a family household will be unable to meet all of their needs if they cannot find a modified unit as required.*
- *Recommended that consideration for building modifications be considered based on available space and funding, to install a mobility lift device in buildings that have significant need. This can only be accomplished where feasible based on building designs and when new government funding is made available to DSB.*

We also added a fourteenth recommendation which states:

#14 Rationalizing the Social Housing Stock

In a report completed in 2009 by SHS Consulting, it was recommended that the Manitoulin-Sudbury DSB increase the current housing stock over a period of 25 years to meet the demands of the communities served. Further, it was also suggested that repurposing some of the existing stock would benefit communities where current stock is not meeting the demand. A recommendation of an additional 200 units was expressed in this report for affordable supportive housing units for seniors; 4-5 affordable family units on Manitoulin Island; 5-7 affordable family units in Sudbury East; and the conversion of 2-4 family units in Chappleau to one bedroom units for seniors and singles. Thus far, inadequate funding has suppressed the ability to undertake such projects.

Under this recommendation, on **pages 74, 75 and 76**, we elaborated on the recommendation to reference Ed Star's report:

- *The Housing Needs Study completed by SHS Consulting made recommendations for increased capacity, and repurposing of existing housing stock as per below:*
- *Given the projected proportion of senior's population in 2031 by area, the recommended long term (25 year) targets for expanding the supply of affordable supportive housing units for seniors are as follows:*

<i>Manitoulin Island</i>	<i>39.9% of 200 = 80 units</i>
<i>LaCloche</i>	<i>26.4% of 200 = 53 units</i>
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- *The DSB should review the use of all of its housing stock on Manitoulin Island with a view to ensuring that the best and most appropriate use of each site is being achieved and, where it may be deemed appropriate, to consider the divestment of any property that is not seen as meeting the current or long term needs of the DSB. The sale of any property would be subject to Ministerial Consent, successful voluntary relocation of existing tenants and creation of offsetting Rent Geared to Income units elsewhere in the DSB jurisdiction.*
- *The DSB should add 4-5 units of affordable family housing in suitable locations on Manitoulin Island, utilizing funding through the Canada-Ontario Affordable Housing Program. Priority should be placed on acquisition and conversion/renovation of existing buildings where possible, providing a Provincial policy change occurs permitting such initiatives.*
- *The DSB should add 5-7 units of affordable family housing in suitable locations in Sudbury East, utilizing funding through the Canada-Ontario Affordable Housing Program. Priority should be placed on acquisition and conversion/renovation of existing buildings where possible, providing a Provincial policy change occurs permitting such initiatives. At least 3 units should be acquired or built in Markstay-Warren, with another 2-4 potentially added in French River.*
- *The DSB should convert 2-4 existing family social housing units in Chapleau to one bedroom units for seniors or singles, subject to a cost benefit analysis. The NE LHIN should also be approached to increase the availability of supports in order to expand the supply of supportive housing in the area.*
- *Consideration for the recommendations in the Housing Needs Study is contingent upon adequate funding becoming available.*
- *Should funding become available to undertake any of these additions to the current housing stock, an analysis of the demographics may then be required to ensure that the units are appropriately allocated.*
- *The Manitoulin-Sudbury DSB proposes to achieve 10% of these targets contingent upon available and sufficient new funding becoming available in the future from the provincial and/or federal governments.*

In the ‘**Responding to Demographic Trends**’, **page 29**, we added a paragraph to highlight the Ministry of Health and Long Term Care’s report ‘Living Longer Living Well’.

Based on the Ministry of Health and Long Term Care’s report ‘Living Longer Living Well’ the proportion of Ontario’s population living longer and living well into their later years has never been greater. Our province is also aging faster than ever before. In 2011, there were 1,878,325 Ontarians aged 65 years and older, representing 14.6 per cent of the province’s overall population.

In recommendation #4 that ‘**Address Gaps in Services that Contribute to Homelessness**’, **page 52**, we have added more information that mentions other services available in our community.

The Child Poverty Task Force are currently in the process of organizing a nutritious food basket costing for all six of the grocery stores and the convenience stores in each community on Manitoulin Island. This will identify help to identify the distribution of local foods and will highlight any “oasis” areas where there may be a need for more affordable food.

In addition, the Good Food Box program of the Sudbury and District, is available to residents in our catchment area with pick up sites in Espanola, Killarney, Manitoulin Island and parts of Sudbury East. This non-profit community initiative allows patrons to advance purchase a box of fresh fruits and vegetables at wholesale prices. Those purchasing a box can pick up at one of the host-sites within their community.

In the **References** section on page 83, we added a reference to the Ministry of Health and Long-Term Care’s ‘Living Longer, Living Well’ report.

Ministry of Health and Long-Term Care. (2012). Living Longer Living Well Report
http://www.health.gov.on.ca/en/common/ministry/publications/reports/seniors_strategy/

Staff are recommending that the Program Planning Committee recommend approval to the Board.