

# Social Housing Needs

## Township of Chapleau

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# Who are we?

- The Manitoulin-Sudbury DSB is a District Social Services Administration Board created by the province under the DSSAB Act in 1999.
- We deliver Social Assistance, Children's Services, Social Housing and Land Ambulance services.
- Social Housing Projects in 11 Communities within the DSB's catchment area totaling 288 units.
- Additional units funded for persons experiencing high shelter costs in their current rental unit

# Reports Completed to date

- **Manitoulin-Sudbury Housing Needs, Supply, and Affordability Study was completed in September 2009 by SHS Consulting**
  - **17 Recommendations**



# Reports Completed to date

- **Manitoulin-Sudbury 10-Year Housing & Homelessness Plan was completed in February 2014 by the Social Planning Council**
  - **14 Recommendations**



# Reports Completed to date

- **Chapleau Economic Development Corporation Housing Needs Analysis Business Plan was completed in December 2015 by Harriman & Associates**
- **2 Recommendations**



# **Manitoulin-Sudbury Housing Needs, Supply, and Affordability Study 2009**

- This report outlines a number of targets and initiatives aimed at meeting the need for affordable housing within the DSB jurisdiction. Of particular importance is the growing need for housing options for senior citizens and disabled individuals, primarily focusing on expanding the supply of supportive housing for seniors and helping adapt the existing housing stock to enable individuals to remain within their own homes longer

- The report also encourages the continuation of an active program of repair and renovation of both the DSB social housing portfolio (aimed primarily at continuing to improve accessibility and energy efficiency) and housing within the communities across the DSB.
- It sets out potential approaches for rationalizing the social housing stock where appropriate, including the potential sale of one building and the conversion of some large family units to smaller one bedroom units in Sudbury North (Chapleau).
- The report suggests that the DSB continue to play a strong role in ongoing advocacy for changes to senior government policies and programs to better meet affordable and social housing needs.

# Recommendations

## Expanding Housing Options for Seniors and Persons with Disabilities

- 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.

# Recommendations

- 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:
  - Sudbury North 13.0% of 200 = 26 units
  - Manitoulin Island 39.9% of 200 = 80 units
  - LaCloche 26.4% of 200 = 53 units
  - Sudbury East 20.7% of 200 = 41 units

# Recommendations

- The recommended targets for private sector investment in retirement housing are as follows:
  - Sudbury North 13.0% of 250 = 33 units
  - Manitoulin Island 39.9% of 250 = 100 units
  - LaCloche 26.4% of 250 = 65 units
  - Sudbury East 20.7% of 250 = 52 units

# Sudbury North Summary

- Public: 13.0% of 200 = 26 units
- Private: 13.0% of 250 = 33 units
  
- TOTAL: 59 units

# Recommendations

- The DSB should convert 2 to 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.
- The DSB should use rent supplements and direct shelter subsidies in order to enable unorganized districts to offer some form of affordable rental housing to local seniors and enable them to remain within these communities.

# **Manitoulin-Sudbury 10-Year Housing & Homelessness Plan 2014**

- This report includes the priorities that are a response to a culmination of data and research pertaining to housing, income, and homelessness gathered from within the Manitoulin-Sudbury DSB.

# **Manitoulin-Sudbury 10-Year Housing & Homelessness Plan 2014**

- The priorities overlap and compliment one another, as they reflect a whole community focus on addressing housing and homelessness over the next ten years.

# Manitoulin-Sudbury 10-Year Housing & Homelessness Plan 2014

- Many priorities involve continuing and building on existing initiatives that the Manitoulin-Sudbury DSB has in place, as well as increasing its efficiency and capacity as a community partner and innovator around housing and homelessness. Integrated service delivery and enhanced evaluation are frequently emphasized components to many of the priorities.

# Population Statistics

Region	2011 Population	2006 Population	Growth/Decline since 2006	% Growth/Decline since 2006
Sudbury East	6,526	6,752	-226	-3.3
Manitoulin Island District	13,048 (8,380*)	12,631 (8,434*)	417 (-54*)	3.3 (-0.6*)
LaCloche/Espanola	9,467	9,598	-131	-1.4
<b>Sudbury North</b>	<b>2,499 (2,116*)</b>	<b>2,741 (2,354*)</b>	<b>-242 (-238*)</b>	<b>-8.8 (-10.1*)</b>
Sudbury, Unorganized, North Part	2,306	2,415	-109	-4.5
<b>Total</b>	<b>34,240 (28,795*)</b>	<b>34,486 (29,553*)</b>	<b>-246 (-758*)</b>	<b>-0.7 (-2.6*)</b>

- Note. \*Indicates population total excluding First Nations' reserves in the region
- Note. Based on Original Data from Statistics Canada: 2006 and 2011 Community Profiles
- Note. The 'Total' population row also includes population counts of Whitefish Lake 6 First Nations, which was not assigned to a designated region within the Manitoulin-Sudbury District.

# Household and Dwelling Characteristics

- It was reiterated across the district that there is an overall lack of affordable housing within people's respective communities.
- Specific types of housing that were lacking, such as very little physically accessible social or rent-gearred-to-income housing (Espanola, Little Current, Gore Bay, Chapleau).

# Recommendations

## **Strong Emphasis on Seniors Required – Housing and Supports**

- Age statistics hone in on the municipalities with the highest and lowest population of seniors (i.e. highest in NEMI and lowest in Chapleau), although the concentration is high as a whole across the district. This should be taken into consideration by the DSB for prospective future housing developments and by municipalities and service partners, for strengthening support services.

# Recommendations

- As mentioned earlier, in the report completed in 2009 by SHS Consulting, it was recommended in the 10-Year Housing & Homelessness Plan that the 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; the conversion of 2 to 4 family units in Chapleau to one bedroom units for seniors and singles. Thus far, inadequate funding has suppressed the ability to undertake such projects.

- The Manitoulin-Sudbury DSB has approved three housing projects in principle, however there is no funding available to consider these projects .

1. French River 34 units, Senior Complex and Community Living Proposal;



2. Espanola 25 units, Affordable/Supportive Senior Housing through the Town of Espanola Non-Profit Housing Corporation;



3. Chapleau 32 units, Affordable Senior Housing in (Maison Boréal Home Inc.).



- Municipalities in the district have struggled with bringing in more money for housing developments and initiatives.
- Money never comes in from the federal government level as the responsibility of housing is downloaded to the province, from which “capital monies have been shrinking” and to municipalities.
- According to civic officials, there were good government programs that are not available anymore or have been drastically reduced (e.g. Residential Rehabilitation Assistance Program).
- When this happens, remaining funds tend to only be enough for repairs (which are also needed).

# **Chapleau Economic Development Corporation Housing Needs Analysis Business Plan**

- This business plan identified that the Township of Chapleau is a smaller northern community that currently only has one seniors' housing residence.
- Cedar Grove which is owned by the hospital is a geared-to-income apartment building for seniors with a total of 23 units and currently has a waiting list of approximately 26.
- The hospital Long Term Care units are at capacity and recognize that some residents would be better served in the new complex. The waiting list is always a floating target as individuals take their names off the list due to the long wait.

# Questions?