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**Manitoulin-Sudbury District Social Services
Administration Board**

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

***Phase One Report: Identification of Housing
Needs and Issues***

September 2009

Prepared by



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Executive Summary

Introduction

In recent years, a number of trends have developed in housing conditions within the Districts of Manitoulin and Sudbury that have given rise to growing concern. There has been a significant change in housing affordability (both for ownership and rental housing), housing availability and use of emergency shelter programmes such as the Rent Bank and a DSSAB-administered Direct Shelter Subsidy plan. The lack of available and affordable rental accommodation within the Districts has reached new levels.

These concerns have led to the need to prepare a study to identify the extent and nature of housing needs across the Manitoulin and Sudbury Districts and to develop a sustainable Affordable Housing Program Plan that sets out approaches to meeting identified needs. As a result, the Manitoulin-Sudbury District Social Services Administration Board (DSSAB) is undertaking this Housing Needs, Supply and Affordability Study.

The study is being undertaken in two phases. Phase One involves the identification of housing needs and issues across the DSSAB area. Phase Two involves the development of recommended strategies and initiatives to address identified concerns.

This report presents the results of Phase One. It incorporates a range of information gathered through key sources such as Statistics Canada, local planning and building departments, CMHC and community organizations and agencies in the Manitoulin-Sudbury Districts. It also incorporates input and feedback obtained through two rounds of consultation sessions conducted in the four planning regions of the DSSAB (LaCloche, Manitoulin Island, Sudbury East and Sudbury North).

Summary of Key Housing Issues

This Phase One Report presents a wide range of data on demographic change, economic conditions and key segments of the housing market (including aboriginal households, senior citizens and persons with disabilities) and reviews housing market trends and conditions in terms of housing supply, age, physical condition, home ownership and rental housing. It also looks at the supply of social housing, housing affordability and the special issues related to rural and remote communities. It concludes with a summary of key housing issues identified over the course of Phase One.

These issues are outlined below and will form the basis of the recommended housing strategies and initiatives to be developed in Phase Two.

Key housing issues common to most areas across the Districts are:

- Homeownership has become the only option for many households as it is often more feasible than renting, due to higher rents. However, many low-income households still struggle to make down payments and may experience difficulty meeting growing utility and maintenance costs in ownership units. Therefore, there is a need to ensure a suitable supply of affordable rental housing across the area.
- As the population of seniors increases, a greater range of housing options for an aging population will be required, especially those providing supports to seniors to enable them to remain in their own homes.
- There are few family units in the social housing portfolio, all of which are in LaCloche or Sudbury North. However lone parent families, along with younger single households, have a higher incidence of low income and pay higher percentages of income on housing than other household types.
- A continuum of housing is required as part of the stock for people with disabilities, Aboriginal people, and seniors. A limited choice of housing options cannot meet residents' needs as they require different services and supports.
- Improvements to accessibility are generally required in much of the public housing stock. None of the DSSAB buildings have elevators, which is a big problem for many seniors and disabled individuals.
- Some places do not have serviced lots, such as Espanola, which limits options for expanding the supply of social and affordable housing.
- Many homes in the area are in need of repair, especially among Aboriginal households.
- Many parts of the DSSAB do not have a shortage of social housing units. Rather, these areas require services attached to housing, in order to remain attractive for the groups for which they are built.
- Where facilities are located is a key issue. In many parts of the Districts, there are long distances with little public transit (if any).
- There is a need to rationalize the housing stock in some areas to ensure it better meets current and future housing needs.

Issues specific to the regions comprising the DSSAB identified during the consultation sessions are outlined below.

LaCloche Region

In LaCloche, the issues highlighted by participants in consultation sessions revolved around partnerships and working together, reusing existing structures and spaces for housing, and housing for people with disabilities and senior residents.

- The Town of Espanola, which as the largest municipality in the area, should be well-serviced and attractive for affordable housing, yet does not have a large supply of serviced lots. This limits options for expanding the supply of social and affordable housing.
- A “partnership” is required to provide supports for people with disabilities, including housing and support service agencies. This can then allow for a continuum of services as there otherwise is a limited choice of housing options for residents with special needs.
- There is a need to start working at renovating existing housing to suit seniors as they will start to look towards apartments rather than single detached homes, when those homes become burdensome to maintain. This is particularly the case when the seniors requiring affordable housing most are older, usually past 70 years of age.
- Rehabilitating existing homes has become crucial so that seniors are able to stay in their homes longer. New infrastructure and economic stimulus programs of Federal and Provincial governments are providing opportunities currently to expand the supply of affordable housing, including the renovation of existing stock.

Manitoulin Island Region

In Manitoulin Island, the issues highlighted by participants in consultation sessions revolved around the growing number of seniors and how they are to be accommodated, followed with some discussion on partnerships and gaps in housing for other priority groups.

- There are few options on the Island for seniors who need affordable rental housing with supports.
- An emphasis should be placed on continuing care communities. There may also be opportunities to work with the hospital when looking at connecting adjacent units for assisted living.

- Seniors prefer seniors-only housing as many feel they would rather stay in their homes than live in mixed housing. However, the DSSAB inherited mixed buildings from the Ontario Housing Corporation (OHC), after OHC had mixed former seniors-only buildings. There was concern that these buildings may not stay full if younger singles are taken out of buildings that have rents geared to income.
- There is great difficulty in housing wheelchair-bound tenants as there are no handicapped suites or elevators in the DSSAB's units.
- In many rural areas, a personal vehicle is required due to a lack of transportation options; though this becomes expensive when factoring in maintenance and lower incomes. Affordable housing should then be located in bigger communities where there are facilities and services.

Sudbury East Region

In Sudbury East, the issues highlighted by participants in consultation sessions revolved around the drawbacks and effectiveness of programs, municipal growth and infrastructure, difficulties with home maintenance, and the gap between housing supply and demand for many priorities groups.

- There are many catch-22s in programs that may adversely affect the lives of those most in need. For example, some people who are currently on Ontario Works may qualify for the Ontario Disability Support Program, which would provide for greater living allowances. However, when they cannot find a doctor to sign off on this, they are unable to apply and remain on OW despite the missed opportunities of ODSP.
- Many seniors living in their homes cannot maintain them or pay utilities. More options are required, including more supports. This is particularly so when some seniors face a big burden between home maintenance and other basic needs, such as food.
- People often retire to rural/remote areas to save on housing but find no services and then leave the area. Growth could be encouraged in order to service residents' needs, by upgrading infrastructure for residents already in the area and by building centered points where services are available to attract newer residents.
- DSSAB buildings require elevators and other accessibility upgrades in order to make their buildings more open to people with disabilities and seniors.
- Like in Manitoulin Island, seniors in Sudbury East prefer living in seniors-only accommodation where possible.

- Sudbury East has no family social housing units. This shortfall needs to be addressed.

Sudbury North Region

In Sudbury North, the issues highlighted by participants in consultation sessions revolved around the need to look at providing supports to existing residents, particularly with partnerships and appropriate housing for all household types.

- There is no shortage of social housing units; indeed the DSSAB is experiencing some difficulty maintaining full occupancy in its existing units.
- Unorganized communities such as Gogama and Foleyet are often overlooked in the provision of affordable housing and related programs and need a forum to make their voices and needs heard on a regular basis.
- It is necessary to cut through the “silo” structure of government departments and encourage collaboration, perhaps with a structure like a Housing Advisory Committee as a model.
- There is a need for more supportive housing. The Aging at Home Strategy from the Local Health Integration Network should be promoted, particularly with funding and actions to be taken, as a way to address this concern.
- Family units may need to be downsized in order to accommodate the trend toward smaller families without over-housing them.

1.0 Introduction

1.1 Study Background

Unique to Northern Ontario, the Manitoulin-Sudbury District Social Services Administration Board (DSSAB) is one of ten municipal service management organisations established by the province to oversee local planning, coordination and delivery of a range of services and programs divested to the municipal order of government. The Manitoulin-Sudbury DSSAB focuses on Ontario Works, Emergency Medical Services, Children's Services, and Social Housing.

In recent years, a number of trends have developed in housing conditions within the Districts of Manitoulin and Sudbury that have given rise to growing concern. There has been a significant change in housing affordability (both for ownership and rental housing), housing availability and use of emergency shelter programmes such as the Rent Bank and a DSSAB-administered Direct Shelter Subsidy plan. The lack of available and affordable rental accommodation within the Districts has reached new levels.

These concerns became evident within several communities throughout the Districts. As a result, some local municipal councils and stakeholders have been considering a range of appropriate measures to address the needs of their respective communities. Not only has availability been identified as a key concern, but the cost of housing has been rising, in both market rental rates and the price of single detached residential homes.

These problems have created a number of growing challenges throughout these communities, such as:

- Increasing pressure on all levels of government to increase assistance to low income households so that they can afford suitable and adequate housing
- Increasing pressure on all levels of government to assist low income households with the cost of heating and insulating their homes and ensuring that the water and sewer infrastructures of these homes are environmentally sound and conducive to the health of their residents
- Increasing pressure on social services from poorly housed or homeless individuals who, largely due to the absence of adequate and affordable housing, lose their ability to cope with other aspects of life
- Job-creating investment and location decision-making is put at risk when businesses consider the adequacy of the housing stock in targeted communities and find limited choices and/or an aging stock

- An increasingly limited ability to house new Canadians (a major component of Canada's labour force), as the majority of newcomers seek rental housing.

These concerns have led to the need to prepare a study to identify the extent and nature of housing needs across the Manitoulin and Sudbury Districts and to develop a sustainable Affordable Housing Program Plan that sets out approaches to meeting identified needs. As a result, the Manitoulin-Sudbury District Social Services Administration Board (DSSAB) is undertaking this Housing Needs, Supply and Affordability Study.

1.2 Study Goals and Objectives

The DSSAB has identified a range of objectives for the study:

- To review and identify the affordable housing needs/gaps with respect to the low income working poor, seniors and singles
- To review the current capacity of existing public and private housing supply/stock and the secondary rental market (social housing, private households, single-detached, multi-residential)
- To identify current public/private housing development alignments and affordability rates within the Districts of Manitoulin and Sudbury
- To review the Official Plans of the municipalities to determine if they will accommodate the development of future affordable housing as may be determined by this study.

The study is to analyze a range of housing market and socio-economic data to help identify housing issues and trends across the area. Best practices successful in addressing such issues elsewhere are also to be researched. In addition, the study is to identify DSSAB residential assets that may be modified with a view to providing support care units to meet the greater need for accommodation within various communities where the accommodations/service does not already exist for the elderly. A strong emphasis throughout the study is also to be placed on community consultation to ensure all stakeholders are provided with ample opportunity for input.

The outcome is to be a final report quantifying and fully describing by municipality and/or region the affordable housing needs, gaps and long-term municipal planning requirements in the Manitoulin-Sudbury Districts.

1.3 Study Approach

The approach to meeting the goals and objectives outlined above incorporates a range of data collection and analysis, community consultation, literature review, interviews with housing officials in other jurisdictions and workshop sessions with the DSSAB in order to enable the development of the report.

The consultation process was aimed at obtaining the views of participants on key housing issues and suggested approaches for addressing these issues. Two rounds of community consultation sessions were held in all four planning areas during the months of April and June:

- Sudbury East (held at St. Charles)
- LaCloche (held at Espanola)
- Manitoulin Island (held at Mindemoya)
- Sudbury North (held at Chapleau)

The first round was aimed at obtaining input from local stakeholders in each area regarding housing needs and issues of concern. The second round was aimed at obtaining feedback on potential directions to address identified issues and concerns.

Sessions have been well-attended. An excellent range of participants have attended, including representatives of the DSSAB, local municipalities, non-profit housing providers, private investors, builders, support agencies, the District Health Unit, Provincial Ministries and other local organizations. This has provided a wide perspective on housing needs, gaps and potential solutions.

Our background research, analysis and community consultation phase of the study is now completed. This Phase One Report has been prepared to highlight findings and identify issues and concerns in each area. Following presentation of this report to the DSSAB in late June, the consulting team will work over the summer to develop a series of recommended strategies to present to the DSSAB at its meeting in September.

1.3.1 Study Format

This paper looks at housing needs, demands, and affordability in the Manitoulin-Sudbury Districts. It provides a review of economic and demographic indicators and trends impacting housing need, supply, and affordability with a particular emphasis on the housing needs and supply specific to Aboriginal people, seniors, and people with disabilities. Lastly, it examines issues unique to rural and remote areas and summarize key housing issues in each area.

1.3.2 Study Area

Located in Northeastern Ontario, the jurisdiction under the Manitoulin-Sudbury District Services Board covers the census districts of Sudbury and Manitoulin. The District of Sudbury is the area immediately around the City of Greater Sudbury while the District of Manitoulin consists of Manitoulin Island and its surrounding islands, with the exception of Killarney on the mainland. However, the City of Greater Sudbury is not part of the Districts and so is not included in our study area. Throughout most of the report, the DSSAB's area is referred to as the Districts.

These Districts have been further organized into four regions for the purpose of this study. Most municipalities in Manitoulin District form the region of Manitoulin Island. Killarney, though part of Manitoulin District, is included in the region of Sudbury East, the area to the east of the City which also includes French River, Markstay-Warren, and St. Charles. The area to the west of the City is the LaCloche region, which includes Espanola, Sables-Spanish Rivers, Baldwin, and Nairn & Hyman. While most of the municipalities in Sudbury East and LaCloche are quite close to the City, Sudbury North region's biggest municipality (Chapleau) is further away as there is mostly unorganized area in between the City and Chapleau.

Almost all of the area under the DSSAB is rural and remote to some degree, with much of it being only moderately influenced by the City of Greater Sudbury nearby. Therefore, as part of this report, we will highlight the unique housing needs of rural and remote areas.

1.3.3 Sources of Information

We utilize Statistics Canada for much of our quantitative data and supplement this with findings from our community consultations and other information sources, including interviews with economic development corporations and local planning staff.

Material from Canada Mortgage Housing Corporation (CMHC), one of the leading information sources for housing trends and data, was unavailable for our study area. We then made use of other sources when required, such as the Multiple Listing Service (MLS.ca), the Community Information Database (CID), and reports on housing in rural areas and housing for different needs and populations, including seniors, Aboriginal communities, and people with disabilities. With respect to the discussion on rural and remote areas, we look at many of the works from David Bruce, the Director of the Rural and Small Town Programme at Mount Allison University in Sackville, New Brunswick; as one of his key areas of expertise is housing in rural and remote areas.

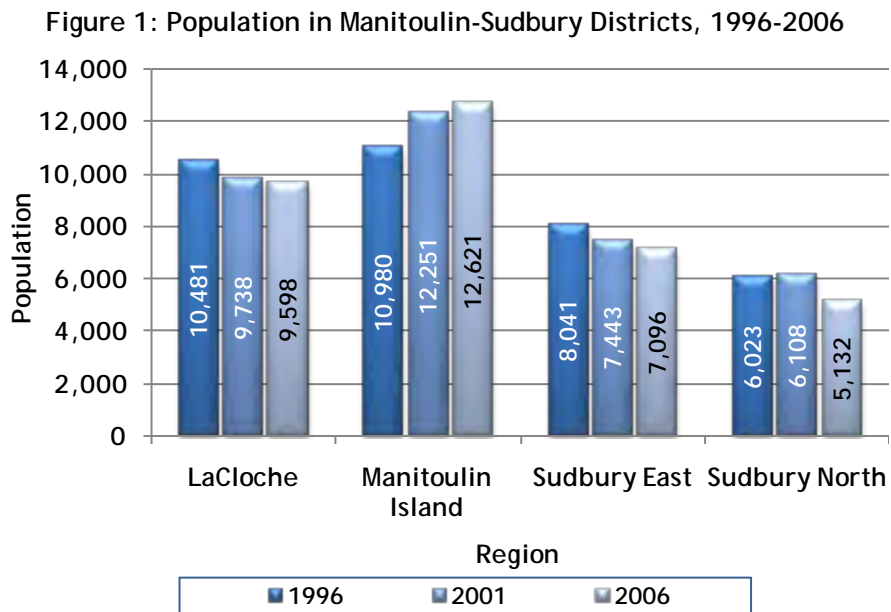
2.0 Demographic Profile

2.1 Overview

The demographic profile of Manitoulin-Sudbury is an important starting point in understand housing needs across the area. Below we discuss recent demographic trends across the area and also identify projected trends over time.

2.2 Population Characteristics

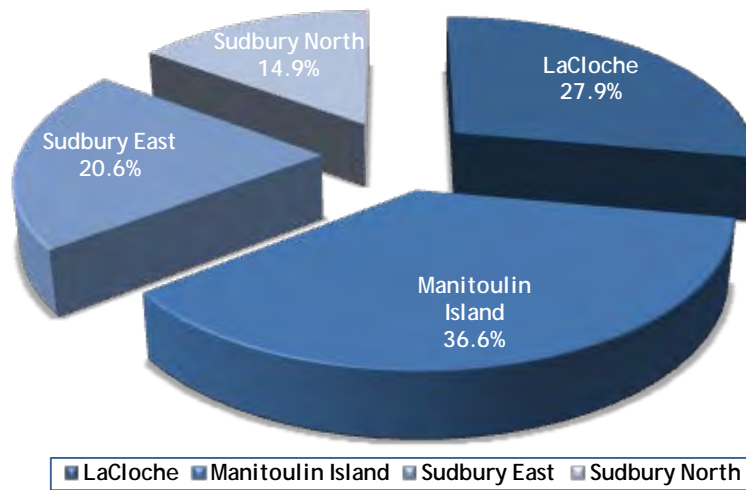
The population of the Manitoulin-Sudbury DSSAB has stabilized in recent years. In 1996, it was 35,525, dropping to 35,540 in 2001, and to 34,447 in 2006. In 2006, Manitoulin-Sudbury's population of 34,447 included LaCloche, with 9,598 (27.9%), Manitoulin Island at 12,621 (36.6%), Sudbury East, with 7,096 (20.6%), and finally, Sudbury North, at 5,132 or 14.9%. Only Manitoulin has witnessed an increase in population from 1996 to 2006. The remaining areas all saw their numbers decline, LaCloche dropping to 9,598 from 10,481, Sudbury East to 7,096 from 8,041, and Sudbury North from 6,023 in 1996, to 5,132 in 2006.



Source : Statistics Canada, Community Profile 2006

As of 2006, Manitoulin Island had come to contribute fully 36.6% of the Manitoulin-Sudbury population. The balance of the DSSAB's population was represented by LaCloche (27.9%), Sudbury East (20.6%), and Sudbury North, with 14.9%.

Figure 2: Proportion of Population by Region in Manitoulin-Sudbury Districts, 2006



Source: Statistics Canada, Community Profile, 2006

Espanola remains the largest community in the DSSAB with a population of 5,314. Northeastern Manitoulin and the Islands, with a population of 2,711, was the largest community on the Island. In Sudbury East, French River is home to 2,659, while Chapleau, with 2,354, is the largest organized municipality in the Sudbury North region.

Table 1: Population Trends by Region in the Manitoulin-Sudbury DSSAB, 1991-2006

Location	1996	2001	2006
Sables-Spanish Rivers	3,535	3,245	3,237
Espanola	5,796	5,449	5,314
Baldwin	694	624	554
Nairn & Hyman	456	420	493
LaCloche Region	10,481	9,738	9,598
Tehkummah	371	367	382
Central Manitoulin	1,794	1,907	1,944
Assiginack	926	931	914
Northeastern Manitoulin and the Islands	2,573	2,531	2,711
Billings	538	551	539
Gordon	470	473	412
Gore Bay	907	898	924
Burpee and Mills	368	362	329
Barrie Island	60	50	47
Whitefish River (First Nation)	308	268	379
Sucker Creek (First Nation)	266	310	346
Sheguiandah (First Nation)	N/A	121	160

Table 1: Population Trends by Region in the Manitoulin-Sudbury DSSAB, 1991-2006

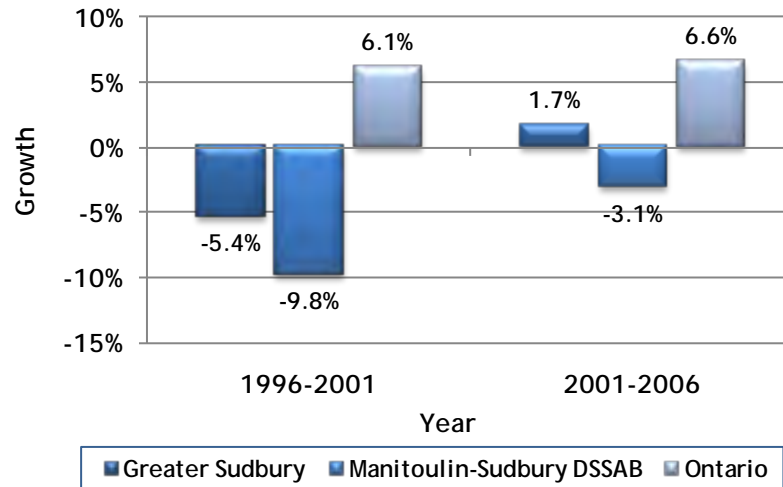
Location	1996	2001	2006
Sheshegwaning (First Nation)	N/A	88	107
M'Chigeeng (First Nation)	N/A	729	766
Wikwemikong Unceded (First Nation)	2,154	2,427	2,387
Manitoulin, Unorganized, West Part	245	204	222
Zhiibaahaasing (First Nation)	N/A	34	52
Manitoulin Island Region	10,980	12,251	12,621
Killarney	738	428	454
French River / Riviere des Francais	2,847	2,810	2,659
St.-Charles	1,233	1,245	1,159
Markstay-Warren	2,967	2,627	2,475
Whitefish Lake (First Nation)	256	333	349
Sudbury East Region	8,041	7,443	7,096
Duck Lake (First Nation)	100	107	82
Chapleau (First Nation)	60	93	92
Chapleau	2,934	2,832	2,354
Mattagami (First Nation)	N/A	166	189
Sudbury, Unorganized, North Part	2,929	2,910	2,415
Sudbury North Region	6,023	6,108	5,132
Total Manitoulin-Sudbury DSSAB	35,525	35,540	34,447

Source: Statistics Canada, Community Profiles 1996, 2001, 2006

2.2.1 Trends in Population Growth by Municipality

Overall, Manitoulin-Sudbury Districts recorded a decline of 9.8% from 1996-2001, and 3.1% from 2001-2006. This was in contrast to the steady growth experienced by the Province, of 6.1% and 6.6%, respectively, over these periods.

Figure 3: Comparative Growth in Greater Sudbury, Manitoulin-Sudbury Districts, and Ontario, 1996-2006



Source: Statistics Canada, Community Profiles 1996, 2001, 2006

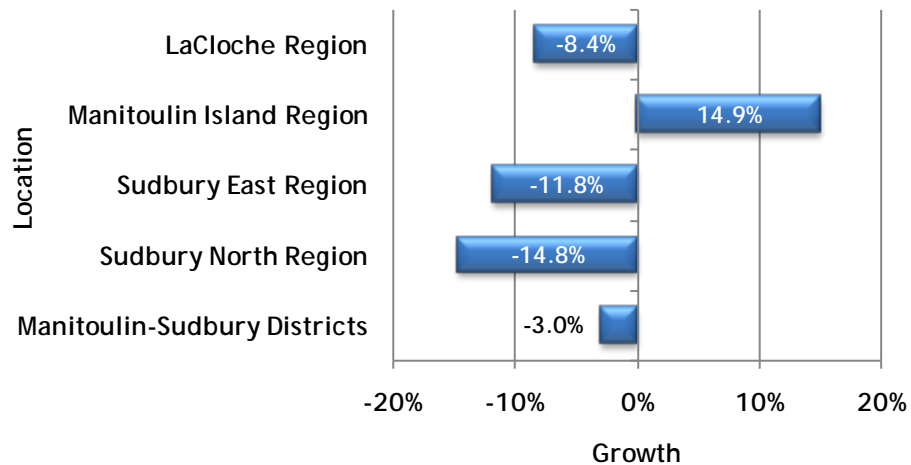
Table 2: Comparative Growth Rates for Manitoulin-Sudbury DSSAB, the City of Sudbury, and Ontario, 1996 - 2006

Category	1996	2001	2006
Manitoulin-Sudbury DSSAB			
Population (#)	39,406	35,540	34,447
Five-Year Increase (%)	N/A	-9.8%	-3.1%
The City of Sudbury			
Population (#)	164,049	155,268	157,909
Five-Year Increase (%)	N/A	-5.4%	1.7%
Ontario			
Population (#)	10,753,573	11,410,046	12,160,282
Five-Year Increase (%)	N/A	6.1%	6.6%

Source: Statistics Canada, Community Profiles 2006

From 1996 to 2006, the LaCloche region declined by 8.4%. In Sudbury North, this drop stands at 14.8%. Sudbury East recorded a drop of 11.8% over this period. This led to an overall decline in the Districts by 3.0%. Only Manitoulin Island, with 14.9% growth, witnessed an increase from 1996 to 2006.

Figure 4: Historical Growth across Manitoulin-Sudbury Districts, 1996-2006



Source: Statistics Canada, Community Profiles, 1996, 2006

As previously mentioned, there is steady growth on Manitoulin Island while population elsewhere is declining, especially in Sudbury North which has experienced a particularly significant decline.

Table 3: Population Growth Trends (Percentages) by Region in Manitoulin-Sudbury Districts, 1991-2006

Location	1996-2001	2001-2006	1996-2006
Sables-Spanish Rivers	-8.2%	-0.2%	-8.4%
Espanola	-6.0%	-2.5%	-8.3%
Baldwin	-10.1%	-11.2%	-20.2%
Nairn & Hyman	-7.9%	17.4%	8.1%
LaCloche Region	-7.1%	-1.4%	-8.4%
Tehkummah	-1.1%	4.1%	3.0%
Central Manitoulin	6.3%	1.9%	8.4%
Assiginack	0.5%	-1.8%	-1.3%
Northeastern Manitoulin and the Islands	-1.6%	7.1%	5.4%
Billings	2.4%	-2.2%	0.2%
Gordon	0.6%	-12.9%	-12.3%
Gore Bay	-1.0%	2.9%	1.9%
Burpee and Mills	-1.6%	-9.1%	-10.6%
Barrie Island	-16.7%	-6.0%	-21.7%
Whitefish River (First Nation)	-13.0%	41.4%	23.1%
Sucker Creek (First Nation)	16.5%	11.6%	30.1%
Sheguiandah (First Nation)	N/A	32.2%	N/A
Sheshegwaning (First Nation)	N/A	21.6%	N/A
M'Chigeeng (First Nation)	N/A	5.1%	N/A

Table 3: Population Growth Trends (Percentages) by Region in Manitoulin-Sudbury Districts, 1991-2006

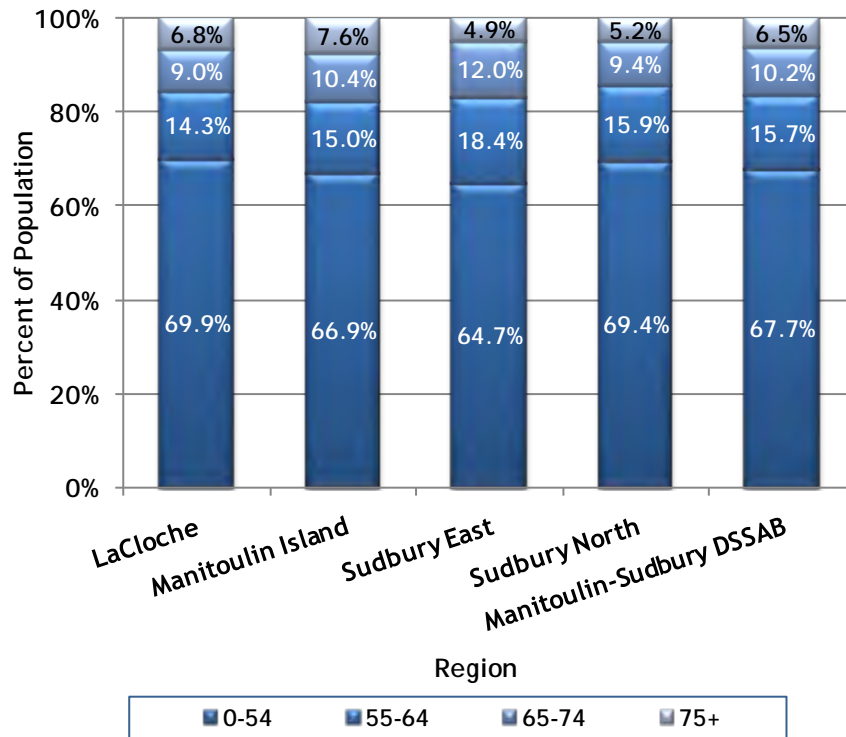
Location	1996-2001	2001-2006	1996-2006
Wikwemikong Unceded (First Nation)	12.7%	-1.6%	10.8%
Manitoulin, Unorganized, West Part	-16.7%	8.8%	-9.4%
Zhiibaahaasing (First Nation)	N/A	52.9%	N/A
Manitoulin Island Region	11.6%	3.0%	14.9%
Killarney	-42.0%	6.1%	-38.5%
French River / Riviere des Francais	-1.3%	-5.4%	-6.6%
St.-Charles	1.0%	-6.9%	-6.0%
Markstay-Warren	-11.5%	-5.8%	-16.6%
Whitefish Lake (First Nation)	30.1%	4.8%	36.3%
Sudbury East Region	-7.4%	-4.7%	-11.8%
Duck Lake (First Nation)	7.0%	-23.4%	-18.0%
Chapleau (First Nation)	55.0%	-1.1%	53.3%
Chapleau	-3.5%	-16.9%	-19.8%
Mattagami (First Nation)	N/A	13.9%	N/A
Sudbury, Unorganized, North Part	-0.6%	-17.0%	-17.5%
Sudbury North Region	1.4%	-16.0%	-14.8%
Total Manitoulin-Sudbury DSSAB	0.0%	-3.1%	-3.0%

Source: Statistics Canada, Community Profiles 1996, 2001, 2006

2.2.2 Trends in Age and Gender Distribution

Manitoulin Island (33.1%) and Sudbury East (35.3%) recorded slightly higher distributions of retirement and approaching retirement (55 and over) aged seniors in 2006, than identified in each of LaCloche (30.1%) and Sudbury North (30.6%). The highest proportion of elderly (75 and over) was recorded in Manitoulin Island, at 7.6%. Overall, Manitoulin-Sudbury was comprised of 67.7% in the 0-54 group, 15.7% aged 55-64, 10.2% aged 65-74, and some 6.5% that were 75 and over. The total of 16.7% of the population aged 65 and over is well beyond the Ontario average.

Figure 5: Population by Age Cohorts across Manitoulin-Sudbury Districts, 2006



Source: Statistics Canada, Community Profile, 2006

The population pyramid for Ontario displays a traditional shape, decreasing in size by age group. Males outnumber females in the youngest (0-19) cohort, but in subsequent age groups, there are a larger number of women. This becomes more pronounced in the older cohorts, so that by age 75 and over, there are more than 50% more females than males.

Combined, the population pyramid for Manitoulin-Sudbury again illustrates the lack of population in the 20 to 44 age group. There is a sharp drop-off from the 0 to 19 cohort, of approximately 2,000 males, and 1,650 females. The population then increases in the 45 to 54 age group, and subsequently declines, in traditional fashion, with age.

Figure 6: Population in Ontario by Age, 2006

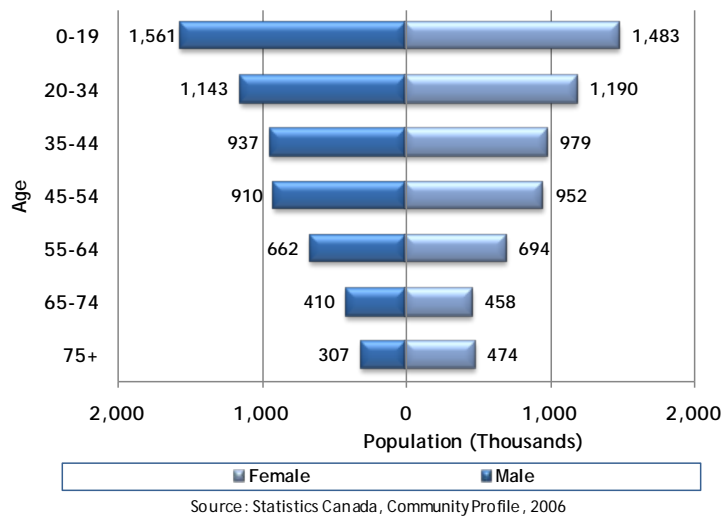
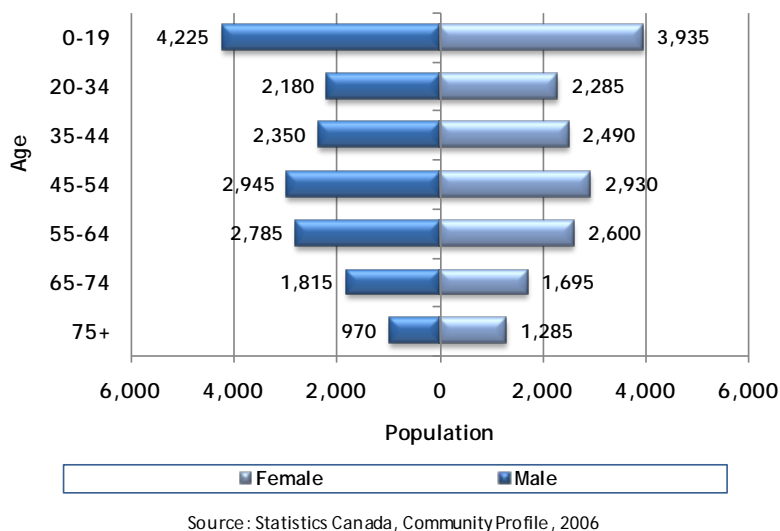
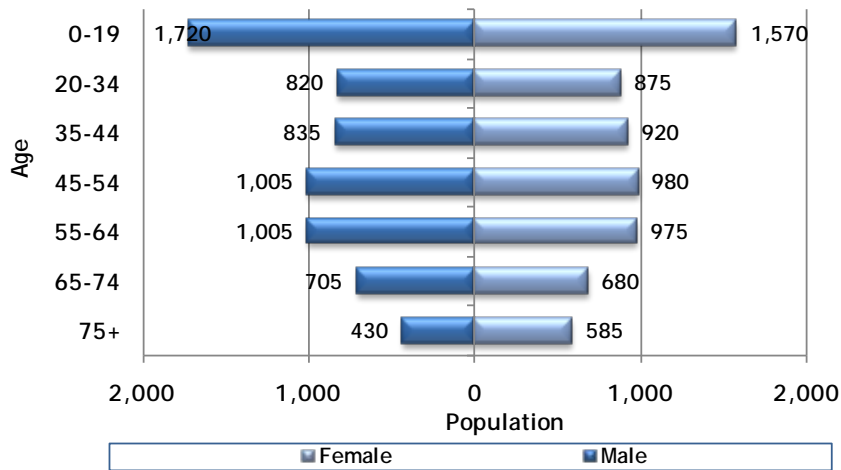


Figure 7: Population in Manitoulin-Sudbury Districts, 2006



In Manitoulin, the population pyramid loses its traditional shape as there is a sharp decline in representation among 20 to 34 year olds, so that they are in fact, outnumbered by the subsequent 45 to 64 age group. It also reveals a larger number of males than females in the 45 to 64 cohort.

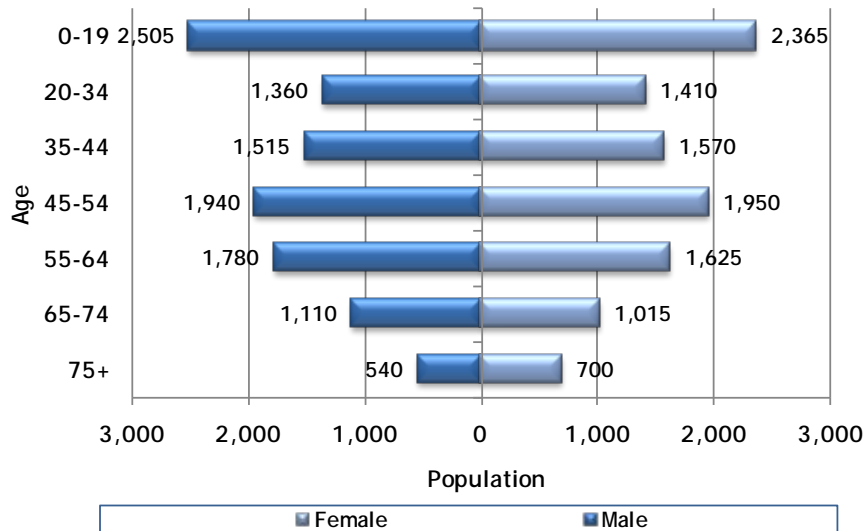
Figure 8: Population in Manitoulin District, 2006



Source: Statistics Canada, Community Profile, 2006

Similarly, the Sudbury pyramid illustrates the lack of individuals aged 20 to 44. In Sudbury, males outnumber females in the 55 to 64 cohort only. As is the case in Ontario, there is a large discrepancy between the genders aged 75 and over, with 700 women and 540 men.

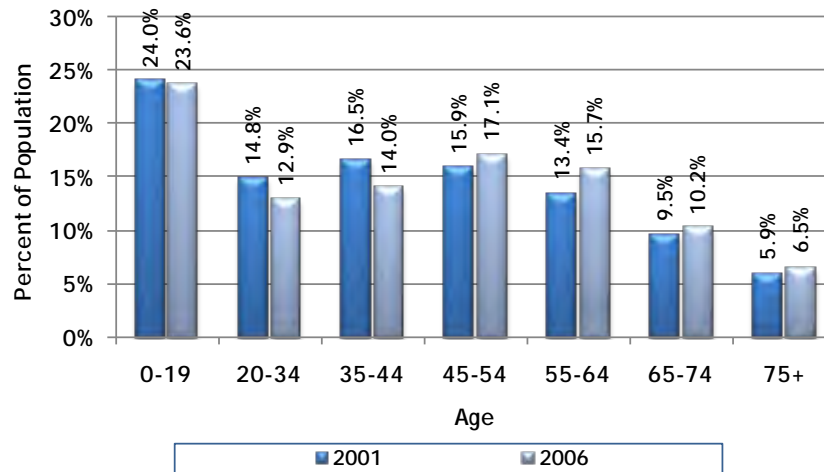
Figure 9: Population in Sudbury District, 2006



Source: Statistics Canada, Community Profile, 2006

In terms of total population distribution, the younger (0-44) groups have declined since 2001, while the older (45 and over) cohorts have grown. In 2006, the 0-19 group was still the largest, at 23.6%. This was slightly down from 24.0% in 1996. The 75 and over age group was the smallest, at 6.5%, despite growing from 5.9% in 2001.

Figure 10: Trends in Population by Age in Manitoulin-Sudbury Districts, 2001-2006



Source: Statistics Canada, Community Profiles 2001, 2006

The population pyramids described earlier reflect recent population changes among the various age groups. From 2001 to 2006, there was a loss of younger individuals contrasted by growth in the older cohorts. In LaCloche, all age groups from 0-44 saw population loss. In Sudbury East, this was restricted to those 0-34, and in Manitoulin, only the 20-34 cohort declined. Due to the sharp population drop in Sudbury North, all groups dropped in this region. Overall, Manitoulin Island recorded declines in each of the 0-44 cohorts, and increases aged 45 and over.

2.2.3 Population Projections

The Ontario Ministry of Finance prepares population forecasts for Ontario communities. These are shown in Table 4 below.

The population of the LaCloche Region is projected to rise temporarily, reaching 9,700 by 2011, before declining in subsequent years, to 9,395 in 2031. This is true of Espanola, as well. The Town is projected to rise to 5,371 in 2011, then drop to 5,202 in 2031. A similar pattern is predicted for both Sudbury East and Sudbury North. The former is forecast to rise to 7,172 in 2011, and then decline to 6,502 by 2031. Sudbury North is projected to increase to 5,187 and then drop to 5,024 in 2031.

By contrast, Manitoulin Island is projected to record steady, modest growth to 2031. The 2006 population of 12,621 would rise to 13,537 by 2031. This growth would largely balance the population loss in the other regions to result in a stable overall projected population in the Manitoulin-Sudbury DSSAB to 2031, of 34,457 versus 34,447 in 2006.

Table 4: Projected Population Trends by Region in the Manitoulin-Sudbury DSSAB, 2006-2031

Location	2006	2011	2016	2021	2026	2031
Sables-Spanish Rivers	3,237	3,272	3,216	3,194	3,187	3,169
Espanola	5,314	5,371	5,279	5,244	5,232	5,202
Baldwin	554	560	550	547	545	542
Nairn & Hyman	493	498	490	487	485	483
LaCloche Region	9,598	9,700	9,534	9,471	9,449	9,395
Tehkummah	382	396	400	403	407	410
Central Manitoulin	1,944	2,017	2,035	2,051	2,072	2,085
Assignack	914	948	957	964	974	980
Northeastern Manitoulin and the Islands	2,711	2,812	2,837	2,860	2,889	2,908
Billings	539	559	564	569	574	578
Gordon	412	427	431	435	439	442
Gore Bay	924	959	967	975	985	991
Burpee and Mills	329	341	344	347	351	353
Barrie Island	47	49	49	50	50	50
Whitefish River (First Nation)	379	393	397	400	404	407
Sucker Creek (First Nation)	346	359	362	365	369	371
Sheguiandah (First Nation)	160	166	167	169	171	172
Sheshegwaning (First Nation)	107	111	112	113	114	115
M'Chigeeng (First Nation)	766	795	802	808	816	822
Wikwemikong Unceded (First Nation)	2,387	2,476	2,498	2,518	2,544	2,560
Manitoulin, Unorganized, West Part	222	230	232	234	237	238
Zhiibaahaasing (First Nation)	52	54	54	55	55	56
Manitoulin Island Region	12,621	13,093	13,209	13,315	13,450	13,537
Killarney	454	471	475	479	484	487
French River / Riviere des Francais	2,659	2,687	2,641	2,624	2,618	2,603
St.-Charles	1,159	1,171	1,151	1,144	1,141	1,135
Markstay-Warren	2,475	2,501	2,459	2,442	2,437	2,423
Whitefish Lake (First Nation)	349	353	347	344	344	342
Sudbury East Region	7,096	7,172	6,598	6,554	6,539	6,502
Duck Lake (First Nation)	82	83	81	81	81	80
Chapleau (First Nation)	92	93	91	91	91	90
Chapleau	2,354	2,379	2,338	2,323	2,317	2,304
Mattagami (First Nation)	189	191	188	187	186	185
Sudbury, Unorganized, North Part	2,415	2,441	2,399	2,383	2,378	2,364
Sudbury North Region	5,132	5,187	5,098	5,064	5,052	5,024
Total Manitoulin-Sudbury DSSAB	34,447	35,152	34,439	34,405	34,490	34,457

Source: Statistics Canada, Community Profiles, 2006; Ontario Ministry of Finance, Population Projections, 2007

By 2031, the 0-54 age group in the Sudbury regions is projected to drop from 14,550 to 10,670. Similarly, the 55-64 years old group would also decline, from 3,285 to 3,130. By contrast, the 65-74 years old cohort would grow, from 2,125 to 4,130. This growth would be even more pronounced in the 75 and over group, from 1,230 in 1996, to 3,020 in 2031. This represents a more than doubling of the population age 65 and over during this time period. These forecasts show the need to ensure an increased supply of seniors housing across the area.

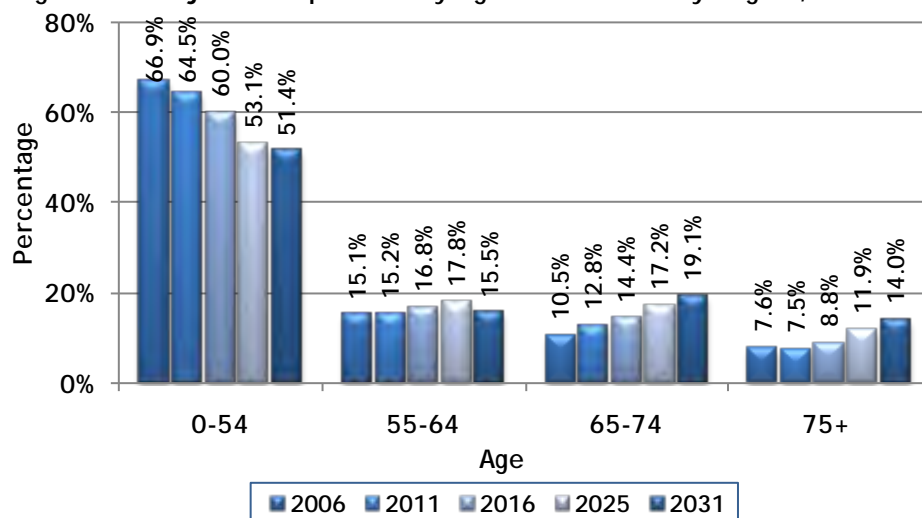
As a result of these changes in age distributions, the Sudbury regions would see the 0-54 share reduced from 68.7% in 2006, to 50.9% in 2031. Close to half (49.1%) of the population would be 55 and older. This would include those aged 55-64 (14.9%), 65-74 (19.7%), and individuals aged 75 and over, at 14.4%.

Table 5: Projected Population by Age for the Sudbury Region, 2006-2031

Age Group	2006		2011		2016		2025		2031	
	#	%	#	%	#	%	#	%	#	%
0-54	14,550	68.7%	13,650	63.0%	12,230	57.5%	10,940	51.8%	10,670	50.9%
55-64	3,285	15.5%	3,690	17.0%	3,920	18.4%	3,760	17.8%	3,130	14.9%
65-74	2,125	10.0%	2,820	13.0%	3,310	15.6%	3,810	18.1%	4,130	19.7%
75+	1,230	5.8%	1,490	6.9%	1,810	8.5%	2,590	12.3%	3,020	14.4%
Total	21,190	100.00%	21,650	100.0%	21,270	100.0%	21,100	100.0%	20,950	100.0%

Source: Ontario Ministry of Finance Population Projections, 2007 based on original data from Statistics Canada Population Estimates for 2007

Figure 11: Projected Population by Age for the Sudbury Region, 2006-2031



Source: Ontario Ministry of Finance Population Projections, 2007 based on original data from Statistics Canada Population Estimates for 2007

On the island, only the 0-54 age group would see their numbers decline, from 8,795 in 2006, to 7,220 in 2031. The 55-64 years old cohort would rise from 1,980 to 2,180. Similarly, the 65-74 years old cohort would grow, from 1,380 to 2,690. Finally, Manitoulin would see the 75 and over age group increase from 1,000 to 1,970.

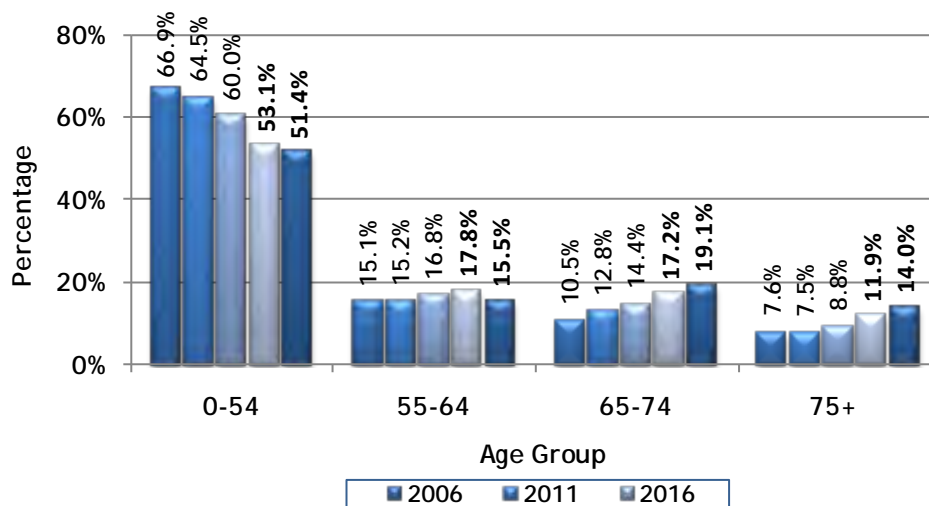
In Manitoulin, the 0-54 age group is projected to drop from 66.9% in 2006, to just 51.4% in 2031. Accordingly, 48.6% would be in the retirement and approaching retirement cohorts of 55 and over. This includes those aged 55-64 (15.5%), 65-74 (19.1%), and the elderly, 75 and over, at 14.0%. These forecasts again show the need to expand the housing options for senior citizens in the Manitoulin District.

Table 6: Projected Population by Age for the Manitoulin Island Region, 2006-2031

Age Group	2006		2011		2016		2025		2031	
	#	%	#	%	#	%	#	%	#	%
0-54	8,795	66.9%	8,750	64.5%	8,230	60.0%	7,390	53.1%	7,220	51.4%
55-64	1,980	15.1%	2,060	15.2%	2,300	16.8%	2,480	17.8%	2,180	15.5%
65-74	1,380	10.5%	1,730	12.8%	1,970	14.4%	2,390	17.2%	2,690	19.1%
75+	1,000	7.6%	1,020	7.5%	1,210	8.8%	1,660	11.9%	1,970	14.0%
Total	13,155	100.0%	13,560	100.0%	13,710	100.0%	13,920	100.0%	14,060	100.0%

Source: Ontario Ministry of Finance Population Projections, 2007 based on original data from Statistics Canada Population Estimates for 2007

Figure 12: Projected Population by Age for the Manitoulin Region, 2006-2031



Source: Ontario Ministry of Finance Population Projections, 2007 based on original data from Statistics Canada Population Estimates for 2007

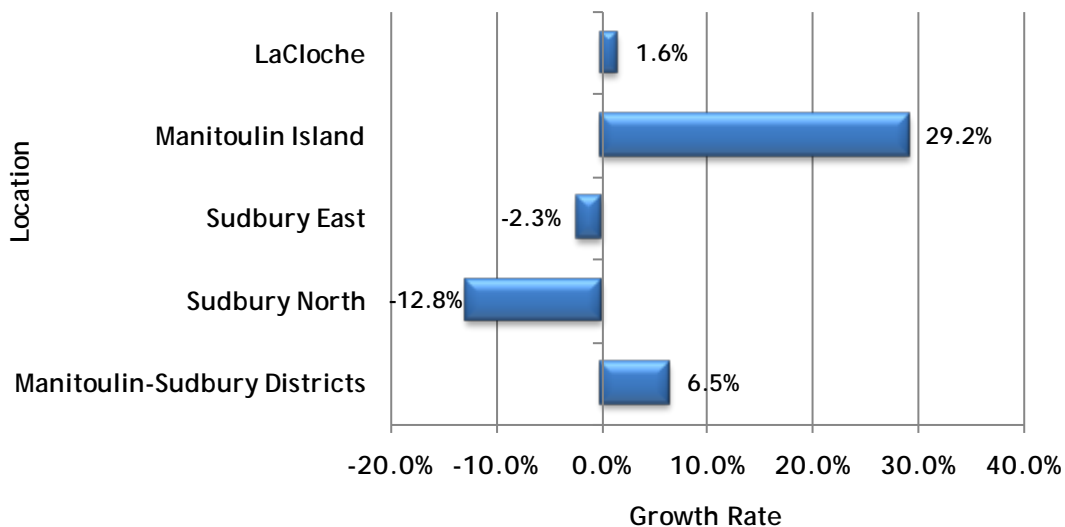
2.3 Household Characteristics

2.3.1 Trends in Household Growth by Municipality

In 2006, there were 14,315 households in the DSSAB. These included 5,260 (36.7%) in Manitoulin, 3,925 (27.4%) in LaCloche, 3,010 (21.0%) in Sudbury East, and 2,120 (14.8%) in Sudbury North.

The large increase in Manitoulin (29.2%) was largely accounted for by the addition of the 890 households from Wikwemikong. Much of this increase was likely due to reporting shortfalls rather than actual growth. Still, the remaining 4,370 households on the Island represent a 7.4% growth rate from 2001. Elsewhere, LaCloche saw a small (1.6%) growth in households, while Sudbury North (-12.8%) and Sudbury East (-2.3%) both declined.

Figure 13: Trends in Household Growth across Manitoulin-Sudbury Districts, 2001-2006



Source: Statistics Canada, Community Profiles, 2001, 2006

The number of households has declined from 2001 (after accounting for some 890 additional units from Wikwemikong on Manitoulin, which were not recorded in 2001). Aside from these newly reported units, the District's total of 13,425 households was down slightly from 13,445 in 2001. The decline was particularly noticeable in Sudbury North, which saw the community of Chapleau decline by 14.5% during this period. By comparison, Ontario reported a 7.9% increase over this period.

Table 7: Trends in Household Growth by Region in Manitoulin-Sudbury Districts, 2001-2006

Location	2001	2006	2001-2006
Sables-Spanish Rivers	1,255	1,295	3.2%
Espanola	2,200	2,215	0.7%

Table 7: Trends in Household Growth by Region in Manitoulin-Sudbury Districts, 2001-2006

Location	2001	2006	2001-2006
Baldwin	250	220	-12.0%
Nairn & Hyman	160	195	21.9%
LaCloche Region	3,865	3,925	1.6%
Tehkummah	170	180	5.9%
Central Manitoulin	805	855	6.2%
Assignack	375	390	4.0%
Northeastern Manitoulin and the Islands	1,070	1,160	8.4%
Billings	240	235	-2.1%
Gordon	200	175	-12.5%
Gore Bay	385	410	6.5%
Burpee and Mills	145	140	-3.4%
Barrie Island	25	20	-20.0%
Whitefish River (First Nation)	85	145	70.6%
Sucker Creek (First Nation)	105	110	4.8%
Sheguiandah (First Nation)	45	55	22.2%
Sheshegwaning (First Nation)	40	50	25.0%
M'Chigeeng (First Nation)	280	315	12.5%
Wikwemikong Unceded (First Nation)	N/A	890	N/A
Manitoulin, Unorganized, West Part	100	115	15.0%
Zhiibaahaasing (First Nation)	N/A	15	N/A
Manitoulin Island Region	4,070	5,260	29.2%
Killarney	195	200	2.6%
French River / Riviere des Francais	1,215	1,190	-2.1%
St.-Charles	520	500	-3.8%
Markstay-Warren	1,045	1,005	-3.8%
Whitefish Lake (First Nation)	105	115	9.5%
Sudbury East Region	3,080	3,010	-2.3%
Duck Lake (First Nation)	35	35	0.0%
Chapleau (First Nation)	35	35	0.0%
Chapleau	1,105	945	-14.5%
Mattagami (First Nation)	55	60	9.1%
Sudbury, Unorganized, North Part	1,200	1,045	-12.9%
Sudbury North Region	2,430	2,120	-12.8%
Manitoulin-Sudbury Districts	13,445	14,315	6.5%
Ontario	4,219,410	4,554,250	7.9%

Source: Statistics Canada, Community Profiles, 2001, 2006

2.3.2 Trends in Household Size

The Districts reported an average household size of 2.5 persons in 2006. This was down from 2.6 in 2001. This ranged from a high of 2.6 in Sudbury North, to 2.5 in each of LaCloche and Manitoulin, and 2.4 persons in Sudbury East. Overall, Sudbury-Manitoulin households are slightly smaller than the provincial average of 2.6. These small average household sizes are reflective of the large senior citizen population across the area. It is interesting to note that average household sizes are actually increasing in many First Nations communities.

Table 8: Trends in Average Household Size in Manitoulin-Sudbury Districts, 2001-2006

Location	2001	2006
Sables-Spanish Rivers	2.6	2.5
Espanola	2.4	2.4
Baldwin	2.5	2.6
Nairn & Hyman	2.6	2.5
LaCloche Region	2.5	2.5
Tehkummah	2.1	2.1
Central Manitoulin	2.4	2.2
Assiginack	2.5	2.3
Northeastern Manitoulin and the Islands	2.3	2.3
Billings	2.3	2.2
Gordon	2.4	2.3
Gore Bay	2.2	2.1
Burpee and Mills	2.5	2.3
Barrie Island	1.8	1.8
Whitefish River (First Nation)	3.1	2.6
Sucker Creek (First Nation)	3.0	3.1
Sheguiandah (First Nation)	2.7	2.9
Sheshegwaning (First Nation)	2.1	2.1
M'Chigeeng (First Nation)	2.6	2.4
Wikwemikong Unceded (First Nation)	N/A	2.7
Manitoulin, Unorganized, West Part	2.0	1.9
Zhiibaahaasing (First Nation)	N/A	5.5
Manitoulin Island Region	2.4	2.5
Killarney	2.2	2.2
French River / Riviere des Francais	2.3	2.2
St.-Charles	2.4	2.3
Markstay-Warren	2.5	2.5
Whitefish Lake (First Nation)	3.2	3.0
Sudbury East Region	2.5	2.4

Table 8: Trends in Average Household Size in Manitoulin-Sudbury Districts, 2001-2006

Location	2001	2006
Duck Lake (First Nation)	3.1	2.3
Chapleau (First Nation)	2.7	2.7
Chapleau	2.6	2.5
Mattagami (First Nation)	3.0	3.2
Sudbury, Unorganized, North Part	2.4	2.3
Sudbury North Region	2.8	2.6
Total Manitoulin-Sudbury Districts	2.6	2.5
Ontario	2.7	2.6

Source: Statistics Canada, Community Profiles 1996, 2001, and 2006

Two person households contributed 40.7% of units in 2006, up from 37.7% in 2001. Similarly, the share of one person units increased, to 25.6%. Both of these were higher than the provincial levels of 31.8% and 24.3% respectively. The balance of households were comprised of three person (14.2%), four and five person (17.4%), and six or more person units (2.1%).

The largest share of two person units was found in Sudbury East, where they contributed 45.8%. One person households were most notable in Manitoulin, at 28.3%. Manitoulin also displayed the largest share of the largest, six or more person units, at 2.5%. Still, this was well below the Ontario figure of 3.5%.

Overall, the smaller one and two person households combined to represent 66.3% in the Districts as compared to just 56.1% in Ontario. This figure shows the need to ensure a significant supply of smaller units for one and two person households in the area.

Table 9: Trends in Persons Per Household Across the Manitoulin-Sudbury Districts, 1996-2006

LaCloche Region

Number of Persons	2001		2006	
	#	%	#	%
1 Person	910	23.5%	975	24.8%
2 Persons	1,400	36.2%	1,540	39.2%
3 Persons	645	16.7%	605	15.4%
4-5 Persons	835	21.6%	755	19.2%
6+ Persons	75	1.9%	65	1.7%
Total	3,865	100.0%	3,925	100.0%

Table 9: Trends in Persons Per Household Across the Manitoulin-Sudbury Districts, 1996-2006

Manitoulin Island Region				
Number of Persons	2001		2006	
	#	%	#	%
1 Person	1,105	27.1%	1,490	28.3%
2 Persons	1,580	38.8%	2,000	38.0%
3 Persons	510	12.5%	725	13.8%
4-5 Persons	740	18.2%	880	16.7%
6+ Persons	105	2.6%	130	2.5%
Total	4,070	100.0%	5,260	100.0%

Sudbury East Region				
Number of Persons	2001		2006	
	#	%	#	%
1 Person	685	22.2%	700	23.3%
2 Persons	1,310	42.5%	1,380	45.8%
3 Persons	465	15.1%	395	13.1%
4-5 Persons	570	18.5%	450	15.0%
6+ Persons	45	1.5%	65	2.2%
Total	3,080	100.0%	3,010	100.0%

Sudbury North Region				
Number of Persons	2001		2006	
	#	%	#	%
1 Person	580	23.9%	505	23.8%
2 Persons	910	37.4%	880	41.5%
3 Persons	375	15.4%	290	13.7%
4-5 Persons	520	21.4%	395	18.6%
6+ Persons	50	2.1%	30	1.4%
Total	2,430	100.0%	2,120	100.0%

Manitoulin-Sudbury Districts				
Number of Persons	2001		2006	
	#	%	#	%
1 Person	3,480	24.4%	3,675	25.6%
2 Persons	5,375	37.7%	5,835	40.7%
3 Persons	2,165	15.2%	2,030	14.2%
4-5 Persons	2,885	20.3%	2,495	17.4%
6+ Persons	340	2.4%	295	2.1%
Total	14,245	100.0%	14,330	100.0%

Table 9: Trends in Persons Per Household Across the Manitoulin-Sudbury Districts, 1996-2006

Ontario				
Number of Persons	2001		2006	
	#	%	#	%
1 Person	992,155	23.5%	1,105,075	24.3%
2 Persons	1,327,525	31.5%	1,449,975	31.8%
3 Persons	699,705	16.6%	755,060	16.6%
4-5 Persons	1,043,530	24.7%	1,082,905	23.8%
6+ Persons	156,495	3.7%	161,245	3.5%
Total	4,219,410	100.0%	4,554,250	100.0%

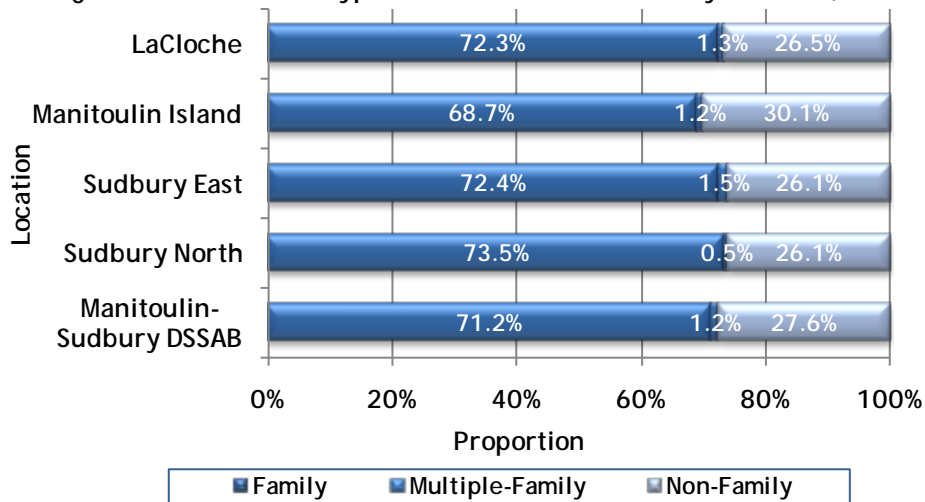
Source: Statistics Canada, Community Profiles, 1996, 2001 and 2006

2.3.3 Trends in Household Type

Overall, families represented 71.2% of households in the Districts while non-families and multiple families accounted for 27.6% and 1.2% of households respectively. The largest family share was recorded in Sudbury North (73.5%), followed by Sudbury East (72.4%), LaCloche (72.3%), and Manitoulin (68.7%). Accordingly, Manitoulin had the largest non-family share, of 30.1%, followed by LaCloche (26.5%) and each of Sudbury East and Sudbury North, at 26.1%. Multiple families ranged from 1.5% in Sudbury East, to 1.3% in LaCloche, 1.2% in Manitoulin, and just 0.5% in Sudbury North.

In 2006, there were 10,110 family households in the Districts. An additional 3,925 households were non-family units, and 165 were multiple families. In Manitoulin there were 3,540 family, 60 multiple-family, and 1,550 non-family households. LaCloche was home to 2,840 family, 50 multiple-family, and 1,040 non-family households. Finally, Sudbury North recorded 1,550 family, 10 multiple, and 550 non-family households.

Figure 14: Household Type across Manitoulin-Sudbury Districts, 2006



Source: Statistics Canada, Community Profile, 2006

The Districts saw some decline in the share of family households, from 72.9% in 2001, to 71.2% in 2006. Multiple family units increased, from 0.9% to 1.2%. Similarly, non-families grew from 26.1% to 27.6%. The non-family share is comparable to the provincial mark of 27.5%. Multiple families were well below the Ontario share of 2.5%. Accordingly, family households in the Districts were higher than the provincial component of 70.0%. All areas saw the non-family component increase from 2001 to 2006. All areas, with the exception of Sudbury North, saw the multiple family component increase as well.

Table 10: Trends in Household Type across Manitoulin-Sudbury Districts, 2001-2006

LaCloche Region

Family Type	2001		2006	
	#	%	#	%
Family	2,830	73.1%	2,840	72.3%
Multiple-family	40	1.0%	50	1.3%
Non-family	990	25.6%	1,040	26.5%
Total	3,870	100.0%	3,930	100.0%

Manitoulin Island Region

Family Type	2001		2006	
	#	%	#	%
Family	2,845	70.8%	9,965	71.2%
Multiple-family	0	0.0%	165	1.2%
Non-family	1,160	28.9%	3,870	27.6%
Total	4,020	100.0%	14,000	100.0%

Table 10: Trends in Household Type across Manitoulin-Sudbury Districts, 2001-2006
Sudbury East Region

Family Type	2001		2006	
	#	%	#	%
Family	2,290	74.6%	2,180	72.4%
Multiple-family	35	1.1%	45	1.5%
Non-family	745	24.3%	785	26.1%
Total	3,070	100.0%	3,010	100.0%

Sudbury North Region

Family Type	2001		2006	
	#	%	#	%
Family	1,800	73.9%	1,550	73.5%
Multiple-family	20	0.8%	10	0.5%
Non-family	615	25.3%	550	26.1%
Total	2,435	100.0%	2,110	100.0%

Manitoulin-Sudbury Districts

Family Type	2001		2006	
	#	%	#	%
Family	10,385	72.9%	2,840	72.3%
Multiple-family	135	0.9%	50	1.3%
Non-family	3,725	26.1%	1,040	26.5%
Total	14,250	100.0%	3,930	100.0%

Ontario

Family Type	2001		2006	
	#	%	#	%
Family	2,986,075	70.8%	3,187,935	70.0%
Multiple-family	99,425	2.4%	113,190	2.5%
Non-family	1,133,910	26.9%	1,253,900	27.5%
Total	4,219,410	100.0%	4,555,025	100.0%

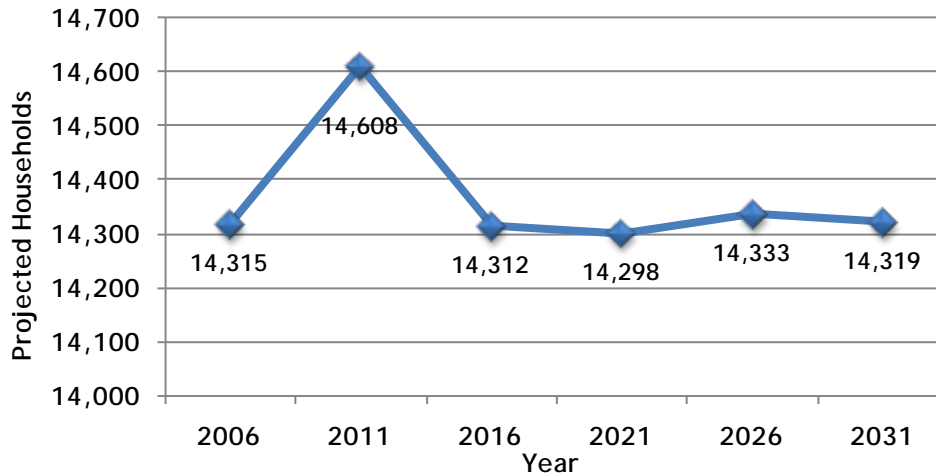
Source: Statistics Canada, Community Profiles, 2001, 2006

In particular, female-led lone-parent households were of concern during our consultations in the Districts. Approximately 1,540 lone-parent families constitute 15.2% of all family households in Manitoulin. Of these, 1,225 or 79.5% of all lone-parent families are lead by females; many of whom earn much less than their male counterparts. This inequity accounts for their proportion of low income: 20.0% of female-led households in Manitoulin District are considered to be in low income while 34.3% of their counterparts in Sudbury District experience the same circumstances. This rate is driven up further in municipal centres like Chapleau (57.1%), French River (40.0%), and Espanola (30.0%) for these types of families, making them more vulnerable to poverty.

2.3.4 Household Projections

Based on these Ministry of Finance projections, households in the Manitoulin-Sudbury Districts would peak, at 14,608 in 2011, drop to 14,312 in 2016, and 14,298 in 2021, then rise slightly after 2021, to 14,333 in 2026, before finally dropping again, to finish at 14,319 in 2031.

Figure 15: Projected Households in Manitoulin-Sudbury Districts, 2006-2031



Source: Statistics Canada, Community Profile, 2006; Ontario Ministry of Finance, Population Projections, 2006; SHS Calculation

The total households in Manitoulin-Sudbury Districts are projected to remain stable to 2031. In that year, the forecast of 14,319 households is essentially the same as the actual recorded in 2006, of 14,315. Manitoulin would see households grow, to 5,642 in 2031, from 5,260 in 2001. By contrast, LaCloche would decline, from 3,925 to 3,842. Similarly, each of Sudbury North and Sudbury East would witness a drop in total households, to 2,758 and 2,075, from 3,010 and 2,120, respectively, in 2006.

This projected overall stability in the number of households indicates that the overall need to expand the supply of housing in most areas is minimal. The previously discussed forecast of growth in seniors population indicates, however, that a greater emphasis must be placed on ensuring that the existing stock is better suited to the changing demographic characteristics of the area, especially the aging population. This could mean, for example, converting some of the existing units to accommodate seniors and expanding the range of support services available to help seniors live independently in their homes. Some modest additions to supply do appear needed in the Manitoulin Region.

Table 11: Household Projections by Region in the Manitoulin-Sudbury DSSAB, 2006-2031

Location	2006	2011	2016	2021	2026	2031
Sables-Spanish Rivers	1,295	1,309	1,286	1,278	1,275	1,268
Espanola	2,215	2,239	2,200	2,186	2,181	2,168
Baldwin	220	222	219	217	217	215
Nairn & Hyman	195	197	194	192	192	191
LaCloche Region	3,925	3,967	3,899	3,873	3,864	3,842
Tehkummah	180	187	188	190	192	193
Central Manitoulin	855	887	895	902	911	917
Assiginack	390	405	408	411	416	418
Northeastern Manitoulin and the Islands	1,160	1,203	1,214	1,224	1,236	1,244
Billings	235	244	246	248	250	252
Gordon	175	182	183	185	186	188
Gore Bay	410	425	429	433	437	440
Burpee and Mills	140	145	147	148	149	150
Barrie Island	20	21	21	21	21	21
Whitefish River (First Nation)	145	150	152	153	155	156
Sucker Creek (First Nation)	110	114	115	116	117	118
Sheguiandah (First Nation)	55	57	58	58	59	59
Sheshegwaning (First Nation)	50	52	52	53	53	54
M'Chigeeng (First Nation)	315	327	330	332	336	338
Wikwemikong Unceded (First Nation)	890	923	931	939	948	955
Manitoulin, Unorganized, West Part	115	119	120	121	123	123
Zhiibaahaasing (First Nation)	15	16	16	16	16	16
Manitoulin Island Region	5,260	5,457	5,505	5,549	5,606	5,642
Killarney	200	207	209	211	213	215
French River / Riviere des Francais	1,190	1,203	1,182	1,174	1,172	1,165
St.-Charles	500	505	497	493	492	489
Markstay-Warren	1,005	1,016	998	992	989	984
Whitefish Lake (First Nation)	115	116	114	113	113	113
Sudbury East Region	3,010	3,042	2,799	2,780	2,774	2,758
Duck Lake (First Nation)	35	35	35	35	34	34
Chapleau (First Nation)	35	35	35	35	34	34
Chapleau	945	955	939	933	930	925
Mattagami (First Nation)	60	61	60	59	59	59
Sudbury, Unorganized, North Part	1,045	1,056	1,038	1,031	1,029	1,023
Sudbury North Region	2,120	2,143	2,106	2,092	2,087	2,075
Total Manitoulin-Sudbury DSSAB	14,315	14,608	14,312	14,298	14,333	14,319

Source: Statistics Canada, Community Profiles 2006; Ontario Ministry of Finance projections; SHS Calculations

2.4 Economic Characteristics

2.4.1 Labour Force Participation and Unemployment Rates

The overall labour force participation rate stood at 56.8% in 2006. This was down 3.2% from 60.0% in 2001. The 2006 rate was lower than the 67.1% figure recorded across the Province and was likely a function of the high number of seniors. This ranged from a high of 57.9% in Sudbury North, to 57.6% in Manitoulin, 56.9% in LaCloche, and 54.8% in Sudbury East. Despite recording the highest rate, Sudbury North was down the most (-8.5%) from 2001. The three remaining areas all recorded declines, albeit more modest, from 2001 as well.

Table 12: Labour Force Participation Rates in Manitoulin-Sudbury Districts, 2001-2006

Location	2001	2006	2001-2006
LaCloche Region	58.0%	56.9%	-1.2%
Manitoulin Island Region	59.9%	57.6%	-2.3%
Sudbury East Region	55.8%	54.8%	-1.0%
Sudbury North Region	66.4%	57.9%	-8.5%
Manitoulin-Sudbury Districts	60.0%	56.8%	-3.2%
Ontario	67.3%	67.1%	-0.2%

Source: Statistics Canada, Community Profiles, 2001, 2006
Corresponding figures can be found in Appendix Table 1.

The overall unemployment rate of 9.6% in 2006 was down 4.4% from 14.0% in 2001. Still, this was well above the provincial rate of 6.4%.

Table 13: Unemployment Rates in Manitoulin-Sudbury Districts, 2001-2006

Location	2001	2006	2001-2006
LaCloche Region	9.3%	9.8%	0.5%
Manitoulin Island Region	13.0%	8.2%	-4.8%
Sudbury East Region	13.4%	14.1%	0.8%
Sudbury North Region	20.4%	6.4%	-14.0%
Manitoulin-Sudbury Districts	14.0%	9.6%	-4.4%
Ontario	6.1%	6.4%	0.3%

Source: Statistics Canada, Community Profiles, 2001, 2006
Corresponding figures can be found in Appendix Table 1.

The recent economic downturn has been contributing to an increase in unemployment for a few years now in some of the primary industries like forestry and related industries such as transportation.

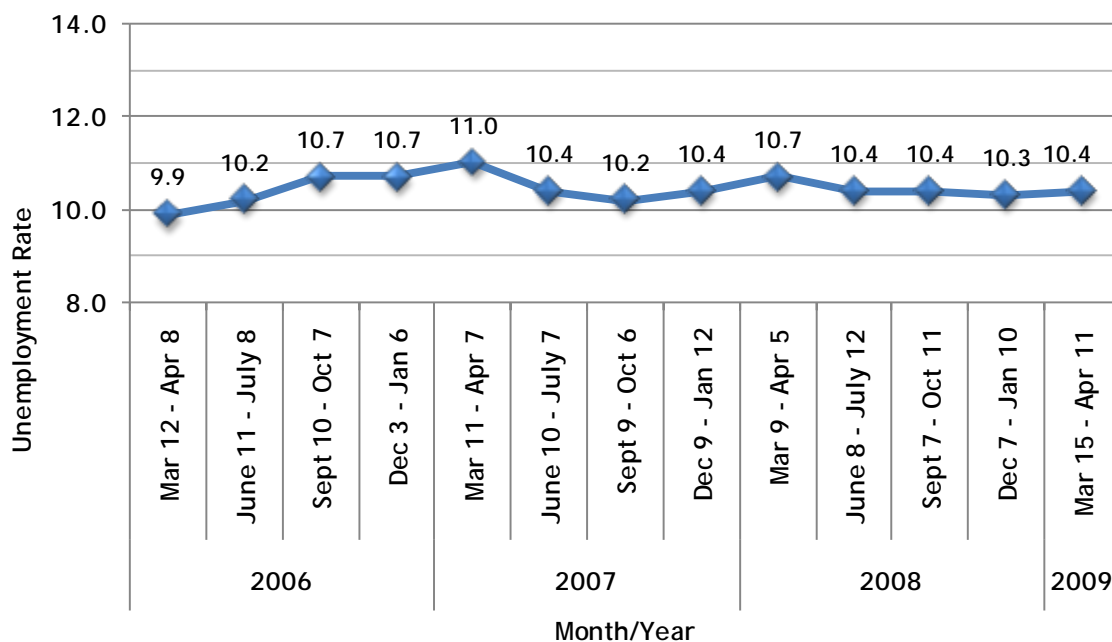
For example, in the communities of Gogama and Foleyet of Sudbury North (counted in Sudbury, Unorganized, North) that are monitored by the Venture

Centre in Timmins, forestry has been hit generally and the Canadian National Railway (CN) operation has been reduced to the point where only a few staff members essential to the organization remain.

The recession has impacted Manitoulin Island’s agricultural industry as it reduced the amount of stock available. One representative from the LaCloche Manitoulin Business Assistance Corporation (LAMBAC) spoke about a possible decline in agriculture, although this has not shown up in the data yet. Manitoulin Transport is one of the Island’s biggest employers, with approximately 150 people on the Island at the head office. Although they have had some downsizing recently, this has mostly been from retirements and packages rather than from layoffs.

These economic downturns are leading to a number of impacts on current housing markets. They are causing increasing affordability difficulties among some households, which is resulting in some families leaving the area to seek work elsewhere. The decline has also brought increasing vacancy rates to some rental housing projects and made it difficult to sell houses in some areas. Some seniors are finding it difficult to meet the cost and maintenance requirements of their homes and are leaving to join their families elsewhere.

Figure 16: Unemployment Rates in Northern Ontario, 2006-2009



Source: HRSDC, Unemployment Rates for Employment Insurance (EI) Economic Regions, 2006-2009

Corresponding figures can be found in Appendix Table 2.

2.4.2 Labour Force Activity

Employment in 2006 in retail trade, health care, public administration and construction was up from 2001. In 2006, the leading employer by industry was retail trade, with 12.9%. This was followed by health care and social services (12.5%), manufacturing (10.4%), accommodation and food (8.9%), and public administration with 8.3%.

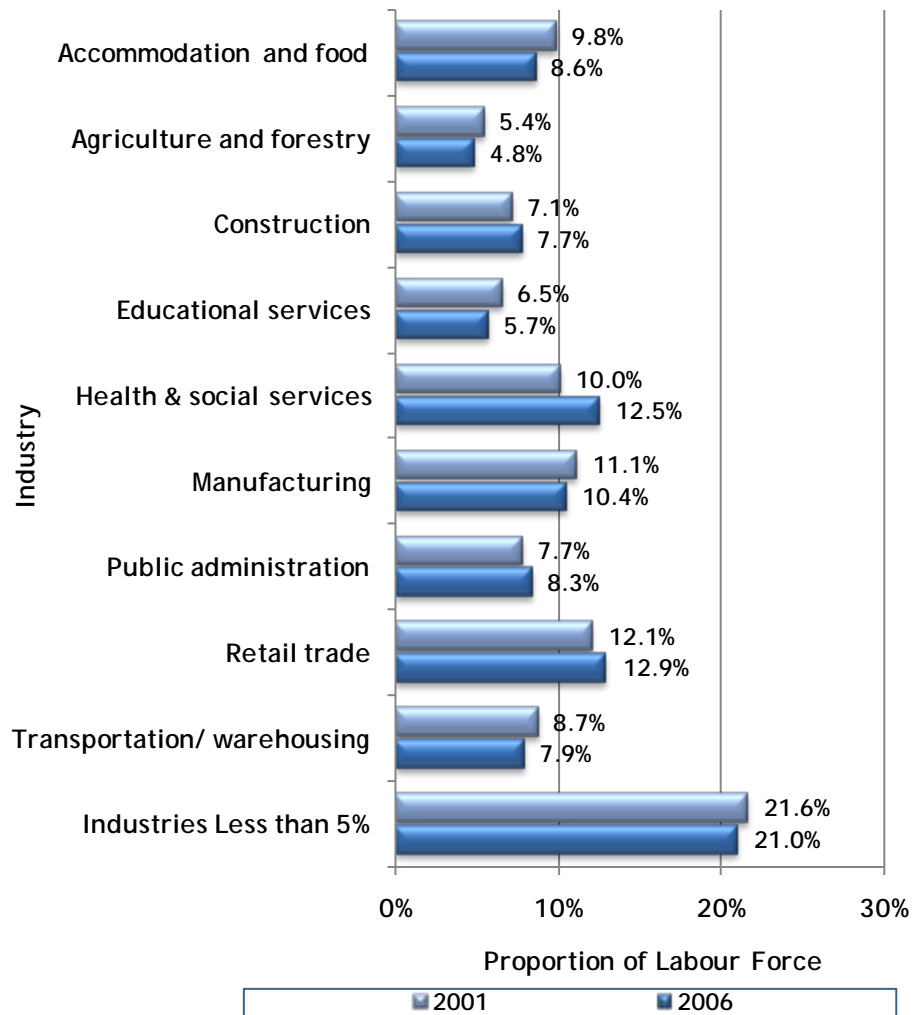
By contrast, manufacturing, accommodation and food, and educational services and agriculture and forestry were down. Similarly, transportation and warehousing dropped from 8.7% in 2001 to 7.9% in 2006. These declines have continued since that date, especially in the forestry industry, and are likely causing financial difficulty among a growing number of households in the area; thereby increasing the need for affordable housing.

The major industry in Gogama and Foleyet has traditionally been forestry but this has been on the decline for the last 6 to 7 years. The Canadian Pacific Railway has also had some recent layoffs, which have affected the area as the CPR has been a significant economic force in Chapleau since 1885. Gogama also has an office from the Ministry of Northern Development and Mines, which helps to bring some employment to the area.

Manitoulin Island has been historically active in tourism and agriculture. Tourism has been on the decline since 2003 and it is estimated to be down to a third from its peak in the early 2000s. There are also fewer farmers though not necessarily fewer farms, as the nature of farming is now changing: previously there was a predominance of dairy and cattle farming and now, there is more seed farming being done. In terms of communications, high speed internet is not available reliably across the entire area, while cell phone service is also blotchy. The ferry between Bruce County and the Island, which runs for five months out of the year, has also seen its costs go up.

In LaCloche, the economy historically has also relied on forestry as the driver, particularly on Domtar, which produces speciality and fine paper and has plants in Espanola and Nairn & Hyman. Many of the workers were employed in lumber operations but the company has downsized in the past two years. However, several fine paper mills across Ontario have been closed so the plant still has a fairly strong competitive advantage right now.

Figure 17: Labour Force by Industry in Manitoulin-Sudbury Districts, 2001- 2006



Source: Statistics Canada, Community Profiles, 2001, 2006
 Corresponding figures can be found in Appendix Table 3.

The City of Timmins has an influence on and relevance with many communities located in Sudbury North, due to its geographical proximity. Timmins is holding its own in the current economic environment, as it is a gold-mining community and there is some mine exploration in both Gogama and Foleyet. As well, about twelve families of Polish immigrants have moved into Gogama, perhaps because the climate is similar and that European immigrants may also find the open spaces such communities provide to be attractive and intriguing. Gogama has done a lot of work around beautification and tourism as they have several lodges, though this is likely to suffer due to the current state of the economy. The governing bodies have been putting a lot of effort into the museum, waterfront development, and other attractions for tourists to do while they are in town. Foleyet similarly has a tourist centre that is not functioning yet but will soon allow for tourists to stop by. Mattagami (First Nations) has been building houses, as they have a program where band members have been helping people build their homes. The First Nations community has also merged

some local partnerships and so has become active in local industries: the industries will then hire local residents only, which can also help Gogama.

In Manitoulin, a lot of farms have been brought recently by Mennonites that were previously in disuse. Most recently in Espanola, an industrial park has been developed and significant effort has been made to diversify the economy though so far, one of the properties has been sold. In the City of Greater Sudbury, mining was a significant factor and many people from LaCloche commuted to the City. Espanola then benefited from the lack of vacancies in the City, as people would then move to Espanola. There are also three operations currently underway for aggregate extraction. Both LaCloche and Manitoulin have quite a bit of significant health care and education employers. The First Nations communities around LaCloche and Manitoulin Island are represented by Waubetek, another development corporation, which has done significant work around the growth of businesses.

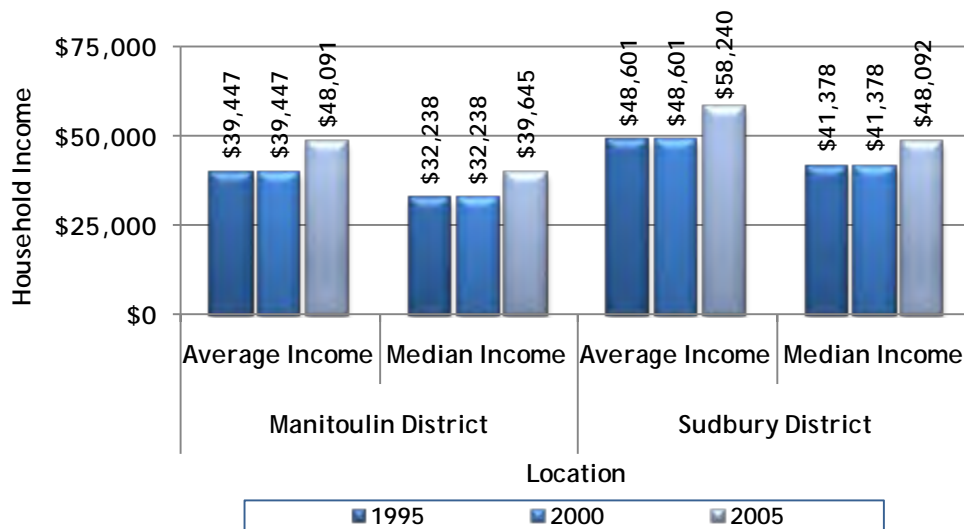
Additionally, there is a government action plan with a number of programs and projects to be announced in the next while, though organizations in the area are uncertain as to what this will look like yet.

2.5 Income Analysis

2.5.1 Trends in Household Income

The average and median household income in Manitoulin District stood at \$48,091 and \$39,645, respectively, in 2005. These were higher, at \$58,240 and \$49,092 in Sudbury District. Both Districts had seen incomes rise considerably from 2000, when the medians stood at \$32,238 and \$41,378 respectively, and reflected the active economy of the early 2000 period.

Figure 18: Trends in Household Income in Manitoulin and Sudbury Districts, 1995-2005

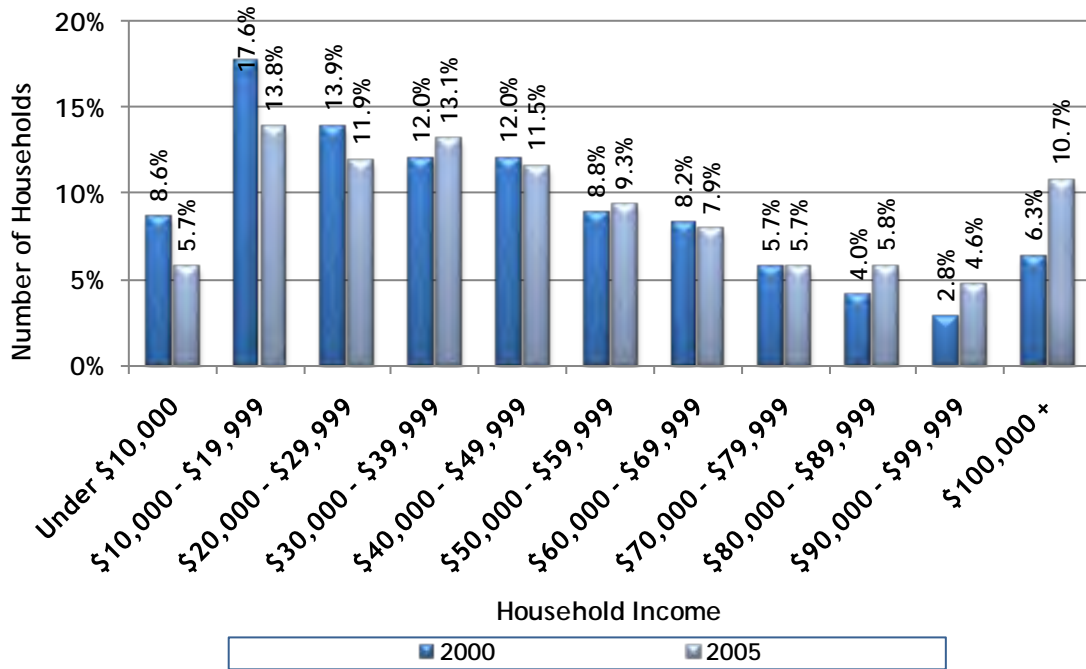


Source: Statistics Canada, Community Profiles, 1996, 2001, and 2006

Consistent with growth in average and median incomes, there was a shift in income distribution from 2000 to 2005. In 2005, only 5.7% of households earned less than \$10,000, down from 8.6% in 2000. At the opposite end of the income scale, the share making \$100,000 or more rose, to 10.7%, from 6.3% in 2000.

Nevertheless, almost a third of all households in Manitoulin-Sudbury earned less than \$30,000 in 2005. This figure shows the need to ensure a significant supply of housing for those of low and moderate income.

Figure 19: Household Income by Income Ranges in Manitoulin-Sudbury Districts, 2001-2006



Source: Statistics Canada, Community Profiles, 2001 and 2006

The income data is particularly interesting for the Manitoulin Island region. The data show 37% of households earning below \$30,000 in 2005, by far the highest level of low and moderate income households of any of the four regions. This is likely a reflection of the large number of retired individuals on the Island, many of whom are seniors on fixed pensions. This further illustrates the need to ensure a significant supply of affordable housing for seniors in the Manitoulin Island area.

**Table 14: Household Incomes Across Manitoulin-Sudbury Districts,
2006**

LaCloche Region

Household Income	2000		2005	
	#	%	#	%
Under \$10,000	205	5.3%	215	5.5%
\$10,000 - \$19,999	750	19.4%	490	12.5%
\$20,000 - \$29,999	520	13.4%	455	11.6%
\$30,000 - \$39,999	420	10.9%	440	11.2%
\$40,000 - \$49,999	380	9.8%	410	10.5%
\$50,000 - \$59,999	335	8.7%	345	8.8%
\$60,000 - \$69,999	320	8.3%	335	8.5%
\$70,000 - \$79,999	285	7.4%	230	5.9%
\$80,000 - \$89,999	205	5.3%	240	6.1%
\$90,000 - \$99,999	145	3.7%	210	5.4%
\$100,000 +	300	7.8%	540	13.8%
Total	3,870	100.0%	3,920	100.0%

Manitoulin Island Region

Household Income	2000		2005	
	#	%	#	%
Under \$10,000	425	11.1%	385	7.7%
\$10,000 - \$19,999	680	17.7%	835	16.7%
\$20,000 - \$29,999	570	14.8%	630	12.6%
\$30,000 - \$39,999	470	12.2%	660	13.2%
\$40,000 - \$49,999	540	14.1%	610	12.2%
\$50,000 - \$59,999	250	6.5%	450	9.0%
\$60,000 - \$69,999	325	8.5%	390	7.8%
\$70,000 - \$79,999	180	4.7%	245	4.9%
\$80,000 - \$89,999	155	4.0%	235	4.7%
\$90,000 - \$99,999	130	3.4%	155	3.1%
\$100,000 +	200	5.2%	380	7.6%
Total	3,840	100.0%	5,010	100.0%

Sudbury East Region

Household Income	2000		2005	
	#	%	#	%
Under \$10,000	270	8.8%	105	3.5%
\$10,000 - \$19,999	520	16.9%	345	11.4%
\$20,000 - \$29,999	430	14.0%	400	13.3%
\$30,000 - \$39,999	350	11.4%	460	15.3%
\$40,000 - \$49,999	390	12.7%	380	12.6%
\$50,000 - \$59,999	365	11.9%	310	10.3%
\$60,000 - \$69,999	280	9.1%	185	6.1%
\$70,000 - \$79,999	140	4.6%	215	7.1%

Table 14: Household Incomes Across Manitoulin-Sudbury Districts, 2006

Household Income	2000		2005	
	#	%	#	%
\$80,000 - \$89,999	110	3.6%	220	7.3%
\$90,000 - \$99,999	65	2.1%	125	4.1%
\$100,000 +	155	5.0%	265	8.8%
Total	3,070	100.0%	3,015	100.0%
Sudbury North Region				
Household Income	2000		2005	
	#	%	#	%
Under \$10,000	170	7.4%	65	3.3%
\$10,000 - \$19,999	280	12.2%	210	10.6%
\$20,000 - \$29,999	235	10.2%	165	8.3%
\$30,000 - \$39,999	255	11.1%	235	11.8%
\$40,000 - \$49,999	300	13.0%	200	10.1%
\$50,000 - \$59,999	235	10.2%	210	10.6%
\$60,000 - \$69,999	220	9.6%	185	9.3%
\$70,000 - \$79,999	175	7.6%	120	6.0%
\$80,000 - \$89,999	125	5.4%	135	6.8%
\$90,000 - \$99,999	100	4.3%	125	6.3%
\$100,000 +	225	9.8%	335	16.9%
Total	2,300	100.0%	1,985	100.0%
Manitoulin-Sudbury Districts				
Household Income	2000		2005	
	#	%	#	%
Under \$10,000	1,230	8.6%	815	5.7%
\$10,000 - \$19,999	2,515	17.6%	1,980	13.8%
\$20,000 - \$29,999	1,975	13.9%	1,700	11.9%
\$30,000 - \$39,999	1,705	12.0%	1,880	13.1%
\$40,000 - \$49,999	1,705	12.0%	1,650	11.5%
\$50,000 - \$59,999	1,260	8.8%	1,335	9.3%
\$60,000 - \$69,999	1,175	8.2%	1,130	7.9%
\$70,000 - \$79,999	815	5.7%	820	5.7%
\$80,000 - \$89,999	575	4.0%	825	5.8%
\$90,000 - \$99,999	400	2.8%	665	4.6%
\$100,000 +	900	6.3%	1,530	10.7%
Total	14,250	100.0%	14,330	100.0%

Source: Statistics Canada, Community Profile, 2006

2.5.2 Trends in Wage Rates

Data on wage rates is available only for Northeastern Ontario as a whole. This data is provided in Table 15 below, showing 2005 wage rates reported in the 2006 Census for various occupations. While some of these occupations may not be found in Manitoulin-Sudbury, the table does provide an interesting comparison on wages earned for various occupations in the Northeast compared to Ontario as a whole.

Mechanical engineers led the way in incomes in Northeastern Ontario in 2005, earning \$75,565 on average. A similar position across the Province as a whole garnered a somewhat lower wage of \$68,857. At the opposite end of the scale, production assemblers made \$27,089. In this case, this trailed the Ontario figure of \$32,468. Other leading professions in Northeastern Ontario included marketing managers (\$67,385) and production managers (\$65,851).

Table 15: Combined hourly paid/salary based incomes per year for different professions in Northeastern Ontario and Ontario, 2005

Profession	Northeastern Ontario	Ontario
Administrative Assistant	\$40,865.00	\$41,644.00
CAD/Drafting Technician	\$37,940.00	\$47,863.00
Computer Programmer	N/A	\$63,113.00
Controller	\$66,830.00	\$80,903.00
Customer Service - Inbound Agent	\$34,703.00	\$40,869.00
Data Entry Operator	\$28,028.00	\$31,299.00
Electrician	\$54,302.00	\$52,938.00
Human Resources Manager	\$64,072.00	\$75,529.00
Information Technology Manager	N/A	\$85,433.00
Information Technology Systems Analyst	N/A	\$66,928.00
Machinist	\$53,630.00	\$49,397.00
Maintenance Manager	\$58,072.00	\$63,476.00
Manufacturing Engineer	\$60,841.00	\$66,840.00
Marketing Manager	\$67,385.00	\$72,745.00
Materials/Supply Manager	\$55,236.00	\$61,680.00
Mechanical Engineer	\$75,565.00	\$68,857.00
Mechanical Technician	N/A	\$52,493.00
Millwright	\$51,335.00	\$51,637.00
Production - Quality Assurance Manager	\$59,405.00	\$73,486.00
Production Assembler (Non-machine)	\$27,089.00	\$32,468.00
Production General Labourer	\$32,267.00	\$30,361.00
Production Machine and Tool Inspector (Set-up)	N/A	\$43,900.00
Production Machine Operator	\$39,459.00	\$35,684.00

Table 15: Combined hourly paid/salary based incomes per year for different professions in Northeastern Ontario and Ontario, 2005

Profession	Northeastern Ontario	Ontario
Production Manager	\$65,851.00	\$68,876.00
Research Lab Technician	N/A	\$46,309.00
Research Scientist	N/A	\$79,435.00
Shipper/ Receiver	\$35,105.00	\$35,809.00
Tool and Die Maker	N/A	\$53,368.00
Warehouse Manager	\$56,478.00	\$63,587.00
Welder	\$43,717.00	\$43,859.00

Source: Aon Consulting Inc, 2006; Government of Ontario, Ministry of International Trade and Investment

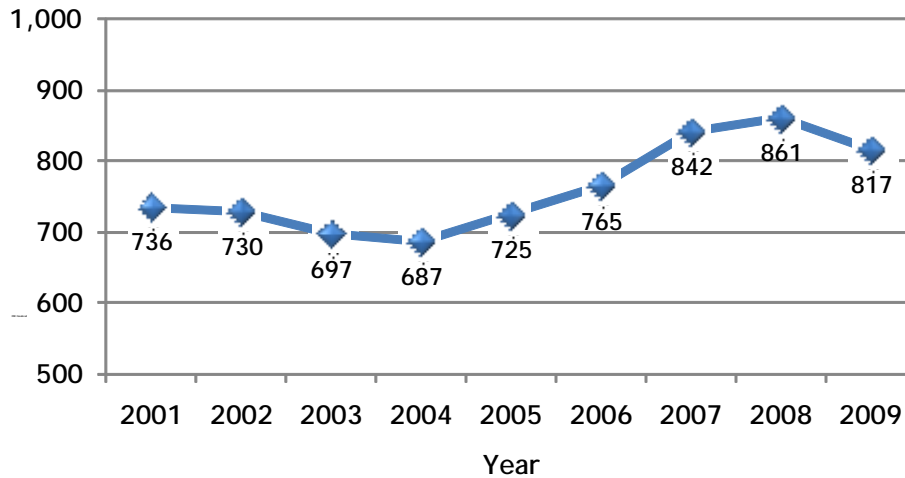
2.5.3 Trends in Social Assistance

Ontario Works (OW) provides social assistance or welfare to people who are temporarily out of work or are unable to work in two main parts: financial assistance and employment assistance. As the name suggests, Ontario Works is meant to allow the provision of financial assistance so as to take off the pressure of day-to-day living while helping recipients find employment or become job-ready. Therefore, most participants in the program are expected to engage in employment assistance activities as well; unless they are aged 65 years and older, are caring for a child less than school-age, or have a serious disability or illness. It is important to point out that, for some population groups, such as single mothers with several children, receiving OW assistance may be their best option in terms of supporting the family and therefore they often remain on OW support over the long term.

The Ontario Disability Support Program (ODSP) provides financial assistance to persons with disabilities. Many of these are seniors with health-related challenges.

The ODSP caseload for the DSSAB stood at 817 in 2009. This was down somewhat from recent years, peaking at 861 in 2008, but still above the levels recorded in the earlier part of this decade. In 2004, this stood at 687.

Figure 20: Trends in ODSP Caseload for the Manitoulin-Sudbury District Services Board, 2001-2009



Source: Manitoulin -Sudbury District Services Board, ODSP, 2009

In 2009, the 817 ODSP cases included 359 in LaCloche (43.9%), 232 in Sudbury East (28.4%), 182 in Manitoulin (22.3%), and 45 in Sudbury North, representing 5.5% of the cases in Manitoulin-Sudbury.

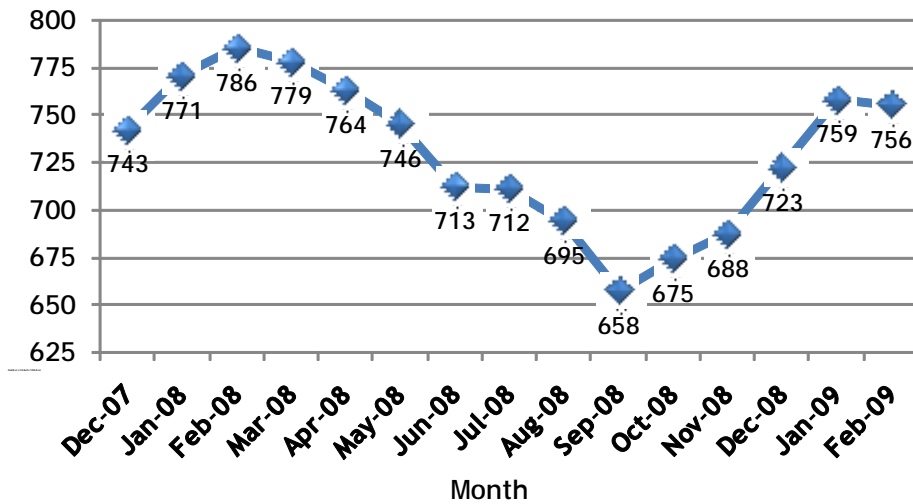
Table 16: ODSP Caseload for Manitoulin-Sudbury District Services Board, 2001-2009

Location	2001	2002	2003	2004	2005	2006	2007	2008	2009
LaCloche	237	N/A	227	226	254	293	352	366	359
Manitoulin Island	199	N/A	251	247	243	228	212	206	182
Sudbury East	273	N/A	189	186	194	202	229	237	232
Sudbury North	29	N/A	30	27	35	42	49	52	45
Total	736	730	697	687	725	765	842	861	817
Percentage Change	N/A	-0.8%	-4.5%	-1.4%	5.5%	5.5%	10.1%	2.3%	-5.1%

Source: Manitoulin-Sudbury District Services Board, ODSP , 2009

Appendix Table 4.

Figure 21: Monthly Trends in the Number of Persons Receiving ODSP Assistance in Manitoulin-Sudbury Districts, December 2007-February 2009



Source: Manitoulin -SudburyDistrict Social Services Administration Board, ODSP 2009

2.5.4 Incidence of Low Income

In 2006, 9.1% of the population in Manitoulin and Sudbury Districts lived in low-income households, down from 15.0% in 2001. This compared favourably to 14.7% in Ontario. This included 580 families, representing 6.0% of total families, and 1,085 individuals representing 29.0% of all singles. These figures show that the need for affordable housing is much greater among single individuals (including seniors living alone) than among family households.

In LaCloche, 14.0% of the population was low-income. This was higher than in each of Manitoulin (9.4%), Sudbury North (8.7%), and Sudbury East at 8.2%. LaCloche also recorded the highest incidence among families (10.8%) and singles (34.2%).

Table 17: Low Income Population by Household Type, 2000-2005

LaCloche Region

Household Type	2000	2005
Total Families	2,905	2,900
Low Income Families	430	240
% of Low Income Families	8.0%	10.8%
Total Single Individuals	1,050	1,135
Low Income Single Individuals	385	408
% of Low Income Single Individuals	30.1%	34.2%
Total Population in Households	9,655	9,445

**Table 17: Low Income Population by Household Type,
2000-2005**

Household Type	2000	2005
Total Low Income Population	1,645	1,121
% of Total Low Income Population	14.5%	14.0%

Manitoulin Island Region

Household Type	2000	2005
Total Families	2,440	2,525
Low Income Families	270	110
% of Low Income Families	4.5%	5.6%
Total Single Individuals	1,020	1,075
Low Income Single Individuals	365	277
% of Low Income Single Individuals	21.9%	27.3%
Total Population in Households	7,840	7,980
Total Low Income Population	1,150	631
% of Total Low Income Population	10.8%	9.4%

Sudbury East Region

Household Type	2001	2006
Total Families	2,280	2,145
Low Income Families	255	80
% of Low Income Families	11.2%	2.5%
Total Single Individuals	795	880
Low Income Single Individuals	390	235
% of Low Income Single Individuals	38.4%	26.3%
Total Population in Households	7,150	6,690
Total Low Income Population	1,010	521
% of Total Low Income Population	13.2%	8.2%

Sudbury North Region

Household Type	2001	2006
Total Families	1,735	1,485
Low Income Families	185	105
% of Low Income Families	10.9%	7.1%
Total Single Individuals	615	545
Low Income Single Individuals	195	125
% of Low Income Single Individuals	30.2%	22.7%
Total Population in Households	5,660	4,650
Total Low Income Population	690	402
% of Total Low Income Population	12.2%	8.7%

**Table 17: Low Income Population by Household Type,
2000-2005
Manitoulin-Sudbury Districts**

Household Type	2001	2006
Total Families	9,420	9,165
Low Income Families	1,170	580
% of Low Income Families	12.2%	6.0%
Total Single Individuals	3,535	3,685
Low Income Single Individuals	1,345	1,085
% of Low Income Single Individuals	37.5%	29.0%
Total Population in Households	30,525	29,035
Total Low Income Population	4,585	2,724
% of Total Low Income Population	15.0%	9.1%

Ontario

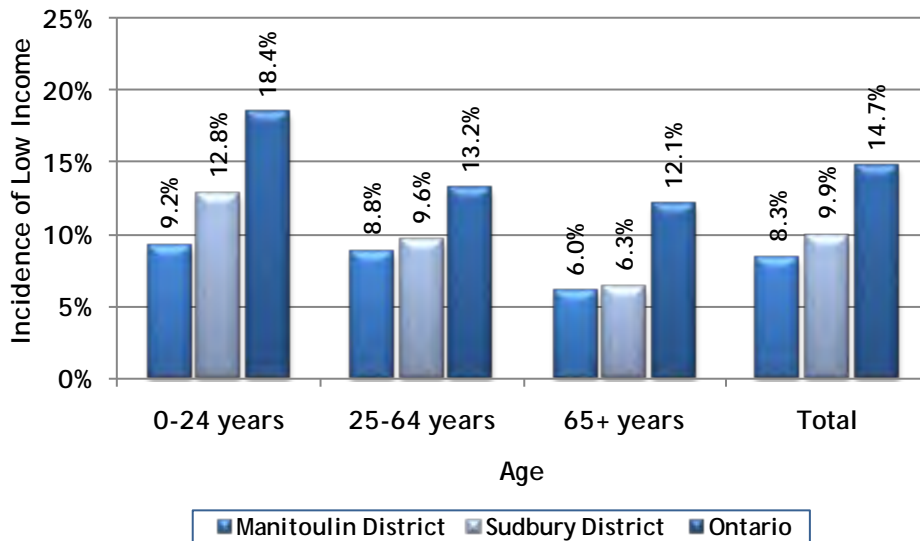
Household Type	2001	2006
Total Families	3,117,825	3,335,250
Low Income Families	364,320	390,224
% of Low Income Families	11.7%	11.7%
Total Single Individuals	1,309,220	1,432,705
Low Income Single Individuals	445,705	488,552
% of Low Income Single Individuals	34.0%	34.1%
Total Population in Households	11,202,560	11,926,140
Total Low Income Population	1,611,505	1,753,143
% of Total Low Income Population	14.4%	14.7%

Note: Low Income absolute numbers for 2006 are calculations from the Total Population absolute numbers and % of Total Low Income Population.

Source: Statistics Canada, Community Profiles, 2001, 2006

Manitoulin District recorded somewhat lower rates of low-income than in Sudbury District. Overall, Manitoulin reported an incidence of 8.3%, and Sudbury, 9.9%. For those aged 0-24, the rate in Manitoulin was 9.2% versus 12.8% in Sudbury, and 18.4% in Ontario. Among those aged 25-64, these stood at 8.8%, 9.6% and 13.2%. There is less distinction among seniors, at 6.0%, 6.3% in the two Districts. This compares quite favourably with the Provincial level of 12.1% and suggests that relatively fewer seniors in Manitoulin-Sudbury are experiencing low income than in Ontario as a whole. This also demonstrates that the need for seniors housing should include not only affordable housing options, but options for seniors with greater income levels as well.

Figure 22: Incidence of Low Income by Age in Manitoulin-Sudbury Districts and Ontario, 2006



Source: Statistics Canada, Custom Tabulations, 2006

Ontario Works (OW) income levels were well below the Low-Income Cut-Offs for 2006. The single amount \$6,864 annually was only 32% of the low-income figure of \$21,202. Similarly, the family OW income of \$13,068 was just 33% of the low-income figure of \$39,399. OW single parents fared only slightly better. Their income of \$11,040 represented 42% of the low-income figure of \$26,396. By comparison, an individual making minimum wage earned \$19,740, or 93% of the single low-income cut-off.

Table 18: Comparison of Incomes of OW Recipients and Low-Income Cut-Offs in 2006

Income Type	Monthly Income	Annual Income	Low Income Cut Off (LICO), 2006	Proportion of 2006 LICO
OW Single	\$572	\$6,864	\$21,202	32%
OW Sole Support (1 Child)	\$1,089	\$13,068	\$39,399	33%
General Minimum Wage	\$1,645	\$19,740	\$21,202	93%
OW Family (2 Children)	\$920	\$11,040	\$26,396	42%

Note: Income type does not include other sources of government income such as CCTB, NCB, OCB, UCCB, GST, etc.

Source: Manitoulin-Sudbury District Social Services Administration Board, Ontario Works Program, April 2009

Living allowances for Ontario Works recipients ranged from \$1,215 for a family with two children under 12, to \$987 for a single parent with one child, and \$536 for a single individual. While the single amount was up by 6.7% from 2006, the single parent and family payments had dropped 6.8% and 10.4% respectively.

Table 19: Living Allowances for Ontario Works (OW) Recipients, 2006 and 2009

2006

Household Type	Weekly		Monthly	
	Food/Clothing	Basic Needs	Shelter	Monthly Total
Single	\$50.25	\$201.00	\$335.00	\$536.00
Sole Support - One Child Under 12	\$115.00	\$460.00	\$527.00	\$987.00
OW Family - 2 Children Under 12	\$148.50	\$594.00	\$621.00	\$1,215.00

2009

Household Type	Weekly		Monthly	
	Food/Clothing	Basic Needs	Shelter	Monthly Total
Single	\$54.00	\$216.00	\$356.00	\$572.00
Sole Support - One Child Under 12	\$90.00	\$360.00	\$560.00	\$920.00
OW Family - 2 Children Under 12	\$107.25	\$429.00	\$660.00	\$1,089.00

Percentage Increases/Decreases Between 2006 and 2009

Household Type	Weekly		Monthly	
	Food/Clothing	Basic Needs	Shelter	Monthly Total
Single	7.5%	7.5%	6.3%	6.7%
Sole Support - One Child Under 12	-21.7%	-21.7%	6.3%	-6.8%
OW Family - 2 Children Under 12	-27.8%	-27.8%	6.3%	-10.4%

Note: Maximum shelter allowance payable. Actual issued is based on verifiable rent receipts and utilities bills.

Source: Manitoulin-Sudbury District Social Services Administration Board, Ontario Works Program, 2009

2.6 Summary

The population of the Manitoulin-Sudbury Districts has stabilized in recent years to stand at 34,447 in 2006. Espanola, at 5,314, is the largest municipality. Manitoulin Region is home to 12,621, LaCloche 9,598, Sudbury East 7,096, and Sudbury North some 5,132. There were 14,315 households in 2006, including 5,260 in Manitoulin, 3,295 in LaCloche, 3,010 in Sudbury East, and 2,120 in Sudbury North. Manitoulin and LaCloche saw household growth from 2001, Sudbury East and Sudbury North declined.

The average household size was 2.5 persons, down slightly from 2001, and ranging from 2.6 in Sudbury North, to 2.4 in Sudbury East. Two person units represented 40.7% of households. They combined with one person units to represent close to two thirds of all households. Families contributed 71.2% of households (down slightly from 2001), non-families 27.6% and multiple families 1.2%. Sudbury North displayed the largest family, and Manitoulin the largest non-family shares. Household numbers are projected to remain stable to 2031.

The labour force participation rate stood at 56.8% in 2006, down from 60.0% in 2001. Sudbury North was down 8.5% from 2001, but still recorded the highest rate of 57.9%. Unemployment, at 9.6% was down 4.4% from 2001. This ranged from 6.4% in Sudbury North, to 14.1% in Sudbury East. Retail trade was the leading employer by industry, at 12.9%, followed health and social services (12.5%) and manufacturing (10.4%, down from 11.0% in 2001). The recent economic downturn has contributed to increases in these figures since the 2006 Census report.

The 2005 median income of \$36,645 in Manitoulin District trailed that of \$49,092 in Sudbury District. The share of households earning \$100,000 or more rose, to 10.7%, from 6.3% in 2000. The Ontario Works caseload stood at 435 in 2009, with 43.9% of these in LaCloche. The Ontario Disability Support Program (ODSP) caseload stood at 826 in 2009, with 43.9% of these in LaCloche. The Ontario Works (OW) caseload stood at 435, with 46.3% in LaCloche. OW benefits represented between 32% and 42% of the low-income cut-off in 2006. In 2005, 9.1% of the population in the Districts lived in low-income households, down from 15.0% in 2000. In LaCloche, this stood at 14.0%. Some 6.0% of families and 29.0% of singles were in this predicament.

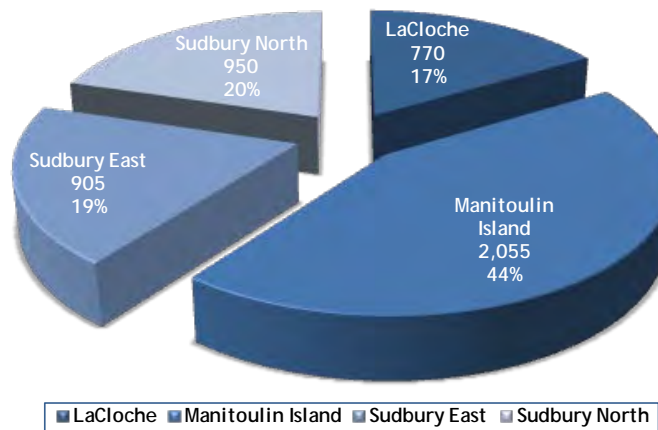
3.0 Demographic Profile: Aboriginals

3.1 Population Characteristics

In 2006, the aboriginal population within Manitoulin and Sudbury Districts stood at 7,885. Comparisons with 2001 are made difficult by the fact that a number of areas on Manitoulin Island did not report in both years. In 2001, among those areas surveyed, there were 4,680. In 2006, LaCloche reported 970, up 26.0% from 770 in 2001. Sudbury East had 1,315, up 45.3% from 905 in 2001, and Sudbury North, some 775, down 18.4%. In Manitoulin Island, there were 4,825 aboriginal persons in 2006, although one area did not report.

In 2001, among those areas that reported, Manitoulin represented 44% of the aboriginal population. Sudbury North contributed 20%, Sudbury East 19%, and the LaCloche Region, some 17%.

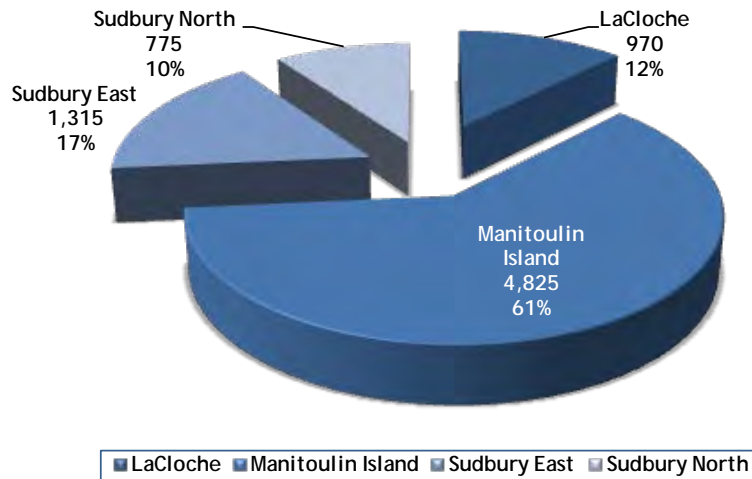
Figure 23: Aboriginal Population across Manitoulin-Sudbury Districts, 2001



Source: Statistics Canada, Community Profile, 2001
Corresponding figures can be found in Appendix Table 5.

With more areas on the Island reporting, the 2006 figures are more representative of the actual Aboriginal distribution in the DSSAB. Manitoulin contributed 61%, Sudbury East 17%, LaCloche 12%, and Sudbury North, some 10% of the population. Thus, any efforts directed towards expanding the supply of housing for Aboriginal persons should pay particular attention to the Manitoulin Island area.

Figure 24: Aboriginal Population across Manitoulin-Sudbury Districts, 2006



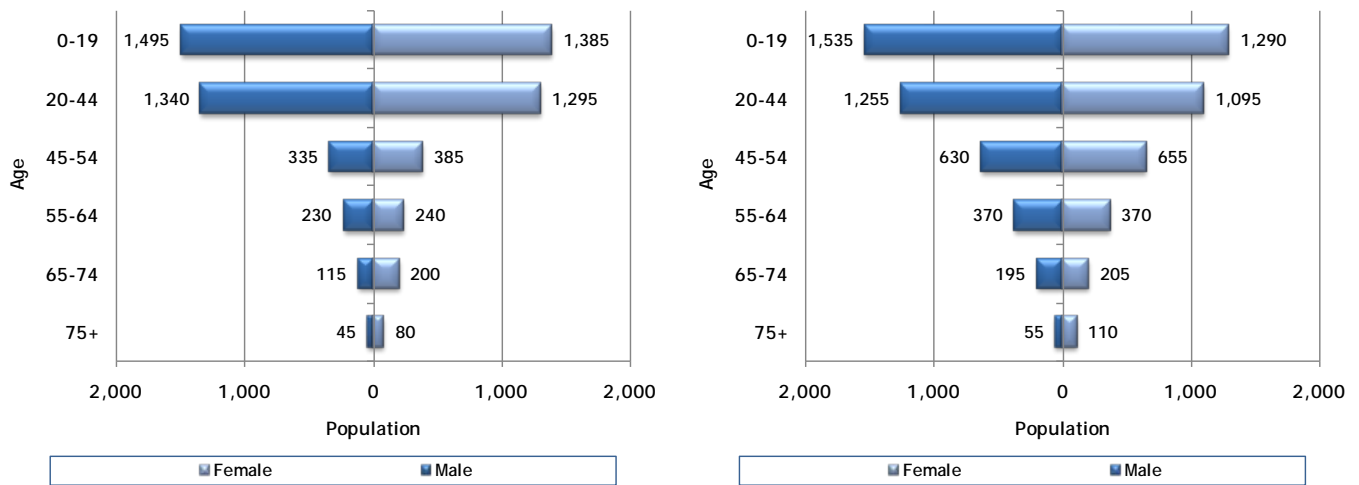
Source: Statistics Canada, Community Profile, 2006
Corresponding figures can be found in Appendix Table 5.

In 2001, Manitoulin District saw 41.2% aged 0-19, and 35.0% aged 20-44. The remaining cohorts combined to represent 23.8%, of which 7.7% were seniors, aged 65 and over. In Sudbury District, the 0-19 (38.1%) and 20-44 (39.5%) combined to represent 67.6%. The remaining age groups contributed some 33.4%, including 4.6% seniors. In total the 0-19 (40.1%) and 20-44 (36.6%) represented 76.7%. The remaining cohort is then at 23.3%, including 6.6% seniors.

In 2006, and with more areas on Manitoulin reporting, there is less dominance of the 0-19 and 20-44 groups. In Manitoulin District they combined to account for 68.5%, while the seniors cohorts have increased to 8.6%. Similarly in Sudbury District, the 0-44 group represented 63.3%, and seniors 6.8%. Overall, the 0-44 group contributed two thirds (66.6%) of the aboriginal population, and seniors some 7.5%. Accordingly, seniors comprise a much lower percentage of aboriginal population than is found in the general population as a whole.

In 2001, the aboriginal population pyramid is dominated by large numbers in the younger age groups. Males outnumber females in the 0-19 and 20-44 cohorts; subsequently, females outnumber males in the 45 and over groups. In 2006, again, there were higher male populations in the early cohorts, and female predominance aged 45 and over. This is particularly true in the 75 and over group, where females outnumber males two to one.

Figure 25: Aboriginal Population by Age in Manitoulin-Sudbury Districts, 2001 and 2006



Source: Statistics Canada, Aboriginal Community Profile, 2001

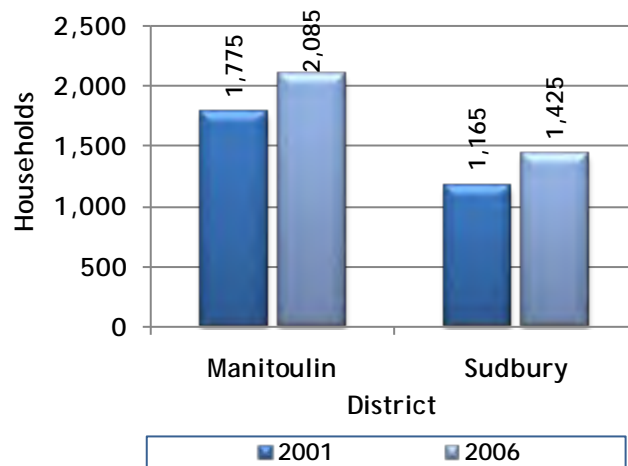
Source: Statistics Canada, Aboriginal Community Profile, 2006

Corresponding figures can be found in Appendix Table 6 and Appendix Table 7.

3.2 Household and Dwelling Characteristics

In 2006, there were 2,085 (59.4%) aboriginal households in Manitoulin District and 1,425 (40.6%) in Sudbury District. In total, there were 3,510 aboriginal led households in the DSSAB. Sudbury District saw an increase of 260 from 2001, or 22.3%, with all areas reporting in both census periods. This growth is in contrast to the overall declines in the general population and is similar to growth trends being witnessed among aboriginal households in Ontario as a whole.

Figure 26: Aboriginal Households in Manitoulin and Sudbury Districts, 2001-2006



Source: Statistics Canada, Aboriginal Community Profiles, 2001, 2006

The great majority (84.2%) of aboriginal households resided in single detached homes in 2006. Row houses were home to 6.1%, low-rise apartments 4.7%, semi-detached homes 2.1%, duplex apartments 1.6% and other dwellings 1.3%.

Sudbury District aboriginal households were somewhat less inclined to live in a detached house (80.8%), with 7.7% living in low-rise apartments. In Manitoulin District, some 8.2% lived in rows.

Table 20: Dwelling Types Occupied by Aboriginal Population in Manitoulin-Sudbury, 2006

Dwelling Type	Sudbury District		Manitoulin District		Sudbury-Manitoulin Districts	
	Count	Percentage	Count	Percentage	Count	Percentage
Single detached house	1,155	80.8%	1,805	86.6%	2,960	84.2%
Semi-detached house	50	3.5%	25	1.2%	75	2.1%
Row house	45	3.1%	170	8.2%	215	6.1%
Apartment, duplex	35	2.4%	20	1.0%	55	1.6%
Apartment in buildings, <5 storeys	110	7.7%	55	2.6%	165	4.7%
Apartment in buildings, 5+ storeys	0	0.0%	0	0.0%	0	0.0%
Other dwellings	35	2.4%	10	0.5%	45	1.3%
Total	1,430	100.0%	2,085	100.0%	3,515	100.0%

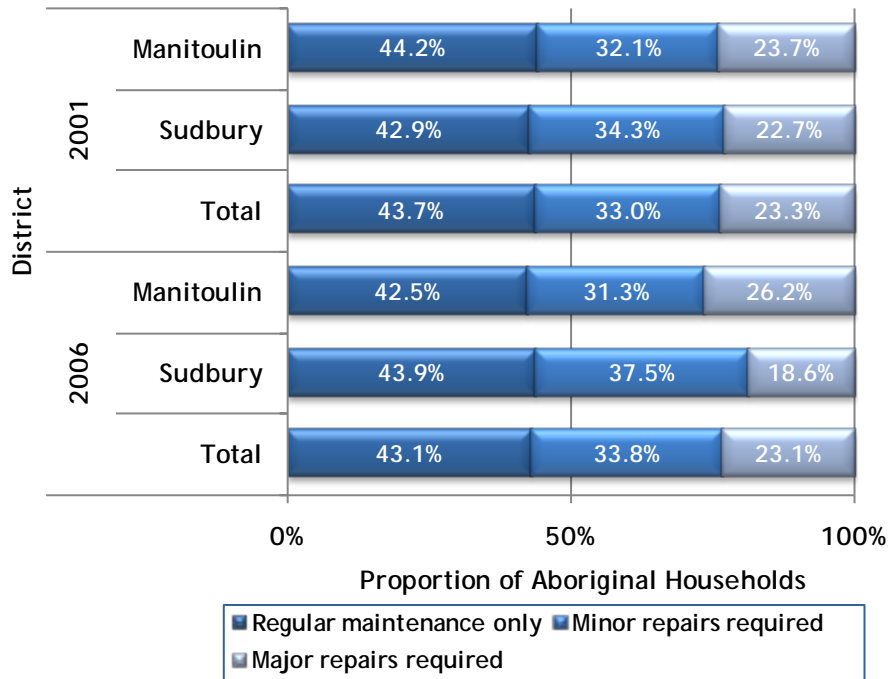
Source: Statistics Canada, Aboriginal Community Profile, 2006

Some 23.1% of aboriginal dwellings were in need of major repairs in 2006. An additional 33.8% required minor work. The DSSAB compared poorly to Ontario, where 15.4% of aboriginal households lived in dwellings requiring major repairs, while 32.3% needed minor work.

This problem was more acute in Manitoulin District where 26.2% needed major repairs, as compared to 18.6% in Sudbury District. In Sudbury, a higher proportion, 37.5% needed minor repairs. Overall, there was little change from 2001, when 43.7% required regular maintenance only, as compared to 43.1% in 2006.

These figures illustrate the need to support initiatives that would assist many aboriginal households with improving the condition of their dwellings.

Figure 27: Condition of Dwellings for Aboriginal Population in Manitoulin-Sudbury Districts, 2001-2006



Source: Statistics Canada, Aboriginal Community Profiles, 2001, 2006
Corresponding figures can be found in Appendix Table 8.

3.3 Economic Characteristics

3.3.1 Labour Force Indicators

The labour force participation rate in Manitoulin District stood at 59.5% in 2006 while unemployment was 20.1% among the aboriginal population. In Sudbury District the participation rate was similar, at 59.0%, yet unemployment was considerably lower, at 10.7%. Provincially, the participation rate for aboriginals was 64.6 while unemployment stood at 14.7%. These high rates of unemployment demonstrate the importance of ensuring the availability of a suitable supply of affordable housing for aboriginal households.

Table 21: Labour Force Indicators for the Aboriginal Population in Manitoulin and Sudbury Districts and Ontario, 2001 and 2006

Labour Force Indicator	Manitoulin District			2006		
	2001	2001	2001	2006	2006	2006
	Male	Female	Total	Male	Female	Total
Participation rate	62.7%	56.3%	59.5%	63.2%	55.6%	59.2%
Employment rate	46.2%	48.9%	47.6%	52.5%	47.7%	50.0%
Unemployment rate	26.8%	13.0%	20.1%	16.9%	14.1%	15.6%

Table 21: Labour Force Indicators for the Aboriginal Population in Manitoulin and Sudbury Districts and Ontario, 2001 and 2006

Sudbury District

Labour Force Indicator	2001			2006		
	Male	Female	Total	Male	Female	Total
Participation rate	69.1%	47.2%	57.9%	58.8%	59.3%	59.0%
Employment rate	55.6%	35.8%	46.0%	53.4%	52.0%	52.7%
Unemployment rate	18.7%	24.1%	21.0%	9.3%	12.4%	10.7%

Ontario

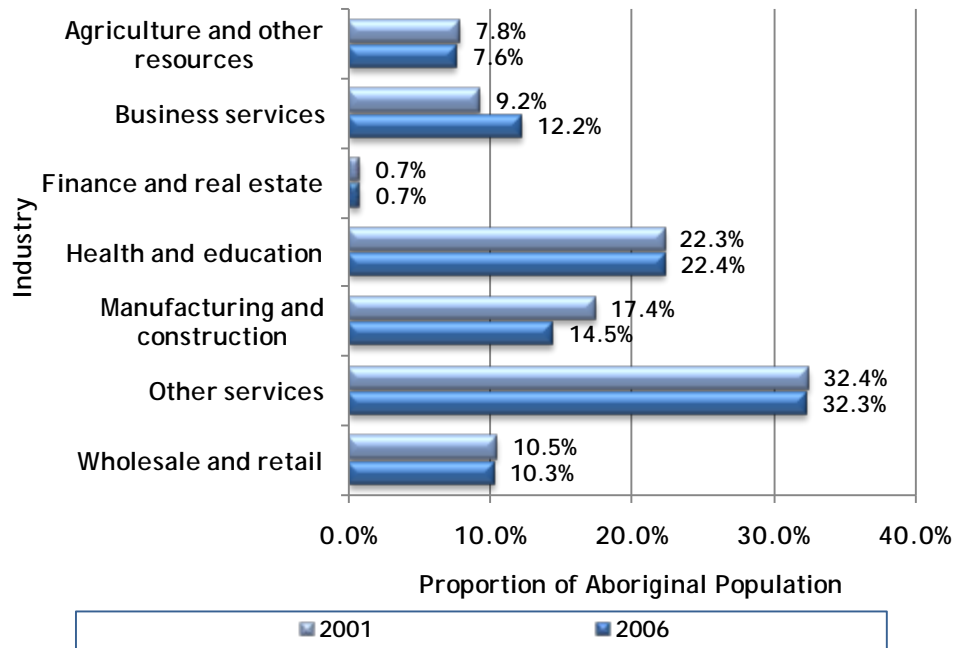
Labour Force Indicator	2001			2006		
	Male	Female	Total	Male	Female	Total
Participation rate	70.1%	59.6%	64.6%	70.1%	59.6%	64.6%
Employment rate	59.3%	51.3%	55.1%	59.3%	51.3%	55.1%
Unemployment rate	15.4%	14.0%	14.7%	15.4%	14.0%	14.7%

Source: Statistics Canada, Aboriginal Community Profiles, 2001, 2006

In 2006, 22.6% of aboriginals were employed in health and education, 14.5% in manufacturing and construction, 12.2% in business services, 10.3% in wholesale and retail, 7.6% in agriculture and resources, and the remaining 32.3% in other services. Business services were up from 9.2% in 2001, while manufacturing and construction had declined from 17.4% in that year.

Employment in Manitoulin District was stronger in the health and education area while Sudbury District reported larger shares in manufacturing and construction, wholesale and retail trade, business services, and agriculture and resources. The Districts displayed higher concentrations in agriculture and resources, and health and education than did the Province as a whole. In the Districts, business services were up from 2001, while manufacturing and construction were down from five years earlier.

Figure 28: Aboriginal Labour Force by Industry in Manitoulin-Sudbury Districts, 2001-2006

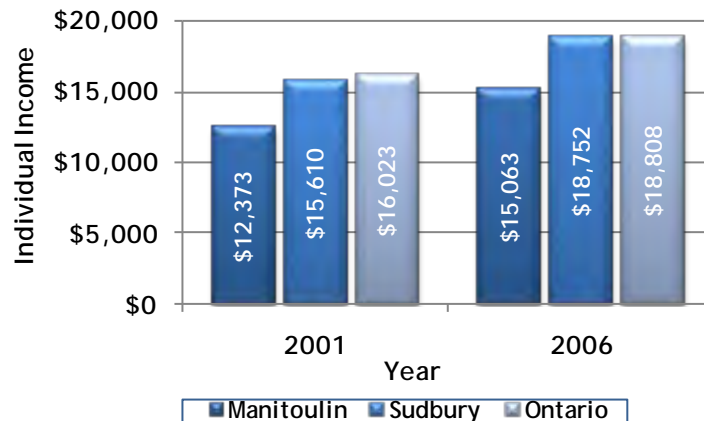


Source: Statistics Canada, Aboriginal Community Profiles, 2001, 2006
Corresponding figures can be found in Appendix Table 9.

3.3.2 Income Analysis

Individual median incomes stood at \$15,063 in Manitoulin District, and \$18,792 in Sudbury District in 2005. The latter figure was comparable to the provincial amount of \$18,808. All three values were up from 2001, when Manitoulin and Sudbury were \$12,373 and \$15,610 respectively.

Figure 29: Median Individual Income for Aboriginal Populations in Manitoulin and Sudbury Districts and Ontario, 2001-2006

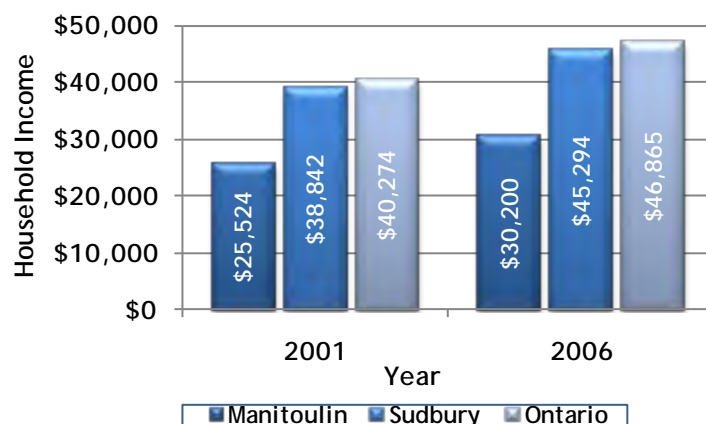


Source: Statistics Canada, Aboriginal Community Profiles, 2001, 2006

Median household incomes in Manitoulin and Sudbury Districts stood at \$30,200 and \$45,294 in 2005. The Ontario Median among aboriginals was \$46,865. All

three figures were up from 2000 when the Manitoulin and Sudbury medians were \$25,524 and \$38,842. These figures demonstrate the relatively low earnings of aboriginal households in the Manitoulin District compared to other areas and the need to ensure an adequate supply of affordable housing for the large aboriginal population within that area.

Figure 30: Median Household Income for Aboriginal Populations in Manitoulin and Sudbury Districts and Ontario, 2001-2006



Source: Statistics Canada, Aboriginal Community Profiles, 2001, 2006

3.4 Special Needs in Housing

In 2005, 69.8% of aboriginal income came from earnings, down slightly from 72.5% in 2000. Another 16.6% came from government transfers. Again, this was down, from 17.0% in 2000. Other sources of income contributed 6.2% in 2000. This was up from 4.7% in 2000.

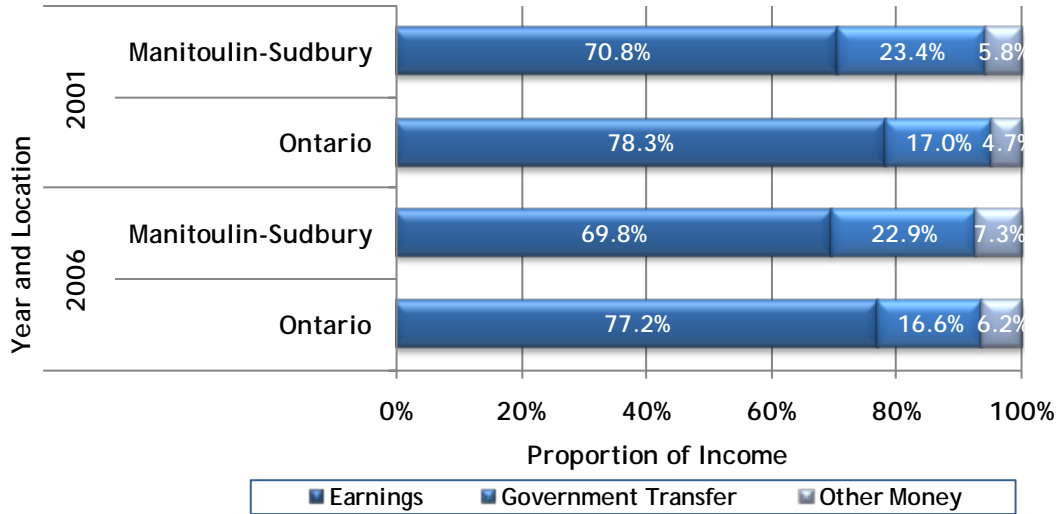
Table 22: Composition of Income for Aboriginal Population in Sudbury-Manitoulin Districts, 2001 and 2006

2001				
Composition of Income	Sudbury	Manitoulin	Total	Ontario
Earnings	72.5%	69.1%	70.8%	78.3%
Government Transfers	18.4%	28.4%	23.4%	17.0%
Other Money	9.1%	2.4%	5.8%	4.7%
Total Income	100.0%	100.0%	100.0%	100.0%
2006				
Composition of Income	Sudbury	Manitoulin	Total	Ontario
Earnings	71.6%	67.9%	69.8%	77.2%
Government Transfer	19.9%	25.9%	22.9%	16.6%
Other Money	8.4%	6.1%	7.3%	6.2%
Total Income	100.0%	100.0%	100.0%	100.0%

Source: Statistics Canada, Aboriginal Community Profiles, 2001, 2006

Government transfers were more significant in Manitoulin than in Sudbury District, where earnings and other sources were larger contributors. Provincially, aboriginals were less reliant on government transfers, with 77.2% coming from earnings.

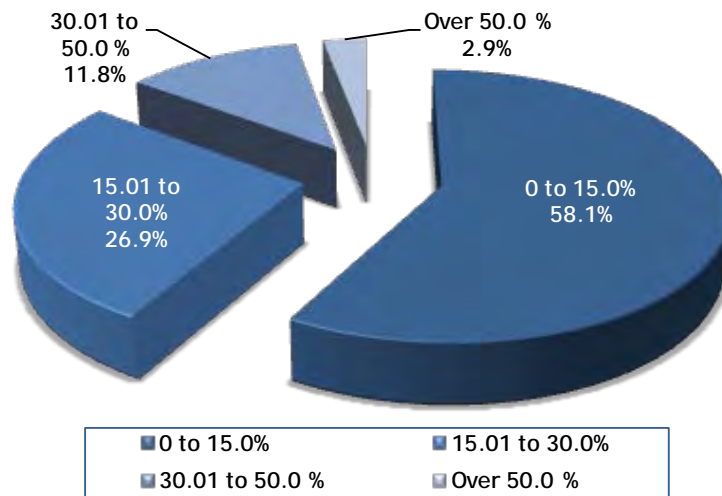
Figure 31: Composition of Income for Aboriginal Population in Manitoulin-Sudbury Districts and Ontario, 2001-2006



Source: Statistics Canada, Aboriginal Community Profiles, 2001, 2006

A particularly important observation regarding aboriginal housing needs comes from custom tabulations from the 2006 Census provided by Statistics Canada for this study. Figure 31 below shows that in 2006, 14.7% of aboriginal households in Manitoulin-Sudbury were paying more than 30% of income on housing - the CMHC guideline for affordability.

Figure 32: Proportion of Income Spent on Shelter by Aboriginal Population in Manitoulin-Sudbury Districts, 2006



Source: Statistics Canada, Custom Tabulations, 2006
Corresponding figures can be found in Appendix Table 10.

3.5 Summary

In 2006, the aboriginal population stood at 7,885. Of these, 61% were in Manitoulin, 17% in Sudbury East, 12% in LaCloche, and 10% in Sudbury North. In Manitoulin District the 0-44 group represented 68.5% of the population, while this group constituted 63.3% of the population in Sudbury District. Seniors 65 and over represented 8.6% in the former District while the same group accounted for 6.8% in the latter District. There were 3,510 aboriginal households in the DSSAB, of which 59.4% were in Manitoulin District.

The aboriginal labour force participation rate in Manitoulin and Sudbury Districts stood at 59.5% and 59.0% respectively. Unemployment in Manitoulin, at 20.1%, was nearly twice that recorded in Sudbury District, of 10.7%. In 2006, health and education was the leading employer of aboriginals, at 22.6%, followed by manufacturing and construction (14.5%) and business services (12.2%). Median 2005 household incomes in Sudbury (\$45,294) were higher than in Manitoulin District (\$30,200). Some 68.9% of income came from earnings, 16.6% from government transfers.

The great majority (84.2%) of aboriginal households lived in detached homes in 2006. Sudbury District households showed a slightly larger inclination to live in other types, including apartments (7.7%). Some 23.1% of these dwellings needed major repairs (provincially, this stood at 15.4%), while 33.8% required minor work. In Manitoulin District, 26.2% needed major repairs, while in Sudbury District this stood at 18.6%. Some 14.7% of aboriginal households reported spending more than 30% of their income on housing in 2006.

4.0 Demographic Profile: Seniors

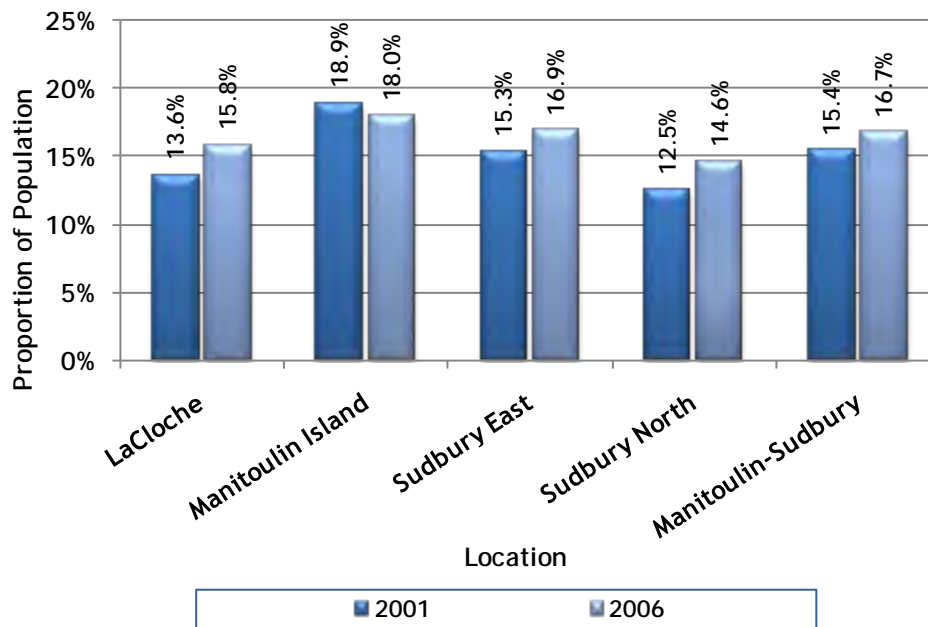
4.1 Population Characteristics

In 2006, seniors represented 16.7% of the population. This included 10.2% aged 65-74 and 6.5% aged 75 and over. The proportion of elderly, aged 75 and over, was highest in Manitoulin (7.6%), followed by LaCloche (6.8%), Sudbury North (5.2%), and Sudbury East at 4.9%.

The seniors' population ranged from a high of 18.0% in Manitoulin, to 16.9% in Sudbury East, 15.8% in LaCloche, and 14.6% in Sudbury North. All areas (with the exception of Manitoulin) and the DSSAB as a whole saw their seniors' population increase from 2001. In 2001, this stood at 15.4% in the DSSAB.

It was noted during the consultation process that there are many well-off seniors and retirees, and fewer children, moving to the area. It seems people are retiring earlier, with some "seniors" as young as 50 years old. However, it was suggested that many of these seniors may leave the community and move back south if their health deteriorates, due to the lack of services.

Figure 33: Seniors as a Proportion of Total Population across Manitoulin-Sudbury Districts, 2001-2006

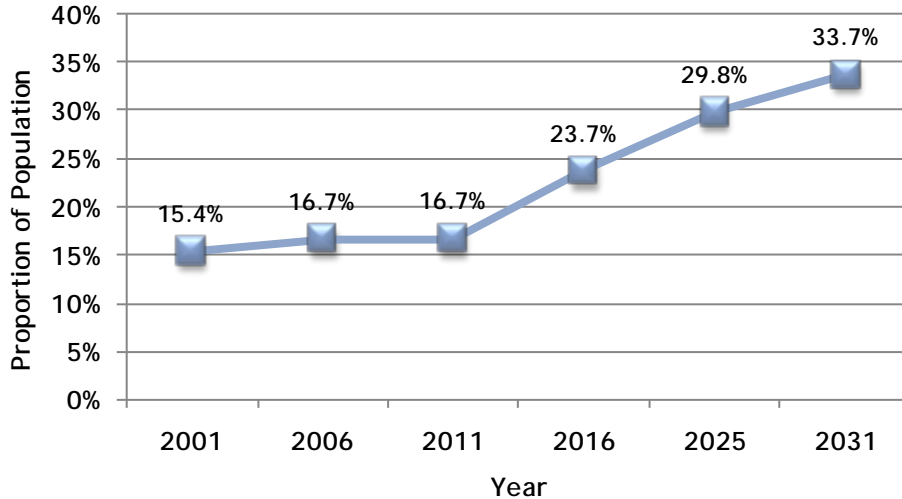


Source: Statistics Canada, Community Profiles, 2001, 2006
Corresponding figures can be found in Appendix Table 11.

The seniors' population is projected to rise slowly to 16.7% in 2011, before jumping to 23.7% in 2016, and 29.8% in 2025. By 2031, this is projected to stand at 33.7%, or fully one-third of the population in the Sudbury-Manitoulin DSSAB. As noted earlier, this trend points to the need to steadily increase the supply of housing options for seniors across the area. This likely means both

increasing the supply of new units and adapting a portion of the existing stock to better meet the needs of an aging population.

Figure 34: Projected Seniors' Population in Manitoulin-Sudbury Districts as a Proportion of Total Population, 2006-2031

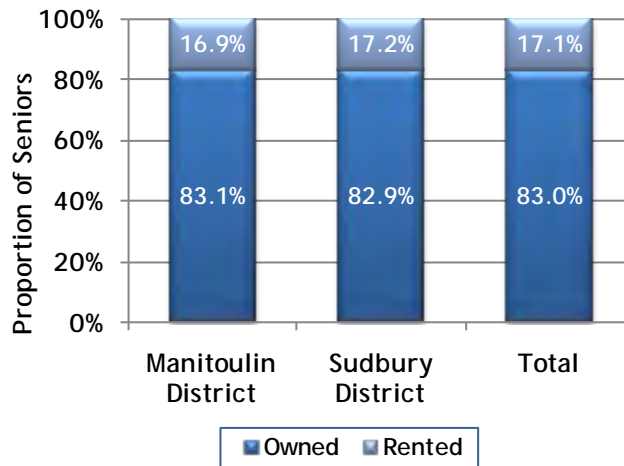


Source: Statistics Canada, Community Profiles, 1996, 2001, 2006; Ontario Ministry of Finance, Population Projections, 2007

4.2 Household Characteristics

In 2006, 83.0% of seniors owned the home in which they lived. Accordingly, 17.1% rented. This is virtually unchanged from 2001. This represents a higher ownership level than in the Province as a whole, where 76.5% owned and 23.5% rented. Manitoulin District reported a slightly higher ownership level (83.1%) than in Sudbury District (82.9%) in 2006.

Figure 35: Seniors' Households by Tenure in Manitoulin-Sudbury Districts, 2006

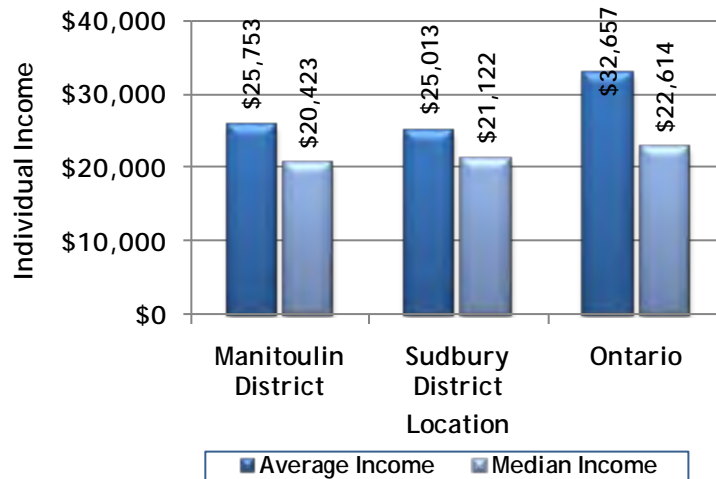


Source: Statistics Canada, Custom Tabulations, 2006
Corresponding figures can be found in Appendix Table 12.

4.3 Income Analysis

The average and median senior citizen household incomes in Manitoulin District stood at \$25,753 and \$20,243 in 2005. In Sudbury District, these were \$25,013 and \$21,122. The average was well below the Ontario figure of \$32,657. The provincial median was more comparable, at \$22,614.

Figure 36: Average and Median Income for Seniors in Manitoulin and Sudbury Districts and Ontario, 2006



Source: Statistics Canada, Custom Tabulations, 2006

In 2005, 9.4% of DSSAB seniors earned less than \$10,000. Some 3.1% had incomes over \$60,000. The largest single group (38.0%) had incomes between \$10,000 and \$19,999. Overall, 70.6% had incomes below \$30,000. In Ontario, 7.7% were below \$10,000 and 9.2% had incomes of \$60,000 or more. Overall, 64.7% made less than \$30,000 across the province. These figures demonstrate the importance of ensuring that the supply of housing for seniors includes a strong emphasis on affordability.

Table 23: Individual Income for Seniors in Manitoulin-Sudbury Districts and Ontario, 2005

Individual Income	Manitoulin		Sudbury	
	#	%	#	%
Less than \$10,000	160	8.3%	320	10.1%
\$10,000 - \$19,999	785	40.9%	1,145	36.2%
\$20,000 - \$29,999	390	20.3%	790	25.0%
\$30,000 - \$39,999	260	13.5%	510	16.1%
\$40,000 - \$49,999	150	7.8%	190	6.0%
\$50,000 - \$59,999	95	4.9%	135	4.3%
\$60,000 and over	80	4.2%	80	2.5%
Total	1,920	100.0%	3,165	100.0%

Table 23: Individual Income for Seniors in Manitoulin-Sudbury Districts and Ontario, 2005

Individual Income	Sudbury-Manitoulin Districts		Ontario	
	#	%	#	%
Less than \$10,000	480	9.4%	117,295	7.7%
\$10,000 - \$19,999	1,930	38.0%	545,345	35.8%
\$20,000 - \$29,999	1,180	23.2%	322,175	21.2%
\$30,000 - \$39,999	770	15.1%	206,465	13.6%
\$40,000 - \$49,999	340	6.7%	115,920	7.6%
\$50,000 - \$59,999	230	4.5%	75,845	5.0%
\$60,000 and over	160	3.1%	139,855	9.2%
Total	5,085	100.0%	1,522,895	100.0%

Source: Statistics Canada, Custom Tabulations, 2006

Some 313 seniors, or 6.2%, lived in low-income households in 2005. This included 90 in LaCloche, 50 in Sudbury East, 40 in Manitoulin, and 30 in Sudbury North. The incidence of low-income status was well below that in Ontario as a whole, where fully 12.0% were in this predicament.

Table 24: Seniors in Low Income Across Manitoulin-Sudbury Districts, 2006

Location	Seniors in Low Income		Total Seniors
	#	%	#
LaCloche Region	90	2.7%	1,425
Manitoulin Island Region	40	0.5%	1,745
Sudbury East Region	50	2.6%	1,170
Sudbury North Region	20	1.5%	675
Manitoulin-Sudbury Districts	313	6.2%	5,105
Ontario	184,010	12.0%	1,533,420

Source: Statistics Canada, Community Profile, 2006

In 2006, some 6.3% of seniors in Manitoulin District and some 12.5% in Sudbury District reported spending 30% or more on shelter payments in 2005. In Sudbury, this included 7.8% that spent 50% or more of their gross income on either mortgage and taxes, or rent. This actually compared quite favourably to Ontario, where 27.2% were spending over the recommended maximum of 30%. It is likely a reflection of the fact that seniors pensions are similar across the Province, but housing costs are lower in the District than in most other larger Ontario communities.

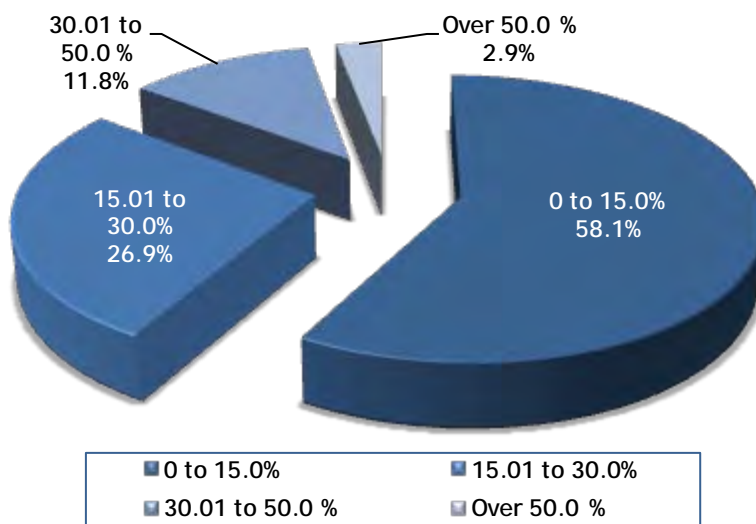
This gap widens when comparing seniors by tenure. While 9.4% of seniors in Manitoulin-Sudbury Districts who owned their dwellings were paying more than

30% of their income towards shelter, 39% of their renter counterparts were doing the same.

The gap also extends geographically. Approximately 8.4% of owners and 46.2% of renters in Manitoulin District were paying more than the recommended 30%, while 10.0% of senior owners and 34.9% senior renters were doing the same in Sudbury District. Yet 13.9% of senior owners and 21.3% of senior renters in Ontario found themselves paying more than 30% of their incomes towards rent or ownership payments. Though many seniors are able to own their own homes without paying more than the recommended 30%, this gap may point to a lack of affordable rental housing in both districts, more so in Manitoulin District.

Overall, 14.7% of seniors in the DSSAB had an affordability problem in 2005, spending 30% or more on shelter. This included 2.9% paying over 50% of their gross income. Some 58.1% spent 15% or less, and another 26.9% paid between 15% and 30%.

Figure 37: Proportion of Income Spent on Shelter by Senior Residents in Manitoulin-Sudbury Districts, 2006

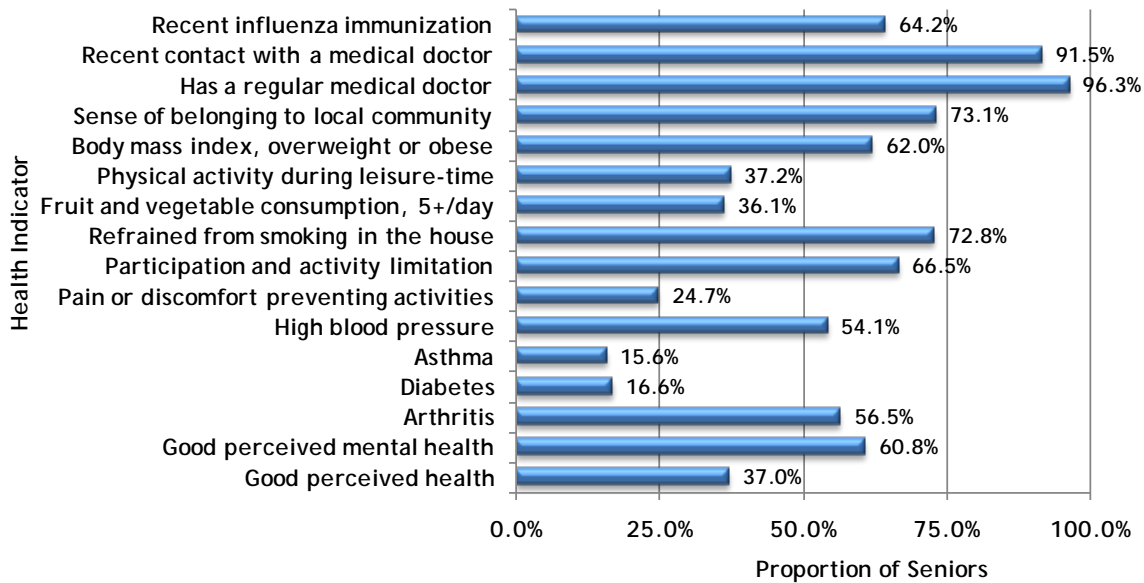


Source: Statistics Canada, Custom Tabulations, 2006
Corresponding figures can be found in Appendix Table 13.

4.4 Special Needs in Housing

As will be illustrated in this report, seniors' housing is very linked to their health. In 2007, 37.0% of seniors in the Sudbury and District Health Unit reported having good perceived health. Community stakeholders told us that mental health problems among seniors, in forms like dementia, were on the rise: as shown here, only some 60.8% had good perceived mental health. Major health problems included high blood pressure (54.1%), arthritis (56.5%), diabetes (16.6%) and asthma at 15.6%.

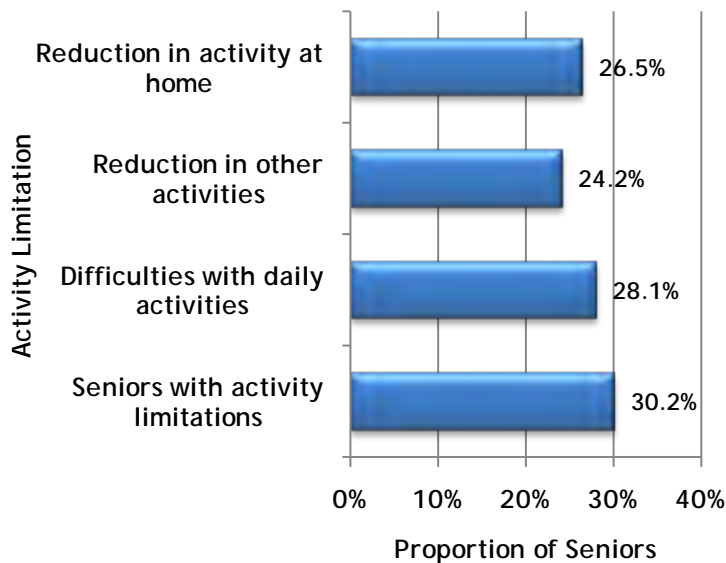
Figure 38: Seniors by Health Profile in the Sudbury and District Health Unit Area, 2007



Source: Statistics Canada, CANISM, Community Health Profile Survey, 2007

Almost one in three seniors (30.2%) reported some type of reduction in activity in 2006. Sudbury District seniors (28.4%) were in somewhat better condition than Manitoulin District residents (33.1%). The overall disability rate was higher than in Ontario, at 24.5%. Of the 1,535 individuals reporting a disability in 2006, 1,350 or 26.5% had trouble at home, 1,230 or 24.2% had difficulty in other activities, and 1,430 or 28.1% encountered problems with daily activities.

Figure 39: Seniors Population with Activity Limitations in Manitoulin-Sudbury Districts, 2006



Source: Statistics Canada, Custom Tabulations, 2006
Corresponding figures can be found in Appendix Table 14.

In Sudbury East, 80.0% of seniors did not require help with daily activities in 2006. Some 21.0% required assistance with home maintenance, 20.0% with shopping, 4.0% with financial management, 3.0% for each of bathing/washing and treatment, 2.0% for each of walking, medication and meal preparation, and 1.0% with dressing.

Table 25: Activities Requiring Assistance for Seniors in Sudbury East

Activities Requiring Daily Assistance	Frequency
Eating	0.0%
Dressing	1.0%
Bathing/washing	3.0%
Walking	2.0%
Treatment	3.0%
Medication	2.0%
Preparing meals	2.0%
Shopping	10.0%
Home maintenance	21.0%
Financial management	4.0%
No assistance needed	80.0%

Source: French River Health and Housing Cooperative of Noëlville/
Coopérative de Santé et de Logement de la Rivière-des-Français,
August 2006

The majority (77.0%) of Sudbury East seniors were not receiving assistance. Of the remainder, 17.0% had help from a paid individual, 4.0% from their partner or spouse, 3.0% from their children or other, and 1.0% from other family.

Table 26: Persons from whom Seniors Currently Receive Assistance with Daily Living Activities in Sudbury East

Relationship to Respondent	Frequency
Partner or spouse	4.0%
Employee	17.0%
Children	3.0%
Volunteer	0.0%
Other family	1.0%
Other	3.0%
No assistance given currently	77.0%

Source: French River Health and Housing Cooperative of Noëlville/
Coopérative de Santé et de Logement de la Rivière-des-Français,
August 2006

These figures demonstrate that the large majority of seniors in the area can live independently, providing adequate levels of support are available to help

with activities of daily living, indicated a need to expand supportive housing programs for seniors across the area.

4.5 Summary

In 2006, seniors represented 16.7% of the population, including 6.5% aged 75 and over. This was highest in Manitoulin, at 18.0%. This was up from 15.4% in 2001, and is projected to grow as high as 33.7% in 2031. Some 83.0% of senior households owned their home. Affordability was a greater concern in Sudbury District, where 12.5% spent more than 30% of income on shelter, as compared to 6.3% in Manitoulin District. Overall, 10.4% had an affordability problem in 2005, including 5.2% that spent 50% or more on housing.

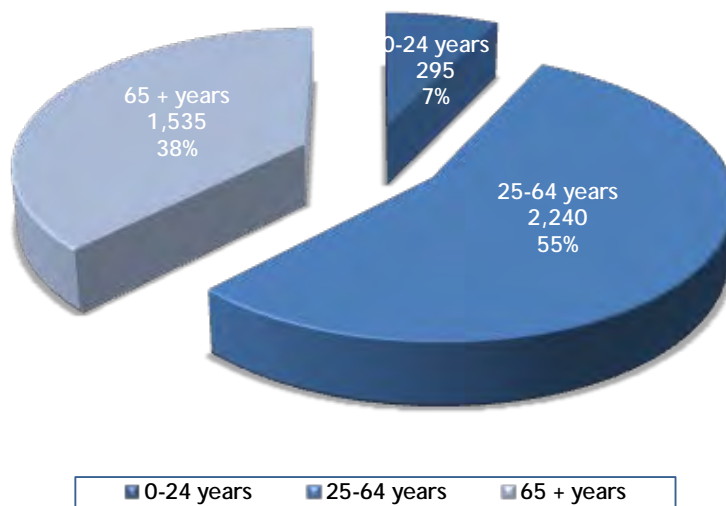
In 2005, 70.6% of senior households had income less than \$30,000. The median incomes in Manitoulin and Sudbury Districts stood at \$20,243 and \$21,122 respectively. Some 313 (6.2%) lived in low-income households. Some 30.2% reported a disability in 2006. In 2007, 37.0% reported having good overall health, while high blood pressure (54.1%) and arthritis (56.5%) were the leading concerns. A survey of Sudbury East seniors revealed that 80.0% did not require help with daily activities in 2006. Some 21.0% needed help with home maintenance, and 20.0% with shopping.

5.0 Demographic Profile: Persons with Disabilities

5.1 Population Characteristics

There were 4,070 individuals in Manitoulin-Sudbury Districts that reported an activity limitation in 2006. Of these, 295 (7%) were aged 0-24. Another 2,240 (55%) were aged 25-64. The remaining 1,535 (38%) were 65 years and over.

Figure 40: Number of People with Activity Limitations in Manitoulin-Sudbury Districts, 2006

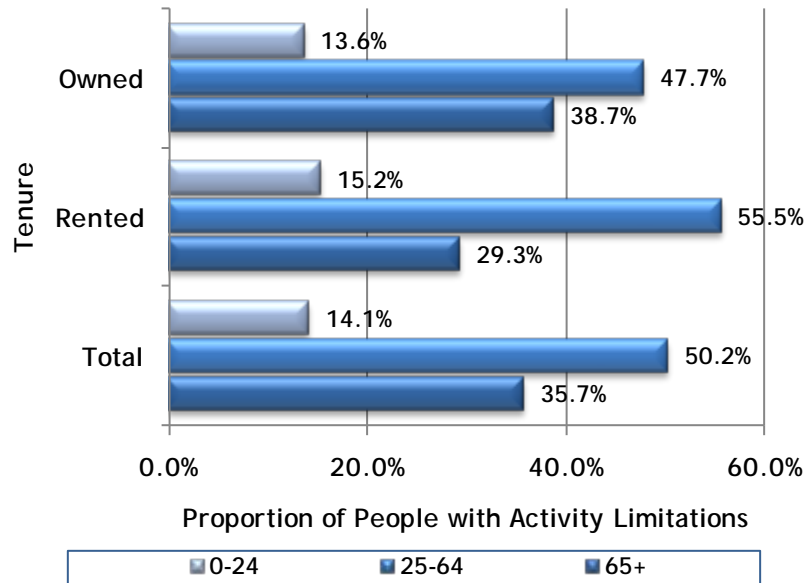


Source: Statistics Canada, Custom Tabulations, 2006

5.2 Household Characteristics

Some 50.2% of those with limitations on activities were in the 25-54 age group. Another 35.7% were 65 and over, and 14.1% were 0-24. Among renters, there was a higher proportion in the 25-64 group, of 55.5% and in the 0-24 group (15.2%). Among owners, the 65 and over share was higher, at 38.7%.

Figure 41: People with Activity Limitations by Age and Tenure in Manitoulin-Sudbury Districts, 2006

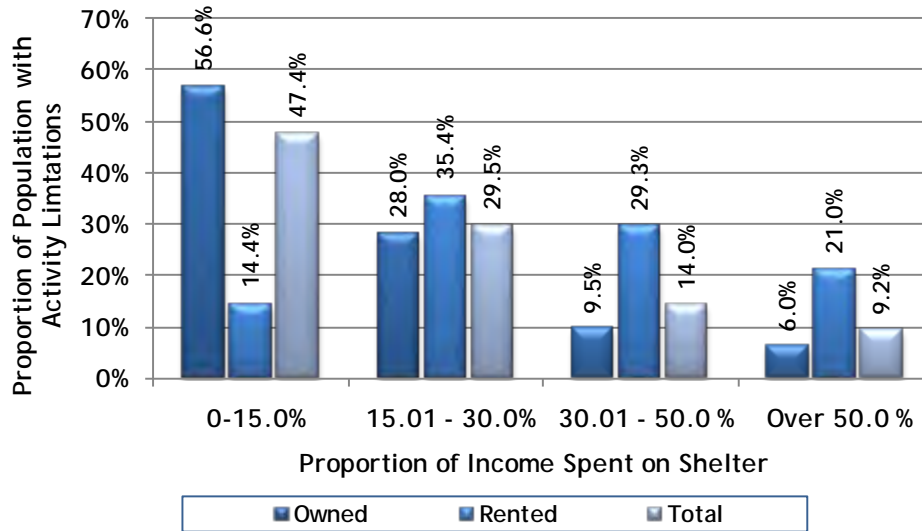


Source: Statistics Canada, Custom Tabulations, 2006

Overall, 23.2% of disabled led households were spending more than 30% of their income on shelter in 2005, a much higher level than among the general population. This included 14.0% spending 30-50%, and 9.2% paying over 50%. Among renters, this rose to 50.3% with an affordability issue, including 21.0% paying more than 50% of their gross income on rent. Among owners, only 15.5% were in this predicament, including 6.0% spending more than 50% on their mortgage and property taxes.

These figures show the importance of ensuring an adequate supply of affordable housing for persons with disabilities.

Figure 42: Proportion of Income Spent by Population with Activity Limitations in Manitoulin-Sudbury Districts by Tenure, 2006



Source: Statistics Canada, Custom Tabulations, 2006
Corresponding figures can be found in Appendix Table 17.

5.3 Income Analysis

Since 2001, the caseload for Ontario Works has generally been in decline. This dropped steadily from 606 in 2001 to as low as 411 in 2008. In 2009, the caseload increased to 435, up 5.8% from 2007. Of these, 207 (47.6%) were in LaCloche, 104 (23.9%) in Sudbury East, 81 (18.6%) in Manitoulin, and 43 (9.9%) in Sudbury North.

In February 2009, the OW caseload stood at 436. This had increased from 414 in December and 432 in January. LaCloche contributed 205 cases (47.0%), Manitoulin was home to 82 (18.8%), Sudbury East some 106 (24.3%) and Sudbury North reported 43 (9.9%) cases.

Table 27: OW Caseload for Manitoulin-Sudbury District Services Board, 2001-2009

Location	2001	2002	2003	2004	2005	2006	2007	2008	2009
LaCloche	270	248	240	235	229	228	212	202	207
Manitoulin Island	79	77	84	75	76	69	68	71	81
Sudbury East	179	160	134	129	120	107	92	92	104
Sudbury North	73	60	51	44	41	43	48	47	43
Total	606	545	509	483	467	447	420	411	435
Percentage Change	N/A	-9.3%	-6.6%	-5.1%	-3.3%	-4.3%	-6.0%	-2.1%	5.8%

Source: Manitoulin-Sudbury District Services Board, Ontario Works Program, 2009

5.4 Special Needs in Housing

In 2006, ODSP payments were well below the low-income cut-off amounts. A single individual would receive \$20,160 annually representing 51% of the LICO. A single parent with one child would receive \$12,240 or 58% of the LICO. A two parent family with two children would have received \$17,076, or 65% of the LICO. By comparison, an individual earning minimum wage would have made \$19,740 representing 93% of the low-income cut-off.

Table 28: Comparison of Incomes of ODSP Recipients and Low-Income Cut-Offs in 2006

Income Type	Monthly Income	Annual Income	Low Income Cut Off (LICO), 2006	Proportion of 2006 LICO
ODSP Single	\$1,680	\$20,160	\$39,399	51%
ODSP Sole Support (1 Child)	\$1,020	\$12,240	\$21,202	58%
ODSP Family (2 Children)	\$1,423	\$17,076	\$26,396	65%
General Minimum Wage	\$1,645	\$19,740	\$21,202	93%

Note: Income type does not include other sources of government income such as CCTB, NCB, OCB, UCCB, GST, etc.

Source: Manitoulin-Sudbury District Social Services Administration Board, ODSP, April 2009

In 2009, the single ODSP benefit of \$1,020 was up 6.4% from \$959 in 2006. The single parent with child amount of \$1,468 was down 3.1% from \$1,468 in 2006. Similarly, the family of four was receiving 7.9% less than the \$1,825 they would have had in 2006. These reflect reductions in the amounts designated for food/clothing and basic needs of 10.9% for lone parent, and 18.9% for two parent families. The shelter component for all three client types had been increased by 6.3%.

Table 29: Living Allowances for ODSP Recipients, 2006 and 2009

2006				
Household Type	Weekly	Monthly		Monthly Total
	Food/Clothing	Basic Needs	Shelter	
Single	\$133.00	\$532.00	\$427.00	\$959.00
ODSP Family - 2 Children Under 12	\$258.25	\$1,033.00	\$792.00	\$1,825.00
2009				
Household Type	Weekly	Monthly		Monthly Total
	Food/Clothing	Basic Needs	Shelter	
Single	\$141.50	\$566.00	\$454.00	\$1,020.00
ODSP Family - 2 Children Under 12	\$209.50	\$838.00	\$842.00	\$1,680.00

Percentage Increases/Decreases Between 2006 and 2009

Household Type	Weekly	Monthly		Monthly Total
	Food/Clothing	Basic Needs	Shelter	
Single	6.4%	-10.9%	6.3%	6.4%
Single parent with child	-3.1%	-10.9%	6.3%	-3.1%
Family of four	-7.9%	-18.9%	6.3%	-7.9%

Single	6.4%	6.4%	6.3%	6.4%
ODSP Family - 2 Children Under 12	-18.9%	-18.9%	6.3%	-7.9%

Note: Maximum shelter allowance payable. Actual issued is based on verifiable rent receipts and utilities bills.

Source: Manitoulin-Sudbury District Social Services Administration Board, ODSP, 2009

5.5 Summary

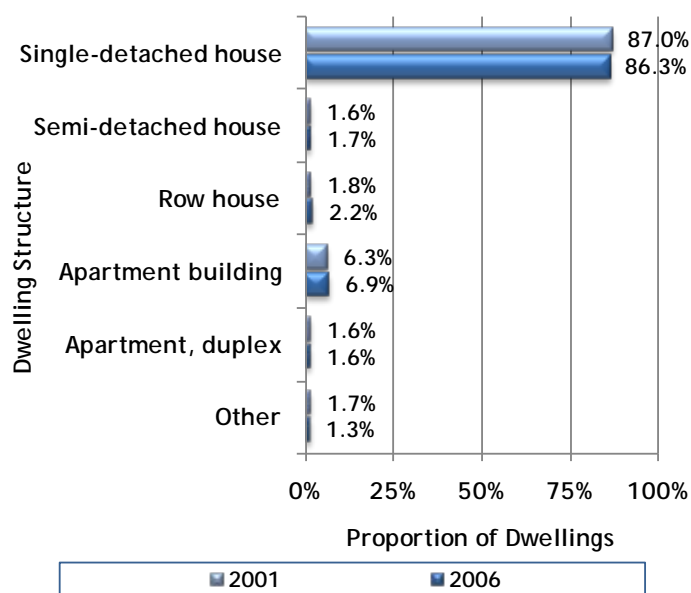
There were 4,070 disabled individuals in 2006, including 1,535 aged 65 and over. Tenant households displayed a higher concentration of disabled in the 25-64 age group, whereas owners saw a larger share among seniors. Close to half of ODSP recipients were in the LaCloche Region. ODSP annual benefits ranged from 51% to 65% of the low-income cut-off in the DSSAB. Since 2006, single and two parent recipients have seen their benefits reduced. Affordability was a prime concern for disabled led households, as 23.2% spent more than 30% on shelter. Among renters, fully half (50.3%) were in this predicament.

6.0 Housing Supply

6.1 Trends in Housing Types

The Sudbury-Manitoulin DSSAB dwelling stock was heavily characterized, at 86.3%, by single detached homes in 2006. This had changed little from 2001, when it stood at 86.3%. Low-rise apartments contributed 6.9%, up from 6.3% in 2001. Similarly, row houses, at 2.2%, were up from 2001 (1.8%) as were semi-detached, at 1.7% (1.6% in 2001). Duplex apartments remained stable from 2001, at 1.6%, while others, at 1.3% were down 1.7% five years earlier.

Figure 43: Dwelling Structures in Manitoulin-Sudbury Districts, 2001-2006



Source: Statistics Canada, Community Profiles, 2001, 2006

The highest proportion of single detached was found in Sudbury East (89.5%), followed by Manitoulin (88.1%), LaCloche (84.5%) and Sudbury North at 80.4%. Sudbury North recorded the highest share of both low-rise apartments, at 9.0%, and semis, at 4.5%. Manitoulin reported the largest proportion of rows, at 3.3%. In Ontario, single detached comprised 56.0% of units, with low-rise (10.8%) and high-rise (15.6%) apartments playing a more important role.

Table 30: Dwelling Types Across the Manitoulin-Sudbury Districts, 2001-2006

LaCloche Region

Number of Persons	2001		2006	
	#	%	#	%
Single-detached house	3,290	85.0%	3,315	84.5%
Semi-detached house	60	1.6%	85	2.2%
Row house	75	1.9%	60	1.5%

LaCloche Region

Number of Persons	2001		2006	
	#	%	#	%
Apartment building, 5+ storeys	0	0.0%	0	0.0%
Apartment building, less than 5 storeys	315	8.1%	360	9.2%
Apartment, detached duplex	70	1.8%	80	2.0%
Other *	60	1.6%	30	0.8%
Total	3,870	100.0%	3,925	100.0%

Manitoulin Island Region

Number of Persons	2001		2006	
	#	%	#	%
Single-detached house	3,680	90.6%	4,640	88.1%
Semi-detached house	20	0.5%	50	0.9%
Row house	45	1.1%	175	3.3%
Apartment building, 5+ storeys	0	0.0%	0	0.0%
Apartment building, less than 5 storeys	245	6.0%	285	5.4%
Apartment, detached duplex	45	1.1%	50	0.9%
Other *	35	0.9%	60	1.1%
Total	4,060	100.0%	5,265	100.0%

Sudbury East Region

Number of Persons	2001		2006	
	#	%	#	%
Single-detached house	2,815	91.4%	2,695	89.5%
Semi-detached house	10	0.3%	15	0.5%
Row house	0	0.0%	20	0.7%
Apartment building, 5+ storeys	0	0.0%	0	0.0%
Apartment building, less than 5 storeys	120	3.9%	140	4.7%
Apartment, detached duplex	40	1.3%	70	2.3%
Other *	90	2.9%	80	2.7%
Total	3,080	100.0%	3,010	100.0%

Sudbury North Region

Number of Persons	2001		2006	
	#	%	#	%
Single-detached house	1,895	77.8%	1,705	80.4%
Semi-detached house	120	4.9%	95	4.5%
Row house	40	1.6%	55	2.6%
Apartment building, 5+ storeys	0	0.0%	0	0.0%
Apartment building, less than 5 storeys	215	8.8%	190	9.0%

Sudbury North Region

Number of Persons	2001		2006	
	#	%	#	%
Apartment, detached duplex	90	3.7%	30	1.4%
Other *	55	2.3%	25	1.2%
Total	2,435	100.0%	2,120	100.0%

Manitoulin-Sudbury Districts

Number of Persons	2001		2006	
	#	%	#	%
Single-detached house	12,400	87.0%	12,365	86.3%
Semi-detached house	230	1.6%	250	1.7%
Row house	250	1.8%	315	2.2%
Apartment building, 5+ storeys	0	0.0%	5	0.0%
Apartment building, less than 5 storeys	895	6.3%	985	6.9%
Apartment, detached duplex	235	1.6%	230	1.6%
Other *	240	1.7%	190	1.3%
Total	14,255	100.0%	14,335	100.0%

Ontario

Number of Persons	2001		2006	
	#	%	#	%
Single-detached house	2,447,800	58.0%	2,551,760	56.0%
Semi-detached house	262,770	6.2%	260,170	5.7%
Row house	307,335	7.3%	358,495	7.9%
Apartment building, 5+ storeys	678,320	16.1%	710,785	15.6%
Apartment building, less than 5 storeys	406,020	9.6%	490,355	10.8%
Apartment, detached duplex	92,260	2.2%	158,755	3.5%
Other *	24,900	0.6%	23,925	0.5%
Total	4,219,410	100.00%	4,554,255	100.00%

Source: Statistics Canada, Community Profiles, 2001, 2006

6.2 Trends in Tenure

6.2.1 Trends in Tenure by Region

The proportion of owned dwellings in 2006, at 76.6%, remained the same from 2001. The share of rental stock declined, to 19.2% from 21.4% five years earlier. Band housing more than doubled, to 4.2% from 2.0% in 2001 (in part, this may reflect additional bands reporting in 2006). Ownership was highest in Sudbury East, at 82.4%. Renting was highest in LaCloche, at 22.8%. The band housing share was highest in Manitoulin, at 9.3%.

Table 31: Trends in Housing Tenure Across Manitoulin-Sudbury Districts, 1996-2006

LaCloche Region

Tenure	2001		2006	
	#	%	#	%
Owned	2,960	76.5%	3,020	76.9%
Rented	900	23.3%	895	22.8%
Band Housing	0	0.0%	0	0.0%
Total	3870	100.0%	3925	100.0%

Manitoulin Island Region

Tenure	2001		2006	
	#	%	#	%
Owned	3,160	78.3%	3,700	71.7%
Rented	795	19.7%	955	18.5%
Band Housing	70	1.7%	480	9.3%
Total	4035	100.0%	5160	100.0%

Sudbury East Region

Tenure	2001		2006	
	#	%	#	%
Owned	2,495	81.0%	2,480	82.4%
Rented	560	18.2%	470	15.6%
Band Housing	10	0.3%	65	2.2%
Total	3080	100.0%	3010	100.0%

Sudbury North Region

Tenure	2001		2006	
	#	%	#	%
Owned	1,835	75.7%	1,640	77.7%
Rented	535	22.1%	420	19.9%
Band Housing	65	2.7%	60	2.8%
Total	2425	100.0%	2110	100.0%

Manitoulin-Sudbury Districts

Tenure	2001		2006	
	#	%	#	%
Owned	10,910	76.6%	10,970	76.6%
Rented	3,055	21.4%	2,750	19.2%
Band Housing	280	2.0%	600	4.2%
Total	14250	100.0%	14325	100.0%

Ontario

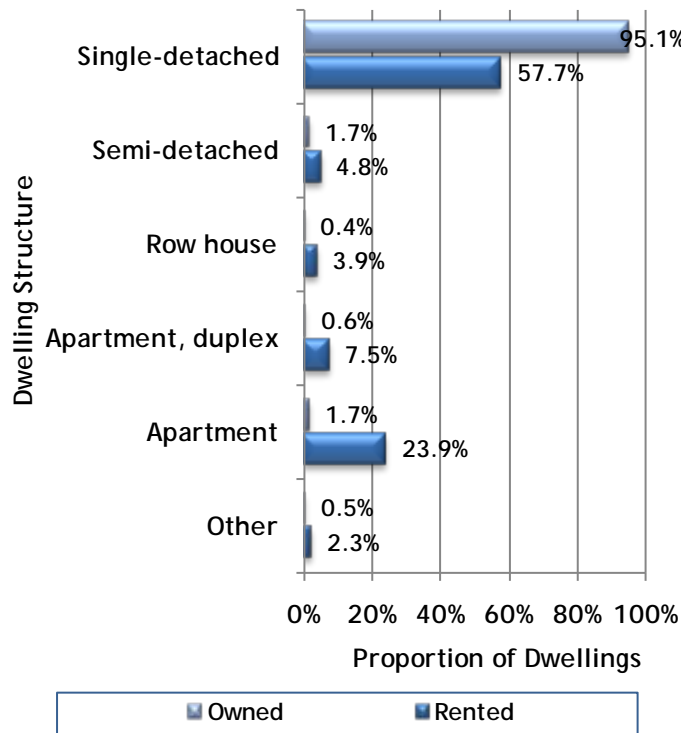
Tenure	2001		2006	
	#	%	#	%
Owned	2,862,295	67.8%	3,235,495	71.0%
Rented	1,351,365	32.0%	1,312,295	28.8%
Band Housing	5,750	0.1%	7,240	0.2%
Total	4219410	100.0%	4555030	100.0%

Source: Statistics Canada, Community Profiles, 2001, 2006

6.2.2 Trends in Tenure by Housing Type

In 2006, single detached comprised 95.1% of the ownership stock, semis and apartments, 1.7% each, with the remaining 1.5% made up of rows, duplex apartments and other. Singles also represented the majority (57.7%) of the rental stock. The remainder was comprised of apartments (23.9%), duplex apartments (7.5%), semis (4.8%), rows (3.9%) and others at 2.3%.

Figure 44: Dwelling Structures in Manitoulin-Sudbury Districts by Tenure, 2006

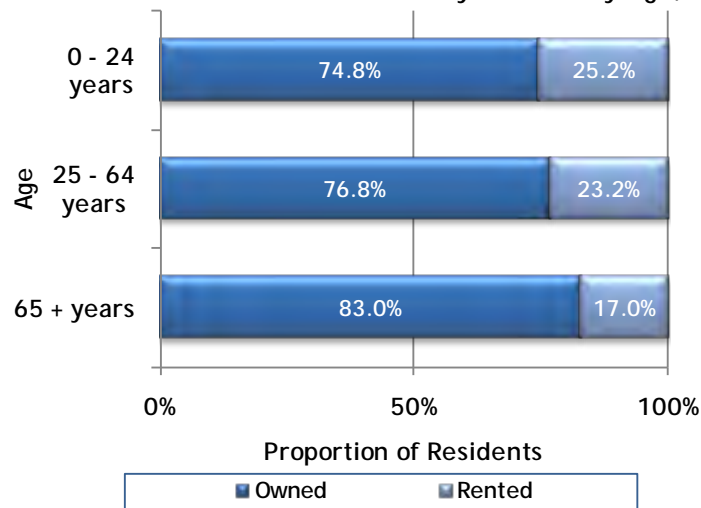


Source: Statistics Canada, Custom Tabulations, 2006
 Corresponding figures can be found in Appendix Table 18.

6.2.3 Trends in Tenure by Age

Rental tenure declines with age. In 2006, 25.2% of household heads aged 0-24 were tenants. This dropped to 23.2% among those aged 25-64, and 17.0% for senior led households aged 65 and over.

Figure 45: Tenure in Manitoulin-Sudbury Districts by Age, 2006

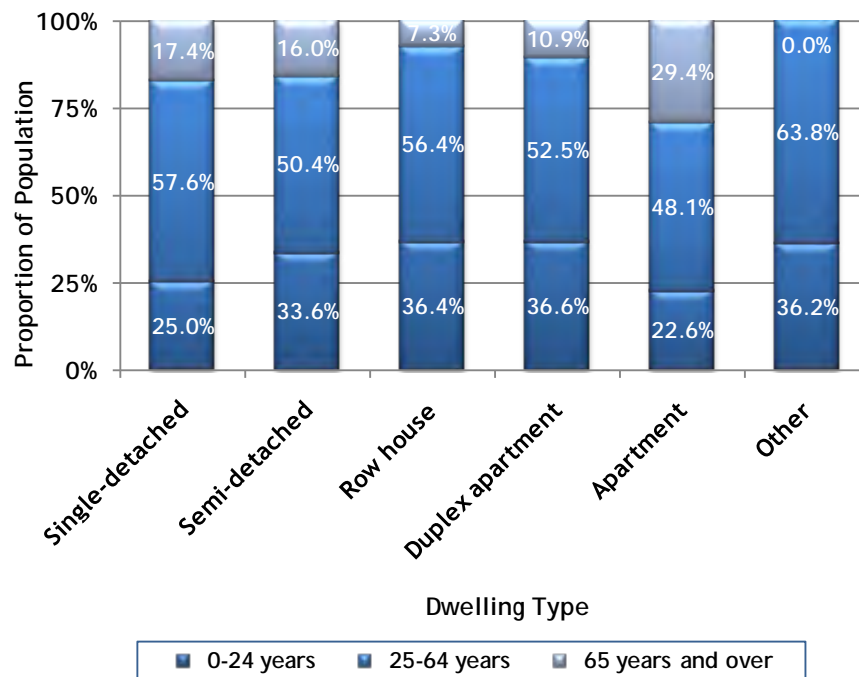


Source: Statistics Canada, Custom Tabulations, 2006

Corresponding figures can be found in Appendix Table 19.

Younger households, aged 0-24, occupied 36.6% of duplex apartments, 36.4% of rows, and 33.6% of semis. This dropped among single detached (25.0%) and apartment units (22.6%). By contrast, senior households saw their highest proportion (29.4%) in apartments. This dropped among single detached (17.4%), semis (16.0%), duplex apartments (10.9%) and rows (7.3%).

Figure 46: Dwelling Structures by Age in Manitoulin-Sudbury Districts, 2006



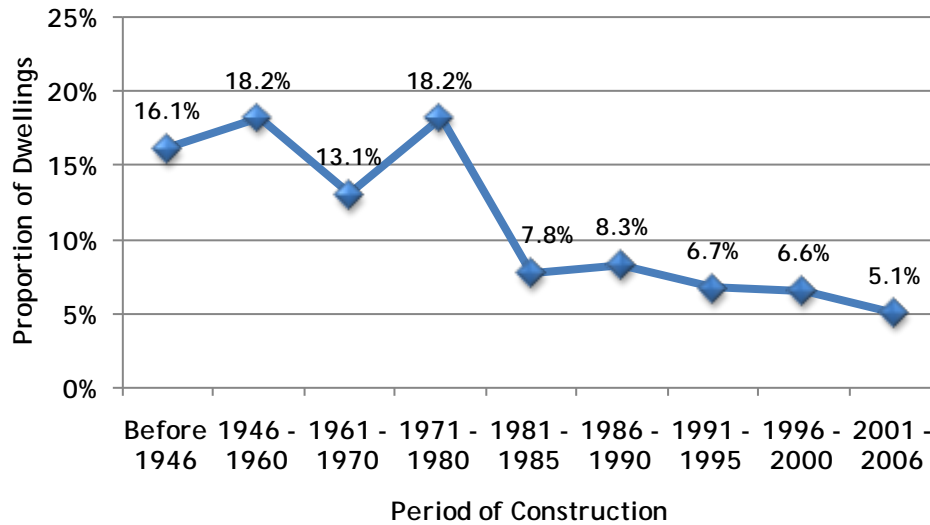
Source: Statistics Canada, Custom Tabulations, 2006

Corresponding figures can be found in Appendix Table 20.

6.3 Period of Construction

A large proportion, 65.6%, of the stock was constructed prior to 1981. Close to half (47.4%) was built before 1971, and an additional 34.7% was built prior to 1961. Some 11.6% of dwelling units were built in the 10 years before the 2006 census. By comparison, 61.3% of provincial dwellings were built prior to 1981, with 16.1% constructed in the 10 years from 1996 to 2006.

Figure 47: Period of Construction of Dwellings in Manitoulin-Sudbury Districts, Before 1946 to 2006



Source : Statistics Canada, Community Profiles, 2006

LaCloche is home to the oldest stock, as 76.3% was constructed prior to 1981. This drops to 68.2% in Sudbury North, and 65.9% in Sudbury East. In Manitoulin, only 55.8% of units were built before 1981, including 11.7% in the period from 1996 to 2006. This demonstrates that much of the housing in Manitoulin is newer than elsewhere in the area. The figures shown in Table 32 show that the growth in housing stock on Manitoulin Island has been much greater in recent years than any other area.

Table 32: Period of Construction Across Manitoulin-Sudbury Districts, 2006

Period of Construction	LaCloche Region		Manitoulin Island Region		Sudbury East Region	
	#	%	#	%	#	%
Before 1946	585	14.9%	920	17.9%	285	9.5%
1946 to 1960	980	25.0%	610	11.9%	600	19.9%
1961 to 1970	615	15.7%	465	9.0%	500	16.6%
1971 to 1980	850	21.7%	875	17.0%	600	19.9%
1981 to 1985	295	7.5%	410	8.0%	235	7.8%
1986 to 1990	230	5.9%	520	10.1%	265	8.8%
1991 to 1995	110	2.8%	470	9.1%	215	7.1%

Table 32: Period of Construction Across Manitoulin-Sudbury Districts, 2006

Period of Construction	LaCloche Region		Manitoulin Island Region		Sudbury East Region	
	#	%	#	%	#	%
1996 to 2000	135	3.4%	480	9.3%	160	5.3%
2001 to 2006	110	2.8%	425	8.3%	130	4.3%
Total	3,920	100.0%	5,140	100.0%	3,010	100.0%

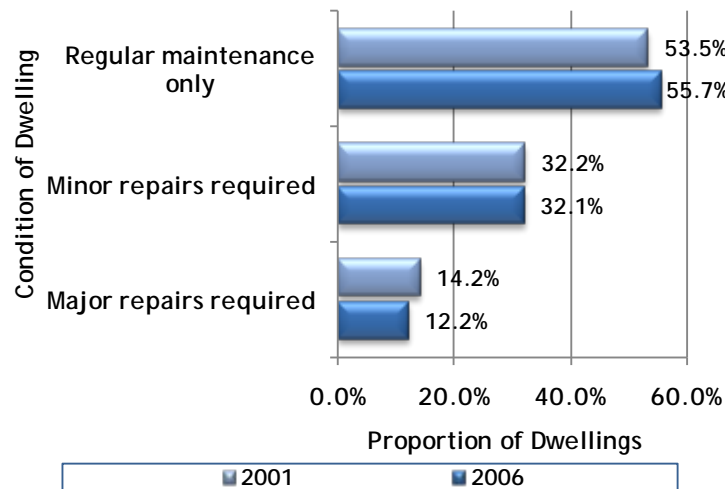
Period of Construction	Sudbury North Region		Manitoulin-Sudbury Districts		Ontario	
	#	%	#	%	#	%
Before 1946	460	21.8%	2,310	16.1%	677,875	14.9%
1946 to 1960	415	19.7%	2,605	18.2%	690,155	15.2%
1961 to 1970	275	13.0%	1,870	13.1%	640,660	14.1%
1971 to 1980	290	13.7%	2,605	18.2%	776,745	17.1%
1981 to 1985	150	7.1%	1,115	7.8%	338,575	7.4%
1986 to 1990	155	7.3%	1,195	8.3%	410,160	9.0%
1991 to 1995	150	7.1%	965	6.7%	291,480	6.4%
1996 to 2000	145	6.9%	940	6.6%	312,215	6.9%
2001 to 2006	60	2.8%	725	5.1%	417,165	9.2%
Total	2,110	100.0%	14,325	100.0%	4,555,025	100.0%

Source: Statistics Canada, Community Profiles, 2006

6.4 Condition of Housing Stock

The condition of the stock has improved somewhat since 2001 when 53.5% of dwellings required regular maintenance only. This rose to 55.7% in 2006. The share requiring major repairs dropped to 12.2%, from 14.2% in 2001. Those needing minor work remained largely stable, at 32.1%

Figure 48: Condition of Dwellings in Manitoulin-Sudbury Districts, 2001-2006



Source: Statistics Canada, Community Profiles, 2001, 2006

The proportion of dwellings requiring major repairs ranged from a high of 16.2% in Manitoulin, to 10.6% in Sudbury North, 8.8% in LaCloche, and just 2.2% in Sudbury East. Sudbury East also reported the lowest share needing minor work, at 15.6%. The DSSAB compared poorly to Ontario, where 67.9% needed regular maintenance only. Some 25.5% required minor, and 6.6% major repairs in 2006. These figures point to the importance of continuing initiatives to provide support for home repair, especially among those of lower income living in substandard accommodation.

Table 33: Trends in Condition in Manitoulin-Sudbury Districts, 2001-2006

LaCloche Region

Number of Persons	2001		2006	
	#	%	#	%
Regular maintenance only	2,340	60.5%	2,270	57.8%
Minor repairs required	1,185	30.6%	1,310	33.3%
Major repairs required	325	8.4%	345	8.8%
Total	3,870	100.0%	3,930	100.0%

Manitoulin Island Region

Number of Persons	2001		2006	
	#	%	#	%
Regular maintenance only	2,165	53.7%	2,775	53.8%
Minor repairs required	1,335	33.1%	1,540	29.8%
Major repairs required	530	13.1%	835	16.2%
Total	4,035	100.0%	5,160	100.0%

Sudbury East Region

Number of Persons	2001		2006	
	#	%	#	%
Regular maintenance only	1,495	48.5%	2,480	82.4%
Minor repairs required	1,110	36.0%	470	15.6%
Major repairs required	480	15.6%	65	2.2%
Total	3,080	100.0%	3,010	100.0%

Sudbury North Region

Number of Persons	2001		2006	
	#	%	#	%
Regular maintenance only	1,195	49.3%	1,635	54.3%
Minor repairs required	800	33.0%	1,040	34.6%
Major repairs required	430	17.7%	320	10.6%
Total	2,425	100.0%	3,010	100.0%

Manitoulin-Sudbury Districts

Number of Persons	2001		2006	
	#	%	#	%
Regular maintenance only	7,625	53.5%	7,975	55.7%
Minor repairs required	4,595	32.2%	4,595	32.1%
Major repairs required	2,025	14.2%	1,745	12.2%
Total	14,250	100.0%	14,325	100.0%

Ontario

Number of Persons	2001		2006	
	#	%	#	%
Regular maintenance only	2,830,380	67.1%	3,092,900	67.9%
Minor repairs required	1,074,735	25.5%	1,162,105	25.5%
Major repairs required	314,300	7.4%	300,020	6.6%
Total	4,219,410	100.0%	4,555,025	100.0%

Source: Statistics Canada, Community Profiles, 2001, 2006

6.5 Recent Housing Supply Activity

Data on building permits was retrieved from the Ministry of Municipal Affairs and Housing's postings of municipal Financial Information Returns (FIR), which are collected on an annual basis for financial and statistical information. These returns, obtained for the years 2002 to 2007, show that fewer multi-residential building permits were issued: these 59 permits account for 1.2% of the 4,843 permits issued over 6 years. In Sudbury East, there were no permits recorded in the FIR to have been issued for multi-residential buildings. Espanola issued the most permits, with 55 multi-residential projects and 1,092 residential dwellings obtaining permits; leading LaCloche to have the most permits issued as a region. However, it is quickly followed by Sudbury East and by Manitoulin

Island, with each area having issued more than 1,000 permits. The most permits were issued in 2006, with 18.7% of the permits issued over that time period. These permits include both new supply and renovations to existing housing.

Table 34: Residential Building Permits Issued Across Sudbury-Manitoulin Districts, 2002-2007

Year	LaCloche Region		Manitoulin Island Region		Sudbury East Region
	Singles	Multi-res	Singles	Multi-res	Singles
2002	255	4	201	0	242
2003	249	1	140	0	221
2004	273	0	281	1	237
2005	256	0	219	0	277
2006	289	50	210	0	266
2007	314	2	161	0	237
Total	1,636	57	1,213	1	1,480

Year	Sudbury North Region		Total		
	Singles	Multi-res	Singles	Multi-res	Combined
2002	49	0	747	4	751
2003	57	0	667	1	668
2004	109	0	900	1	901
2005	42	0	794	0	794
2006	90	0	855	50	905
2007	108	1	820	3	823
Total	455	1	4,784	59	4,843

Corresponding figures can be found in Appendix Table 21 to Appendix Table 24.

Source: Ministry of Municipal Affairs and Housing, Financial Information Returns, 2002, 2003, 2004, 2005, 2006, 2007

6.6 Summary of Existing Housing Stock

The great majority (86.3%) of units in the DSSAB are single detached, with apartments making up just 6.0% of units. Sudbury North was home to the most diverse stock, including 9.0% apartments and 4.5% semis. Over three-quarters (76.6%) of units are owned, with 21.4% rented and 4.2% band housing. Single detached account for 95.1% of owned, and 57.7% of rented homes. Apartments account for 23.9% of rentals. Renting declines with age, from 25.5% among the younger 0-24 age group, to 17.0% for senior led households in 2006. Younger households are more prominent in duplex, semis and rows. Seniors saw their highest representation among apartment units.

Some 65.6% of dwellings were built prior to 1981, this compares to 61.3% provincially. LaCloche is home to the oldest stock, while Manitoulin boasts the youngest. Some 12.2% of dwellings required major repairs in 2006, as compared to 6.6% province wide. This ranged from 16.2% in Manitoulin, to 2.2% in Sudbury East.

Housing conditions data shows a need to continue providing supports to homeowners, especially those with lower incomes who are unable to meet the costs involved.

7.0 Homeownership Market

7.1 Overview

There are numerous advantages associated with homeownership. Viewed as the most important way to build personal assets and financial equity, ownership allows for an expression of individualism and status. It provides stability in day-to-day living and visible standing in the community while helping to reduce poverty.

In rural areas, homeownership is much more prevalent: in 2001 and 2006, 76.6% of households in Manitoulin-Sudbury Districts were homeowners. Younger rural residents are also more likely to be homeowners than their counterparts in urban areas as asking prices are lower: a study found “in 2006, about 71% of people between the ages of 25 and 39 who lived in a rural area or in a small town owned their own home” as compared to 53% of young people living in Toronto (Turcotte).

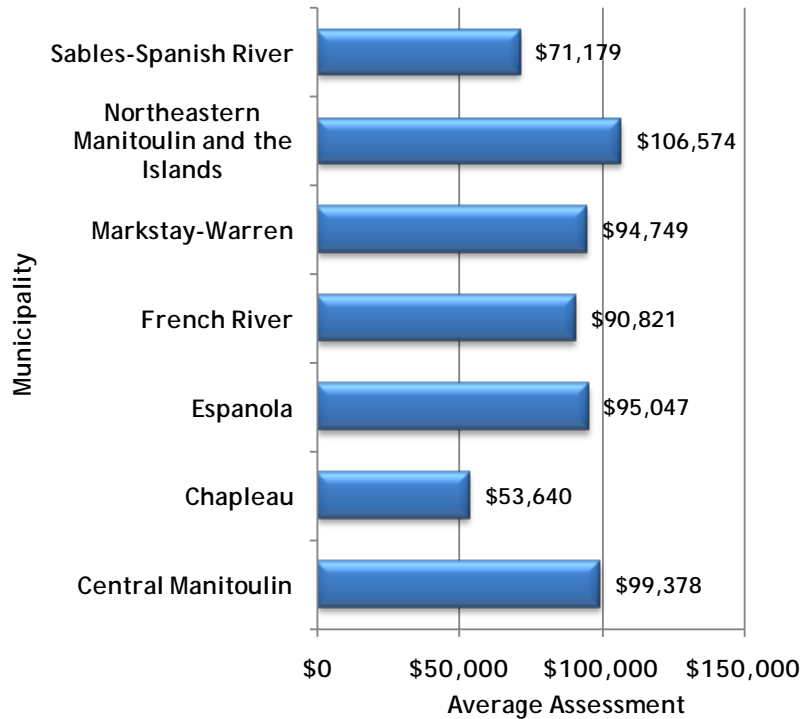
It appears that the higher the proportion of owner households in a community, the more likely the community is housed adequately and affordably, with a higher quality of life. However, homeownership has its challenges in rural communities, as is discussed in Section 11 on Rural and Remote Housing. However, homeownership is not possible for all residents. Other options in the rental market may then be required for those with lower incomes, frail health, or special needs unable to afford or cope with homeownership.

7.2 Ownership Housing Market Analysis

Average assessed values for homes in the Manitoulin-Sudbury DSSAB range from \$53,640 in Chapleau in North Sudbury, to as high as \$106,574 in Northeastern Manitoulin and the Islands. Central Manitoulin stood at \$99,378. In LaCloche, Espanola was at \$95,047 and Sables-Spanish River at \$71,179. In Sudbury East, Markstay-Warren homes averaged \$94,749, and French River, \$90,821.

These are among the lowest assessed values for homes in Ontario, providing a strong general level of affordability in ownership housing across the area. Nevertheless, given the large number of low and moderate income households, there are many who are unable to afford these homes.

Figure 49: Average Assessments of Single-Detached Homes in Selected Municipalities across Manitoulin-Sudbury Districts



Source: Ontario Ministry of International Trade and Investment, Invest Ontario, Community Profiles, 2009

Local MLS listings show that, as of May 6, 2009, there were 141 homes that were listed for sale in LaCloche, Manitoulin and Sudbury East. These included 62 on the Island, 47 in LaCloche and 32 in Sudbury East at an average price of \$209,264. Of these, 40 (28.4%) were asking for \$108,659 or less; 53 (37.6%) were asking for between \$108,660 and \$217,319; 29 (20.6%) were asking for between \$217,320 and \$325,989; and 19 (13.5%) were asking for over \$325,990.

As with assessed values, these are among the lowest average resale prices for homes in Ontario. Nevertheless, they are out of reach of many households in the DSSAB.

Table 35: Homeownership Listing Prices, as of MLS Scan on May 6 2009

Homeownership Sale Price Ranges	LaCloche	Manitoulin Island	Sudbury East	Total	Average Price
Under \$36,221	1	1	0	2	\$23,450
\$36,221 to \$72,439	6	5	3	14	\$54,667
\$72,440 to \$108,659	14	5	5	24	\$86,671
\$108,660 to \$144,879	10	6	3	19	\$123,721
\$144,880 to \$181,099	6	7	3	16	\$160,994
\$181,100 to \$217,319	3	7	8	18	\$198,333
\$217,320 to \$253,549	0	4	2	6	\$230,250

Table 35: Homeownership Listing Prices, as of MLS Scan on May 6 2009

Homeownership Sale Price Ranges	LaCloche	Manitoulin Island	Sudbury East	Total	Average Price
\$253,550 to \$289,769	3	7	4	14	\$270,579
\$289,770 to \$325,989	3	6	0	9	\$302,422
\$325,990 to \$362,209	0	2	0	2	\$359,450
More than \$362,210	1	12	4	17	\$568,329
Total	47	62	32	141	\$209,264

Source: MLS.ca, Listings, May 6 2009

7.3 Summary

There was large variation in assessed value of homes in the DSSAB, with those in the Island having been appraised, for tax purposes, at twice that of those in Chapleau. Assessed values in LaCloche and Sudbury East also were somewhat lower than on Manitoulin. Actual sales in Manitoulin, Sudbury East and LaCloche were at approximately twice the assessed value, with an average price of \$209,264 in the first four months of 2009. Some 141 homes sold in this period, with over half of these (75) selling for less than \$181,099.

However, the declining economy in many parts of the Districts is leading to population loss, causing declining housing demand, dropping prices and rising vacancies in both the private sector and social housing. In some cases, people who might be best served in rental or housing units are discouraged from applying because of the difficulty of selling their homes. This has then led to more people retaining ownership when they cannot afford it, while there are others who are unable to buy homes due to the mismatch between what the average resident is able to afford and the average sale listings for homes in the Districts.

8.0 Rental Housing Market

8.1 Overview

Though homeownership is considered desirable, the rental housing market plays a number of roles that the other cannot. It provides flexible accommodation for individual and non-family household, supporting active and mobile lifestyles. Rental housing offers relief from burdensome maintenance and repair while providing more opportunities for social interaction and community integration for seniors who cannot otherwise keep up with larger detached homes. Modest unit sizes and elevators, among other things, allow people with disabilities to live affordably and adequately in their homes.

The rental housing market's main purpose is to provide units that are relatively more affordable on a monthly basis than dwellings present in the homeownership market. Furthermore, rent-gear-to-income rental housing assures that the renting household will pay no more than 30% of their household income, the recommended cut-off for the amount of income to be spent towards shelter.

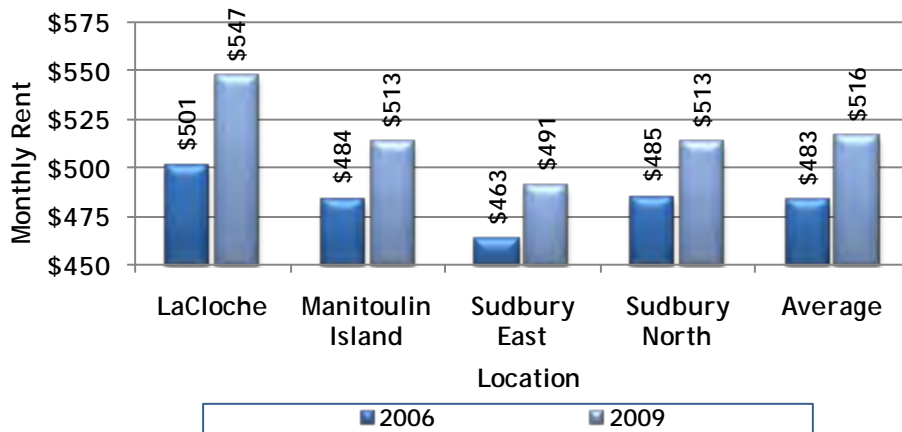
It is also important at this point to note the difference between "affordable housing" and "social housing". Social housing, as shown later on, is permanent rental accommodation owned and administered by a non-profit organization or local housing agency that receives financial assistance towards the capital and/or operating costs of the housing project. This means that rents are, in part, subsidized. On the other hand, affordable housing is an umbrella term which can include, but is certainly not limited to, social housing. Affordable housing is built so as to ensure that a household is not required to make rent or ownership payments that exceed 30% of their income. They are then not necessarily reliant on financial assistance on a regular basis. Instead, they are given the opportunity to be relatively self-sufficient.

Given the many roles that rental housing plays in the communities in which it is built, it is important that there is a sufficient range of dwelling structures and forms to be provided as rental housing. Permanent, purpose-built rental housing should be built in order to ensure stability and security of tenants.

8.2 Rental Housing Market Analysis

The average rent in the DSSAB in 2009 was \$516, up 6.8% from \$483 in 2006, or just over 2% per year. Rents ranged from a high of \$547 in LaCloche, to \$513 in Manitoulin and Sudbury North, and \$491 in Sudbury East. LaCloche saw rents increase the most, by 9.2% from \$501 in 2006. Rents in Manitoulin and Sudbury East rose 6.0% from \$484 and \$463 respectively, and Sudbury North, some 5.8% from \$483 in 2006.

Figure 50: Average Monthly Rent for 1-Bedroom Units across Manitoulin-Sudbury Districts, 2006 and 2009



Source: Manitoulin-Sudbury District Services Board, Ontario Works Program, June 2006, April 2009

Corresponding figures, including figures for other unit sizes, can be found in Appendix Table 25.

8.3 Social Housing

8.3.1 Social Housing Portfolio

In 2009, there were 402 social housing units in the DSSAB. These included 148 (36.8%) in LaCloche, 133 (33.1%) in Manitoulin Island, 63 (15.7%) in Sudbury East, and 58 (14.4%) in Sudbury North. These were predominantly (330 or 82.1%) one bedroom units, with 43 (10.7%) three bedroom, 15 (3.7%) two bedroom, 8 (2.0%) four bedroom, and 6 (1.5%) bachelor units. Accordingly, there is limited accommodation for families, with 34 units in Espanola, and 26 in Sudbury North. The DSSAB operates no family housing units in the Manitoulin region or in Sudbury East.

Much of the social housing stock owned and operated by the DSSAB itself was originally built by the Ontario Housing Corporation in the 1960's and 1970's as rent-g geared-to-income seniors housing (which accounts for the high concentration of one bedroom units). Due to changes in OHC regulations and difficulty in maintaining full occupancy in some areas, the age restrictions were lifted on all of these buildings more than a decade ago and these buildings are now occupied by a mix of senior citizens and single persons under the age of 65. There are 5 buildings owned and operated by other non-profit housing providers that remain seniors-only. Three of these are located on Manitoulin Island, one in Espanola and one in Chapleau.

Table 36: Social Housing Units in Manitoulin-Sudbury Districts, 2009

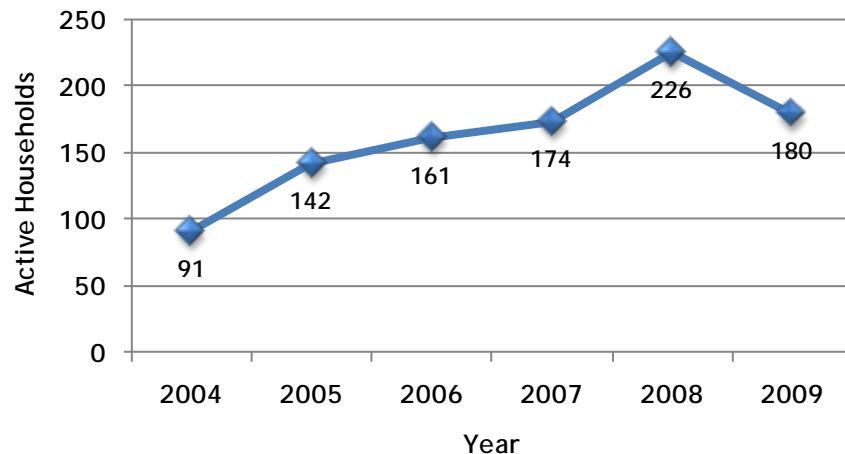
Project (Provider)	Mandate	Unit Size					Total
		Bach	1 bd	2 bd	3 bd	4 bd	
Espanola Apartments	All ages	0	39	0	0	0	39
Espanola Family Housing	Families	0	0	4	15	4	23
Queensway Apartments (Town of Espanola Non-Profit Housing)	Seniors	0	30	0	0	0	30
Massey Evelyn McNenley Apartments	All ages	0	21	0	0	0	21
Native People of Sudbury Development Corporation - Espanola	Family	0	0	5	6	0	11
Webbwood Apartments/ C.A. MacMillan Place	All ages	0	24	0	0	0	24
LaCloche Region		0	114	9	21	4	148
Bayside Apartments - Gore Bay	All ages	0	22	0	0	0	22
Channelview Apartments (Little Current Non-Profit Housing & Eldery Citizen's Centre Corporation)	Seniors	0	20	0	0	0	20
Gore Bay Woods Lane Apartments	Adults	6	4	0	0	0	10
Little Current Place (Little Current Non-Profit Housing & Eldery Citizen's Centre Corporation)	Seniors	0	12	4	0	0	16
Manitowaning	All ages	0	16	0	0	0	16
Meadowview - Mindemoya	Adults	0	24	0	0	0	24
Millsite Apartments (Gore Bay Non-Profit Housing)	Seniors	0	23	2	0	0	25
Manitoulin Island Region		6	121	6	0	0	133
Noëlville Apartments/Residence de Pioneers	Adults	0	21	0	0	0	21
St. Charles Apartments	Adults	0	23	0	0	0	23
Warren Apartments/Villa Beausejour	All ages	0	19	0	0	0	19
Sudbury East Region			63	0	0	0	63
Chapleau Apartments	Adults	0	13	0	0	0	13
Chapleau Family Units	Families	0	0	0	9	4	13
Cedar Grove (Service de sante de Chapleau/Chapleau Health Services)	Seniors	0	19	0	0	0	19
Cochrane-Timiskaming Native Housing	Family	0	0	0	13	0	13
Sudbury North Region		0	32	0	22	4	58
Total DSSAB		6	330	15	43	8	402

Source: Manitoulin-Sudbury District Services Board, Social Housing Program, 2009

8.3.2 Social Housing Waiting List

Data provided by the Ontario Non-Profit Housing Association shows that the waiting list for social housing in Manitoulin-Sudbury has grown steadily in recent years. In 2004, this stood at 91. By 2008, it had reached 226 households seeking accommodation. This is likely a reflection of the growth in the population of low and moderate income seniors in this time period. However, this then dropped to 180 households in January 2009. This change was most notable in the number of seniors, as the number of seniors applicants had dropped by 33.8% between 2008 and 2009.

Figure 51: Active Households on the Social Housing Waiting List with the Manitoulin-Sudbury District Services Board, 2004-2009



Source: ONPHA 2009 Report on Waiting List Statistics, June 2009
Corresponding figures can be found in Appendix Table 26.

Data provided by the DSSAB has been used to update these figures and shows a total waiting list of 277 applicants in April 2009, up considerably from previous levels. This sharp increase is likely a reflection of the current economic downturn.

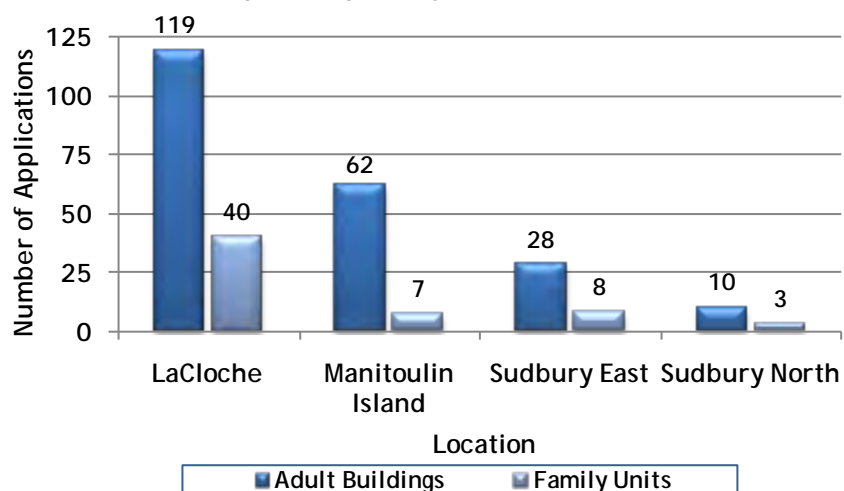
The DSSAB data shows that over three quarters (219 or 78.5%) of applicants in April of 2009 were seniors or non-family households (in July of 2008, this group was comprised of 62.4% singles) seeking accommodation in adult designated buildings, the remaining 60 (21.5%) require a unit in a family project. Over half (159 or 57.0%) are on the waiting list for LaCloche, 69 (24.7%) in Manitoulin, 36 (12.9%) in Sudbury East, and 13 (4.7%) in Sudbury North. LaCloche (25.2%) and Sudbury North (23.1%) have the highest family component, in part, reflecting the availability of units in those areas. In July of 2008, there were 226 on the waiting list including 65 seniors (28.8%), 108 singles (47.7%), and 53 families (23.5%).

It is interesting to note the low level of applicants in Sudbury North (13), which corresponds to declining population levels in that area. It appears the

economic downturn is causing people to leave the area rather than stay and seek units in social housing. The DSSAB, in fact, has reported some difficulty in maintaining full occupancy among social housing units in the Chapleau area.

Figure 52 shows clearly the lack of family units among the social housing stock in the DSSAB. While demand is not particularly large for family housing, the lack of units in most areas provides few options for families in need. Some consideration needs to be given to at least a modest expansion of supply for families in need, especially in view of the expected continued declines in economic conditions in many areas. As noted previously by the proportion of female-led lone-parent households that fall into the low-income bracket, family housing should be provided so that a parent can provide for themselves and their children, without having to choose between shelter and the other necessities of life.

Figure 52: Number of Applications for the Manitoulin-Sudbury District Services Board Social Housing Waiting List by Mandate, April 2009



Source: Manitoulin-Sudbury District Services Board, Social Housing, Report to the CAO - April 2009

Corresponding figures can be found in Appendix Table 27.

It should be noted that there are no family housing units in the Sudbury East and Manitoulin Island regions, while only 60 units or 14.9% of the social housing stock in the LaCloche and Sudbury North regions are mandated for families. Lone parent families, particularly those led by women, could especially use these units.

In April of 2009, there were 26 applicants with special consideration. These included 4 needing supportive housing and 22 that were over-housed and/or seeking a transfer. The majority (69.2%) of these households were in the LaCloche Region, including 12 in Espanola.

Table 37: Social Housing Waiting List in Manitoulin-Sudbury Districts for Special Consideration, April 2009

Location	Supportive	Over-housed/ Transfer Requests	Total Special Requests
Espanola	3	9	12
Massey	0	3	3
Webbwood	1	2	3
LaCloche	4	14	18
Gore Bay	0	2	2
Little Current	0	1	1
Manitowaning	0	0	0
Mindemoya	0	1	1
Manitoulin Island	0	4	4
Noelville	0	0	0
St. Charles	0	1	1
Warren	0	2	2
Sudbury East	0	3	3
Chapleau	0	1	1
Sudbury North	0	1	1
Total	4	22	26

Note: There were no Special Priority cases for April 2009 in the DSSAB.

Source: Manitoulin-Sudbury District Services Board, Social Housing, Report to the CAO - April 2009

8.3.3 Vacancies and Move-outs

As of April 2009, there were eight vacancies in the DSSAB. These included four in Manitoulin, two in Sudbury East, and one each in LaCloche and Sudbury North.

Most of these vacancies were short-term vacancies due to turnover and will be filled in the near future. Among the 62 who vacated units in 2008, 16.1% did not give a reason. Among the remainder, 12.9% moved to long-term care, 11.3% left the municipality and 9.7% were evicted. Some 3.2% moved to private rental accommodation, while 1.6% of tenants were able to purchase a house.

Table 38: Reasons for Move-outs within the Manitoulin-Sudbury Social Housing Portfolio, 2008

Reason for Tenant Moving Out	Number (#)	Proportion (%)
Accommodation	5	8.1%
Bought House	1	1.6%
Deceased	5	8.1%
Employment/Education	1	1.6%
Eviction	6	9.7%
Left municipality	7	11.3%
Left without notice/abandonment	1	1.6%
Moved to LTC	8	12.9%
Moved to other subsidized housing	2	3.2%
None given	10	16.1%
Notice to vacate	1	1.6%
Other	1	1.6%
Private rental	2	3.2%
Transfer	12	19.4%
Total	62	100.0%

Source: Manitoulin-Sudbury District Services Board, Social Housing, Report to the CAO - January 2009

8.4 Summary

The average rent in 2008 was \$516, up 6.8% from 2006. LaCloche saw rents rise 9.2% over this period. LaCloche (\$547) was also home to the highest rents, while Sudbury East (\$491) saw the lowest. There are 402 social housing units of which 82.1% are one bedroom units. There are only 60 family units, limited to LaCloche and Sudbury North. Over three quarters of applicants in April 2009 were seniors and singles. Over half of these are in LaCloche, which also boasts the highest (25.2%) family component. Some 26 are listed as special consideration. There were eight vacancies across the DSSAB in April of 2009. In 2008, transfer to long-term care was the leading reason for vacating a unit.

9.0 Special Needs Housing

9.1 Overview

In this section of special needs, we examine housing required for certain situations that cannot be easily accommodated by the homeownership and rental markets, such as emergency and transitional housing, and at population groups who may require additional supports and services in order to live independently and safely within the community. These types of housing should be made an essential part of any place, for a healthy and viable community is prepared and able to accommodate all peoples.

9.2 Emergency and Transitional Housing

Emergency and transitional housing is meant to aid individuals and families going through unexpected situations that would require immediate assistance, such as domestic violence or homelessness. As noted during the consultation sessions, there is only a limited amount of housing for women experiencing abuse or homelessness. When there are no resources available in the area, they then leave for the city. Participants confirmed that the availability of such facilities, particularly for abused women, is a concern for social service organizations in the area.

As part of the worldwide and national YWCA movement, the YWCA Sudbury works to empower all individuals to reach their full potential, with an emphasis on women. As part of their work to address violence against women, they have a shelter program at Geneva House located in the City of Greater Sudbury, a 32 bed residence which is open 24/7 to women and their children fleeing domestic abuse in the City and the surrounding area, particularly the region of Sudbury East. The program also includes free emergency transportation to the shelter; a high level security system; a telephone support line; crisis intervention, support, counselling, and referrals; and safety planning for women and their children.

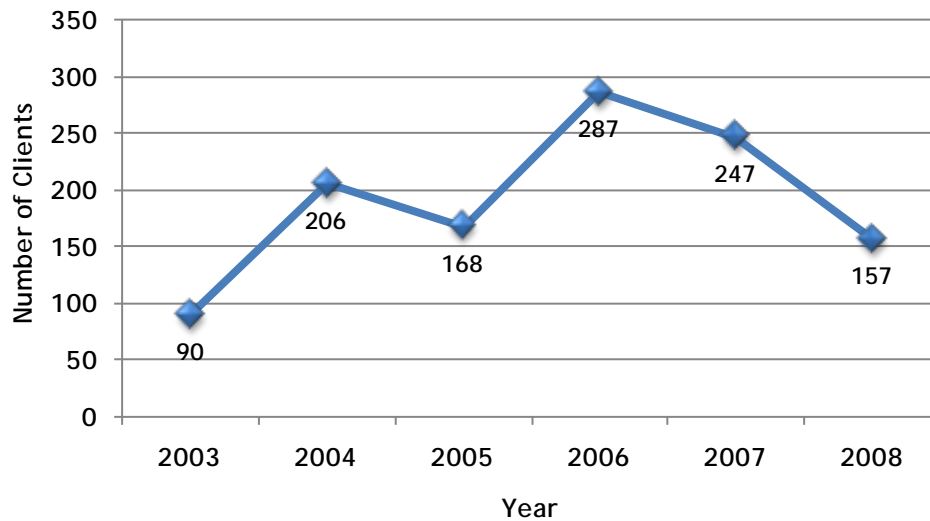
Part of the additional support provided also includes the Brookwood Apartments, a ten-unit second-stage apartment building also located in the City. These apartments are meant to help transition women back into the community in a safe environment.

Similarly, CHADWIC Home in Wawa provides a 10-bed shelter for women and their children and part of their catchment area includes Chapleau in the region of Sudbury North. In addition to the programs and services offered by most shelters, services also include support groups, public education, and a resource library. Though they do not have transitional housing like the YWCA in Sudbury, they will provide short-term follow-up and emotional support as women and their children go back into the community.

The Manitoulin Family Resources operates Haven House in Mindemoya is the only women's shelter within the Districts. This ten-bed residence serves all communities on Manitoulin Island, with approximately 98% of their clientele from Manitoulin-Sudbury Districts.

Established in 1984, Haven House is funded by the Ministry of Community and Social Services (MCSS) and the Ministry of Health and Long-Term Care (MOHLTC). In 2003, they served 90 clients. Five years later, they served 157 people, an increase of 74.4%. During this period, they had served as many as 287 people in 2006, more than 3 times what they had in 2003. On average, they served 193 people each year. It must be noted that the number of clients can also include women and children who have received support and counselling, referrals, transitional support, and court support. Each bed in the shelter is also offered on a short-term basis, as shown in Table 41. Therefore, it is not limited to emergency shelter, as they have a limited amount of beds that they are able to provide.

Figure 53: Number of Clients Served at Haven House, 2003-2008



Source: Manitoulin Family Resources, Haven House

Haven House's clients also include children, which can include boys up to 15 years of age. Children accounted for anywhere between 42.2% (in 2003) to 52.6% (in 2006) of clientele. This is especially important to note as this can mean that many women with children in this predicament may actually have more than one child with them. Units for each family would then have to cater to more than one person.

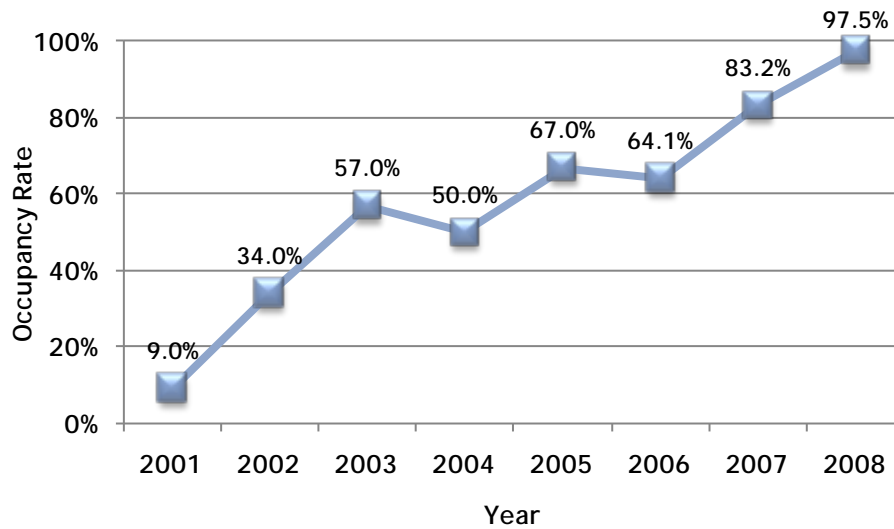
Table 39: Number of Women and Children Served at Haven House, 2003-2008

Year	Women	Children	Total
2003	N/A	N/A	90
2004	119	87	206
2005	84	84	168
2006	136	151	287
2007	122	125	247
2008	80	77	157

Sources: Manitoulin Family Resources, Haven House

The shelter occupancy rate at Haven House appears consistent with the number of clients served between 2003 and 2008. Their occupancy rate has climbed up to an average of 97.5% for the year 2008. This means that the shelter is close to capacity: they may then have to turn away clients if they lack the space at any given point during the year.

Figure 54: Shelter Occupancy Rate at Haven House, 2001-2008



Source: Manitoulin Family Resources, Haven House

In order to make light of the data in Table 41, the total number of nights spent at Haven House by women and children were divided by the number of women and children served that year. Though housing clients are able to spend up to 6 weeks, the average stay has required half that time or less. In 2004, clients would spend a little more than a week at the shelter before they moved out. This climbed up to approximately 2 weeks for the next three years and now clients spend about 3 weeks on average before they are move out into the community again. Therefore, clients are given more support services including referrals and counselling, allowing them to transition safely and respectfully into the community.

Table 40: Average Number of Nights Spent at Haven House by Women and Children, 2004-2008

Year	Women	Children	Total
2004	15	N/A	9
2005	20	9	15
2006	8	15	12
2007	14	11	12
2008	23	22	23

Sources: Manitoulin Family Resources, Haven House

9.2.1 Issues and Challenges

There are no emergency shelters for men or for homeless individuals within Manitoulin-Sudbury Districts. However, the Salvation Army operates a shelter in the City of Greater Sudbury which provides three daily meals and short and long term accommodations. Homeless women and families can also be serviced by the Salvation Army with similar services. The Saycedar is a fully staffed youth centre from the Salvation Army for homeless males aged 16-29.

Hidden homelessness has also been cited as a problem. As the term suggests, people experiencing this would meet the legal definition of homelessness: without accommodation they are entitled to occupy and without assistance from their local government, either because they have not applied for it or because they have been deemed as not in need of priority (CRISIS). People living in hidden homelessness include people who are discharged from institutions without a home, living in overcrowded conditions, at risk of eviction, and living involuntarily in squatter settlements (CRISIS). There is currently temporary funding coming through Ontario Works for transient people; however, this does not establish a permanent structure of housing in which they can live.

The key housing issues in this area point increasingly to a shortage of transitional housing, particularly affordable housing for the period when women are ready to leave shelters. This is part of the challenges anticipated, along with a deterioration of the quality of housing, an aging population, and an increase in unemployment; all of which make it harder to find the affordable housing that can help someone transition safely from an emergency situation back into the community.

9.3 Supportive Housing

Supportive housing integrates housing and support services together for individuals who require specific services to maintain their housing and well-being. Though important to urban and rural areas alike, the provision of

supportive housing becomes particularly crucial in remote areas where transportation is costly and where distances are longer between residences and services. Supports can include, but are not limited to, counselling, meal preparation, housekeeping, medication, and other activities required for daily living.

Though the Manitoulin-Sudbury DSSAB's social housing and non-profit housing portfolio has approximately 78 supportive housing units for seniors, these will be discussed in section 9.4.3. In this section, we will look particularly at supportive housing for persons with disabilities and persons dealing with substance abuse.

9.3.1 Persons with Disabilities

People with disabilities, like other community members, are and should be given choices as to how and where they would like to live. This view has become more popular, particularly after deinstitutionalization or the process of rapid closure of institutions in the 1970s and 1980s in order to integrate people with developmental and intellectual disabilities into the community. Two organizations that have worked towards the betterment for the lives of people with disabilities include Community Living and the Canadian Mental Health Association, both of which have local chapters in the Manitoulin-Sudbury Districts.

Community Living Ontario is a charitable organization that aims to work towards integrating people with developmental disabilities into the community. A large part of their work historically was part of the deinstitutionalization movement, where they sought to help their clientele move from institutions into the community. As part of Community Living Ontario, local associations for Community Living are currently present in Espanola, Manitoulin Island (in Mindemoya), and Chapleau. There are 2 group homes and 4 residential homes in Espanola and on Manitoulin Island respectively, where adults with developmental disabilities can live as a part of their communities with the necessary supports to assist them daily. Homes are selected for individuals based on the level of care required, along with other needs and concerns. The Association in Chapleau has 12 rent-geared-to-income apartments for recipients of the Ontario Disability Support Program (ODSP).

The Canadian Mental Health Association's mission is to provide mental health services that support the recovery of people experiencing mental illness. These services range from intake to community support services to public education and awareness. The agency has multiple funders, including the Local Health Integration Network, Ministry of Health and Long Term Care (MOHLTC), Ministry of Children and Youth Services (MCYS), United Way, and Trillium Foundation.

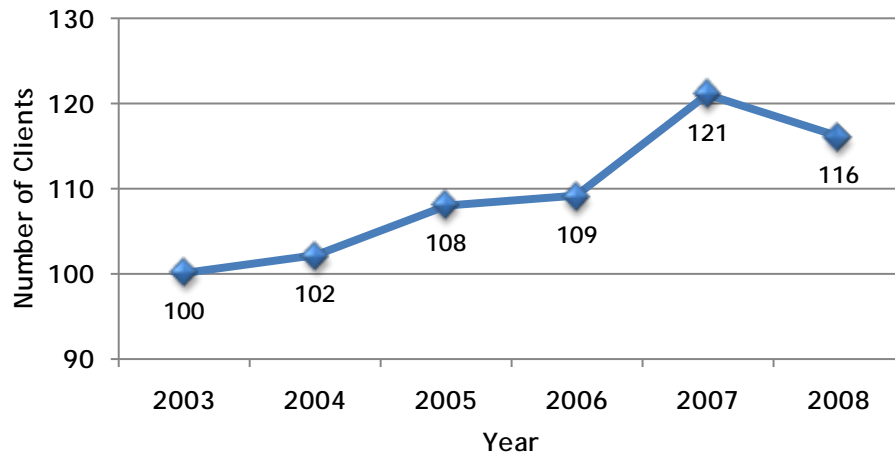
Most chapters of the CMHA also have housing programs. The CMHA Manitoulin/Sudbury (includes the City of Greater Sudbury) received its charter in 1984. They operate five housing programs/services that can serve clients:

- Supportive housing: the Housing Department provides three different levels of support (low, medium, high) with case management services such as advocacy, life skills and goal planning, and counselling
- Rent supplement: financial assistance is provided to approved agency applicants in order to reduce the risk of eviction and/or homelessness, with funding from MOHLTC.
- Landlord partnerships and agreements: this program assists tenants and landlords in the course of the rent supplement and property partnerships and agreements with resources, education, and support.
- Housing outreach services: services such as referrals, education, advocacy, and linkages to financial assistance are part of the department's outreach services to agency clientele.
- Housing options: Elm Street Place (established in April 2003) is an 8-bedroom shared living home while Fairview Heights (established 1990) is a 24 unit complex for independent living, both of which have supports.

In addition to the 32 clients housed in Elm Street Place and Fairview Heights (all in Sudbury), the CMHA was providing rent supplements for 2 rooms, 7 bachelor units, 61 one-bedroom units, 23 two-bedroom units, and 3 three-bedroom units. In total, 96 clients were receiving rent supplements.

The data below indicates the number of people provided housing through housing options and rent supplements (where CMHA has a direct impact). Between 2003 and 2008, the number of people being housed by CMHA rose by 16%. Though this has been an upwards increase for the most part, there were five less people housed in 2008 than in 2007, perhaps because they moved out into the community or into other forms of supportive housing.

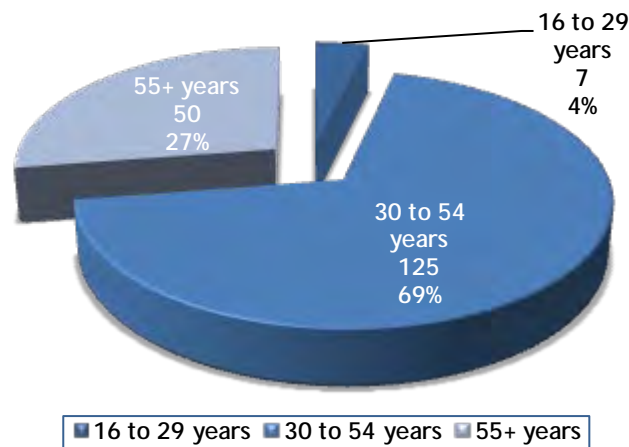
Figure 55: Number of Clients in Supportive Housing by Canadian Mental Health Association Manitoulin/Sudbury, 2003-2008



Source: Canadian Mental Health Association Manitoulin/Sudbury

CMHA generally has a higher proportion of males, at 52.2%, than females, at 47.8%. This is relatively consistent within the age groups as well. The larger majority, or approximately 69%, of CMHA’s housing clients are between the ages of 30 to 54. There may be less youth under 30 housed by CMHA as they may choose to stay at home longer with their parents or guardians; while older adults and seniors are also eligible to move into long-term care and seniors’ units at 55 years old, instead of 65 and up, if they have a disability.

Figure 56: Breakdown of Canadian Mental Health Association Manitoulin/Sudbury’s Housing Clients by Age, 2008



Source: Canadian Mental Health Association Manitoulin/Sudbury

Since all of their tenants receive a housing subsidy, CMHA maintains a waiting list for their supportive housing units. The annual turnover and the number of applicants on the waiting list had peaked in 2006 at more than twice the number of applicants and turnovers from 2004. The waiting time has increased since 2006: between 2004 and 2006, it would take 6 months on the waiting list

but now applicants on the waiting list can expect to wait for 2 years before being placed in CMHA's housing units or using their rent supplements.

Table 41: Waiting List for CMHA's Supportive Housing Units, 2004-2008

Year	Number of Applicants on the Waiting List	Wait Time	Annual Turnover
2004	20	6 months	12
2005	30	6 months	11
2006	45	6 months	28
2007	22	2 years	32
2008	43	2 years	13

Sources: Canadian Mental Health Association Manitoulin/Sudbury, 2009

9.3.2 Housing for Persons with Substance Abuse Problems

“Heavy drinkers were defined as the proportion of current drinkers, aged 20 and over, who consumed more than 5 drinks on one occasion, more than once per month during the previous year” (SDHU). According to the 2007 Canadian Community Health Survey (CCHS), 28.4% of drinkers within the Sudbury and District Health Unit area fit this description. The group that engaged in this behaviour the most were males between the ages of 20 to 34 years, with 54.8% of drinkers consuming alcohol in that fashion. Notably, the rates given for the SDHU were much higher than the province's rates. The SDHU also notes that in 2003, 33% of Northern Ontario students between the grades of 7 and 12 had used cannabis at least 12 months prior to the CCHS; a rate also much higher than the province.

There are several outreach and counselling programs offered by organizations to help with substance and alcohol abuse. Only one organization was found to have a treatment centre with a residential component within the Manitoulin-Sudbury Districts.

Ngwaagan Gamig Recovery Centre Inc or Rainbow Lodge is a Canadian Aboriginal substance abuse treatment centre founded on a culturally based program with a 12-step foundation and life skills approach for their clientele. The Centre, located in Wikwemikong, has 8 beds and the duration of the residential program is 4 weeks. The centre also serves day patients and out patients, and engages in school education and support counselling.

9.3.3 Support Service Needs and Challenges

A shortage of housing options (including affordable housing) and the many remote areas with limited transportation services are two of the biggest pressures placed upon supportive housing providers operating in Manitoulin and

Sudbury Districts. Their presence is amplified more so under these conditions. Also, having limited funds available from the Ontario Works and Ontario Disability Support Programs has its pressures.

The last few institutions in the province are being closed right now and so the service sector for people with disabilities is a period of transition. Now there are many parties advocating for people with developmental disabilities to move out into the communities on their own into supported apartments, instead of living in group homes. These homes can be expensive to run: it was suggested that the Ministry of Community and Social Services needs to expand its services for independent living instead, although the new Developmental Services Bill allows for more funding for families. However, it has been pointed out that many people with disabilities cannot find housing in certain places, such as in the Manitoulin Island region where there are no modified units. People with disabilities then end up with parents or friends, or try for housing units in Greater Sudbury where they are waiting years for a modified unit.

These issues lead to short-term challenges like the lack of availability, a longer social housing waiting list, and severe difficulty gaining access to housing for people who have been incarcerated or who are considered “hard-to-house”. This also impacts the ability to establish transitional housing. In the long run, a poverty reduction strategy may improve outcomes, along with an increase in awareness of mental illnesses, though there it is anticipated that there will be an increase to the waiting list for services.

9.4 Aboriginal Housing

As noted earlier, 3,510 households or 24.5% of all households in the Manitoulin-Sudbury Districts are Aboriginal households. As outlined previously in Table 37, the Native People of Sudbury Development Corporation has 11 two- and three-bedroom units in Espanola while Cochrane-Timiskaming Native Housing Inc. has 13 three-bedroom units located in Chapleau.

This number also includes the households located within the 11 First Nations communities located inside the geographical boundaries of the Manitoulin-Sudbury Districts. These reserves are tracts of land that are in the Queen’s name and are set aside for the benefit of the band, as declared in the Indian Act. Therefore, the federal government is also responsible for providing social services, including housing, on the reserve. Historically, the conditions of dwellings on the reserves have been poor, with many homes failing to be culturally appropriate for a traditional Aboriginal lifestyle and beliefs, and structurally inappropriate for harsher climates and sustainability. Conditions have improved on some reserves with the installation of better access to water and fire prevention components; though this has not happened for all Aboriginal communities in the country.

9.4.1 Continuum of Aboriginal Housing Needs

Housing issues for Aboriginal populations, as previously discussed, often revolve on the reliance on social services and assistance. As shown below, the continuum starts with emergency shelters, which are the least ideal living situation but are a necessary part for any community. As an Aboriginal community member gains financial and social equity and supports, they are able to independently progress through the continuum to the ideal of homeownership, should it fit their desires and requirements for affordability and adequacy.

Figure 57: Continuum of Targeted, Culturally-Appropriate and Integrated Housing Supports for Aboriginal Populations



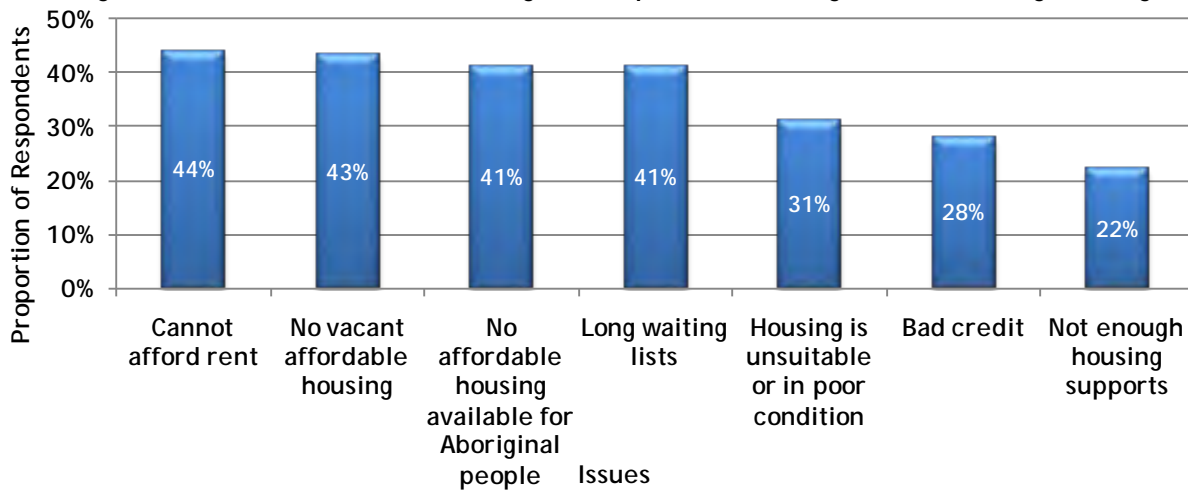
Source: Ontario Off-Reserve Aboriginal Housing Trust, 2009

It should be noted that this model was developed by the Ontario Federation of Indian Friendship Centres, the Ontario Native Women's Association, and the Métis Nation of Ontario, with consideration for Aboriginal households that do not live on the reserve. Emergency shelters may be required for those who may have to leave the reserves unwillingly in situations cited earlier in the section on emergency and transitional housing.

9.4.2 Issues, Challenges, and Priorities

Yet there are several issues that prevent aboriginal people from finding and maintaining suitable, adequate, and affordable housing. Though affordability is the biggest cited reason as per province-wide survey results, it is also important to see that there is a lack of Aboriginal-specific housing, and that some of the units are unsuitable, in poor condition, and/or do not have enough housing supports. Supports can include counselling, support groups, and workshops of interest.

Figure 58: Issues that Prevent Aboriginal People from Finding and Maintaining Housing

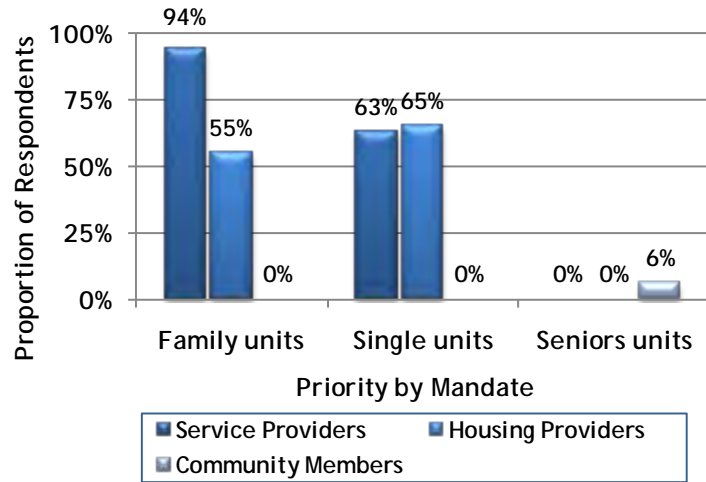


Source : Ontario Off-Reserve Aboriginal Trust, 2009

Aboriginal community members, housing providers, and service providers do not always agree on the priority types of housing needs, as displayed by the results of the Off-Reserve Aboriginal Housing Trust Provincial Engagement Survey conducted in 2008. It should be noted that community members far outweigh the actual number of respondents at 264 or 78.9%. There were also 20 housing providers and 51 service providers represented in this survey, who help to bring a different perspective to the results. More service providers were likely to place multiple priorities on their lists, whereas community members would write down fewer priorities: perhaps this could be that the former group was looking towards ideals about what should be a priority, whereas the latter group was concerned about what should and could be done.

Community members were not as concerned about priority groups, except for 6% who felt seniors' housing was a concern. While community members were more concerned about the types of housing to be provided, many service and housing providers felt units for singles and families were important.

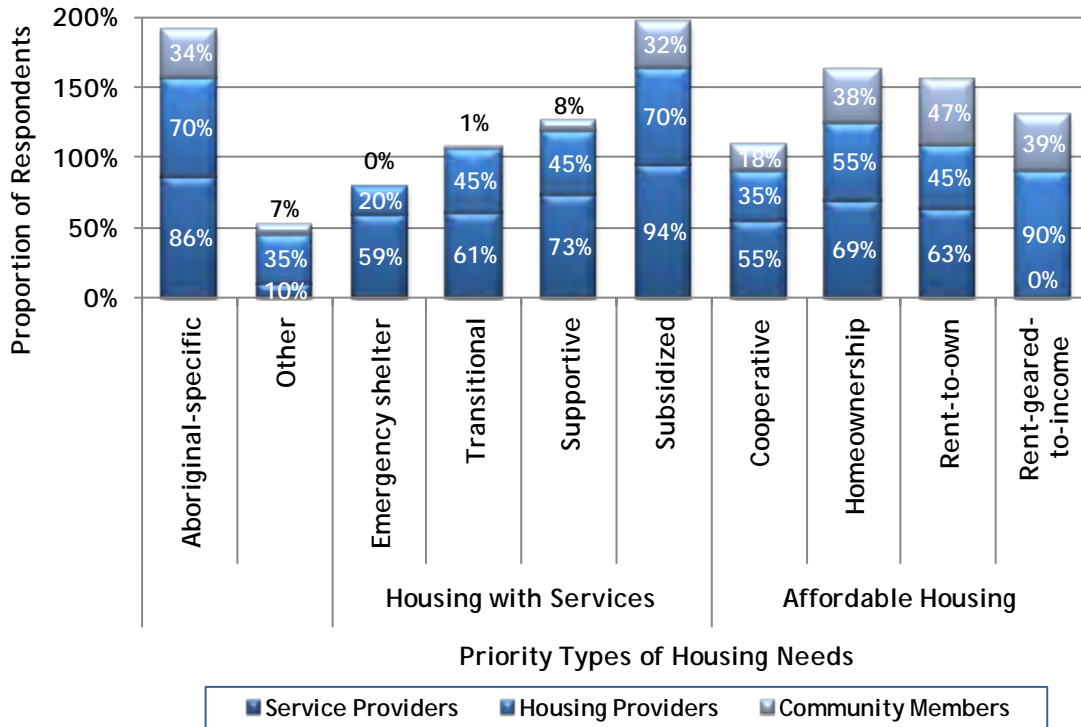
Figure 59: Identified Priority Off-Reserve Aboriginal Groups for Housing



Source: Ontario Off-Reserve Aboriginal Housing Trust, 2009

Service and housing providers believed aboriginal-specific housing should be a top priority, yet not as many community members felt this way. Most members instead felt much more strongly about the provision of affordable cooperatives, homeownership, rent-to-own, and rent-g geared-to-income housing. Housing and service providers agreed with them on the importance of these types of housing but felt they still needed serviced housing just as much, and were especially concerned about subsidized housing.

Figure 60: Identified Priority Types of Housing for Off-Reserve Aboriginal Population



Source: Ontario Off-Reserve Aboriginal Housing Trust, 2009

9.5 Seniors Housing

9.5.1 Overview

As people age, they require their homes to meet their changing needs. Taking into consideration the physical layout of many dwelling structures, home maintenance can become a burden while the amount of stairs now become physically exhausting for the frail and elderly. Additionally, senior citizens have lower earnings than they did while they were still active in the labour force: their lifestyle, including the dwelling in which they reside, may then have to reflect this new reality if they cannot afford to financially maintain it. Seniors may also require medical care and/or assistance with daily living as their health deteriorates and may feel isolated if they are unable to be actively engaged and part of their communities.

Options provided with seniors' housing take into consideration requirements for accessibility, lower maintenance, affordable monthly costs, medical care and assistance, and a feeling of community. This is often done by using modest unit sizes within a multi-unit facility or structure which has been physically laid out to accommodate canes, wheelchairs, and other mobility devices. Additionally, many seniors' housing facilities may have amenities, programs, and activities to bring their residents together.

9.5.2 Retirement Homes

Retirement homes are multi-residential housing facilities intended for senior citizens with apartment-style rooms or suites. These homes may have facilities such as shared dining halls and recreation rooms, and may provide some services such as light housekeeping and perhaps some form of medical assistance. However, they do not provide a high level of medical care, unlike long-term care facilities. In 2008, rents ranged from an average of \$1,330 for a semi-private room to an average of \$2,760 for a suite in Northern Ontario (CMHC, 2008).

Retirement communities offer separate homes that are formed as a community, unlike the multi-residential retirement homes. These communities may also have shared recreational and other facilities that cater to retirees; though residents here may be expected to live independently (as opposed to requiring extensive health care).

Though there are no retirement homes or communities in the Manitoulin-Sudbury Districts, there are five homes in the City of Greater Sudbury: Red Oak Villa, the Breezes, Champlain Lodge, the Walford, and the Barvinok Ukrainian Retirement Home. Average rents for a private room and suite are much higher, with the latter averaging at \$2,935 in 2008 (CMHC, 2008). Though this arrangement may suit some needs, it may not be affordable or adequate for all senior citizens.

9.5.3 Long-Term Care Facilities

Long-term care (LTC) facilities, or nursing homes, are designed to provide for seniors who require medical care and extensive assistance with daily living. In addition to room and board, facilities can include nursing and personal care, regular medical care and treatment, housekeeping, and social and recreational services. Long-term care homes also may provide units for short-stay, for seniors who require assistance while their primary caregiver is on respite or while recovering from surgery or illness.

All long-term care homes are funded by the Ministry of Health and Long-Term Care and therefore, are governed by legislated standards and an annual review of homes. As these homes are monitored by the Government of Ontario, they are subject to charging residents the same rates across the province, as displayed in Table 42. These rates are updated regularly and take into account affordability and health needs.

Table 42: Long-Term Care Home Rates for Residents, as set by the Ontario Ministry of Health and Long-Term Care

Type of Accommodation	Co-Payment Daily Amount	Co-Payment Monthly Amount
Long-Stay Program		
Basic or standard accommodation - various styles	\$51.88	\$1,578.02
Preferred accommodation - Semi-private room	\$59.88 (Basic plus a maximum of \$8.00)	\$1,821.35
Preferred accommodation- Private room	\$69.88 (Basic plus a maximum of \$18.00)	\$2,125.52
Short-Stay Program		
Up to 60 days at a time, for a maximum of 90 days during the year	\$33.75	1026.56

Source: Government of Ontario, Ministry of Health and Long-Term Care, July 1 2008

In Sudbury and Manitoulin Districts, there are five long-term care homes, including one in Wikwemikong First Nations, which have 258 beds in total. This includes 2 respite beds in the Bignucolo Residence in Chapleau.

There are a total of 34 beds that cater to the Elderly Capital Assistance Program (ELDCAP), which are units grouped within hospitals in small northern communities. These beds also follow the requirements set by the province for other LTC beds but instead are funded through the hospital's budget. ELDCAP beds can also refer to LTC beds temporarily located in hospitals. The beds in the Bignucolo Residence and Espanola Nursing Home are located within the residences but are linked to the Chapleau and Espanola General Hospitals.

Table 43: Supply of Long-Term Care Beds in Manitoulin-Sudbury Districts, May 2009

Provider	Location	Regular Beds	ELDCAP Beds	Total
Bignucolo Residence	Chapleau	21	4	25
Espanola Nursing Home	Espanola	32	30	62
Manitoulin Centennial Manor	Little Current	59	0	59
Manitoulin Lodge	Gore Bay	60	0	60
Wikwemikong Nursing Home	Wikwemikong	59	0	59
Total		231	34	259

Source: Northeast LHIN, March 16 2009

It should be noted that while there are three long-term care homes in the Manitoulin Island region and one each in LaCloche and Sudbury North regions, there are no homes in the Sudbury East region. There are seven homes in the City of Greater Sudbury, which often cater to residents from the Sudbury East region as well.

9.5.4 Providing a Continuum of Care

The continuum of care is best defined as “an integrated and seamless system of settings, services, service providers, and service levels to meet the needs of clients or defined populations” (CCHSA). This can be visualized as a line where different options are laid out on the basis of the level of care provided for seniors:

Figure 61: Continuum of Senior’s Care



Source: Jones, University of British Columbia, 2007

The continuum is linked to one’s health, since the state of a person’s health shows the first physical signs of aging. This plays out further if they are susceptible to degenerative diseases such as diabetes or Parkinson’s disease, which can arise either because of natural bodily wear, genetic dispositions, or due to the lifestyle that one has led earlier in life. Hence, health promotion and wellness lies on one end of the continuum; while palliative care or care provided in order to relieve pain and suffering (as opposed to treatment for the purposes of curing), which is often provided as hospice care towards the end of one’s life.

Long-term care is deemed necessary for those who require the services that come with such facilities. However, supportive housing is advocated for as an alternative to LTC facilities for those who are able to live independently without constant supervision but may require some assistance with daily living activities. The local Community Care Access Centre (CCAC) is only able to provide 5 hours of home care per month for clients and this may not be adequate enough for those who require assistance on a daily basis. This gives seniors more adequate and affordable options if they require support around their homes to live independently but do not need the high level of medical attention and care provided in long-term care homes.

Within the social and non-profit housing portfolio, it should be noted that all 184 housing units mandated specifically for seniors in Manitoulin and Sudbury Districts are provided by non-profit housing providers. The DSSAB caters to seniors via their adult buildings but does not have units designated for the senior population. Because the DSSAB's units were built many years ago under the former Ontario Housing Corporation public housing program, many of them are two storey structures without elevators. This is causing some accessibility difficulties for seniors either currently living in these facilities or applying for social housing and may actually be discouraging some seniors who need such accommodation from applying. It should also be noted there are no seniors' units in the Sudbury East region.

Table 44: Supply of Seniors' Mandated Social Housing Units in Manitoulin-Sudbury Districts, May 2009

Housing Provider	Units
Service de Sante de Chapleau/Chapleau Health Services	32
Town of Espanola Non-Profit Housing Corporation	59
Gore Bay Municipal Non-Profit Housing Corporation	56
Little Current Place Non-Profit Housing & Elderly Citizen's Centre Corporation	37
Total	184

Source: Northeast LHIN, March 16 2009

The DSSAB provides the majority of supportive care units for seniors in Manitoulin-Sudbury Districts. Supportive care units are all located in the Sudbury East (Noelville, St. Charles, and Warren) and LaCloche (Espanola and Webbwood) regions.

Table 45: Supply of Supportive Care Units for Seniors in Manitoulin-Sudbury Districts, May 2009

Housing Provider	Service Provider	Location	Units
Town of Espanola Non-Profit Housing Corporation	Victorian Order of Nurses	Espanola	20
Manitoulin-Sudbury DSSAB	Victorian Order of Nurses	Espanola & Webbwood	29
Manitoulin-Sudbury DSSAB	Sudbury East Seniors Support/Aide Aux Seniors de Sudbury Est	Noelville, St. Charles, and Warren	29
Total			78

Source: Northeast LHIN, March 16 2009

The Victorian Order of Nurses (VON) Greater Sudbury serves Espanola and Manitoulin Island. The Supportive Housing Program provides assistance to older and physically disabled adults who require assistance to live independently in the community, allowing residents to stay in their homes and to delay or prevent early placement into long-term care. They provide homemaking and personal care as part of their agreement with the Town of Espanola Non-Profit Housing Corporation and the Manitoulin-Sudbury DSSAB where they service 49 units, provided the tenants meet their criteria.

In addition to individual clients they have, Sudbury East Seniors Support/Aide Aux Seniors de Sudbury Est provides supportive housing services for residents in 29 units within the DSSAB's portfolio. These residents are provided with homemaking, personal support, 24-hour attendants, and emergency response services, among others. Similarly, their eligibility criteria include the frail and elderly, but it also extends to individuals with HIV/AIDS or any disabilities.

Local community groups with a focus on health, like the Sudbury East Community Health Center (Centre De Santé Communautaire De sudbury-Est), also help to allow seniors to stay in their homes. The Centre is mandated to address health care needs of the population of Sudbury East in a holistic way: their philosophy is to address the social determinants which impact directly or indirectly on the health of these residents. They have identified quality low income housing as a major health determinant they must address in the near future as they service an aging population.

Like many organizations that work towards assisting seniors, both non-profit groups receive funding from the Ministry of Health and Long-Term Care. VON also counts the North East LHIN as one of its funders. The LHIN also provides support service funding under its Aging at Home Strategy. Future plans call for expansion of this funding to increase supportive housing opportunities for seniors. The Manitoulin-Sudbury Districts DSSAB should explore opportunities for utilizing this funding to help provide an expanded supply of supportive housing for seniors across the area.

A good example of an organization providing a continuum of care within Manitoulin and Sudbury Districts is the Services de santé de Chapleau Health Services (SSCHS). SSCHS is an integrated health delivery system consistent with the Ministry of Health objectives to eliminate duplication and improve access to quality service. It is governed by a volunteer Board of Directors elected by members of the corporation. Chapleau is located in the Sudbury North district and services Foleyet, Ramsey, Sultan, and Biscotasing, as well as the First Nation communities of Chapleau Cree, Brunswick House, and Chapleau Ojibway.

The Services de Santé de Chapleau Health Services Organization includes:

- Cedar Grove is a 23 unit apartment complex for seniors established in June 1978. All of the 19 rent-geared-to-income apartments and 4 market rent apartments are for independent living. Sources of funding include the tenants' rent, subsidies from the Ministry of Municipal Affairs and Housing, funding from MOHLTC, and rent from the boardroom and from on-site health and social service agencies. These agencies cater to the residents at Cedar Grove, as well as others in the community.
- The Bignucolo Residence, opened in March 1998, is a 25-bed long-term care facility including 2 respite beds, 4 chronic beds and 19 long-term care beds.
- Chapleau General Hospital, with 14 acute care beds, provides primary care in general medicine, uncomplicated obstetrics, 24-hour emergency services and occupational therapy. The hospital also offers a variety of specialty clinics and rehabilitation services.

Services de santé de Chapleau Health Services is also responsible for Adult Mental Health Services and Addiction Services, delivers services for the developmentally disabled adults, and operates a Nursing Station in Foleyet. In addition, community services such as Meals on Wheels, Chapleau Transit, Home Support Services, Congregate Dining, and Lifeline; Diabetes Education including individual counselling, workshops, walking club and the Outreach Program are administered by SSCHS.

However, this model can be more effective if supportive housing were provided with a link between the independent living (Cedar Grove) and the long-term care (Bignucolo Residence). This missing link has been attributed to the move of some seniors to the apartments managed by the Chapleau Association for Community Living, where these seniors who also have disabilities are able to feel supported in their homes. By adding supports to existing infrastructure, a person's needs for both shelter and assistance with daily living are serviced.

9.5.5 Issues and Challenges

Despite the fact that there are organizations that cater to seniors' housing and living needs, there are still several issues and challenges that came as a result of the research and the consultations. More than 60% of the population is already over the age of 45, a sure indicator of the aging population.

Many senior couples are requesting two-bedroom apartments with parking. Seniors' housing units often have fewer parking spaces built alongside the project as most seniors often do not have personal vehicles. However, driving may be required in remote areas in order to get to goods and services. Public and community transportation systems need to be available for seniors in order to ensure their geographical autonomy.

There is also a need for supportive housing for many people on the waiting list for long-term care placement or in alternate levels of care. This has been stressed as a need, since some seniors are leaving to find these services elsewhere. Though there are some seniors who move with their adult children or look elsewhere for services, there are also many seniors moving into the area, many of whom have pensions or equity. They may not need affordable housing and they may even choose to live with relatives, but many will still require housing with supports attached as there may be more acute needs over time.

This then leads to the challenges of ensuring supportive housing can be included in organizations like SSCHS in order to offer a combination of housing, personalized supportive services and health care designed to meet the needs of those seniors who need help with activities of daily living, such as bathing, dressing, eating, and monitoring medications. As noted earlier, in many parts of the DSSAB, the housing challenge will be to adapt the existing stock to enable seniors to continue to live in their own homes, rather than expanding housing supply.

9.6 Summary

The provision of a continuum of housing, rather than a single type with fewer options, is most effective in helping residents remain a part of their communities. For example, emergency housing is most effective when complemented with transitional housing while seniors and aboriginals are most supported with housing options that allow them to move from one type to another while taking into account their requirements at each stage of life.

There are several issues housing and service providers face collectively when dealing with special needs. As the population ages and there is a demographic shift, these services will need to come together to work more effectively together when required. The economy is also changing with impacts on many sectors in Northern Ontario facing their own obstacles, such as forestry and

manufacturing, while there are new possibilities and opportunities that are being tapped for economic renewal. Residents may then require different supports that enable them to continue contributing to their economies and societies, while providing them with a desirable living with the incomes they are currently receiving.

Though this will be explored further, the quantity of housing does not necessarily need to be increased. Rather, the quality of housing, beyond the bricks and mortar, should be explored so as to put services and housing together.

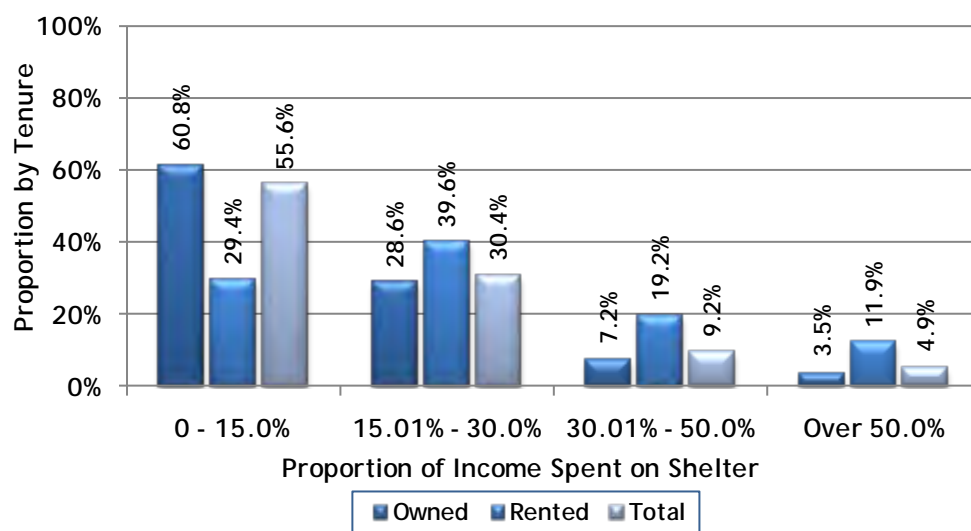
10.0 Housing Affordability Analysis

10.1 Overview

Affordable housing is built to ensure that tenants or owners will not be required to pay more than 30% of their income monthly towards shelter. This is a standard used in order to ensure that people are not paying too much, as that could otherwise mean choosing between shelter and other necessities of life, such as food and clothing. Although some people choose to spend more than 30% of their income on their dwellings because they can afford to do so, most people in this situation usually do not have a choice.

In Manitoulin-Sudbury Districts, 14.1% of households pay more than 30% of their incomes towards rent or ownership payments (including mortgages) while the majority, at 86.0%, of households spend less than 30%. This divide is further driven by tenure: 31.1% of renters pay more than 30% of their income towards rent, as opposed to 10.7% of homeowners who spend as much proportionately.

Figure 62: Proportion of Income Spent on Shelter by Tenure in Manitoulin-Sudbury Districts, 2006



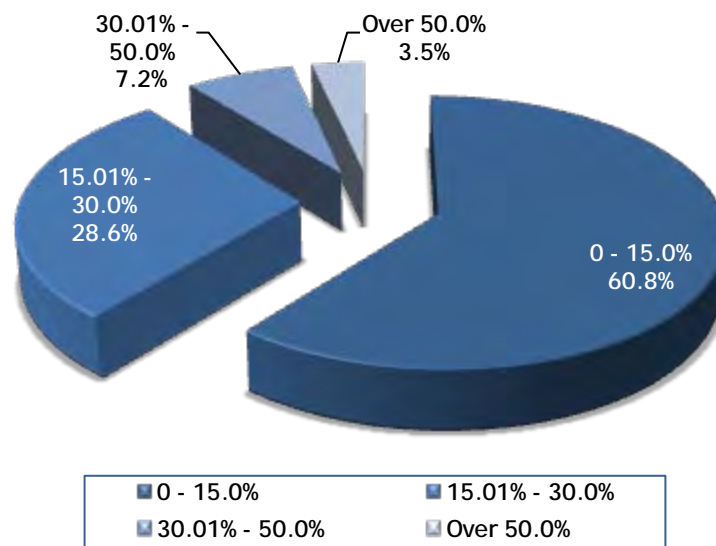
Source: Statistics Canada, Custom Tabulations, 2006
Corresponding figures can be found in Appendix Table 28.

10.2 Homeownership Affordability

Homeownership affordability is derived from the amount of major payments they make per year divided by their income and the twelve months so as to examine the proportion of their income spent on shelter. Major payments would include mortgage payments, heating and water bills, and municipal taxes and services. Often times, households may purchase a home instead of renting as it may be easier to do so, especially in rural areas where there are less choices available in the rental market.

Approximately 10.7% of homeowners spend more than 30% of their income towards their homes, while 89.4% spend 30% or less. Most homeowners, at 60.8%, in fact spend 15.0% or less of their income. The two districts are fairly similar in distribution of homeowners in each spending category, with 12.3% and 9.9% of homeowners in Manitoulin and Sudbury Districts respectively spending more than 30%. However, 18.7% of homeowners in Ontario pay more than 30% of their income towards their homes, and unlike the Districts, fewer than half of Ontario homeowners pay 15.0% or less towards their homes.

Figure 63: Proportion of Income Spent on Ownership Costs in Manitoulin-Sudbury Districts, 2006



Source: Statistics Canada, Custom Tabulations, 2006
Corresponding figures can be found in Appendix Table 28.

Yet this does not ensure that homes are affordable for every resident. When looking at the possibility of homeownership for all households, there were some inconsistencies between what we found during an MLS search and the number of households in each income range. For example, 45.8% of households earn between \$20,000 and \$60,000; however, 64.5% of all the listings fell within the ranges considered affordable for these households. Though 34.7% of households earned more than \$60,000 a year and would be able to afford a house priced within those ranges, this would not be the case for 19.5% of the population that earns less than \$20,000 a year. For the latter group, 11.3% of the available listings were considered affordable. Though most households in the lower-income brackets generally rent, the dwelling types available for rent are not always suitable and adequate for a household that may have more than two or three members.

Also, it should be pointed out that many of the pricier listings are available in the Manitoulin Island area while many of the more affordable units are located in LaCloche Region. The listings available in Sudbury East are relatively spread

out, though there are no listings below under \$32,221. This can make a difference as those who may work in Greater Sudbury or who may require more services would need to be close to these amenities then.

Table 46: Comparison of Household Incomes and Affordable Ownership Prices in Manitoulin-Sudbury Districts, 2006

Household Income	Total Households		Affordable Ownership	Available Listings*
	#	%		
Under \$10,000	815	5.7%	Under \$36,221	2
\$10,000 to \$19,999	1,980	13.8%	\$36,221 to \$72,439	14
\$20,000 to \$29,999	1,700	11.9%	\$72,443 to \$108,661	24
\$30,000 to \$39,999	1,880	13.1%	\$108,664 to \$144,882	19
\$40,000 to \$49,999	1,650	11.5%	\$144,886 to \$181,103	16
\$50,000 to \$59,999	1,335	9.3%	\$181,107 to \$217,325	18
\$60,000 to \$69,999	1,130	7.9%	\$217,328 to \$253,546	6
\$70,000 to \$79,999	820	5.7%	\$253,550 to \$289,767	14
\$80,000 to \$89,999	825	5.8%	\$289,771 to \$325,989	9
\$90,000 to \$99,999	665	4.6%	\$325,992 to \$362,210	2
\$100,000 +	1,530	10.7%	More than \$362,214	17
Total	14,330	100.0%		141

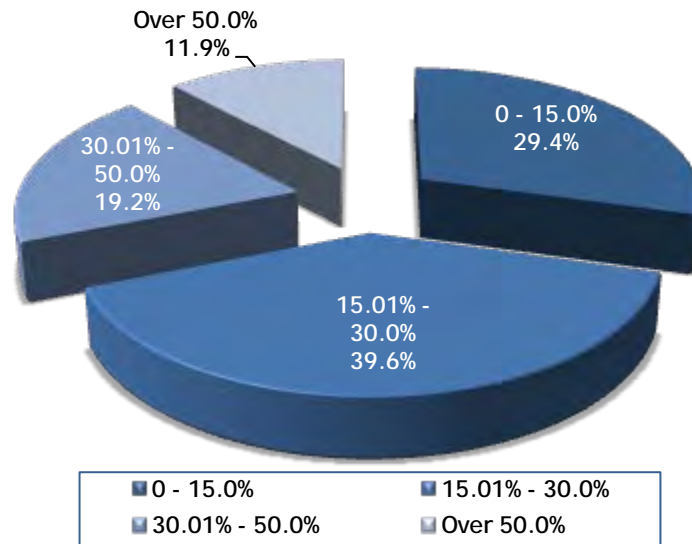
Note: The number of available listings is taken from the MLS scan carried out on April 6, 2009; as outlined in Table 36.

Source: Statistics Canada, Community Profile, 2006; MLS.ca, Listings, May 6 2009; SHS Calculations

10.3 Rental Housing Affordability

Unlike major payments made by homeowners, renters may or may not pay rent which is inclusive of electricity, water, and municipal services. The largest portion of renters spend between 15.01% and 30.0% of their income towards rent at 39.6% while 29.4% of renters spend less than 15.0%. However, over a quarter of renters spend more than 30.0% on rent, despite the fact that renting should generally be a significantly more affordable alternative than homeownership in most areas on a monthly basis. More renters in Sudbury District spend more than is recommended on rent than in Manitoulin District, with a distribution similar to the province.

Figure 64: Proportion of Income Spent on Rent in Manitoulin-Sudbury Districts, 2006



Source: Statistics Canada, Custom Tabulations, 2006
Corresponding figures can be found in Appendix Table 28.

Households earning less than \$20,000 are unable to afford units available at average rents at any unit size. A total of 19.5% of all households, regardless of tenure, in Manitoulin-Sudbury Districts earn that much. On the other hand, households earning \$30,000 and more are able to afford most rental units that would be available.

Table 47: Comparison of Household Incomes (2006) and Affordable Rents (2009) in Manitoulin-Sudbury Districts

Individual Income	Households		Affordable Rent	1 bdrm	2 bdrm	3 bdrm	4 bdrm
	#	%		\$547	\$624	\$664	\$762
Under \$10,000	815	5.7%	Under \$250	Not affordable			
\$10,000 to \$19,999	1,980	13.8%	\$250 to \$500	Not affordable			
\$20,000 to \$29,999	1,700	11.9%	\$500 to \$750	Affordable			Not affordable
\$30,000 to \$39,999	1,880	13.1%	\$750 to \$1,000	Affordable			
\$40,000 to \$49,999	1,650	11.5%	\$1,000 to \$1,250	Affordable			
\$50,000 to \$59,999	1,335	9.3%	\$1,250 to \$1,500	Affordable			
More than \$60,000	4,970	34.7%	More than \$1,500	Affordable			
Total	14,330	100.0%					

Note: Average rents by unit size are based on available figures from the LaCloche Region for April 2009.

Source: Statistics Canada, Community Profile, 2006; Manitoulin-Sudbury District Services Board, Ontario Works Program, April 2009; SHS Calculations

This contradiction points to the problem in many areas where homeownership can be less than or equal to the cost of renting a unit. This makes ownership a

much more attractive option even if a resident may be better serviced in rental or social housing due to supports or physical layouts required to live independently. We discuss this problem further in the next section, when looking at the issues in the homeownership and rental markets unique to rural and remote areas.

10.4 Summary

Approximately 14.1% of households pay more than 30% of their incomes towards shelter costs, including 10.7% of homeowners and 31.1% of renters. Though rental housing is meant to help those with lower incomes, households that earn less than \$20,000 are unable to afford any rental units listed at average prices in Manitoulin-Sudbury Districts. Though homes are pricier on Manitoulin Island, some affordable homes are available in LaCloche and Sudbury East; which ironically, makes homeownership more feasible than renting. Given the lack of growth in population and households, it may not be advisable to expand the affordable housing stock in most areas. A more suitable solution for Manitoulin-Sudbury may be to provide more rent-geared-to-income subsidies (in the form of rent supplements) to households in need of assistance already living in the area.

11.0 Rural and Remote Housing

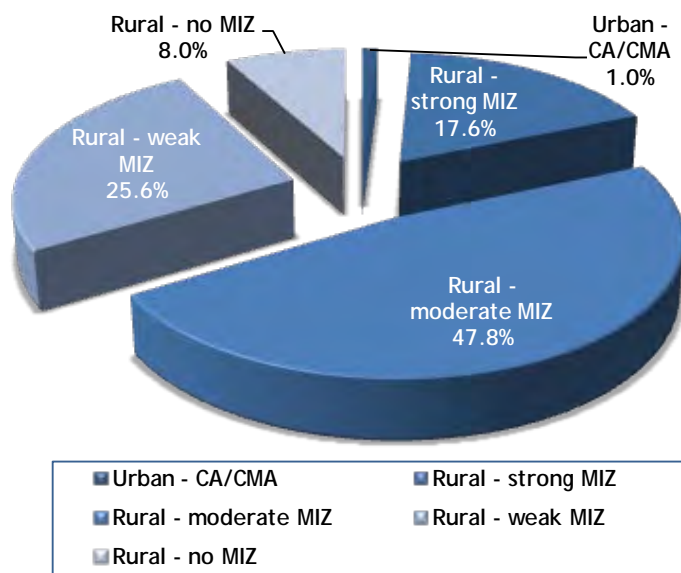
11.1 Rural Areas Within Districts

The jurisdiction under the Manitoulin-Sudbury District Services Board is mostly rural, with only 1.0% included in an urban census agglomeration or census metropolitan area (CA/CMA). Therefore, most parts of the Districts face different challenges than many parts of Ontario, where 88.2% of the population lives in urban areas that fall under a CA or CMA.

As suggested by the title, the Metropolitan Influence Zones (MIZ) illustrate the reach under which the metropolitan or urban area falls. This influence is measured mostly through commuting patterns: on one end, the strong MIZ areas include census division areas with a commuting flow of 30% or more towards urban areas; whereas the areas with no MIZ either have fewer than 40 residents in the employed labour force or there are no people commuting to work to CA/CMAs. The moderate MIZ indicates a commuting flow of 5% to 30% and the weak MIZ is indicative of areas where commuting flow is more than 0% but less than 5%.

Manitoulin District does not have any areas with strong MIZ and 30.6% of the area is moderately influenced. On the other hand, 58.2% of Sudbury District is moderately influenced by Greater Sudbury. This difference can be attributed to geography: the District of Sudbury is located on the mainland and surrounds the city, whereas it requires further travel from the Island to the City of Greater Sudbury.

Figure 65: Proportion of Metropolitan Influence Zones (MIZ) across Manitoulin-Sudbury Districts



Source: Statistics Canada, Community Profiles, 2006; Government of Canada Rural Secretariat, Community Information Database, 2006

This holds important implications for the availability of and access to services for residents in Manitoulin-Sudbury Districts. If they are unable to access necessary services essential to their day-to-day living while residing in their current areas, they may have to leave the Districts and move to the City. This section then aims to examine the unique problems and issues in housing and services that arise in rural and remote areas, particularly unorganized communities.

11.2 Housing Supply and Demand in Rural and Remote Areas

Manitoulin-Sudbury Districts have many of the characteristics of rural communities when looking at their housing: the housing supply is older and of poorer quality, is mostly owner-occupied, and has few rentals and “apartments” with a lack of housing choices and tenure options (Bruce, 2007). Similarly like other rural areas, the demand in the Districts shows that there is a “residualization of renters”, more seniors, and fewer services, among other things (2007).

Often, homeownership may be the only choice for tenure if the rental market is expensive and or the units available do not provide for additional benefits of accessibility or other elements missing in dwelling structures made for homeownership. When this is the only feasible option, many families with lower incomes will struggle to place a down payment, particularly for dwellings that come with higher price tags in some places (Bruce, 2003). On the other hand, rental housing that is adequate and affordable can be rare, as much of it becomes costly to operate and is left in poor conditions. This leaves fewer choices available for those who would like to rent, especially since rural areas are not as attractive for private developers due to the high costs associated with scattered developments and sparse populations.

In fact, most local construction companies may carry out more work for renovations rather than for building whole projects throughout the year (2003), as shown by the low number of building permits issued as shown earlier in Sudbury East and LaCloche regions. The few that are issued for the purposes of building are often for self-builds, as opposed to whole developments. In rural areas, some of the stock may also be manufactured housing like mobile homes, though these are less common in Ontario (2003).

Social housing projects in rural areas often face chronic vacancies with family units and seniors’ units. For the former, this occurs most frequently in cases where the area has typically been dependent on the primary sector, which has been in decline and so has been forcing families to move to other areas in order to sustain their well-being as a unit. The Chapleau area is facing these very problems at present. Vacancies in seniors units located in rural and remote areas take place where an aging population has moved out to access

services in other areas and where there is a larger selection of rental housing (Bruce, 2005).

Causes vary from occurrence at the macro level (the big picture effect) to the community/region (the rural depopulation effect) to the property/project (the site specific effect). It is important to note that the rural depopulation effect differs on the basis of whether the area in question is adjacent to a metropolitan area: areas not directly adjacent to a CMA/CA will most likely see higher vacancy rates in family units, as people move out due to the economy's performance, while areas right by a CMA/CA will see seniors move out to better choices and more services and amenities (2005).

Typically, housing markets do not fully meet the need of residents in rural and remote areas. Approximately 15% of residents living in rural and remote areas in 1996 had difficulties with housing affordability; particularly if they were seniors, non-families, and renters (Bruce, 2003). This was higher for their Aboriginal counterparts, at 17.8%. Though 11.3% of dwellings were not adequate, only 4.4% were considered to be in core need, suggesting that suitability was not as dire a problem. Compared to other rural households, off-reserve Aboriginals were twice as likely though to be in core need and seven times more likely to be living substandard conditions. Additionally, all low income households generally lived in poorer housing conditions (2003). Though this study was not updated at a later date to include data from recent census reports, this issue may likely have become worse, with the economic shift forcing more households to move away in order to look for work and/or services.

The study conducted by Bruce in 2003 found rural homelessness to be rare in their sample communities. They found people living outside a small town in an isolated location when they stumbled upon these cases, perhaps in a tent for part of the year or another modified structure (such as a camper or bus) (2003). However, as previously told to us, hidden homelessness is indeed a concern in the Districts. Though affordability was certainly an issue thoroughly examined in our consultations and data, the provision of services was considered an essential problem to study as well.

11.3 Availability of Services in Rural and Remote Areas

Like any community, important types of infrastructure and services will address needs around transportation, telecommunications, health, education, child care, and energy; as identified in a Rural Issues Policy Statement by the Canadian Federation of Agriculture (2009). Additionally, the Federation of Canadian Municipalities recognizes that the

“quality of life is influenced by a variety of factors, including the development of a vibrant local economy, the availability of affordable, appropriate housing, dependable community infrastructure, and reliable

access to clean air and drinking water. All of these issues touch at the heart of the day-to-day lives of Canadians (2009).”

In addition to social housing, the Manitoulin-Sudbury DSSAB also administers childcare, emergency medical services (mostly land ambulance), and the Ontario Works program. However, these are not the only services required in a community. When services like grocery stores and schools are unavailable nearby for people with low income or special needs (like seniors, people with disabilities, and others), those households would not be attracted to that particular community as they cannot afford to travel too far. Housing providers make a point to choose neighbourhoods which they can afford to locate in and which can provide services that cater to their target market. Therefore, housing providers catering to people with low-income, disabilities, or other needs would not locate in places without shops and services their tenants can afford; nor would they choose areas that do not provide the required land for the most reasonable per-unit cost (HomeComing, 2005).

In view of the trends previously noted when looking at social housing, areas in Sudbury North such as Chapleau appear to have sufficient supply of public housing units: a greater emphasis in such areas is actually needed on providing supports to those being housed. In addition, the costs of utilities are steadily increasing and creating hardship among growing number of households, especially in the older stock of scattered DSSAB units. This is creating a need to enhance energy efficiency of existing stock. Utilities are very high in rural areas when compared to cities, with changing codes forcing costs up even further. In Espanola, the local hydro rates are lower but there is pressure to sell the system to Ontario Hydro.

Infrastructure is a very expensive barrier in many small communities as they often cannot afford major sewer and water systems. Some places do not have serviced lots, such as Espanola, which limits available options for expanding housing supply. On the other hand, there are places like Little Current, which recently created a 37-lot serviced residential subdivision, which could accommodate new growth. The sewage treatment plant in Espanola also has reached capacity and this too will be expensive to manage.

The lack of public transportation, particularly for senior citizens and for people with disabilities, is a major concern. Without such transportation services, their mobility is severely restricted. In particular, where facilities are located is a key issue on Manitoulin Island. Transportation is a big problem as there are long distances and no public transit on the Island as bus service has proved to be unfeasible. There is a taxi service but it is very expensive and a previous volunteer taxi service did not work due to the lack of volunteers and high mileage costs. It is also expensive to get to Sudbury District or to the City, with bus service once a month to Espanola from Little Current.

In Sudbury East, it was noted that northern communities have different civic psyches than big cities in the south as people are used to working together. However, housing - particularly by senior levels of government and funders - is viewed and managed in isolation as one of many services rather than as a part of a bigger picture. For example, many seniors are leaving due to a lack of health care services. However, health and housing can be put together as is done with supportive housing for seniors or for people with disabilities, and there are many examples of projects in rural and remote areas that have accomplished this. It was also said that there is a need for more education and awareness about social housing. Service providers in Sudbury North also expressed concern that many individuals are not familiar with the role of the DSSAB in housing and are reluctant to rely on government assistance.

Maintaining and supporting rural and remote communities is an important priority in Canada. As noted in a June 2008 report from the Government of Canada's Standing Senate Committee on Agriculture and Forestry, rural Canada is a crucial part of the country's economy and ecological sustainability, while providing an alternative to urban and suburban living. However, some services are required in order for individuals to have a comparable quality of life in rural areas to that in CMA/CAs. It should be these services that are sought after in economic development, while involving those that will benefit the most in the process.

11.4 Summary: Affordability in Rural Areas

The question remains: is housing affordable in rural and remote areas? In Manitoulin-Sudbury, the answer seems to be yes for the bulk of the population. However, more can be done. The housing stock in rural and remote areas is generally older and may require more upkeep, particularly if it becomes expensive to maintain with higher utility and servicing costs. High building costs, uncertain economies, uncoordinated public policy and legislation, and a lack of community services are just a few of the barriers identified (Bruce 2003; 2007) to the provision of housing for people with lower incomes than the average household in rural and remote areas. It has been shown that services such as health care and transportation are also important to the location decisions that people may make when choosing a place to live, impacting the ability of communities to attract and retain residents.

We have to remember that only 1.0% of the DSSAB's jurisdiction is considered "urban". It is important to support rural and remote areas, yet to allow for better access to services, particularly in aging communities. There are opportunities that are present, as will be discussed in the strategy paper.

12.0 Rationalizing the Housing Stock

12.1 The Challenge

As shown earlier, the population across the DSSAB is aging and the number of smaller one and two person households is increasing. Thus there is a need to ensure the supply of social housing is well matched to these needs. At the same time, there is a complete lack of family social housing units in the Manitoulin and Sudbury East regions of the DSSAB. While there is not expected to be a large increase in the demand for family housing units, the total lack of such options is a cause for concern. In addition, as noted earlier, it is important to ensure that seniors and persons with special needs are provided with the supports they need to enable them to live independently, thereby avoiding institutionalization.

Rising utility and maintenance costs and the aging housing stock are making it more difficult for senior homeowners to cope with the cost and burden of owning their own home, while the high incidence of dwellings in need of repair among Aboriginal households and low income households in general points to the need to place strong emphasis on housing repair and rehabilitation programs. The lack of elevators in DSSAB adult housing projects is discouraging senior citizens in need from applying for such units and making it difficult for those with disabilities to access these accommodations.

The result of the above factors points to a need to rationalize the stock of housing in some parts of the DSSAB. Typical strategies could include converting some existing larger three and four bedroom social housing units to smaller one and two bedroom units in some areas, while modestly expanding the supply of affordable seniors housing units in other areas. Opportunities may be available to acquire and renovate existing buildings rather than build new projects, in order to minimize costs and enhance sustainability. Family housing units should be considered in areas where none exist, although in very modest supply to guard against potential vacancy problems. Programs to expand renovation and repair of substandard housing should be expanded, including DSSAB social housing units in need of greater energy efficiency. Installation of elevators should also be considered in suitable DSSAB adult buildings to improve accessibility.

Specific recommendations on this issue will be put forward in the final report.

13.0 Key Housing Issues

This study has included gathering and analyzing published data from Statistics Canada and other available sources on changing housing conditions across Manitoulin-Sudbury Districts and on the provision of housing in rural and remote areas. We have also engaged in two rounds of consultation in each planning area.

Key housing issues common to most areas across the Districts are:

- Homeownership has become the only option for many households as it is often more feasible than renting, due to higher rents. However, many low-income households still struggle to make down payments and may experience difficulty meeting growing utility and maintenance costs in ownership units. Therefore, there is a need to ensure a suitable supply of affordable rental housing across the area.
- As the population of seniors increases, a greater range of housing options for an aging population will be required, especially those providing supports to seniors to enable them to remain in their own homes.
- There are few family units in the social housing portfolio, all of which are in LaCloche or Sudbury North. However lone parent families, along with younger single households, have a higher incidence of low income and pay higher percentages of income on housing than other household types.
- A continuum of housing is required as part of the stock for people with disabilities, Aboriginal people, and seniors. A limited choice of housing options cannot meet residents' needs as they require different services and supports.
- Improvements to accessibility are generally required in much of the public housing stock. None of the DSSAB buildings have elevators, which is a big problem for many seniors and disabled individuals.
- Some places do not have serviced lots, such as Espanola, which limits options for expanding the supply of social and affordable housing.
- Many homes in the area are in need of repair, especially among Aboriginal households.
- Many parts of the DSSAB do not have a shortage of social housing units. Rather, these areas require services attached to housing, in order to remain attractive for the groups for which they are built.

- Where facilities are located is a key issue. In many parts of the Districts, there are long distances with little public transit (if any).
- There is a need to rationalize the housing stock in some areas to ensure it better meets current and future housing needs.

Issues specific to the regions comprising the DSSAB identified during the consultation sessions are outlined below.

LaCloche Region

In LaCloche, the issues highlighted by participants in consultation sessions revolved around partnerships and working together, reusing existing structures and spaces for housing, and housing for people with disabilities and senior residents.

- The Town of Espanola, which as the largest municipality in the area, should be well-serviced and attractive for affordable housing, yet does not have a large supply of serviced lots. This limits options for expanding the supply of social and affordable housing.
- A “partnership” is required to provide supports for people with disabilities, including housing and support service agencies. This can then allow for a continuum of services as there otherwise is a limited choice of housing options for residents with special needs.
- There is a need to start working at renovating existing housing to suit seniors as they will start to look towards apartments rather than single detached homes, when those homes become burdensome to maintain. This is particularly the case when the seniors requiring affordable housing most are older, usually past 70 years of age.
- Rehabilitating existing homes has become crucial so that seniors are able to stay in their homes longer. New infrastructure and economic stimulus programs of Federal and Provincial governments are providing opportunities currently to expand the supply of affordable housing, including the renovation of existing stock.

Manitoulin Island Region

In Manitoulin Island, the issues highlighted by participants in consultation sessions revolved around the growing number of seniors and how they are to be accommodated, followed with some discussion on partnerships and gaps in housing for other priority groups.

- There are few options on the Island for seniors who need affordable rental housing with supports.

- An emphasis should be placed on continuing care communities. There may also be opportunities to work with the hospital when looking at connecting adjacent units for assisted living.
- Seniors prefer seniors-only housing as many feel they would rather stay in their homes than live in mixed housing. However, the DSSAB inherited mixed buildings from the Ontario Housing Corporation (OHC), after OHC had mixed former seniors-only buildings. There was concern that these buildings may not stay full if younger singles are taken out of buildings that have rents geared to income.
- There is great difficulty in housing wheelchair-bound tenants as there are no handicapped suites or elevators in the DSSAB's units.
- In many rural areas, a personal vehicle is required due to a lack of transportation options; though this becomes expensive when factoring in maintenance and lower incomes. Affordable housing should then be located in bigger communities where there are facilities and services.

Sudbury East Region

In Sudbury East, the issues highlighted by participants in consultation sessions revolved around the drawbacks and effectiveness of programs, municipal growth and infrastructure, difficulties with home maintenance, and the gap between housing supply and demand for many priorities groups.

- There are many catch-22s in programs that may adversely affect the lives of those most in need. For example, some people who are currently on Ontario Works may qualify for the Ontario Disability Support Program, which would provide for greater living allowances. However, when they cannot find a doctor to sign off on this, they are unable to apply and remain on OW despite the missed opportunities of ODSP.
- Many seniors living in their homes cannot maintain them or pay utilities. More options are required, including more supports. This is particularly so when some seniors face a big burden between home maintenance and other basic needs, such as food.
- People often retire to rural/remote areas to save on housing but find no services and then leave the area. Growth could be encouraged in order to service residents' needs, by upgrading infrastructure for residents already in the area and by building centered points where services are available to attract newer residents.

- DSSAB buildings require elevators and other accessibility upgrades in order to make their buildings more open to people with disabilities and seniors.
- Like in Manitoulin Island, seniors in Sudbury East prefer living in seniors-only accommodation where possible.
- Sudbury East has no family social housing units. This shortfall needs to be addressed.

Sudbury North Region

In Sudbury North, the issues highlighted by participants in consultation sessions revolved around the need to look at providing supports to existing residents, particularly with partnerships and appropriate housing for all household types.

- There is no shortage of social housing units; indeed the DSSAB is experiencing some difficulty maintaining full occupancy in its existing units.
- Unorganized communities such as Gogama and Foleyet are often overlooked in the provision of affordable housing and related programs and need a forum to make their voices and needs heard on a regular basis.
- It is necessary to cut through the “silo” structure of government departments and encourage collaboration, perhaps with a structure like a Housing Advisory Committee as a model.
- There is a need for more supportive housing. The Aging at Home Strategy from the Local Health Integration Network should be promoted, particularly with funding and actions to be taken, as a way to address this concern.
- Family units may need to be downsized in order to accommodate the trend toward smaller families without over-housing them.

These issues will form the basis for our strategy paper, which will be presented to the DSSAB in September to recommend actions to be taken towards ensuring an adequate supply of housing is available to meet the needs of all segments of the population.

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Appendix

Appendix Table 1: Labour Force Participation and Unemployment Rates across Manitoulin-Sudbury Districts, 2001-2006

Location	Labour Force Participation			Unemployment		
	2001	2006	2001-2006	2001	2006	2001-2006
Sables-Spanish Rivers	53.2	55.7	2.6	14.5	11.7	-5.0
Espanola	60.2	58.4	1.9	11.0	11.3	-6.4
Baldwin	58.3	54.3	8.5	6.7	10.0	1.1
Nairn & Hyman	60.3	59.0	7.7	4.9	6.1	18.9
LaCloche Region	58.0	56.9	5.2	9.3	9.8	2.2
Tehkummah	75.4	48.5	26.9	0.0	6.1	-6.1
Central Manitoulin	51.7	52.9	-1.2	7.4	8.3	-0.9
Assignack	54.8	57.4	-2.6	3.5	4.7	-1.2
Northeastern Manitoulin and the Islands	60.0	54.8	5.2	8.5	8.4	0.1
Billings	58.1	55.7	2.4	0.0	0.0	0.0
Gordon	69.6	46.5	23.1	3.6	0.0	3.6
Gore Bay	60.0	58.7	1.3	4.8	4.5	0.3
Burpee and Mills	66.7	50.0	16.7	5.3	17.9	-12.6
Barrie Island	N/A	44.4	N/A	N/A	0.0	N/A
Whitefish River (First Nation)	61.1	66.7	-5.6	13.6	11.1	2.5
Sucker Creek (First Nation)	58.5	64.0	-5.5	29.2	21.9	7.3
Sheguiandah (First Nation)	58.8	61.9	-3.1	30.0	0.0	30.0
Sheshegwaning (First Nation)	57.1	58.8	7.2	25.0	20.0	-1.8
M'Chigeeng (First Nation)	66.0	65.0	-24.5	18.2	11.8	21.5
Wikwemikong Unceded (First Nation)	N/A	56.2	0.9	N/A	16.6	8.4
Manitoulin, Unorganized, West Part	40.5	N/A	N/A	33.3	N/A	N/A
Zhiibaahaasing (First Nation)	N/A	80.0	-27.1	N/A	0.0	14.0
Manitoulin Island Region	59.9	57.6	0.9	13.0	8.2	4.3
Killarney	62.2	61.0	1.2	21.6	27.7	-6.1
French River / Riviere des Francais	52.9	52.2	-1.6	14.0	9.7	3.7
St.-Charles	50.7	53.1	0.1	6.7	15.5	-1.0
Markstay-Warren	50.6	52.7	7.5	13.4	10.3	0.7
Whitefish Lake (First Nation)	62.8	55.1	18.2	11.1	7.4	19.9
Sudbury East Region	55.8	54.8	5.1	13.4	14.1	3.4

Location	Labour Force Participation			Unemployment		
	2001	2006	2001-2006	2001	2006	2001-2006
Duck Lake (First Nation)	73.3	54.5	12.9	27.3	33.3	-24.2
Chapleau (First Nation)	69.2	57.1	-1.6	22.2	0.0	18.2
Chapleau	67.4	67.6	-67.6	9.1	13.1	-13.1
Mattagami (First Nation)	66.7	55.6	13.6	25.0	26.7	-4.5
Sudbury, Unorganized, North Part	55.5	54.6	-54.6	18.2	13.1	-13.1
Sudbury North Region	66.4	57.9	-19.5	20.4	17.2	-7.3
Manitoulin-Sudbury Districts	60.0	56.8	-2.1	14.0	12.3	0.6
Ontario	67.3	67.1	-0.2	6.1	6.4	0.3

Source: Statistics Canada, Community Profiles, 2001, 2006

Appendix Table 2: Unemployment Rates in Northern Ontario, 2006-2009

Month	2006	2007	2008	2009
January - February	9.9	10.6	10.9	10.5
February - March	9.7	10.6	10.9	10.5
March - April	9.9	11.0	10.7	10.4
April - May	9.9	11.0	10.7	10.9
May - June	10.3	10.8	10.7	12.4
June - July	10.2	10.4	10.4	N/A
July - August	10.2	10.4	10.1	N/A
August - September	10.5	10.3	10.4	N/A
September - October	10.7	10.2	10.4	N/A
October - November	10.8	10.0	10.3	N/A
November - December	10.7	9.9	10.1	N/A
December - January	10.7	10.4	10.3	N/A
Average	10.3	10.5	10.5	11.2

Source: HRSDC, Unemployment Rates for Employment Insurance (EI) Economic Regions, 2006-2009

Appendix Table 3: Share of Resident Labour Force by Industry in Manitoulin-Sudbury Districts, 2001-2006

Industry	2001		2006		2001-2006
	#	%	#	%	%
Agriculture, forestry, fishing and hunting	880	5.4%	770	4.8%	-0.6%
Mining and oil and gas extraction	440	2.7%	440	2.8%	0.1%
Utilities	125	0.8%	105	0.7%	-0.1%
Construction	1,160	7.1%	1,230	7.7%	0.6%
Manufacturing	1,810	11.1%	1,665	10.4%	-0.7%
Wholesale trade	325	2.0%	325	2.0%	0.0%
Retail trade	1,970	12.1%	2,065	12.9%	0.9%
Transportation and warehousing	1,420	8.7%	1,255	7.9%	-0.8%
Information and cultural industries	105	0.6%	130	0.8%	0.2%
Finance and insurance	365	2.2%	285	1.8%	-0.4%
Real estate and rental and leasing	105	0.6%	70	0.4%	-0.2%
Professional, scientific and technical services	320	2.0%	390	2.4%	0.5%
Management of companies and enterprises	0	0.0%	15	0.1%	0.1%
Administrative and support, waste management and remediation services	395	2.4%	450	2.8%	0.4%
Educational services	1,060	6.5%	905	5.7%	-0.8%
Health care and social services	1,640	10.0%	1,995	12.5%	2.5%
Arts, entertainment and recreation	275	1.7%	255	1.6%	-0.1%
Accommodation and food services	1,605	9.8%	1,365	8.6%	-1.3%
Public administration	1,265	7.7%	1,330	8.3%	0.6%
Other services	735	4.5%	605	3.8%	-0.7%
Not applicable	335	2.1%	285	1.8%	-0.3%
Total	16,330	100.0%	15,960	100.0%	-2.2%

Source: Statistics Canada, Community Profiles, 2001, 2006

Appendix Table 4: Ontario Works (OW) Caseload for Manitoulin-Sudbury District Social Services Administration Board, December 2008 to February 2009

Location	December 2008	January 2009	February 2009
Sables-Spanish River	65	70	82
Espanola	113	120	110
Baldwin	12	13	10
LaCloche Region	190	203	202
Tehkummah	7	8	10
Central Manitoulin	8	10	8

Appendix Table 4: Ontario Works (OW) Caseload for Manitoulin-Sudbury District Social Services Administration Board, December 2008 to February 2009

Location	December 2008	January 2009	February 2009
Assiginack	7	7	6
Location	December 2008	January 2009	February 2009
Northeastern Manitoulin and Islands	28	29	31
Gore Bay	14	15	13
Manitoulin District, Unorganized	8	8	7
Manitoulin Island Region	72	77	75
French River	29	27	27
St. Charles	22	24	24
Markstay-Warren	20	16	21
Sudbury East Region	71	67	72
Chapleau	42	43	43
Sudbury North Region	42	43	43
Sudbury District, Unorganized	27	30	33
Other (Less than 5)	12	12	11
Manitoulin-Sudbury Districts	414	432	436

Source: Manitoulin-Sudbury District Services Board, Ontario Works Program, 2009

Appendix Table 5: Trends in Aboriginal Population by Region in the Manitoulin-Sudbury DSSAB, 2001-2006

Location	2001	2006	2001-2006
Sables-Spanish Rivers	305	430	41.0%
Espanola	405	475	17.3%
Baldwin	50	20	-60.0%
Nairn & Hyman	10	45	350.0%
LaCloche Region	770	970	26.0%
Tehkummah	10	25	150.0%
Central Manitoulin	65	75	15.4%
Assiginack	70	125	78.6%
Northeastern Manitoulin and the Islands	385	420	9.1%
Billings	30	35	16.7%
Gordon	10	15	50.0%
Gore Bay	15	50	233.3%
Burpee and Mills	0	0	N/A
Barrie Island	N/A	15	N/A
Whitefish River (First Nation)	260	350	34.6%
Sucker Creek (First Nation)	295	325	10.2%

**Appendix Table 5: Trends in Aboriginal Population by Region in the
Manitoulin-Sudbury DSSAB, 2001-2006**

Location	2001	2006	2001-2006
Sheguiandah (First Nation)	120	160	33.3%
Sheshegwaning (First Nation)	85	100	17.6%
M'Chigeeng (First Nation)	695	730	5.0%
Location	2001	2006	2001-2006
Wikwemikong Unceded (First Nation)	N/A	2,355	N/A
Manitoulin, Unorganized, West Part	15	N/A	N/A
Zhiibaahaasing (First Nation)	N/A	45	N/A
Manitoulin Island Region	2,055	4,825	N/A**
Killarney	145	190	31.0%
French River / Riviere des Francais	215	310	44.2%
St.-Charles	70	100	42.9%
Markstay-Warren	155	380	145.2%
Whitefish Lake (First Nation)	320	335	4.7%
Sudbury East Region	905	1,315	45.3%
Duck Lake (First Nation)	105	80	-23.8%
Chapleau (First Nation)	80	70	-12.5%
Chapleau	315	255	-19.0%
Mattagami (First Nation)	160	180	12.5%
Sudbury, Unorganized, North Part	290	190	-34.5%
Sudbury North Region	950	775	-18.4%
Total Manitoulin-Sudbury DSSAB	4,680	7,885	68.5%

Note: Some data was unavailable due to low response rates in many First Nations communities.

Source: Statistics Canada, Community Profiles, 2001, 2006

Appendix Table 6: Aboriginal Population by Age in Manitoulin-Sudbury Districts, 2001
Manitoulin District

Age	Male		Female		Total	
	#	%	#	%	#	%
0 - 19 years	1,010	44.2%	910	38.6%	1,920	41.2%
20 - 44 years	775	33.9%	865	36.7%	1,635	35.0%
45 - 54 years	235	10.3%	250	10.6%	485	10.4%
55 - 64 years	120	5.3%	145	6.1%	265	5.7%
65 - 74 years	100	4.4%	125	5.3%	225	4.8%
75+ years	45	2.0%	65	2.8%	135	2.9%
Total	2,285	100.0%	2,360	100.0%	4,665	100.0%

Sudbury District

Age	Male		Female		Total	
	#	%	#	%	#	%
0 - 19 years	485	38.0%	475	38.8%	955	38.1%
20 - 44 years	565	44.3%	430	35.1%	990	39.5%
45 - 54 years	100	7.8%	135	11.0%	240	9.6%
Age	Male		Female		Total	
	#	%	#	%	#	%
55 - 64 years	110	8.6%	95	7.8%	205	8.2%
65 - 74 years	15	1.2%	75	6.1%	90	3.6%
75+ years	0	0.0%	15	1.2%	25	1.0%
Total	1,275	100.0%	1,225	100.0%	2,505	100.0%

Manitoulin-Sudbury Districts

Age	Male		Female		Total	
	#	%	#	%	#	%
0 - 19 years	1,495	42.0%	1,385	38.6%	2,875	46.7%
20 - 44 years	1,340	37.6%	1,295	36.1%	1,635	26.6%
45 - 54 years	335	9.4%	385	10.7%	725	11.8%
55 - 64 years	230	6.5%	240	6.7%	470	7.6%
65 - 74 years	115	3.2%	200	5.6%	315	5.1%
75+ years	45	1.3%	80	2.2%	130	2.1%
Total	3,560	100.0%	3,585	100.0%	6,150	100.0%

Source: Statistics Canada, Aboriginal Community Profiles, 2001

Appendix Table 7: Aboriginal Population by Age in Manitoulin-Sudbury Districts, 2006

Manitoulin District

Age	Male		Female		Total	
	#	%	#	%	#	%
0 - 19 years	980	38.7%	870	34.8%	1,840	36.5%
20 - 44 years	830	32.8%	785	31.4%	1,610	32.0%
45 - 54 years	370	14.6%	380	15.2%	755	15.0%
55 - 64 years	205	8.1%	215	8.6%	425	8.4%
65 - 74 years	100	4.0%	150	6.0%	250	5.0%
75+ years	45	1.8%	100	4.0%	155	3.1%
Total	2,530	100.0%	2,500	100.0%	5,035	100.0%

Sudbury District

Age	Male		Female		Total	
	#	%	#	%	#	%
0 - 19 years	555	36.6%	420	31.6%	975	33.7%
20 - 44 years	435	28.7%	415	31.2%	855	29.6%

45 - 54 years	260	17.2%	275	20.7%	530	18.3%
55 - 64 years	165	10.9%	155	11.7%	335	11.6%
65 - 74 years	90	5.9%	55	4.1%	150	5.2%
75+ years	10	0.7%	10	0.8%	45	1.6%
Total	1,515	100.0%	1,330	100.0%	2,890	100.0%

Manitoulin-Sudbury Districts

Age	Male		Female		Total	
	#	%	#	%	#	%
0 - 19 years	1,535	38.0%	1,290	34.6%	2,815	35.5%
20 - 44 years	1,255	31.1%	1,095	29.4%	2,465	31.1%
45 - 54 years	630	15.6%	655	17.6%	1,285	16.2%
55 - 64 years	370	9.2%	370	9.9%	760	9.6%
65 - 74 years	195	4.8%	205	5.5%	400	5.0%
75+ years	55	1.4%	110	3.0%	200	2.5%
Total	4,040	100.0%	3,725	100.0%	7,925	100.0%

Source: Statistics Canada, Aboriginal Community Profiles, 2006

Appendix Table 8: Trends in Dwelling Conditions for Aboriginal Population in Manitoulin-Sudbury Districts, 2001-2006

Manitoulin District

Number of Persons	2001		2006	
	#	%	#	%
Regular maintenance only	785	44.2%	885	42.5%
Minor repairs required	570	32.1%	650	31.3%
Major repairs required	420	23.7%	545	26.2%
Total	1,775	100.0%	2,080	1

Sudbury District

Number of Persons	2001		2006	
	#	%	#	%
Regular maintenance only	500	42.9%	625	43.9%
Minor repairs required	400	34.3%	535	37.5%
Major repairs required	265	22.7%	265	18.6%
Total	1,165	100.0%	1,425	100.0%

Manitoulin-Sudbury Districts

Number of Persons	2001		2006	
	#	%	#	%
Regular maintenance only	1,285	43.7%	1,510	43.1%
Minor repairs required	970	33.0%	1,185	33.8%
Major repairs required	685	23.3%	810	23.1%
Total	2,940	100.0%	3,505	100.0%

Ontario

Number of Persons	2001		2006	
	#	%	#	%
Regular maintenance only	45,645	50.3%	63,655	52.3%
Minor repairs required	28,735	31.7%	39,300	32.3%
Major repairs required	16,395	18.1%	18,775	15.4%
Total	90,775	100.0%	121,730	100.0%

Source: Statistics Canada, Aboriginal Community Profiles, 2001, 2006

Appendix Table 9: Aboriginal Population in the Labour Force in Manitoulin and Sudbury Districts and Ontario by Industry, 2001-2006

Manitoulin District

Industry	2001		2006	
	#	%	#	%
Agriculture and other resource-based industries	130	7.3%	130	6.2%
Manufacturing and construction industries	265	14.9%	285	13.6%
Wholesale and retail trade	155	8.7%	170	8.1%
Finance and real estate	10	0.6%	15	0.7%
Health and education	485	27.2%	535	25.6%
Business services	150	8.4%	185	8.9%
Other services	590	33.1%	770	36.8%
Total Labour Force	1,780	100.0%	2,090	100.0%

Sudbury District

Industry	2001		2006	
	#	%	#	%
Agriculture and other resource-based industries	85	8.7%	125	9.9%
Manufacturing and construction industries	215	21.9%	200	15.8%
Wholesale and retail trade	135	13.8%	175	13.8%
Finance and real estate	10	1.0%	10	0.8%
Health and education	130	13.3%	215	17.0%
Business services	105	10.7%	225	17.8%
Other services	305	31.1%	315	24.9%
Total Labour Force	980	100.0%	1,265	100.0%

Sudbury-Manitoulin Districts

Industry	2001		2006	
	#	%	#	%
Agriculture and other resource-based industries	215	7.8%	255	7.6%
Manufacturing and construction industries	480	17.4%	485	14.5%
Wholesale and retail trade	290	10.5%	345	10.3%

Finance and real estate	20	0.7%	25	0.7%
Health and education	615	22.3%	750	22.4%
Business services	255	9.2%	410	12.2%
Other services	895	32.4%	1,085	32.3%
Total Labour Force	2,760	100.0%	3,355	100.0%

Ontario

Industry	2001		2006	
	#	%	#	%
Agriculture and other resource-based industries	3,845	4.7%	4,760	4.3%
Manufacturing and construction industries	17,075	20.8%	21,115	19.0%
Wholesale and retail trade	10,330	12.6%	14,900	13.4%
Finance and real estate	2,450	3.0%	3,625	3.3%
Health and education	13,220	16.1%	19,420	17.5%
Business services	12,735	15.5%	17,800	16.0%
Other services	22,600	27.5%	29,535	26.6%
Total Labour Force	82,250	100.0%	111,160	100.0%

Source: Statistics Canada, Aboriginal Community Profiles, 2001, 2006

Appendix Table 10: Amount of Income Spent on Shelter by Aboriginal Population in Manitoulin-Sudbury Districts and Ontario, 2006

Rented

Income Spent on Shelter	Manitoulin District		Sudbury District		Sudbury-Manitoulin Districts		Ontario	
	#	%	#	%	#	%	#	%
0 - 15.0%	50	20.8%	145	22.1%	195	21.8%	14,785	18.3%
15.01 - 30.0%	95	39.6%	280	42.7%	375	41.9%	33,165	41.0%
30.01 - 50.0 %	50	20.8%	140	21.4%	190	21.2%	19,470	24.1%
Over 50.0 %	40	16.7%	95	14.5%	135	15.1%	13,400	16.6%
Total	240	100.0%	655	100.0%	895	100.0%	80,870	100.0%

Owned

Income Spent on Shelter	Manitoulin District		Sudbury District		Sudbury-Manitoulin Districts		Ontario	
	#	%	#	%	#	%	#	%
0 - 15.0%	405	56.3%	820	55.6%	14,980	18.3%	45,300	40.2%
15.01 - 30.0%	250	34.7%	475	32.2%	33,540	41.0%	46,230	41.0%
30.01 - 50.0 %	45	6.3%	125	8.5%	19,660	24.0%	12,975	11.5%
Over 50.0 %	25	3.5%	55	3.7%	13,535	16.6%	8,070	7.2%
Total	720	100.0%	1,475	100.0%	81,765	100.0%	112,670	100.0%

Total

Income Spent on Shelter	Manitoulin District		Sudbury District		Sudbury-Manitoulin Districts		Ontario	
	#	%	#	%	#	%	#	%
0 - 15.0%	455	60.9%	960	56.4%	2,955	58.1%	60,085	47.9%
15.01 - 30.0%	350	23.4%	755	29.1%	1,370	26.9%	79,400	30.8%
30.01 - 50.0 %	95	13.0%	260	11.1%	600	11.8%	32,445	14.8%
Over 50.0 %	60	1.8%	155	3.6%	150	2.9%	21,475	6.5%
Total	960	100.0%	2,135	100.0%	5,085	100.0%	193,540	100.0%

Source: Statistics Canada, Custom Tabulations, 2006

Appendix Table 11: Seniors' Population Across Manitoulin-Sudbury Districts, 1996-2006

LaCloche Region

Age	2001		2006	
	#	%	#	%
0-54	7,360	75.5%	6,710	69.9%
55-64	1,055	10.8%	1,375	14.3%
65-74	780	8.0%	860	9.0%
75+	550	5.6%	655	6.8%
Total	9,745	100.0%	9,600	100.0%

Manitoulin Island Region

Age	2001		2006	
	#	%	#	%
0-54	6,575	66.8%	8,495	66.9%
55-64	1,410	14.3%	1,910	15.0%
65-74	1,065	10.8%	1,325	10.4%
75+	795	8.1%	965	7.6%
Total	9,845	100.0%	12,695	100.0%

Sudbury East Region

Age	2001		2006	
	#	%	#	%
0-54	4,665	67.5%	4,540	64.7%
55-64	1,190	17.2%	1,295	18.4%
65-74	725	10.5%	840	12.0%
75+	335	4.8%	345	4.9%
Total	6,915	100.0%	7,020	100.0%

Sudbury North Region

Age	2001		2006	
	#	%	#	%
0-54	4,635	75.7%	3,530	69.4%
55-64	720	11.8%	810	15.9%
65-74	525	8.6%	480	9.4%
75+	240	3.9%	265	5.2%
Total	6,120	100.0%	5,085	100.0%

Manitoulin-Sudbury Districts

Age	2001		2006	
	#	%	#	%
0-54	23,235	71.2%	23,275	67.7%
55-64	4,375	13.4%	5,390	15.7%
65-74	3,095	9.5%	3,505	10.2%
75+	1,920	5.9%	2,230	6.5%
Total	32,625	100.0%	34,400	100.0%

Source: Statistics Canada, Community Profiles, 2001, 2006

Appendix Table 12: Housing Tenure in Manitoulin-Sudbury Districts and Ontario by Age, 2006

Manitoulin District

Tenure	65 + years		Total	
	#	%	#	%
Owned	1,595	83.1%	7,090	83.1%
Rented	325	16.9%	1,445	16.9%
Total	1,920	100.0%	8,535	100.0%

Sudbury District

Tenure	65 + years		Total	
	#	%	#	%
Owned	2,625	82.9%	16,880	83.6%
Rented	545	17.2%	3,310	16.4%
Total	3,165	100.0%	20,185	100.0%

Manitoulin-Sudbury Districts

Tenure	65 + years		Total	
	#	%	#	%
Owned	4,220	83.0%	23,970	83.5%
Rented	870	17.1%	4,755	16.6%
Total	5,085	100.0%	28,720	100.0%

Ontario

Tenure	65 + years		Total	
	#	%	#	%
Owned	1,216,060	79.9%	9,066,925	76.5%
Rented	306,840	20.1%	2,778,285	23.5%
Total	1,522,895	100.0%	11,845,205	100.0%

Source: Statistics Canada, Custom Tabulations, 2006

Appendix Table 13: Proportion of Income Spent on Shelter by Seniors in Manitoulin-Sudbury Districts and Ontario, 2006

Renters

Income Spent on Shelter	Manitoulin District		Sudbury District	
	#	%	#	%
0 - 15.0%	100	30.8%	145	26.6%
15.01 - 30.0%	80	24.6%	205	37.6%
30.01 - 50.0 %	125	38.5%	165	30.3%
Over 50.0 %	25	7.7%	25	4.6%
Total	325	100.0%	545	100.0%

Income Spent on Shelter	Sudbury-Manitoulin Districts		Ontario	
	#	%	#	%
0 - 15.0%	245	28.2%	729,225	47.9%
15.01 - 30.0%	285	32.8%	468,940	30.8%
30.01 - 50.0 %	290	33.3%	225,275	14.8%
Over 50.0 %	50	5.7%	98,550	6.5%
Total	870	100.0%	1,522,895	100.0%

Owners

Income Spent on Shelter	Manitoulin District		Sudbury District	
	#	%	#	%
0 - 15.0%	1,075	67.4%	1,640	62.5%
15.01 - 30.0%	370	23.2%	715	27.2%
30.01 - 50.0 %	125	7.8%	185	7.0%
Over 50.0 %	10	0.6%	80	3.0%
Total	1,595	100.0%	2,625	100.0%

Income Spent on Shelter	Sudbury-Manitoulin Districts		Ontario	
	#	%	#	%
0 - 15.0%	2,715	64.3%	686,395	56.4%
15.01 - 30.0%	1,085	25.7%	360,210	29.6%
30.01 - 50.0 %	310	7.3%	114,520	9.4%
Over 50.0 %	90	2.1%	54,365	4.5%
Total	4,220	100.0%	1,216,060	100.0%

Total

Income Spent on Shelter	Manitoulin District		Sudbury District	
	#	%	#	%
0 - 15.0%	1,170	60.9%	1,785	56.4%
15.01 - 30.0%	450	23.4%	920	29.1%
30.01 - 50.0 %	250	13.0%	350	11.1%
Over 50.0 %	35	1.8%	115	3.6%
Total	1,920	100.0%	3,165	100.0%

Income Spent on Shelter	Sudbury-Manitoulin Districts		Ontario	
	#	%	#	%
0 - 15.0%	2,955	58.1%	729,225	47.9%
15.01 - 30.0%	1,370	26.9%	468,940	30.8%
30.01 - 50.0 %	600	11.8%	225,275	14.8%
Over 50.0 %	150	2.9%	98,550	6.5%
Total	5,085	100.0%	1,522,895	100.0%

Source: Statistics Canada, Custom Tabulations, 2006

Appendix Table 14: Seniors with Activity Limitations in Manitoulin-Sudbury Districts, 2006

Activity Limitation	Manitoulin District		Sudbury District	
	#	%	#	%
Reduction in activity at home	550	28.6%	800	25.3%
Reduction in other activities	490	25.5%	740	23.4%
Difficulties with daily activities	585	30.5%	845	26.7%
Total seniors with activity limitations	635	33.1%	900	28.4%
Total seniors' population	1,920	100.0%	3,165	100.0%

Activity Limitation	Manitoulin-Sudbury		Ontario	
	#	%	#	%
Reduction in activity at home	1,350	26.5%	335,460	22.0%
Reduction in other activities	1,230	24.2%	311,110	20.4%
Difficulties with daily activities	1,430	28.1%	353,740	23.2%
Total seniors with activity limitations	1,535	30.2%	373,745	24.5%
Total seniors' population	5,085	100.0%	1,522,895	100.0%

Source: Statistics Canada, Custom Tabulations, 2006

Appendix Table 15: Population with Activity Limitations in Manitoulin-Sudbury Districts, 2006

Reduction in the amount or kind of activity at home

Age	Manitoulin District		Sudbury District		Total	
	#	%	#	%	#	%
0-24 years	55	5.4%	125	5.2%	180	5.3%
25-64 years	420	41.0%	1,470	61.4%	1,890	55.3%
65+ years	550	53.7%	800	33.4%	1,350	39.5%
Total	1,025	100.0%	2,395	100.0%	3,420	100.0%

Reduction in the amount or kind of other activities

Age	Manitoulin District		Sudbury District		Total	
	#	%	#	%	#	%
0-24 years	85	8.1%	180	7.4%	265	7.6%
25-64 years	470	45.0%	1,525	62.5%	1,995	57.2%
65+ years	490	46.9%	740	30.3%	1,230	35.3%
Total	1,045	100.0%	2,440	100.0%	3,485	100.0%

Difficulties with daily activities

Age	Manitoulin District		Sudbury District		Total	
	#	%	#	%	#	%
0-24 years	55	5.1%	135	5.7%	190	5.5%
25-64 years	440	40.9%	1,395	58.9%	1,835	53.3%
65+ years	585	54.4%	845	35.7%	1,430	41.5%
Total	1,075	100.0%	2,370	100.0%	3,445	100.0%

Total Persons with Activity Limitations

Age	Manitoulin District		Sudbury District		Total	
	#	%	#	%	#	%
0-24 years	90	7.3%	205	7.2%	295	7.2%
25-64 years	510	41.3%	1,730	61.0%	2,240	55.0%
65+ years	635	51.4%	900	31.7%	1,535	37.7%
Total	1,235	100.0%	2,835	100.0%	4,070	100.0%

Source: Statistics Canada, Community Profiles, 1996, 2001 and 2006

Appendix Table 16: Ontario Disability Support Program (ODSP) Caseload for Manitoulin-Sudbury District Social Services Administration Board (DSSAB) by Municipality, November 2008 to January 2009

Location	November 2008	December 2008	January 2009
Sables-Spanish River	162	163	163
Espanola	191	190	188
Baldwin	7	8	10
Nairn & Hyman	10	10	10
LaCloche Region	370	371	371
Tehkummah	10	10	11
Central Manitoulin	55	55	53
Assiginack	24	24	23
Northeastern Manitoulin and Islands	67	66	44
Billings	5	5	5
Gore Bay	28	28	28
Burpee & Mills	6	6	7
Manitoulin, Unorganized	5	5	7
Manitoulin Island Region	202	201	179
Killarney	7	7	7
French River	68	66	70
St. Charles	57	60	58
Markstay-Warren	99	99	98
Sudbury East Region	231	232	233
Chapleau	45	46	45
Sudbury North Region	45	46	45
Manitoulin-Sudbury Districts	848	845	823

Note: Two additional cases in November and December and one additional case in January were added into their respective regions.

Source: Manitoulin-Sudbury District Social Services Administration Board, ODSP, 2009

**Appendix Table 17: Amount of Income Spent on Shelter by People with Activity Limitations
in Manitoulin-Sudbury Districts by Tenure, 2006**

Manitoulin District

Activity Limitation	Proportion of Income	Owned		Rented		Total	
		#	%	#	%	#	#
Reduction in the amount or kind of activity at home	0-15.0%	485	59.5%	35	16.7%	520	50.7%
	15.01 - 30.0%	235	28.8%	80	38.1%	315	30.7%
	30.01 - 50.0 %	75	9.2%	75	35.7%	150	14.6%
	Over 50.0 %	20	2.5%	20	9.5%	40	3.9%
	Total	815	100.0%	210	100.0%	1,025	100.0%
Reduction in the amount or kind of other activities	0-15.0%	500	59.9%	40	19.5%	535	51.2%
	15.01 - 30.0%	225	26.9%	65	31.7%	290	27.8%
	30.01 - 50.0 %	85	10.2%	70	34.1%	155	14.8%
	Over 50.0 %	25	3.0%	30	14.6%	60	5.7%
	Total	835	100.0%	205	100.0%	1,045	100.0%
Difficulties with daily activities	0-15.0%	510	60.0%	35	15.9%	550	51.2%
	15.01 - 30.0%	250	29.4%	75	34.1%	330	30.7%
	30.01 - 50.0 %	70	8.2%	85	38.6%	155	14.4%
	Over 50.0 %	20	2.4%	25	11.4%	45	4.2%
	Total	850	100.0%	220	100.0%	1,075	100.0%
Total persons with activity limitations	0-15.0%	605	61.1%	40	16.3%	650	52.6%
	15.01 - 30.0%	275	27.8%	85	34.7%	355	28.7%
	30.01 - 50.0 %	85	8.6%	85	34.7%	170	13.8%
	Over 50.0 %	30	3.0%	40	16.3%	65	5.3%
	Total	990	100.0%	245	100.0%	1,235	100.0%

Sudbury District

Activity Limitation	Proportion of Income	Owned		Rented		Total	
		#	%	#	%	#	#
Reduction in the amount or kind of activity at home	0-15.0%	995	53.9%	65	11.8%	1,065	44.5%
	15.01 - 30.0%	525	28.5%	170	30.9%	700	29.2%
	30.01 - 50.0 %	185	10.0%	170	30.9%	355	14.8%
	Over 50.0 %	130	7.0%	140	25.5%	275	11.5%
	Total	1,845	100.0%	550	100.0%	2,395	100.0%
Reduction in the amount or kind of other activities	0-15.0%	1,050	56.5%	75	12.9%	1,125	46.1%
	15.01 - 30.0%	515	27.7%	190	32.8%	705	28.9%
	30.01 - 50.0 %	185	9.9%	170	29.3%	355	14.5%
	Over 50.0 %	115	6.2%	145	25.0%	260	10.7%

	Total	1,860	100.0%	580	100.0%	2,440	100.0%
Activity Limitation	Proportion of Income	Owned		Rented		Total	
		#	%	#	%	#	%
Difficulties with daily activities	0-15.0%	955	53.5%	90	15.4%	1,040	43.9%
	15.01 - 30.0%	510	28.6%	215	36.8%	730	30.8%
	30.01 - 50.0 %	175	9.8%	145	24.8%	325	13.7%
	Over 50.0 %	135	7.6%	140	23.9%	270	11.4%
	Total	1,785	100.0%	585	100.0%	2,370	100.0%
Total persons with activity limitations	0-15.0%	1,185	54.5%	90	13.6%	1,280	45.1%
	15.01 - 30.0%	610	28.0%	235	35.6%	845	29.8%
	30.01 - 50.0 %	215	9.9%	180	27.3%	400	14.1%
	Over 50.0 %	160	7.4%	150	22.7%	310	10.9%
	Total	2,175	100.0%	660	100.0%	2,835	100.0%

Manitoulin-Sudbury Districts

Activity Limitation	Proportion of Income	Owned		Rented		Total	
		#	%	#	%	#	#
Reduction in the amount or kind of activity at home	0-15.0%	1,480	55.6%	100	13.2%	1,585	46.3%
	15.01 - 30.0%	760	28.6%	250	32.9%	1,015	29.7%
	30.01 - 50.0 %	260	9.8%	245	32.2%	505	14.8%
	Over 50.0 %	150	5.6%	160	21.1%	315	9.2%
	Total	2,660	100.0%	760	100.0%	3,420	100.0%
Reduction in the amount or kind of other activities	0-15.0%	1,550	57.5%	115	14.6%	1,660	47.6%
	15.01 - 30.0%	740	27.5%	255	32.5%	995	28.6%
	30.01 - 50.0 %	270	10.0%	240	30.6%	510	14.6%
	Over 50.0 %	140	5.2%	175	22.3%	320	9.2%
	Total	2,695	100.0%	785	100.0%	3,485	100.0%
Difficulties with daily activities	0-15.0%	1,465	55.6%	125	15.5%	1,590	46.2%
	15.01 - 30.0%	760	28.8%	290	36.0%	1,060	30.8%
	30.01 - 50.0 %	245	9.3%	230	28.6%	480	13.9%
	Over 50.0 %	155	5.9%	165	20.5%	315	9.1%
	Total	2,635	100.0%	805	100.0%	3,445	100.0%
Total persons with activity limitations	0-15.0%	1,790	56.6%	130	14.4%	1,930	47.4%
	15.01 - 30.0%	885	28.0%	320	35.4%	1,200	29.5%
	30.01 - 50.0 %	300	9.5%	265	29.3%	570	14.0%
	Over 50.0 %	190	6.0%	190	21.0%	375	9.2%
	Total	3,165	100.0%	905	100.0%	4,070	100.0%

Ontario

Activity Limitation	Proportion of Income	Owned		Rented		Total	
		#	%	#	%	#	#
Reduction in the amount or kind of activity at home	0-15.0%	232,320	55.6%	33,290	13.2%	265,605	46.3%
	15.01 - 30.0%	176,685	28.6%	88,550	32.9%	265,240	29.7%
	30.01 - 50.0 %	67,345	9.8%	75,220	32.2%	142,565	14.8%
	Over 50.0 %	42,610	5.6%	53,825	21.1%	96,440	9.2%
	Total	519,365	100.0%	251,320	100.0%	770,680	100.0%
Reduction in the amount or kind of other activities	0-15.0%	261,160	57.5%	41,265	14.6%	302,430	47.6%
	15.01 - 30.0%	212,480	27.5%	104,660	32.5%	317,145	28.6%
	30.01 - 50.0 %	85,235	10.0%	82,580	30.6%	167,815	14.6%
	Over 50.0 %	57,805	5.2%	63,185	22.3%	120,990	9.2%
	Total	617,545	100.0%	292,590	100.0%	910,130	100.0%
Difficulties with daily activities	0-15.0%	243,495	55.6%	34,580	15.5%	278,075	46.2%
	15.01 - 30.0%	184,070	28.8%	90,350	36.0%	274,420	30.8%
	30.01 - 50.0 %	67,465	9.3%	75,990	28.6%	143,455	13.9%
	Over 50.0 %	41,960	5.9%	52,205	20.5%	94,170	9.1%
	Total	537,395	100.0%	253,590	100.0%	790,990	100.0%
Total persons with activity limitations	0-15.0%	305,215	56.6%	47,690	14.4%	352,900	47.4%
	15.01 - 30.0%	245,790	28.0%	120,335	35.4%	366,130	29.5%
	30.01 - 50.0 %	96,255	9.5%	94,270	29.3%	190,525	14.0%
	Over 50.0 %	65,190	6.0%	70,715	21.0%	135,900	9.2%
	Total	713,355	100.0%	334,065	100.0%	1,047,415	100.0%

Source: Statistics Canada, Custom Tabulations, 2006

Appendix Table 18: Tenure by Dwelling Type in Manitoulin-Sudbury Districts and Ontario, 2006

Manitoulin District

Dwelling Type	Owned		Rented		Total	
	#	%	#	%	#	%
Single-detached house	6,685	94.3%	1,005	69.8%	7,690	90.1%
Semi-detached or double house	105	1.5%	15	1.0%	120	1.4%
Row house	0	0.0%	10	0.7%	0	0.0%
Apartment/flat in a duplex	65	0.9%	95	6.6%	160	1.9%
Apartment	200	2.8%	305	21.2%	510	6.0%
All other dwellings	35	0.5%	20	1.4%	55	0.6%
Total	7,090	100.0%	1,440	100.0%	8,535	100.0%

Sudbury District

Dwelling Type	Owned		Rented		Total	
	#	%	#	%	#	%
Single-detached house	16,105	95.4%	1,735	52.4%	17,840	88.4%
Semi-detached or double house	295	1.7%	215	6.5%	505	2.5%
Row house	90	0.5%	175	5.3%	265	1.3%
Apartment/flat in a duplex	80	0.5%	260	7.9%	340	1.7%
Apartment	210	1.2%	830	25.1%	1,040	5.2%
All other dwellings	95	0.6%	90	2.7%	190	0.9%
Total	16,875	100.0%	3,310	100.0%	20,185	100.0%

Manitoulin-Sudbury Districts

Dwelling Type	Owned		Rented		Total	
	#	%	#	%	#	%
Single-detached house	22,790	95.1%	2,740	57.7%	25,530	88.9%
Semi-detached or double house	400	1.7%	230	4.8%	625	2.2%
Row house	90	0.4%	185	3.9%	265	0.9%
Apartment/flat in a duplex	145	0.6%	355	7.5%	500	1.7%
Apartment	410	1.7%	1,135	23.9%	1,550	5.4%
All other dwellings	130	0.5%	110	2.3%	245	0.9%
Total	23,965	100.0%	4,750	100.0%	28,720	100.0%

Ontario

Dwelling Type	Owned		Rented		Total	
	#	%	#	%	#	%
Single-detached house	6,909,560	76.2%	407,765	14.7%	7,317,330	61.8%
Semi-detached or double house	659,415	7.3%	134,850	4.9%	794,270	6.7%
Row house	625,565	6.9%	364,665	13.1%	990,225	8.4%
Apartment/flat in a duplex	253,415	2.8%	148,350	5.3%	401,770	3.4%
Apartment	598,280	6.6%	1,719,135	61.9%	2,317,410	19.6%
All other dwellings	20,695	0.2%	3,515	0.1%	24,210	0.2%
Total	9,066,925	100.0%	2,778,280	100.0%	11,845,205	100.0%

Source: Statistics Canada, Custom Tabulations, 2006

Appendix Table 19: Housing Tenure in Manitoulin-Sudbury Districts and Ontario by Age, 2006

Manitoulin District

Tenure	0 - 24 years		25 - 64 years		65 + years		Total	
	#	%	#	%	#	%	#	%
Owned	1,575	78.2%	3,925	85.3%	1,595	83.1%	7,090	83.1%
Rented	440	21.8%	680	14.8%	325	16.9%	1,445	16.9%
Total	2,015	100.0%	4,600	100.0%	1,920	100.0%	8,535	100.0%

Sudbury District

Tenure	0 - 24 years		25 - 64 years		65 + years		Total	
	#	%	#	%	#	%	#	%
Owned	4,250	80.3%	10,005	85.3%	2,625	82.9%	16,880	83.6%
Rented	1,040	19.7%	1,725	14.7%	545	17.2%	3,310	16.4%
Total	5,290	100.0%	11,730	100.0%	3,165	100.0%	20,185	100.0%

Manitoulin-Sudbury Districts

Tenure	0 - 24 years		25 - 64 years		65 + years		Total	
	#	%	#	%	#	%	#	%
Owned	5,825	79.7%	13,930	85.3%	4,220	83.0%	23,970	83.5%
Rented	1,480	20.3%	2,405	14.7%	870	17.1%	4,755	16.6%
Total	7,305	100.0%	16,330	100.0%	5,085	100.0%	28,720	100.0%

Ontario

Tenure	0 - 24 years		25 - 64 years		65 + years		Total	
	#	%	#	%	#	%	#	%
Owned	2,822,110	74.8%	5,028,755	76.8%	1,216,060	79.9%	9,066,925	76.5%
Rented	948,330	25.2%	1,523,120	23.2%	306,840	20.1%	2,778,285	23.5%
Total	3,770,440	100.0%	6,551,870	100.0%	1,522,895	100.0%	11,845,205	100.0%

Source: Statistics Canada, Custom Tabulations, 2006

Appendix Table 20: Dwelling Types by Age of Occupants in Manitoulin-Sudbury Districts, 2006

Manitoulin District

Dwelling Type	0-24		25-64		65+		Total	
	#	%	#	%	#	%	#	%
Single-detached house	1,780	88.3%	4,185	90.9%	1,730	90.1%	25,530	88.9%
Semi-detached house	45	2.2%	60	1.3%	10	0.5%	625	2.2%
Row house	0	0.0%	10	0.2%	0	0.0%	265	0.9%
Apartment	140	6.9%	225	4.9%	145	7.6%	1,550	5.4%
Apartment/flat in a duplex	50	2.5%	85	1.8%	30	1.6%	500	1.7%
Other	10	0.5%	40	0.9%	0	0.0%	245	0.9%
Total	2,015	100.0%	4,605	100.0%	1,920	100.0%	28,720	100.0%

Sudbury District

Dwelling Type	0-24		25-64		65+		Total	
	#	%	#	%	#	%	#	%
Single-detached house	4,605	87.1%	10,525	89.7%	2,715	85.8%	17,840	88.4%
Semi-detached house	165	3.1%	255	2.2%	90	2.8%	505	2.5%
Row house	100	1.9%	145	1.2%	20	0.6%	265	1.3%
Apartment	210	4.0%	520	4.4%	310	9.8%	1,040	5.2%
Apartment/flat in a duplex	135	2.6%	180	1.5%	25	0.8%	340	1.7%
Other	75	1.4%	110	0.9%	0	0.0%	190	0.9%
Total	5,290	100.0%	11,730	100.0%	3,165	100.0%	20,185	100.0%

Manitoulin-Sudbury Districts

Dwelling Type	0-24		25-64		65+		Total	
	#	%	#	%	#	%	#	%
Single-detached house	6,385	87.4%	14,710	90.1%	4,445	87.4%	25,540	88.9%
Semi-detached house	210	2.9%	315	1.9%	100	2.0%	625	2.2%
Row house	100	1.4%	155	0.9%	20	0.4%	275	1.0%
Apartment	350	4.8%	745	4.6%	455	8.9%	1,550	5.4%
Apartment/flat in a duplex	185	2.5%	265	1.6%	55	1.1%	505	1.8%
Other	85	1.2%	150	0.9%	0	0.0%	235	0.8%
Total	7,305	100.0%	16,335	100.0%	5,085	100.0%	28,725	100.0%

Source: Statistics Canada, Custom Tabulations, 2006

Appendix Table 21: Residential Building Permits Issued in LaCloche Region, 2002-2007

Year	Sables-Spanish Rivers		Espanola		Baldwin	Nairn & Hyman		Total	
	Singles	Multi-Res	Singles	Multi-Res	Singles	Singles	Multi-Res	Singles	Multi-Res
2002	49	0	195	4	6	5	0	255	4
2003	57	0	179	1	6	7	0	249	1
2004	109	0	144	0	10	10	0	273	0
2005	42	0	196	0	8	10	0	256	0
2006	90	0	175	49	8	16	1	289	50
2007	108	1	203	1	0	3	0	314	2
Total	455	1	1,092	55	38	51	1	1,636	57

Source: Ministry of Municipal Affairs and Housing, Financial Information Returns, 2002, 2003, 2004, 2005, 2006, 2007

Appendix Table 22: Residential Building Permits Issued in Manitoulin Island Region, 2002-2007

Year	Tehkummah	Central Manitoulin	Assiginack	Northeastern Manitoulin and the Islands	Billings
2002	21	62	20	N/A	43
2003	27	0	36	N/A	46
2004	13	90	27	83	41
2005	11	60	11	84	46
2006	5	46	25	74	39
2007	10	0	45	41	39
Total	87	258	164	282	254

Year	Gordon	Gore Bay	Burpee and Mills	Total
2002	29	12	14	201
2003	19	3	9	140
2004	17	6	5	282
2005	0	1	6	219
2006	0	13	8	210
2007	0	13	13	161
Total	65	48	55	1,213

Note: Central Manitoulin had 1 application for a building permit for a multi-residential unit in 2004. It has been counted into the total, making it 90 permits issued that year.

Source: Ministry of Municipal Affairs and Housing, Financial Information Returns, 2002, 2003, 2004, 2005, 2006, 2007

Appendix Table 23: Residential Building Permits Issued in Sudbury East Region, 2002-2007

Year	Killarney	St. Charles	Markstay-Warren	French River	Total
2002	41	N/A	88	113	242
2003	30	N/A	85	106	221
2004	34	7	91	105	237
2005	33	39	89	116	277
2006	23	50	84	109	266
2007	38	0	84	115	237
2008	199	96	521	664	1,480

Source: Ministry of Municipal Affairs and Housing, Financial Information Returns, 2002, 2003, 2004, 2005, 2006, 2007

Appendix Table 24: Residential Building Permits Issued in Sudbury North Region, 2002-2007

Year	Chapleau		Total
	Singles	Multi-Res	
2002	49	0	49
2003	57	0	57
2004	109	0	109
2005	42	0	42
2006	90	0	90
2007	108	1	109
Total	455	1	456

Source: Ministry of Municipal Affairs and Housing, Financial Information Returns, 2002, 2003, 2004, 2005, 2006, 2007

Appendix Table 25: Market Rents across Manitoulin-Sudbury Districts, June 2006 and April 2009

Region	Unit Size	2006	2009	Difference
LaCloche	1 bedroom	\$501	\$547	9.2%
	2 bedrooms	\$590	\$624	5.8%
	3 bedrooms	\$674	\$664	-1.5%
	4 bedrooms	\$720	\$762	5.8%
Manitoulin Island	1 bedroom	\$484	\$513	6.0%
Sudbury East	1 bedroom	\$463	\$491	6.0%
Sudbury North	1 bedroom	\$485	\$513	5.8%
	3 bedrooms	\$683	\$724	6.0%
	4 bedrooms	\$720	\$762	5.8%

Source: Manitoulin-Sudbury District Social Services Administration Board, Ontario Works Program, June 2006, April 2009

Appendix Table 26: Active Households on the Social Housing Waiting List for the Manitoulin-Sudbury District Social Services Administration Board, 2004-2009

Year	Active Households	Difference
2004	91	N/A
2005	142	51
2006	161	19
2007	174	13
2008	226	52
2009	180	-46
Average	162	18

Source: ONPHA 2009 Report on Waiting List Statistics for Ontario, July 2008

Appendix Table 27: Social Housing Waiting List in Manitoulin-Sudbury Districts for Adult and Family Units, April 2009

Adult Buildings

Location	Previous Applications	New Applicants	Housed	Cancelled Applications	Total
Espanola	66	5	0	1	70
Massey	23	2	0	0	25
Webbwood	22	2	0	0	24
LaCloche	111	9	0	1	119
Gore Bay	13	4	1	1	15
Little Current	22	1	1	1	21
Manitowaning	9	0	1	0	8
Mindemoya	19	1	1	1	18
Manitoulin Island	63	6	4	3	62
Noelville	12	2	0	0	14
St. Charles	5	1	1	0	5
Warren	9	0	0	0	9
Sudbury East	26	3	1	0	28
Chapleau	11	0	1	0	10
Sudbury North	11	0	1	0	10
Total	211	18	6	4	219

Family Units

Location	Previous Applications	New Applicants	Housed	Cancelled Applications	Total
Espanola	33	5	0	1	37
Massey	3	0	0	0	3
Webbwood	0	0	0	0	0
LaCloche	36	5	0	1	40
Gore Bay	2	0	0	0	2
Little Current	2	2	0	0	4
Manitowaning	0	0	0	0	0
Mindemoya	1	0	0	0	1
Manitoulin Island	5	2	0	0	7
Noelville	2	0	0	0	2
St. Charles	1	0	0	0	1
Warren	4	1	0	0	5
Sudbury East	7	1	0	0	8
Chapleau	4	1	2	0	3
Sudbury North	4	1	2	0	3
Total	52	9	2	1	58

Source: Manitoulin-Sudbury District Services Board, Social Housing, Report to the CAO - April 2009

Appendix Table 28: Proportion of Income Spent on Shelter in Manitoulin-Sudbury Districts and Ontario, 2006

Owned

Age	Manitoulin District		Sudbury District		Manitoulin-Sudbury Districts		Ontario	
	#	%	#	%	#	%	#	%
0 - 15.0%	4,300	60.6%	10,240	60.7%	14,540	60.8%	3,943,010	43.5%
15.01% - 30.0%	1,895	26.7%	4,935	29.2%	6,830	28.6%	3,409,570	37.6%
30.01% - 50.0%	595	8.4%	1,120	6.6%	1,715	7.2%	1,065,205	11.7%
Over 50.0%	280	3.9%	555	3.3%	835	3.5%	638,090	7.0%
Total	7,090	100.0%	16,880	100.0%	23,920	100.0%	9,066,925	100.0%

Rented

Age	Manitoulin District		Sudbury District		Manitoulin-Sudbury Districts		Ontario	
	#	%	#	%	#	%	#	%
0 - 15.0%	505	34.9%	890	26.9%	1,395	29.4%	549,495	19.8%
15.01% - 30.0%	535	37.0%	1,345	40.6%	1,880	39.6%	1,136,845	40.9%
30.01% - 50.0%	245	17.0%	665	20.1%	910	19.2%	608,655	21.9%
Over 50.0%	160	11.1%	405	12.2%	565	11.9%	466,565	16.8%
Total	1,445	100.0%	3,310	100.0%	4,750	100.0%	2,778,285	100.0%

Total

Age	Manitoulin District		Sudbury District		Manitoulin-Sudbury Districts		Ontario	
	#	%	#	%	#	%	#	%
0 - 15.0%	4,805	56.3%	11,135	55.2%	15,940	55.6%	4,492,510	37.9%
15.01% - 30.0%	2,430	28.5%	6,280	31.1%	8,710	30.4%	4,546,415	38.4%
30.01% - 50.0%	840	9.8%	1,785	8.8%	2,625	9.2%	1,673,855	14.1%
Over 50.0%	440	5.2%	965	4.8%	1,405	4.9%	1,104,655	9.3%
Total	8,535	100.0%	20,185	100.0%	28,680	100.0%	11,845,205	100.0%

Source: Statistics Canada, Custom Tabulations, 2006