

Moving Forward: A Profile of the Demand for and Supply of Housing and Homelessness Prevention Services of the Manitoulin-Sudbury District Services Board

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Contents

- 1.0 Executive Summary** 3
- 2.0 What’s in the Revised Plan?** 9
- 3.0 Data Compilation and Community Consultations** 12
- 4.0 Sources of Demand for Housing and Homelessness Prevention Services** 14
 - 4.1 Responding to Demographic Trends in the Manitoulin-Sudbury Districts** 14
 - 4.1.1 Geographic Parameters 14
 - 4.1.2 Demographic Analysis 17
 - 4.2 Profiles of Demand – Indigenous Persons, Youth, Homeless Persons, Non-Senior Persons with Disabilities and Special Needs Population: A Broad Range of Community Needs** 20
 - 4.2.1 Indigenous Persons 20
 - 4.2.2 Indigenous Population – Statistics 20
 - 4.2.3 A New Way to Help Address Demand for Housing and Homelessness Prevention in the Non-Reserve Indigenous Population 24
 - 4.3 Youth** 24
 - 4.3.1 Demographics 24
 - 4.4. Non-Senior Persons with Disabilities** 26
 - 4.5 Homelessness in General** 26
 - 4.5.1 Enumeration Survey Results 26
 - 4.6 Mental Health and Addictions** 30
 - 4.7 LGBTQ Youth, Women, Victims of Violence, Immigrants and Refugees** 31
 - 4.8 Labour Force Characteristics** 31
 - 4.9 Scope of Low-Income** 33
 - 4.10 Living on Social Assistance – Ontario Works and Ontario Disability Support Program** 35
 - 4.11 Demand for Education and Training Opportunities** 37
- 5.0 Addressing the Need for the Supply of Housing, Income Support for Shelter and Homelessness Prevention Services – The Manitoulin-Sudbury DSB Approach** 38
 - 5.1 Household and Dwelling Characteristics** 38
 - 5.2 Programs and Services for Housing and Homelessness within the Manitoulin-Sudbury DSB Catchment Area** 40
 - 5.3 Waitlist Analysis** 42
 - 5.3.1 Waitlist 42
 - 5.3.2 Age of Active Clients 42

5.3.3 Number of Dependents for Active Clients	43
5.3.4 Housing Needs by Large Community Groupings	43
5.3.5 Waitlist for Different Locations	44
5.3.6 Active Clients by Unit Type Requests	45
5.3.7 Housing Needs by Large Community Groupings	45
5.3.8 Demand for Couples Housing	45
5.3.9 Demand for Family Units	46
5.3.10 Demand for Seniors	47
5.3.11 Demand for Single Units	48
5.4 Direct Shelter Subsidy	48
5.4.1 DSS History	48
5.4.2 DSS Client Summary Statistics	51
5.4.3 Summary of Clients that Left DSS	55
5.4.4 DSS Summary	55
5.5 Supply of Employment and Training Opportunities	55
5.6 Ontario Works and Ontario Disability Support Program	56
5.7 Climate Change, Energy Efficiency and Housing/Environmental Sustainability	59
5.8 Innovation in the Supply and Delivery of Affordable Housing	60
5.8.1 Seniors Only Buildings	60
5.8.2 Innovative Housing and Health Supports	61
5.8.3 Channelview Neighbourhood Health Model	61
5.8.4 Paramedicine Wellness Clinics	62
5.8.5 Haven House	62
5.9 Increasing Knowledge Dissemination	62
5.10 Spearhead Integrated Service Delivery	63
5.10.1 Internal Systems Organization	63
5.10.2 Coordination with other Community Services	63
5.11 Take Advantage of Opportunities for Funding	66
5.12 Estimating Need for the Supply of Social Housing Stock	67
5.13 Non-Profit Housing Corporations and Non-Profit Housing Cooperatives	68
5.14 The Private Housing Market and Municipalities	69
6.0 Conclusion	69
References	70
Appendix 1 Definition of Homelessness	73
Appendix 2 Housing and Homelessness Plan Review Survey	74
Appendix 3 Persons with Lived Experience Survey	78
Appendix 4 Direct Shelter Subsidy	80
Appendix 5 Excerpt from the Manitoulin District Official Plan, October 2018	82

1.0 Executive Summary

In September and October 2019, meetings were held with all four municipal associations – the LaCloche Foothills Association, the Town of Chapleau, the Manitoulin Municipal Association and the Sudbury East Municipal Association - representing all municipalities and Territories without Municipal Organizations in the Manitoulin-Sudbury DSB catchment. This was done to obtain the municipal perspective on the local housing environment, specifically in relation to current perceptions of housing development across the Sudbury-Manitoulin Districts. In addition, discussions with the municipal representatives at these meetings identified any special measures that they may be taking to sustain housing considering climate change.

Personal interviews with 22 persons at risk or with lived experience with homelessness were conducted in October 2019 by workers from the Manitoulin-Sudbury DSB to gain perspective of actual users of services of the Manitoulin-Sudbury DSB in relation to its housing and homelessness prevention services. 15 of those lived in their own homes; 4 lived with others and 2 persons lived in a make-shift shelter, tent or shack. 15 felt that in the past three years, they were at risk of losing their housing. Reasons for this included conflict with/abuse from significant other (8), job loss (6), unable to pay rent (4), illness or hospitalization (4). In the opinion of interviewees, there is a need for more affordable housing/rental housing (21), more housing supports for people to stay in their own homes (10), a need for more rent subsidies (8) more emergency shelters (7) and culturally appropriate housing (3). These issues are addressed below, in the Demand Section of this report.

Surveys of 10 key service provider stakeholders – including Indigenous organizations, health care providers and other social service agencies and non-profit housing organizations were administered in September and October 2019. A summary of their responses and insights are as follows:

Housing and Homelessness Prevention Program Demand Drivers

According to respondents, there is a broad range of clients who have a difficult time finding affordable, adequate housing in this area including Seniors, Indigenous people, Youth and Families in need. Respondents emphasized the need for recognition of domestic violence as a significant issue in this district. There is a requirement for transitional housing beyond a shelter for women and children fleeing violence where they may be safe while waiting for more permanent housing options to present themselves. In addition, it was noted that Manitoulin has a very high proportion of Indigenous people and needs to ensure that culturally appropriate housing services are available. Another key factor was the need to build awareness of the realities facing people living in poverty in this district.

The most pressing housing issues facing the Manitoulin-Sudbury District Services Board over the next five years included the local, rapidly aging population, the high numbers of people who are chronically under-housed, precariously housed or living in rental situations that are sub-standard, along with a lack of (or long waiting lists) for mental health and/or addictions support services. There is an increase in people occupying ALC hospital beds because they do not have secure housing –therefore this is a challenge for CCAC to facilitate discharge planning.

Another challenge identified was the need for additional financial support: seniors or those with no or low income will require more financial support to be able to stay at home if costs continue to rise (upkeep safe housing, repairs on houses, help with maintaining the yard, increase of assisted living services, help pay for taxes and heating). The Manitoulin-Sudbury DSB has addressed this challenge by providing Direct Shelter Subsidy to seniors living in their own homes in addition to offering the Ontario Renovates to people who qualify. Also, the cost of living is increasing without corresponding increases in income for people in receipt of Ontario Works (OW)/Ontario Disability Support Program (ODSP) or Canada Pension Plan (CPP)/Old Age Security (OAS). Results include but are not limited to further marginalization of low-income single people and families.

Supply Drivers

It was indicated that there is an overall shortage of housing - affordable or supportive or not - which in turn drives up the cost to those in need. There is a perceived lack of funding for supportive housing in our region, the lack of housing in general, along with a need for seniors' affordable housing, emergency housing and shelter. It was also perceived that the local housing stock is aging as well and requires maintaining and upgrading. It was noted that there is a need for greater system integration and collaboration. There is a perceived lack of coordination to help those in need navigate through the system and how to obtain affordable housing. These situations combine to create a bottleneck for those needing housing. Finally, concern was expressed about End of Operating Agreements for social housing providers.

To help people find and maintain safe, adequate and affordable housing, respondents suggested the development of programs, services, supports including more affordable housing/increase in rental housing supply. More housing supports for people to maintain housing/more housing linked to support services and more education and awareness of current programs, services and supports were felt to be warranted. It was felt that maintaining community partnerships is key in order to continue to address and mitigate the risks associated with inappropriate/no housing and homelessness. The Manitoulin-Sudbury DSB staff attend meetings and Community Engagements to promote its services on a regular basis.

When asked *"If you could identify one priority action to be addressed in the Manitoulin-Sudbury District Services Board's 10-Year Housing and Homelessness Community Plan what would this be?"* main responses were expanding affordable, accessible housing; developing service options for people experiencing chronic homelessness with high/complex needs, including second stage/transitional housing; and partnering with Indigenous Housing Providers to address the gap of low housing outcomes for Indigenous people.

One simple solution was that the Manitoulin-Sudbury DSB 'be able to buy property and build affordable housing'. Due to Federal and provincial political barriers as well as local demographic and economic conditions outlined in this report, this particular solution is not feasible at this time.

This categorization proved useful in breaking the analysis herein into four main categories: the demand for housing and related support services by a variety of clients representing a host of demographic groups; the supply of housing and related support services by the Manitoulin-Sudbury DSB; income supports to assist clients attain or retain stable housing and policy and program innovations and partnerships to help in the provision of housing and supports in the catchment area.

Throughout the report, priorities for action are identified to address housing and homelessness challenges in the Manitoulin-Sudbury Districts. Finally, a report card has been developed to measure progress on these priorities for action on an ongoing basis and will be shared with the public. A summary of the priorities are listed below.

Summary of Recommended Priorities

Recommendation 1: Demographics

- **It will be important that the Manitoulin-Sudbury DSB continue to monitor population changes from census data separately for on and off of reserve areas, to get a better sense of the service needs of their catchment area. A booklet should be developed every five years, containing statistics on local populations obtained from Statistics Canada when it becomes available after the regular Census of Canada.**
- **Keeping seniors in their own homes will continue to be a main priority for strengthening support services if and when resources become available from senior levels of government.**
- **The aging population and the increasingly mobile populations of First Nations in the area should be highlighted where appropriate when applying for service funding (see also below, Sections 4.2; 4.3; 4.4; 4.5)**

Recommendation 2: Relationship Building with Indigenous Peoples

- **Continue to establish annual meetings/teleconferences with Indigenous service deliverers and community groups to develop mutual understanding of common issues and concerns**
- **Continue to engage Indigenous organizations through established issues tables as appropriate, to review progress**
- **Continue ongoing opportunities for organizational, front-line and community cultural awareness training that is reflective of local needs and perspectives, and which are led or identified by urban Indigenous communities or organizations.**
- **Maintain aboriginal population records with every census release (starting with 2011). This could be done in conjunction or as part of a demographic ‘fact book’ to be considered after each Census of Canada.**

Recommendation 3: Youth

- **A review of practices in housing youth aged 16-17 years and immediately refer to the Transitional Community Support Worker Program for supports to foster successful tenancies**
- **Support CAS with their proposal for their application for the “Investing in Canada Infrastructure Program: Community, Culture and Recreation Stream” to the federal government for funding to support the creation of a Community Multi-Service Hub**

Recommendation 4: Non-Senior Persons with Disabilities

- **Continue to quantify data via regular enumeration studies**
- **Devise programs/policies/practices to address community needs-based on enumeration results**

Recommendation 5: Homelessness

- **Ensure that the Enumeration Study is conducted every two years to maintain baseline data.**
- **Use baseline data to inform evidence-based decision making in program/policy development**

Recommendation 6: Mental Health and Addictions

- **Continue to evaluate the Transitional Community Support Worker (TCSW) program with a focus on Mental Health and Addictions and make appropriate adaptations to meet the needs of clients**
- **Expand TCSW program as and when resources become available**
- **Support the Espanola and Area Situation Table with a view to expand areas of coverage**
- **Continue with our partnerships with Canadian Mental Health Association (CMHA) for the TCSW Program and the Supportive Rent Supplement Program**
- **Develop new supportive housing in partnership with Canadian Mental Health Association**

Recommendation 7: LGBTQ Youth, Women, Victims of Violence, Immigrants and Refugees

- **Continue to support the expansion of the Situation Tables and Rapid Mobility Tables to assist with wrap-around supports for vulnerable people in our catchment. (see below, *S.5.10.2 Coordination with Other Community Services*)**
- **Maintain commitment to the concept of situation tables in other areas of the catchment and participate and support these initiatives**
- **Continue with partnerships with Canadian Mental Health Association (CMHA) for the TCSW Program and the Supportive Rent Supplement Program**

Recommendation 8: Living on Social Assistance

- **Closely monitor demand for Housing and Homelessness Prevention programs by special populations – particularly Youth.**
- **Continue to advocate for an increase in social assistance rates through support of the activities of other organizations, including those of the Sudbury and District Board of Health regarding the gathering of food costing data.**

Recommendation 9: Education and Training Opportunities

- **Continue to offer training and employment support programs to OW/ODSP recipients**
- **Continue the conversation between Collège Boréal and Cambrian College to advocate for the need for education programs in the Personal Support Workers and Early Childhood Educators fields.**

Recommendation 10: Household and Dwelling Characteristics

- **Review current funding envelopes and ensure best delivery of programs and services**
- **continue to ‘swap’ the OPHI funding from year 1 & year 2 into year 3 to allow Manitoulin-Sudbury DSB to add this funding to the revenue received from family dwelling sales to build new units where the need ‘is’ based on waitlist.**

Recommendation 11: Wait List

- **Should funding become available, use Wait List information to plan to build, what’s needed, where needed.**

Recommendation 12: Direct Shelter Subsidy

- **Continue to monitor effectiveness of DSS and modify if / and as necessary as resources come available from senior levels of government.**
- **Continue to advocate the Province to allow for this program to be funded in this same fashion as opposed to having the complications of the Portable Housing Benefit**
- **Monitor the savings effects that the DSS program has on social assistance recipients while lobbying for a local and flexible Portable Housing Benefit**

- Increase access to DSS in supporting more families

Recommendation 13: Employment and Training Opportunities

- Continue to provide specific training opportunities for local labour force
- Continue discussions with the local Colleges for ECE and PSW challenges affecting the local labour market in hopes to increasing the recruitment and retention of ECE's and PSW's

Recommendation 14: OW/ODSP and DSS

- Allow local flexibility to keep the current Direct Shelter Subsidy Benefit as it exits clients from gets clients off social assistance and provides the province with savings.
- Provide the Manitoulin-Sudbury DSB with sufficient enough funding to build new affordable housing in the communities that have been identified.

Recommendation 15: Climate Change, Energy Efficiency and Housing/Environmental Sustainability

- The Manitoulin Sudbury DSB will continue to seek out energy efficiencies and available opportunities for grants and funding that will assist in managing the portfolio with reducing our carbon footprint.
- The Integrated Program Staff will participate with our Communities' Safety and Well Being Plans.

Recommendation 16: Innovations in the Supply and Delivery of Affordable Housing and Support

- Ensure that the district is taking full advantage of the services offered through the North East Local Health Integration Network (LHIN) and their Aging at Home Strategy and advocate for increased services as the aging population grows. A strong case is present for the Manitoulin-Sudbury DSB and services within the district to be awarded funding opportunities and to advocate for more housing and increased services as the aging population grows throughout the Manitoulin-Sudbury DSB catchment area.
- Expand the Channelview Neighborhood Health Model to other areas as warranted.
- Expand the Community Wellness Clinic program as resources become available. Document best practices for paramedicine clinics, determine if and how the program allows aging-in-place tenants to remain in their own homes and if possible, quantify if and how there is a reduction in hospital/long-term care bed demand

Recommendation 17: Increasing Knowledge Dissemination

- Regular communications (i.e. newsletter) should be sent out to social housing tenants and OW and ODSP recipients, detailing existing programs and services – even if they have not recently changed.

Recommendation 18: Spearheading Integrated Service Delivery

- Expand the Rapid Mobilization program concept to other sub-districts: first Sudbury East.
- Share Manitoulin-Sudbury DSB space with community programs as need arises in the interest of community and partnership building

- Continue to build on partnerships to allow for preventative /upstream housing stabilization of at-risk tenants
- Complete the implementation of the Vulnerable Persons Registry for all regions within the DSB catchment area

Recommendation 19: Opportunities for Funding

- Continue to seek non-municipal sources of support for program/pilot project funding to address innovative ideas to meet needs of clients in the Manitoulin-Sudbury catchment area.

Recommendation 20: Need for the Development of Social Housing Stock

- Direct Shelter Subsidy will remain as a primary mechanism to address housing need in the Manitoulin- Sudbury DSB catchment area (as we only receive small pockets of money). This program will continue to be advertised and speak to community partners about this program, as the need emerges.
- New sources of Federal/Provincial Affordable Housing funds should be accessed as/when/if they become available. If building funds become available, an analysis of the demographics may then be required to ensure that the units are appropriately allocated
- Continue to explore partnerships and find partners to develop and maintain housing stock in the area

Recommendation 21: Non-Profit Housing Corporations and Non-Profit Housing Cooperatives

- Hold regular meetings with Non-Profit Housing staff to provide insight/guidance to assist in Non-Profit sustainability

Recommendation 22: Private Housing Market and Municipalities

- Continue to engage with municipalities and developers and support their efforts to develop housing where possible

2.0 What's in the Revised Plan?

The Manitoulin-Sudbury District is the catchment area of the Manitoulin-Sudbury District Services Board and encompasses 18 municipalities, towns and townships including the Municipalities of French River, Killarney, Markstay-Warren, Gordon/Barrie Island, and St. Charles, the Towns of Gore Bay, Northeastern Manitoulin and the Islands, Chapleau and Espanola, and the Townships of Assiginack, Billings, Burpee and Mills, Central Manitoulin, Cockburn Island, Tehkummah, Baldwin, Naim and Hyman and Sables-Spanish River. It also includes Manitoulin Unorganized and Sudbury Unorganized areas. The district is geographically widespread, consisting of four main regions – Sudbury North, Sudbury East, LaCloche, and Manitoulin Island and area.

The Government of Ontario passed the Housing Services Act (HSA) in 2011 and with it, the Long-Term Affordable Housing Strategy (LTAHS). With this change in legislation, the Province completed the devolution of Ontario's affordable housing to municipalities.

As part of that, the Ontario Ministry of Housing released its "*Ontario Housing Policy Statement*". That Policy Statement included the requirement that District Social Services Boards develop Ten Year Housing and Homelessness Plans. The development of Housing and Homelessness Plans provided an opportunity to engage communities, assess local needs and priorities and identify potential strategies to achieve outcomes.

The Province outlined basic requirements for the content of the plans

- plans must identify current and future housing needs,
- set objectives and targets related to identified needs,
- describe actions to meet these goals, and
- indicate how the process will be measured.

Since 2014, the Manitoulin-Sudbury District Services Board (*Manitoulin-Sudbury DSB*) has been addressing the priorities identified in its [*Moving Forward Housing and Homelessness Strategic Plan*](#) and have prepared annual updates on how it has addressed these priorities. The priorities overlap and complement one another, as they reflect a whole community focus on addressing housing and homelessness over what is now the next five years. Many priorities involve continuing and building on existing initiatives that the Manitoulin-Sudbury DSB has in place, as well as increasing its efficiency and capacity as a community partner and innovator around housing and homelessness. Integrated service delivery and enhanced evaluation are frequently emphasized components to many of the priorities.

Later, in 2016, the Ministry released a revised policy statement, entitled "***Policy Statement: Service Managers Housing and Homelessness Plans***".

As part of this new process, the Ministry has called for a Five-Year Review for all service managers, including the Manitoulin-Sudbury District Services Board, to update their Housing and Homelessness Plan. This updated, revised Plan reflects relevant changes in the environment in the Districts.

This Five-Year Review of the Housing and Homelessness Plan is to:

- Support poverty reduction
- Foster strong partnerships and collaboration across sectors
- Promote client-centred coordinated access to housing and homelessness services
- Help in achieving the provincial goal of ending chronic homelessness by 2025.

This ***Moving Forward: Action Plan*** builds on our 2014 document, ***Moving Forward***. It also addresses new priorities mandated by the Ministry of Housing in its ***Five-Year Review of Housing and Homelessness Plans: A Guide for Ontario Service Managers (April 2018)***.

New priorities include:

1) Accountability and Outcomes

- The system of evolving, coordinated housing and homelessness services that assist households to improve their housing stability and prevents homelessness that is client-centred and provides coordinated access to housing and homelessness prevention services
- That there has been public consultation and engagement with diverse local communities and key stakeholders over the course of the evolution of this plan
- That progress under the plan is measured and reported publicly

2) Goal of Ending Homelessness

- That we meet the goal of ending homelessness in our jurisdiction

3) Coordination with Other Community Services

- That we are committed to working with partners across service systems to improve coordination and client access to housing, homelessness prevention services and other human services with other stakeholders.

4) Indigenous Peoples

- First Nations and Métis organizations in our area are, and will be consulted, and that there is a commitment to coordinate and collaborate with Indigenous housing, and service providers to support access to culturally appropriate housing and homelessness services for Indigenous peoples living in our jurisdiction.

5) A Broad Range of Community Needs

- That the needs of different demographic groups within their community are addressed. This could include the needs of a variety of client groups, including: seniors, Indigenous peoples, people with developmental disabilities, children and youth, LGBTQ youth, women, immigrants and refugees, persons released from custody or under community supervision, youth transitioning from the child welfare system and Franco-Ontarians.
- Continue to foster a strategy to address accessible housing and homelessness services for people with disabilities, as well as those who have mental health needs and/or addictions.
- Continue implementing the strategy to address the housing needs for survivors of domestic violence, in coordination with other community-based services and supports.
- That there is a commitment to service delivery that is based on inclusive and culturally appropriate responses to the broad range of community needs.

6) Non-Profit Housing Corporations and Non-Profit Housing Cooperatives

- That approaches are developed to support capacity building and sustainability in the non-profit housing sector.

7) The Private Housing Market

- The Manitoulin-Sudbury District Services Board supports an active role for the private sector in providing a mix and range of housing, including affordable rental and ownership housing, to meet local needs.
- That – where appropriate, municipalities and planning boards - are encouraged to support the role of the private sector, through the use of available land use planning and financial tools.
- Reflect a coordinated approach with Ontario's land use planning framework, including the Provincial Policy Statement.

8) Climate Change and Environmental Sustainability

- That there is a commitment to improve the climate resilience of social and affordable housing stock. This can include taking steps to limit vulnerability to flooding and extreme weather.
- Community Safety and Well-Being Plans will be designed to achieve desired results, incorporating climate change concerns.

Any recommendations for increased housing stock or investments found herein will be contingent on additional funding from senior levels of government where required.

3.0 Data Compilation and Community Consultations

In order to update and revise the Moving Forward (2014) document prepared by the Social Planning Council of Sudbury for the Manitoulin-Sudbury DSB, the district's borders were confirmed, both geographically (i.e. on a regional level) and according to the Statistics Canada Census Divisions and Subdivisions including the inclusion of the First Nations Reserves in the Districts, for Statistics Canada data collection. Following this, relevant data about the districts was collected and analyzed by the Sault Ste. Marie Innovation Centre and Acorn Information Solutions from the 2011 and 2016 Community Profiles in the Statistics Canada database.

The Ministry of Housing's guide, slide presentations and Checklist from their ***Five-Year Review of Housing and Homelessness Plans (April 2018)*** were reviewed carefully to ensure compliance in the updating process. Then, a detailed review was conducted of the original 2014 report and subsequent Manitoulin-Sudbury DSB ***Housing and Homelessness Plan Annual Reports 2014-2018***.

A wide variety of recent reports/memoranda, etc. were also abstracted and included in this review (see below and Bibliography).

In September and October 2019, meetings were held with all four municipal associations – the LaCloche Foothills Association, the Town of Chapleau, the Manitoulin Municipal Association and the Sudbury East Municipal Association - representing all municipalities and Territories without Municipal Organizations in the Manitoulin-Sudbury DSB catchment. This was done to obtain the municipal perspective on the local housing environment, specifically in relation to current perceptions of housing development across the Sudbury-Manitoulin Districts. In addition, discussions with the municipal representatives at these meetings identified any special measures that they may be taking to sustain housing considering climate change.

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Housing and Homelessness Prevention Program Demand Drivers

According to respondents, there is a broad range of clients who have a difficult time finding affordable, adequate housing in this area including Seniors, Indigenous people, Youth and Families in need. Respondents emphasized the need for recognition of domestic violence as a significant issue in this district. There is a requirement for transitional housing beyond a shelter for women and children fleeing violence where they may be safe while waiting for more permanent housing options to present themselves. In addition, it was noted that Manitoulin has a very high proportion of Indigenous people and needs to ensure that culturally appropriate housing services are available. Another key factor was the need to build awareness of the realities facing people living in poverty in this district.

The most pressing housing issues facing the Manitoulin-Sudbury District Services Board over the next five years included the local, rapidly aging population, the high numbers of people who are chronically under-housed, precariously housed or living in rental situations that are sub-standard, along with a lack of (or long waiting lists) for mental health and/or addictions support services. There is an increase in people occupying ALC hospital beds because they do not have secure housing –therefore this is a challenge for CCAC to facilitate discharge planning.

Another challenge identified was the need for additional financial support: seniors or those with no or low income will require more financial support to be able to stay at home if costs continue to rise (upkeep safe housing, repairs on houses, help with maintaining the yard, increase of assisted living services, help pay for taxes and heating). The Manitoulin-Sudbury DSB has addressed this challenge by providing Direct Shelter Subsidy to seniors living in their own homes in addition to offering the Ontario Renovates to people who qualify. Also, the cost of living is increasing without corresponding increases in income for people in receipt of Ontario Works (OW)/Ontario Disability Support Program (ODSP) or Canada Pension Plan (CPP)/Old Age Security (OAS). Results include but are not limited to further marginalization of low-income single people and families.

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When asked “If you could identify one priority action to be addressed in the Manitoulin-Sudbury District Services Board’s 10-Year Housing and Homelessness Community Plan what would this be?” main responses were expanding affordable, accessible housing; developing service options for people experiencing chronic homelessness with high/complex needs, including second stage/transitional housing; and partnering with Indigenous Housing Providers to address the gap of low housing outcomes for Indigenous people.

One simple solution was that the Manitoulin-Sudbury DSB ‘be able to buy property and build affordable housing’. Due to Federal and provincial political barriers as well as local demographic and economic conditions outlined in this report, this particular solution is not feasible at this time.

This categorization proved useful in breaking the analysis herein into four main categories: the demand for housing and related support services by a variety of clients representing a host of demographic groups; the supply of housing and related support services by the Manitoulin-Sudbury DSB; income supports to assist clients attain or retain stable housing and policy and program innovations and partnerships to help in the provision of housing and supports in the catchment area.

Throughout the report, priorities for action are identified to address housing and homelessness challenges in the Manitoulin-Sudbury Districts. Finally, a report card has been developed to measure progress on these priorities for action on an ongoing basis and will be shared with the public.

4.0 Sources of Demand for Housing and Homelessness Prevention Services

The goal of the Manitoulin-Sudbury District Service Board is to work toward an end to homelessness in our jurisdiction by applying a variety of program modifications, policy changes and engagement with vulnerable populations and individuals

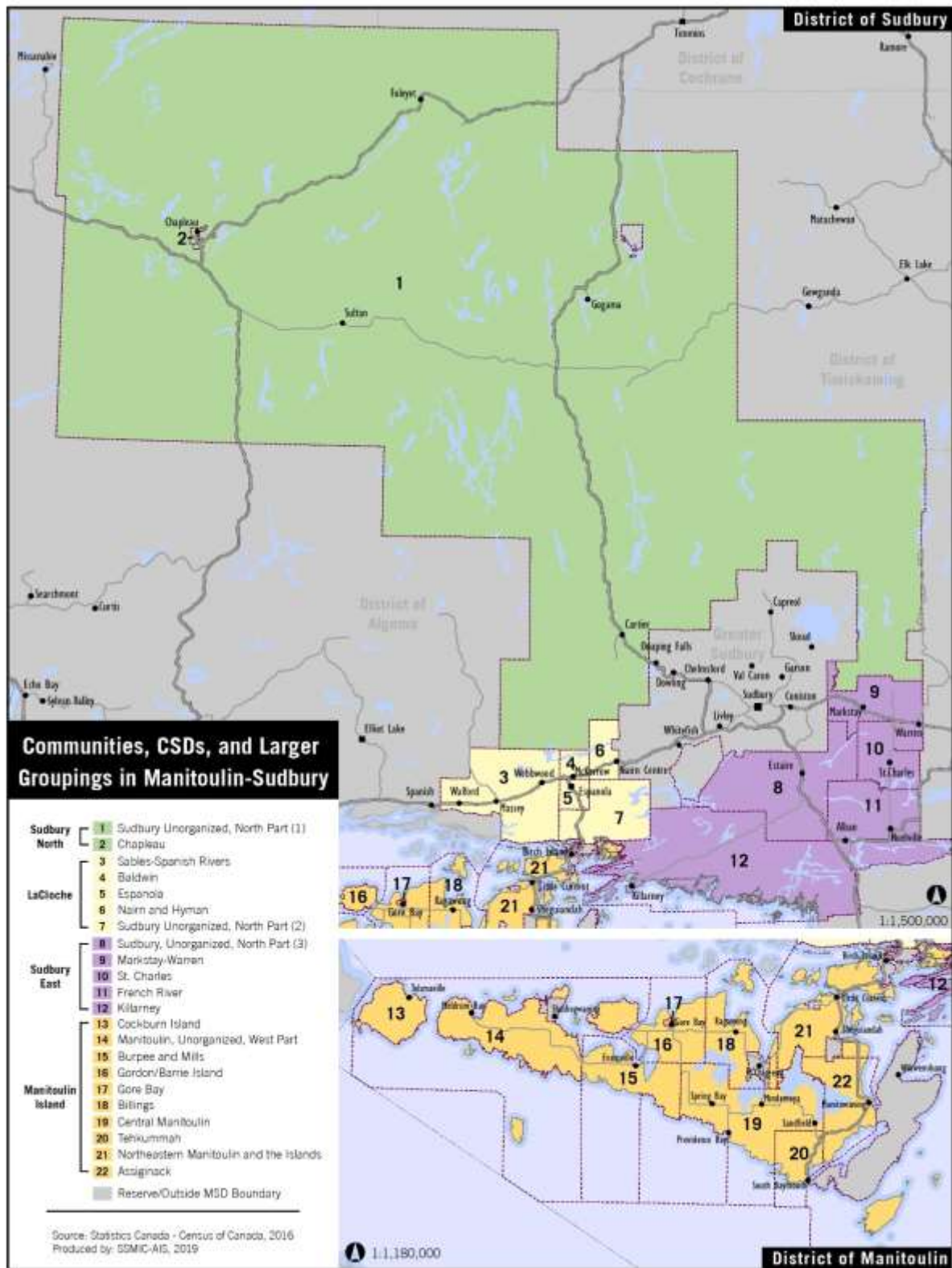
D.4.1 Responding to Demographic Trends in the Manitoulin-Sudbury Districts

The aging population and the migration of Indigenous peoples are key demographic change drivers related to policy and program development at the Manitoulin-Sudbury DSB. These variables are outlined below:

D.4.1.1 Geographic Parameters

Diagram 1 displays a map of the Manitoulin-Sudbury District. Sudbury North is shown in green, LaCloche is shown in yellow, Sudbury East in purple, and Manitoulin Island in orange. It should be noted that Sudbury, Unorganized, North Part is considered one census subdivision but is comprised of three geographies that fall within Sudbury North, Sudbury East, and LaCloche. In the diagrams to come, the statistical information for Sudbury, Unorganized, North Part is shown separately.

DIAGRAM 1: Map of the Manitoulin-Sudbury District



The catchment area of the Manitoulin-Sudbury DSB is a provincial geopolitical boundary that is designated to deliver human services to the communities within its area. It does not include First Nations' Reserves; whose housing and public social programs fall under the mandate of the federal government. Diagram 2 provides a breakdown of the 18 municipalities, townships, and towns, and two unorganized territories within the Manitoulin-Sudbury DSB catchment area; including several communities and designated places¹ that exist within them.

DIAGRAM 2: Communities, CSDS and Larger Community Groupings

Larger Community Grouping	CSD	Main Communities
Sudbury North	Chapleau Sudbury, Unorganized, North Part*	Chapleau Cartier, Gogama, Foleyet
LaCloche	Baldwin Espanola Nairn and Hyman Sables-Spanish Rivers Sudbury, Unorganized, North Part*	McKerrow Espanola Nairn Centre Massey, Webbwood, Walford Whitefish Falls
Sudbury East	French River Killarney Markstay-Warren St.-Charles Sudbury, Unorganized, North Part*	Alban, Noëlville, Monetville Killarney Markstay, Warren, Hagar St.-Charles Estaire
Manitoulin Island	Assiginack Billings Burpee and Mills Central Manitoulin Cockburn Island Gordon/Barrie Island Gore Bay Manitoulin, Unorganized, West Part Northeastern Manitoulin and the Islands Tehkummah	Manitowaning Kagawong Evansville Mindemoya, Providence Bay, Spring Bay Tolsmaville Gore Bay Meldrum Bay Little Current, Sheguiandah South Baymouth

Statistics Canada designates the area that makes up Sudbury East, Sudbury North, and LaCloche as the Sudbury District and the Manitoulin District as the area that is inclusive of all of the municipalities, towns, and townships on Manitoulin Island. In both districts Stats Canada includes First Nations reserves from a statistical perspective. Where possible in this report we have highlighted the differences between the whole population and the population that the Manitoulin-Sudbury DSB serves.

Data shown in this report for 2006, 2011 (where applicable) and 2016 has been derived, for the most part, from Statistics Canada. From a Statistics Canada perspective, data for the catchment area of the Manitoulin-Sudbury District Services Board is represented within the Statistics Canada Census Divisions known as the Manitoulin District and the Sudbury District. The **Manitoulin District** includes nine townships, towns, and municipalities, one unorganized territory, as well as seven First Nations reserves. The First Nations reserves in the district are not

¹ Designated Places are typically small communities that do “not meet the criteria used to define municipalities or population centres (areas with a population of at least 1,000 and no fewer than 400 persons per square kilometre)” (Statistics Canada, 2012).

part of the catchment area of the Manitoulin-Sudbury DSB. However, populations presented for the Manitoulin District and for the Sudbury District in the Statistics Canada database include First Nations reserves. To monitor the population of the Manitoulin Sudbury DSB catchment area, total data from each individual municipality should be gathered when it becomes available from the Statistics Canada Census every five years.

The **Sudbury District** includes the nine municipalities, towns, and townships, one unorganized territory, and five First Nations reserves. It *does not* include data for the City of Greater Sudbury (which is listed on Statistics Canada as a census metropolitan area or CMA).

The catchment area of the Manitoulin-Sudbury DSB is a provincially designated area for the purposes of the delivery of social services and does not exist in the Statistics Canada database as such. Therefore, data has been manually manipulated to represent the whole Manitoulin-Sudbury DSB. While the total populations are represented, the numbers for the First Nations reserves have been extracted where possible.

D.4.1.2 Demographic Analysis

The median age for the Sudbury District has increased from 48.2 in 2011 to 50.4 in 2016. The median age for the Manitoulin District has increased from 46.6 in 2011 to 49.5 in 2016. Compared to Ontario's median average for 2016 (41.3), the Sudbury District's median age is 9.1 years higher and the Manitoulin District's median age is 8.2 years higher. These populations are what is known as 'aging in place'.

Within each region, municipality, town, and township, there was considerable variance in terms of population growth and decline. Diagrams 3 and 4 display the total populations of each region and the growth or decline that took place between 2011 and 2016. Sudbury East saw the most change where the total population increased by 9.0%. Looking at the off-reserve population only, Sudbury East had the highest increase in population at 9.6% while LaCloche was the only area with a decrease in population at -2.8%.

DIAGRAM 3: Population Change in the Manitoulin-Sudbury District Larger Community Groupings (2011-2016)

Place Name	Total Population 2011	Total Population 2016	Change (2011-2016)	
			#	%
Manitoulin-Sudbury District	34,238	34,801	563	1.6
Sudbury North	3,943	3,897	-46	-1.2
LaCloche	9,742	9,469	-273	-2.8
Sudbury East	7,505	8,180	675	9.0
Manitoulin	13,048	13,255	207	1.6

Statistics Canada, 2016 Census of Canada: Profile Data for Manitoulin and Sudbury Districts

Diagram 4 shows the population change for only off-reserve areas in the Manitoulin-Sudbury District.

DIAGRAM 4: Population Change in the Manitoulin-Sudbury District Larger Community Groupings, Off-Reserve (2011-2016)

Place Name	Total Population Off-reserve 2011	Total Population Off-reserve 2016	Change (2011-2016)	
			#	%
Manitoulin-Sudbury District	28,789	29,581	792	2.8
Sudbury North	3,556	3,601	45	1.3
LaCloche	9,742	9,469	-273	-2.8
Sudbury East	7,111	7,794	683	9.6
Manitoulin	8,380	8,717	337	4.0

Statistics Canada, 2016 Census of Canada: Profile Data for Manitoulin and Sudbury Districts

Between 2011 and 2016, the population increased in the Sudbury District by roughly 1.7% and was about 2.2% for the Off-Reserve portion only. Based on population projection estimates, the Sudbury District as a whole (including reserves) will decrease by roughly 17.7% between 2016 and 2041, estimated as an average decrease of 3.1% every five years.

Between 2011 and 2016, the Manitoulin District saw an increase in population by 1.6%. The population for Off-Reserve areas in the Manitoulin District increased by 4.0% between 2011 and 2016, while the population of On-Reserve areas in this district decreased by -2.8%. The population for the Manitoulin District as a whole (including reserves) is expected to decrease by 0.3% between 2016 and 2041. Diagram 5 shows these projections.

DIAGRAM 5: Population Projections for Manitoulin-Sudbury District, 2016-2041

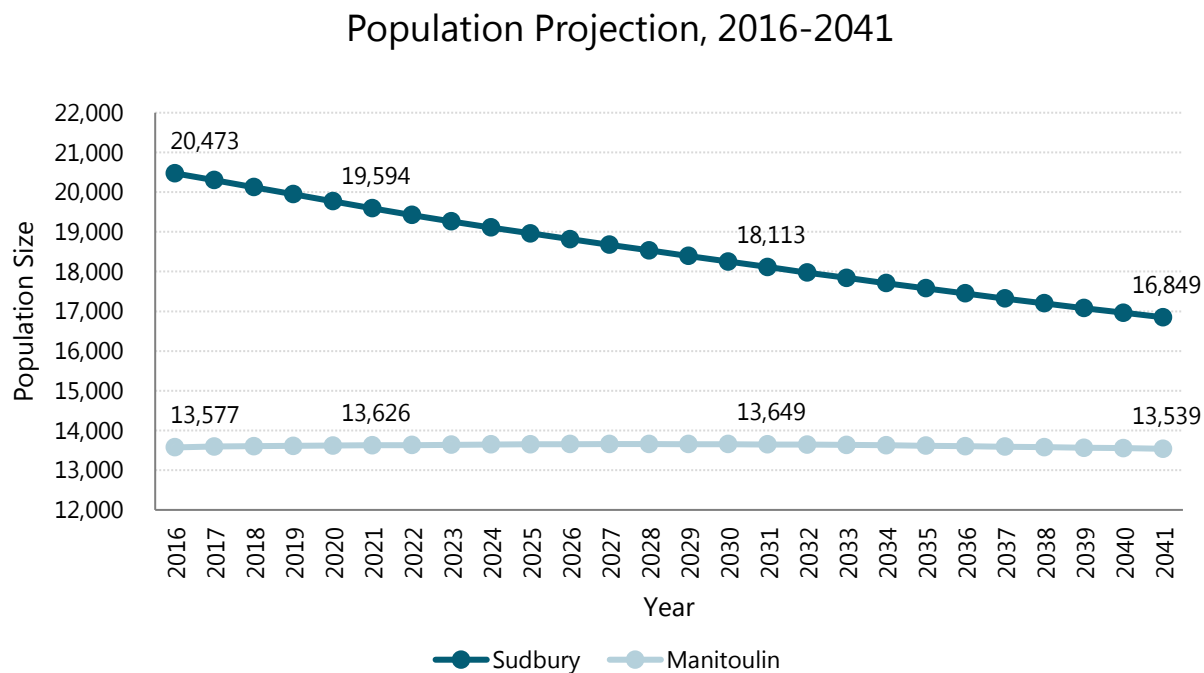


Diagram 5 Ontario Population Projections Update: 2017-2041, Ontario and Its 49 Census Divisions (2018). Min. of Fin. <https://www.fin.gov.on.ca/en/economy/demographics/projections/#tables>

The age groups which are near retirement and could be retiring over the next 20 years make up the highest population cohort in the district. Those aged 45-64 years made up roughly 35.9% of the Sudbury District population in 2016 and 30.4% of the total population in the Manitoulin District in 2016.

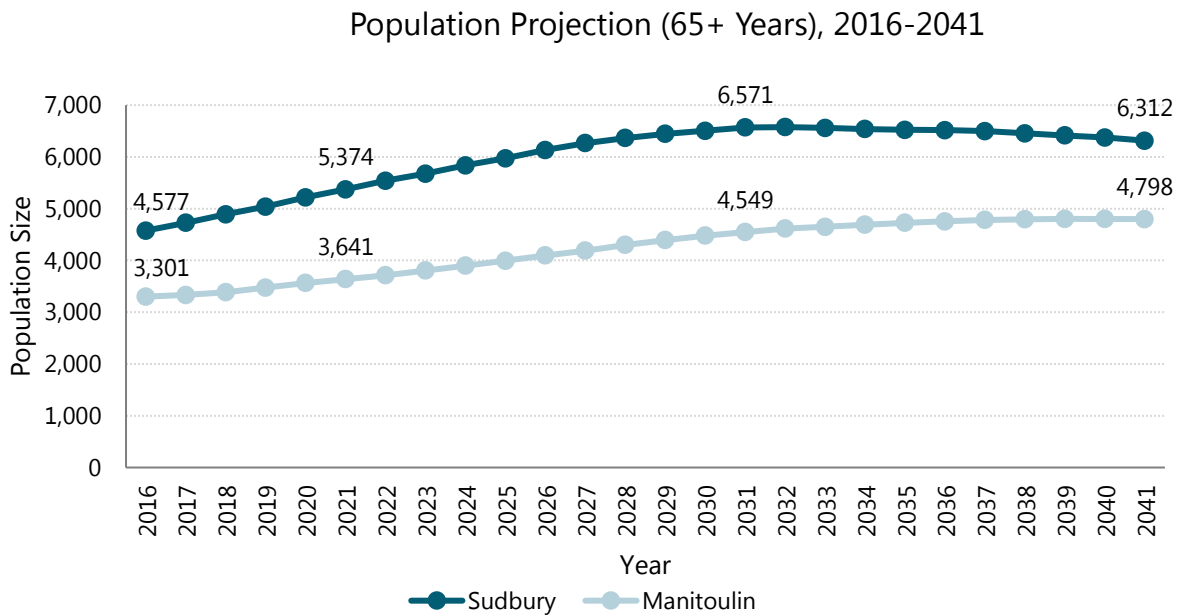
Despite stagnant and declining trends among the general population, the population of seniors within the districts is high and increasing.

Based on the Ministry of Health and Long-Term Care’s report² **‘Living Longer Living Well’** the proportion of Ontario’s population living longer and living well into their later years has never been greater. Our province is also aging faster than ever before. In 2011, there were 1,878,335 Ontarians aged 65 years and older, representing 14.6% of the total population. In 2016, there were 2,251,655 Ontarians aged 65 years and older, representing 16.7% of the province’s overall population.

By contrast, the total population of the Manitoulin-Sudbury District (including reserves) from the 2011 census was roughly 34,250 of which 6,445 were 65 years of age or older, or 18.8% of the population. By 2016, the population grew by 550 people, or 1.6% of the population since the 2011 census – and was roughly 34,800 of which 7,920 or 22.8% were 65 years of age or older in those same district census areas. This reveals a significantly higher proportion of seniors in the Manitoulin-Sudbury DSB’s catchment relative to the Province (Census of Canada 2011, 2016).

Diagram 6 displays the projected trends in the senior population (65+) for the two districts:

DIAGRAM 6: Population Projections for Seniors Ages 65 and Older, 2016-2041



Ontario Population Projections Update: 2017-2041, Ontario and Its 49 Census Divisions (2018), Ministry of Finance.
<https://www.fin.gov.on.ca/en/economy/demographics/projections/#/tables>

This age group will incur the most significant change and increase in both the Sudbury and Manitoulin districts based on the Ontario Ministry of Finance’s projections. Between 2016 and 2041, the senior population of the Sudbury District is projected to increase by 37.9%, with an average of a 5.7% increase every five years. The Manitoulin District’s senior population is projected to increase by 45.4% during this time, with an average of 6.4% increase every five years.

² [Living Longer Living Well, Ontario Ministry of Health and Long-Term Care, 2012](#)

Feedback from the 2014 community consultations supports data and projections about population decline. Moving out of the district was discussed as a common occurrence by different community members, workers, and civic officials. Reasons cited primarily revolved around employment opportunities and unmet needs of people with special housing or health-related needs, such as seniors and persons with developmental disabilities. It was revealed from group discussions that people are leaving their communities, not because they want to, but because of the lack of suitable affordable housing. According to a participant from the client focus group in Noëlville (and reflecting a shared sentiment from others, including the Sudbury East Municipal Association consultation meeting held on October 3, 2019):

“[There are] many seniors who must leave the community to get into a nursing home or subsidized housing when they are no longer capable of waiting for vacancies in Noëlville. They go to Sturgeon or Sudbury...”

Recommendation 1: Demographics

- **It will be important that the Manitoulin-Sudbury DSB continue to monitor population changes from census data separately for on and off of reserve areas, to get a better sense of the service needs of their catchment area. A booklet should be developed every five years, containing statistics on local populations obtained from Statistics Canada when it becomes available after the regular Census of Canada.**
- **Keeping seniors in their own homes will continue to be a main priority for strengthening support services if and when resources become available from senior levels of government.**
- **The aging population and the increasingly mobile populations of First Nations in the area should be highlighted where appropriate when applying for service funding (see also below, Sections 4.2; 4.3; 4.4; 4.5)**

D.4.2 Profiles of Demand – Indigenous Persons, Youth, Homeless Persons, Non-Senior Persons with Disabilities and Special Needs Populations: A Broad Range of Community Needs

The needs of different demographic groups within their community are identified in this review and have been addressed or are actionable as identified by the Manitoulin-Sudbury DSB. This has included the needs of a variety of client groups – Seniors (see above), Indigenous Peoples (see below, 4.2), Youth (see below, 4.3), People with Developmental and Physical Disabilities Developmental Services Ontario (see below, 4.4), Homeless Persons in General (see below, 4.5), those who have mental health needs and/or addictions (see below, 4.6), .LGBTQ youth, women, immigrants and refugees (see below, 4.7).

D. 4.2.1 Indigenous Persons

D.4.2.2 Indigenous Population - Statistics

First Nations and Métis organizations in our area are to be consulted and that there is a commitment to coordinate and collaborate with Indigenous housing and service providers to support access to culturally appropriate housing and homelessness prevention services for Indigenous peoples living here.

In 2016, the Manitoulin-Sudbury District as a whole (including reserves) had a total population of 8,975 (or approximately 26%) who identified as Indigenous. Of those identifying as Indigenous, 44.8% lived off-reserve while 55.2% lived on-reserve. Province wide, 2.8% identify as Indigenous.

Diagram 7 provides the breakdown of total population that identifies as Indigenous for the Manitoulin-Sudbury District catchment area and the share of that population that lives On and Off Reserve for the Larger Community Groupings. Note: LaCloche does not have a First Nations Reserve in the area, therefore their population counts are included in the Off-Reserve populations. Single Indigenous Response refers to individuals who only identify with one Indigenous group.

The majority of those who identified as Indigenous, identified with a single Indigenous group and overall, over one-third of the population that identifies as Indigenous lives in Off-Reserve areas in the Manitoulin-Sudbury District area (44.8%). In Manitoulin, over two-thirds of the population live On-Reserve, compared to Sudbury North and Sudbury East, where over two-thirds of the Indigenous population live Off-Reserve. A very small share of the population identified as Inuit (less than 1%) or identified with having multiple Indigenous identities in the Manitoulin-Sudbury District area (less than 1%).

DIAGRAM 7: Indigenous Identity in, on and off-reserve Populations in The Manitoulin-Sudbury District, 2016

	Manitoulin-Sudbury District			Manitoulin			LaCloche *	Sudbury North			Sudbury East		
	Total	% On Reserve	% Off Reserve	Total	% On Reserve	% Off Reserve	Total	Total	% On Reserve	% Off Reserve	Total	% On Reserve	% Off Reserve
Indigenous Identity	8,975	55.2%	44.8%	5,260	82.5%	17.5%	1,270	865	29.5%	70.5%	1,580	22.8%	77.2%
Single Indigenous Response	8,850	55.8%	44.2%	5,240	82.5%	17.5%	1,235	820	31.7%	68.3%	1,555	22.8%	77.2%
First Nations	6,845	71.8%	28.2%	4,895	87.8%	12.2%	570	550	47.3%	52.7%	830	42.8%	57.2%
Métis	2,050	1.0%	99.0%	340	5.9%	94.1%	705	285	0.0%	100.0%	720	0.0%	100.0%
Inuit	10	0.0%	100.0%	0	0.0%	0.0%	10	0	0.0%	0.0%	0	0.0%	0.0%
Multiple Indigenous Response	20	0.0%	100.0%	0	0.0%	0.0%	0	20	0.0%	100.0%	0	0.0%	0.0%

Statistics Canada, 2016 Census of Canada: Profile Data for Manitoulin and Sudbury Districts; NOTE: Sagamok FN is in Algoma District

Diagram 8 provides the population breakdown for both On and Off-Reserve populations by age. Manitoulin has a larger share of its population that live On-Reserve compared to the distribution in Sudbury North and Sudbury East, where a smaller share of the Indigenous population lives On-Reserve. LaCloche does not have a First Nations Reserve and therefore only shows Off Reserve data

DIAGRAM 8: Indigenous Identity by Age Groups for On-Reserve and Off-Reserve Populations in the Manitoulin-Sudbury District, 2016

	Manitoulin-Sudbury District		Manitoulin		LaCloche	Sudbury North		Sudbury East	
	On Reserve	Off Reserve	On Reserve	Off Reserve	Off Reserve	On Reserve	Off Reserve	On Reserve	Off Reserve
Total	4,945	3,550	4,325	935	1,215	260	300	360	1,100
0 to 14 years	1,230	715	1,085	235	225	75	30	70	225
0 to 4 years	420	200	385	40	80	15	10	20	70
5 to 9 years	405	260	355	105	75	25	10	25	70
10 to 14 years	380	275	330	95	65	25	20	25	95
15 to 64 years	3,240	2,405	2,830	610	845	165	240	245	710
65 years and over	485	430	415	95	140	25	30	45	165

Statistics Canada, 2016 Census of Canada: Profile Data for Manitoulin and Sudbury Districts

Diagram 9 provides the population breakdown for Off-Reserve populations in communities throughout the Manitoulin-Sudbury District.

DIAGRAM 9: Off-Reserve Population of Indigenous Persons in the Manitoulin-Sudbury District, 2016

Location	Indigenous Identity Population 2016	% of Total Population who Identified as Indigenous
Sudbury District	3,725	17.5
Manitoulin District	5,260	40.6
Ontario	374,395	2.8
Sudbury East		
Killarney	205	61.2
St. Charles	165	12.9
Markstay-Warren	280	10.6
French River	455	17.4
<i>Total</i>	1,105	16.1
LaCloche		
Espanola	570	11.6
Sables-Spanish River	540	16.9
Nairn and Hyman	35	10.6
Baldwin	65	10.7
<i>Total</i>	1,210	13.4
Manitoulin Island		
Burpee and Mills	15	3.5
Gore Bay	35	4.7
Billings	65	9.8
Assignack	210	20.9
Central Manitoulin	115	5.7
Gordon/Barrie Island	30	6.9
Manitoulin, Unorganized, West Part	10	8.7
Northeastern Manitoulin and the Islands	385	14.8
Cockburn Island	-	-
Tehkummah	65	14.6
<i>Total</i>	930	11.0
Sudbury North		
Chapleau	300	15.5
Sudbury, Unorganized, North Part		
Sudbury, Unorganized, North Part	470	17.3

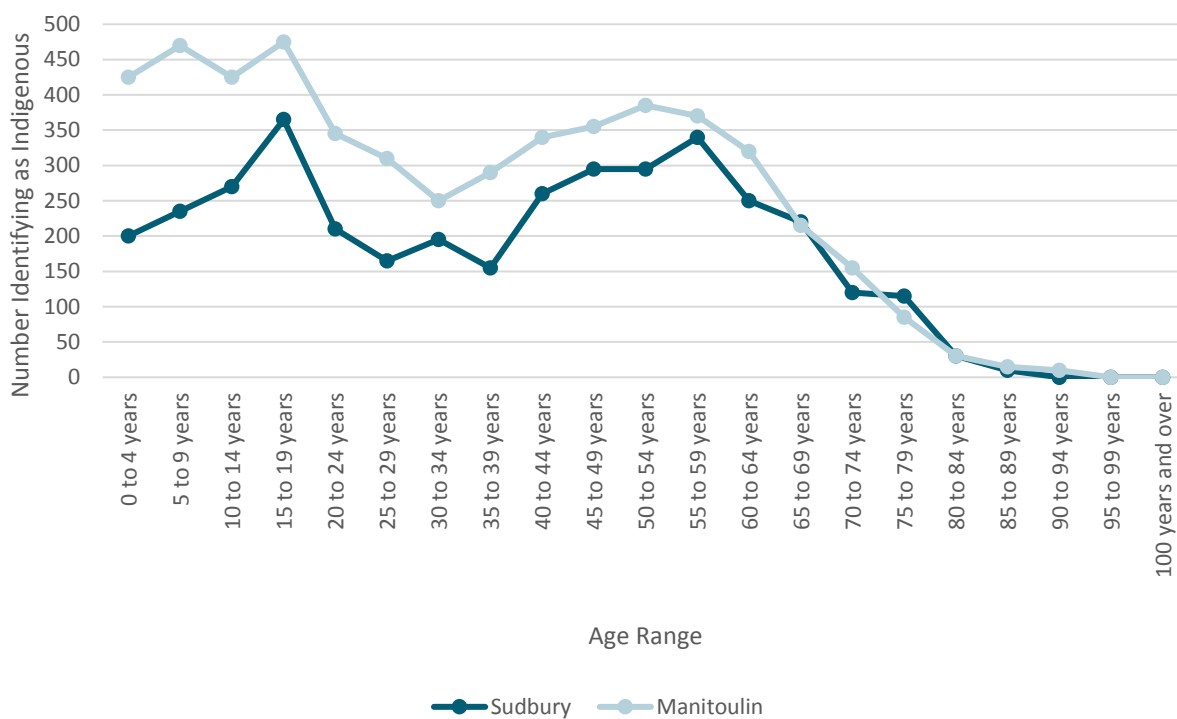
Statistics Canada, 2016 Census of Canada: Profile Data for Ontario, Manitoulin and Sudbury Districts

It is important to recognize that statistics regarding aboriginal people, including aboriginal youth, should be gathered and understood beyond the catchment area of the Manitoulin-Sudbury DSB, because of the occurrence of migration out-of-district, and between the catchment area and neighbouring reserves.

The population that identifies as Indigenous in the Manitoulin-Sudbury District, including First Nations' reserves, had a younger age demographic than the district's general population in 2016. The median age of the population that identified as being aboriginal in the Sudbury District in 2016 was 41.0, compared to 50.4 for the whole Sudbury District (includes aboriginal and non-aboriginal).³ Furthermore, 81.1% of the aboriginal population in the Sudbury District was over the age of 15 in 2016, while 86.4% was over 15 for the Sudbury District as a whole (includes aboriginal and non-aboriginal). For the Manitoulin District, the median age of the aboriginal population in 2016 was 34, compared to 49.5 for the whole district⁴, and 74.9% of the population was over the age of 15, compared to 84.0% for Manitoulin as a whole.

The chart below shows the age distribution among those who identify as Indigenous in the Sudbury District and the Manitoulin District. In the Sudbury District and Manitoulin District, the largest population cohort for aboriginals is youth ages 15-19 while it is 55-59 for the population as a whole in both Districts. An emergent theme from the consultations was that specific support services were needed for at-risk youth in general in the district. This disadvantage likely disproportionately affects the aboriginal population which has a high cohort of youth.

DIAGRAM 10: Number Identifying as Indigenous by Age Groups, 2016



Statistics Canada, 2016 Target Group Profile – Aboriginal Identity; EO2766 Table 12 (CD-CSD-DA)

³ Statistics Canada, 2016 Target Group Profile – Aboriginal Identity; EO2766 Table 12 (CD-CSD-DA)

⁴ Statistics Canada, 2016 Target Group Profile – Aboriginal Identity; EO2766 Table 12 (CD-CSD-DA)

D. 4.2.3 A New Way to Help Address Demand for Housing and Homelessness Prevention in the Non-Reserve indigenous Population

The *Urban Indigenous Action Plan* (Ontario, 2018) supports reconciliation between urban Indigenous communities, the provincial government and the broader public service by recognizing relationships and culture as the foundational requirements for policy and program development; and guiding government and the broader public service to develop responsive, inclusive policies, programs and evaluations with, and that meet the needs of, urban Indigenous communities (P7).

To address the need to develop meaningful relations with Indigenous service providers and groups to meet the needs of Indigenous persons who may be vulnerable in terms of having or sustaining adequate housing and to prevent homelessness, intermittent, regular meetings have already begun so as to review progress on shared objectives and to potentially determine what further courses of action are to be pursued or changed based on evolving successes or challenges. This will ideally provide an opportunity for participants to convene and connect in order to discuss progress and shared experiences. Activities emanating from these meetings are captured and included in mandated annual reports of housing and homelessness prevention. This measure is also suggested in the Northern Ontario Service Deliverers Association’s recent publication: *‘Innovative Housing with Cultural Supports Pan-Northern Action Plan’ (NOSDA, June 2019)*

Recommendation 2: Relationship Building with Indigenous Peoples

- **Continue to establish annual meetings/teleconferences with Indigenous service deliverers and community groups to develop mutual understanding of common issues and concerns.**
- **Continue to engage Indigenous organizations through established issue tables as appropriate, to review progress.**
- **Continue ongoing opportunities for organizational, frontline and community cultural awareness training that is reflective of local needs and perspectives, and which are led or identified by urban Indigenous communities or organizations.**
- **Maintain aboriginal population records with every census release (starting with 2011). This could be done in conjunction or as part of a demographic ‘fact book’ to be considered after each Census of Canada.**

D. 4.3 Youth

D.4.3.1 Demographics

Youth ages 10-19 also make up a significant age cohort across the district. In 2016, this group made up 11.5% of the population in the Sudbury District and 12.5% of the population in the Manitoulin District. Diagram 11 shows the change in child population from 2011 to 2016 for the Manitoulin-Sudbury District. Diagram 12 shows the child population by age groupings for the Manitoulin District and Sudbury District.

DIAGRAM 11: Child Population Change in The Manitoulin-Sudbury District (2011-2016)

Manitoulin-Sudbury Child Population	Population	Population	Change (2011-2016)	
	2011	2016	#	%
Age 0 to 4 - Total	1,570	1,590	20	1.3
Age 0 to 4 - On-Reserve	440	425	-15	-3.4
Age 0 to 4 - Off-Reserve	1,130	1,165	35	3.1
Age 5 to 9 - Total	1,610	1,695	85	5.3
Age 5 to 9 - On-Reserve	410	420	10	2.4
Age 5 to 9 - Off-Reserve	1,200	1,275	75	6.3
Age 10 to 14 - Total	1,975	1,740	-235	-11.9
Age 10 to 14 - On-Reserve	470	380	-90	-19.2
Age 10 to 14 - Off-Reserve	1,505	1,360	-145	-9.6
Age 15 to 19 - Total	2,165	1,880	-285	-13.2
Age 15 to 19 - On-Reserve	480	415	-65	-13.5
Age 15 to 19 - Off-Reserve	1,685	1,465	-220	-13.1

*Statistics Canada, 2016 Census of Canada: Profile Data for Manitoulin and Sudbury Districts
 Statistics Canada, 2011 Census of Canada: Profile Data for Manitoulin and Sudbury Districts*

DIAGRAM 12: Child Population for the Manitoulin and Sudbury Districts, 2016

Manitoulin-Sudbury Child Population	Manitoulin District		Sudbury District	
	#	%	#	%
Total Population	13,240	-	21,530	-
Age 0 to 4	695	5.2	875	4.1
Age 5 to 9	705	5.3	905	4.2
Age 10 to 14	800	6.0	1,175	5.5
Age 15 to 19	865	6.5	1,300	6.0

Statistics Canada, 2016 Census of Canada: Profile Data for Manitoulin and Sudbury Districts

When focus group discussions with stakeholder groups turned to at-risk youth in their communities in 2014, one of two things happened; either, participants had little to say and were unaware about youth services and youth homelessness, or there was demonstrated concern about a known lack of supports for youth. They related that in their experience, youth end up couch-surfing with friends. Beyond this it is generally not known what happens. This is influenced by a case management and funding gap for persons around the ages of 16-17 who were former CAS clients but are too young to receive social assistance.

As a whole, the population of youth ages 10-19 was fairly high in the Manitoulin-Sudbury district (2006 data), but has been rapidly declining, according to the 2016 Census (see above). There was a strong indication from the 2014 focus groups that there was a gap of support services for struggling youth existed in the communities visited. However, significant effort has been invested to address the perceived gaps in service to this population over the past 5 years (see below, Section S.5.10).

Recommendation 3: Youth

- **A review of practices in housing youth aged 16-17 years and immediately refer to the Transitional Community Support Worker Program for supports to foster successful tenancies**
- **Support CAS with their proposal for their application for the “Investing in Canada Infrastructure Program: Community, Culture and Recreation Stream” to the federal government for funding to support the creation of a Community Multi-Service Hub**

D.4.4.0 Non-Senior Persons with Disabilities

Non-Senior persons with disabilities who self-declare their needs receive consideration of such needs on a case-by-case basis. For example, accessibility features are being incorporated into the Espanola Apartment Complex through funding from the New Horizons for Seniors Federal Program. While these accessibility features were intended in this case for seniors, accessibility features apply to all who need them, regardless of age.

The Manitoulin-Sudbury DSB has a strong partnership with Community Living in both Espanola and on Manitoulin Island. With this partnership, a supportive program for persons with disabilities was developed. This program will be further enhanced as funding becomes available to support the initiative.

Recommendation 4: Non-Senior Persons with Disabilities

- **Continue to quantify data via regular enumeration studies**
- **Devise programs/practices to address community needs-based on enumeration results**

D.4.5 Homelessness in General

As of 2019, enumeration studies and ‘Point-in-Time’ counts of homeless persons are no longer provincially mandatory. However, Manitoulin-Sudbury DSB has the advantage of having a recently completed report on homelessness that it commissioned in its jurisdiction.

In 2018, Homelessness scholar/researchers from Laurentian University’s School of Social Work were commissioned to do a Point in Time study of Homelessness in the Sudbury-Manitoulin Districts by the Manitoulin-Sudbury DSB (**Homelessness in Manitoulin-Sudbury: 2018 Enumeration Final Report**, Manitoulin-Sudbury District Services Board January 2019). The following is excerpted from that report:

D.4.5.1 Enumeration Survey Results

The data collection activity addressed all requirements specified by the Manitoulin-Sudbury District Services Board, including type of current housing/lodging; reasons for homelessness; number of chronically homeless persons; number of episodically homeless persons; number of persons with Indigenous identity; number of persons with racialized identity; age and number of youths under the age of 18 not connected to a family unit; family homelessness and number of women and children; number of veterans; gender identity, sexual orientation, number of LGBTQ2S persons; and health.

Number of Adult and Youth Participants

As shown in Diagram 13, the unduplicated results are based on 122 adult and youth participants, in addition to their 49 dependent children under the age of 18 who were in the custody of a participant for a total count of 171.

The number of participants and children is based on three groups:

- 1) absolutely homeless (n=30),
- (2) hidden homelessness (n=88), and
- (3) those who were at risk of homelessness (n=53).

DIAGRAM 13: Number of Unduplicated Individuals in the Period Prevalence Count

	Absolutely homeless Number	Hidden homelessness Number	At risk of homelessness Number	Total Number
Number of participants	22	59	41	122
Dependent children under 18	8	29	12	49
Total	30	88	53	171

As the researchers noted, they

“have consistently found in prior studies in northeastern Ontario, Indigenous people (including First Nations and Métis) were present within the study sample in proportions greater than their numbers in the total population of the Manitoulin-Sudbury District, according to 2016 census data (Public Health Sudbury & Districts, 2018)”.

Indigenous people were reportedly 41 percent of the Manitoulin District population and 18 percent of the Sudbury District, but they comprised 52.6 percent (n=60, excluding children) of the participants who provided information about their Indigenous ancestry for the study. Among those who were absolutely homeless, Indigenous people, including First Nation, Métis or Inuit, constituted more than two-thirds (70.6%) of this subsample.

Indigenous people were the largest subgroup amongst those who were living with hidden homelessness (50.0%). They also made up close to half of those who were at risk of homelessness (47.2%).

- *The number of young people up to age 24 was 16; these youth were not connected to a family unit when they participated in the survey. Of these, three were absolutely homeless and nine were living with hidden homelessness and the remaining four were at risk of homelessness.*
- *Those who self-identified as women (n=60) comprised 50.8 percent of those who indicated their gender as male or female and those who self-identified as men (n=53) comprised 44.9 percent of this sample. Persons who self-identified their gender as two-spirit, transwoman, transman or not listed/don't know comprised 4.3 percent of the participants based on self-reports of gender identity.*
- *Regarding sexual orientation, 91.8 percent of participants self-reported as heterosexual while 8.2 percent indicated that they identified as LGBTQ2S.*
- *The number of people with backgrounds involving military service who participated in the survey was 8. Two of these participants were absolutely homeless, two were living with hidden homelessness and four were at risk. (p. ix)*

Experience of Housing and Shelter

Many homeless people do not know where they will stay at night. Amongst those living with hidden homelessness, the dominant response was that they would stay at someone else's place (i.e., couch surfing) while people who were at risk of homelessness typically had their own place to stay, even if it was unsuitable or unsafe. Many people pay rent to stay in accommodation that is severely substandard and not appropriate for human habitation. (p. x)

Reasons for Homelessness

The top six reasons for homelessness given by people living with absolute and hidden homelessness were inability to pay rent or mortgage, unsafe housing conditions, addictions, abuse by spouse or partner, unsafe housing conditions, illness or medical condition, and conflict with a parent, spouse or partner. These reasons were given frequently by people in all three categories of homelessness. However, the primary reasons given by people living with absolute homelessness were housing-related (inability to pay rent/mortgage or unsafe housing conditions).

Need for Services

The responses about the need for the services listed in Diagram 14 are rank ordered according to the total number of responses. The rank-order for services is slightly different for each subgroup, however. Mental health services were indicated as a primary need by those living at risk or in hidden homelessness. Addiction services were identified by the largest number of those who were in hidden homelessness; it was the type of service identified most often by people who were absolutely homeless. The same number of people who were absolutely homeless (n=8) reported the need for services that support mental health, physical disability and serious medical conditions.

DIAGRAM 14: Need for Services

Sources	At risk	Hidden	Absolute	Total Number	Percent
<i>Mental health</i>	13	22	8	43	40.2
<i>Physical disability</i>	12	15	8	35	32.7
<i>Addiction or substance use</i>	7	19	9	35	32.7
<i>Serious medical condition</i>	8	17	8	33	30.8
<i>Learning disability</i>	11	10	4	25	23.4
<i>Brain injury</i>	–	2	2	4	3.7
<i>Pregnancy</i>	–	2	2	4	3.7

Note: Results are based on multiple responses, therefore, the number of responses may be larger than the number of participants.

DIAGRAM 15: Sources of Income

Sources	At risk (n)	Hidden (n)	Absolute (n)	Total Number	Percent
<i>Disability benefit</i>	13	17	7	37	31.9
<i>Welfare/social assistance</i>	3	21	4	28	24.1
<i>Employment</i>	12	10	3	25	21.6
<i>Seniors benefits</i>	6	10	3	19	16.4
<i>Other source</i>	4	8	4	16	13.8
<i>GST refund</i>	1	10	1	12	10.3
<i>No income</i>	0	3	4	7	6.0
<i>Money from family/friends</i>	0	4	2	6	5.2
<i>Child and family tax benefits</i>	1	4	1	6	5.2
<i>Informal/self-employment</i>	3	1	1	5	4.3
<i>Employment insurance</i>	1	2	1	4	3.4

Note: Results are based on multiple responses, therefore, the number of responses may be larger than the number of participants.

Discussion and Conclusion

The Laurentian University researchers concluded:

The results of this study indicate that gender issues are central to understanding the nature of homelessness in the Manitoulin-Sudbury District. Women were a majority of the participants in the enumeration study. When the number of children is added to the number of women, these two groups account for 64 percent of the sample. This finding shows that old stereotypes and beliefs about homelessness as primarily a male phenomenon are inaccurate. Policies and practices need to be developed to address the needs of women and children.

The indication that Indigenous people are a majority of those who are homeless in the Manitoulin-Sudbury District underscores the importance of ensuring that policies and procedures are sensitive to the cultural differences between Indigenous and non-Indigenous people in this region. It is vital to work with Indigenous communities to develop policies and procedures that will be effective in supporting Indigenous people throughout the District.

Another key implication of this study was that the majority of homeless or persons at risk of being homeless rely on some kind of government financial benefit. Improving communications and engagement, developing ‘wrap around’ services and the use of Direct Shelter Subsidies for persons on various forms of financial assistance has proven to have a significant impact on reducing the numbers of homeless or persons at risk of being homeless in the Manitoulin-Sudbury Districts.

It was noted that this Baseline Enumeration Study allowed for the development of an evidence-based case for the expansion of the foodbank in Foleyet – a key program to maintain people from having to leave that hamlet.

Recommendation 5: Homelessness

- **Ensure that the Enumeration Study is conducted every two years to maintain baseline data.**
- **Use baseline data to inform evidence-based decision making in program/policy development**

D.4.6.0 Mental Health and Addictions

The absence of transitional housing, services, and processes within the district were major concerns raised around the following populations and scenarios:

- Persons with mental illness being discharged from the hospital
- Seniors taking up limited hospital beds because of a lack of post-hospitalization supports
- People recovering from addictions
- People leaving prison

A lack of mental health and addictions services in general was raised as a concern, especially among service providers. Overall, it does not seem feasible for persons with high mental health needs to be able to stay in their communities if they wish to receive proper supports, including transitional housing and crisis services.

“...if they need housing, there’s nothing available. If they’re lucky, they’ve gotten on the [Manitoulin-Sudbury DSB] wait list. When they get housing, it might be in Webbwood (there’s no services, store, no transportation). How do they get their groceries, medications, etc. ... another challenge.” (Espanola)

Quantifying this population is very difficult and, in the Manitoulin-Sudbury DSB few statistics exist as there are few services to meet the needs of this population based in the area. However, these comments and overall statistics have prompted a stronger, closer working relationship among service providers in the Manitoulin-Sudbury DSB catchment area.

Recommendation 6: Mental Health and Addictions

- **Continue to evaluate the Transitional Community Support Worker (TCSW) program with a focus on Mental Health and Addictions and make appropriate adaptations to meet the needs of clients.**
- **Expand TCSW program as and when resources become available.**
- **Support the Espanola and Area Situation Table with a view to expand areas of coverage.**
- **Continue with our partnerships with Canadian Mental Health Association (CMHA) for the TCSW Program and the Supportive Rent Supplement Program.**
- **Develop new supportive housing in partnership with Canadian Mental Health Association**

D.4.7 LGBTQ Youth, Women, Victims of Violence, Immigrants and Refugees

The Manitoulin-Sudbury DSB follows the Ministry of Housing Regulations concerning Victims of Violence. While there is little to no in-migration of refugees to this jurisdiction, there is demonstrable homelessness among LGBTQ, women and victims of violence as noted above in Section 4.5.0

Recommendation 7: LGBTQ Youth, Women, Victims of Violence, Immigrants and Refugees

- **Continue to support the expansion of the Situation Tables and Rapid Mobility Tables to assist with wrap-around supports for vulnerable people in our catchment. (see below, S.5.10.2 Coordination with Other Community Services)**
- **Maintain commitment to the concept of situation tables in other areas of the catchment and participate and support these initiatives.**
- **Continue with partnerships with Canadian Mental Health Association (CMHA) for the TCSW Program and the Supportive Rent Supplement Program.**

4.8.0 Labour Force Characteristics

Labour force information is related to income and is important and closely related to the population's ability to secure stable housing. Data regarding labour force was taken from the 2006 and 2016 census, as provided by Statistics Canada. The 2011 Census is not included since the data collection method for this census year differed and did not capture labour force data.

The labour force participation rate (for persons aged 15 and over) for the Manitoulin District (including reserves) was 55.8% in 2006 and 52.5% in 2016. The labour force participation rate for the Sudbury District was 56.6% in 2006 and 55.2% in 2016. The provincial labour force participation rate was 67.1% in 2006 and 64.7% in 2016.

A possible contribution to the difference is the higher proportion of seniors in the Manitoulin-Sudbury District (SHS, 2009). Labour force data is monitored by the Manitoulin Sudbury DSB on a regular basis and can be found at www.labourmarketstats.com.

Diagram 16 displays the 2006 and 2016 labour force participation rates and unemployment rates for the municipalities and towns across the districts as well as regional averages. There is no clear relationship between the labour force participation rate and unemployment rate values⁵. The highest participation rates between the districts in 2016 were in Nairn and Hyman (63.2%) and Chapleau (60.1%). The lowest participation rates in 2016 were in Manitoulin, Unorganized, West Part (21.7%) and French River (47.1%).

There were 8 municipalities that saw increases in labour force participation rates from 2006 to 2016 ranging from 0.3% (Baldwin) to 6.4% increase (Markstay-Warren). 13 municipalities saw decreases in labour force participation rates from 2006 to 2016 ranging from -0.2% (St. Charles and Assiginack) to -8% (Billings). In the Manitoulin District, there was an overall decrease of 3.3% in labour force participation rates from 2006 and 2016. In the Sudbury District overall, there was a 1.4% decrease.

The unemployment rate in the District of Sudbury was 9.9% in 2016 and 13.3% in the Manitoulin District. In 2016, Ontario's unemployment rate was 7.4%. Across the districts in 2016, Assiginack had the lowest unemployment rate at 4.2% while Burpee and Mills had the highest (not including reserves) at 20%. When looking at the average for each region's unemployment rate, LaCloche had the highest average unemployment rate at 14.9%.

⁵ This is based on correlation coefficients for the two rates; $r = 0.2$ for 2006 and -0.6 in 2001.

DIAGRAM 16: Labour Force Participation Rates by Region

Location	Labour Force Participation Rate (%)		Increase/Decrease Since 2006 (%)	Unemployment Rate (%)		Increase/Decrease Since 2006 (%)
	2006	2016		2006	2016	
Sudbury District	56.6	55.2	-1.4	11.6	9.9	-1.7
Manitoulin District	55.8	52.5	-3.3	10.5	13.3	2.8
Ontario	67.1	64.7	-2.4	6.4	7.4	1.0
Sudbury East						
Killarney	61.0	53.3	-7.7	27.7	15.6	-12.1
St. Charles	53.1	52.9	-0.2	15.5	8.5	-7.0
Markstay-Warren	52.7	59.1	6.4	10.3	8.0	-2.3
French River	52.2	47.1	-5.1	9.7	12.3	2.6
<i>Average Percentage</i>	54.8	53.1	-1.7	15.8	11.1	-4.7
LaCloche						
Espanola	58.4	54.3	-4.1	11.3	7.2	-4.1
Sables-Spanish River	55.7	59.6	3.9	11.7	10.2	-1.5
Nairn and Hyman	59.0	63.2	4.2	6.1	11.1	5.0
Baldwin	54.3	54.6	0.3	10.0	6.8	-3.2
<i>Average Percentage</i>	56.9	57.9	1.0	9.8	8.825	-1.0
Manitoulin Island						
Burpee and Mills	50.0	52.6	2.6	17.9	20.0	2.1
Gore Bay	58.7	55.2	-3.5	4.5	9.5	5.0
Billings	55.7	47.7	-8.0	-	7.5	-
Assiginack	57.4	57.2	-0.2	4.7	4.2	-0.5
Central Manitoulin	52.9	53.6	0.7	8.3	7.1	-1.2
Cockburn Island	-	-	-	-	-	-
Gordon/Barrie Island	-	48.1	-	-	12.8	-
Manitoulin, Unorganized, West Part	-	21.7	-	-	-	-
Northeastern Manitoulin and the Islands	54.8	51.9	-2.9	8.4	8.5	0.1
Tehkummah	48.5	50.0	1.5	6.1	15.0	8.9
<i>Average Percentage</i>	52.1	48.7	-3.4	6.2	10.6	4.4
Sudbury North						
Chapleau	67.6	60.1	-7.5	13.1	10.6	-2.5
Sudbury, Unorganized, North Part						
Sudbury, Unorganized, North Part	54.6	53.3	-1.3	13.1	11.5	-1.6

Statistics Canada, 2006 / 2016 Census of Canada: Profile Data for Ontario, Manitoulin and Sudbury Districts

D.4.9.0 Scope of Low-Income

Diagram 17 displays key income and expenditure statistics from 2016. Overall, the Sudbury District and Manitoulin District had lower median income levels compared with Ontario in all categories. The two Districts also had lower monthly shelter costs compared with Ontario as a whole. Municipalities varied in terms of which had the highest and lowest median income levels throughout the Manitoulin-Sudbury District. Tehkummah had the lowest median income for both couple economic families with children and without children (and other relatives).

The disparity in median income levels between the district and the province appear to be greater than the disparity that exists in shelter costs, indicated by the overall net difference in median income versus median shelter spending over the course of a year. Therefore, even though shelter costs may be lower on average in the Manitoulin-Sudbury District, people do not appear to be better off financially, in general.

As a whole, both the Sudbury and Manitoulin districts (including reserves) experienced a considerable increase in household incomes between 2000 and 2006 (SHS Consulting, 2009). The low-income rates displayed in Diagram 17 are based on LICO-AT (low-income cut-offs, after tax), which in short are “income levels at which families or persons not in economic families spend 20 percentage points more than average of their after-tax income on food, shelter and clothing”.⁶ The LICOs are relative measures and are not standardized across Canada. For example, non-urban and rural communities within the Manitoulin-Sudbury District have lower LICOs than urban centres do because the cost of living in non-urban and rural communities is perceived to be less. In 2016, the LICO-AT for a single person in areas with populations of less than 30,000 was considered to be \$15,478, and was \$13,525 at the time for rural areas.⁷ The percentage of people living below the LICO-AT for the Sudbury District and the Manitoulin District was 4.3 in 2016, compared to 9.8 for the province. Among the municipalities, Tehkummah had the highest prevalence of low-income based on the LICO-AT with 8%. Baldwin Township had the lowest prevalence of low-income based on the LICO-AT with 2.5%.

⁶ Statistics Canada, 2016, *Low-income after-tax cut-offs (LICO-AT)*. <https://www12.statcan.gc.ca/nhs-enm/2011/ref/dict/fam019-eng.cfm>

⁷ Statistics Canada, 2019, *Low income cut-offs (LICOs) before and after tax by community size and family size, in current dollars*. <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1110024101&pickMembers%5B0%5D=2.1>

DIAGRAM 17: Key Income and Expenditure Statistics from 2015

Location	Median total income of couple economic families with children in 2015 (\$)	Median total income of couple economic families without children or other relatives in 2015 (\$)	Median total income of lone-parent economic families in 2015 (\$)	Median total income of one-person households in 2015 (\$)	Median Monthly Shelter Cost for Rented Dwellings (\$)	Median Monthly Shelter Cost for Owner-Occupied Dwellings (\$)	Prevalence of low income based on the Low-income cut-offs, after tax (LICO-AT) (%)
Sudbury District	108,715	71,200	50,267	31,115	751	850	4.3
Manitoulin District	85,390	66,487	38,711	24,427	750	796	4.3
Ontario	115,381	81,459	54,363	36,900	1,045	1,299	9.8
Sudbury East							
Killamey	104,448	61,440	-	35,712	-	652	2.8
St. Charles	100,608	66,304	50,304	21,952	604	901	4.4
Markstay-Warren	100,301	69,888	49,664	31,808	694	1002	2.8
French River	99,328	66,475	54,144	29,504	749	866	3.3
LaCloche							
Espanola	114,688	80,128	50,219	32,896	823	933	5.3
Sables-Spanish River Township	102,656	66,219	43,904	26,240	780	844	6.3
Naim and Hyman	117,248	76,800	-	37,504	-	1049	2.9
Baldwin Township	120,960	64,928	-	32,640	750	819	2.5
Manitoulin Island							
Burpee and Mills	95,488	62,848	-	24,384	-	610	5.9
Gore Bay	104,960	77,568	48,896	27,200	602	949	3.1
Billings	114,432	73,472	-	36,480	-	818	4.2
Assignack	107,179	70,784	53,376	25,984	461	889	5
Central Manitoulin	93,696	67,520	44,544	28,672	749	769	3.5
Cockburn Island	-	-	-	-	-	-	-
Gordon/Barrie Island	102,400	60,032	-	35,712	-	638	3.1
Manitoulin, Unorganized, West Part	-	-	-	-	-	563	-
Northeastern Manitoulin and the Islands	95,488	71,424	48,896	32,064	851	838	4.2
Tehkummah	76,800	57,344	-	28,480	-	618	8
Sudbury North							
Chapleau	119,552	81,472	48,768	31,424	684	897	3.9
Sudbury, Unorganized, North Part							
Sudbury, Unorganized, North Part	121,600	73,728	52,352	36,992	782	617	3.3

Statistics Canada, 2016 Census of Canada: Profile Data for Ontario, Manitoulin and Sudbury Districts.

Statistics Canada, 2016 Census of Canada - Data tables, Shelter cost groups (18), Household type (9), Age groups of primary household maintainer (9), Housing tenure including presence of mortgage and subsidized housing (7) - (PT, CD, CSD, DA). <https://communitydata.ca/content/shelter-cost-groups-18-household-type-9-age-groups-primary-household-maintainer-9-housing>.

D.4.10.0. Living on Social Assistance – Ontario Works and Ontario Disability Support Program

For people living on social assistance (OW and ODSP), income levels and affordability are significantly more compromised. Diagram 18 displays the current (2018) OW and ODSP rates, since the 1% increase took effect in November/December of 2018. Today's shelter rates for an OW client would not even cover the average rent for a bachelor apartment in the district. OW and ODSP earners today are below the 20th percentile of income earners. Both recipients would have to receive an additional source of funding or reside in social housing in order to potentially be able to meet 'affordable' rent standards for their level of income, with OW earners falling far below the mark.

DIAGRAM 18: OW/ODSP Rates as of November/December 2018

Case Type	Before Sept / Oct 2018				After Sept / Oct 2018			
	Basic Needs	Max Shelter	Max OCB*	Total	Basic Needs	Max Shelter	Max OCB*	Total
OW								
Single	\$337	\$384	\$0	\$721	\$343	\$390	\$0	\$733
Single Parent - 1 child	\$354	\$632	\$114	\$1,100	\$360	\$642	\$117	\$1,119
Single Parent - 2 children	\$354	\$686	\$229	\$1,269	\$360	\$697	\$234	\$1,291
Couple	\$486	\$632	\$0	\$1,118	\$494	\$642	\$0	\$1,136
Couple - 1 child	\$486	\$686	\$114	\$1,286	\$494	\$697	\$117	\$1,308
Couple - 2 children	\$486	\$744	\$229	\$1,459	\$494	\$756	\$234	\$1,484
ODSP								
Single	\$662	\$489	\$0	\$1,151	\$672	\$497	\$0	\$1,169
Single Parent - 1 child	\$805	\$769	\$114	\$1,688	\$815	\$781	\$117	\$1,713
Single Parent - 2 children	\$805	\$833	\$230	\$1,868	\$815	\$846	\$234	\$1,895
Couple	\$954	\$769	\$0	\$1,723	\$969	\$781	\$0	\$1,750
Couple - 1 child	\$954	\$833	\$114	\$1,901	\$969	\$846	\$117	\$1,932
Couple - 2 children	\$954	\$904	\$230	\$2,088	\$969	\$918	\$234	\$2,121

* Max OCB: Maximum Ontario Child Benefit

Income Security Advocacy Centre, 2018, OW & ODSP Rates and the Ontario Child Benefit. <https://nislsm.com/wp-content/uploads/2018/09/OW-and-ODSP-rates-and-OCB-as-of-Sept-2018-ENGLISH.pdf>.

Youth who find themselves on their own and financially struggling generally do not qualify for social assistance...
"Kids that are between 16-17 years are falling through the cracks ... they're not under CAS care anymore and can't be on OW." (Chapleau)

Community service providers and social assistance case workers in the district have come across ineligible youth who have been couch-surfing or who end up couch-surfing after being denied social assistance. Generally speaking, persons under the age of 18 do not qualify for social assistance but under extenuating circumstances such as family violence they may be able to qualify. Still, participants from a few communities expressed that for 16- and 17-year olds who are no longer under the care of Children's Aid Society (CAS), the transition to housing and receiving OW is not quick or easy.

Core housing need in the district further puts the median income levels and median shelter spending levels into perspective. Core housing need, as defined by Canadian Mortgage and Housing Corporation, refers to households that spend more than 30% of their before-tax income on shelter.

Diagram 19 displays the number and percent of various households that were in core need throughout the district (including reserves) in 2006 and 2011. Data was not available for 2016 and is therefore not included in the diagram. The percent of households in core need are highest among renters in both districts. In the Manitoulin District, the percent of households in core need has increased from 2006 to 2011 with the exception of renters, which has stayed about the same. In the Sudbury District, the percentage has decreased from 2006 to 2011 for renters and Indigenous households all households and owners has increased.

DIAGRAM 19: Household in Core Housing Need by Type and Tenure 2006 and 2011

	2006					2011				
	Total*	In Core Need		Not in Core Need		Total*	In Core Need		Not in Core Need	
	#	#	% of Total*	#	% of Total*	#	#	% of Total*	#	% of Total*
Sudbury District										
All Households	8,275	785	9.5	7,490	90.5	8,430	885	10.5	7,550	89.6
Owners	6,685	340	5.1	6,345	94.9	7,085	555	7.8	6,530	92.2
Renters	1,585	450	28.4	1,140	71.9	1,345	325	24.2	1,015	75.5
Indigenous	1,120	155	13.8	970	86.6	1,345	145	10.8	1,200	89.2
Manitoulin District										
All Households	3,730	530	14.2	3,200	85.8	3,485	600	17.2	2,885	82.8
Owners	3,020	250	8.3	2,765	91.6	2,995	405	13.5	2,585	86.3
Renters	705	280	39.7	435	61.7	495	195	39.4	300	60.6
Indigenous	495	95	19.2	405	81.8	320	80	25.0	240	75.0

*This represents the Total number of households, regardless of the core need.

Canada Mortgage and Housing Corporation, 2018, *Housing in Canada Online (HiCO)*. <https://www.cmhc-schl.gc.ca/en/data-and-research/housing-in-canada-online>.

In addition, the Sudbury & District Board of Health has monitored the cost of healthy eating on an annual basis in accordance with the Nutritious Food Basket Protocol and the Population Health Assessment and Surveillance Protocol per the Ontario Public Health Standards 2008. However, the draft Standards for Public Health Programs and Services 2017 do not include the Nutritious Food Basket Protocol. This is of concern to the Manitoulin-Sudbury DSB because food costing data gathered by public health units each year is important for policy and program development. While the Canadian Community Health Survey's Household Food Security Survey Module (HFSSM) is a measure of food security it is not always a mandatory core module. Regular and consistent monitoring of household food insecurity is essential for evidence-informed policy decision making. It was for that reason that the Sudbury & District Board of Health has requested that social assistance rates be increased immediately to reflect the cost of the Nutritious Food Basket and local housing costs.

The Sudbury & District Board of Health has since advocated to the Province to ensure continued consistent local surveillance and monitoring of food costing by public health units through the continuation of a Nutritious Food Basket Protocol and Guidance document.

The Manitoulin-Sudbury DSB agrees with regular and consistent monitoring of the Nutritious Food Basket and local housing costs in order to make evidence-based policy decisions at a provincial and local level.

Recommendation 8: Living on Social Assistance

- **Closely monitor demand for Housing and Homelessness Prevention programs by special populations – particularly Youth.**
- **Continue to advocate for an increase in social assistance rates through support of the activities of other organizations, including those of the Sudbury and District Board of Health regarding the gathering of food costing data.**

D.4.11.0 Demand for Education and Training Opportunities

Education and training capacity impact the labour force and contribute to overall housing stability as well.

In the Manitoulin District, the percent of people aged 20 to 64 years with less than a high school diploma decreased from 21.2% in 2006 to 14.8% in 2016. In the Sudbury District, the percentage decreased from 25.6% in 2006 to 17.7% in 2016. Diagram 20 provides a breakdown of educational attainment for the Manitoulin and Sudbury Districts (including First Nations reserves).

DIAGRAM 20: Overview of 2006 and 2016 Educational Attainment Among Persons Ages 25-64

Type of Education	Manitoulin District (%)		Sudbury District (%)		Ontario (%)	
	2006	2016	2006	2016	2006	2016
No Certificate, Diploma, or Degree	21.2	14.8	25.6	17.7	13.6	10.4
High School	25.3	24.9	26.6	28.2	25.0	24.5
Beyond High School – Certificates, Diplomas, or Degrees from Apprenticeship or Trades, College, or University	53.4	60.3	47.7	54.1	61.5	65.1

The Manitoulin-Sudbury District does not have a college or university main campus located within it; however, it does have some satellite campuses that offer select courses. The closest main college and university campuses, depending on where one lives within the widespread district, are in Greater Sudbury, Timmins, and Sault Ste. Marie. There are two satellite campuses for select Cambrian College Programs – one in Little Current and one in Espanola. Residents can also be connected to various northern colleges and universities via distance education through the Contact North program.

Recommendation 9: Education and Training Opportunities

- Continue to offer training and employment support programs to OW/ODSP recipients.
- Continue the conversation between Collège Boréal and Cambrian College to advocate for the need for education programs in the Personal Support Workers and Early Childhood Educators fields.

S.5.0 Addressing the Need for The Supply of Housing, Income Support for Shelter and Homelessness Prevention Services – The Manitoulin-Sudbury DSB Approach

Over the past five years, the Manitoulin-Sudbury DSB has worked hard to address the needs of the vulnerable populations in its catchment. Due to a limited amount of transfer payments to allow for the development of traditional housing solutions (i.e. the ability to afford to build social housing), the Manitoulin-Sudbury DSB has developed a number of impactful policies, programs and pilot projects to address vulnerable persons' needs in its catchment. This section will describe a number of initiatives that have gone a long way to provide the supply of support and maximize the impact of the available affordable housing to meet these needs.

S.5.1 Household and Dwelling Characteristics

It was reiterated across the district that there is an overall lack of affordable housing within people's respective communities. Within this theme, there were subthemes or components about specific types of housing that were lacking, such as affordable housing for seniors and supportive/supported housing, lack of family housing (Noëlville, St. Charles, Gore Bay, and Espanola), and very little physically accessible social or rent-geared-to-income housing (Espanola, Little Current, Gore Bay, Chapeau).

Concern was expressed that although there is consideration of special needs when filling up units on the first floors in buildings that are not accessible, seniors did not always get these units. As discussed in the 'Responding to Demographic Trends' section, these concerns regarding a lack of housing suitability and affordability caused people to move from their communities.

Diagram 21 is based on building permit data collected by Statistics Canada and available on the Community Data Program website. The diagram shows the number of new constructions made in 2014, 2016, and 2018 by unit type. There have been few new constructions done among mobile, double, row, and apartment units for both Districts. Single, cottage, and residential unit types have seen the most growth in both Districts.

DIAGRAM 21: Number of New Unit Types in Sudbury and Manitoulin 2014, 2016, And 2018

Unit Type	Sudbury District			Manitoulin District		
	2018	2016	2014	2018	2016	2014
Single	20	33	37	5	15	17
Mobile	3	2	2	0	0	0
Cottage	15	1	5	8	1	1
Double	1	0	0	0	0	0
Row	2	0	0	0	0	0
Apartment	0	0	0	6	0	0
Residential	41	0	0	19	0	0

Statistics Canada, 2014, 2016, and 2018; Building Permits. <https://communitydata.ca/product-group/building-permits>.

Diagram 22 displays key information about the prevalence, state of repair, and value of owned and rented dwellings across in the Manitoulin-Sudbury Districts in 2006 and 2016.

DIAGRAM 22: Household and Dwelling Characteristics, 2006 and 2016 Census

Location	Owned Dwellings		Rented Dwellings		Dwellings Requiring Major Repairs (% of Total Occupied Dwellings)		Average Value of Owned Dwelling	
	2006	2016	2006	2016	2006	2016	2006	2016
Sudbury District	6,970	7,685	1,750	1,610	10.1	11.9	\$122,935	\$218,109
Manitoulin District	4,000	4,210	1,000	1,240	15.7	16.4	\$149,381	\$256,157
Ontario	3,235,495	3,601,825	1,312,295	1,559,715	6.6	6.1	\$297,479	\$506,409
Sudbury East								
Killamey	175	150	25	15	12.5	12.1	\$153,913	\$272,223
St. Charles	425	475	80	110	10.0	12.8	\$149,097	\$250,512
Markstay-Warren	885	965	125	145	12.4	13.5	\$118,677	\$217,754
French River	970	1,010	220	210	8.8	12.7	\$165,738	\$268,854
<i>Average</i>	613.8	650.0	112.5	120.0	-	-	-	-
LaCloche								
Espanola	1,655	1,700	570	490	8.1	7.3	\$107,881	\$185,358
Sables-Spanish River	1,020	1,110	275	210	12.0	12.8	\$107,698	\$200,416
Naim and Hyman	175	125	20	10	-	11.5	\$117,334	\$149,397
Baldwin	175	235	35	30	-	13.2	\$101,347	\$227,744
<i>Average</i>	756.3	792.5	225.0	185.0	-	-	-	-
Manitoulin Island								
Burpee and Mills	120	155	20	10	21.4	23.5	\$ 86,125	\$205,897
Gore Bay	270	260	135	150	12.0	12.2	\$129,421	\$235,773
Billings	210	245	25	30	10.6	8.9	\$158,255	\$252,715
Assignack	310	365	85	55	20.5	7.1	\$171,286	\$234,950
Central Manitoulin	715	750	135	205	7.0	11.5	\$148,333	\$275,134
Gordon/Barrie Island	155	195	50	30	-	9.1	-	\$285,777
Manitoulin, Unorganized, West Part	-	80	-	-	-	25.0	-	\$240,719
Northeastern Manitoulin and the Islands	920	945	230	240	6.9	9.7	\$147,330	\$267,073
Tehkummah	165	180	15	30	11.1	4.8	\$184,206	\$224,670
<i>Average</i>	358.1	352.8	86.9	93.8	-	-	-	-
Sudbury North								
Chapleau	635	615	300	255	8.6	13.9	\$87,650	\$119,358
Sudbury, Unorganized, North Part								
Sudbury, Unorganized, North Part	950	1,155	95	110	11.5	11.1	\$142,921	\$276,688

Statistics Canada, 2006 / 2016 Census of Canada: Profile Data for Ontario, Manitoulin and Sudbury Districts

Note. Original data from 2006 Statistics Canada Community Profiles

While funding shortfalls have prevented all necessary repairs in Manitoulin-Sudbury DSB building stock from being addressed in a timely manner, help provided to homeowners in this regard has kept numerous housing units on the market and people in their homes, including seniors and young families. However, as relayed by civic officials and client participants, funding is not sufficient to build new housing or to address the required repair and maintenance of the existing stock. In 2016, the percent of dwellings in need of major repairs was 11.9% in the Sudbury District and 16.4% in the Manitoulin District. The percentages in the Manitoulin and Sudbury Districts are much higher than in Ontario as a whole (6.1%). With the need for major repairs being so high (compared with the province), the Manitoulin-Sudbury DSB should be able to present a strong case for more funding, also considering the amount of proactive initiatives already taking place around repairs. One can compare the census data from 2006 and 2016 (shown in Diagram 22) to determine if the percent of dwellings requiring major repairs has decreased since 2006. The DSB Ontario Renovates Program helped renovate a total of 74 homes from 2016 to 2019. The homes that were renovated were located in LaCloche 30, Sudbury East 16, Sudbury North 15 and Manitoulin 13.

Two programs that are currently being explored by the Manitoulin-Sudbury DSB to address these issues are for Phase I for the following two National Housing Strategy funding streams:

Canada-Ontario Community Housing Initiative (COCHI) that has been designed to protect affordability for households in social housing, to support the repair and renewal of existing social housing supply, and to expand the supply of community housing over time; and the Ontario Priorities Housing Initiative (OPHI) - to address local housing priorities, including affordability, repair and new construction.

COCHI funding represents a re-investment of federal funding that has been declining under the Canada-Ontario Social Housing Agreement. It provides an opportunity for Service Managers and housing providers to address the challenges associated with projects reaching the end of their operating agreements and/or mortgage maturity. The Province recognizes the significant challenges that Service Managers face in maintaining this important supply of community housing.

OPHI is modelled after similar, previous affordable housing programs, with the most recent being the Investment in Affordable Housing Program Extension (IAH-E). There are a number of additional features in this program, including the addition of a support services component and the eligibility of social housing under Ontario Renovates.

Recommendation 10: Household and Dwelling Characteristics

- **Review current funding envelopes and ensure best delivery of programs and services.**
- **continue to ‘swap’ the OPHI funding from year 1 & year 2 into year 3 to allow Manitoulin-Sudbury DSB to add this funding to the revenue received from family dwelling sales to build new units where the need ‘is’ based on waitlist.**

S.5.2 Programs and Services for Housing and Homelessness within the Manitoulin-Sudbury District Service Board Catchment Area

The Manitoulin-Sudbury DSB has managed the Social Housing program in its entirety for the Districts since 2001. Since 2002, they have also assumed administrative responsibility for all the Non-Profit Housing Providers across the district (Manitoulin-Sudbury District, 2011).

The Ministry of Housing regulates Services Managers Service Levels for persons in highest need of housing. These are referred to as Service Level Standards (SLS). The chart excerpt below is from the *Housing Services Act* which lists the SLS for the Manitoulin-Sudbury District. The Manitoulin-Sudbury DSB has always been

successful in achieving this level or higher in its catchment and is the number one in the Province in achieving such standards.

	Service Manager	Portfolio Size	Service Level	Accessible
41.	Manitoulin-Sudbury District Services Board	323	186	14

The Manitoulin-Sudbury DSB should have a minimum of 323 units under an income level of \$52,500 (1-bed) to \$74,500(4 + beds) and additionally 186 households should be under the High Need Income limits of \$27,500 (1-bed) to \$54,000 (4+beds), with 14 modified units in the entire portfolio.

Diagram 23 contains the breakdown of social, non-profit, and special needs housing across the district. Most non-family housing, whether Manitoulin-Sudbury DSB or non-profit, are one-bedroom units, with the exception of six bachelor units and also 41 two-bedroom units for couples on Manitoulin Island. Family units consist of two to four bedrooms.

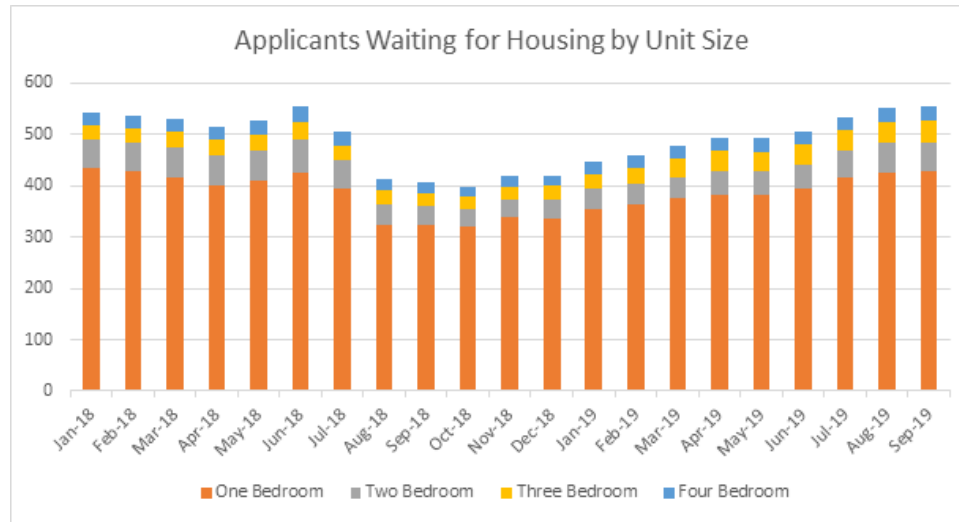
<i>Diagram 23 Social, Non-Profit, and Special Needs Housing Stock across the District (Long-Term Care not included)</i>				
Region	Social Housing (Manitoulin-Sudbury DSB) One-Bedroom Apartment Buildings/Row Housing	Social Housing (Manitoulin-Sudbury DSB) Family Units	Non-Profit Housing	Other/Special Needs Housing
LaCloche	4 buildings, 84 units total (2 in Espanola, 1 in Massey, and 1 in Webbwood)	23 units total (two to four bedrooms, Espanola)	3 buildings – 41 one-bedroom units and 11 family units (Native People of Sudbury, Espanola)	2 Community Living group homes, supporting residents with developmental disabilities 18 rooms in Queensway Place (Espanola)
Sudbury East	3 buildings, 63 units total (1 in Warren, 1 in Noëlville, and 1 in St. Charles)			
Manitoulin District	5 buildings, 92 units (6 bachelors) (1 in Little Current, 2 in Gore Bay, 1 in Manitowaning, and 1 in Mindemoya)		3 buildings, 71 units total mixed income; one and two bedrooms 1 seniors' residence in Little Current (16), 1 seniors' residence in Gore Bay (25), and 1 fully accessible building in Mindemoya (30) which often houses victims of violence	4 Community Living residential homes in Mindemoya
Sudbury North/Chapleau	1 building, 13 units (Chapleau)	1 building, 13 units , three to four bedrooms (Chapleau)	2 buildings, 36 units total 13 family units with Cochrane Temiskaming Native Housing, 23 Chapleau Health Services units for seniors (semi-supportive)	

S.5.3 Manitoulin-Sudbury DSB Housing and Support Service Waitlist Analysis

S.5.3.1 Waitlist

The Social Housing waitlist currently (as of August 2019) has 1,652 clients, 32.6% (or 539) of which are active clients (applicants waiting for housing to become available). For the purpose of this report, only clients with application dates until the end of 2018 were included in this analysis to ensure complete years of data collection were used. The earliest application goes as far back 2009. This totals 394 active clients on the housing waitlist in the Manitoulin-Sudbury DSB area, between 2009 and 2018.

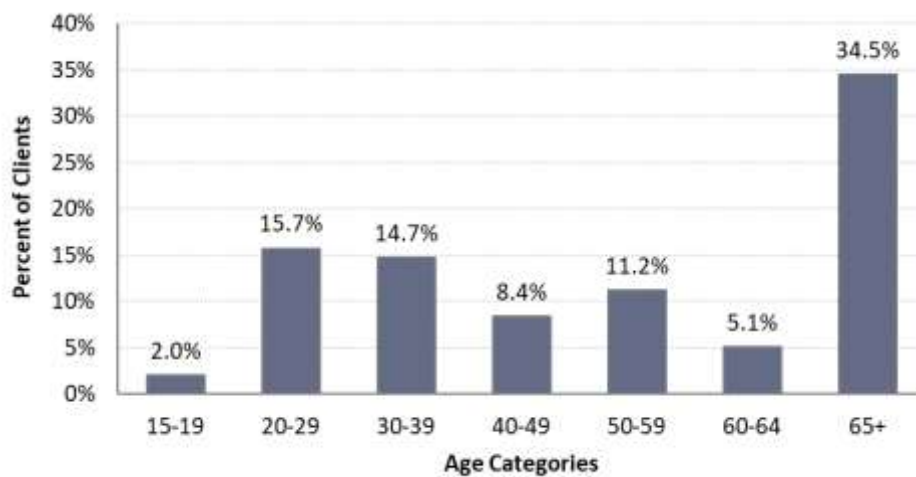
DIAGRAM 24: Applicants Waiting for Housing by Unit Size



S.5.3.2 Age of Active Clients

The age breakdown of active clients on the waitlist is shown below in Diagram 24. The majority of active clients are 65 years and older, with a small proportion of clients under the age of 20 years. Please note, 33 clients did not disclose their date of birth or their date of birth was invalid.

DIAGRAM 24: Age of Active Clients on the Manitoulin-Sudbury DSB Social Housing Waitlist



S.5.3.3 Number of Dependents for Active Clients

Of the 394 active clients on the waitlist, 90 indicated they have a dependent in their care. Of these clients, 42.2% indicated they had at least 1 dependent and less than 12% indicated they had 4 or more dependents.

DIAGRAM 25: Number of Dependents for Active Clients

Number of Dependents	#	%
1	38	42.2%
2	32	35.6%
3	10	11.1%
4	8	8.9%
5	2	2.2%
TOTAL	90	-

S.5.3.4 Housing Needs by Large Community Groupings

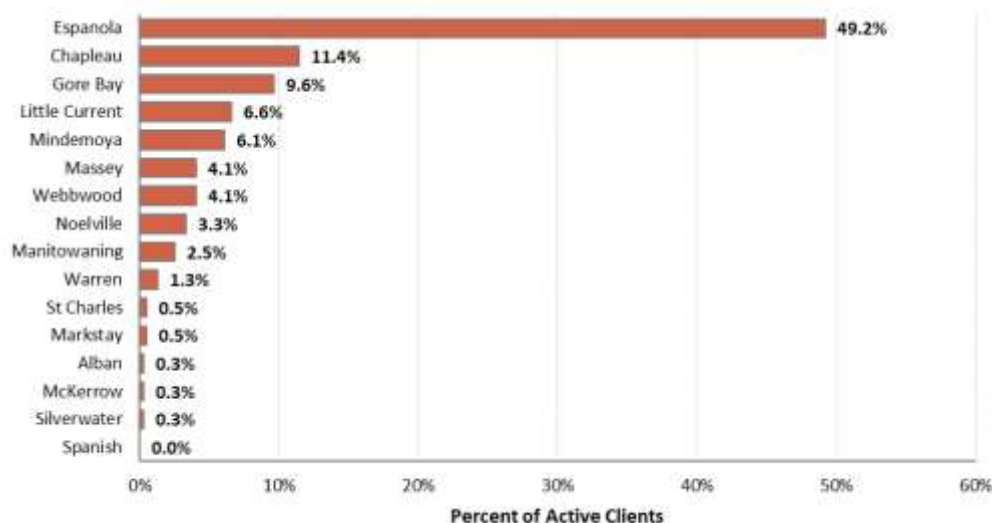
Breaking down the housing needs by Large Community Grouping (LCG), the majority of clients are waiting for housing in the LaCloche area (57.6%) followed by Manitoulin Island (26.9%)

DIAGRAM 26: Clients Seeking Housing by Large Community Grouping

Large Community Grouping	#	%
LaCloche	227	57.6%
Manitoulin Island	106	26.9%
Sudbury North	38	9.6%
Sudbury East	23	5.8%
TOTAL	394	-

Diagram 27 further breaks down the waitlist areas by city/towns in the Manitoulin-Sudbury DSB area. As shown, the largest proportion of clients are seeking housing in the Espanola area.

DIAGRAM 27: Active Clients by Location of Housing Request



S.5.3.5 Wait List for Different Location

Of the clients on the waitlist, more than half (60.7% or 239 clients) are waiting for housing in a different location from where they currently reside compared to 39.3% (or 155) looking for housing in the same area as their current residence. Diagram 28 provides a breakdown by community. For example, Diagram 27 above showed that the majority of clients are seeking housing in the Espanola area; Diagram 28 shows that of these clients, a larger proportion of clients looking for housing in Espanola reside outside of Espanola (117 clients) and a smaller proportion currently reside within Espanola (77 clients).

DIAGRAM 28: Clients Looking for Housing by Community

Community	Clients looking for housing in a different location from current residence		Clients looking for housing in the same location from current residence	
	#	%	#	%
Espanola	117	49.00%	77	49.70%
Gore Bay	34	14.20%	11	7.10%
Mindemoya	22	9.20%	2	1.30%
Chapleau	13	5.40%	25	16.10%
Little Current	11	4.60%	15	9.70%
Noëlville	11	4.60%	2	1.30%
Webbwood	10	4.20%	6	3.90%
Massey	8	3.30%	8	5.20%
Manitowaning	8	3.30%	2	1.30%
St Charles	2	0.80%	0	0.00%
Warren	1	0.40%	4	2.60%
Markstay	1	0.40%	1	0.60%
Alban	1	0.40%	0	0.00%
McKerrow	0	0.00%	1	0.60%
Silver Water	0	0.00%	1	0.60%
Spanish	0	0.00%	0	0.00%
TOTAL	239	-	155	-

S.5.3.6 Active Clients by Unit Type Requests

When looking at the client's needs for housing, 42.6% of active clients are seeking single units, 20.6% need family (with dependent children) units, and 23.9% need senior units. Less than 13% of clients are looking for couple or senior couple units (Diagram 29).

DIAGRAM 29: Active Clients by Unit Type Request

Unit Type	#	%
Single	168	42.6%
Senior	94	23.9%
Family (with dependent children)	81	20.6%
Senior Couple	34	8.6%
Couple	17	4.3%
TOTAL	394	-

S.5.3.7 Housing Needs by Large Community Groupings

Using the data provided by the waitlist, a deeper analysis can be done to highlight which housing units are in demand in different areas of the Manitoulin-Sudbury DSB area. Looking at the housing needs by LCGs shows across the Manitoulin-Sudbury DSB area, clients are largely seeking single housing units with the exception of Sudbury North, where there is a higher proportion of clients looking for senior units, followed by family units and single units.

DIAGRAM 30: Housing Needs by Large Community Grouping

Unit Type	Manitoulin Island		LaCloche		Sudbury East		Sudbury North	
	#	%	#	%	#	%	#	%
Single	47	44.3%	98	43.2%	12	52.2%	11	28.9%
Family (<i>with dependent children</i>)	6	5.7%	57	25.1%	6	26.1%	12	31.6%
Senior	33	31.1%	45	19.8%	3	13.0%	13	34.2%
Senior Couple	16	15.1%	15	6.6%	2	8.7%	1	2.6%
Couple	4	3.8%	12	5.3%	0	0.0%	1	2.6%
TOTAL	106	-	227	-	23	-	38	-

S.5.3.8 Demand for Couples Housing

Looking at the number of active clients by LCG and housing unit over time, may provide insight into how the demand for housing has been changing. The following figures illustrate the number of clients who are waiting for housing by unit type between 2014 and 2018 (in accordance to when the last Housing & Homelessness Plan was done in 2014). Diagram 31 shows the number of couple housing units requested between 2014 and 2018. There were no applications requesting couple housing in 2014 and overall there were few applications made for couple housing units within this time period.

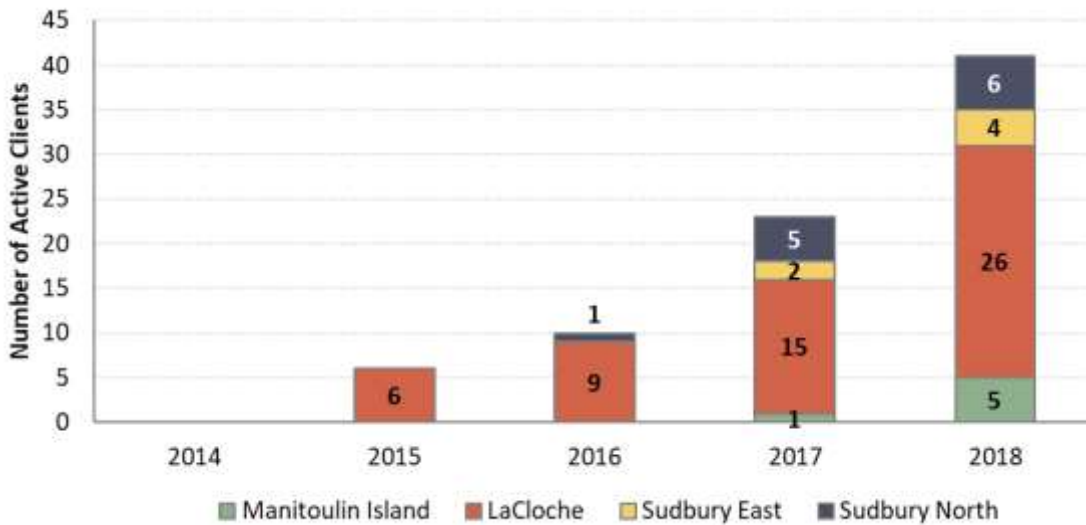
DIAGRAM 31: Number of Clients Waiting for Couple Housing Units Between 2014 – 2018



S.5.3.9 Demand for Family Units

Diagram 32 below shows the number of applications made for family housing units. The number of requests made has increased in all LCGs between 2015 and 2018, with no applications recorded for 2014.

DIAGRAM 32: Number of Clients Waiting for Family (With Dependent Children) Housing Units Between 2014 – 2018



S.5.3.10 Demand for Senior Units

Diagram 33 shows the requests made for senior housing units have been increasing since 2014, particularly in Manitoulin Island which saw an increase from 1 to 12 applications for senior units.

DIAGRAM 33: Number of Clients Waiting for Senior Housing Units Between 2014 – 2018

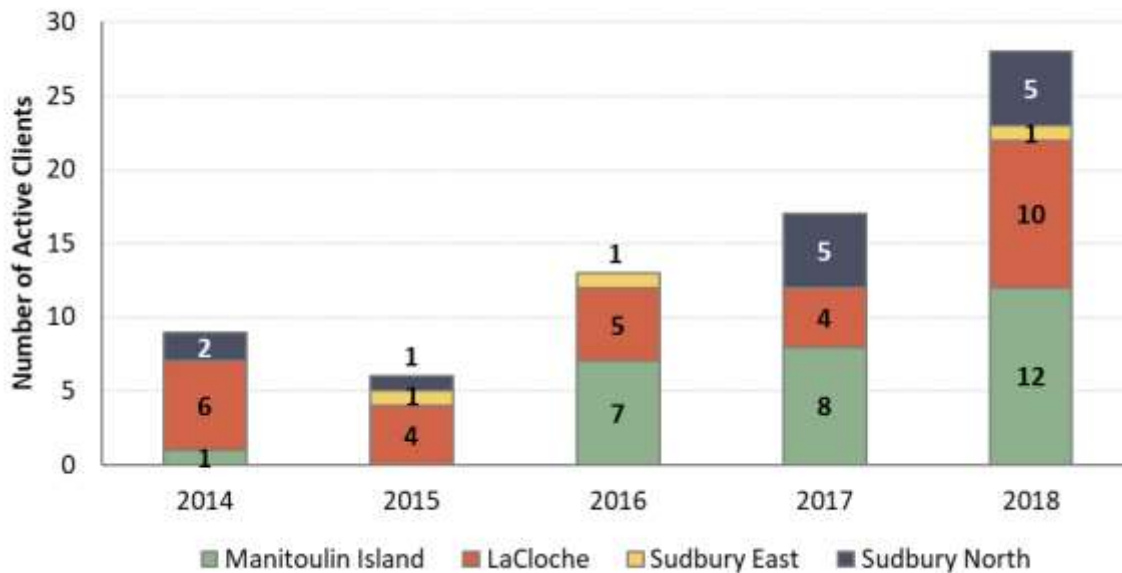
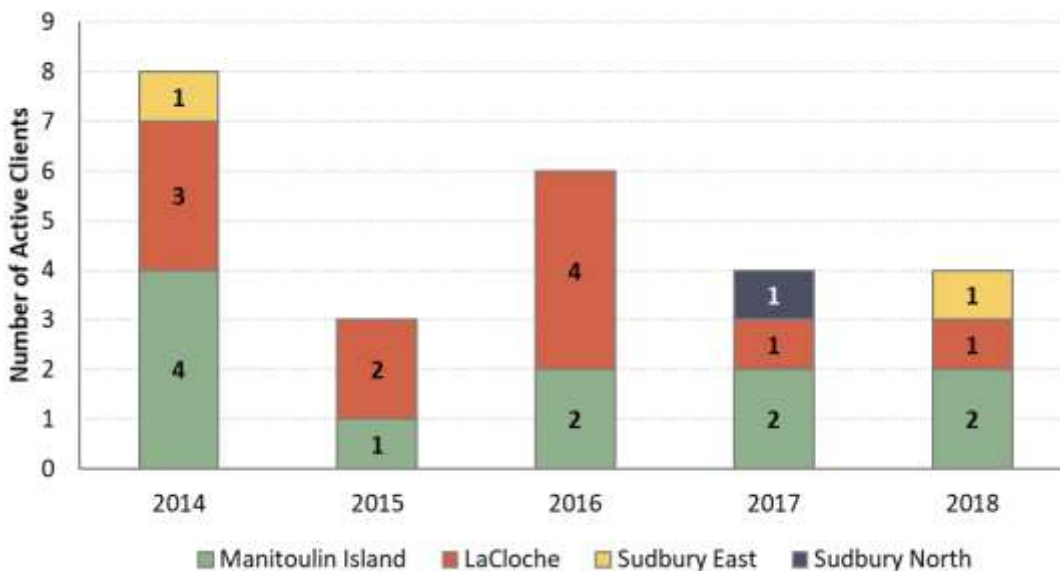


Diagram 34 shows more fluctuations in the number of applications for senior couple housing. On Manitoulin Island, the number of requests has decreased since 2014 and only 1 application was made for housing in Sudbury North in this time period. Overall, the number of requests made during this time period was low (less than 5 in any given LCG).

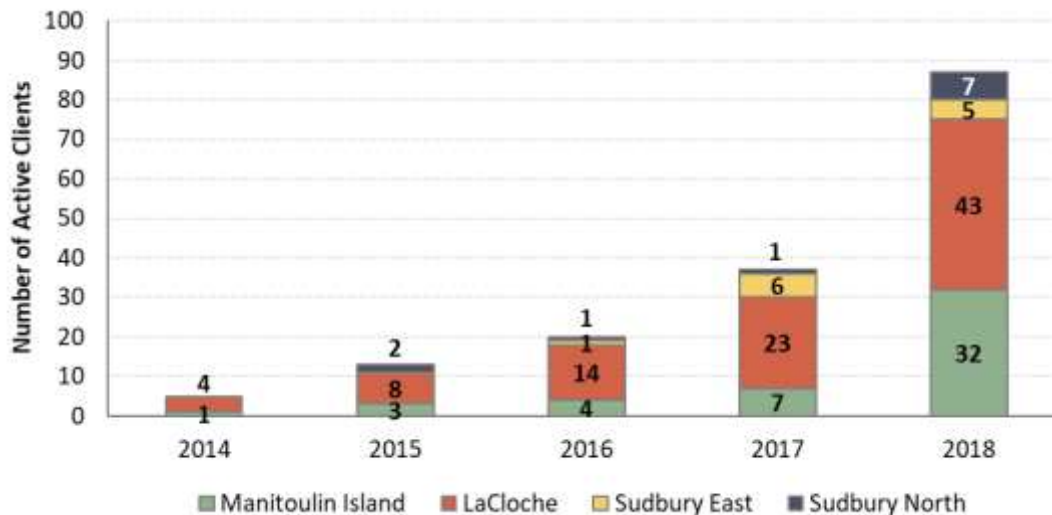
DIAGRAM 34: Number of Clients Waiting for Senior Couple Housing Units Between 2014 – 2018



S.5.3.11 Demand for Single Units

Diagram 35 shows the largest increase in applications for housing were made for single housing units. Between 2014 and 2018, Manitoulin Island saw an increase from 1 to 32 applications compared to an increase of 4 to 43 applications in LaCloche. Breaking this down further, in Manitoulin Island the majority of applications were made for housing units in Gore Bay and Little Current; in LaCloche, the majority of applications were made for units in Espanola.

DIAGRAM 35: Number of Clients Waiting for Single Housing Units Between 2014 – 2018



Recommendation 11: Wait List

- **Should funding become available, use Wait List information to plan to build, what’s needed, where needed.**

S.5.4 Direct Shelter Subsidy (DSS)

S.5.4.1 DSS History

In 2015, procedures were developed for the Investment in Affordable Housing Program using the Revolving Loan Fund (RLF) to create a Homelessness Prevention - Emergency Repair response. The Healthy Community Funds (HCF) are provided by the Integrated Social Services (ISS) department to respond to household financial crises but are not geared toward emergency repairs greater than approximately \$3,000. The Emergency Repair procedure uses RLF funds and follows the [Ontario Renovates Policy](#). Emergency repairs or situations are reviewed as priority to facilitate the most efficient and effective repair to prevent homelessness.

Ontario Disability Support Program (ODSP) and Ontario Works (OW) recipients must receive an additional source of funding or reside in social housing to be able to meet ‘affordable’ rent standards for their level of income, with OW earners falling far below the mark. The Manitoulin-Sudbury DSB has continued with the practice of the Direct Shelter Subsidy (DSS) to assist with maintaining affordable accommodations to singles and families on Ontario Works with higher than Shelter Component costs over the past several years. It is an efficient use of housing/homelessness money that sets the Manitoulin-Sudbury DSB apart from other service managers, probably contributing to their lower levels of visible homelessness.

In 2016 the Manitoulin-Sudbury DSB developed a pre-screening tool to ensure that the applicants with the highest need are prioritized for the Affordable Housing Program. They went further, and approved the DSB's first Affordable Housing Program – Home Ownership Loan. This facilitated a single-family transition from rental to home ownership which otherwise would not have been possible.

In 2016, the Manitoulin-Sudbury DSB reviewed the program to expand qualification of applicants to include ODSP and low-income families to subsidize in place. In 2017, we expanded the criteria to include providing the Direct Shelter Subsidy to seniors living in their own homes using municipal dollars to accommodate provincial program restrictions. By 2018, the number of recipients receiving funding increased by approximately 23% over 2016.

OW recipients who are on a waiting list to receive subsidized housing through the Manitoulin-Sudbury District Services Board are also eligible to receive assistance with their rent through the Direct Shelter Subsidy program.

There are a variety of issues with the current programs designed to address this:

1. Portable Housing Benefit

The Direct Shelter Subsidy is designed to help low-income families and clients on social assistance who are on the Manitoulin-Sudbury District Services Board (DSB) Housing waitlist, access a variety of housing options. This program gives priority to applicants living in areas of our DSB where no publicly funded housing is available. The program is also available to seniors age 65 and over, who own their own homes and who meet the eligibility guidelines for Social Housing. The DSS program considers all aspects of shelter costs, including utilities, in determining the benefits payable to eligible clients.

For low income families, the Direct Shelter Subsidy provided is calculated by determining the difference between the rent geared to income calculation (using 30% of the client's total net income) or affordable housing calculation and the actual rent of the unit they are residing in or a unit that they may be moving to. For Non-Social Assistance recipients, the 30% Rent Geared-To-Income (RGI) calculation factor is used to determine the affordability for the household. For purposes of calculating income, all net income is considered; including but not limited to child/spousal support and Canada Child Tax Benefit. This ensures that the family's net income is taken into consideration when reviewing all accommodation expenses.

The benefit is also portable to allow greater flexibility and responsiveness to their changing needs and the choice of location, school districts and employment opportunities, without being tied to a specific unit within the DSB catchment area.

A review of the DSS program in the Manitoulin-Sudbury District Services Board was conducted with data collected between 2013 and 2018. A review of this data showed there has been an increase in the total number of DSS clients from 78 (2013) to 280 (2018); this increase can be attributed to an increase in DSS program funding. Further, the number of new clients has increased within the same time period, from 78 in 2013 to 112 in 2018. This means that in 2018, 40% of DSS clients were new to the program while the remaining 60% had previously accessed the program.

While the number of clients on DSS has increased, the number of clients that have left the program has fluctuated. In 2013, of the 78 clients accessing DSS, approximately 58% left the program. In 2016, where there were 132 clients accessing DSS, the number of clients that left the program dropped to almost 26%. As of 2018, the number of clients that left the DSS program had started to increase, where almost 34% of DSS clients left the program by the end of the year.

Most clients accessing DSS stay on DSS for 1 to 6 months (39.6%), with only 6.4% of clients on DSS for 31 months or longer. Only 3% of clients were on DSS for longer than 49 months (considering data only between 2013 and 2018). On average, clients are on DSS for at least 13.5 months. In addition, analysis done on clients in social housing revealed, on average, clients accessed the social housing program for almost 75 months, or over 5 years.

Considering the DSS program within the time period of 2013 to 2018, 58.4% of DSS clients had left the program by the end of 2018. Of these clients, 13.3% did not access social assistance after leaving DSS. Of the clients that did access social assistance after leaving DSS, 38.7% were no longer accessing social assistance by the end of 2018. In total, 120 clients (or 46.9%) that left the DSS program were not accessing social assistance by the end of 2018.

The DSS program has proven to be very successful in ensuring people are housed while they tend to other challenges that they may be having. The fact remains that 46.9% of them are no longer on social assistance. Currently in our Social Housing units, the rent includes heat and utilities. In circumstances that the heat and utilities are not included as part of their payment, there is a risk of tenants getting their hydro disconnected for non-payment or that the units have damages to them.

The Portable Housing Benefit provides a monthly subsidy to low-to-moderate income households to assist with housing costs. The PHB is tied to the household itself and not a physical housing unit. As a result, similar to the DSS program, recipients have flexibility to choose where they live to be closer to family, social support networks, schools and employment opportunities.

Monthly payments to participants are calculated based on household income, as reported on households' latest Canada Revenue Agency notice(s) of assessment, or as verified by Service Managers in certain circumstances. The Ministry of Finance pays the benefit to participants each month, recalculate the benefit as required, and verify continued eligibility annually.

The formula for this benefit would be the difference between a minimum of 80% of the average market rent (AMR) for the Service Manager area based on Canada Mortgage and Housing Corporation (CMHC) rent data for an appropriately sized unit based on household composition and 30% of the household's monthly Adjusted Family Net Income (AFNI). According to CMHC rent data for the Manitoulin-Sudbury DSB, the AMR would be \$646 which would mean that the benefit would be calculated based on 80% of that figure, or \$517. This is not a true picture of what the currently reality of the AMR is for the Manitoulin-Sudbury district.

The Portable Housing Benefit does not include all shelter expenses and it is essentially a cookie cutter approach for the full province with no room for any local flexibility. A one size fits all solution does not work in Northern, Remote and/or Rural Ontario.

The vision of a rent supplement is associated with two overarching outcomes: decreasing the number of people who are homeless; and increasing the number of families and individuals achieving housing stability. Based on the difference between the Direct Shelter Subsidy and the Portable Housing Benefit, the DSS program pays for the full shelter expenses, ensures that families have stable housing and are able to focus on other challenges that they may be facing.

2. Capital Construction

In 2016, the province and federal government announced housing investments under the 2016 Social Infrastructure Fund (SIF). The 2016 SIF provided over \$641 million in funding over three years to improve the quality and increase the supply of affordable housing while also stimulating economic growth. Initiatives under the 2016 SIF include:

- Doubling of the current Investment in Affordable Housing for Ontario (IAH) (2014 Extension) for two years fully cost matched by the province over three years
- Funding for the construction and renovation of affordable housing for seniors
- Funding for the renovation and retrofit of social housing

In the case of the Manitoulin-Sudbury District Services Board, the allocation has never been enough to accomplish any new builds. Through our Housing and Homeless Plan, it was identified that affordable housing was needed in 3 communities (Espanola, French River and Chapleau), more specifically family housing. There has been some private development in some of our communities however it's difficult to attract developers in our small communities.

3. Average Market Rents

The Average Market Rents (AMR) established by the Canada Mortgage Housing Corporation (CMHC) are not a true reflection of the current AMR in the Manitoulin-Sudbury District. CMHC is not considering any new stock that is hitting the market in our community. Staff have completed an analysis of the current Average Market in the Manitoulin-Sudbury District and have determined that the number should be much higher than currently indicated by CMHC.

CMHC is also utilizing Statistics Canada data to help in their determination and again that is not a true reflection of the current picture.

S.5.4.2 DSS Client Summary Statistics

There were 442 clients between 2013 and 2018.

Diagram 37 shows the total number of clients that were on DSS for each year (orange line) and the total number of clients that were on DSS for the first time (blue line). For example, in 2018, there were 280 DSS clients total, 112 of them were on DSS for the first time.

DIAGRAM 37: TOTAL NUMBER OF DSS CLIENTS VS NEW DSS CLIENTS, 2013 TO 2018

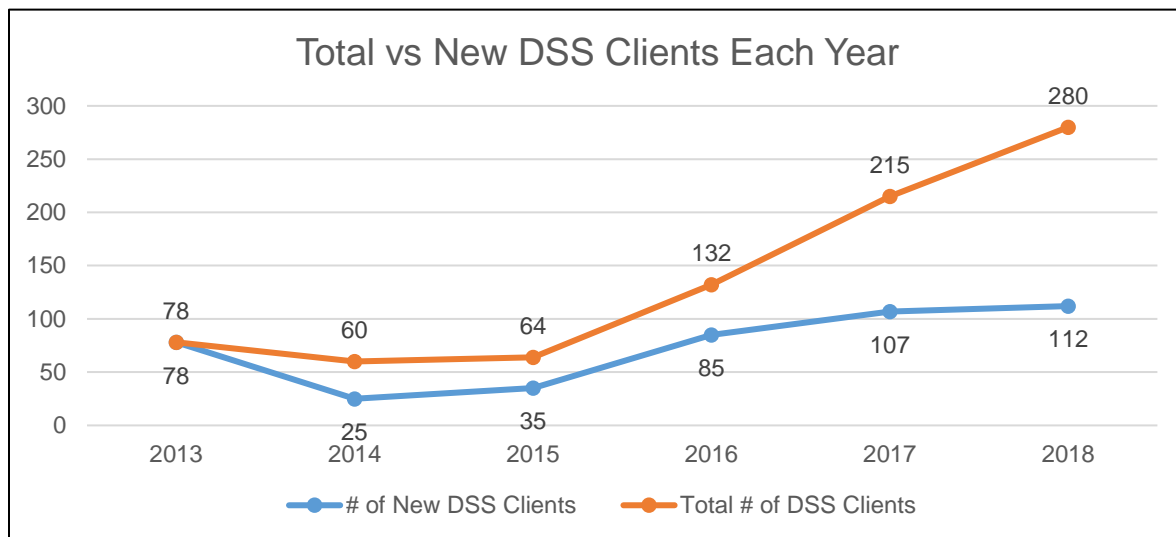


Diagram 38 shows the percent of new clients each year. In 2018, 40% of clients were new to the DSS program. Note that 2013 shows that 100% of clients were new to DSS since this is the first year in the analysis.

DIAGRAM 38: Percent of Clients New to DSS, 2013 To 2018

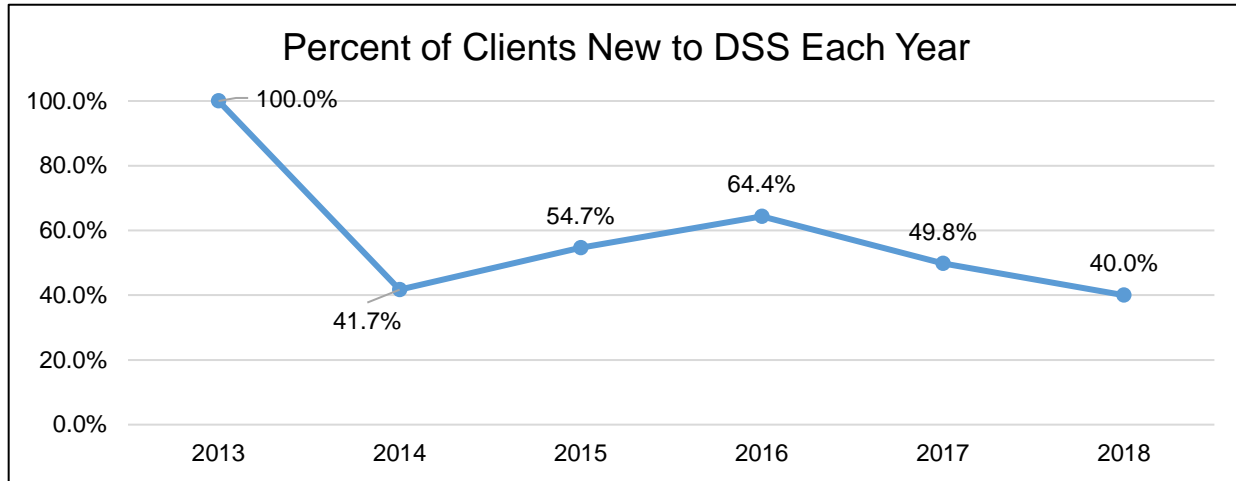


Diagram 39 shows the total number of DSS clients for each year (orange line) and the total number of clients that left DSS each year (blue line). For example, in 2018, there was 280 clients total and 94 of these clients left DSS in that year.

DIAGRAM 39: Total Number of DSS Clients vs Number of Clients that left DSS each year, 2013 To 2018

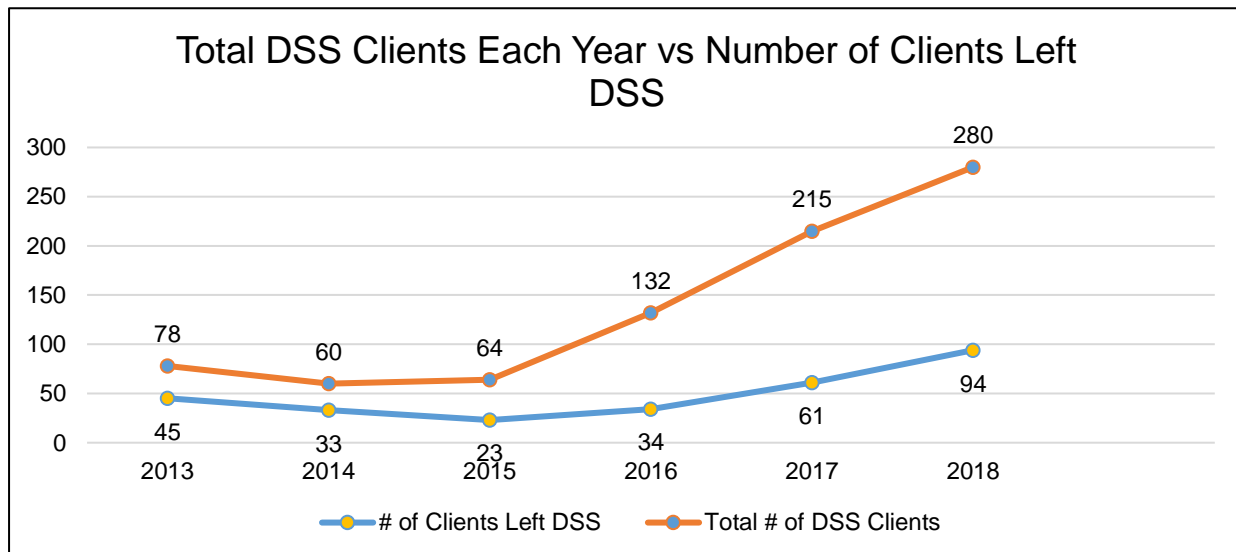


Diagram 40 shows the percent of clients that left DSS each year. In 2018, 33.6% of clients left DSS.

DIAGRAM 40: Percent of Clients that left DSS each year, 2013 To 2018

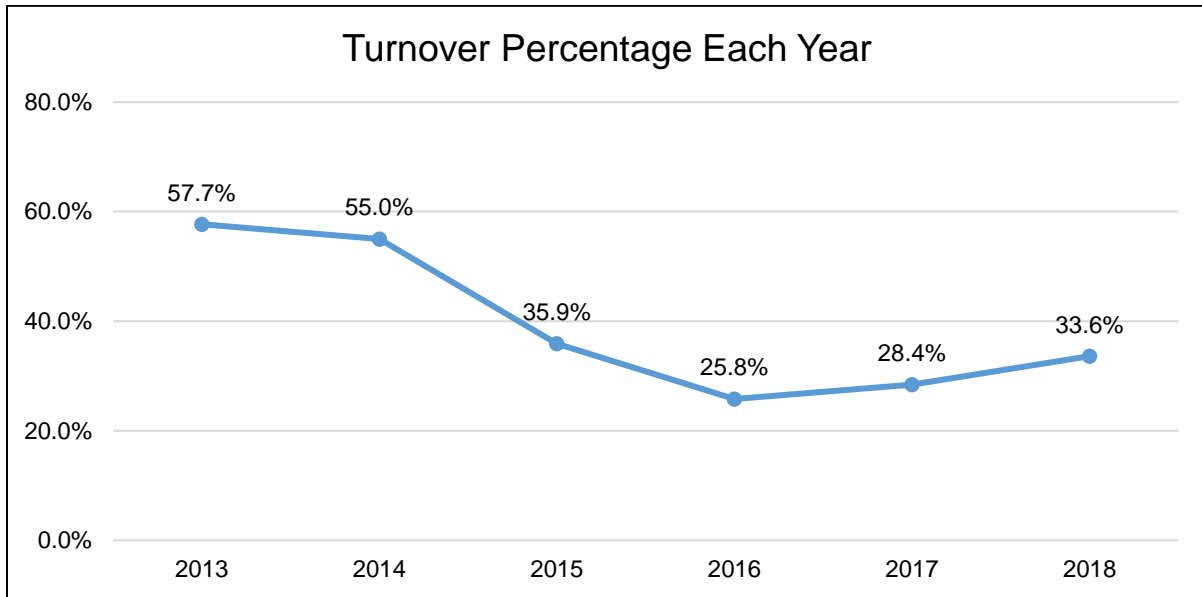


Diagram 41 shows the total number of months clients were on DSS. For example, 175 clients were on DSS for 1 to 6 months.

DIAGRAM 41: Total Number of Months Clients are on DSS, 2013 To 2018

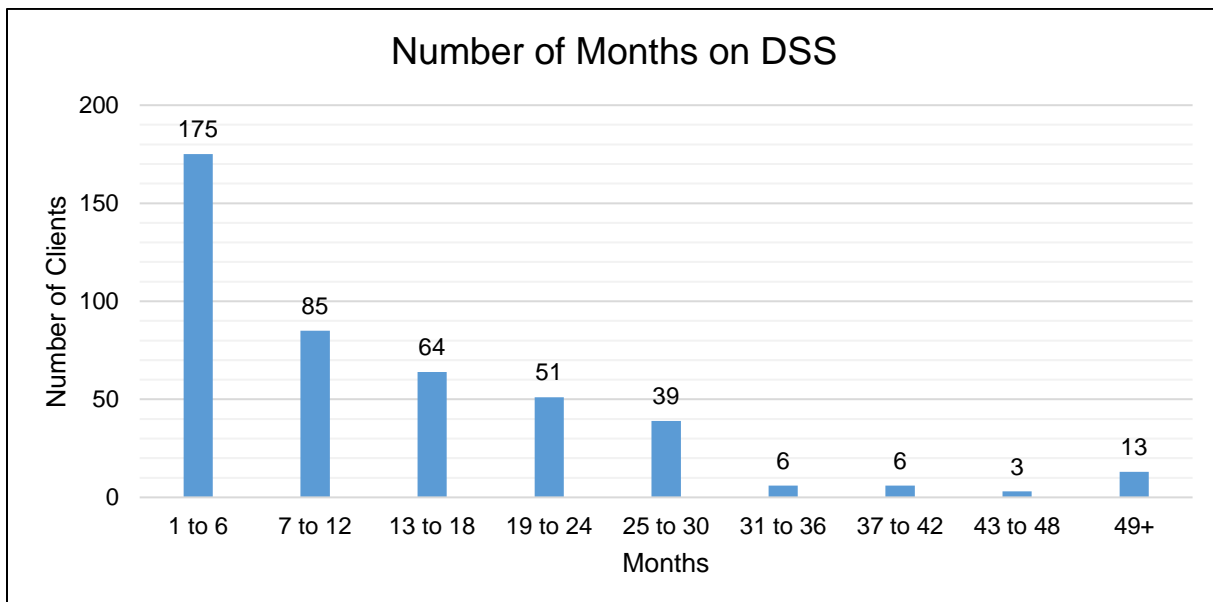


Diagram 42 shows the total number of clients and the percent of clients that were on DSS by the number of months on DSS. For example, 175 clients, or 39.6%, were on DSS for 1 to 6 months. 73.3% of clients were on DSS for 18 months (1.5 years).

DIAGRAM 42: Total and Percent of Clients on DSS by Number Of Months, 2013 to 2018

Number of Months on DSS	# of Clients	% of Clients
1 to 6 months	175	39.6%
7 to 12 months	85	19.2%
13 to 18 months	64	14.5%
19 to 24 months	51	11.5%
25 to 30 months	39	8.8%
31 to 36 months	6	1.4%
37 to 42 months	6	1.4%
43 to 48 months	3	0.7%
49 months and higher	13	2.9%
Total	442	-

The average number of months on DSS is 13.5 months.

Diagram 43 shows the number and percent of clients in Social Housing by the number of months they have been in Social Housing. The data covers leases that start as early as 1989 and run until December 31, 2018. 13 clients were not included as their lease dates started in 2019.

DIAGRAM 43: Total and Percent of Clients in Social Housing by Number of Months, (1989-2018)

Number of Months in Social Housing	# of Clients	% of Clients
Less than 1 month	5	2.0%
1 to 6 months	24	9.5%
7 to 12 months	11	4.3%
13 to 18 months	10	4.0%
19 to 24 months	11	4.3%
25 to 30 months	20	7.9%
31 to 36 months	12	4.7%
37 to 42 months	14	5.5%
43 to 48 months	11	4.3%
49 months and higher	135	53.4%
Total	253	-

The average number of months in social housing is 74.6 months.

Compared to the duration on DSS, where the majority of clients accessed DSS for up to 2 years, the majority of clients accessing social housing were in social housing for up to 5 years. When looking at the duration in social housing in years, 52.2% accessed social housing for less than 5 years whereas 30.0% were in social housing for 5 to 10 years, 10.7% were on for 11 to 15 years and 7.1% were on for more than 15 years.

S.5.4.3 Summary of Clients that Left DSS

There were 438 clients total between 2013 and 2018. 256 clients (58.4%) left DSS during this time period. Of the 256 clients that left DSS, 34 clients never accessed Social Assistance and 222 clients accessed Social Assistance after leaving DSS. Of those clients that accessed Social Assistance, 136 clients are currently on Social Assistance, and 86 are no longer on it. This means that of the 256 clients that used to be on the DSS program, 120 (46.9%) are no longer on Social Assistance.

S.5.4.4 DSS – Summary

This program has helped the Manitoulin-Sudbury DSB address the needs of its clients while not necessitating the building of new housing. The program has grown and provides a cost-effective alternative to shelter and has helped a significant number of our clients. This has helped to stabilize their living environments.

Recommendation 12: Direct Shelter Subsidy

- **Continue to monitor effectiveness of DSS and modify if / and as necessary as resources come available from senior levels of government.**
- **Continue to advocate the Province to allow for this program to be funded in this same fashion as opposed to having the complications of the Portable Housing Benefit**
- **Monitor the savings effects that the DSS program has on social assistance recipients while lobbying for a local and flexible Portable Housing Benefit.**
- **Increase access to DSS in supporting more families**

S.5.5 Supply of Employment and Training Opportunities

In 2018, Ontario Northland expanded its service to Manitoulin Island and other points on Highway 6. This has helped commuters to the Sudbury campuses of Cambrian College, College Boreal and Laurentian University, as well as access to educational facilities elsewhere. Unfortunately, this service is no longer available on Manitoulin Island.

A First Nations training institute, Kenjgewin-Teg, provides a unique selection of secondary and post-secondary courses to community members. The potential for creating more effective partnerships with First Nations may include discussions regarding training and employment.

As indicated in 2014 and still relevant today, is the frustration around limited training opportunities. It is evident from different data sources within this plan that initiatives to expand employment and education/training opportunities which respond to the district's large senior demographic (e.g. Personal Support Worker, Early Childhood Educator) would be both worthwhile and attainable.

That said, The City of Greater Sudbury and the Manitoulin-Sudbury District Services Board met in early 2018 to discuss service coordination between the districts along with issues common to both organizations. As part of the discussion, a need was identified in the area of recruitment and retention of Early Childhood Educators (ECE) and Personal Support Workers (PSW).

ECE and PSW employees have been the beneficiaries of Provincially mandated wage enhancements over the past several years. The Social Services division in Greater Sudbury existing PSW recruitment program has graduated 98 PSW's in the field over the past 5 years (2012-2017). In the Manitoulin-Sudbury District, 26 PSW's have graduated into the field over the past 5 years. Unfortunately, there have been no PSW graduates in the past 2 years as there hasn't been sufficient registration, even though the program has been offered. There is also difficulty recruiting ECE's as the education is being given in Sudbury rather than in the District.

For the ECE field there currently exists a program for people that work in the sector to upgrade to an ECE through the ECAD program at Cambrian College. This program includes a grant for tuition and costs; however, the student must already be working in the sector to apply.

In addition to limited post-secondary education opportunities in the Manitoulin-Sudbury District there are very few ECE placement opportunities. Historically, students would obtain their post-secondary education outside of the district and would have opportunities to return to their home community for placements. Successful placements often led to employment opportunities for students and supported mentorship skills for staff working in rural settings.

Hence, the City of Greater Sudbury and the Manitoulin-Sudbury DSB have combined forces to implement a strategy to increase the recruitment and retention of ECE's and PSW over a period of 2 to 3 years as well as to advocate through the Province for higher pay for ECE's and PSW's. These types of partnerships will be examined in future to help garner improvements in education and training opportunities for Manitoulin-Sudbury DSB clients.

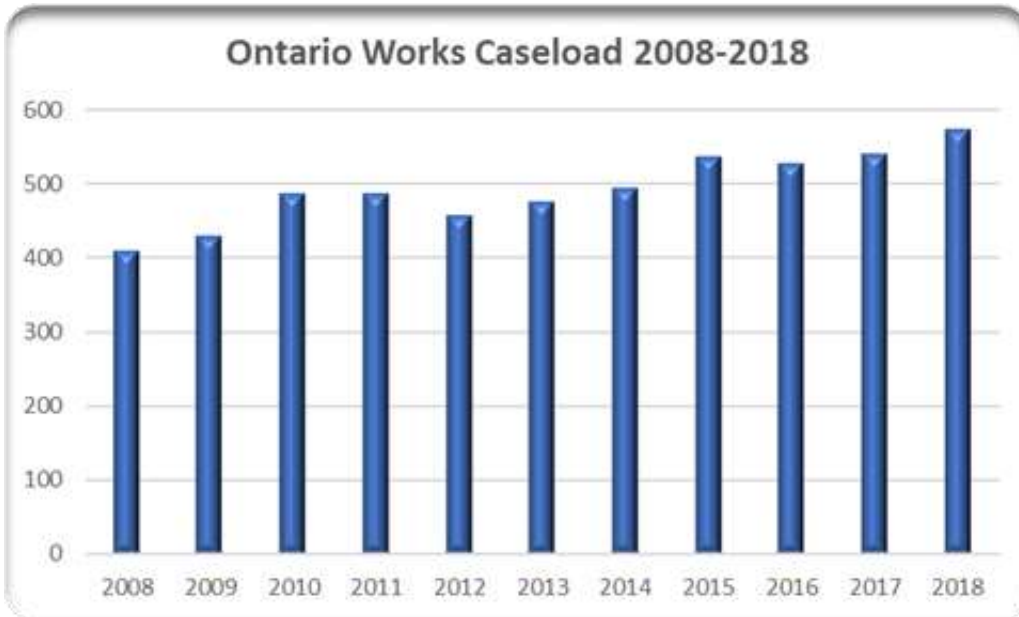
Recommendation 13: Employment and Training Opportunities

- **Continue to provide specific training opportunities for local labour force**
- **Continue discussions with the local Colleges for ECE and PSW challenges affecting the local labour market in hopes to increasing the recruitment and retention of ECE's and PSW's**

S.5.6 Ontario Works (OW) and Ontario Disability Support Program (ODSP)

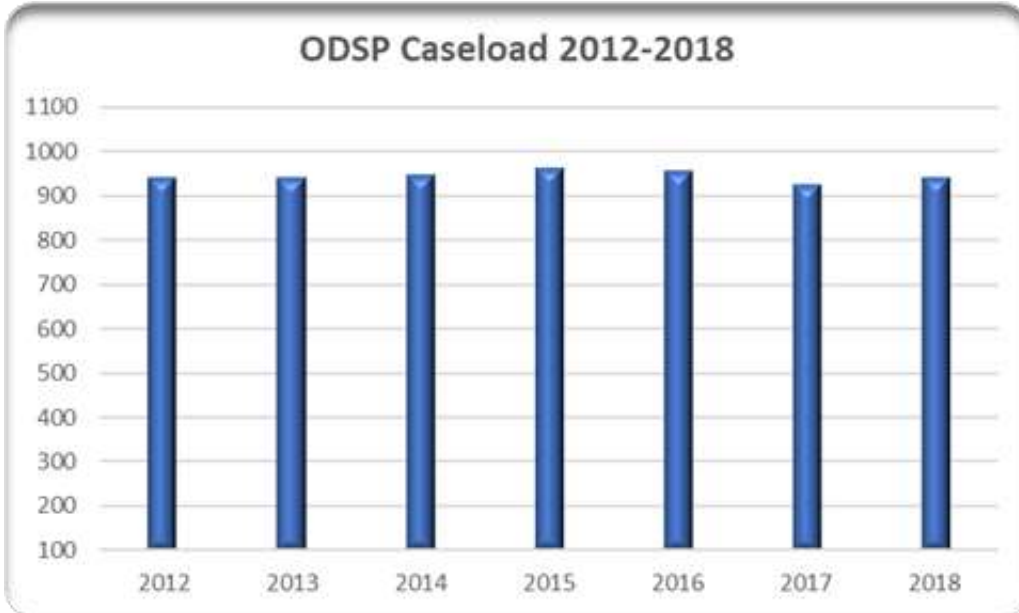
Diagram 44 showcases the average OW caseloads in the district between 2008 and 2018. On average, caseloads were on a gradual increase between 2008 and 2018. ODSP (Diagram 45) caseloads are consistently higher than OW caseloads within the district. Also, between 2008 and 2018, ODSP caseloads ranged between 900-950. A further look at annual caseloads by area, in the context of population changes should provide a more in depth understanding of the trends.

DIAGRAM 44



Note. Original Data Source: Manitoulin-Sudbury DSB Program Statistics (2008-2018)

DIAGRAM 45



Note. Original data source: Manitoulin-Sudbury DSB Program Statistics

New funding was put in place through the Consolidated Homelessness Prevention Initiative (CHPI). It is referred to as the Healthy Communities Fund. The Healthy Communities Fund (HCF) aims to prevent, address and reduce homelessness by improving access to adequate, suitable and affordable housing that is linked to flexible support services based on peoples' needs. The HCF is a result of the consolidation of funding from five provincial homelessness-related programs. The Manitoulin-Sudbury DSB's Healthy Communities Fund is comprised of four separate service components:

CHPI expenditures over the past 5 years are included in Diagram 46 – Community Homelessness Prevention Initiative Expenditures

DIAGRAM 46: Community Homelessness Prevention Initiative Expenditures 2014-2019

Service Category	2014-15	2015-16	2016-17	2017-18	2018-19	TOTAL
Emergency Shelter Solutions	\$11,135	\$112,060	\$135,000	\$48,532	\$260,856	\$567,583
Housing with Related Supports	\$52,000	\$67,847	\$92,080	\$253,644	\$271,167	\$736,738
Services and Supports	\$12,500	\$7,624	\$6,108	\$5,803	\$502	\$32,537
Homelessness Prevention	\$116,000	\$136,469	\$90,812	\$103,902	\$86,743	\$533,926
Program Administration	-	-	\$60,039	-	-	\$60,039
TOTAL	\$191,635	\$324,000	\$324,000	\$471,920	\$619,268	\$1,930,823

Source: Manitoulin-Sudbury DSB statistics

Recommendation 14: OW/ODSP and DSS

- **Allow local flexibility to keep the current Direct Shelter Subsidy Benefit as it exits clients from social assistance and provides the province with savings.**
- **Provide the Manitoulin-Sudbury DSB with sufficient funding to build new affordable housing in the communities that have been identified.**

S.5.7 Climate Change, Energy Efficiency and Housing/Environmental Sustainability

The Manitoulin-Sudbury DSB has been active in planning and building in energy efficiency and sustainable housing in its catchment area. The harsh Northern Ontario climate with its temperature extremes require constant upkeep to keep buildings efficient and safe in all weather conditions. It developed an Energy Plan for the district that identifies opportunities for reducing energy usage by tracking energy consumption in all of their stock.

General repair of the social housing infrastructure continues to focus on the integrity of the building envelope. DSB tenders have been updated to specifically include the requirement to ensure that best sustainability and efficiency practices are followed. Incremental energy efficiency with every aspect of DSB housing has taken precedence over the previously considered Energy Plan. Energy consumption tracking continues with a renewed focus on tenant education on energy usage reduction.

In 2015, the focus on energy efficiency and sustainable housing took a more global focus by implementing LED replacement for lighting where financially appropriate. The continued focus on Energy Star rated appliance replacements continued with 100% completion of the replacement of fridges that were not Star Rated. The Save-On Energy program provide 18 replacements in 2014. Then, in 2016, the Manitoulin-Sudbury DSB began the investigation into Union Gas incentives to transition a Social Housing apartment building to a high efficiency boiler system from the current less efficient system. In 2017, energy audits were completed at two social housing buildings to strategize energy efficiency upgrade options. Also, in 2017, Social Housing Improvement Program (SHIP) funding for Non-Profit Housing providers and one Manitoulin-Sudbury DSB building was approved to improve energy efficiency and sustainability of the housing stock. Finally, in 2018, Social Housing Improvement Program (SHIP) work was completed at the Non-Profit Housing providers (Gore Bay Municipal Non-Profit, Little Current Place Municipal Non-Profit, Espanola Municipal Non-Profit, Native People of Sudbury Development Corporation, Cochrane-Temiskaming Native Housing Corporation) and Manitoulin-Sudbury DSB building (76 Wellington) to improve energy efficiency and sustainability of the housing stock.

In recognition of the good work in energy efficiency in the jurisdiction, The Manitoulin-Sudbury DSB was successful in receiving a grant under the province's Innovation, Evidence and Capacity Building fund to research energy efficiency across all Northern Ontario Social Housing portfolios.

In addition, as of October 2019, Community Safety and Well-Being Plans for the sub-districts are being planned, and these could well have implications for environmental sustainability. Further, there is a commitment to improve the climate resilience of social and affordable housing stock. This can include taking steps to limit vulnerability to flooding and extreme weather. As noted above, energy efficiency and housing stock sustainability is a priority of the Manitoulin-Sudbury DSB.

Recommendation 15: Climate Change, Energy Efficiency and Housing/Environmental Sustainability

- **The Manitoulin Sudbury DSB will continue to seek out energy efficiencies and available opportunities for grants and funding that will assist in managing the portfolio with reducing our carbon footprint.**
- **The Integrated Program Staff will participate with our Communities' Safety and Well Being Plans.**

S.5.8 Innovation in the Supply and Delivery of Affordable Housing

S.5.8.1 Seniors Only Buildings

The aging population across the district should continue to be reviewed by the Manitoulin-Sudbury DSB, along with income, social assistance, and old age pension scans of the area, for prospective future housing site developments and also by municipalities and service partners for strengthening support services.

These trends and projections were identified in the community consultations in 2014, as concerns regarding housing and supports for seniors were paramount. Keeping seniors in their own homes should be a main priority. This has been re-iterated in-service provider surveys and by municipal representatives in the municipal consultations held in 2019.

Supportive Housing that is “a halfway point” or “in between” a nursing home and regular apartment unit is in high demand. People don't want to give up their homes and don't feel that they need nursing homes yet require extra assistance on a regular basis. Home care services, supported housing, and if possible, live-in supports, are a necessity that *will* increase over time. A few communities referred to private organizations that provide these types of services but cost and availability in the relatively smaller communities pose barriers. A lack of respite care services was also a concern for family caregivers, sometimes preventing them to carry out errands (including commutes to Greater Sudbury).

The 45-64 age cohort is currently the highest in the district and therefore there is the potential for many people to retire over the next 20 years. The senior population has increased in recent years as well and is projected to continue to increase over the next 20 years. The proportion of seniors is higher in the district than it is in the province of Ontario. Based on these trends, as well as the concerns of citizens across the districts, the Manitoulin- Sudbury DSB transitioned some locations back to a 'seniors-only' social housing portfolio from their existing building stock.

In fact, The Manitoulin-Sudbury DSB approved the transition of two social housing buildings back to seniors-only buildings. The client make-up and applicant data strongly demonstrated demand for this change. In 2015, the Manitoulin-Sudbury DSB has approved a Special Priority Policy to make Seniors 65+ a priority on the waiting list when in receipt of an eligible application for Rent-Geared-to-Income. Further, The Investment in Affordable Housing (IAH) Program - Ontario Renovates will continue to assist seniors and their ability to 'age at home' and in 2018, the Manitoulin-Sudbury DSB expanded its Direct Shelter Subsidy (DSS) program to include a municipal funding portion for Seniors who own their home to be eligible to receive funding under this initiative. Finally, also in 2018, the Manitoulin-Sudbury DSB worked with the Community of St.-Charles to achieve designation of an Age-Friendly Community to support the Municipality with this goal.

S. 5.8.2 Innovative Housing with Health Supports

In 2016, the Northern Ontario Service Deliverers Association (NOSDA) which includes the Manitoulin-Sudbury DSB collaborated with the North Eastern Local Health Integration Network(NELHIN) on a [Northeastern Regional Strategic Plan and Report Card on Innovative Housing with Health Supports, Sept. 2016](#) to progress toward innovations in the development and delivery of housing with health supports. In 2018, the report card was updated and prioritized to guide innovative housing with health support. The 43-recommendation report was narrowed down to focus on 5 common Northern priorities. In addition, there were 4 priorities for common action between the Manitoulin-Sudbury DSB and the North East Local Health Integration Network identified in the 2018 Report Card Update. These included the development of a centralized waitlist/Registry to prioritize persons requiring support services and housing; an ongoing commitment of the NELHIN for funding Transitional Community Support Worker; the development of collaborative services between the Manitoulin-Sudbury DSB and NELHIN to be held within a hub model to service tenants in the community (See below, 5.8.3); and a commitment of the NELHIN to advocate for additional housing and health investments from the Ministry of Health to support “aging in place” in the Sudbury-Manitoulin Districts.

S.5.8.3 Channelview Neighborhood Health Model

More recently, another innovative program development initiative has been piloted in Little Current at its Channelview Apartments. Called the Channelview Neighborhood model, it's a collaboration between the Manitoulin-Sudbury DSB, NELHIN and VON to bring services on site for Manitoulin-Sudbury DSB tenants.

In Fall, 2018 work was initiated to engage Early Adopters to help develop a new Health Service Delivery Model within the North East that would bring together Social Housing Providers and Health Service Providers in partnership to support a mutually identified senior population with a range of health needs within eligible buildings.

Models of Service are being developed and tested within settings that provide unique partnerships related to geography with the goal of maximizing existing services and community resources. Key to success of all pilots will be tenant engagement – actively identifying Tenant Champions who will work with the Core Planning group to ensure health and social needs are identified and addressed within the immediate buildings and in a future state, the surrounding neighbourhood.

Accomplishments to date include:

- Tenant/Client information sharing arrangement created in partnership with Manitoulin-Sudbury DSB and Health Service Provider (Unique to Channelview – Best Practice to be shared with other Early Adopters)
- Health Eligibility Criteria Tool created to support Manitoulin-Sudbury DSB Housing Waitlist (Unique to Channelview – Best Practice to be shared with other Early Adopters)
- Lead Health Service Provider partnership with Community Mental Health Transitional Worker creating stronger core team
- InterRAI Preliminary Screener (Health Assessment) 88% completion (Unique to Channelview – Best Practice to be shared with other Early Adopters. Information gathered helps to create Building Health Profile Baseline allowing for future Health Planning Needs).
- Channelview apartment unit provided to health service providers to secure presence in the building and provide for future programming (e.g. monitored showers, clinics, tenant support)

S.5.8.4 Paramedicine Wellness Clinics

Along with this exciting new development, the Manitoulin-Sudbury DSB initiated a Community Paramedicine Wellness Clinic Program in a number of its social housing buildings.

Paramedics are excellent health delivery partners and are now being deployed on a regular, weekly basis to provide on-site wellness clinics at social housing sites in both Manitoulin (4 sites – Gore Bay, Little Current, Mindemoya and Manitowaning) and LaCloche Foothills (3 sites – Espanola, Massey and Webbwood). A total of 980 tenants in the LaCloche Foothills buildings and a total of 944 tenants in the Manitoulin buildings visited these clinics between April 2018 and March 2019. These visits may well reduce Alternate Level of Care stays or admissions in hospital.

S.5.8.5 Haven House

In 2015, Haven House was a successful applicant for the Investment in Affordable Housing program and received funding for renovations and repairs to ensure that the shelter continues to operate unencumbered by infrastructure repairs. Haven House, located on Manitoulin Island, provides safe emergency accommodation to women and children in crisis.

Recommendation 16: Innovations in the Supply and Delivery of Affordable Housing and Support

- **Ensure that the district is taking full advantage of the services offered through the North East Local Health Integration Network (LHIN) and their Aging at Home Strategy and advocate for increased services as the aging population grows. A strong case is present for the Manitoulin-Sudbury DSB and services within the district to be awarded funding opportunities and to advocate for more housing and increased services as the aging population grows throughout the Manitoulin-Sudbury DSB catchment area.**
- **Expand the Channelview Neighborhood Health Model to other areas as warranted.**
- **Expand the Community Wellness Clinic program as resources become available. Document best practices for paramedicine clinics, determine if and how the program allows aging-in-place tenants to remain in their own homes and if possible, quantify if and how there is a reduction in hospital/long-term care bed demand**

S.5.9 Increasing Knowledge Dissemination

The Manitoulin-Sudbury DSB administers various helpful and critical programs that directly assist with housing (i.e. cost, bills, etc.) and also with related matters that participants expressed were important to them for improving their living situations (i.e. Enhanced Job Placement Program and Employment Ontario Program).

Since 2016, the Manitoulin-Sudbury DSB increased Knowledge Dissemination by providing staff with culturally appropriate training, mental health and addictions education sessions. Staff drive the topic selection and the education increases the effectiveness of staff as they communicate with clients. The information is further disseminated to clients and community partners. In addition, there are bi-annual tenant meetings at the Social Housing buildings are hosted to inform the residents of policies, changes and programs offered by the DSB. This provides an enhanced opportunity for client engagement.

Recommendation 17: Increasing Knowledge Dissemination

- **Regular communications (i.e. newsletter) should be sent out to social housing tenants and OW and ODSP recipients, detailing existing programs and services – even if they have not recently changed.**

S.5.10 Spearhead Integrated Service Delivery

S.5.10.1 Internal Systems Organization

The Manitoulin-Sudbury DSB has been actively involved in innovative service delivery. They have been integrated for many years and continue to make improvements in their model. In 2015, a pre-screening tool for housing applicants began which streamlined the application process and alleviated outdated applicant information while maintaining the centralized waiting list. A chronological waitlist was replaced by a priority and needs based system.

In 2017, the Manitoulin-Sudbury DSB moved towards integrated annual reviews for all programs to ensure efficient integrated service delivery and by 2018, the Manitoulin-Sudbury DSB had begun working within a full-integration model across all programs to provide better service to clients. Now, there are Integrated Annual Reviews, an Integrated Tenant Complaint system and an updated Application process to support ease of reporting. Now, a matrix system based on priorities and needs has replaced the chronological waitlist.

S.5.10.2 Coordination with Other Community Services

The Manitoulin-Sudbury District Services Board is committed to working with partners across service systems to improve coordination and client access to housing, homelessness prevention services and other human services. As noted in the 2014 report, many populations who are currently in or requiring affordable housing have additional support service needs. Best practices and recent literature indicate that integrated service delivery is preferable for understanding and addressing homelessness. In some ways, the Manitoulin-Sudbury DSB already applies a Housing First model when people go to them. However, the Manitoulin-Sudbury DSB and other service providers continue to manage clients after they are housed.

Then, in 2016, Manitoulin-Sudbury DSB began discussions with Canadian Mental Health Association (CMHA) to develop a partnership to support vulnerable populations. (Transitional Community Support Worker Pilot Project) and advocated the Provincial Government to re-evaluate the reductions to the Youth Job Connection Summer program. Also in 2016, the Manitoulin-Sudbury DSB implemented Duty to Accommodate Policy to implement strategy and guidelines for accessibility requests and a commitment to develop new modified units, where absent and appropriate if the need presents.

In 2017, the Transitional Community Support Worker (TCSW) Pilot Project was completed. This work continues in the LaCloche Area and on Manitoulin Island. A final report of the pilot project has been submitted to the North East LHIN. Then in 2018, the Transitional Community Support Worker Pilot was completed, and the position has become full-time support for the LaCloche Area. An additional pilot was undertaken for Manitoulin Island with funding granted in 2018.

The Manitoulin-Sudbury DSB continues to advocate for the provincial government's re-evaluation of its reductions to the Youth Job Connection program. This work is still ongoing. We have made some improvements whereby the statistics and allocation have increased in the Sudbury North Region only. Also, as a result of feedback from stakeholders, the ministry is offering more flexibility to the placement component of the Youth Job Connection and Youth Job Connection: Summer programs by allowing placements with provincial or municipal government or agency employers.

Other examples of inter-organizational service integration that have been developed to address client needs. For example, there is now a **Rapid Mobilization Table in Espanola**, which has been active since October 2018. The Espanola and Area Situation Table (EAST) is a partnership of agencies from across community sectors – health, children's services, justice, education, mental health, addictions, and social services. One aspect of the EAST is that staff from partner agencies meet on an as-needed basis to coordinate support for individuals and families who they believe to be at high risk of harm. All necessary partners plan and participate in a quick, coordinated, caring response – connecting those at risk with services and supports that may be able to help.

Vulnerable Persons Registry

The DSB is in the process of implementing a Vulnerable Persons Registry that aims to improve both disaster planning and response capacity by providing key information to authorized agencies during emergency events. Investment in emergency preparedness can be the difference between life and death when disaster strikes. Anyone can attempt to develop response capacity by putting together the necessary tools, but first they need to understand their own situation and then learn what to do to ensure their preparedness.

The Vulnerable Persons Registry (VPR) is a free service to those who register. It is a voluntary and confidential service designed to improve the safety of Manitoulin-Sudbury DSB residents who are vulnerable to greater risk during emergencies. VPR information is incorporated directly into the Computer Aided Dispatch (CAD) systems of emergency personnel and as such can allow access to key information about people who would likely need assistance during either an emergency incident and/or an extended, or widespread community event such as electrical outage, flooding or forest fires.

Considering the large geography of the Manitoulin-Sudbury DSB and given the Sault Ste. Marie Innovation Centre (SSMIC) capacity to implement the program into Manitoulin-Sudbury DSB, the SSMIC is proposing to phase this project over 3 years in the following manner:

- 2018 LaCloche - Baldwin, Espanola, Nairn and Hyman, Sable – Spanish Rivers, part of Sudbury Unorganized (Whitefish Falls)
- 2019 Sudbury North - Chapleau, Sudbury Unorganized (Cartier, Gogama, Foleyet)
- 2019 Sudbury East – Markstay-Warren, St. Charles, French River, Killarney, Sudbury Unorganized (Estaire)
- 2020 Manitoulin Island.

DIAGRAM 47: Espanola and Area Situation Table Partners	
Alzheimer Society of Sudbury-Manitoulin North Bay & Districts	Child and Family Centre
Children's Aid Society	Canadian Mental Health Association – Sudbury/Manitoulin
Community Living Espanola	HSN Mental Health and Addictions Program
Espanola and Area FHT	Manitoulin Northshore Victim Services
Espanola Regional Hospital and Health Centre	March of Dimes Canada
Manitoulin-Sudbury DSB Paramedic Services	Ministry of Children, Community and Social Services – ODSP
NE LHIN – Home and Community Care	Ministry of Children, Community and Social Services – Sudbury Youth Probation
Noojmowin Teg Health Centre	OPP – Manitoulin/Espanola
Rainbow District School Board – Espanola High School	Ministry of the Solicitor General – Adult Probation and Parole
Manitoulin-Sudbury District Services Board	

The Espanola and Area Situation Table follows an ad-hoc process. When a referral is brought forward, all partner agencies are notified and receive the meeting details. Agencies are required to respond indicating their attendance within 24 hours of receipt of the meeting notification. Approximately 90% of agencies are responding within the required time.

Another example is the hosting of the Webbwood Satellite Family Health Team.

The Espanola and Area Family Health Team (EAFHT) is entering phase II of its Webbwood Satellite site expansion. In phase I the the EAFHT, and Public Health Sudbury and Districts, collaborated with the Webbwood Public Library to bring health related programming to residents of all ages that would normally have to travel outside of their rural community to receive care. Health service providers, and residents of Webbwood have identified that access to health care services in their community is an ongoing issue. The EAFHT and Public Health Sudbury and Districts took the lead in transforming the system so that it becomes more patient-focused, integrated, and easier to access.

Phase II of the Webbwood Satellite site involved the EAFHT collaborating with the Manitoulin-Sudbury DSB who have a Community Housing Complex down the street from the Webbwood Library. The Manitoulin-Sudbury DSB have supported the EAFHT to develop a clinic space in one of the ground floor apartments of their complex. The EAFHT have recently transformed the bedroom into an exam room, and the living space into an appointment/programming room. Various EAFHT staff (Dietitian, Social Worker, Diabetic Educator, RN, RPN) will provide individual, and group programming within the space. Additionally, an OTN connection will be set-up to allow for specialist, and family provider appointments. This will not only benefit the community of Webbwood, it will significantly improve access to care for those individuals living within the complex, as group programming, and health education classes will be conducted in the Manitoulin-Sudbury DSB common room. The intention of the Phase II initiative is not for the services to only be offered by the EAFHT, but for all community providers to have a safe space to conduct an individual or group appointment, something that currently does not exist within the community.

The Webbwood Satellite site will promote an integrated health system by ensuring all community providers have a safe space to conduct patient visits. It is the vision of the EAFHT that the space will be utilized by all community agencies, and that new and exciting programming will develop as a result. Having a large space in the library dedicated to group programming, and an apartment designed to accommodate both physical examination, and individual sessions, the community of Webbwood will have its own primary/community health hub. The ability for any provider to conduct a visit in the patients' community will be a significant upgrade from the current model that sees the patients travelling a minimum of 25km down the highway for any type of access to care.

This model will assist community initiatives such as the Espanola Health Link, Frail and Elderly Home visits (Care of the Elderly Program), and Espanola and Area Situation table, which will improve patient navigation, and increase harm reduction. The most impactful part of the entire initiative is that is no new cost added to the healthcare system, this is simply an efficiency found. The EAFHT is truly thinking outside the box and creating an innovative solution to a problem that many rural/remote communities currently face. This initiative would not have been possible without these relationships

The EAFHT offers all programming to the community members regardless if they are rostered to an EAFHT physician, which ensures equitable access to everyone within the catchment area. We are also in the process of onboarding a staff member from Noojmowin-Teg the aboriginal health access center, who will be providing culturally appropriate care to all off-reserve first nations patients within our catchment. Their services will also be offered at the Webbwood site.

Recommendation 18: Spearheading Integrated Service Delivery

- **Expand the Rapid Mobilization program concept to other sub-districts: first Sudbury East.**
- **Share Manitoulin-Sudbury DSB space with community programs as need arises in the interest of community and partnership building**
- **Continue to build on partnerships to allow for preventative /upstream housing stabilization of at-risk tenants**
- **Complete the implementation of the Vulnerable Persons Registry for all regions within the DSB catchment area**

S.5.11 Take Advantage of Opportunities for Funding

The Manitoulin-Sudbury DSB and its member municipalities have been proactive in developing comprehensive plans for expanding and enhancing their housing portfolio. If data and information presented in this plan (and updated as recommended), is incorporated into new proposals and supplemented with existing proposals around housing development, repairs, and supports the Manitoulin-Sudbury DSB will be better equipped to take advantage of future funding opportunities when they become available. The Manitoulin-Sudbury DSB actively seeks Call for Proposal or Requests for Proposals (CFPs or RFPs) that provide funding for housing and homelessness initiatives.

For example, the Manitoulin-Sudbury DSB is working in partnership with NELHIN and CMHA to fund and support the Transitional Community Support Worker expansion. Another successful example was the Manitoulin-Sudbury DSB partnering with the University of Guelph. This partnership led to a successful proposal for funding from the Provinces Innovation, Evidence and Capacity Building fund (\$69,320) for a research project (one of nine grants awarded province-wide) seeking to unlock the massive potential for energy savings in the social housing sector by building sector-wide capacity for planning and implementing

energy upgrades including developing best-practice guidelines for Northern Ontario providers; improving sector-wide readiness when responding to Government Grant programs and informing government policy and program development for future energy retrofit programs so that Northern Ontario housing providers gain eligibility to social housing retrofit programs.

Another example of seeking resources to meet Manitoulin-Sudbury DSB housing program objectives includes its application to Employment and Social Development Canada for a grant to convert the 2 current public washrooms at one of our Housing Buildings to one fully accessible one for tenants and community that attend workshops in the building common room. This project is currently in final development and will be completed before the project deadline of March 2020. The purpose is to ensure full inclusiveness for all who wish to participate in programs offered in the common room.

Recommendation 19: Opportunities for Funding

- **Continue to seek non-municipal sources of support for program/pilot project funding to address innovative ideas to meet needs of clients in the Manitoulin-Sudbury catchment area.**

S.5.12 Estimating Need for the Supply of Social Housing Stock

In 2015, the Manitoulin-Sudbury DSB established an Affordable Housing Policy. The Affordable Housing Rent policy, although not Rent-Geared-to-Income, allows persons to rent a unit within the Manitoulin-Sudbury DSB Housing portfolio at 80% of the average market rent as established by the Manitoulin-Sudbury DSB. This resulted in more affordable rents for residents while allowing greater revenue return to operate the project.

Based on the [Affordable Housing Policy-Issue Report](#), the Manitoulin-Sudbury DSB converted Woods Lane Apartments in Gore Bay to Affordable Housing designation effective January 1, 2014. This conversion ensured continuation of supplement to the operational dollars required to maintain the building more efficiently. The Average Market Rents were reviewed and updated on an annual basis. Then, in 2016, the Manitoulin-Sudbury DSB reviewed its then-current policies to expand DSS Policy to include ODSP and Low-Income Households, allowing rent subsidy to be paid in place and be portable. This aligned its policies with 2016 amendments to the Long-Term Affordable Housing Strategy (LTAHS).

Also, in 2016, the Social Housing Market Rent amounts were adjusted to be more in line with the regions' Household Income Limits (HILs) allowing substantially more tenants to qualify for RGI. This was approved using a 2-year, phased-in approach.

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

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

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

However, inadequate funding from senior levels of government has suppressed the ability to undertake such projects. In light of this dearth of funds from other levels of government and the financial risk faced by the Manitoulin-Sudbury DSB to build housing, the Manitoulin-Sudbury DSB has pursued an approach where they replaced the need for 'building' (for which it has extremely limited federal or provincial dollars for) with affordable housing and Direct Shelter Subsidy (as the DSB only receives small pockets of money). The DSB will continue to advertise this program and speak to community partners about this program, as the need emerges.

In 2018, the Manitoulin-Sudbury DSB reviewed the use of all of its housing stock with a view to ensuring that the best and most appropriate use of each site is being achieved and, where it may be deemed appropriate, to consider the divestment of any property that is not seen as meeting the current or long term needs of the DSB. That review has resulted in the Woods Lane Apartment in Gore Bay and three single family units in Espanola being offered for sale, with the caveat that tenant relocation is a main priority. Recent developments in this regard has evolved with negotiations beginning between the Manitoulin-Sudbury DSB and the Ontario Aboriginal Housing Service to do its due diligence in pursuit of the purchase of Woods Lane and other properties in Gore Bay.

All housing policies are reviewed on an ongoing basis to purpose-serve our communities.

Recommendation 20: Need for the Development of Social Housing Stock

- **Direct Shelter Subsidy (DSS) will remain as a primary mechanism to address housing need in the Manitoulin- Sudbury DSB catchment area (as we only receive small pockets of money). This program will continue to be advertised and speak to community partners about this program, as the need emerges.**
- **New sources of Federal/Provincial Affordable Housing funds should be accessed as/when/if they become available. If building funds become available, an analysis of the demographics may then be required to ensure that the units are appropriately allocated**
- **Continue to explore partnerships and find partners to develop and maintain housing stock in the area**

S.5.13 Non-Profit Housing Corporations and Non-Profit Housing Cooperatives

The Local Housing Corporation was dissolved and on February 1, 2002, and the Manitoulin-Sudbury District Services Board assumed administrative responsibility for all of the Non-Profit Housing Providers within the DSB area. There is ongoing communication between the Non-Profit Housing Corporations in the Manitoulin-

Sudbury DSB catchment. The Manitoulin-Sudbury DSB holds and maintains the Centralized Waiting List for housing, helps the Non-Profits develop policies and provides guidance on End of Operating Agreement issues. Non-Profits are invited to staff training events. This provides opportunity to expand the organization and staff capacity.

Recommendation 21: Non-Profit Housing Corporations and Non-Profit Housing Cooperatives

- **Hold regular meetings with Non-Profit Housing staff to provide insight/guidance to assist in Non-Profit sustainability**

S.5.14 The Private Housing Market and Municipalities

It has been difficult to attract private developers and property managers to social housing initiatives, within the Manitoulin-Sudbury districts and elsewhere due to a lack of capital funds. In the four meetings held in September and early October, 2019 with the Municipal Associations/Municipalities representing the 4 sub-regions in the Manitoulin-Sudbury catchment – LaCloche Foothills Municipal Association, Manitoulin Municipal Association, Chapleau Town Council and the Sudbury East Municipal Association - it was noted that they all would consider reducing or waiving of municipal fees (i.e. development, cost charges, planning fees, parkland levies, and reductions or waivers of property taxes) for potential private developers who agree to incorporate affordable housing or subsidized units within their buildings. For example, the Manitoulin Municipal Association’s Official Plan, approved in 2018 by the Ministry of Municipal Affairs and Housing states that

“It will be the policy of the municipalities to accomplish community improvement through the establishment of programs to encourage private sector redevelopment and rehabilitation that addresses identified economic development, land development, environmental, housing, and/or social development issues/needs” (District of Manitoulin Official Plan, October, 2018, Item B 5-1, p. 57; see Appendix 5)

The Manitoulin-Sudbury District Services Board supports an active role for the private sector in providing a mix and range of housing, including affordable rental and ownership housing, to meet local needs.

Key to the municipalities’ collective thinking is that they also support keeping people in their own homes as long as possible. This makes the Direct Shelter Subsidy an attractive adjunct to social programming in the catchment area.

Municipalities also indicated that they comply with Accessibility Act provisions where applicable and to Ontario Building Code standards.

Recommendation 22: Private Housing Market and Municipalities

- **Continue to engage with municipalities and developers and support their efforts to develop housing where possible**

6.0 Conclusion

The Manitoulin-Sudbury DSB continues to work towards addressing each recommendation and continuing with the work achieved thus far. A summary Priorities for Action is below. Its companion document, Priorities for Action Report Card, will be annually updated for reporting progress to all stakeholders and will contain clear goals, objectives and meaningful measurement of progress.

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APPENDIX 1

Definition of Homelessness

In their 2008 report *A Strategy to End Homelessness*, the Ontario Municipal Social Services Association (OMSSA) defined the term homeless to apply to people in the following three types of situations:

- *Absolutely homeless*: People who sleep in indoor or outdoor public places not intended for habitation (e.g. streets, parks, abandoned buildings, stairwells, doorways, cars, or under bridges);
- *Lacking permanent housing*: People who live in temporary accommodation not meant for long-term housing. Examples include: emergency shelters, hospitals, time-limited transitional housing programs, residential treatment programs or withdrawal management centres and more informal arrangements such as staying with family, friends, or acquaintances; and
- *At risk of homelessness*: Households whose current housing is unaffordable, unsafe, overcrowded, insecure, inappropriate or inadequately maintained; it also refers to situations where the person lacks supports to maintain housing stability (e.g. activities of daily living, life skills training, conflict resolution).

A complicating factor that tends to blur a more complete understanding of rural homelessness is its relative invisibility as compared to urban homelessness. Generally speaking, individuals and families at-risk of homelessness in rural areas tend to more readily experience living in substandard or overcrowded housing or living with friends or family rather than experiencing absolute homelessness (Reid & Katerburg, 2007).

Causes of Homelessness

Homelessness is not *only* a housing problem, but it is *always* a housing problem (Hulchanski, 1999). The shortage of adequate, affordable housing means that someone will be homeless; other circumstances determine which person will be homeless (Ontario Municipal Social Services Association, 2008). Therefore, any strategy to end homelessness must include both measures to ensure an adequate supply of affordable housing and measures to address the circumstances which cause particular individuals and families to become homeless. All of these factors must be addressed to prevent people from becoming homeless as well as in housing them.

Among the circumstances that can contribute to homelessness, poverty is the most pervasive, as people living in poverty often have limited ability to call on other resources to avoid homelessness (OMSSA, 2008).

APPENDIX 2

Manitoulin-Sudbury District Services Board

Housing and Homelessness Plan Review Survey

September 2019

We would like to hear from you about Housing and Homelessness issues in our community.

The Manitoulin-Sudbury District Services Board, along with its community partners and stakeholders, has been implementing its provincially mandated Ten Year Housing and Homelessness Plan Between 2014 and 2018. A few of our accomplishments have included:

- providing a Direct Shelter Subsidy for low income families
- implementing Community Paramedicine Clinics in LaCloche and Manitoulin
- Partnering with CMHA to support residents with housing stabilization
- Income Mixing throughout the portfolio to alleviate the stigma associated with Social Housing

With many actions complete or underway, the Manitoulin-Sudbury District Services Board has initiated a five-year, mid-mandate review of the Housing and Homelessness Plan. An updated Plan is currently being developed. As part of the review, we are asking for your help to identify current housing and homelessness needs and your ideas to address housing and homelessness needs within the Manitoulin-Sudbury Districts.

Please take a moment to provide us with your thoughts and ideas by completing the following survey. The survey should take approximately 5 minutes and can be completed until **October 18, 2019**.

Any questions about the survey can be directed to Rhonda McCauley, Social Housing Program Supervisor, Manitoulin-Sudbury DSB 705-862-7850 x 163 or at rhonda.mccauley@msdsb.net or Chris Stewart, Project Consultant, 705 368-2114 or cjstewart@cjstewartconsulting.ca

We look forward to hearing from you!

**Manitoulin-Sudbury District Services Board
Housing and Homelessness Plan Survey
September 2019**

1. What do you see as the most pressing housing issue currently facing Manitoulin-Sudbury Districts (Please choose up to 3 issues)?

- Chronic homelessness
- Lack of affordable housing
- Lack of rental housing
- Lack of housing with supports
- Lack of emergency housing
- Lack of (or long waiting lists) for mental health and/or addictions support services
- Lack of (or long waiting lists) for other support services
- Lack of support services for youth
- Lack of support services for Indigenous People
- Lack of support services for seniors
- Lack of support services for people with disabilities
- Need for greater system integration and collaboration
- Lack of awareness of services
- Lack of income
- End of operating agreements for social housing providers
- Other (Please describe)

2. What other housing challenges are/will be facing the Manitoulin-Sudbury Districts over the next five years (Please describe)?

3. Are there particular groups of residents that, in your opinion, have a particularly difficult time finding affordable, adequate housing?

- Youth
- Indigenous People
- LGBTQ2
- Seniors
- New immigrants
- Families
- Women
- Men

4. What is needed (programs, services, supports) to help people find and maintain safe, adequate and affordable housing?

- Coordinated access to services and supports
- More housing supports for people to maintain housing
- More affordable housing
- Increase in rental housing supply
- More emergency shelter and transitional housing
- More housing linked to support services
- Support services (including community and health related supports)
- More rent subsidies and/or housing allowances
- More education and awareness of current programs, services, supports
- Greater system integration and cross-sector collaboration
- Culturally appropriate housing and supports

Other (Please describe)

5. What ideas or strategies would you like to see included in the Manitoulin-Sudbury District Services Board's 10-Year Housing and Homelessness Community Plan (Please describe)?

6. If you could identify one priority action to be addressed in the Manitoulin-Sudbury District Services Board's 10-Year Housing and Homelessness Community Plan what would this be?

- Coordinated access to homelessness and housing stability services
- Reducing/ending homelessness for individuals experiencing chronic homelessness
- Service options for people experiencing chronic homelessness with high/complex needs
- Expanding affordable housing
- Ensuring sustainability of the social housing system
- Homelessness prevention
- Housing outreach
- Meeting emergency shelter needs outside of shelter (shelter diversion)
- Greater integration with other systems
- Data collection and sharing
- Addressing emergency shelter issues and needs
- Supports in housing, (including housing, community and health related supports)
- Addressing the housing needs of a specific population group

Other (Please describe)

7. Are you currently experiencing, or in the past have you experienced, homelessness?

- Yes
- No
- Prefer not to answer

8. Please tell us a bit more about yourself (check all that apply):

- Manitoulin-Sudbury District resident
- Current community housing tenant (i.e. social or affordable housing)
- Applicant on the social housing wait list
- Older adult (65 years and over)
- Represent an organization serving people experiencing, or at risk of, homelessness or unmet housing needs

9. Please provide any additional thoughts on housing and homelessness in the Manitoulin-Sudbury Districts?

THANK YOU!

APPENDIX 3

Persons with Lived Experience Survey Manitoulin-Sudbury District Services Board

September 2019

1. Client:

- Male
- Female

2. Where did you stay last night? Check (✓)

- a. DECLINE TO ANSWER
- b. OWN APARTMENT/ HOUSE
- c. SOMEONE ELSE'S PLACE
- d. MOTEL/HOTEL
- e. HOSPITAL, JAIL, PRISON, REMAND CENTRE
- f. EMERGENCY SHELTER, DOMESTIC VIOLENCE SHELTER
- g. TRANSITIONAL SHELTER/HOUSING
- h. PUBLIC SPACE (E.G., SIDEWALK, PARK, FOREST, BUS SHELTER)
- i. VEHICLE (CAR, VAN, RV, TRUCK)
- j. MAKESHIFT SHELTER, TENT OR SHACK
- k. ABANDONED/VACANT BUILDING
- l. OTHER UNSHELTERED LOCATION
- m. DO NOT KNOW [LIKELY HOMELESS]

3. Has there been a time in the past three years when you have felt that your housing situation has been at risk?

- Yes
- No
- DECLINE TO ANSWER

4. If so, why? (Do not read the options. Check all that apply).

- ILLNESS OR MEDICAL CONDITION
- ADDICTION OR SUBSTANCE USE
- JOB LOSS
- UNABLE TO PAY RENT OR MORTGAGE
- UNSAFE HOUSING CONDITIONS
- EXPERIENCED ABUSE BY: PARENT / GUARDIAN
- EXPERIENCED ABUSE BY: SPOUSE / PARTNER
- CONFLICT WITH: PARENT / GUARDIAN
- CONFLICT WITH: SPOUSE / PARTNER
- INCARCERATED (JAIL OR PRISON)
- HOSPITALIZATION OR TREATMENT PROGRAM
- OTHER REASON
- DON'T KNOW
- DECLINE TO ANSWER

5. In your opinion, what is needed (programs, services, supports) to help people find and maintain safe, adequate and affordable housing?

- COORDINATED ACCESS TO SERVICES AND SUPPORTS
- MORE HOUSING SUPPORTS FOR PEOPLE TO STAY IN THEIR OWN HOME
- MORE AFFORDABLE HOUSING
- INCREASE IN RENTAL HOUSING SUPPLY
- MORE EMERGENCY SHELTERS OR TRANSITIONAL HOUSING
- SUPPORT SERVICES (INCLUDING COMMUNITY AND HEALTH RELATED SUPPORTS)
- MORE RENT SUBSIDIES AND/OR HOUSING ALLOWANCES
- MORE EDUCATION AND AWARENESS OF CURRENT SERVICES OR SUPPORTS
- CULTURALLY APPROPRIATE HOUSING AND SUPPORTS

Other (Please describe)

6.. WHAT DO YOU NEED RIGHT NOW?

7. DO YOU HAVE ANY QUESTIONS FOR US?

APPENDIX 4

Direct Shelter Subsidy

The Direct Shelter Subsidy program is available to households that are Housing Services Act (HSA) eligible, in that the applicants need to meet our financial Household Income Limit criteria. This program is directed to social assistance recipients and low-income families who are on the DSB Housing waiting list. This program will give priority to applicants living in areas of our DSB where no publicly funded housing is available.

The following conditions must be met:

- The household is on the DSB's social housing waitlist
- Preference will be given to applicants living in areas of our DSB where no publicly funded housing is available.
- Applicant must be living in a self-contained rental unit situation or a municipally licensed/permitted rooming house and the applicant is not related to the landlord.
- Applicants in board and lodge situations are not eligible.
- The only rental exception would be for seniors age 65 and over who own their own homes and who's income falls within 2015 High Need Household Income Limits as listed in the DSB Social Housing Centralized Waiting List and Tenant Selection Policy. In addition, seniors considered for DSS must meet the asset eligibility guidelines for Social Housing.

Other rules that apply in order to access this program:

- Applicants cannot owe rental arrears money to this DSB
- Ideally, the applicant would be on equal billing for all utility costs.
- For social assistance recipients, the Direct Shelter Subsidy provided will be calculated by determining the difference between the Ontario Works or ODSP shelter maximum and the total actual shelter costs paid by the applicant on a monthly basis averaged over a 12-month period.
- For low income families, the Direct Shelter Subsidy provided will be calculated by determining the difference between the rent geared to income calculation (using 30% of the client's income) or affordable housing calculation and the actual rent of the unit they are residing in or may be moving to. The benefit will be portable to allow greater flexibility and responsiveness to their changing needs and the choice of location, school districts and employment opportunities, without being tied to a specific unit within the DSB catchment area.
- The Direct Shelter Subsidy provided together with the tenant's share of shelter costs cannot exceed the DSB's established Market Rent for the unit size.
- To establish affordability parameters, all aspects of the shelter cost should be considered including utilities. A Social Assistance applicant (OW or ODSP) should not exceed an amount equal to or less than 25% of their Basic Needs amount for the benefit unit size up to the maximum market rent value for said unit size. For Non-SAR recipients, the 30% Rent Geared-To-Income (RGI) calculation factor will be used to determine the affordability for the household.
- Non-SAR recipients will qualify for DSS if the difference in income and affordability a rate of is 25% or less to a maximum amount of \$250/month.
- Any exceptions will be presented to the Director of Integrated Social Services for consideration.

- Where the difference between RGI calculation and the actual market rent or the affordable rent is greater than \$300, these applicants will not be considered for a Direct Shelter Subsidy but will remain on the centralized waiting list for an RGI unit.
- For purposes of calculating income, all net income will be considered; including but not limited to child/spousal support and Canada Child Tax Benefit. This will ensure that the family's net income is taken into consideration when reviewing all accommodation expenses.
- Seniors will only be funded through 100% municipal DSS housing dollars.
- The maximum benefit payable is \$300 per month per eligible household.

APPENDIX 5

Excerpt from The *Manitoulin District Official Plan, October 2018*

B.3.1.2 Affordable Housing

The provision of housing that is affordable and accessible to low and moderate-income households will be a priority. A housing strategy may be completed by the Planning Board and/or municipality, in consultation with the Manitoulin-Sudbury District Services Board (DSB) to establish an appropriate target for the provision of housing to be affordable to low and moderate-income households. The following policies apply to affordable housing:

1. The Planning Board and municipalities will work with proponents of development, where appropriate, to ensure that a portion of new housing is affordable, as defined in this Plan, and available and accessible to a broader range of demographics in the population, including younger workers and families, lower-income seniors, and renters, and that a supply is maintained.
2. The Planning Board will encourage the provision of affordable housing through:
 - a. supporting increased residential densities in appropriate locations and a full range of housing types, adequate land supply, redevelopment and residential intensification, where practical;
 - b. providing infrastructure in a timely manner;
 - c. supporting the reduction of housing costs by streamlining the development approvals process;
 - d. negotiating agreements with the public and private sectors to address the provision of affordably priced housing through the draft plan of subdivision and condominium approval process;
 - e. considering innovative and alternative residential development standards that facilitate affordable housing and more compact development form; and
 - f. considering developing a Municipal Housing Strategy with the DSB that will outline annual housing targets, mixes of housing types, affordability thresholds and related data.
3. The municipalities may adopt a Municipal Housing Facilities By-law to develop affordable housing as a “community facility” under the Municipal Act. In an effort to facilitate affordable housing the municipalities may:
 - a. enter into capital facility agreements and/or partnerships with both private and non-profit organizations for affordable housing;
 - b. use available grants and loans, including tax-equivalent grants or loans to encourage the construction of affordable housing; and
 - c. enter into public/private partnerships for the provision of new affordable housing.
4. The Planning Board will encourage innovative and appropriate housing development that exhibits design, efficiency, and adaptability characteristics, and may represent non-traditional additions to the District’s housing stock.
5. The Planning Board will actively discourage the conversion of affordable rental housing stock to a condominium if such conversion results in a reduction in the amount of rental housing available to an unacceptable level, as determined by the Planning Board, municipalities, and the

DSB. However, regardless of the current vacancy rate, a conversion will be considered provided the following conditions have been met:

a. 75% of the existing tenants in a development, which is proposed to be converted, have signed an agreement to purchase their units;

b. when an application has been made for condominium approval, all tenants will be given notice by the developer, by registered mail, that the development is being considered for condominium approval. All existing tenants are to be given first right to purchase their units at a price no higher than that price for which the units are offered to the general public;

c. the proposed condominium development is inspected, at the expense of the developer, by a qualified professional engineer licensed in Ontario, and a report is submitted to the Planning Board, describing the condition of the building and listing any repairs and improvements required to ensure that it complies with all applicable Provincial and Municipal regulations. These repairs and improvements will be made a condition of draft approval; and d. Parkland is dedicated, in accordance with Section F.4.14, where no parkland was previously dedicated at the time of construction.

6. The Planning Board will encourage that affordable housing be considered when opportunities for redevelopment become available. This includes the redevelopment of existing single-use and underutilized areas with full municipal services, such as shopping plazas, business and employment sites and older commercial and residential areas, especially where the land is in close proximity to community facilities. Special attention will be given to the design of buildings, the landscaping treatment and features of the site to ensure that the proposed redevelopment is physically compatible with the adjacent uses.

7. The Planning Board will encourage municipalities to develop zoning provisions that are sufficiently flexible to permit a broad and varied range of housing forms, types, sizes and tenures, except in locations serviced by individual or communal sewage disposal systems. The Planning Board may also coordinate the development of such zoning provisions.

8. The Planning Board and municipalities will first consider surplus municipal land for affordable housing. Furthermore, the municipalities will work with other levels of government to make surplus land available to providers of affordable housing at little or no cost.

9. The Planning Board shall permit a second residential unit in a single detached dwelling, semi-detached dwelling or rowhouse or in an ancillary structure thereto.

10. The Planning Board recognizes the value of older residential neighbourhoods and will support the maintenance and improvement of established neighbourhoods and older housing stock through measures such as participation in Federal and Provincial government programs.

11. The Planning Board will encourage the development of low-income housing geared towards seniors, which may include lower maintenance housing types such as condominiums and townhouses.

12. The Planning Board will encourage affordable housing in a variety of building forms to meet the housing needs of the District's population in support of a broad range of employment opportunities.

13. The Planning Board will work with the DSB to ensure that 25% of new residential development will contain units that are affordable to low and moderate income households. For the purpose of this policy, low and moderate incomes means in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market, and in the

case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.

B.3.1.3 Special Needs Housing

The Planning Board and municipalities intend to improve access to housing for those people with special needs, including assisted housing for low income people, seniors housing, as well as various forms of supportive housing, including group homes and emergency/transitional housing, subject to the policies of this Plan.

The following policies apply to special needs housing:

1. The Planning Board and municipalities will work with the Manitoulin-Sudbury District Services Board (DSB) and other agencies and local groups to assess the extent of the need for these forms of housing.
2. The Planning Board and municipalities will support community agencies interested in pursuing additional funding from the Provincial Government to address identified needs for special needs housing.
3. The Planning Board and municipalities will support the distribution of special needs housing provided by community groups.
4. The Planning Board and municipalities will work with DSB and other agencies and providers of housing for those people with special needs to assist in identifying lands that are available and suitable for special needs housing.
5. Group homes are defined as a single housekeeping unit in a residential dwelling. The home is licensed or approved under provincial statute. Group homes will be compatible with adjacent uses.
6. When reviewing any proposal for the purposes of establishing, through new construction or conversion of existing structures, a group home, hostel, temporary shelter, emergency shelter or other similar form of special needs shelter, the Planning Board and municipalities will be satisfied that:
 - a. the traffic generated from the facility can be adequately accommodated by the road network and will not have a significant impact on adjacent land uses, particularly residential uses;
 - b. the facility is of a design which maintains the scale, density, appearance, character and continuity of existing land uses in the surrounding area and immediate neighbourhood;
 - c. the land, buildings and structures for the proposed facility conform to the provisions of the Zoning By-laws, including those related to parking requirements, ensuring that on-site parking is sufficient to meet the needs of residents, support staff and visitors; and
 - d. where appropriate, a licence has been granted by the licensing Provincial or Federal agency.
7. Aging-in-place for seniors will be encouraged so that: a. individuals living in a non-healthcare environment, will have access to municipal services and amenities so that they may carry out their daily life without having to relocate as their circumstances change; and b. where the above is not suitable due to the physical or mental condition of the individual, independent living, assisted living and skilled nursing is to be encouraged in residences for seniors, such as in a continuing care retirement community.

8. Long-term care facilities that meet the needs of the community will be encouraged.
9. The Planning Board and municipalities will endeavour to provide a barrier-free environment where possible.
10. The Planning Board and municipalities will have regard for requirements of the Ontarians with Disabilities Act and will work towards establishing an Accessibility Committee. This Committee will prepare an Accessibility Plan every year covering the identification, removal and prevention of barriers to persons with disabilities in by laws and policies, programs, practices and services.