
MEMORANDUM

TO: GARY CHAMPAGNE **DATE:** MARCH 30, 2009
FROM: ED STARR, SHS CONSULTING
SUBJECT: PHASE ONE - PROGRESS REPORT

I. PURPOSE

This memo describes the progress made to date on the Housing Needs, Supply and Affordability Study.

II. BACKGROUND

In light of a number of concerns regarding housing conditions within the Districts of Manitoulin and Sudbury, the DSSAB entered into the Housing Needs, Supply and Affordability Study with the following goals and objectives:

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

III. WORK COMPLETED TO DATE

Below, we outline the work that has been completed to date:

1) Gathering and Analyzing Data on Trends in Demand and Housing Supply

The first stage of the work plan consists of gathering and analyzing socio-economic data to help identify trends in housing demand across the Districts. Types of data being collected and analyzed include information on current and projected population and households, employment, income, education and so on.

In light of the lack of availability of much of the Statistics Canada data on a municipal basis, the decision was made to organize this data into four "regions" for analytical purposes where possible. These regions include:

- LaCloche
- Sudbury North
- Sudbury East
- Manitoulin Island

Two types of Statistics Canada data are being gathered and analyzed. The first type of data includes regularly published community profile information on a variety of socio-economic measures and conditions. The second are customized cross-tabulations that were ordered from Statistics Canada to provide some key local measures such as percentage of household income being spent on housing by various types of households.

We have received Statistics Canada community profiles and have proceeded to carry out an analysis of this information, but are still waiting for the custom tabulations that were ordered. While the former provides us with a broad picture, the latter set will draw out trends on affordability and special needs in further detail and will form a key part of the analysis.

It has been found there is little data available from the Canada Mortgage Housing Corporation (CMHC). However, we have tapped into other sources, such as the Sudbury and District Health Unit demographic data and the Ontario Ministry of Finance's population projections, and are receiving assistance from interested parties, such as the Sudbury Social Planning Council, to shed light in these areas.

2) Conducting Analysis of DSSAB Residential Assets and Identifying Social Housing Needs

The DSSAB currently owns and operates a number of residential assets that may have potential for modification with a view to providing support care units to meet the need for senior citizen housing in the Districts. Ed Starr has met with DSSAB housing staff and visited projects with the potential for modification. This has provided insights with which to start developing ideas on potential capacity of the existing social housing stock.

We are currently completing an information request list for the DSSAB to enable the gathering and analyzing of social housing waiting list data and information from agencies such as the rent and food banks. This information will be assessed together with information gathered during consultation sessions being carried out during the first week of April and with the information being provided by Statistics Canada.

IV. NEXT STEPS

Below we outline the next steps in completing the study.

3) Conduct Community Consultation Sessions

Our next step involves conducting consultation sessions across the Districts to gather input from key local stakeholders. The timing and process are described below.

On April 1 and 2 2009, three consultation sessions will take place with individuals and organizations involved in the provision of housing and social services in St. Charles (Sudbury East), Espanola (LaCloche), and Mindemoya (Manitoulin Island). A consultation session will be conducted at a later date in Chapleau (Sudbury North) towards the end of April, as warmer weather allows for greater mobility within the area. These consultation sessions will ensure all stakeholders are provided with ample opportunity for input. Invitations have been sent to a large number of potential participants identified in consultation with the DSSAB and reservations for the sessions are currently being recorded by the consultants.

4) Conduct Key Informant Interviews

Following the consultation sessions, we will conduct additional key informant interviews in order to supplement the information gathered through the data analysis, site visits and consultation sessions. This would provide additional insights about housing needs, supply trends, and gaps in the housing market, which may not be captured in the published data. Potential interviewees would

include DSSAB housing staff, municipal planners, local developers and realtors, social housing providers, and staff of support agencies.

5) Conduct Survey of Special Needs

At that time we will also carry out a survey of organizations involved in the provision of housing and supports for persons with special needs, including persons with physical disabilities, victims of domestic violence, senior citizens, Aboriginal persons, and persons experiencing or at risk of homelessness. The survey will be aimed at gathering additional information about the demand for such accommodation and support, the facilities currently available to provide required forms of accommodation, and any gaps in meeting these needs.

6) Background Report

Following completion of the above activities, we will prepare the Background Report. This Report will highlight the findings of the above research, identify the range of needs facing the area and outline potential directions and opportunities. It will then lead us into the preparation of the final strategy report. The anticipated date for release of the Report is mid-May, following completion of the Chapleau (Sudbury North) consultation session.

7) Strategy Report

Following completion of the Background Report, we will develop the strategies and approaches for addressing identified needs. These will be reviewed with staff and the final report prepared. The anticipated timeframe will be completion by the latter part of June.