



Report To:	Program Planning Committee
From:	Donna Moroso, Director of Integrated Social Services Rhonda McCauley, Housing Program Supervisor
Date:	September 25, 2013
Re:	Designating Social Housing Buildings to Senior only - Issue Report

Recommendations:

That the Manitoulin-Sudbury DSB review the Social Housing Portfolio to determine the current resident/applicant make up for apartment complexes, to set criteria for consideration of conversion of eligible buildings to Senior's only environment.

Purpose:

Seniors have very specific and categorically different needs, and do not always socially thrive in an integrated residential setting. Converting to Senior-only housing will allow senior residents to age in place and assist local health supportive services to better provide for residents in need of these services in one location.

Background:

When considering a building for conversion to Seniors-Only, a reasonable median should be levied that would be consistent across the entire portfolio.

Given the current review, it is recommended that this median be 40% of current building residents be 65 or older.

Analysis & Discussion:

An analysis of the current building demographics and waiting list was undertaken to determine the "senior make-up" on hand within the DSB.

Buildings that are converted to senior only designation, would see a "phased-in" approach with new vacancies being filled with the new mandate until full senior capacity is achieved. Buildings will be monitored to ensure that revenue loss due to vacancies does not become an issue.

Tenants:

Within the DSB portfolio there are a total of 252 apartment units. Our analysis of the current tenants within the whole as of July 31, 2013 indicates that 73 residents are 65 or older. This represents 29% of the apartment portfolio being housed with senior residents. This percentage has also been reviewed on a building-by-building level.

Applicants:

To review this more thoroughly, the waiting lists were also analyzed to identify the waiting applicants who were 65 or older. Note that although some applicants may choose more than one location when they apply, for the purpose of this analysis, applicants were only counted once.

The applicant waiting list review is enclosed and indicates that a total of 54 applicants who are waiting for units are 65 or older, representing 28% of the 190 total applicants waiting for 1-bedroom units. Again, waiting lists were also reviewed on a building-by-building level with varying results.

Statistics provided are as of August 2013.

It should be noted that over the past two years (2011-2012) the average for 1-bedroom unit turnover is 47 per year or approximately 4-1 bedroom units per month.

Below is a summary of each DSB owned property listing the current tenants and individuals on the waiting list who are seniors.

Location	Number of 1 bedroom units	Current Composition	Waiting List
Little Current Channelview Apartments 66 Robinson Street	20	9 Seniors	30 applicants of which 13 are seniors
Espanola Rainbow Apartments 70 Barber Street	29	8 Seniors	67 applicants of which 19 are seniors
Espanola Millsite Apartments 60 Barber Street	10	5 Seniors	

Manitowaning Bayview Apartments 76 Wellington Street	16	6 Seniors	1 applicant of which 1 are seniors
Mindemoya Meadowview Apartments 29 Nixon Street	24	7 Seniors	14 applicants of which 2 are seniors
Gore Bay Bayside Apartments 3 Water Street	22	3 Seniors	7 applicants of which 2 are seniors
Gore Bay Woods Lane Apartments 66 Meredith Street	10	3 Seniors	7 applicants of which 2 are seniors
Massey Evelyn McNenly Apartments 410 Bell Street	21	3 Seniors	18 applicants of which 3 are seniors
Webbwood C.A.MacMillan Place 10 O'Neil Street	24	5 Seniors	10 applicants of which 3 are seniors
Warren Villa Beausejour 17 Stanhope Street	19	4 Seniors	10 applicants of which 3 are seniors
St. Charles Villa Notre Dame 25 John Street	23	12 Seniors	11 applicants of which 2 are seniors
Noëlville Résidence des Pionniers de Noëlville	21	7 Seniors	11 applicants of which 4 are seniors
Chapleau Chapleau Residence 78 Pine Street	13	1 Senior	11 applicants of which 0 are seniors

Conclusion:

Consideration for Senior-only housing should, and can be reviewed within the housing portfolio to meet the needs of our communities. Such a need was noted in the 2009 Housing Needs Study completed by Ed Starr and has also been noted in the DSB's 10-year Housing and Homelessness Plan.

Annual analysis of the housing portfolio and the waiting list should be undertaken to determine the building and waiting list dynamics in comparison to the said mean level. Buildings that meet or exceed the 40% Senior population should be reviewed with history of such numbers, and considered for conversion to meet the needs of the community.

Further, this analysis should include a review of the waiting list to ensure that a minimum applicant level equal to the number of units within the building is present to ensure that full occupancy of the building is achieved, and vacancy loss does present.

Building and waiting list trends will be regularly reviewed to ensure that the anticipated results are maintained, and any building under consideration for conversion from an integrated adult building to a senior-only building are reviewed.

Therefore, based on the above the following are recommendations;

It is recommended that effective October 1st, 2013, the Manitoulin-Sudbury DSB convert the Little Current and one of the Espanola Buildings to Senior-only designation based on the tenant composition in the building and the support on the waiting list to fill the building with waiting seniors.