

Request for Recommendation Priorities Committee



Type of Decision									
Meeting Date	September 15, 2005				Report Date	September 15, 2005			
Recommendation	<input checked="" type="checkbox"/>	Yes		No		Priority	<input checked="" type="checkbox"/>	High	Low
	Direction Only					Type of Meeting	<input checked="" type="checkbox"/>	Open	Closed

Report Title
Addendum Report to the Request by the Greater Sudbury Housing Corporation for a Temporary Project Specific Mandate Change

Policy Implications + Budget Impact	
<input checked="" type="checkbox"/>	This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified
There will be no impact on the current budget.	
<input checked="" type="checkbox"/>	Background attached

Recommendation
Whereas there is an opportunity to convert a previously designated seniors project within the Greater Sudbury Housing Corporation (GSHC) portfolio from its current status of mixed tenancy to seniors only;
Therefore be it resolved that the GSHC be requested to change the mandate for the project located at 1052 Belfry to seniors only; and
That the GSHC and Housing Services closely monitor the impact of such change over the next 12 months to determine validity of the potential expansion of the seniors only
<input type="checkbox"/> Recommendation attached

Recommended by the General Manager
 Catherine Matheson General Manager, Community Development

Recommended by the C.A.O.
Mark Mieto Chief Administrative Officer



Date: September 15, 2005

Report Authored By



D. R. Desmeules
Manager, Housing Services

Division Review

RECOMMENDATION (Cont'd)

mandate; and

That the City undertake the development of a comprehensive "AFFORDABLE HOUSING STRATEGY" to assist in setting housing priorities for this community; which will assist in establishing local recommendations for the newly announced Canada-Ontario Affordable Housing Program.

BACKGROUND

At the September 14th Priorities Committee meeting, the Committee deferred its decision regarding the Greater Sudbury Housing Corporation's (GSHC) request for a temporary project specific mandate change. The following provides further background to that matter.

Social Housing Need (Seniors & Others)

Social Housing is part of the primary housing continuum (see Appendix A). It provides affordable permanent housing for those who cannot secure such accommodation in the private sector. The household income level is a key determinant in identifying those in need. Households paying more than 30% of their income on shelter are considered in need of assistance.

The current wait list can be broken down to give a better perspective on the senior needs. Through the Registry, there are 14 projects (464 units) dedicated to seniors only which are distributed in all wards across the city. Their wait list is as follows:

Project Name/Ward	Units	RGI	Market
All Nations Seniors/Ward 5	32	20	7
Azilda Seniors/Ward 2	20	5	3
Capreol Non Profit/Ward 4	20	1	8
Casa Bella/Ward 1	60	7	4
Gorhams' Court/Ward 2	20	1	
Place Bonne Entente/Ward 2	40	6	5
Rockview Seniors/Ward 5	40	6	2
Societe des Bons Amis/Ward 3	20	5	11



Date: September 15, 2005

Societe Nolin/Ward 6	40	12	
Solidarity Lodge/Ward 6	33	2	1
Sudbury Finnish Resthome/Ward 6	46	3	
Ukrainian Seniors/Ward 6	35	3	
Walden Non-Profit/Ward 1	30	2	
Whitewater Seniors/Ward 2	28	1	
Totals	464	74	41

Of the 245 individuals waiting for seniors housing, 115 (74+41) have applied for seniors only projects while 130 individuals have opted for mixed projects whether in the GSHC portfolio or the non profit housing portfolio. Seniors tend to select projects based upon their needs and preferences including proximity to services, family... The Belfry site was prioritized over other sites as there are no seniors only projects in the New Sudbury area, and the project already contains a high proportion of seniors (80%).

Canada-Ontario Affordable Housing Program

Staff continue to consult with the Ministry of Municipal Affairs and Housing regarding program criteria and funding. The Ministry advises that the 210 unit allocation provided under the Remote stream is intended for homeowner rehabilitation. They have not yet ruled out the possibility of utilizing the funds to rehabilitate existing rental units or in creating new units. It is understood however that the funding available may not be sufficient to promote new construction. To that end, staff have requested that the Ministry consider providing the CGS with a separate allocation under the New Unit stream of the program. The Ministry is considering the request and will advise. In the interim, staff will review the program details and report back to Council as soon as more details are known (expected in October)

Affordable Housing Strategy

Staff have been working in conjunction with Planning Services in the completion of the new Official Plan. A housing study was part of the process. As well, a comprehensive homelessness evaluation has been undertaken for completion this fall. These two items are steps toward the completion of an Affordable Housing Strategy for this community.



PRIMARY HOUSING CONTINUUM

