

City of Greater Sudbury Council Resolution

2008-04 Clark-McMillan

Whereas the demographics of our community identifies an increase in the senior population within the next five to six years and

Whereas the Mayor and Council's Advisory Panel on Seniors' Issues recognizes the importance to maintain and provide senior appropriate housing, and

Whereas there is an "Aging at Home Strategy" to allow seniors to remain in their own homes for as long as possible, and

Whereas in allowing seniors to age at home, this should be done in an environment whereby they feel safe and secure, and

Whereas in 2005 a pilot program was introduced by the Greater Sudbury Housing Corporation(GSHC) that would have the designation of the Belfry apartment building become a seniors' only housing complex, and

Whereas in 2006 the GSHC was considering the option of other pilot projects, that would see not all of a designated complex become for seniors' only but to have certain floors within that complex dedicated to an aging population, and

Whereas there have been recent events at local rent geared to income complexes that have questioned the safety and security of seniors residing in those said apartment buildings

THEREFORE BE IT RESOLVED THAT the Mayor and Council's Advisory Panel on Seniors' Issues encourages the Greater Sudbury Housing Corporation to provide seniors' living in rent geared to income complexes with the measures that will provide them with the dignity of living in an environment that provides them reassurance and security, and

THAT the Greater Sudbury Housing Corporation continues to move forward in its attempts to convert more apartment buildings that will be geared to seniors' only.

CARRIED

SENIORS HOUSING OVERVIEW

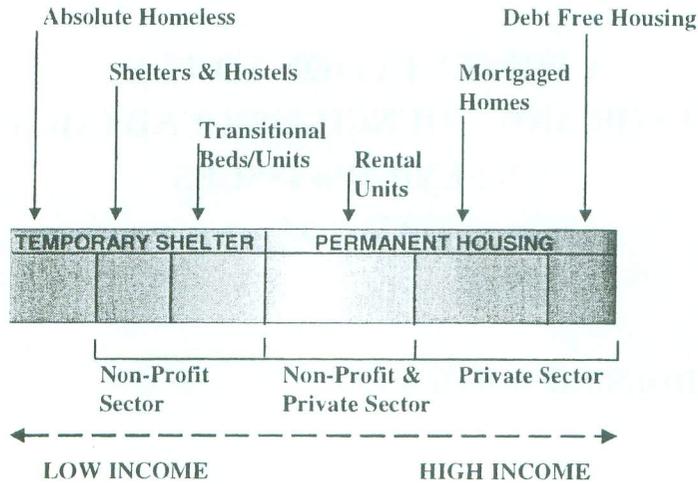
**A PRESENTATION TO THE
MAYOR AND COUNCIL'S ROUNDTABLE
ON SENIOR'S ISSUES
MAY 2005**

BY: HOUSING SERVICES

AGENDA

- **Primary Housing Continuum**
- **Basic City Housing Stats**
- **Affordability**
- **Assisted Housing**
- **Private Sector Initiatives**
- **Supportive Housing Options**
- **Questions**

PRIMARY HOUSING CONTINUUM



CITY HOUSING STATISTICS

SUDBURY 2001 CENSUS		
Total Households	% Homeowners	% Renters
63,020	66%	34%
Seniors Households Age 65+		
14,200	69%	31%
Pre-Senior Households Age 55 to 64		
9,532	78%	22%

AFFORDABILITY

- CMHC 2004 average one bedroom = \$529/month
- An income of \$1,764/month or \$21,168 annually to be affordable

30% average income

Seniors Age 65+ On Basic Government Pensions As At March 2005 (OAS, GIS, CPP)			
Household Type	Monthly Income	Annual Income	Affordable Housing
Single	\$1,115	\$13,385	\$335/month
Couple	\$1,840	\$22,079	\$552/month
Seniors Age 60 To 64 Various Income Sources			
Household Type	Monthly Income	Annual Income	Affordable Housing
Single - OW	\$ 536	\$ 6,432	\$160/month
Couple - OW	\$ 929	\$11,148	\$279/month
Single - ODSP	\$ 959	\$11,508	\$288/month
Couple - ODSP	\$1,792	\$21,504	\$538/month
Mining Pensioner	\$2,333	\$28,000	\$700/month

ASSISTED HOUSING

Permanent housing subsidies are provided

- **CGS Rent-Geared-To-Income Registry Features:**
 - Applicants Self-Select Projects
 - Eligibility For Seniors Only Projects
 - Must be 65+ (some providers use 60+)
 - Canadian Citizen, Landed Immigrant, Refugee Status
 - Owe no arrears to social housing provider
 - No convictions
 - Able to live independently with or without support services
 - If they own property, must be willing to sell within 6 months of moving into unit

ASSISTED HOUSING (Cont'd.)

- Who Gets Housed First? Ranking Of Seniors On Wait List
- Must Use Provincial System

Ranking

- Need defined by provincially set income criteria ie. income must be below \$2,042/month or \$24,000 annually = *considered needy*
- Seniors considered in high need must have income below \$1,225/month or \$14,700 annually
- Needy ranked by date of application

Provincial Ranking System Advantages

- Easy to understand (income & date)
- More objective information upon which decision is based
- Limited legislated queue jumping categories
- Information is easy to verify
- Ensures that all applicants will eventually be offered housing
- Provides some measure of predictability for applicants regarding when they may be offered housing
- Is less expensive and less time consuming to administer

ASSISTED HOUSING (Cont'd.)

Exceptions

- **Victims of domestic violence receive highest priority** - *Additional criteria*
- **Homeless, those whose home is destroyed or condemned receive urgent status**
- **Persons needing a modified, wheelchair adapted unit get priority for adapted units**

REGISTRY STATS

Number of Applicants		Rent-Geared-To-Income (RGI)	Able To Pay Market Rent
Total	1,483	1,360	123
Seniors	194	149	45

Other Community Stats:

- Ottawa: Total wait list is 10,500 of which 1,500 are seniors
- Waterloo: Total wait list is 2,733 of which 496 are seniors
- SOO: Total wait list is 360 of which 46 are seniors

under 75 years of age

SUDBURY SOCIAL HOUSING PORTFOLIO

Type	Number of Units
Registry	3,952
Non-Registry	572
Total City Administered Units	4,524
CMHC	411
Total Units	4,935

- Average cost per unit of GSS administered portfolio: \$4,700/unit

SENIORS ONLY HOUSING PORTFOLIO

Type	Number Of Units	Number of Providers	Wait List	
			RGI	Market
Registry	464	14	149	45
Non-Registry	426	5	141	N/A
Total	890	19	??? *	

- Total number of RGI applicants cannot be determined as we do not have access to the non-registry wait list and cannot properly account for duplicates
- Average cost per unit of seniors only projects: \$4,400/unit

2004 SENIORS SOCIAL HOUSING PORTFOLIO ACTIVITY

Seniors (60+) Housed In 2004		
Provider Type	Client Type	
	RGI	Market
Registry/Seniors Only	40	5
Non-Registry Seniors Only	22	37
Other: Registry*	30	N/A
Total	92	42

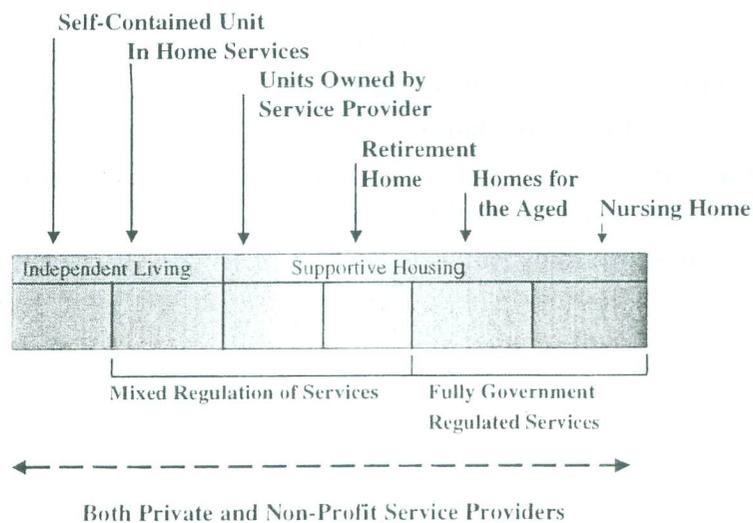
- Wait times dependent on project location, suite size
- Average wait time for seniors in Sudbury: 9 months
- Average wait time for seniors in Ottawa: 1 to 2.5 years

PRIVATE SECTOR HOUSING INITIATIVES

- Cater to those who can pay
- Seniors integrated into larger community
- Some local landlords have quietly marketed their projects as seniors only
- Some developers offer condos, or seniors village concepts
- Ability to attract seniors dependent on offering affordable alternative to owning own home

SENIORS SUPPORTIVE HOUSING CONTINUUM

- Access to units dependent on need for services, not housing



SENIORS INDEPENDENT LIVING PROGRAMS

In-Home Services

- Can be private sector or through CCAC
- Services provided allow seniors to age in place

- **CCAC Services Regulated**
 - Services include personal support with daily living (bathing, dressing, meals)
 - CCAC reports serving 1,267 seniors in 2004
 - Seniors received average of 13 hours/month through CCAC
 - CCAC indicates that homemaking services, though no longer offered by CCAC, are still in high demand
 - Due to service approach, CCAC reports able to maintain “zero” wait list for personal support services

SENIORS SUPPORTIVE HOUSING

PRIVATE RETIREMENT HOMES

- Currently 9 providers offering 623 rooms
- Wait list data not available
- CMHC survey indicated 10% vacancy rate though actual rate varies depending on semi-private vs private and level services
- In Ontario, vacancy rate is estimated at 13%

LONG TERM CARE FACILITIES

- **Regulated by the province**
- **Access through CCAC**
- **Access based on service need and availability of care**

- **6 facilities offer 1,222 beds**
- **CCAC reports in 2004, 601 placements (includes internal moves)**
- **Wait list of 227 (121 are currently housed)**
- **Average age of clients 80+**

OTHER PROVINCIAL FUNDED SERVICES

- **Access not through CCAC but through direct service provider**
- **4 providers serve 195 seniors**

Questions?

LONG TERM CARE FACILITIES

1. **Pioneer Manor** (342 beds)
960 Notre Dame Ave
Sudbury, ON P3A 2T4
Tel: (705) 566-4270
2. **Extendicare Falconbridge** (231 beds)
281 Falconbridge Road
Sudbury, ON P3A 5K4
Tel: (705) 566-7980
3. **Extendicare York** (288 beds)
333 York Street
Sudbury, ON P3E 5J3
Tel: (705) 674-4221
4. **Finlandia Hoivakoit Nursing Home** (108 beds)
233 Fourth Avenue
Sudbury, ON P3B 4C3
Tel: (705) 524-3137
5. **St. Joseph's Villa of Sudbury** (128 beds)
1250 Southbay Road
Sudbury, ON P3E 6L9
Tel: (705) 674-4447
6. **Elizabeth Centre** (128 beds)
2100 Main Street
Val Caron, ON P3N 1S7
Tel: (705) 897-7695

RETIREMENTS HOMES

1. **Chalet Champlain Lodge** (69 beds)
82 Ignatius Street
Sudbury, ON P3C 5G3
Tel: (705) 675-1999
2. **The Walford** (110 beds)
99 Walford Road
Sudbury, ON P3E 6K3
Tel: (705) 523-2686
3. **The Westmount** (95 beds)
599 William Avenue
Sudbury, ON P3A 5W3
Tel: (705) 566-6221
4. **Golden Years Retirement Home** (15 beds)
1677 St. Jean Street
Val Caron, ON P3N 1N1
Tel: (705) 897-3142
5. **Lasalle Residence** (80 beds)
1758 Lasalle Blvd.
Sudbury, ON P3A 5W4
Tel: (705) 560-8787
6. **Medowbrook Village** (90 beds)
18 Jacobson Drive
Lively, ON P3Y 1C3
Tel: (705) 692-1832
7. **Palambro Palace** (27 beds)
1315 Regent Street
Sudbury, ON P3E 3Z1
Tel: (705) 523-5295
8. **The Breezes Retirement Residence** (42 beds)
1385 Regent
Sudbury, ON P3E 3Z1
Tel: (705) 522-6662
9. **Southwind Retirement Home** (95 beds)
117 Elm Street
Sudbury, ON P3E 6L5
Tel: (705) 521-1443

**HOUSING PROVIDERS - SENIORS ONLY
SUDBURY SERVICE AREA**

Provincial Providers	Contact	No. of Units
All Nations Family Housing Corporation (Sudbury) 518 Morris Street Sudbury, ON P3B 4J5	Ms. Carmen Greco Housing Co-ordinator Tel: (705) 671-1634	32
Azilda Senior Citizen's Non-Profit Housing Corporation 121 - 10 rue Champlain Azilda, ON P0M 1B0	Ms. Berthe Lafond Housing Co-ordinator Tel: (705) 983-5517	20
Capreol Non Profit Housing Corporation 38 Coulson Street, Box 1192 Capreol, ON P0M 1H0	Ms. Dena Jacklin Housing Co-ordinator Tel: (705) 858-3498	20
Casa Bella Senior Citizen Apartments Inc. 340 McLeod Street Sudbury, ON P3E 5Y4	Ms. Tamara Fiacconi Housing Co-ordinator Tel: (705) 675-8080	60
Gorham's Court Non-Profit Housing Corporation P.O. Box 1096 Chelmsford, ON P0M 1L0	Ms. Susan Smith Housing Co-ordinator Tel: (705) 855-8968	20
La Société des Bons Amis de la Vallée Inc. 1699 St. Jean Street, Unit 21, Box 473 Val Caron, ON P3N 1R6	Ms. Gwen Boyd Housing Co-ordinator Tel: (705) 897-2438	20
La Société Nolin de Sudbury Inc. 160 Leslie Street Sudbury, ON P3B 2H6	Ms. Liette Langevin Housing Co-ordinator Tel: (705) 673-6976	40
Place Bonne Entente des Aînés de Chelmsford 3545 chemin Montpellier, Boîte 411 Chelmsford, ON P0M 1L0	Ms. Lise Belanger Housing Co-ordinator Tel: (705) 855-1402	40
Rockview Seniors Co-operative Homes Incorporated 211 Caswell Drive, Unit 100 Sudbury, ON P3E 2P1	Mr. Ron Freeland Housing Co-ordinator Tel: (705) 523-0856	40
Solidarity Lodge Senior Apartments (Sudbury) Inc. 111 Notre Dame Avenue Sudbury, ON P3C 5S9	Ms. Jo Forbes Housing Co-ordinator Tel: (705) 670-1085	33
Sudbury Finnish Rest Home Society Inc. 233 Fourth Avenue Sudbury, ON P3B 4C3	Mr. David J. Munch Tel: (705) 524-3137	46
Ukrainian Senior Citizens' Complex of Sudbury Inc. 30 Notre Dame Avenue Sudbury, ON P3C 5K2	Ms. Olena Pyzick Housing Co-ordinator Tel: (705) 673-7404	35
Walden Non Profit Housing Corporation 5 Coronation Blvd, Box 101 Lively, ON P3Y 1M2	Ms. Sheila Ripley Housing Co-ordinator Tel: (705) 692-7243	30
Whitewater Seniors Residence (Legion 553) Inc. 15 Ellen Street, Unit 310 Azilda, ON P0M 1B0	Mrs. Berthe Lafond Housing Co-ordinator Tel: (705) 983-5230	28
Total Provincial Units		464
Federal Providers		
Christ The King Parish (Sudbury) Development Corporation 12 Elgin Street Sudbury, ON P3C 5B5	Mrs. Lucie Derro Housing Co-ordinator Tel: (705) 673-6996	155
La Ruche de Coniston 15 Balsam Street, Box 398 Coniston, ON P0M 1M0	Mr. Fern Bidal Housing Co-ordinator Tel: 694-4743	24
Sudbury Finns 233 Fourth Avenue Sudbury, ON P3B 4C3	Mr. David J. Munch Tel: (705) 524-3137	90
Native People of Sudbury Development Corp. 68 Xavier Street Sudbury, ON P3C 2B9	Mr. James King-Seguín Housing Co-ordinator Tel: (705) 674-9996	8
St. Andrews Place Apartments 111 Larch Street Sudbury, Ontario P3E 4T5	Mr. Jean Leblanc Housing Co-ordinator Tel: (705) 675-5303	149
Total Federal Units		426
Total Provincial/Federal Units		890