

**INTEGRATED  
SOCIAL SERVICES  
IN NIPISSING**

**INTÉGRATION  
DES SERVICES SOCIAUX  
DU NIPISSING**



*ODSP Community Services Review*

*Nipissing District Housing Needs,  
Supply & Affordability Study*

*NOSDA Annual General Meeting  
April 3, 2007*

*Presented by D. Plumstead, MBA  
DNSSAB Researcher*

District of Nipissing  
Social Services  
Administration Board

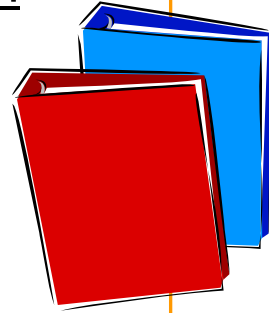


Conseil d'administration  
des services sociaux  
du district de Nipissing



## DNSSAB Community Services Review: Background

- DNSSAB Board & Management Team identified a high ODSP caseload in Nipissing District.
- **April 2005:** 1<sup>st</sup> report released, *Nipissing District ODSP Caseload (MCSS /MCYS)*. Key findings indicated the *highest provincial ODSP caseload per capita, a relatively high number of dependent children and a high rate of mental illness*.





# DNSSAB Community Services Review: Background

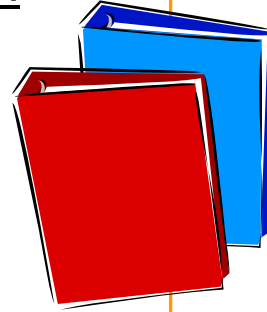
- DNSSAB Board & Management Team identified a high ODSP caseload in Nipissing District.
- **April 2005:** 1<sup>st</sup> report released, *Nipissing District ODSP Caseload (MCSS /MCYS)*. Key findings indicated the *highest provincial ODSP caseload per capita, a relatively high number of dependent children and a high rate of mental illness*.
- **Sept. 2005:** Follow-up action, conduct a *community services review*. Primary objective: Review the *needs* of the ODSP caseload for community services and the *capacity* of the community to deliver services, based upon these needs.





# DNSSAB Community Services Review: Background

- DNSSAB Board & Management Team identified a high ODSP caseload in Nipissing District.
- **April 2005:** 1<sup>st</sup> report released, *Nipissing District ODSP Caseload (MCSS /MCYS)*. Key findings indicated the *highest provincial ODSP caseload per capita, a relatively high number of dependent children and a high rate of mental illness*.
- **Sept. 2005:** Follow-up action, conduct a *community services review*. Primary objective: Review the *needs* of the ODSP caseload for community services and the *capacity* of the community to deliver services, based upon these needs.
- **Scope:** Identified nine (9) key service areas for review.
- **Oct. 2006:** 2<sup>nd</sup> report released: *DNSSAB Community Services Review, Based on the Ontario Disability Support Program (ODSP) Client Population*.



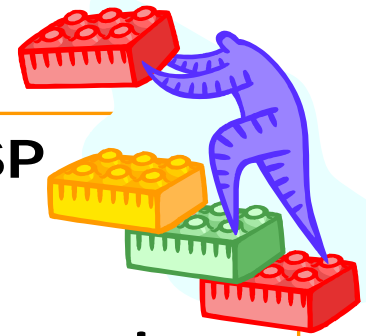


- Developed project structure: assembled a Steering Committee, Reference Committee and completed a *Terms of Reference*
- Conducted focus groups with ODSP clients
- Conducted community consultations, interviews and surveys with key Stakeholders
- Caseload data from MCSS Stats. & Analysis Unit and information and data from the Reference Committee organizations
- Extensive review and editing process on final draft reports: all inputs incorporated in final report.



- The literature review did not reveal any similar studies of its kind: “breaking new ground”.
- Disability by its nature is set within a complex environment – research & analysis becomes difficult.
- North Bay’s service system is equally complex due to a multitude of organizations offering numerous services.
- Difficult to obtain quantitative data from community service organizations.
- Difficult to differentiate between “community” and “publicly delivered” services, especially where mental illness is concerned.





- ✓ **A greater understanding of Nipissing's ODSP population and their needs.**
- ✓ **A greater understanding of the community service system that has developed in response to these needs.**
- ✓ **A community baseline measurement for moving forward and strengthening social infrastructure.**
- ✓ **25 recommendations that range in nature, from provincial policy changes to local community initiatives.**
- ✓ **Implications for other low-income groups such as OW and non social-assistance beneficiaries.**



## \$ **Financial Hardship**

- Insufficient income is dominant issue

## **Unmet Needs**

- Most noticeably in the areas of Housing, Food, Benefits and Counseling

## **Transportation Difficulties**

- The delivery of, and access to community services is restricted – affects Clients and Service Providers

## **Children at Risk**

- Relatively high share of dependent children poses concern

## ➤ **Service Integration**

- Present community service system has multiple access & exit points and is complex and confusing

## **Communications**

- Improvement is required amongst all stakeholders



## The first recommendations are being acted upon:

- ❖ The MCSS Deputy Minister has acknowledged the report and will keep abreast of community progress.
- ❖ The City of North Bay is making changes to its transit system including bus discounts for all ODSP clients.
- ❖ DNSSAB will be hosting a community *Health & Social Forum* to engage the community Leadership and Stakeholders on the pressing issues.





## The first recommendations are being acted upon:

- ❖ The MCSS Deputy Minister has acknowledged the report and will keep abreast of community progress.
- ❖ The City of North Bay is making changes to its transit system including bus discounts for all ODSP clients.
- ❖ DNSSAB will be hosting a community *Health & Social Forum* to engage the community Leadership and Stakeholders on the pressing issues.



## Next steps:

- ❖ Keep the Reference Committee engaged: potential planning table for service integration.
- ❖ Follow-through on report recommendations – this is a long term value proposition.

**INTEGRATED  
SOCIAL SERVICES  
IN NIPISSING**

**INTÉGRATION  
DES SERVICES SOCIAUX  
DU NIPISSING**



***Nipissing District Housing  
Needs, Supply &  
Affordability Study***

District of Nipissing  
Social Services  
Administration Board



Conseil d'administration  
des services sociaux  
du district de Nipissing



**The lack of Affordable Housing is an issue in all our communities – In 2001, 45% of the Renters in Northern Ontario were in need of affordable housing (i.e., paying more than 30% of their gross income on rent).**

**Presently, approximately 122,400 people are waiting for social housing in Ontario.**

**Ontario's 47 Service Managers all have social housing waiting lists -Northern Ontario has approximately 6400 people on the list (5%).**

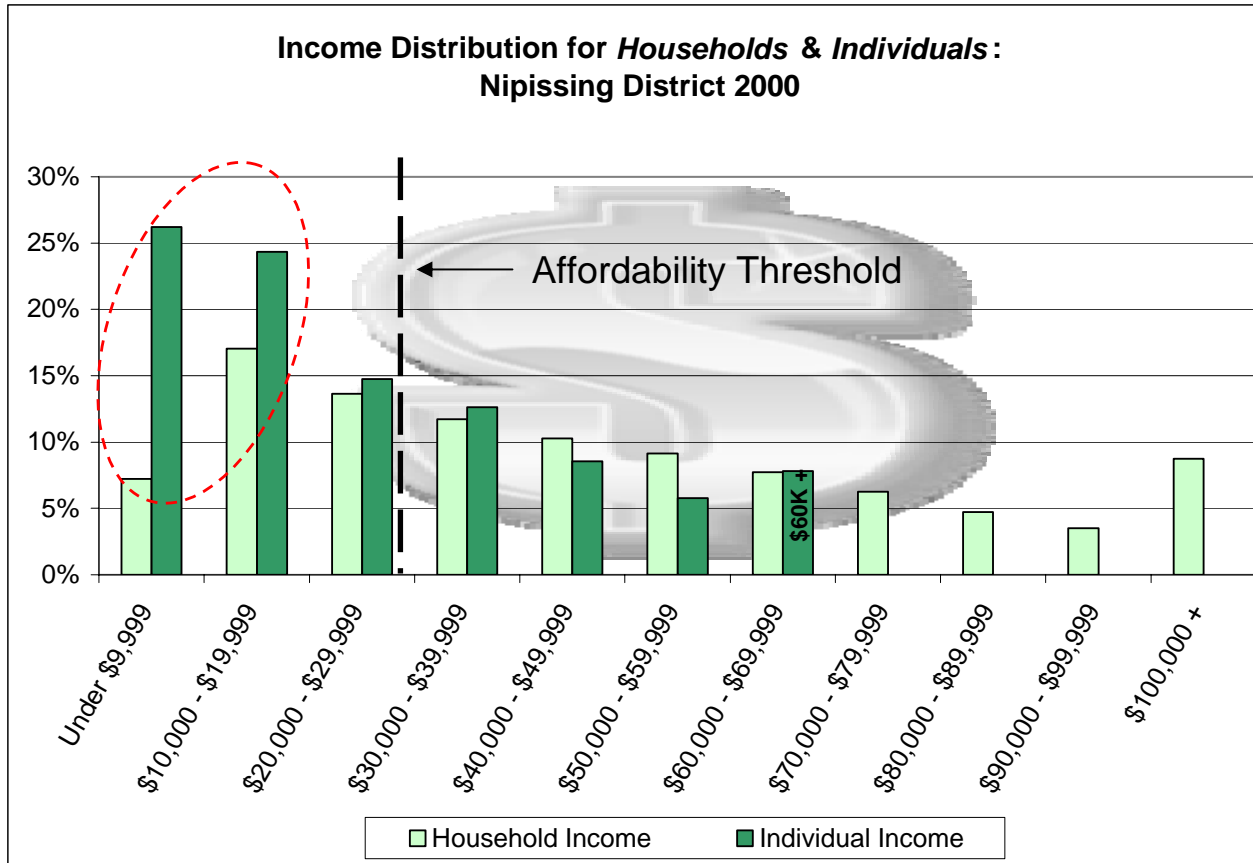


## **DNSSAB is presently conducting a housing study with the following objectives:**

- Review the *affordable housing needs, gaps and long-term municipal planning requirements*
- Review the *current capacity* of existing public and private housing supply/stock and the secondary rental market
- Review the *impact* that housing development and municipal planning have on the affordability of housing
- Identify current public/private *housing development alignments and affordability rates*



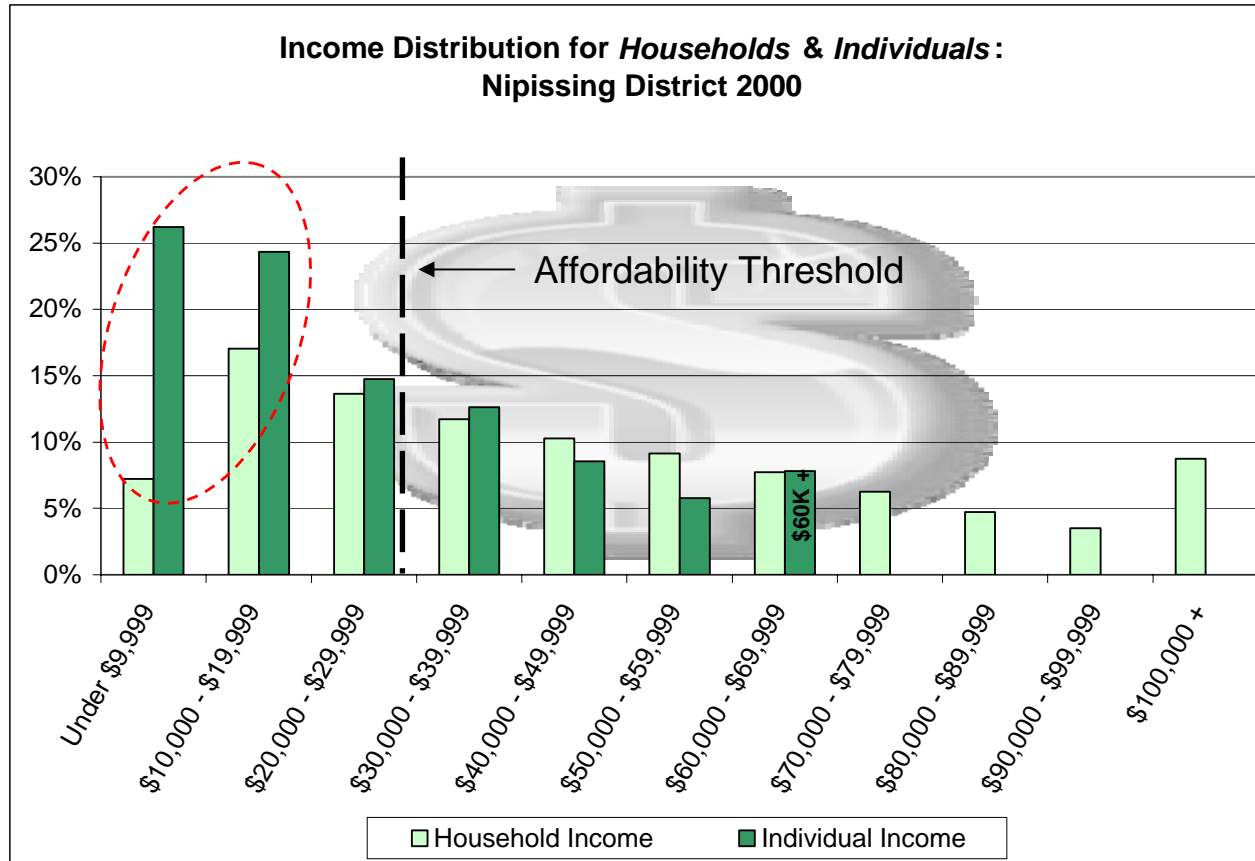
# Nipissing District Housing Indicators: *Income*



- Nipissing has a relatively large share of low income citizens.
- 50% of Earners and 25% of households have incomes less than \$20k /year.



# Nipissing District Housing Indicators: *Income*



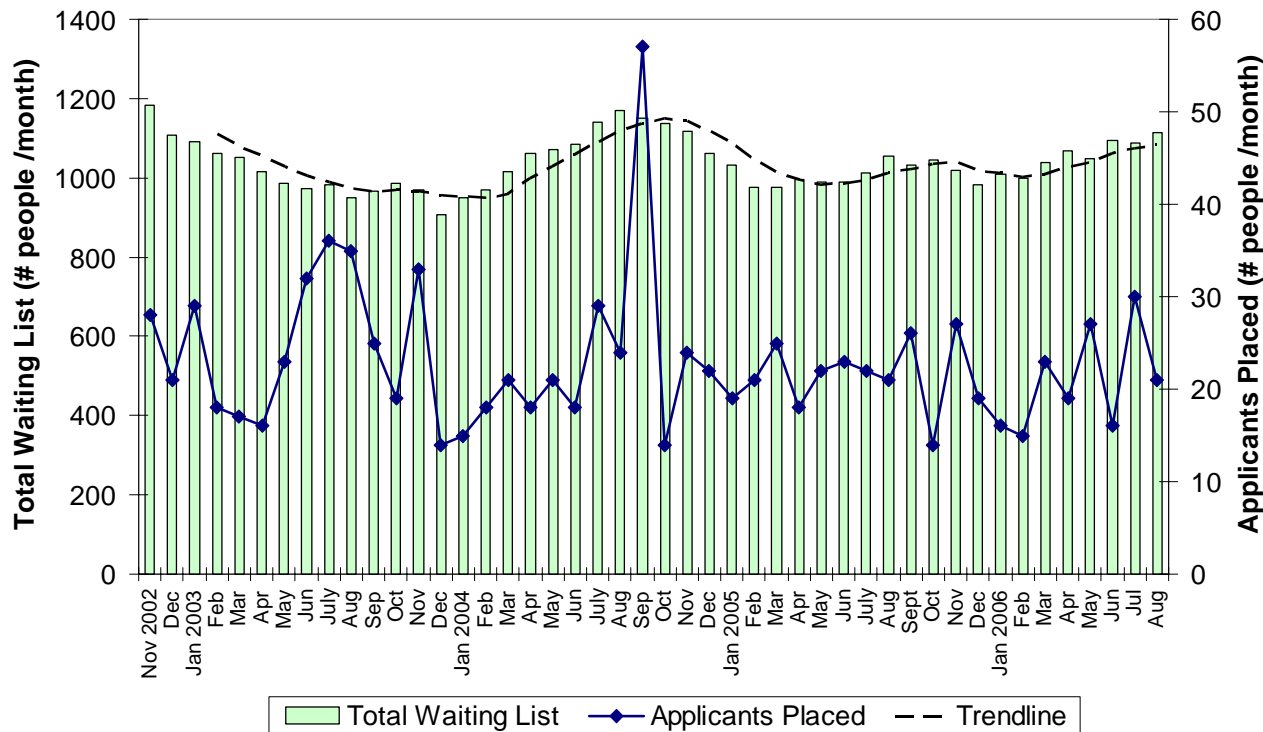
- Nipissing has a relatively large share of low income citizens.
- 50% of Earners and 25% of households have incomes less than \$20k /year.

- To keep within the affordable housing range, this income group requires monthly housing costs of \$500 or less – *well below the District's average.*
- Whereas the lowest income quartile accounts for approx. 7% of the District's total income, the upper quartile accounts for 50% - this leads to a polarized housing system.



# Nipissing District Housing Indicators: *Waiting List*

**Central Social Housing Waiting List & Placements:  
Nipissing District, 2002 - 2006**



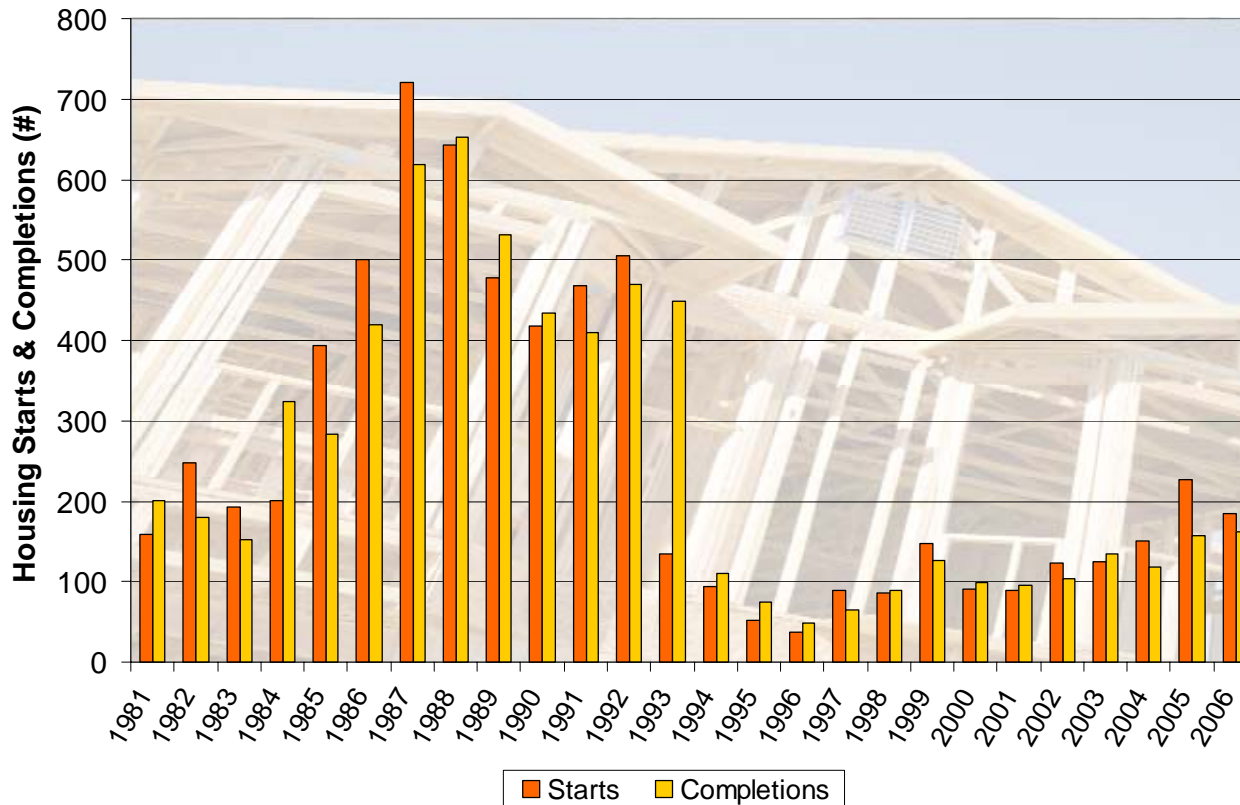
- The underlying trend of the waiting list is *varying periods of decline followed by growth*.
- The monthly waiting list for social housing has averaged 1,040 people since 2002.
- On average, 2.2% of the list is placed into housing, each month (23 people).

■ The average waiting time for a 1-bdrm. social housing unit in North Bay is presently 4 years.



# Nipissing District Housing Indicators: *Starts & Completions*

**Housing Starts & Completions: North Bay, 1981 - 2006**

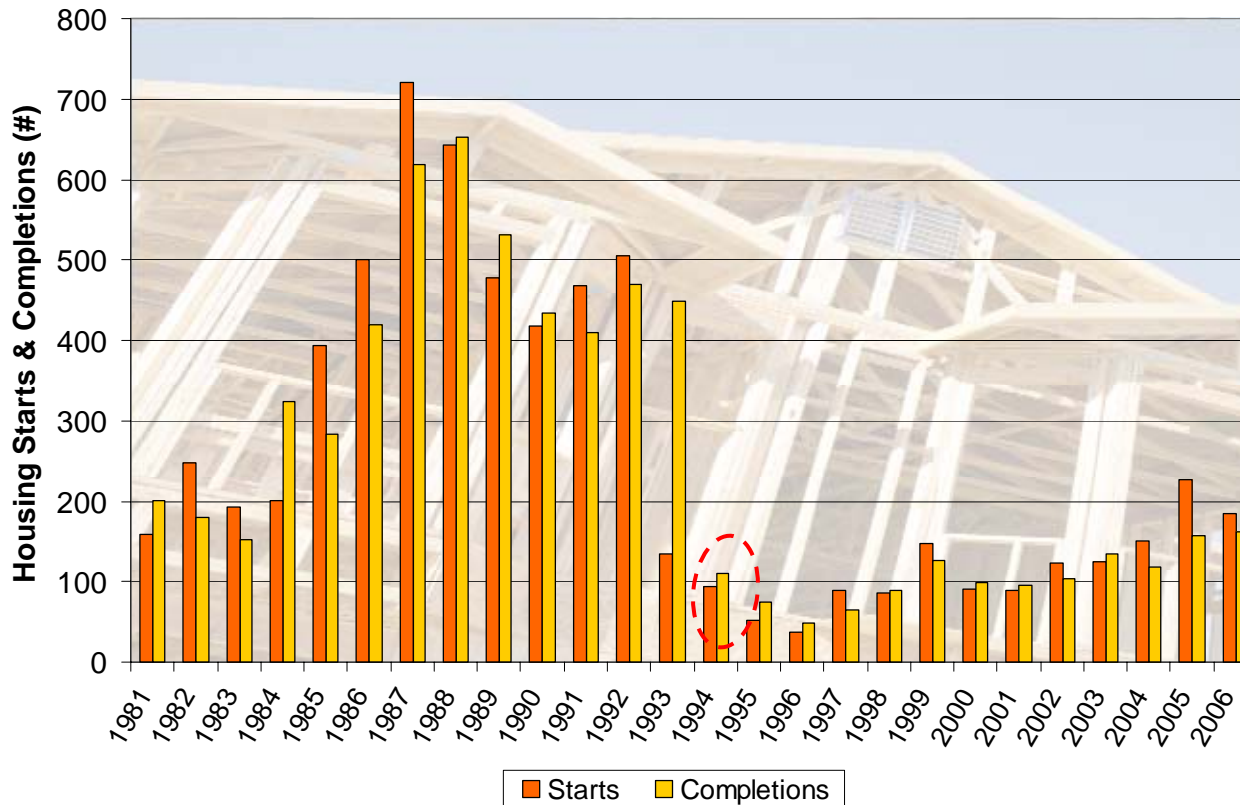


- *Home-building, buying & selling activity is a key housing indicator due to the influence of homeownership on the rental stock.*
- North Bay experienced a robust building period during the early 1980's to 1990's.
- Building activity peaked in 1987 at 618 units (720 starts).



# Nipissing District Housing Indicators: *Starts & Completions*

**Housing Starts & Completions: North Bay, 1981 - 2006**



- *Home-building, buying & selling activity is a key housing indicator due to the influence of homeownership on the rental stock.*

- North Bay experienced a robust building period during the early 1980's to 1990's.

- Building activity peaked in 1987 at 618 units (720 starts).

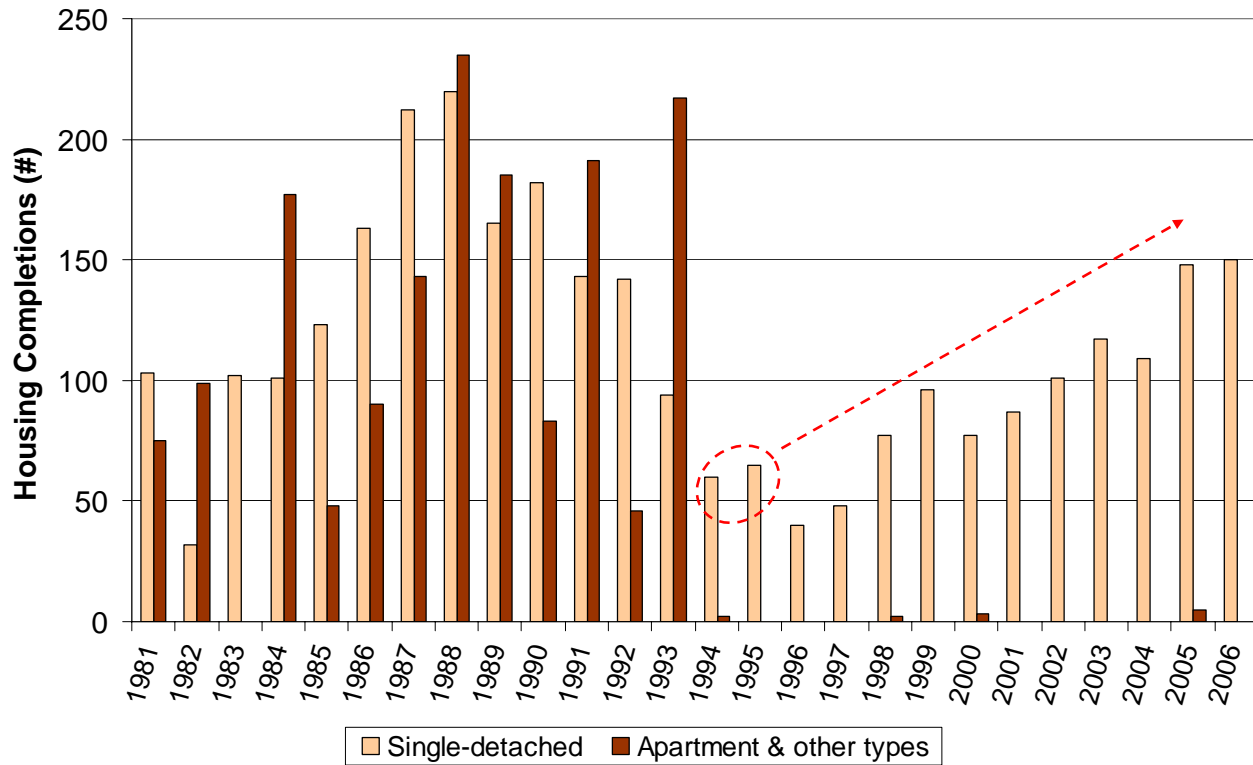
- In 1994 however, the market dropped out and housing construction decreased by 75%, significantly altering North Bay's housing supply.

- Construction activity has continued, but primarily in the single-detached homes market:



# Nipissing District Housing Indicators: *Single-detached & Apartments*

**Housing Completions in North Bay:  
*Single-detached and Apartment Units, 1981 - 2006***

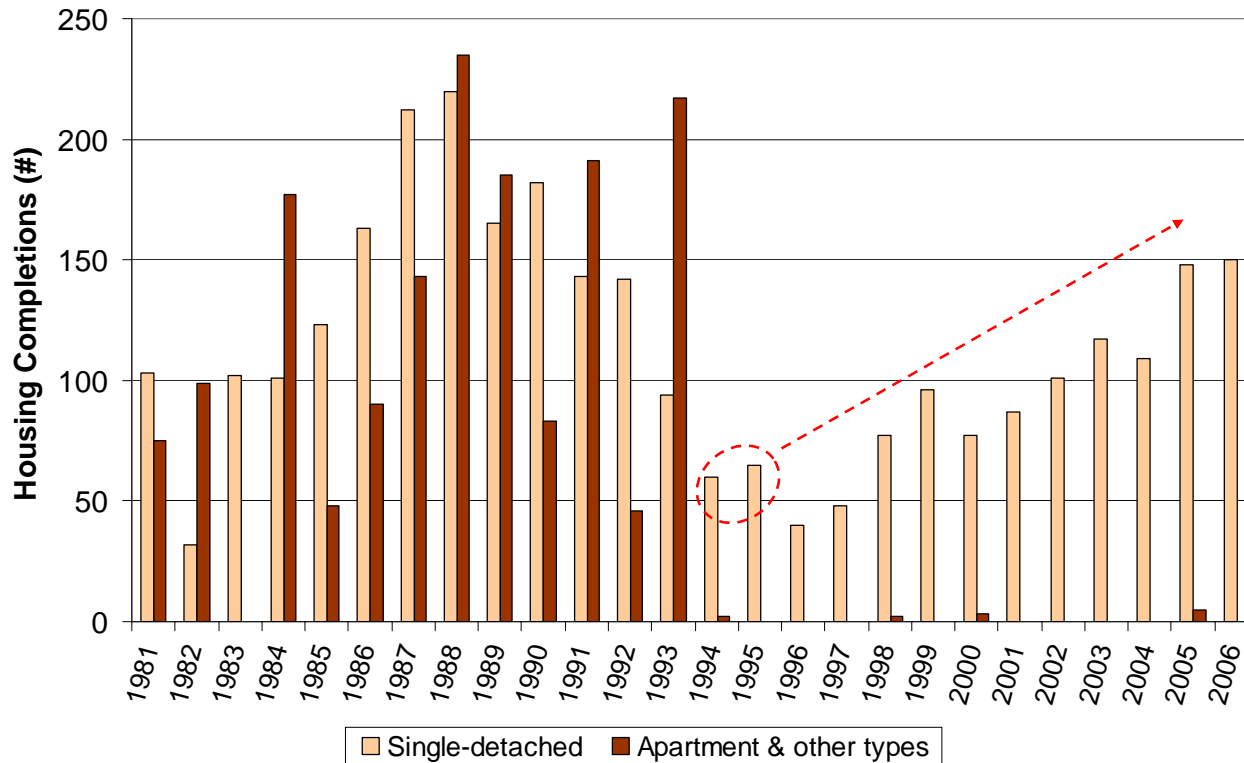


- *Single-detached houses* have been the primary driver of North Bay's housing construction industry since 1994.
- This represents the more 'expensive' end of the market and it is relatively healthy – growth is averaging 12% annually and appears to be heading back towards the boom time of the late 80's.



# Nipissing District Housing Indicators: *Single-detached & Apartments*

**Housing Completions in North Bay:  
*Single-detached and Apartment Units, 1981 - 2006***



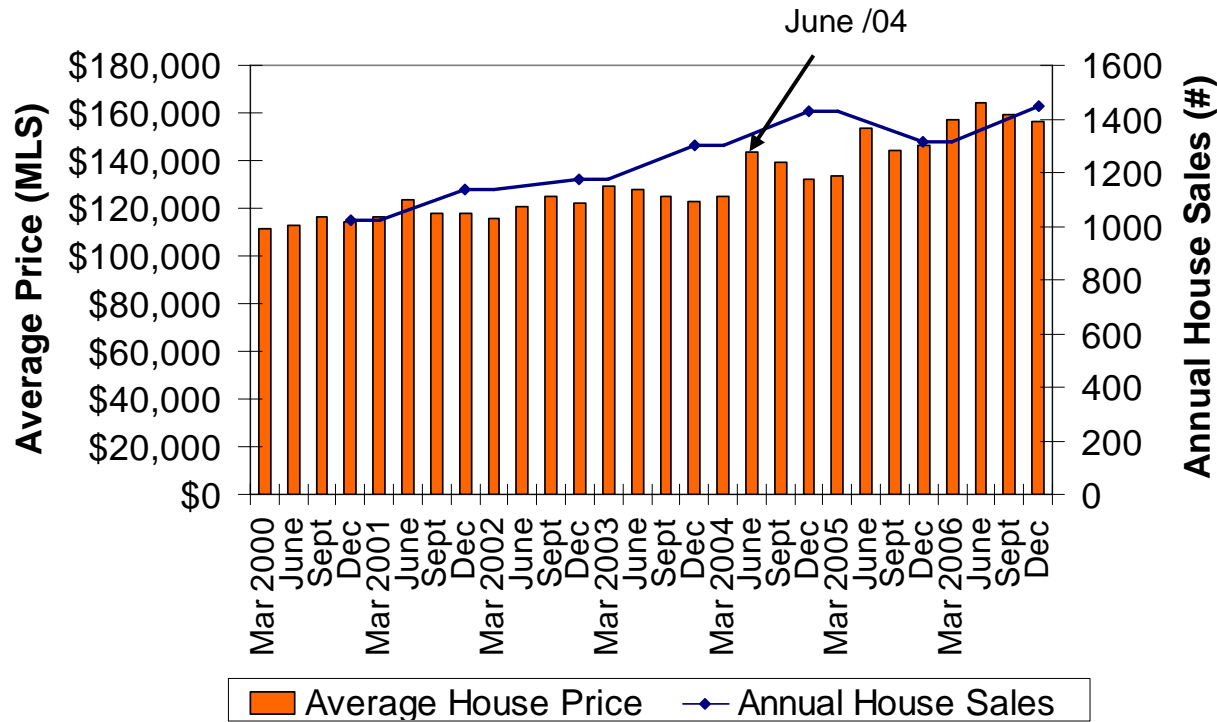
- *Single-detached houses* have been the primary driver of North Bay's housing construction industry since 1994.
- This represents the more 'expensive' end of the market and it is relatively healthy – growth is averaging 12% annually and appears to be heading back towards the boom time of the late 80's.

- The construction of *apartments* and other units however, had fallen to 0 by 1995.
- This sharp reduction in the supply of new apartments has contributed significantly to rental-housing pressure, especially for those on low incomes.



# Nipissing District Housing Indicators: *Average House sales*

**Average House Resale Price: North Bay, 2000 - 2006**

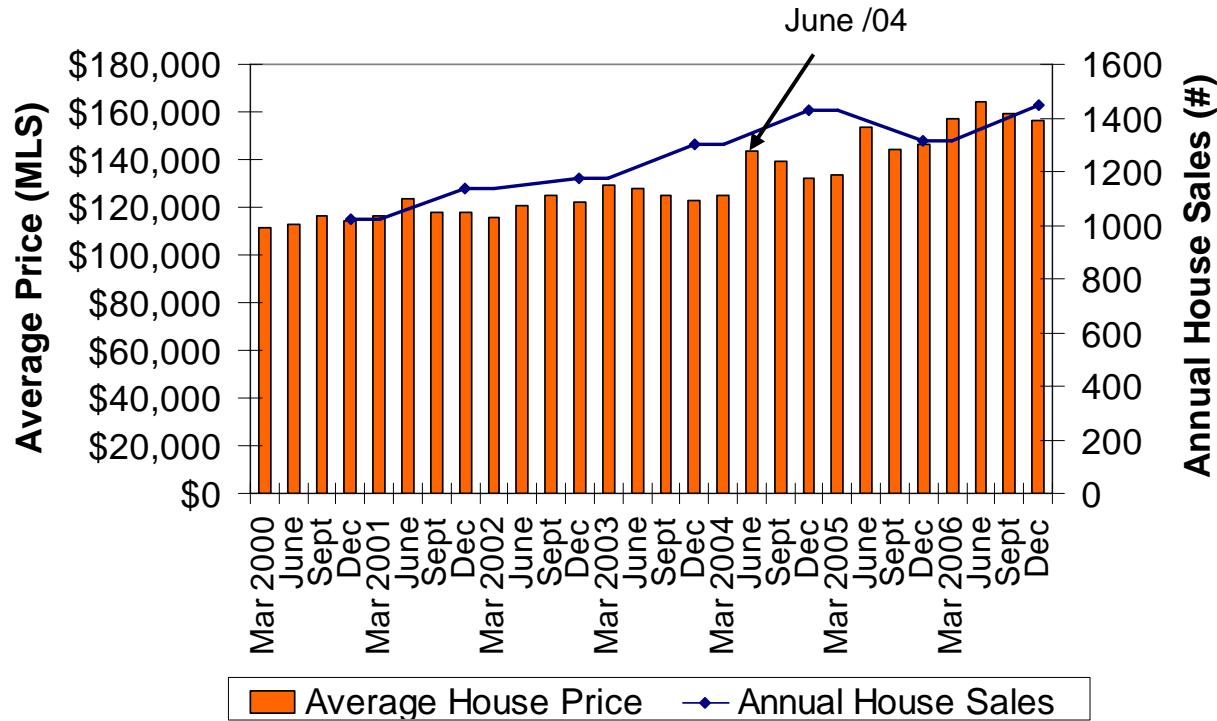


- Since 2000, the average selling price of a house in North Bay has increased approximately 40% (\$45K) – presently it sits at \$160,000.
- In 2006, 1446 houses were sold which set a new sales record.
- This indicates a strong housing market with increasing demand.



# Nipissing District Housing Indicators: *Average House sales*

**Average House Resale Price: North Bay, 2000 - 2006**



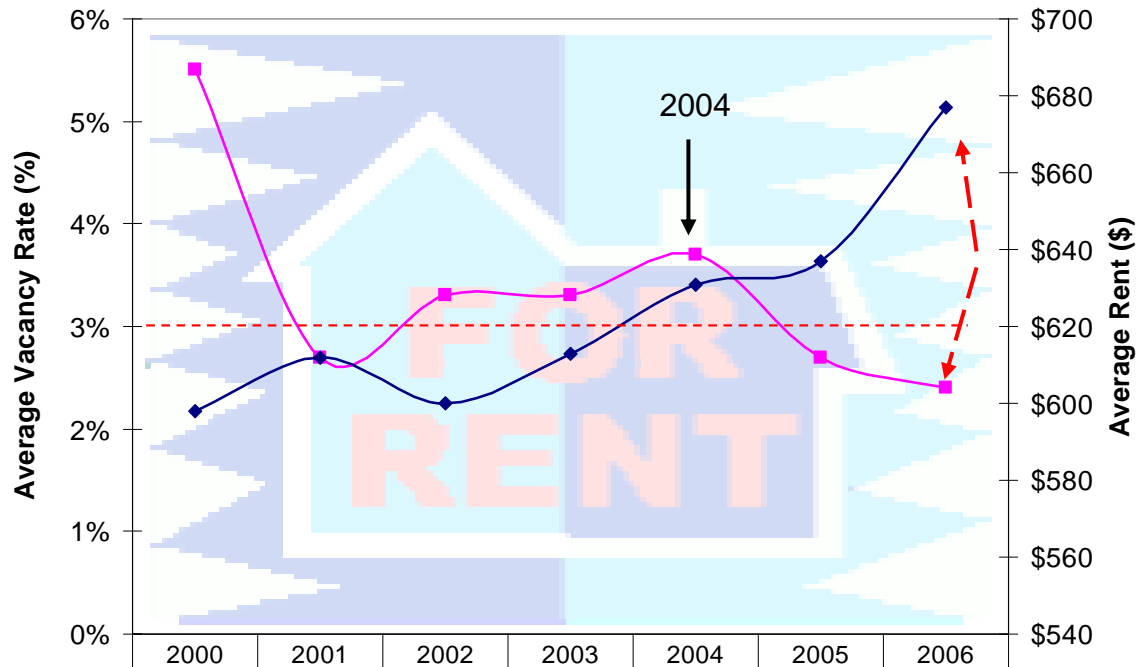
- Since 2000, the average selling price of a house in North Bay has increased approximately 40% (\$45K) – presently it sits at \$160,000.
- In 2006, 1446 houses were sold which set a new sales record.
- This indicates a strong housing market with increasing demand.

- Despite the low mortgage rates (which help to drive the market) however, the rising house prices are pushing the cost of owning a home higher.
- This can result in a widening gap between homeownership and rental.
- As the demand for rental housing increases (and with no new rental supply) vacancy rates can start falling which puts upward pressure on rental prices:



# Nipissing District Housing Indicators: *Vacancy Rate & Rent*

**Vacancy Rate & Rent: North Bay CA, 2000 - 2006**



—■— Vacancy Rate	5.5%	2.7%	3.3%	3.3%	3.7%	2.7%	2.4%
—◆— Rent	\$598	\$612	\$600	\$613	\$631	\$637	\$677

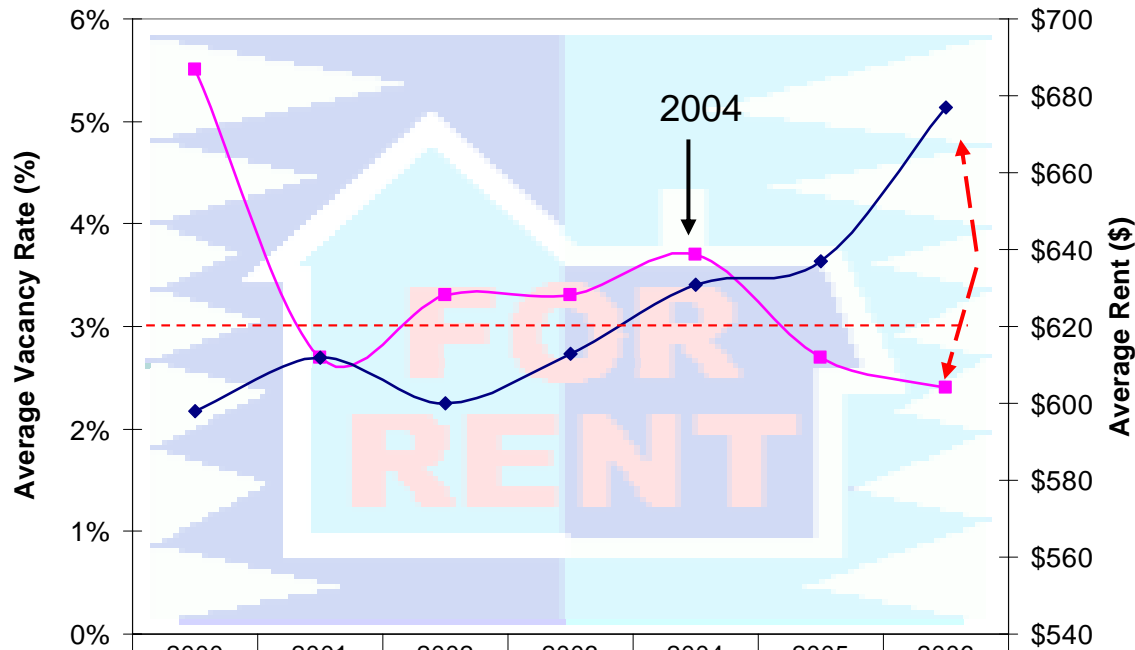
▪ This appears to be happening in North Bay and area as the average vacancy rate has been falling since 2004 and average rent has been rising.

▪ The current average vacancy rate of 2.4% is well below the generally accepted equilibrium rate of 3%.



# Nipissing District Housing Indicators: *Vacancy Rate & Rent*

**Vacancy Rate & Rent: North Bay CA, 2000 - 2006**



—■— Vacancy Rate	5.5%	2.7%	3.3%	3.3%	3.7%	2.7%	2.4%
—◆— Rent	\$598	\$612	\$600	\$613	\$631	\$637	\$677

▪ This appears to be happening in North Bay and area as the average vacancy rate has been falling since 2004 and average rent has been rising.

▪ The current average vacancy rate of 2.4% is well below the generally accepted equilibrium rate of 3%.

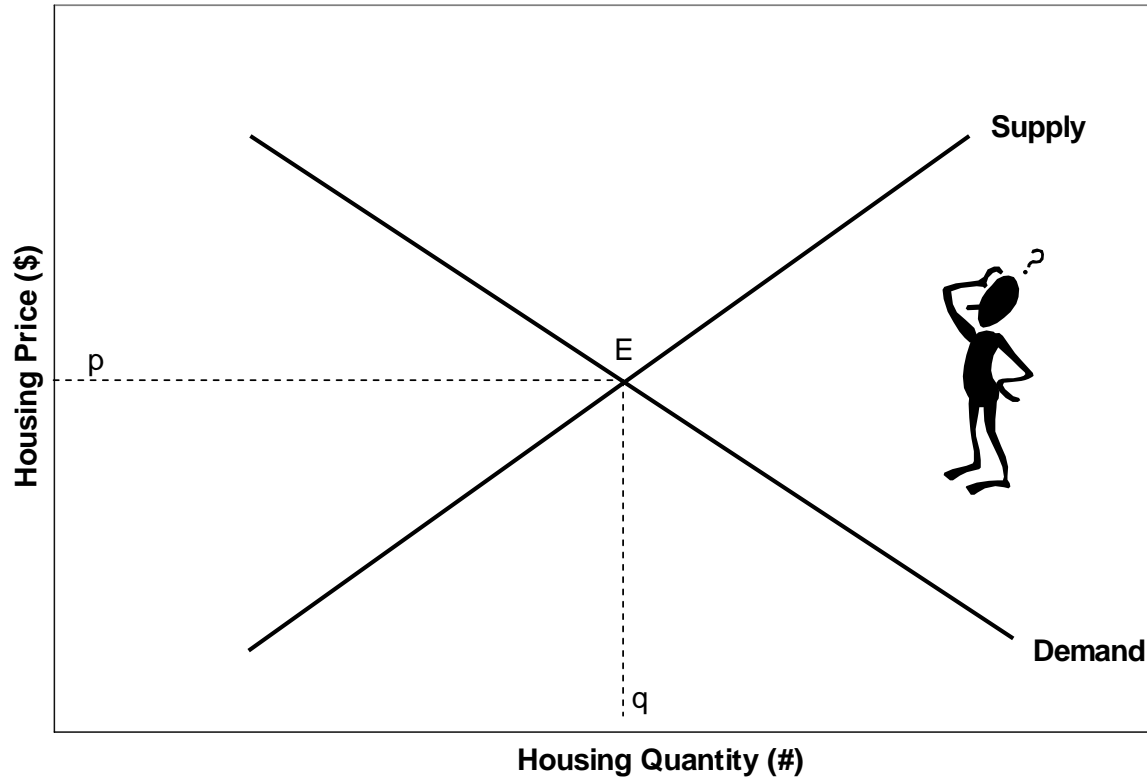
▪ Thus there are also signs of tightening supply and rising rents - this will make it increasingly difficult for people on *low /fixed incomes* to find affordable housing.

▪ The *general housing market segment* will also be affected as rents continue to rise and press the next level of affordability limits.



# Nipissing District Housing Indicators: *Housing Roles & Responsibilities*

## Housing Supply & Demand

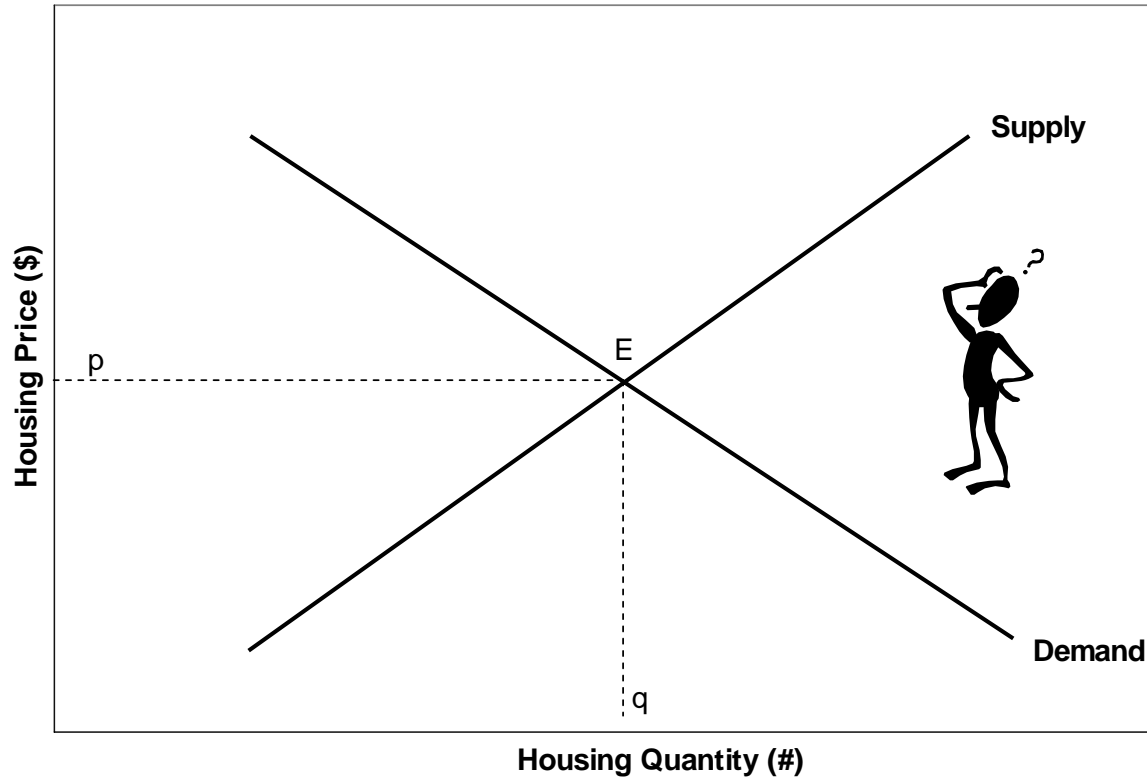


- The *Municipal, Provincial and Federal* Governments provide funding for assisted housing and they administer various social housing programs & services.
- *Government agencies & NGO's* also play important housing roles.
- The *private sector* responds to general market demand.



# Nipissing District Housing Indicators: *Housing Roles & Responsibilities*

**Housing Supply & Demand**



- The *Municipal, Provincial and Federal* Governments provide funding for assisted housing and they administer various social housing programs & services.
- *Government agencies & NGO's* also play important housing roles.
- The *private sector* responds to general market demand.

▪ Despite the *Provincial Policy Statement (2005)*, the *Municipal Planning Act* and the *Social Housing Reform Act (2000)*, there appears to be some uncertainty as to the roles & responsibilities for housing, amongst community Leaders.

**INTEGRATED  
SOCIAL SERVICES  
IN NIPISSING**

**INTÉGRATION  
DES SERVICES SOCIAUX  
DU NIPISSING**

*Thank you!*

District of Nipissing  
Social Services  
Administration Board



Conseil d'administration  
des services sociaux  
du district de Nipissing