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1. Introduction/ Purpose

1.1. Letter from DNSSAB Chair

In December of 2013, the Board of Directors of the DNSSAB unanimously approved the 10-Year Housing and Homelessness Plan for Nipissing District entitled “A Place to Call Home: Nipissing District 10-Year Housing and Homelessness Plan 2014-2024”. In the last 5 years, the District of Nipissing has made significant progress in addressing housing and homelessness concerns through the implementation of the 10-Year Plans strategic objectives, strategies, and action items.

Although a lot of progress has been made, there remains significant work to be done. Since the commencement of the plan in 2014, some aspects of the housing and homelessness landscape in the District of Nipissing have changed, as the needs of the District reflects the social and economic environment of Ontario and Canada as a whole.

As outlined in the *Housing Services Act (2011)*, Service Managers from across the province are required to conduct a 5-Year Review of their 10-Year Housing and Homelessness Plans. The goal of the 5-Year Review process is crucial, as it has allowed us to ensure that the outcomes, measures, and targets found within our plan are consistent with the current circumstances of the District and contain applicable goals that we can work towards over the next five years.

Over the course of several months in 2018, the DNSSAB staff consulted with a variety of community stakeholders from across the District including service providers, private market representatives, municipalities, and Indigenous stakeholders to ensure that the goals of the plan met the current and future needs of the District. We examined the current plan and made adjustments to ensure that we were on the right track.

Ultimately, we have created a comprehensive 5-Year Review with an updated plan, which is contained as an appendix of this report. We look forward to working closely with community partners to ensure that all residents of Nipissing District receive acceptable, safe, and affordable housing that meets their needs.

Thank you,

Mark King
Chair, District of Nipissing Social Serviced Administration Board

1.2 Board of Directors Approval of the 5-Year Review Report



Resolution No. 2019-176

Carried: Defeated: Date: December 18, 2019

MOVED BY: Bill Krebasch

SECONDED BY: Dan O'Mara

Resolved THAT the Board of Directors approves the "5- Year Review of A Place to Call Home: Nipissing District 10 Year Housing and Homelessness Plan 2014-2024" as set out in report HS24-19 and Attached "A" (same title).

CARRIED Mark King
MARK KING
CHAIRPERSON

CARRIED Melanie Shaye
MELANIE SHAYE
ACTING SECRETARY

1.3 Acknowledgements

Project Research Team

For conducting extensive primary and secondary research to inform the 5-Year Review of the 10-Year Housing and Homelessness Plan as well as compiling the contents found within the report:

David Plumstead, Manager Planning, Outcomes & Analytics
Lindsey Gradeen, Housing and Homelessness Planner Analyst

Internal Project Committee

For contributing their time and effort, reviewing information, informing decision making, reviewing methodology procedures, and providing advice and guidance:

David Plumstead, Manager Planning, Outcomes & Analytics, DNSSAB
Lindsey Gradeen, Housing and Homelessness Planner Analyst, DNSSAB
Tyler Venable, Supervisor, Housing Programs, DNSSAB
Stacey Cyopeck, Manager, Housing Programs, DNSSAB
Gerri-Lyn Cicciarelli, Program Assistant, DNSSAB

Community Partners; Service Providers; Housing Stakeholder Organizations

The DNSSAB would like to thank service providers, private market representatives (landlords, private developers, real estate representatives), and municipalities for providing the Research Team with valuable feedback and insight around the housing and homelessness needs of community members, the local housing system, and opportunities for the future.

DNSSAB Housing Services Staff

For assisting with public consultation sessions and providing housing information and data to the Research Team:

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Stacey Cyopeck, Manager of Housing Programs, DNSSAB

Tanya Turner, Homelessness Prevention Navigator, DNSSAB

Tyler Venable; Supervisor, Housing Programs, DNSSAB

DNSSAB Board of Directors

For their ongoing commitment to the provision of acceptable housing for the citizens of Nipissing District:

Councillor Mark King, North Bay, Chair

Councillor Mac Bain, North Bay, Vice Chair

Councillor Chris Mayne, North Bay

Councillor Dan Roveda, West Nipissing Ouest

Councillor Dave Mendicino, North Bay

Councillor Scott Robertson, North Bay

Councillor Terry Kelly, East Ferris

Councillor William Vrebosch, North Bay

Mayor Dan O'Mara, Temagami

Mayor Dean Backer, Mattawa

Mayor Jane Dumas, South Algonquin

Representative Amanda Smith, TWOMO, Nipissing North & South

1.4 Mission and Vision

The 5-Year Review of the 10-Year Housing and Homelessness Plan follows the mission and vision previously set out in the original 10-Year Housing and Homelessness Plan. The Plan inspires the DNSSAB and its partners, including other housing stakeholders, to rise toward a common cause, empowering them to take the necessary steps in fulfilling their part of the vision.

The mission communicates the purpose of the 10-Year Housing and Homelessness Plan and its contribution to the citizens of Nipissing District. The mission will guide the DNSSAB and its partners, including other housing stakeholders, through the plan's implementation, while providing a common focus on the greater good.

Mission

Through leadership, integration, and collaboration, our communities create housing options and solutions to prevent homelessness and help citizens retain a home in Nipissing District.

Vision

Acceptable, safe and affordable housing that meets the needs of citizens in Nipissing District.

1.5 Guiding Principles

The guiding principles for the 10-Year Housing and Homelessness Plan have been carried forward into the 5-Year Review process. These original principles, emerged from the recommendations and priorities heard from the community. Moreover, these principles shaped the daily decision-making around the plan in the first five years and will continue to define the ways in which actions are accomplished, including carrying out the plan's strategic objectives and strategies.

Prevention

- Strategies that prevent people from losing their housing are key to addressing homelessness.
- Ensure a seamless and accessible continuum of care and affordable housing.

Responsiveness

- Work with all levels of government to create affordable housing.
- Solutions must be flexible and meet the needs of diverse populations.
- A responsive housing system that includes individual supports that allow citizens to move along the housing continuum.
- Diverse, strategic and innovative housing solutions.

Respect

- Respect for the dignity of all citizens.
- Housing support should reflect the ways in which Indigenous peoples view home and offer private, semi-independent and communal living options. Common areas and natural spaces are essential for community gatherings and events, that are so very important to life in the Indigenous community.
- Ensure all citizens have access to the services they need for homelessness and housing retention.
- Reduce stigma and NIMBY-ism through education and awareness of homelessness and housing needs.

Participation

- Citizens and community stakeholders must participate in the planning, development and evaluation of services.
- The DNSSAB will be a leader in sponsoring, coordinating and supporting new affordable housing initiatives and activities.

Collaboration

- The DNSSAB will facilitate partnerships with municipalities, human service sector organizations and other interested participants.
- Strategies should be innovative and build on existing best practices and experiences.
- Coordinate district housing and homelessness plans with municipal official plans.

Housing Design

- Housing is developed with citizen input with consideration of accessibility, supportive services and access to transportation.
- Housing should be built with energy efficiencies and quality materials.
- Create mixed unit dwellings.
- Ensure housing created today will be transferable in the future.



1.6 Purpose

Enclosed is a report on the 5-Year Review of Nipissing District's 10-Year Housing and Homelessness Plan. The original 10-Year Housing and Homelessness Plan, entitled "A Place to Call Home: Nipissing District 10-Year Housing and Homelessness Plan (2014-2024)" was developed in 2013 in accordance with provincial housing legislation that required Ontario's 47 Service Managers to develop local housing and homelessness plans. At the time, the 10-Year Plan also served to update the Nipissing District Housing Needs, Supply, & Affordability Study conducted in 2008.

The *Housing Services Act* stipulates that, at least once every five years, Service Managers must review their plans and make amendments as necessary or advisable. Therefore, as initial plans were required to be approved on or before January 1, 2014, Service Managers are legislatively required to initiate a 5-Year Review of their plans by January 1, 2019.

The purpose of the 5-year Review process is to: assess the accomplishments that have been made towards achieving the targets set out in the original 10-Year Plan; conduct a needs assessment and consultation to determine changes in the housing and homelessness situation of the district since the development of the original plan, and complete the 5-Year review process by amending the original 10-Year Plan to address the current and future housing needs of the District while complying with the Provincial 5-Year Review Guidelines.

1.7 Background

1.7.1. The DNSSAB

The District of Nipissing Social Services Administration Board (DNSSAB) is one of 47 Service Managers in Ontario. The DNSSAB provides essential human services to the citizens of Nipissing District. These services include Housing Services, Ontario Works (OW) social assistance, Children's Services, and Emergency Medical Services (EMS). The Housing Services department is responsible for overseeing the administration and funding of an array of housing programs that assist with the current and future housing needs of the citizens in Nipissing District. Specifically, this includes providing supports to our local non-profit housing providers, private landlords, and affordable housing proponents who operate rent-geared to income (RGI) units, rent supplement programs, and affordable housing. Housing Services also

directly administers the Centralized Waiting List services for the Nipissing District; a service known as Housing Access Nipissing. Through the Homelessness Partnering Strategy (HPS) and Community Homelessness Prevention Initiatives (CHPI), Housing Services is able to fund programs that address local housing and homelessness priorities.

The work of the Housing Services department ultimately encompasses all levels of the housing continuum. Work spans from emergency shelters, transitional housing, supportive housing, subsidized housing, seniors housing, market rental housing to entry-level homeownership housing. Of note, funding is allocated from all three levels of government (federal, provincial and municipal).

1.7.2. The 10-Year Housing and Homelessness Plan

In 2010, the provincial government released its long-term affordable housing strategy, Building Foundations: Building Futures. The provincial housing strategy incorporated some of the agreements set out in the Provincial-Municipal Fiscal and Service Delivery Review, including the consolidation of housing and homelessness programs. To implement the new housing strategy and program consolidation, new legislation was introduced by way of the *Housing Services Act (HSA), 2011*. The HSA facilitates community-based planning and delivery of housing and homelessness programs and services and requires Service Managers to prepare local housing and homelessness plans.

Therefore, from January through September of 2013 a team of DNSSAB staff and community stakeholders came together to inform and create the first 10-Year Housing and Homelessness Plan for Nipissing District, entitled “A Place to Call Home: Nipissing District 10-Year Housing and Homelessness Plan (2014-2024)”. Developing the plan revolved around four main research objectives, which were to: *assess the housing and homelessness landscape in Nipissing District; assess the district’s current and future housing needs, and develop an implementation plan*. Each of these objectives had multiple sub-objectives as well. Fulfilling these objectives meets the 25+ provincial requirements for the 10-Year Housing and Homelessness Plan, as set out in the Ontario Housing Policy Statement, the Housing Services Act, 2011 and other “provincial interests”.

The original plan was endorsed by eight of eleven municipalities and was approved by the District of Nipissing Social Services Administration Board (DNSSAB) in December 2013 (Resolution No. 2013-210). To ensure plan implementation, annual progress updates are prepared as required by the Ministry of Housing and approved by the DNSSAB.

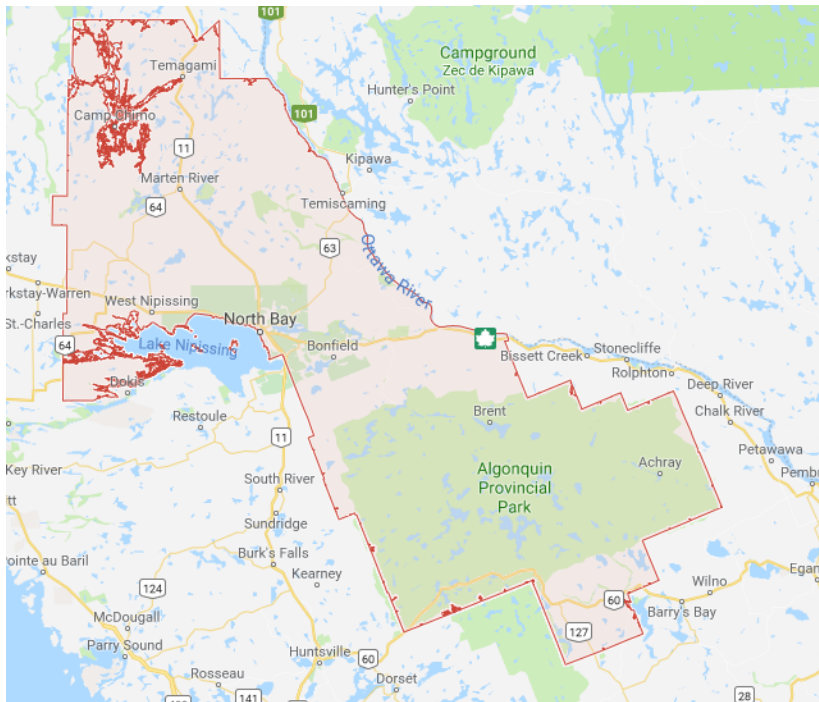
The 10-Year Housing and Homelessness Plan sets a course for the DNSSAB and its stakeholders to follow when it comes to creating housing options that will lead to acceptable, safe and affordable housing for the citizens of Nipissing District, now and in the future.

2. Five-Year Review Methodology

2.1 Scope

The 5-Year Review of the 10-Year Housing and Homelessness Plan has been developed in accordance with provincial guidelines outlined in the document *Five-Year Review of Housing and Homelessness Plans: A Guide for Ontario Service Managers*. The review of the 10-Year

Figure 1: Map of Nipissing



Plan covers the geographical area of Nipissing District

including Temagami to the North, Mattawa to the East, South Algonquin to the south; and West Nipissing to the west (Fig 1).

The review process involved: completing a needs assessment of the housing and homelessness situation in North Bay; an analysis of progress made during the first five years of the 10-Year plan; and an in-depth consultation with service providers, private

market stakeholders, and municipalities across the District of Nipissing. The five-year review process resulted in an update to the objectives, outcomes, and measures in the original 10-Year Plan based on a renewed understanding of the current housing and homelessness landscape. Amendments to the 10-Year plan were also made in accordance with the guidelines set out in *Appendix 3: Checklist for Content in Housing & Homelessness Plans* of the document entitled *Five Year Review of Housing and Homelessness Plans: A Guide for Ontario Service Managers*.

It is important to note that the scope of the project did not include a reformation or major structural changes to the original 10-Year Plan unless applicable based on the information

gained during the review process or the parameters of the *Five Year Review of Housing and Homelessness Plans: A Guide for Ontario Service Managers*, as noted above.

2.2. Committee

The 5-Year Review Committee was made up of a number of key DNSSAB staff who steered the 5-Year Review project. The project was driven by the Housing and Homelessness Planner Analyst who began reviewing the original 10-Year Plan and accompanying annual update documents in November and December 2018. Starting in January 2019, bi-monthly meetings were held with the Committee to work through the stages of the 5-Year Review process. A few months into the project there was a change in staffing resulting in an Interim Supervisor of this project. By June 2019, the Supervisor of Housing Programs permanently stepped into the role of overseeing the status of the 5-Year Review project.

Overall, the Steering Committee consisted of the following members:

David Plumstead, Manager Planning, Outcomes & Analytics, DNSSAB

Gerri-Lyn Cicciarelli, Program Assistant, DNSSAB

Lindsey Gradeen, Housing and Homelessness Planner Analyst, DNSSAB

Stacey Cyopeck, Manager, Housing Programs, DNSSAB

Tyler Venable, Supervisor, Housing Programs, DNSSAB

2.3. Research Methods

The research methodology for the 5-Year Review of the 10-Year Housing and Homelessness Plan involved a mixed-methods approach that included the collection, analysis, and interpretation of both quantitative and qualitative data. The data used to inform the five-year review process came from a number of primary and secondary sources including gathering secondary data from the Centralized Waiting List; Statistics Canada and the Canadian Housing and Mortgage Corporation data; consultation with service providers, private market and municipalities in the District; and a review of progress made in the realm of housing and homelessness over the first five years of the 10 Year Plan.

2.3.1. Needs Assessment

Initial work began by undertaking a needs assessment to form a better understanding of the current landscape of the District, including the housing and homelessness situation in the area.

An assessment of the current and future housing needs of the District was completed through understanding the general demographics of the District, the housing supply and demand, as well as the housing needs of target population groups.

General Demographics

The original 10-year plan which was formulated in 2013 included a demographic overview of Nipissing District using Statistics Canada data from the 2011 Census. However, since 2013, the 2016 Census results have been published. Therefore, the research team conducted a thorough needs assessment of the demographic backdrop of Nipissing District using 2016 Statistics Canada data. The needs assessment process included a mixture of new data tables and graphs using Statistics Canada data as well as data and information tables from previously published DNSSAB documents that contained the necessary data to inform the Plan.

Housing Supply and Demand

The Housing Supply and Demand section includes a variety of information regarding housing in the District from across the continuum. Information on the number of privately occupied dwellings from municipalities across the District was gathered using Statistics Canada (2016 data). The data surrounding the number of active and expired social housing providers, rent supplements, Investments in Affordable Housing (IAH), and Affordable Housing Program (AHP) tables came from consulting with Housing Services staff at the DNSSAB who oversee the administration of these projects within the District and service providers who receive funding to coordinate these programs. Finally, the data on the number of units available through other housing providers was gathered through reaching out to providers in the District to confirm this information.

In order to better understand the current and future housing needs of the District, the authors of this report also looked to the Centralized Waiting List data to form an understanding of the social housing supply and demand of Nipissing District. Information regarding the housing supply for the Centralized Waiting List can be found in section 3.2 and includes filtered information surrounding aspects of the Centralized Waiting List units in Nipissing District, as well as information regarding the applicants currently on the waiting list during the period of time this report was published.

Target groups

Specific target groups have been identified as requiring attention due to their unique needs and barriers which are experienced throughout the housing continuum. The target groups

identified by the DNSSAB and the Province of Ontario include those who are experiencing chronic or episodic homelessness; Indigenous peoples; youth; people with disabilities; senior citizens; and low-income citizens experiencing poverty.

Data regarding these target groups was gathered using a combination of Statistics Canada data, internal Ontario Works social assistance data, and homelessness enumeration results from the Everyone Counts project which took place in the Spring of 2018.

2.3.2. Analysis of the First Five Years

Each year since the inception of the 10-Year Plan (2014), the District of Nipissing completes an annual review of the 10-Year Plan to gain an understanding of the accomplishments and progress that has been made while uncovering areas that require attention. The annual update documents from 2014-2018 were analyzed to gain an understanding of the overall progress that has been made to achieve the targets set out in the original plan. From there, the action items were categorized overall using the following groups: target has been met, progress made, and no action taken. Actions that were achieved remained in the plan to ensure that the targets remain the focused commitment of the DNSSAB. Action items, with varying degrees of progress made, were examined to determine if the target was still applicable to the mandate of the DNSSAB, program requirements and the circumstances of the District. From there, actions with some progress made, either remained in the plan or were amended to reflect the current and future needs of the District.

Finally, actions with no progress made were examined very closely to determine if the target should remain in the plan or if amendments to the action statement can be made to ensure the target is attainable and applicable to the District's needs. Various meetings were held with the project team to determine how to move forward with actions that were not addressed in the first five years of the Plan. In the end, it was decided that a small number of action items would be omitted from the 5-Year Review Plan document, as they were not applicable to either the DNSSAB's mandate or the needs of the District.

2.3.3. Consultations

The 5-Year Review process also included consultation with key stakeholders in Nipissing District including service providers, municipalities, and private market representatives. The responses from each type of consultation were then analyzed using a thematic analysis approach. Responses were divided by question and then categorized based on common themes within the context of the question. The themes from the consultation responses were

then analyzed against the original 10-Year Plan actions to determine if the themes were already addressed in the contents of the original 10-Year Plan, or if new actions would be developed to address the emerging themes. The information gathered during the consultation was a key tool used to determine amendments to the Plan during the 5 Year Review process.

Service Provider Consultation

A half-day Service Provider consultation was held at St. Andrew's United Church in April of 2019. Service Providers from across the District were invited to the in-person consultation and were able to complete an online survey if they were unable to attend in-person. Organizations invited to attend the Service Provider Consultation included:

- Agencies who sit on the Nipissing District Housing and Homelessness Partnership (NDHHP);
- District-wide Violence Against Women (VAW) shelters;
- Agencies who took part in the homelessness enumeration project in the spring of 2018; and
- Organizations who provide services to a range of community members who may be experiencing barriers related to housing.

The in-person consultation was attended by approximately thirty organizations from across the District. The consultation event began with a presentation on the demographic backdrop of the District as well as information on the 5-Year Review process. The larger group of participants was then split into three smaller groups. Each group was invited to take part in a break-out session in separate rooms of the venue. The three break-out groups were led by the DNSSAB staff members acting as a Facilitator, an electronic note-taker and a flip-chart note-taker. The participants were asked a series of seven questions throughout the morning session as seen in **Appendix B**. Responses were recorded electronically and visually using a flip-chart. At the end of the consultation session, the group came back together and facilitators shared the responses to each question with the larger group.

Municipal Consultation

In March 2019, an online survey was distributed to municipal clerks across the District of Nipissing using the capabilities of Survey Monkey. The online survey contained a series of seven questions related to progress, barriers, and needs associated with housing in the respective municipalities (**Appendix C**). The deadline for survey completion was May 2019, with responses received from five municipalities.

Private Market Consultation

DNSSAB staff reached out to organizations and businesses representing the private market including the Near North Landlord Association, North Bay Real Estate Board, the North Bay and Area Home Builders Association, and other independent private developers/landlords. Representatives were provided with an opportunity to complete an online survey or attend an in-person consultation meeting. In the end, three online surveys and one in-person survey was conducted with the private market. The consultation questions provided to private market representatives can be found in **Appendix D**.

2.4 Limitations

There were limitations and circumstances, which affected the 5-Year Review of the 10-Year Plan. The consultation process and the geographic scope of the 5-Year Review process was limited due to the nature of the 5-Year Review not being as extensive as compared to the original 10-Year Plan process. For example, the 5-Year Review is not a complete re-creation of a Plan but rather a review of the current plan with applicable amendments. Therefore, due to the timeline of the project and project scope, the consultation process did not include public consultations with the general public. During the 5-Year Review, the consultation process included communication with service providers, municipalities and private market representatives.

Another limitation of the 5-Year Review process was the response rate received during consultations. Service providers from across the District were invited to attend a half-day in-person consultation session in North Bay or complete an online survey containing the same questions. Although approximately thirty organizations took part in the consultations there were sectors and geographic locations in the District which did not respond to our invitations. All 11 municipalities were asked to complete an online survey; however, responses were received from 5 municipalities who completed the survey. Therefore, the concerns, needs, and ideas from some population groups in the District may not have been fully represented during the consultations.

3. The Current State: Informing the Plan

3.1 Demographic Backdrop

Nipissing District is located approximately 340 kilometres north of Toronto. It lies at the southern edge of Northern Ontario and is one of 10 districts located in Northern Ontario (Figure 2).

3.1.1. Population and Density

Nipissing District has a population of approximately 83,150 people which represents 15.2% of Northern Ontario's population (548,449 people), but less than one percent (0.6%) of Ontario's

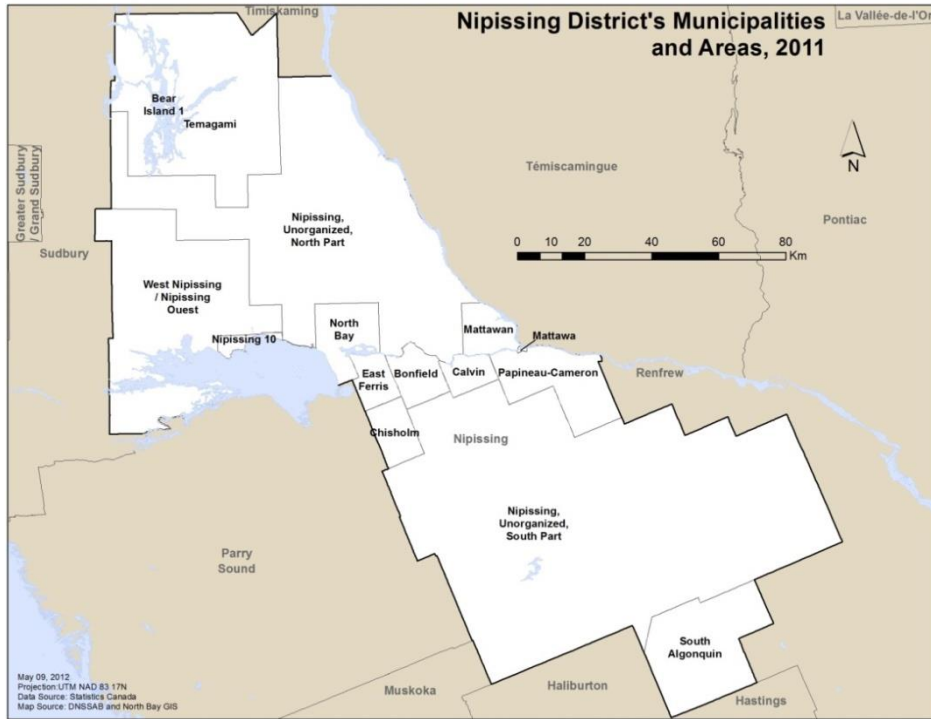
Figure 2: Map of Ontario featuring Nipissing District.



total population. With a land area of 17,000 square kilometres, the district has a population density of almost five (4.9) people per square kilometre which is approximately one-third of the population density of Ontario. However, similar to the regional variation experienced at the provincial level of geography, the population density varies widely by municipality and area (see below). Unlike many of the other northern districts, Nipissing District is largely urban with nearly three-quarters of the population living in population centres, and the remainder living in rural municipalities and areas.

As shown in **Figure 3**, Nipissing District is comprised of 11 municipalities, two First Nations, and two unincorporated areas. The municipalities and areas vary widely in population and area, for

Figure 3: Map of Nipissing District Featuring Municipalities, Unincorporated Areas and First Nation Reservations



example, land area ranges from 3.6 square kilometers in Mattawa to 6,700 square kilometers in Nipissing South. And the district's population is equally as varied, ranging from just 103 people in Nipissing South to over 51,553 people in North Bay.

This variation in land area and population results in a wide measure

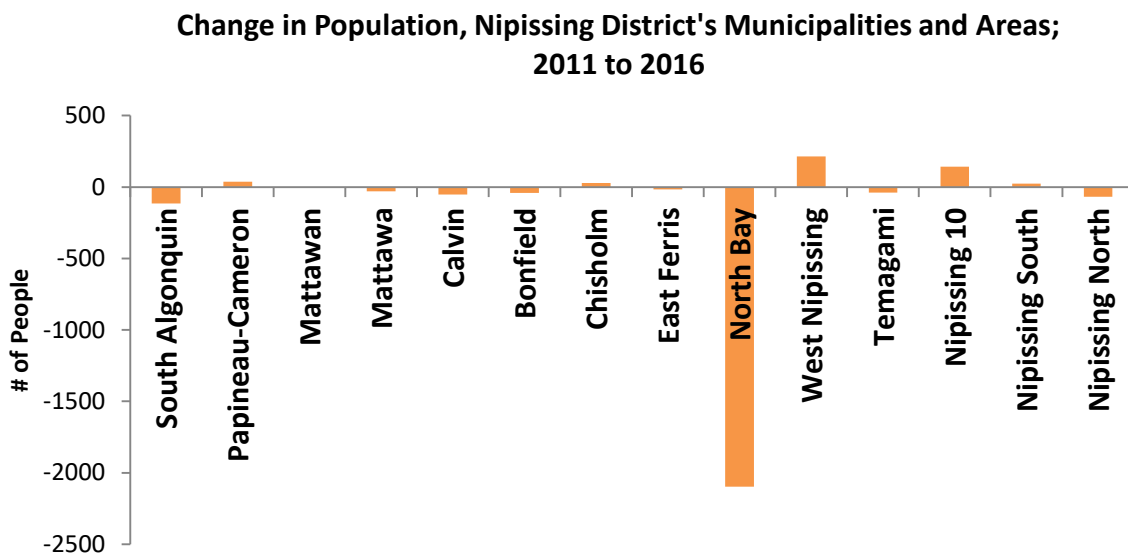
of population density which ranges from less than one person per square kilometre in some of the district's rural municipalities and areas, to more than 1,000 people per square kilometre in some of the neighbourhoods of the population centres.

Approximately **73%** of the district's population (62,200 people) live in the district's three population centres: North Bay, Sturgeon Falls (West Nipissing) and Mattawa.

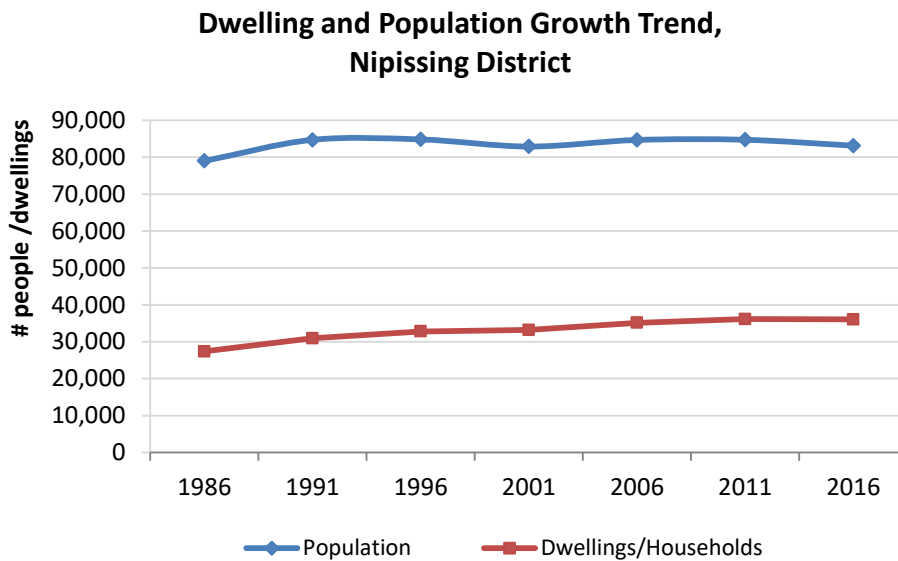
The above is highly relevant to the development of a local housing and homelessness plan, as it reflects back on the urban and rural housing needs that were heard during the consultations and focus groups, and emphasizes the importance of including strategies for both, in the local 10-Year Housing and Homelessness Plan.

3.1.2. Change in Population

In terms of population change, the Nipissing District experienced a **-1.9%** population decrease (-2098 people) from 2011 to 2016. The growth rate varied across the district, with over half (10/14) of the municipalities and unincorporated areas experiencing population decline, and the remaining areas experiencing a slight increase in population. The highest population percentage increase was in Nipissing South, which experienced a **28.8%** increase, from 80 people in 2011 to 103 people in 2016. West Nipissing and Nipissing 10 had the highest rates of population growth, with a combined increase of 358 people.



Nipissing District's long-term population trend also points to a fairly flat population growth. Since 1986, the district has grown by just **5.2%** and most of this growth occurred between 1986 and 1991, with another smaller growth spurt in 2006. Otherwise, the district's population in 2016 (83,150 people) is lower than it was 20 years ago in 1996 (84,832 people). Contrast this to Ontario's population, which has grown by **6.3%** since 2011, and **47.8%** over the same 30-year period (1986-2016). From 2016 until the end of the 10-Year Plan in 2024 – and all things being equal – Nipissing District's population is projected to continue to grow by **6.2%** (5,159 people). In comparison, Ontario's population is projected to increase at over double this rate (**15.8%**), over the same period.



While the number of people living in Nipissing District is increasing slowly, the number of dwellings they are living in has decreased slightly as well. Since 2011 for example, the district’s population decreased by **-1.9%** while the number of dwellings occupied by this population also decreased by **-0.3%** (-95 dwellings). The Census period from 2011-2016 is the first time the District has experienced a decline in the number of dwellings since prior to 1986. However, from the 1986 to 2016 Census period the District has experienced a **31.6%** increase (8,650) in the number of dwellings.

Going back to 1986, the number of dwellings in Nipissing District has increased overall by **31.6%**, even during periods of population decline. In contrast, the population has grown by just **5.2%** representing less than one-sixth of the dwelling growth rate over the same 30-year period. This is an important trend to consider when developing the 10-Year Housing and Homelessness Plan, and planning for future housing supply and demand.

3.1.3 Age

Turning to the age of the population, Nipissing District’s median age is 45.9 years. The district’s population is close to the same median age as Northeastern Ontario (46.3 years) however, it is older than the province (41.3 years).

The median age varies significantly across the district’s municipalities and areas, with a 10 year age difference between the oldest population in Temagami and the youngest population in North Bay and Nipissing First Nation. On average, one out of every two people is over the age of 50 years in seven of the district’s municipalities and areas. Not surprisingly, the issues concerning housing for senior citizens, rang loud and clear during the public consultations and focus groups held in some of these areas.

Median Age, 2016	
Temagami	55.9
Mattawan	53.9
Nipissing South	51.5
South Algonquin	56.2
Nipissing North	50.9
Calvin	47
Papineau-Cameron	50.6
West Nipissing	49.5
Mattawa	51.7
East Ferris	47.8
Bonfield	48.9
Chisholm	44.7
North Bay	43.7
Bear Island First Nation	42.7
Nipissing First Nation	42.9
Nipissing District	45.9

Age Groups

In terms of the general age groups, the overall children’s population, including ages 0 to 14 years, accounts for **14.8%** of Nipissing District’s population while youth aged 15 to 24 years comprise a slightly smaller share at **11.5%**. The core working group is a relatively large cohort between the ages of 25 and 64 years, and they account for a little over half (**53.2%**) of the district’s population. Senior citizens 65 years of age and older make up the remaining **20.5%** of the population.

As a regional comparison, the share of the respective age groups above is similar to Northeastern Ontario (the local Economic Region). Both areas also have comparable youth and core-worker populations with the province. However, Nipissing District and the Northeast region have fewer children per capita and more senior

General Age Groups, Population Share, 2016	Nipissing District %	North-east ON %	Ontario %
Children, 0-14	14.8	15.0	16.0
Youth, 15-24	11.5	11.2	12.8
Core Workers, 25-64 years	53.2	53.1	54.2
Seniors 65+	20.5	20.7	17
Total	100.0	100.0	100

citizens than Ontario, as a whole. The share of the general age groups varies by municipality and area. The percentage of the population in the children age category in each municipality ranges from between approximately **8.2% of citizens** in South Algonquin to **20%** of the

population in Nipissing South. In Chisholm, **19.0%** of residents are 14 years of age or under, followed by **18.5%** of residents in Nipissing 10. In Mattawa, **16%** of the population is between the ages of 0-14, while in North Bay approximately **12.7%** of the population is under the age of 14. In most of the remaining municipalities and areas, children represent between **7%** and **12%** of the population.

The core-working group ranges from **40%** of the population in Nipissing South to **86%** of the population in Mattawa. It can be noted that the majority of the district’s rural municipalities and areas have a larger core-working population than the population centres (West Nipissing and North Bay). The exception is Nipissing South and Calvin which also have a relatively smaller core-working age group.

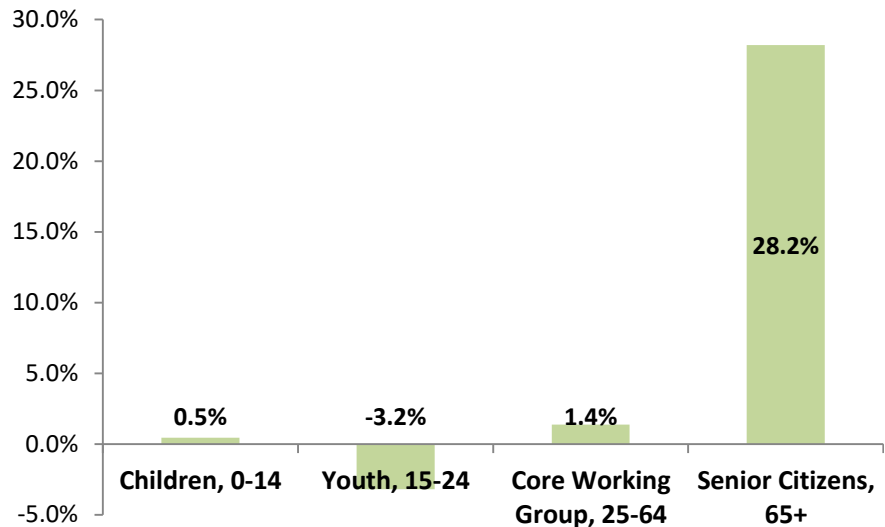
The senior population varies significantly across Nipissing District. In South Algonquin, Temagami, Mattawa, and Nipissing South, one-quarter of the population or more, is 65 years of age or older. In contrast, seniors represent **12.9%** of the population on the Nipissing 10 Reserve, **16.7%** in Bonfield and **17.1%** in Chisholm. In the remaining municipalities and areas, the senior population ranges from between **18.2%** and **23.6%**.

Change in Age Groups

Since the last census in 2011, the district’s senior population increased by **2.8%** (2,070 citizens). The senior population will now increase at an accelerated rate as the first boomers are turning 65 years of age. From the 2016 Census until 2024, the end of the Housing and Homelessness Plan - the number of seniors (65+) in Nipissing District is projected to increase by **28.2%** (4,804 citizens).

The core working-group experienced a decrease of **-3.9%** (-1775 citizens) from 2001 to 2016. Over the next 10 years, this age group is expected to increase by only **1.4%** (612 people).

Population Projection, General Age Groups; Nipissing District 2016 to 2024



The children and youth populations in Nipissing District has declined since 2011 with the children’s age group of 0-14 years of age, decreasing by **-0.2%** (375 children) over the five year period. Over the next 8 years, from 2016 until 2024, this negative growth is expected to reverse itself as the district’s population of children is projected to grow slightly by **0.5%**, or 57 children.

The number of youth in Nipissing District also declined during the five year period (2011-2016), by **-1.6%** or 1,515 youth. This decline will continue, accelerating over the next 8 years (2016-2024) as the number of youth in the district is projected to decrease by **-3.2%** or -304 youth.

3.1.4. Indigenous Identity

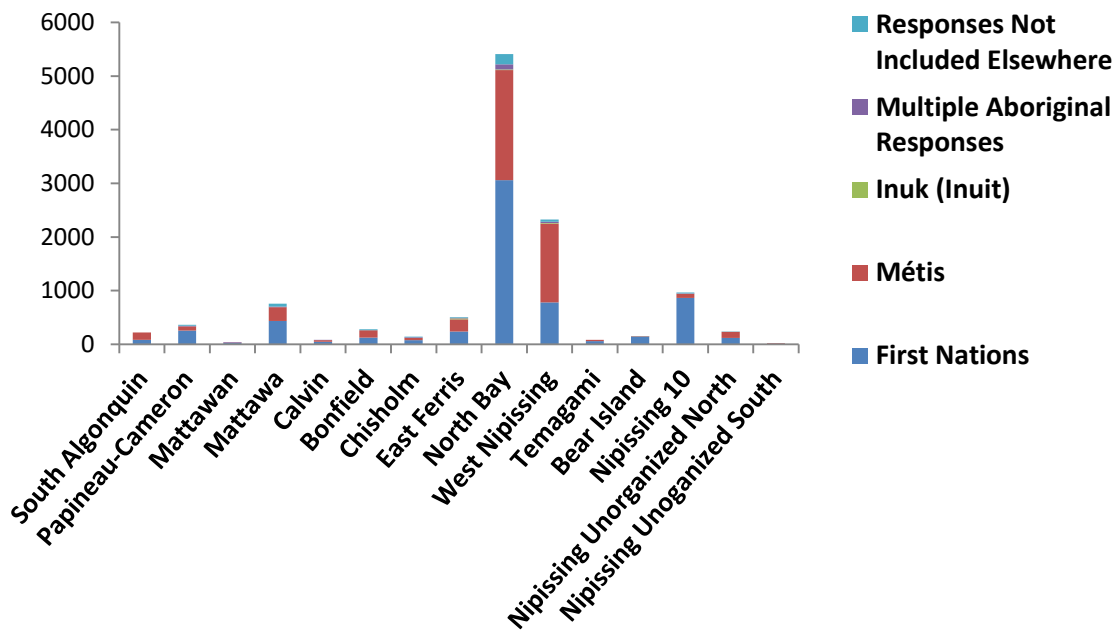
Total Population in Private Households by Indigenous Identity, 2016	Ontario	Nipissing District
Total Population in Private Households	13,242,160	81,280
Indigenous Identity	374,395	11,540
First Nations	236,685	6,305
Métis	120,585	4,640
Inuk (Inuit)	3,860	40
Single Responses	361,125	10,990
Multiple Responses	5,730	185
Responses Not Included Elsewhere	7,540	370

In Ontario, a total of 374,395 (**2.8%**) people in private households identify as being Indigenous, while in Nipissing District, 11,540 (**14.2%**) of the population identifies as Indigenous. The largest identified Indigenous groups in both the province and the District are First Nations and Métis. The First Nations population makes up **63.2%** of the Indigenous population in Ontario and **54.6%** of the Indigenous population in

Nipissing District. The Métis population represents **32.2%** of Indigenous people in Ontario and **40.2%** of the Indigenous population in Nipissing District.

According to the 2016 Census, there are approximately 11,540 individuals in Nipissing District who identify as Indigenous. **46.9%** of those individuals live in the City of North Bay, while **20.1%** reside in West Nipissing. Looking to North Bay, **10.8%** of the population identifies as Indigenous with 3,060 individuals identifying as First Nations and 2,050 individuals identifying as Métis. In West Nipissing, **16.5%** of the population identifies as Indigenous. There are 780 First Nations individuals and 1470 individuals who identify as Métis. The third-largest Indigenous population is in Nipissing First Nation where 960 individuals or **60.6%** of the population identifies as Indigenous. Of the Indigenous population, **90.1%** identify as First Nations, **7.8%** identify as Metis, and **1.6%** of provided responses were not included elsewhere.

Indigenous Identities within Municipalities of Nipissing District

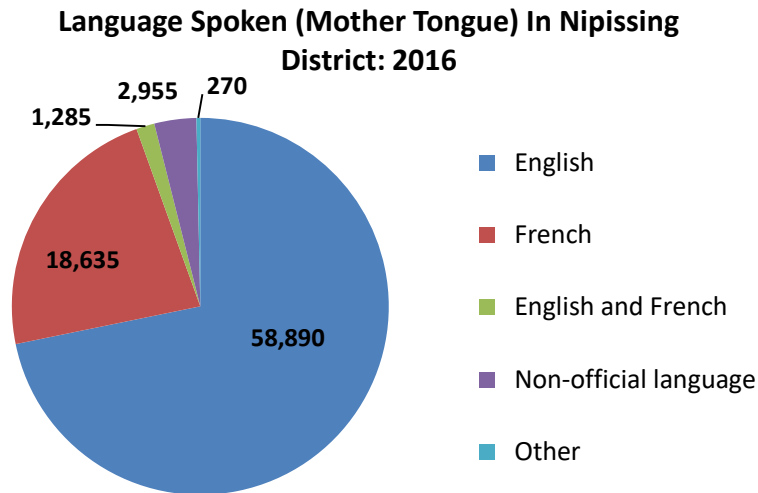


3.1.5. Language

Based on the census definition of ‘Mother Tongue’, nearly three quarters (**71.8%**) of the population in Nipissing District speaks English. Another **22.7%** of the population speaks French, and a relatively small (**1.5%**) share of the population is bilingual, however, **33.9%** of the district’s population has knowledge of English and French, i.e., they can conduct a conversation in both English and French.

Language (Mother Tongue) 2016	Nipissing District %	Ontario %
English	71.8	66.9
French	22.7	3.7
Bilingual	1.5	0.4
Non-Official Language	3.6	26.7
Other	0.4	2.4
Total	100	100.0

The remaining **3.6%** of the district’s population speaks non-official languages, which include immigrant and Indigenous languages. In total, there are 78 non-official languages spoken in Nipissing District as recorded by the census, which includes 68 immigrant languages and 10 Indigenous languages. German and Italian are the most common non-official languages spoken. Together, they account for a little over **one-third** of the non-official languages spoken in Nipissing District.



In comparison with Ontario, Nipissing District has a slightly larger share of people who speak English. It is important to note that the district has significantly more people who speak French and significantly fewer people who speak non-official languages than the province of Ontario.

Stated another way, Nipissing District’s French-speaking population and Ontario’s non-official language speaking population, are close to the same size, per-capita.

It follows that the district has a larger share of bilingual people who speak English and French while Ontario has a larger share of people who speak English and/or French, and a non-official language (“other”).

The percentage of people who speak English (by Mother Tongue) in the district’s municipalities and areas ranges between **34.7%** in West Nipissing, to **95.4%** in South Algonquin. With these two areas removed, the number of English-speaking citizens in the remaining municipalities and areas narrows to between **64.5%** and **83.8%** of the population.

The number of French-speaking people in the district’s municipalities and areas ranges between **0.91%** of the population in South Algonquin to **61.2%** in West Nipissing. With these outliers removed, the range narrows to between **9.4%** and **31.3.0%** in the remaining municipalities and areas. The majority (**82.1%**) of the district’s French-speaking population lives in West Nipissing and North Bay.

The number of people who speak non-official languages (i.e. immigrant and Indigenous languages) in the district’s municipalities and areas ranges from **0%** of the population in Mattawan and Nipissing South to **12%** in Chisholm. In the remaining municipalities and areas, between **1.3%** and **7.3%** of the population speak non-official languages. Approximately, **three quarters (72.8%)** of the people who speak non-official languages in Nipissing District, live in North Bay.

3.1.6. Marital Status

A little under half (**46.6%**) of the people 15 years and older in Nipissing District are married, while almost a quarter (**24.7%**) have never been legally married. Of those who are 15 years of age and older, **57.9%** are married or living common-law while **12.3%** of those are living in a common-law situation.

Those who are separated or divorced make up a further **10.1%** of the population aged 15 years and older. While widowed persons make up the remaining **7.3%** of the population aged 15 years and over.

Marital Status 2016	Nipissing District %	Ontario %
Married	46.6	49.2
Living common law	12.3	8.1
Never Legally Married	24.7	28.3
Separated	3.8	2.9
Divorced	6.3	5.8
Widowed	7.3	5.7
Total Population	100	100

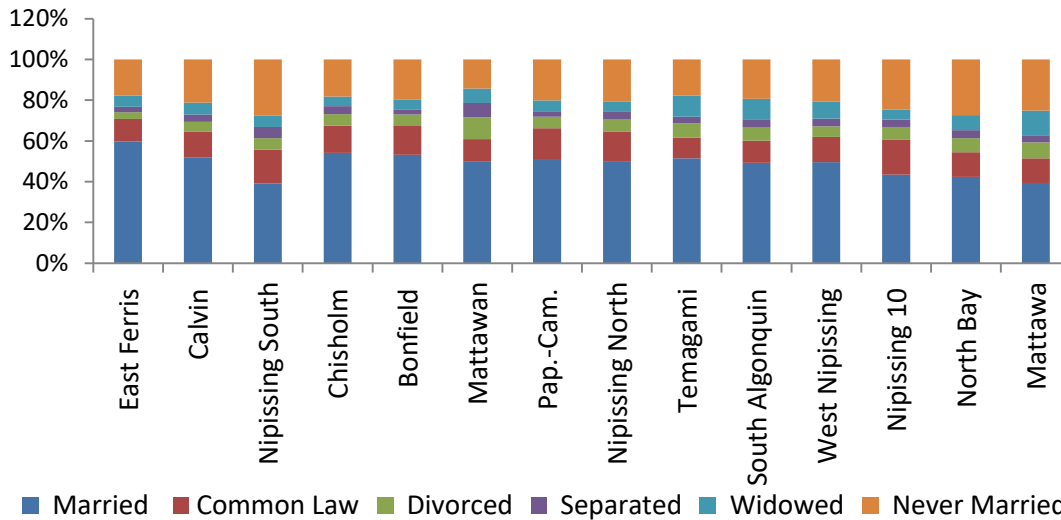
Compared with Ontario, Nipissing District has a lower percentage of people who have never been legally married with **28.3%** and **24.7%** respectively. However, a greater percentage (**12.3%**) of the District's population aged 15 and over live common-law compared to the Province of Ontario (**8.1%**).

The district also has a lower percentage of people that are married compared to Ontario. While the percentage of those who are divorced, separated, widowed and living common-law is greater in Nipissing District than in Ontario.

There is a significant variation in marital status across the municipalities and areas, particularly in the number of people that are married and single. The percentage of the population 15 years and older that are married in the district's municipalities and areas, ranges from **39%** in Nipissing South to **59.8%** in East Ferris. Meanwhile, the percentage of those who have never been married in the municipalities and areas ranges between **14.3%** in Mattawan to **27.5%** in Nipissing South.

The range of people who are divorced in most of the district's municipalities and areas narrows to between **3.4%** in East Ferris and **10.7%** in Mattawan. In terms of separation, between **2.3%** (Papineau-Cameron) and **7.1%** (Mattawan) of the population is separated in the district's respective municipalities and areas. The widowed population in Nipissing District is relatively small and ranges from **4.7%** in Bonfield to **12.1%** in Mattawa.

Marital Status, Nipissing District's Municipalities and Areas, 2016



Change in Marital Status

Change in Marital Status 2011 to 2016	Nipissing	
	District %	Ontario %
Married	-0.1	2.8
Living Common Law	1.0	-3.2
Never Legally Married	-0.6	0.3
Separated	0	0.4
Divorced	0.5	-0.2
Widowed	0.2	-0.1
Population 15 yrs.>	0.2	0.4

Since 2011, the number of married people in Nipissing District has declined very slightly by **-0.1%** while the number of people who are divorced, has increased by **0.5%**. Additionally, the number of individuals over the age of 15 living in a common-law relationship has increased by **1.0%**. There has been no change in the number of people in the district who are separated since 2011. The districts 'never been legally married' population has decreased by **-0.6%** since 2011. There has also been a **0.2%**

increase in the number of people who are widowed. Additionally, there was a **0.2%** increase in the number of people who are over the age of 15.

There are slight differences in the change in marital statuses between Nipissing District and Ontario. Some of the more notable differences between the two are in the married population, which is on the increase in Ontario (**2.8%**) but on the decrease in Nipissing District (**-0.1%**).

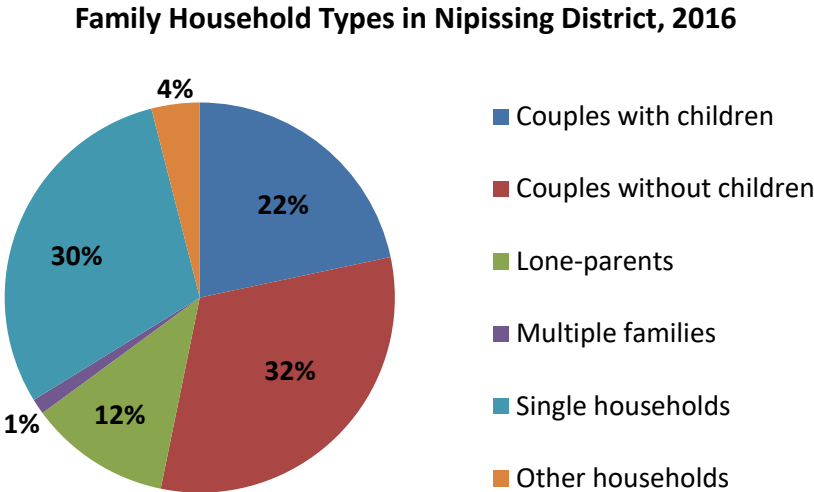
A significant difference can also be noted in those living common-law, with the province of Ontario experiencing a **-3.2%** decline while Nipissing District has experienced a **1%** increase.

The District also experienced a small increase in the divorced (**0.5%**) and widowed (**0.2%**) populations from 2011-2016 while Ontario saw a slight decrease with **-0.2%** and **-0.1%** respectfully.

3.1.7. Family Households

Based on the 2016 census count, there are 36,050 households in Nipissing District. Coupled families (married or common-law) make up a little over half (**53%**) of the district's family households.

Singles account for the next largest (**30%**) household type in the district followed by lone-parents (**12%**). The less common family household types – multiple families and other households – account for a relatively small (**5%**) number of the district's family households.

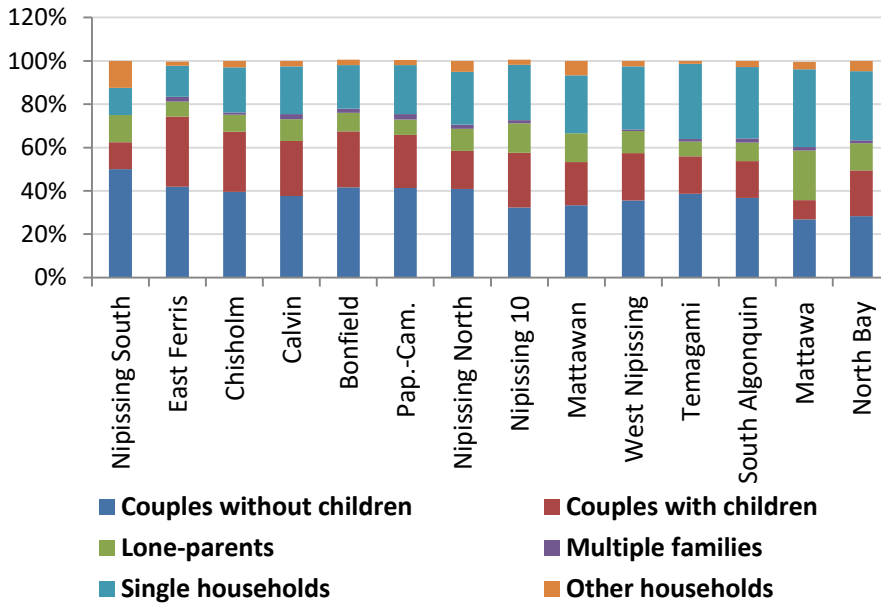


In comparing the district's family households with Ontario, the most notable difference between the two is in their couple-family households. Nipissing District has significantly more couples without children and fewer couples with children than the province. The District also has a larger percentage of single households.

The province of Ontario and Nipissing District have close to the same number of lone-parent households and are close to their percentages of multiple family, and other households.

Similar to the demographic variables described earlier, the distribution of family households across the district varies significantly by municipality and area.

Family Household Type, 2016



Couples with children range from less than one-tenth (**8.9%**) of the households in Mattawa to almost one-third (**32.3%**) of the households in East Ferris. In the districts remaining municipalities and areas, couples with children account for between **17.3%** and **29.5%** of the household population.

Turning to couples without children, this family type ranges from **50.0%** of the household population in Nipissing South, to **26.8%** in Mattawa. In the remaining municipalities and areas, the share of couples without children ranges between **28.3%** and **41.9%**.

The number of lone-parent families across the district ranges from between **6.7%** of the family households in Temagami to **22.9%** in Mattawa. These two areas aside, lone-parents account for between **7.1%** and **13.5%** of the family households in the remaining municipalities and areas.

Single households range from between **12.5%** of the households in Nipissing South to nearly **35.8%** of the households in Mattawa. Other municipalities with a relatively large share of single households include Temagami, South Algonquin and, North Bay, where singles represent over **30%** of the household population. In the districts remaining municipalities and areas, single households account for between **14.3%** and **29.1%** of the household population.

It can be noted that the need for more affordable – and accessible – housing for singles, was a dominant issue during many of the public consultations and focus groups. This is a leading factor in the affordable housing pressure of Nipissing District.

Additionally, it should be noted that the main driver behind household growth (relative to population growth) mentioned earlier, is the increasing number of single households as families and households become smaller, and more people live alone. For example, the number of single households in Nipissing District has nearly doubled over the past 30 years, from approximately 5,400 single households in 1986 to 10,740 in 2016. And yet the net population growth over this same period was minimal. So while the district's population may not be changing much in terms of the number of people, household composition is changing significantly.

Multiple families include households in which two or more families (with or without additional persons) occupy the same private dwelling, while 'other households' refer to two or more people who share a private dwelling but who do not constitute a family. These family household types are less common and account for a small share of the family household population across the district's municipalities and areas. Multiple families account for **2.8%** or fewer of the family household population in the respective municipalities and areas, while other households account for **4.8%** or less. The exception is Nipissing South where **12.5%** of the households are comprised of two or more persons living in non-census family households. However, this municipality represents a small count and the data has been distorted by random rounding and needs to be interpreted cautiously.

Change in Family Household Type

The number of lone-parent households in Nipissing District has increased by **11.3%** since 2011, which is the largest increase amongst the various family and household types in the district. Multiple family households have experienced the next largest increase by **6.9%**, followed by single-person households increasing by **4.0%**. Couples without children have experienced an increase of **0.7%**, while the number of couples with children and the other census households in Nipissing District has decreased by **-3.1%** and **-6.8%** since 2006.

3.1.8. Income

From a housing perspective, income is a key economic marker that provides insight into an area's housing affordability. Income is also useful as a cross measure with other data sets to determine or confirm housing need.

Municipality	Median after-tax income of households (\$) (2016)
South Algonquin	46,080
Papineau-Cameron	54,315
Mattawan	N/A
Mattawa	42,368
Calvin	46,720
Bonfield	59,840
Chisholm	56,576
East Ferris	78,848
North Bay	54,455
West Nipissing	50,808
Temagami	46,912
Nipissing 10	47,275
Nipissing South	N/A
Nipissing North	54,016
Nipissing District	54,303
NE Ontario	55,053
Ontario	65,285

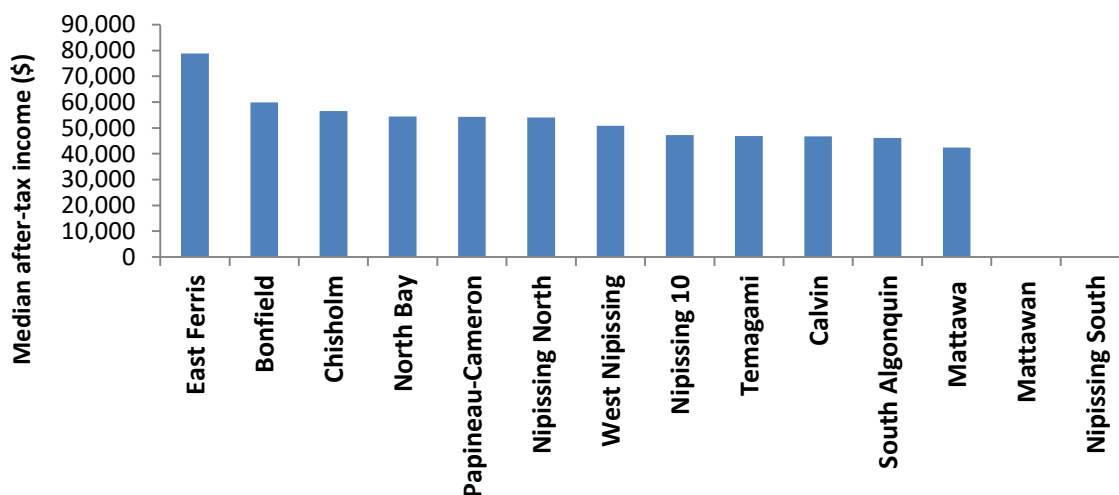
Median after-tax income of households

Based on the 2016 census data, the median after-tax income of households in Ontario was \$65,285. In comparison, the median after-tax income of households in Northeastern Ontario was \$55,053.

Locally, the median income of Nipissing District was \$54,303 which is slightly lower than Northeastern Ontario but over ten thousand dollars less than the median after-tax income of Ontario.

In 2016, East Ferris had the highest median after-tax income in Nipissing District at \$78,848, while Mattawa experienced the lowest after-tax income of \$42,368, which is a difference of over \$35,000. The remaining municipalities had an after-tax median household income range of \$59,840 in Bonfield, to \$46,080 in South Algonquin. The median income data for Mattawan and Nipissing South was suppressed to meet the confidentiality requirements of the Statistics Act.

Median after-tax income of households, 2016



Median after-tax income by household type

When it comes to household type, families with children have the highest median after-tax income in Nipissing District. The lowest household type includes singles who in 2016 reported a median after-tax income of \$28,873, which is significantly lower than other household types. In Nipissing District, the median after-tax income of the population 15 years of age and older was recorded as \$31,747.

Household Type	Nipissing District-Median after-tax income of Population (\$) (2016)
Population 15+	31,747
Families without children	72,439
Families with children	108,288
Lone-parent families	44,331
Single households	28,873
Two-or-more person households	77,685

3.2 Housing Supply

3.2.1. Privately Occupied Dwellings

Based on the 2016 Census of Population, the housing supply in Nipissing District consists of approximately 36,050 privately occupied dwellings. The majority (**62%**) of this supply is single-detached houses, with apartments in a building accounting for an additional **19%**. The remaining **19%** of the district's housing supply is made up of semi-detached houses, row/townhouses, other apartments including secondary suites, and other dwellings such as movable and non-conventional dwellings.

Occupied Private Dwellings by Structural Type of Dwelling (2016) (%)		
Structural Type	Nipissing District %	Ontario %
Single-detached house	62%	54%
Semi-detached house	7%	6%
Row house	6%	9%
Apartment in a building	19%	27%
Other apartments (could include secondary suites)	5%	3%
Other (single-attached house or movable dwelling)	1%	1%
Total number of Dwellings	36,050	5,169,175
Data Source: 2016 Census; Statistics Canada		

There is a difference in the housing supply of Nipissing District and the province of Ontario. Ontario has a larger rental supply with **30%** of the private dwellings consisting of apartments, versus **24%** for Nipissing District. The district, however, has a larger share of single-detached houses **62%** versus **54%** in the province of Ontario. Based on the previous analysis in the original 10-Year Housing and Homelessness Plan for Nipissing District, the difference in housing supply between the province and district noted above, has not changed significantly since the previous census (2011).

Within Nipissing District, there are distinct differences in the types of occupied dwellings in the three population centres of North Bay, West Nipissing, and Mattawa and the remaining rural areas. In the population centres the percentage of single-detached homes ranges from **50%** of the dwellings in North Bay to **73%** of the dwellings in West Nipissing. The remaining municipalities in the District are identified as rural areas and in these areas, **93%** of the dwellings are single-detached houses. As seen in the table below, the population centres have more of a variety of housing options, while the majority of dwellings in the rural areas are single-detached homes.

Population Centres and Rural Areas: Occupied Private Dwellings by Structural Type of Dwelling (2016)				
Structural Type	North Bay (%)	West Nipissing (%)	Mattawa (%)	All other Rural Areas (% Average)
Single-detached house	50%	73%	69%	93%
Semi-detached house	9%	4%	1%	1%
Row house	8%	2%	4%	1%
Apartment in a building	26%	14%	19%	1%
Apartment or flat in a duplex (could include secondary suites)	6%	5%	5%	1%
Other (single-attached house or movable dwelling)	0.5%	2%	2%	3%
Total number of Dwellings	22,615	6,280	780	6,280
Data Source: 2016 Census; Statistics Canada				

3.2.2. Social and Affordable Housing

Social housing is defined as community housing which is owned and managed by non-profit housing providers. Social housing includes rent-geared to income, low-end market, and market rental units. In the District of Nipissing social housing falls under the following legacy programs:

- Provincial Reformed
- Municipal Non-Profit
- Federal Non-Profit
- Urban Native
- Section 26/27
- Public Housing

In turn, affordable housing is defined as housing projects that must provide rents that are below the District's prescribed average market rent figures, as provided by the Province. In the District of Nipissing, affordable housing falls under the following programs.

- Canada-Ontario Affordable Housing Program (AHP)
- Investment in Affordable Housing for Ontario (IAH)
- 2016 Social Infrastructure Fund (SIF)

Social Housing Providers

Currently, there are 15 social housing providers in Nipissing District. These providers have a combined 2,267-unit count across 242 dwellings. **Table 1** shows that as of 2019 there are a total of 230 active dwellings that contain 1852 rental units to the citizens of Nipissing District. The term active dwelling refers to the fact that these organizations have active operating agreements, which are overseen by the DNSSAB. Whereas, **Table 2** shows that as of 2019 there are 415 expired social housing units across 12 dwellings.

Active Social Housing Providers

The Nipissing District Housing Corporation (NDHC), also referred to as DNSSAB Housing Operations, supplies **45%** of the active social housing units (834), while West Nipissing Non-Profit Housing Corporation is the districts second-largest housing provider with **17.5%** (324) of the active social housing units. Castle Arms and the Physically Handicapped Adults Rehabilitation Association (PHARA) oversee the third and fourth largest active social housing units with 174 (**9.4%**) and 108 (**5.8%**) of the active units respectively. The remaining **22.3%** of active social housing providers consist of organizations, which oversee approximately 15-70 active units each.

Table 1. Active Social Housing Providers by Number of Dwellings and Units (2013-2019)	2013			2019		
	Housing Provider	Dwell. #	Units #	Units %	Dwell. #	Units #
Nipissing District Housing Corporation	138	852	37.7%	136	834	45%
West Nipissing Non Profit Housing Corporation	20	324	14.3%	20	324	17.5%
Shibelith Homes Incorporated	4	230	10.2%	1	70	3.8%
Habitations Supremes North Bay Inc.	2	194	8.6%	1	65	3.5%
Mackay Homes	3	38	1.7%	0	0	0
Corpus Christi	1	41	1.8%	0	0	0
Castle Arms	3	174	7.7%	3	174	9.4%
PHARA	5	108	4.8%	5	108	5.8%
Native People of Nipissing	31	66	2.9%	31	66	3.6%
Holy Name	4	42	1.9%	4	42	2.3%
Residences Mutuelles	2	40	1.8%	1	20	1.1%
Emmanuel Village	1	34	1.5%	1	34	1.8%
Temagami Non Profit Housing Corp.	2	30	1.3%	2	30	1.6%
Triple Link	1	29	1.3%	1	29	1.6%
Niska	2	22	1.0%	1	22	1.2%
Whispering Pines Native Non Profit	14	19	0.8%	14	19	1.0%
Waakohnsuk	8	15	0.7%	8	15	0.8%
Total	241	2,258	100%	230	1852	100%

Data Source: DNSSAB Housing Services

Expired Social Housing Providers

The majority of social housing units currently have active operating agreements with the DNSSAB; however, at the time of this report, **18.3%** (415) of the 2,267 overall units had expired operating agreements (**Table 2**). Since the creation of the original Plan in 2013, an additional 388 social housing units now have expired operating agreements.

Table 2 also shows that as of 2019 there are twelve buildings representing 415 rental units that have expired operating agreements. Social housing providers with expired operating agreements no longer receive a monthly subsidy and are no longer required to maintain affordability levels.

Since 2013, three (3) dwellings containing 160 units at Shibelith Homes Incorporated have reached the end of their operating agreements. While at Habitation Supremes North Bay Inc., 1 dwelling containing 129 units has also reached the end of their operating agreement. In 2013, Mackay homes already had 27 expired units. Since this time, the remaining 48 units owned and operated by Mackay Homes have expired. Finally, Corpus Christi and Residences

Mutuelles each have 1 dwelling with an expired operating agreement consisting of 41 and 20 units respectively.

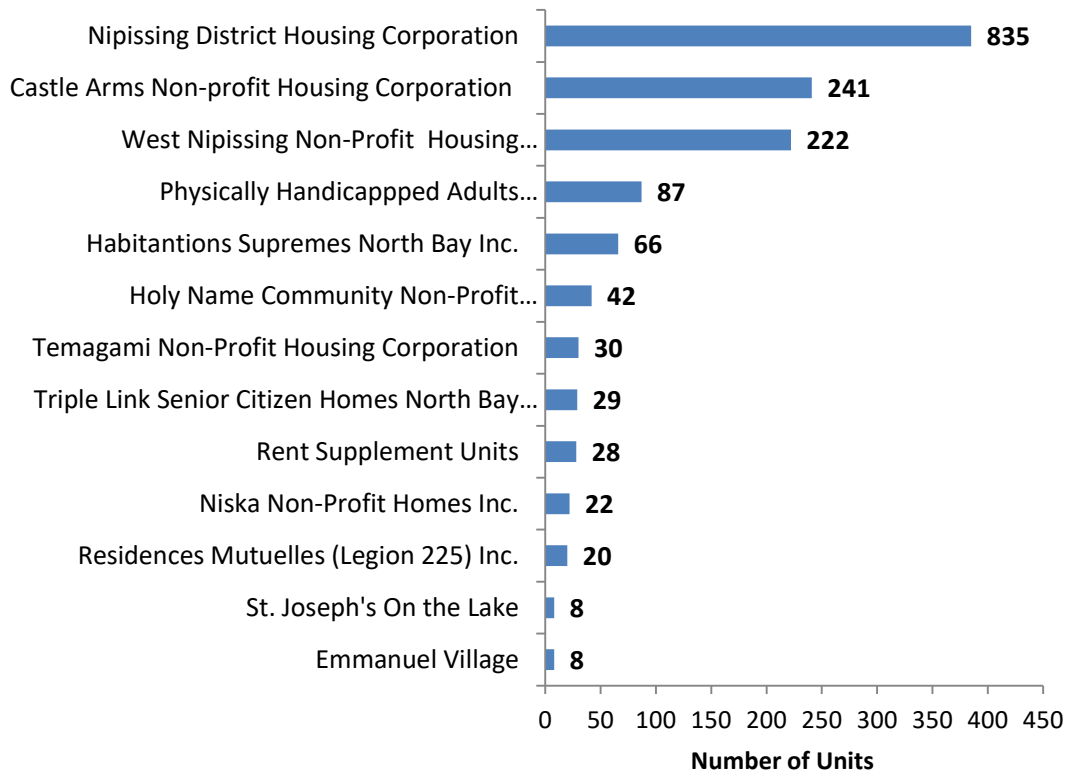
Table 2. Expired Social Housing Providers by Number of Dwellings and Units (2013-2019)	2013			2019		
	Housing Providers	Dwell. #	Units #	Units %	Dwell. #	Units #
Shibelith Homes Incorporated	0	0	0	3	160	38.6%
Habitations Cupremes North Bay Inc.	0	0	0	1	129	31.1%
Mackay Homes	3	27	100%	6	65	15.7%
Corpus Christi	0	0	0	1	41	9.9%
Residences Mutuelles	0	0	0	1	20	4.8%
Total	3	27	100%	12	415	100%

Data Source: DNSSAB Housing Services

Centralized Waiting-List Housing Supply

The Centralized Waiting List is a housing waiting list for rent-geared-to-income and some low-end market units in the District of Nipissing. The waiting list was previously overseen by the Nipissing District Housing Registry Inc. (NDHR). However, in January 2019 the NDHR was integrated into the DNSSAB and is now overseen by the Housing Services Department. The housing supply for the Centralized Waiting List includes social housing providers who offer rent-geared-to-income, market rent, and rent supplement programs and are contractually required to utilize the waiting list to fill vacancies. Individuals and families can apply to be on the Centralized Waiting List for applicable units by completing an application and submitting it to the Housing Services Department at the DNSSAB. There are a total of 1,638 units that take part in the Centralized Waiting List. These units include a mixture of rent-geared-to-income (RGI), market rent, and rent supplement program vacancies. As noted in **Table 1**, the largest housing provider on the waiting list is the Nipissing District Housing Corporation (NDHC) which oversees 835 units across 35 buildings in the District. The second-largest provider is Castle Arms Non-Profit Apartment Corporation which has 241 units over 5 buildings. Whereas the third-largest provider, West Nipissing Non-Profit Housing Corporation oversees 222 units across 5 buildings. The remaining providers on the waiting list range from PHARA with 87 units to St. Josephs on the Lake and Emmanuel Village which both have 8 units associated with the Centralized Waiting List. Units associated with the waiting list supply are located in North Bay, Mattawa, West Nipissing, and Temagami.

Number of Units by Housing Provider

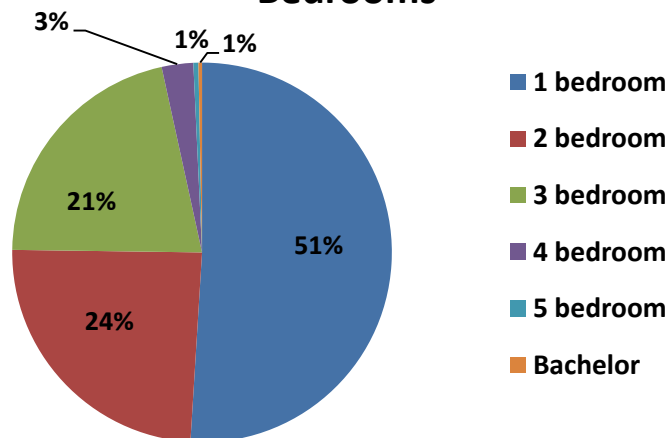


There are several other affordable, RGI, and low-end market rent housing providers across the District who are not required to utilize the Centralized Waiting List. When applicants apply to the waiting list they are encouraged to contact these housing providers separately and apply for the waiting lists associated with those housing providers.

Number of Bedrooms

Out of the 1,638 units, 835 (51%) are one-bedroom apartments, while almost one-quarter of the units (397) are two-bedroom units. There are 350 units (21%) which are three-bedroom units. The remaining units are comprised of 44 four-bedroom units (3%), 7 five-bedroom units (1%), and 5 bachelor apartments.

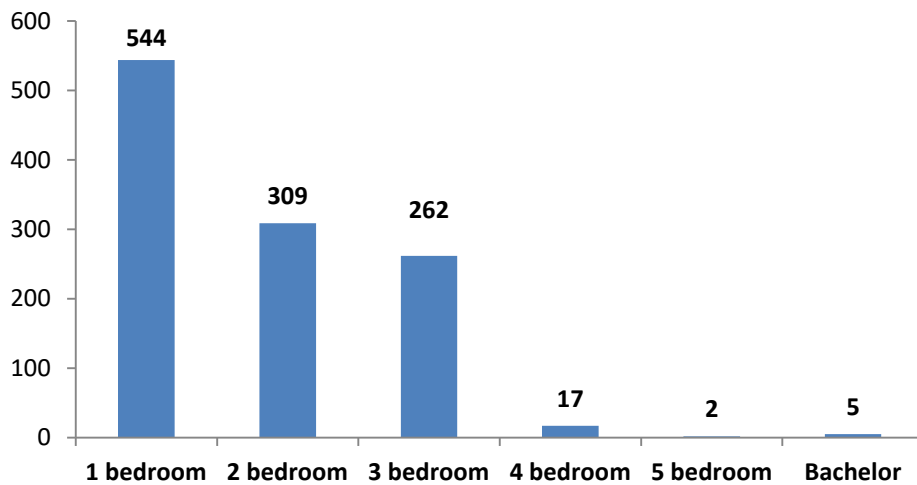
Housing Registry: Number of Bedrooms



North Bay:

In North Bay, there are 544 one-bedroom apartments, meaning that North Bay contains approximately **65%** of the district's one-bedroom Centralized Waiting List supply units. There are 309 two-bedroom units, 262 three-bedroom units, and 17 four-bedroom units on the waiting list in North Bay and only two five-bedroom units. There are 5 bachelor units listed on the waiting list and they are all located in North Bay.

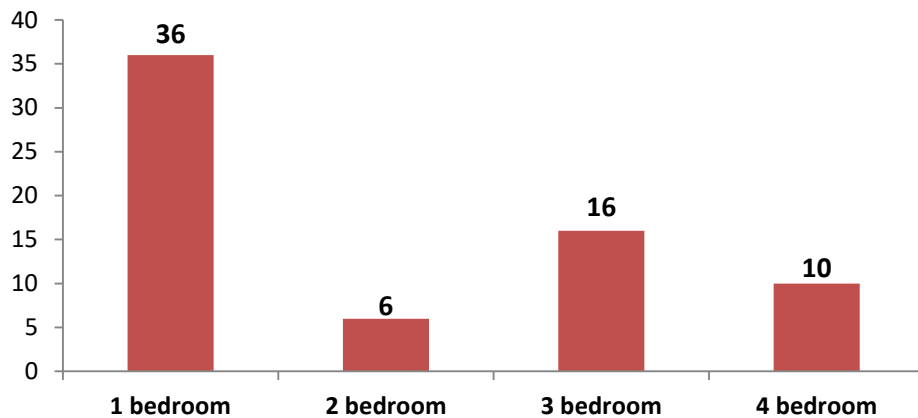
Housing Registry: Number of Bedrooms (North Bay)



Mattawa:

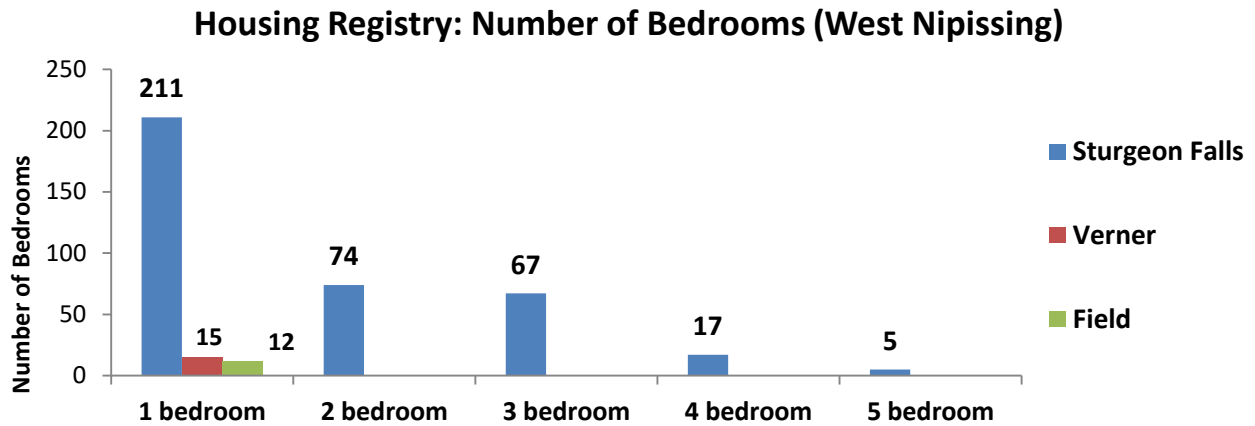
In Mattawa, there are a total of 68 units listed with the Centralized Waiting List. Over half of the units (**52.9%**) are one-bedroom apartments and **8.8%** are two-bedroom units. There are 16 three-bedroom units and the remaining 10 units are four-bedroom residences.

Housing Registry: Number of Bedrooms (Mattawa)

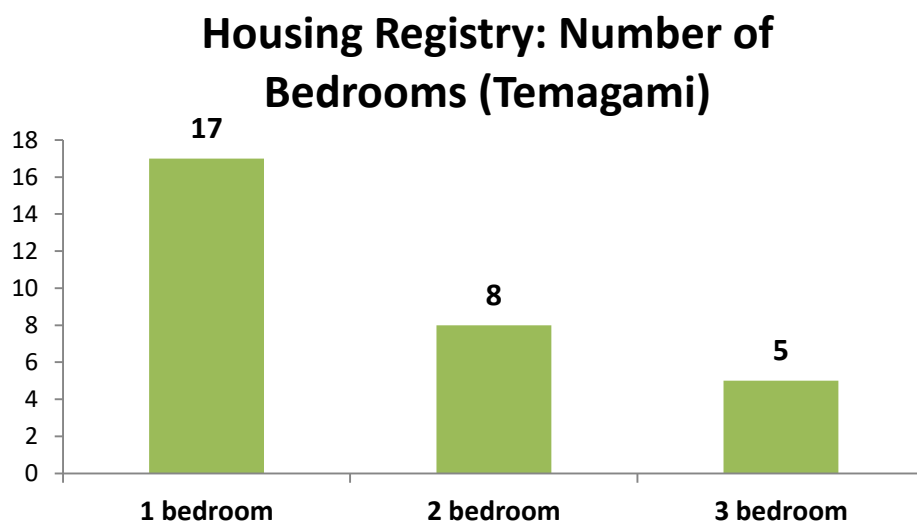


West Nipissing:

In West Nipissing, there are a total of 401 Centralized Waiting List units; however, **93%** of the units in West Nipissing are located in Sturgeon Falls specifically. In Verner and Field there are 15, and 12 one-bedroom units respectively. While, in Sturgeon Falls there is a larger variety of units including one, two, three, four, and some five-bedroom housing units.



Temagami:

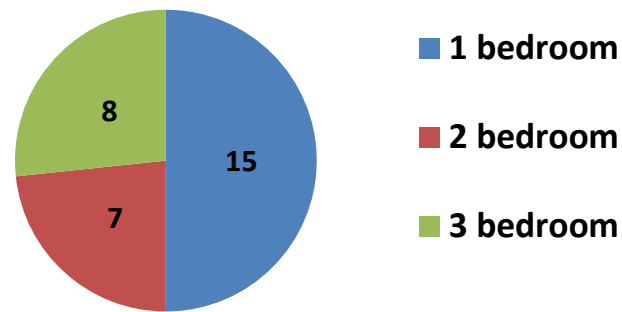


There are 30 social housing units on the Centralized Waiting List that are located in Temagami. This includes 17 one-bedroom units, 8 two-bedroom units, and 5 three-bedroom units.

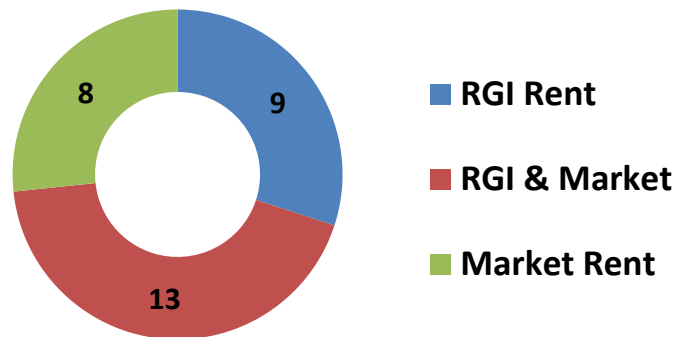
Barrier-Free Centralized Wait List Units

There are 30 officially designated barrier-free units on the Centralized Waiting List. Half of the units are one-bedroom apartments, 7 are two-bedroom units, while the remaining 8 units have three-bedrooms. Nine of the units are strictly rent-geared to income (RGI) units located across three housing providers: Habitations Supreme North Bay, Castle Arms Non-Profit Apartment Corporation, and West Nipissing Non-Profit Housing Corporation. Eight of the units are barrier-free market units and are located within Castle Arms Non-Profit Housing Corporation.

Number of Barrier Free Units

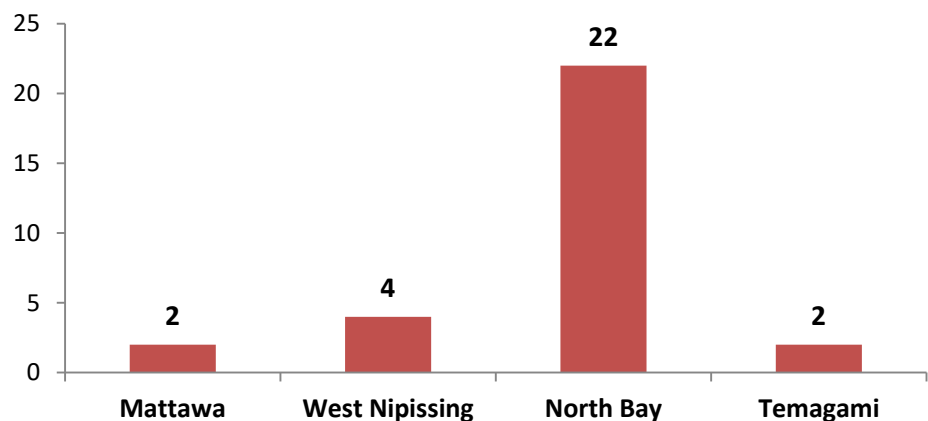


Number of Barrier Free Units by Rent Type



The remaining 13 units are located within the housing stock of the Nipissing District Housing Corporation (NDHC), Holy Name Community Non-Profit Housing Corporation, Residences Mutuelles Inc. and the Temagami Non-Profit Housing Corporation. These 13

Number of Barrier Free Units by Municipality



barrier-free units may be housed by RGI or market rent households, based on the targets of each individual provider. The majority of barrier-free units (73%) are located in North Bay, while the remaining 8 units are located in West Nipissing, Mattawa, and Temagami.

Affordable Housing Providers

At the time of the creation of the original 10-Year Plan (2013), there were 12 affordable housing dwellings representing 241 units which were created utilizing the Canada-Ontario Affordable Housing Program (AHP) funding. Since 2013, an additional 69 affordable housing units have been created under the Investment in Affordable Housing (IAH) program and the Social Infrastructure Fund (SIF) (**Table 3**). Affordable housing is deemed to be affordable because the rent is set at twenty percent below the average market rent for the district for a period of up to 30 years. The new affordable developments include the Seniors Villa of East Ferris- Astorville #2 with 8 units; Lakeside Living with 19 units and Marshall Park Living with an additional 42 units. As of 2019, the district's affordable housing stock is comprised of 15 dwellings including a total of 310 units.

Service Providers	2013			2019		
	Dwell. #	Units #	Units %	Dwell. #	Units #	Units %
Castle Arms IV	1	55		1	55	
West Nipissing Non-Profit Housing Corp.	1	45		1	45	
Westwind Heights (PHARA)	1	35		1	35	
West Nipissing Centre	2	20		2	20	
416 Lakeshore (CMHA)	1	20		1	20	
Girard Complex	1	18		1	18	
Castle Arms Mattawa	1	12		1	12	
The Pines	1	12		1	12	
Seniors Villa of East Ferris - Astorville #1	1	10		1	10	
Seniors Villa of East Ferris - Astorville #2	N/A	N/A		1	8	
Seniors Villa of East Ferris - Corbeil	1	10		1	10	
Cams Place	1	4		1	4	
Lakeside Living	N/A	N/A		1	19	
Marshall Park Living	N/A	N/A		1	42	
Total	12	241		15	310	

Data Source: DNSSAB Housing Services

Rent Subsidies

Rent subsidies form an important part of Nipissing District's affordable housing supply. The rental subsidy portfolio, administered under the DNSSAB, consists of a variety of programs including:

- Rent Supplement Programs
- Portable Housing Benefit (PHB)
- Housing Allowance

Rent Supplement Programs:

Rent supplements are subsidies paid directly to private landlords in order to subsidize private market units. While the Portable Housing Benefit program is paid directly to the client living in the private market. In some instances, non-profit housing providers participate in the rent supplement programs to further increase the affordability of their units. Residents are eligible to be considered for the DNSSAB administered rent subsidy programs if they have an active application with the Centralized Waiting List.

The DNSSAB administers two rent supplement programs: Commercial Rent Supplement Program (CRSP) and the Strong Communities Rent Supplement (SCRSP). The CRSP originated in the mid-1970s and is nearly completely funded by the municipal levy. The SCRSP originated in the mid-2000s and is entirely provincially funded. The SCRSP is unique as it contains three streams: MCSS, MOHLTC, and Regular. The MCSS and MOHLTC streams are managed through partnerships with eligible referral agencies (i.e. CMHA, CCNB, etc.). The Regular stream is administered in the same fashion as CRSP. The Housing Programs Administrator at the DNSSAB is responsible for issuing subsidy payments to landlords, coordinating the filling of vacant units, calculation of subsidy, entering into Rent Supplement Agreements, and ongoing communications with landlords and referral agencies.

MOHLTC Rent Supplements:

The Ministry of Health and Long Term Care (MOHLTC) also provides rent supplement funding to community organizations for people living with mental illness. These supplements differ from the Strong Communities supplements described earlier, in that; they are not overseen or funded by the DNSSAB. **Table 4** shows the number of rent supplements for Nipissing District, by the service provider that administers them, and the target population based on the Ministry funding stream.

Service Provider	2013		2019	
	Units #	Units %	Units #	Units %
Canadian Mental Health Association – Nipissing Branch				
Phase 2 Homelessness	15	32.6%	11	12.8%
Addictions	12	26.1%	12	14.0%
Criminal Justice	11	23.9%	10	11.6%
Forensic Supportive Housing	N/A	0%	18	20.9%
Mental Health & Addictions	N/A	0%	8	9.3%
Forensic Rent Supplement	N/A	0%	17	19.8%
Nipissing Mental Health Housing & Support Services				
General supportive	8	17.4	10	11.6%
Total	46	100%	86	100%

Data source: CMHA, NMHSS

Portable Housing Benefit:

The Portable Housing Benefit (PHB) is a new program developed in 2017 and was developed as a tool for Service Managers in Ontario to assist households awaiting housing on the Centralized Waiting List. This housing benefit is portable meaning that it can be applied to a rental situation anywhere in Ontario. Since July 2018, the DNSSAB has been participating in the provincial Portable Housing Benefit for Special Priority Policy applicants. This program provides households that are eligible and active on the Centralized Waiting List as a Special Priority, with receiving a portable housing benefit. This program is fully administered by the Ministry of Finance after the initial application is submitted by the DNSSAB.

Housing Allowance:

Housing Allowance is a rent subsidy available to active applicants awaiting RGI housing on the Centralized Waiting List. Housing Allowance is 100% provincially funded. Under the DNSSAB, the Housing Allowance subsidy is capped at \$250/month per recipient household. Subsidy is only provided to households that have submitted proper rent receipts for the previous month's rent. The majority of recipients are at the top of the chronological waiting list for RGI housing, while a small portion are lower on the waiting list but have been accepted due to the partnerships between the DNSSAB, LIPI and the Crisis Centre North Bay. Under the Housing Allowance Program, the Housing Access Administrator is responsible for issuing the subsidy payments to recipient households, calculating subsidy, updating files annually, tracking rent receipts and ongoing communications with recipients. Lastly, the DNSSAB also administers a Housing Allowance subsidy for the chronically homeless through the Community Homelessness Prevention Initiative (CHPI).

3.2.3. Homeownership Programs

Ontario Renovates

Table 5: Ontario Renovates Funding by Fiscal Year 2014-2019

Year	Total Funding	Average per project	# of projects	Funding Source
2014-2015	\$231,500.00	\$19,291.67	12	IAH
2015-2016	\$231,621.61	\$21,056.51	11	IAH
2016-2017	\$276,270.64	\$23,022.55	11	IAH
2017-2018	\$769,375.27	\$23,182.51	33	IAH & SIF
2018-2019	\$303,587.12	\$22,886.94	13	IAH & SIF

Source: DNSSAB, Housing Services

The purpose of the Ontario Renovates program is to: assist homeowners with low-to-moderate incomes in bringing their houses up to acceptable standards and/or to complete emergency repairs; increase the accessibility for residents in their homes (e.g., modifications, adaptations);

and assist homeowners who may want to put a secondary rental unit in their house.

Since 2014, 80 homeowners in Nipissing District have received a total of approximately \$1,812,354.63 for rehabilitation/repair to their homes. As shown in **Table 5**, the total cost per funded project ranges from \$19,000 to \$23,000. The 2017/18 fiscal year was the busiest year for the Ontario Renovates program. During this time, the DNSSAB administered funding for 33 projects with a cost of \$769,375.27. In the last five years, the Ontario Renovates Program has been funded through a mixture of Investment in Affordable Housing (IAH) and the Social Infrastructure Fund (SIF). Programs such as Ontario Renovates form an important part of the housing supply, by helping to maintain the existing housing stock.

Homeownership

As of 2019, 27 households have been assisted through three different homeownership programs in Nipissing District. The Home Ownership Affordability Partnership (HOAP) - which has since ceased operation, as of 2019 had provided eleven low-income households with homeownership funding. Habitat for Humanity also operates in Nipissing District. Since 2013, they have provided four low-income households with the opportunity to secure homeownership. In 2017, the DNSSAB began to administer its own Homeownership Program. Since this time, 15 low-income households have been assisted in the purchase of a home (**Table 6**).

Table 6. Homeownership (2019)	2013		2019	
	# of Dwellings	# of Units	# of Dwellings	# of Units
Affordable Home Ownership				
Home Ownership Affordability Partnership (HOAP)	6	6	11	11
Habitat for Humanity	3	3	4	4
DNSSAB Affordable Homeownership	N/A	N/A	12	12
Total	9	9	27	27

Source: DNSSAB, Housing Services

3.2.4. Other Housing Providers along the Continuum:

There are several organizations, which provide housing to residents at various stages of the housing continuum. There are five emergency/violence against women (VAW) shelters in the district, which provide short-term emergency housing to individuals and families experiencing homelessness. Currently, there are 69 emergency shelter beds/units in the district. The Crisis Centre North Bay-Four Elms Residence is the only shelter in the district which accommodates men, in addition to women and children. The remaining shelters are for women and children. The Crisis Centre of North Bay also oversees the Future’s Residence, which is the district’s only transitional housing program containing 10 beds for youth over the age of 16.

As of 2019, there are 134 supportive housing units operated through the services of Nipissing Mental Health and Housing Support Services and the Canadian Mental Health Association of Nipissing. Since 2013, an additional 20 units of supportive housing have been added to the housing options available in Nipissing District.

There are six housing co-operatives in Nipissing District, with a combined 270 units. These co-operatives provide affordable housing for their members, as they operate on a not-for-profit basis with housing costs that are generally lower than private sector housing.

Moving to the end of the housing continuum, there are six long-term care facilities in Nipissing District that provide a total of 791 units. These facilities provide residential accommodation and assistance with daily living combined with medical care.

Table 7. Other Housing Continuum Supply by Number of Dwellings and Units (2019)	2013		2019	
	# of Dwellings	# of Units	# of Dwellings	# of Units
Emergency/VAW Shelters				
Crisis Centre North Bay (Four Elms Residence)	1	19	1	19
Nipissing Transition House	1	20	1	20
Mattawa Women's Resource Centre	1	10	1	10
Ojibway Women's Lodge	1	10	1	10
Horizon's Women's Centre	1	10	1	10
Transitional Housing				
Crisis Centre North Bay (Future's Residence)	1	10	1	10
Supportive Housing				
Nipissing Mental Health Housing and Support Services	6	102	8	118
Canadian Mental Health Association – Nipissing	2	12	3	16
Co-operatives				
Northern Lights Co-operative Homes Inc.	1	55	1	55
Cooperative d'habitation La Seigneurie	1	50	1	50
Crossroads Co-operative Homes Inc.	1	50	1	50
Gateway Housing Co-operative	1	40	1	40
Gneiss Housing Co-operative Inc.	1	40	1	40
Harmony Haven Housing Co-operative	1	35	1	35
Long Term Care				
Casselholme	1	240	1	240
Au Chateau	1	162	1	162
Water's Edge Care Community (formerly Leisureworld)	1	148	1	148
Nipissing Manor	1	120	1	120
Algonquin Nursing Home	1	72	1	73
West Nipissing General Hospital 'The Pavillion'	1	N/A	1	48
Total	34	1,262	52	1297

4. Housing Need

4.1 Core Housing Need

Based on the 2016 Census of Population data from Statistics Canada, **15.5%** of households in Nipissing District are experiencing core-housing need, compared to **12.7%** of Canadian households and **15.3%** of Ontario households (**Table 8**). Households are described as being in ‘core housing need’ if they are experiencing a situation that is detrimental in terms of standards set for adequacy, affordability, and suitability of their housing situation. Based on Statistics Canada definitions, adequate housing is defined as housing that does not require any major repairs. Affordable housing is accommodations that cost less than 30% of a household’s total before-tax income and suitable housing has enough bedrooms for the size and composition of the household being examined.¹ Since 2011, the core-housing need rate for Nipissing District has increased by **1.8%** from **13.7%** to **15.5%**.

Geography	Rate of Core Housing Need in 2011	Rate of Core Housing Need in 2016	Number of Households in Core Housing Need
Canada	12.5	12.7	1,693,775
Ontario	13.4	15.3	748,315
Nipissing District	13.7	15.5	5,315

Source: Statistics Canada, 2016 Census of Population.

Within Nipissing District, the highest rate of core housing need is in Mattawa. In 2016, **33.7%**, of households in Mattawa were living in dwellings that were unsuitable, inadequate, or unaffordable (**Table 9**). Since 2011, there has been a **4.1%** decrease in core-housing need in Mattawa. The majority of households in Mattawa experiencing core-housing need are due to housing being unaffordable (**86%**).

South Algonquin has the second-highest percentage of households in core housing need (**27.9%**) where approximately **92%** of these households are living in dwellings that are inadequate and unaffordable.

¹ <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Table 9: Core Housing Need by Municipality

Municipality	Rate of Core Housing Need in 2011 (%)	Rate of Core Housing Need in 2016 (%)	Number in Core Housing Need: Unsuitable Only	Core Housing Need: Inadequate Only	Core Housing Need: Unaffordable Only
Mattawa	37.8	33.7	0	35	215
South Algonquin	N/A*	27.9	10	70	50
Temagami	21	25.3	0	25	55
Papineau-Cameron	22.9	23.8	0	30	45
Calvin	20.5	22.9	0	10	15
North Bay	14.1	17.1	75	85	3070
Nipissing North	9.4	13.5	10	20	65
Chisholm	25	12	0	0	45
Bonfield	N/A	11.4	0	10	80
West Nipissing	10.2	8.2	0	15	365
East Ferris	3.8	6.8	0	0	95
Bear Island	N/A	N/A	N/A	N/A	N/A
Nipissing 10	N/A	N/A	N/A	N/A	N/A
Nipissing South	N/A	N/A	N/A	N/A	N/A
Mattawan	N/A	N/A	N/A	N/A	N/A

Source: Statistics Canada, 2016 Census of Population.
 *N/A represents data that is not available or applicable for the specified reference period

The municipality with the third-highest percentage of households in core housing need is Temagami at **25.3%**. This is a **4.3%** increase in the percentage of households in Temagami in core housing compared to the 2011 census.

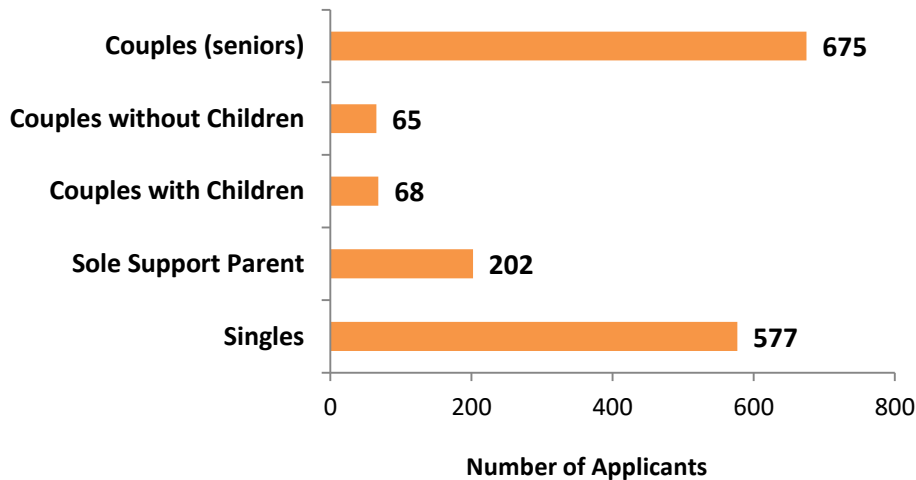
East Ferris has the lowest percentage of households in core housing need out of the municipalities in Nipissing District reporting data for this field. In 2011, **3.8%** of households in East Ferris were in core housing need. However, in 2016, this number had nearly doubled and increased to **6.8%**.

There is one municipality, an unorganized township, and two First Nation Reservations, which do not have data available on core housing need for the specified census periods. North Bay is the largest population centre in Nipissing District and based on 2016 census data, **17.1%** of North Bay households are in core housing need. Of these households, 3,070 (**95%**) are in core-housing need due to their accommodations being unaffordable.

4.2. Centralized Waiting List Demand

The total number of applicants on the waiting list fluctuates on a daily basis, based on the number of incoming applicants, those who are housed, and those who are deemed to no longer be on the waiting list. The following data surrounding the applicants on the waiting list is based on a snapshot of the number of applicants taken at a point-in-time on July 5th of 2019.

Number of Applicants by Household Type

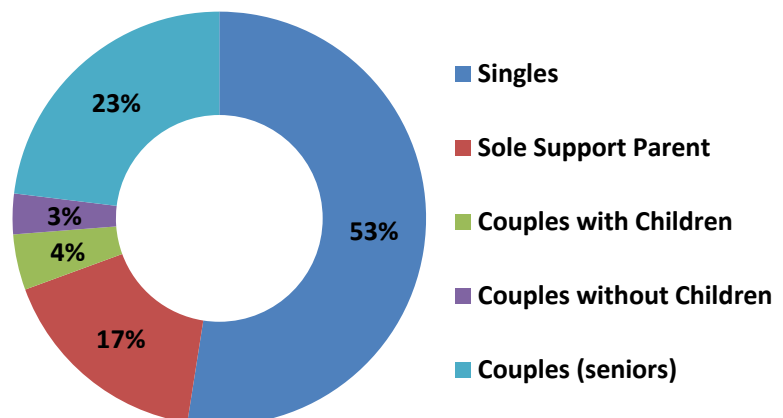


4.2.1. Housing Demand by Household Type

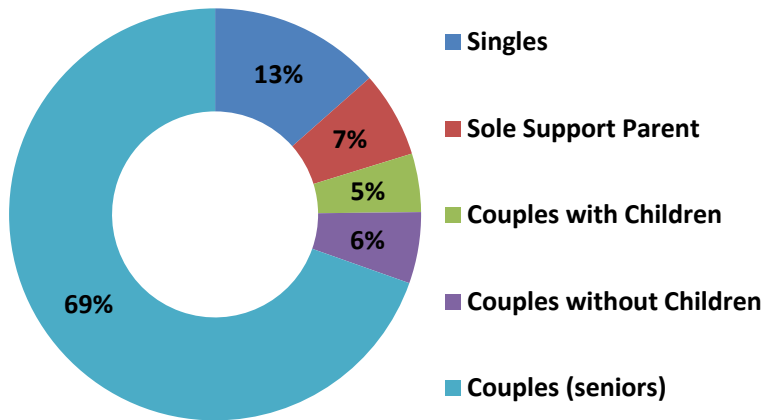
Based on statistics from July 5, 2019, there were 1,578 applicants on the Centralized Waiting List. This included 675 couples who are seniors, 577 singles, and 202 sole support parents. The remaining applicants included 68 couples with children and 65 couples without children.

Statistics on the number of applications by household type can be further broken down by rent-geared-to-income (RGI) and market rent applications. There are significant differences in the household composition of market and RGI

RGI Rent



Market Rent



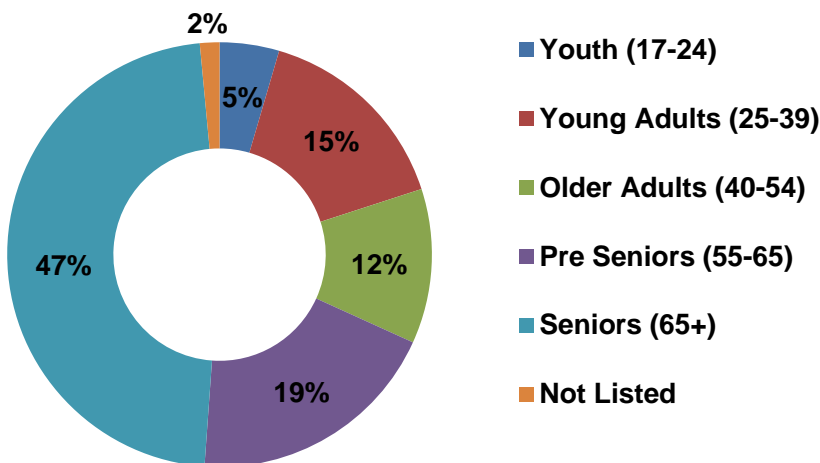
applications. For example, only **23%** of RGI applicants are senior couples, while **69%** of market applicants are senior couples. This discrepancy is associated with the fact that many seniors are in receipt of Old Age Security (OAS) and the Canadian Pension Plan (CPP). Therefore, their incomes are statistically higher than individuals on social assistance such as the Ontario Works program. Social housing

providers rent their market units at a low-end market rate, making this cost more affordable for seniors. Comparatively, **53%** of RGI applicants are single whereas only **13%** of market applicants are single. This statistic can be related to the fact that market rent is often less affordable for someone on social assistance such as Ontario Works and ODSP, whereas RGI is geared to the household income. Earlier in this report, the General Demographics section revealed that in Nipissing District, single households have the lowest median-after tax income.

Age

As of July 2019, almost half (**47%**) of the Centralized Waiting List applicants were seniors over

Applicants by Age Category

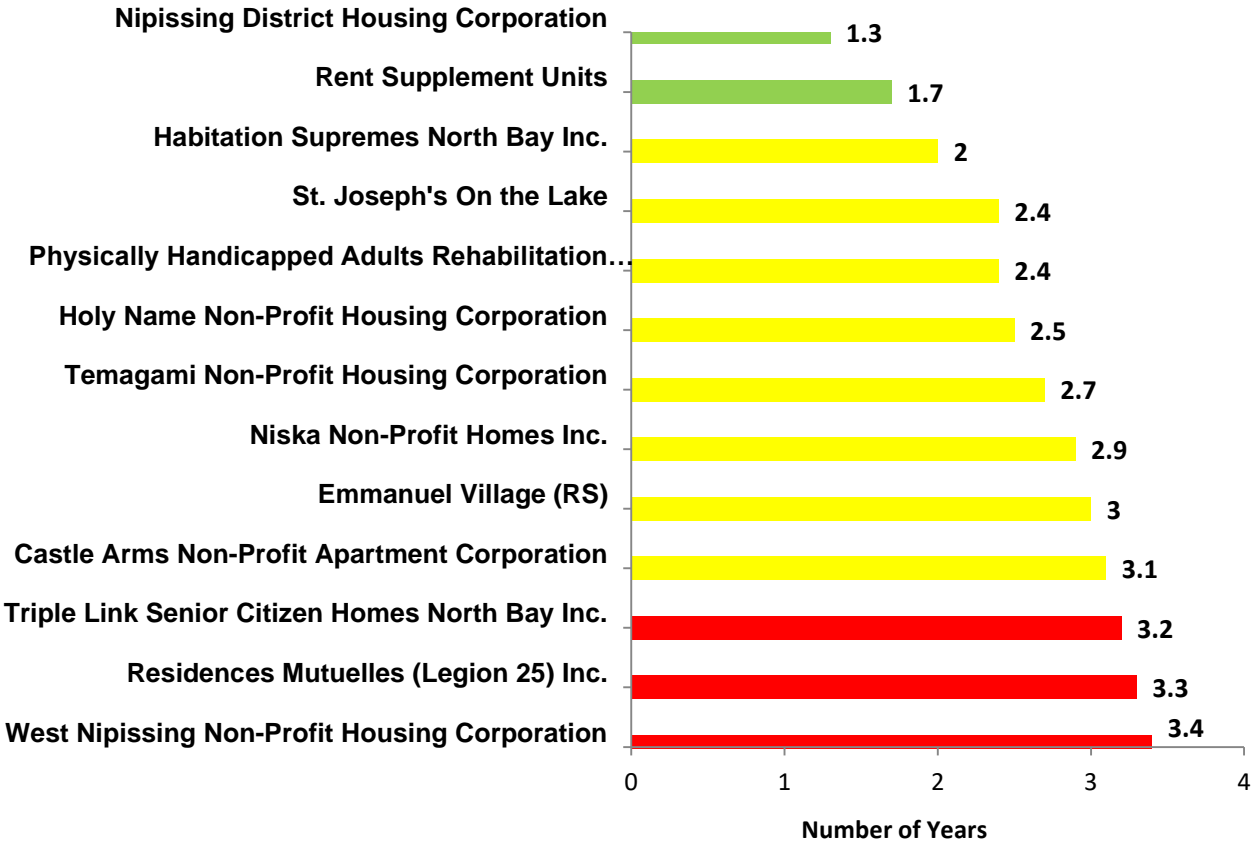


the age of 65 and **19%** of the applicants are pre-seniors between the ages of 55-65. Therefore, two-thirds of the applicants (**66%**) are over the age of 55. This is a significant number, as the population continues to age, it is anticipated that the number of seniors in the District will increase as well.

Wait Times

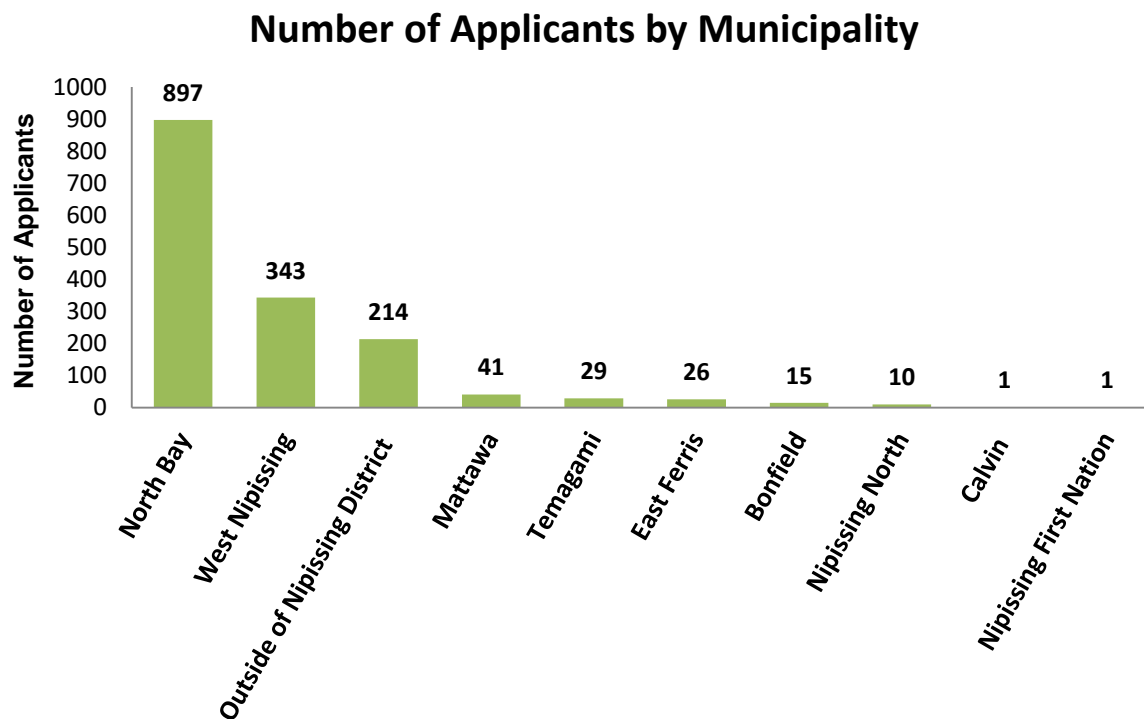
There are 12 social housing providers in Nipissing District with units on the Centralized Waiting List and several units available through the rent supplement program. As of July 2019, the Nipissing District Housing Corporation had the shortest average wait-time at 1.3 years while rent supplement units have the second shortest wait-times at 1.7 years. The longest average wait-times occurred at West Nipissing Non-Profit Housing Corporation, Residences Mutuelles (Legion 25) Inc., and Triple Link Senior Citizen Homes North Bay Inc. at 3.4, 3.3, and 3.2 years respectively. The remaining housing providers have wait-times that range from 2 to 3.1 years. The range of wait-times found within the District is related to a number of factors including the number of units available with specific housing providers, the turnover rate of tenants, and the bedroom sizes available.

Wait Times by Social Housing Provider



Number of Applicants by Municipality

At the time of this report, 897 applicants on the waiting list were registered as currently living in North Bay. This represents **56.9%** of the overall waiting list. The second highest municipality of current residence on the waiting list belongs to applicants who reside in West Nipissing. Surprisingly, approximately 214 or **13.6%** of the waiting list are applicants who currently reside outside of the District of Nipissing.



4.3 Understanding Need through Consultation

Over several months in early 2019, the DNSSAB consulted carefully with community stakeholders to gain a closer understanding of the current and future housing needs of the district.

Overall, six key themes and 43 associated sub-themes related to housing need emerged through consulting with service providers, municipalities, and private market representatives. These needs include:

- More affordable housing options along the continuum;
- Addressing housing condition;
- Increased funding geared to housing need;
- Increased coordination of services and supports;
- Addressing stigma, awareness & accountability; and
- Addressing legislative and economic barriers.

4.3.1. Affordable Housing Options along the Continuum

During the consultation, service providers expressed the need for more emergency shelter beds for homeless men, transitional housing programs for adults, and more supportive discharge planning from hospitals and correctional facilities. Private market representatives also stated that a lack of shelter beds compared to the need is one of the most important

Accessible Housing	Emergency Shelter Spaces	Housing with Supports
Seniors Housing	Student Housing	Affordable options
Transitional Housing	Discharge Planning	Housing for Singles
Affordable Options	Student Housing	Housing for Complex Needs

housing and homelessness issues in the district.

Service providers also stated that what is needed are more supports for at-risk individuals tied to housing. Supports could include home care services, mental health and addictions housing for complex needs and those facing multiple barriers.

When it comes to specific types of housing, private market participants and

municipalities believed that an increase in accessible units and senior-specific housing were needed in the district's housing stock. Service providers expressed the need for more affordable housing options for single-person households and an approach to address the needs of housing for the student population.

Overall, all three stakeholder groups expressed similar concern that low incomes in conjunction with high rental rates, means that homeownership is unattainable for many households in the district, and a variety of housing stock including more purpose-built affordable rental housing is needed across the district to address affordable housing issues across the continuum.

4.3.2. Coordination of Services and Supports



Consultation participants also spoke of the need for more coordination in and amongst the services and supports that are available to address housing in the district. For example, service providers stressed the need for more addictions supports and services and the connection between addiction and

housing loss. Service providers discussed the lack of discharge planning from hospitals and correction facilities and the need for integrated and coordinated discharge from these institutions.

Service providers also expressed concern over the administrative requirements needed for clients to access services and the barriers that are created when complex needs clients attempt to navigate the housing system. Participants also expressed the need for more education and awareness regarding housing services offered in the district and a centralized communication strategy to explain the complex system that is housing and homelessness services.

Participants expressed the need for more supports and services linked to programs to help vulnerable clients with application processes and documentation. Service providers would also like more supports tied to housing, in general, including home care, mental health supports, and support while households are awaiting social housing. In order to support individuals more effectively, service providers and landlords both expressed the need for enhanced supports and services for landlords including financial programs and wrap-around services for landlords, tenants and service providers.

Service providers also expressed the need for coordinated access to ensure that key service providers are able to share client information for the purpose of supporting clients and streamlining access to services and supports. Coordinated access would also address the need

for enhanced management of resources and services as well as proactive planning; to ensure that resources and trained professionals are being used in an efficient and effective manner.

4.3.3. Housing Condition

Health Hazards	Accessible Units	Service providers and private market participants both expressed a need for more accessible and barrier-free housing that is affordable for seniors and other households with limited income.
Building Code Violations	Damaged Rental Units	In terms of the quality of housing, service providers and municipalities stated that there is concern over property standards within rental supply units. Service providers stated that there are many rental units, which are unkempt and contain health hazards such as mold, water damage, heating concerns, and structural issues. Developers stated that there is interest in building affordable housing units; however, it is difficult to build in accordance with the building code and make a profit due to the cost of building in Northern Ontario. Municipalities also expressed concern over the number of illegal apartments that are not up to code and how this affects our understanding of the true housing supply as well as health and safety risks for tenants.

A leading concern for landlords was the high rate of damaged rental units. Landlords stated that they are spending an extraordinary amount of money fixing damaged units. Landlords are economically forced to raise the rent of previously damaged units in an attempt to cover the cost of repairing rental units that are left in poor condition. Landlords and service providers both stated that action needs to be taken to address the damage to units caused by some tenants.

4.3.4. Increased Funding Geared to Housing Need

Affordable Housing Construction	Emergency Shelter Spaces	Service providers, private market and municipal consultation participants believe that there needs to be more funding brought into the district to build rental-housing units that are affordable. Private developers stressed the need for financial incentives and appropriate funding to assist landlords and developers with building in Northern Ontario. While
Crisis Situations	Support for Waiting List Applicants	

municipalities stated that there is a lack of government funding for the construction of more affordable housing units.

Participants also expressed the need for increased funding to build more emergency shelter beds, especially shelter spaces for men. There is also a need for specific funding to address housing crisis situations as service providers feel that the increase in crisis situations is taking over their resources and are impacting their ability to serve clients on a daily basis. Service providers would also like to see additional funding going towards supporting households that are on the Centralized Waiting List, as many households are unable to afford private market rental rates.

4.3.5. Stigma, Awareness and Accountability

Landlords	Chronic Homelessness	Episodic Homelessness
High-Risk & Complex Clients/Tenants	Program Requirements	Homelessness Stigma
Client Accountability	Developer Funding	Common Definitions

Service Providers highlighted that there is a stigma that exists in the District in relation to landlords and tenants. To address these issues, landlords need more support, and there needs to be strategies put in place to address the damages and non-payment of rent caused by challenging tenancies. Municipalities also stated

that landlords and private property owners need to be more aware of what is considered to be building code violations.

Service providers would like to see more awareness around members of the population who are high-risk, complex, and are experiencing chronic and episodic homelessness. Increased awareness could include developing a greater understanding of the impact that mental health and addictions have on finding and maintaining housing, developing housing solutions for the high-risk population, as well as education campaigns geared at decreasing the stigma associated with hard to house individuals. Comparatively, landlords and service providers expressed a need for developing processes that lead to an increase in client accountability and

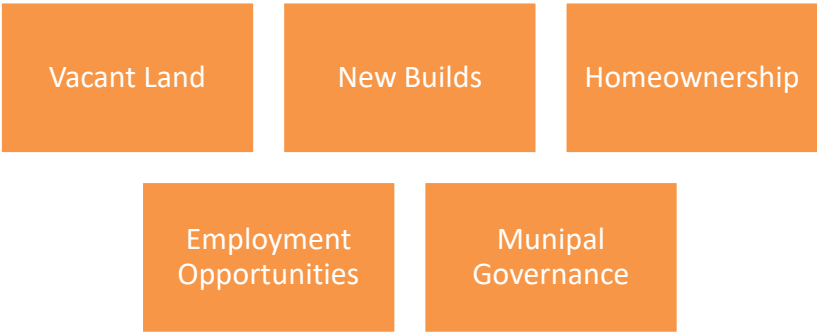
ownership as landlords have experienced an increase in the number of damages to rental units and non-payment of rent. Stakeholders expressed the need for clients to be more accountable for their actions.

Service providers would also like to see more education and awareness on the types of programs and services offered in the district as well as assistance with navigating the program requirements and administrative requirements that are associated with accessing services. Additionally, participants believe that there needs to be a common understanding of housing and homelessness definitions and public education on the housing and homelessness situation in Nipissing District.

Private developers expressed their concern over the lack of advertisement and awareness of development funding opportunities. For example, developers would like to see an increase in communication with the building sector so they are more aware of available funding for the development of affordable housing.

4.3.6 Legislative and Economic Barriers

Legislative and economic barriers were also discussed as an obstacle to housing. Private market and municipal participants both stated that the lack of vacant affordable land in the population centre of North Bay, the high cost of land in surrounding municipalities, servicing lots, and the return on investment based on the cost of building, are all barriers to creating housing opportunities for the residents of Nipissing District.



Municipalities expressed concern over the employment opportunities and workforce of their district. In some municipalities, there is a lack of year-round employment. This means that many residents have seasonal income and are

unable to afford homeownership. The aging population also means that households are exiting the workforce, and many seniors are left with limited incomes and barriers to maintaining homeownership. Private market participants stated that there is a lack of good-paying jobs in

Nipissing District and those working for minimum or lower wages are unable to enter into homeownership.

Municipal participants stated that there could be municipal restrictions on development associated with zoning, by-laws, federal and provincial legislation, etc. Some zoning restrictions create barriers to developing in specific locations. While, financial legislation creates a situation where there are high-tax rates for multi-residential developments, which can be a barrier to developing new housing units.

4.4. Housing Needs of Target Groups

4.4.1. Homelessness

From Monday, April 30th until Thursday, May 3rd, 2018, the District of Nipissing Social Services Administration Board (DNSSAB) oversaw a four-day enumeration of homelessness in Nipissing District, known locally as Everyone Counts-Nipissing District. This initiative used a combined methodological approach of a Point-in-Time Count and Period Prevalence Count while fulfilling separate federal and provincial guidelines for homelessness enumeration.

Enumeration activities took place within the municipalities of North Bay, Mattawa, and West Nipissing. The objective of the Everyone Counts-Nipissing District initiative was to gather demographic and numerical information on the district's homeless population, to more accurately understand the issues facing homeless individuals. The results gathered during homelessness enumeration have and will continue to assist decision-makers with making more informed programs and policy decisions related to addressing and ending homelessness.

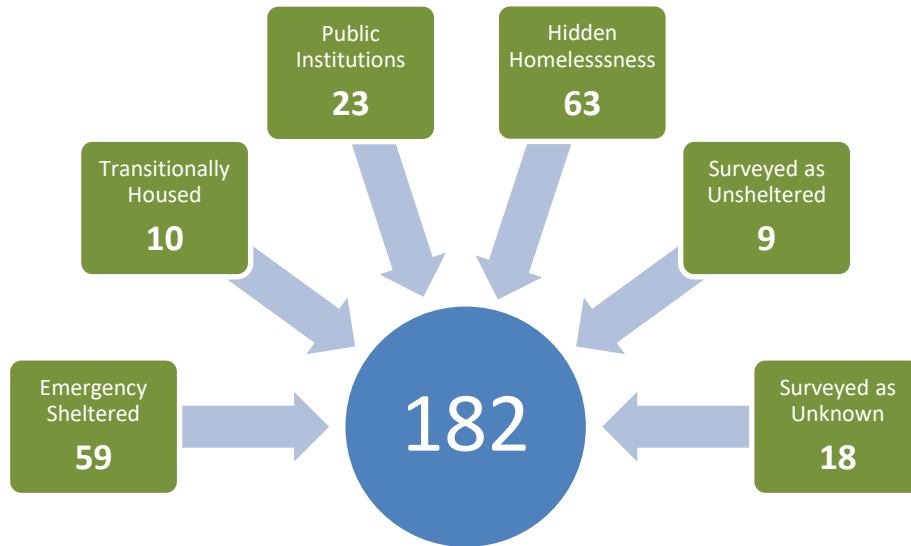
Individuals were considered homeless if they were sleeping in an unsheltered location, emergency shelter, provisional accommodation, hidden homelessness location, or transitional housing, as defined in the findings report for Everyone Counts-Nipissing District.²

Enumeration activities consisted of a voluntary survey completed by individuals identified as being homeless, and a coordinated count using a combined data gathering method.

² https://dnssab.ca/wp-admin/admin-ajax.php?juwfpisadmin=false&action=wpfd&task=file.download&wpfd_category_id=82&wpfd_file_id=27598&token=c22fe0bbfc80e8707d53b10e1a3066de&preview=1

Enumeration survey results provide insight into the needs and challenges of the district's homeless population.

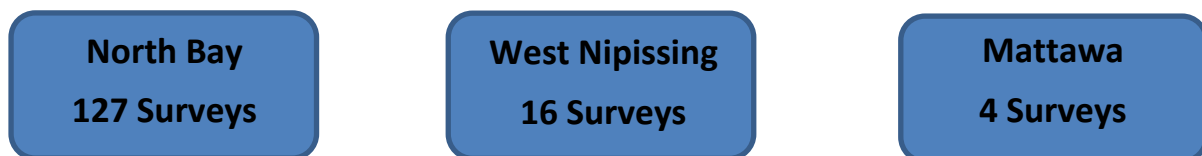
The Count



The coordinated count included the total number of people surveyed as unsheltered, hidden homeless, and sleeping in unknown locations, as well as data provided by service providers on emergency shelter stays, transitionally housed stays, and those in public institutions with no-fixed-address. In total there were 182 individuals counted as homeless during the week of enumeration.

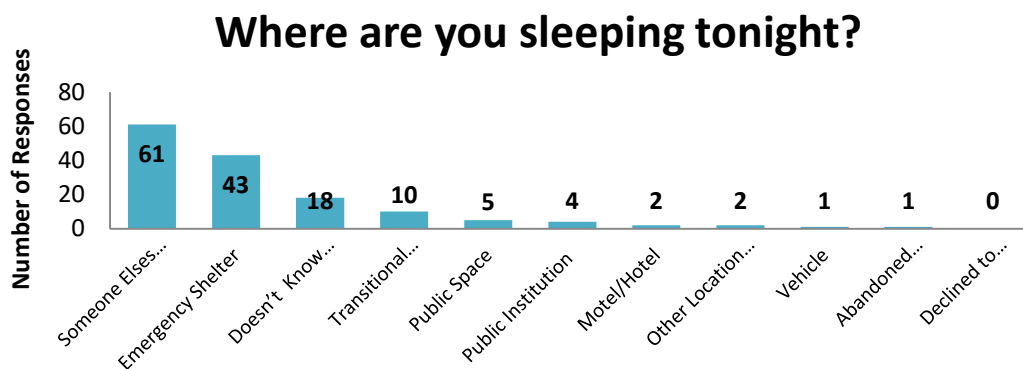
The Survey

Homelessness enumeration survey data is based on the analysis of 147 surveys conducted throughout the district.



Sleeping Arrangements

Participants were asked to provide information on where they were sleeping the night they were surveyed. A total of 61 individuals (42%) stated that they were staying at someone else's place, indicating that they are hidden homeless or provisionally accommodated. The second-largest category belonged to those who were staying in an emergency shelter the night they were surveyed (29%). Surprisingly, 18 individuals (12%) did not know where they were staying the night of the survey. The remaining individuals were sleeping in a variety of circumstances including transitional housing (7%), unsheltered locations (6%), public institutions (3%) and a motel or hotel (1%).

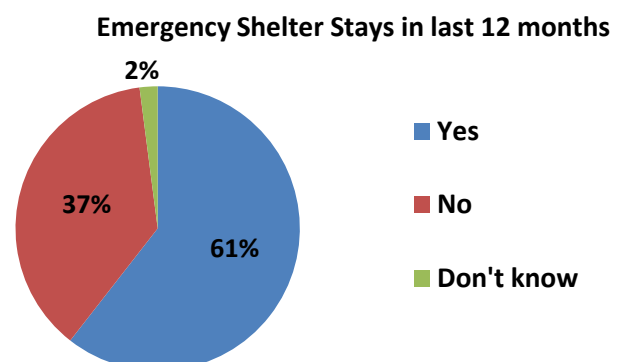


The total number of people surveyed during enumeration is an under-representation of the total number of people who were experiencing homelessness during the time of the study. However, the data provided by those who were surveyed gives us important insight into the types of homelessness and prevalence of homelessness in Nipissing District.

“I have slept many nights in a storage unit. I really need help”- Survey Respondent, 2018

Emergency Shelter Usage

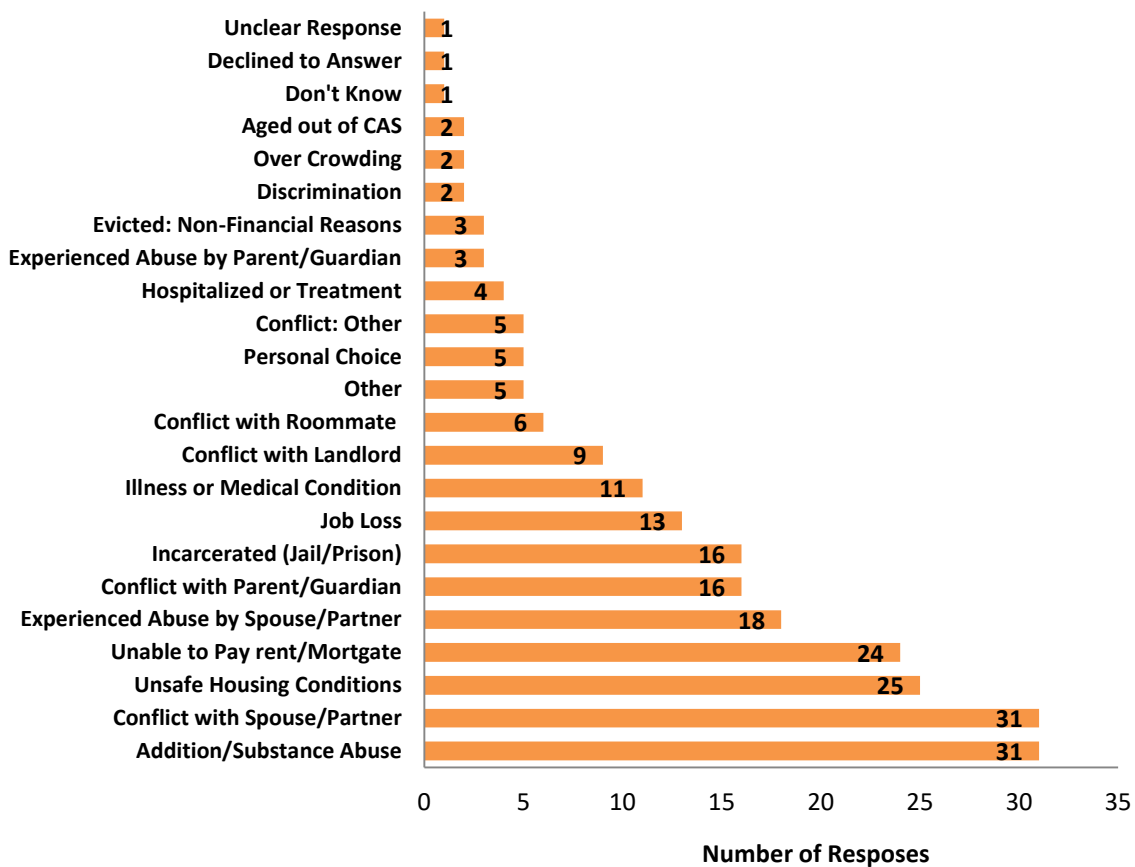
Participants were asked if they had stayed in an emergency shelter in the past year. A total of 89 individuals (61%) indicated that they had stayed in a shelter, 55 (37%) had not stayed in an emergency shelter while three individuals (2%) stated that they did not know if they had stayed in an emergency shelter.



Reasons for Housing Loss

Participants were asked the question, 'what happened that caused you to lose your housing most recently?' The top three responses for why people lost their housing most recently were addiction/substance abuse (21%), conflict with spouse/partner (21%), and unsafe housing conditions (17%). An additional 24 individuals (16%) lost their housing because they weren't able to pay their rent or mortgage. There were 18 respondents (12%) who lost their housing most recently due to experiencing abuse from their spouse/partner.

Reasons for Housing Loss

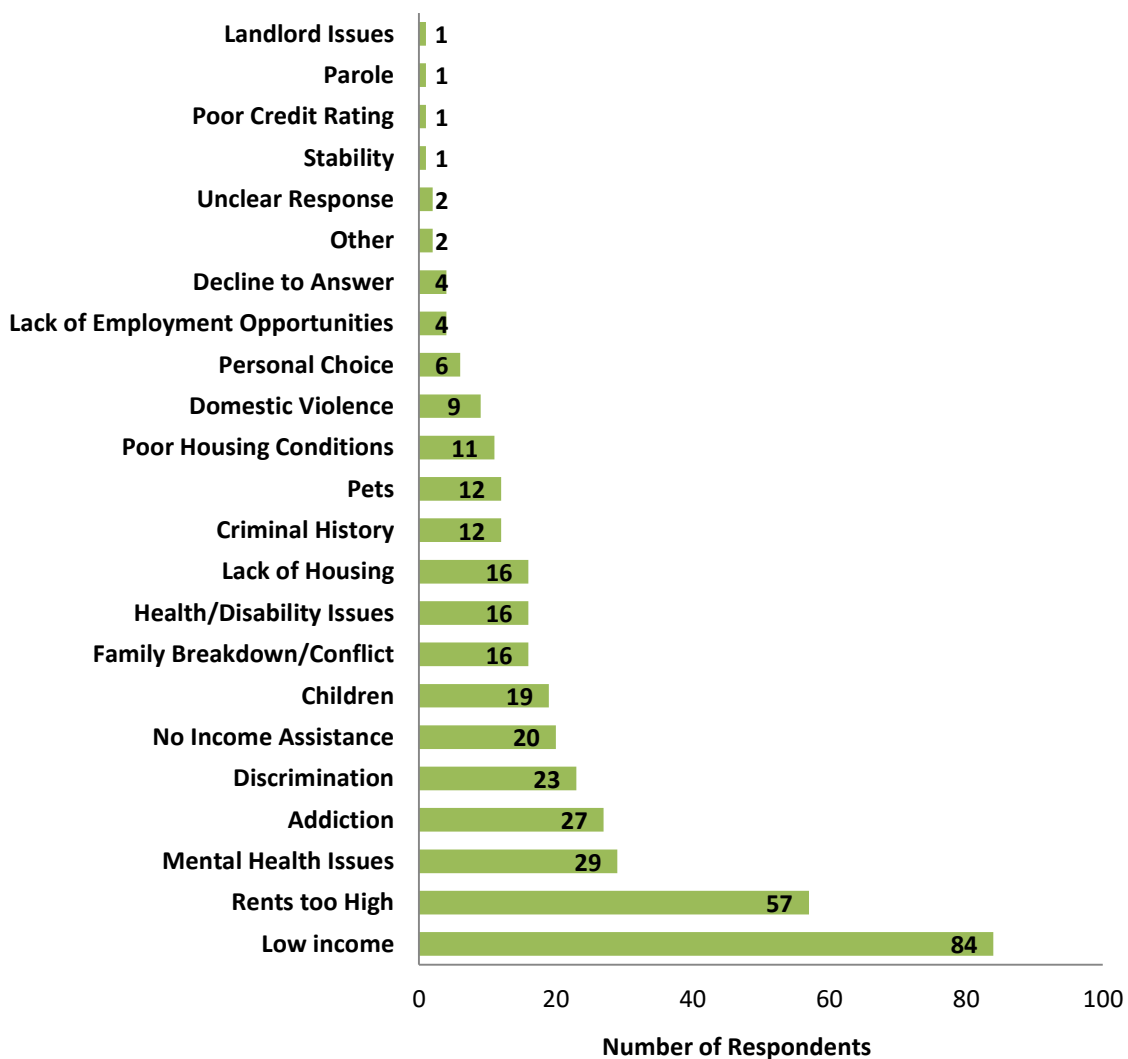


Obstacles to Housing

Participants were asked to provide surveyors with information on what is keeping them from finding a place of their own. The top three responses included low income (57%), the rent is too high (39%), and mental health issues (20%). A total of 29 individuals (18%) indicated that their addiction was keeping them from finding a place of their own. There were 23 individuals

(16%) who stated that discrimination was an obstacle to them finding housing. Other barriers to securing housing included the fact that they had no income, children, family breakdown and relationship conflicts, health and disability issues, a lack of housing supply, criminal history, pets, poor housing conditions, and domestic violence.

What is Keeping Respondents from Finding a Place of Their Own



What is needed to find housing?

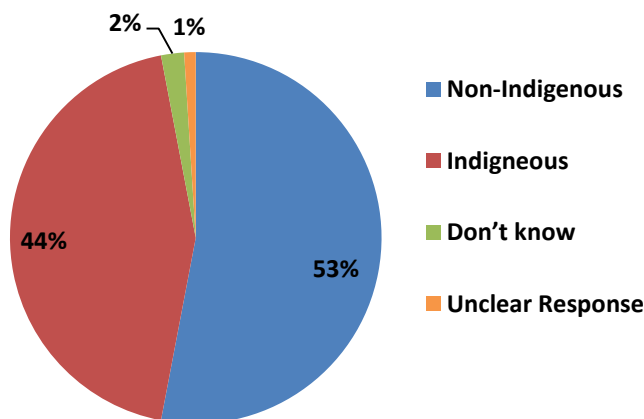
Top 10 Responses		
What would help people find housing?	Number of Responses	%
Money	63	43%
Housing options	17	12%
Support	16	11%
Affordable rent	12	8%
Employment	12	8%
Services	10	7%
Shorter waitlist	8	5%
Help	6	4%
Online resources	6	4%
Resources	6	4%

*Based on multiple responses

Individuals surveyed during enumeration were asked what they need to help them find housing. Participants were able to choose multiple responses. The top 3 responses can be found in the table below and include more money (**43%**), more housing options (**12%**), and more support (**11%**)

Indigenous Homelessness

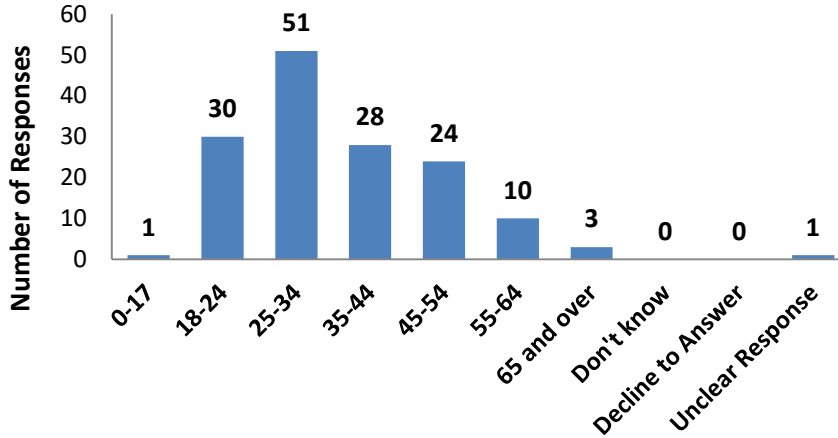
Indigenous Indicator



During homelessness enumeration, participants were asked if they self-identify as being someone with Indigenous ancestry including First Nations, Metis, or Inuit. A total of 65 respondents (**44%**) indicated that they identified as having Indigenous ancestry, while 3 respondents (**2%**) did not know if they have Indigenous ancestry. The DNSSAB is committed to working with Indigenous peoples and organizations to understand and address the factors that lead to housing and homelessness issues for the Indigenous peoples in Nipissing District.

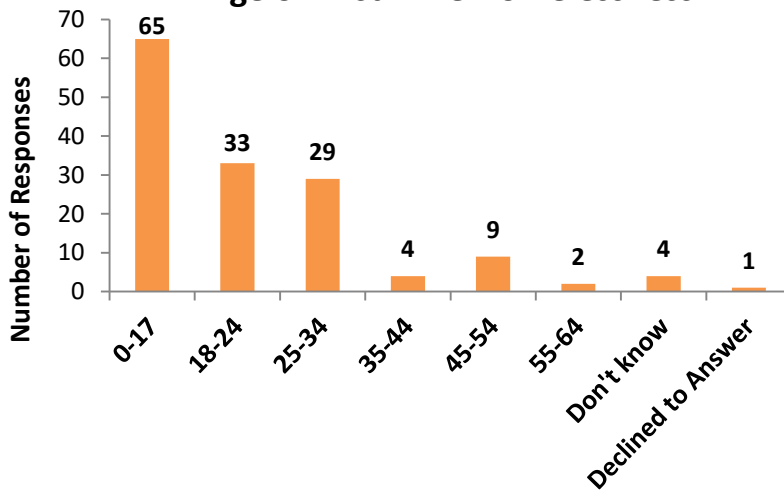
Youth Homelessness

Age of Survey Respondents



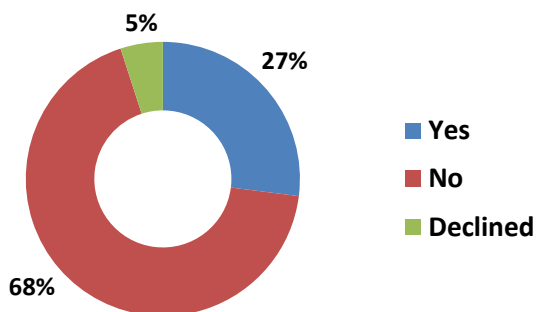
During homelessness enumeration, 31 individuals (**21%**) identified as being under the age of 25, with one individual stating they were under the age of 18 during the time of the survey.

Age of First Time Homelessness



Alarming, 98 individuals (**67%**) stated that the first time that they experienced homelessness was before the age of 25.

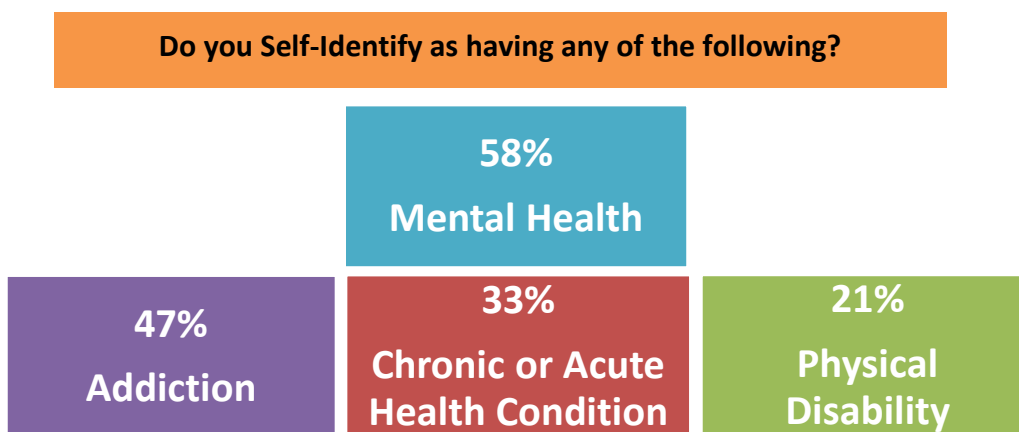
Foster Care Experience



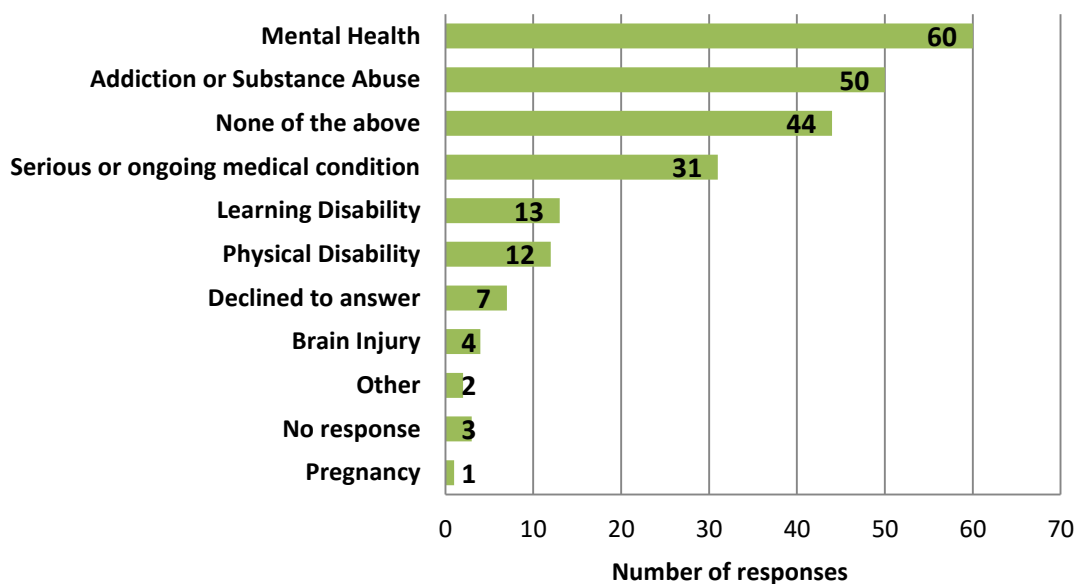
During homelessness enumeration, 40 individuals (**27%**) stated that they have experience in the foster care system, while seven individuals declined to answer this question. Youth homelessness is a provincial priority indicator, and the DNSSAB is committed to understanding and addressing the factors that lead to housing and homelessness issues for the district's youth population.

People with disabilities

During homelessness enumeration, it was discovered that a large percentage of individuals self-identify as having a disability including mental health (58%), addiction (47%), physical disabilities (21%) and chronic or acute health conditions (33%). Survey participants were also asked what kinds of services they were currently using. Based on 147 participants, 60 (41%) stated they were currently accessing mental health services, 50 (34%) participants were accessing addiction services and 44 (30%) individuals were not accessing any services and supports. This data provides the DNSSAB with important insight into the disabilities and barriers faced by those in housing need.



Services Currently Being Used



Senior citizens

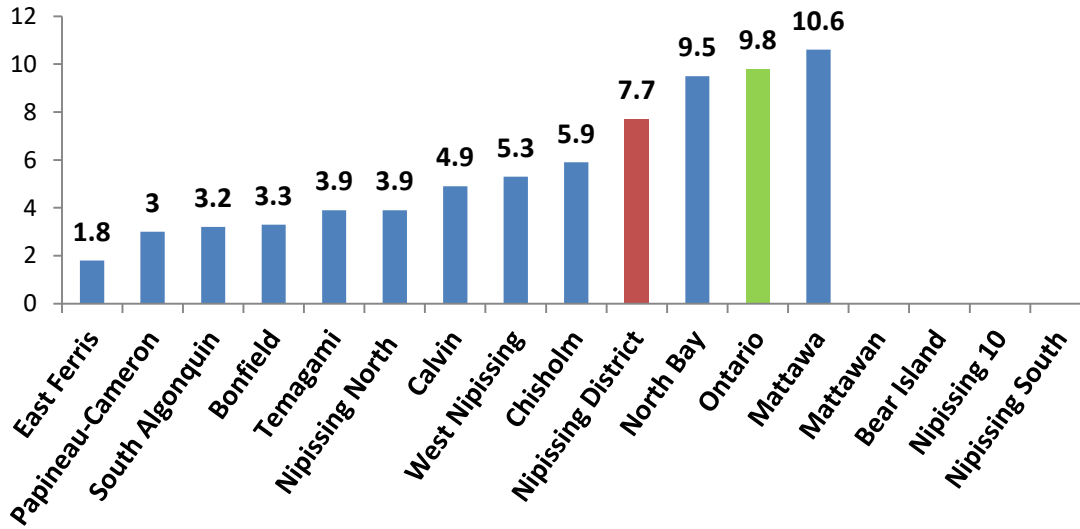
As previously discussed in **Section 3.1.3** of this report, the median age in Nipissing District is 45.9 years, which is 4.6 years older than the median age in Ontario. Based on the 2016 Census data, **20.7%** of the population in Nipissing District is over the age of 65. However, by 2024 the number of seniors in Nipissing District is projected to increase by **28.2 %**. Seniors housing is an important issue in the District, as the baby boomer population continues to age, there will be significant impacts on housing supply and services. The demographic impacts of the aging population are already being felt. For example, based on the Centralized Waiting List data from July 2019, approximately **47%** of social housing applicants were seniors over the age of 65. **(Section 4.2.2)**

Low Income /Poverty

Statistics Canada does not have a specific poverty measure. However, the Low Income Cut Off- After Tax (LICO-AT) measure is commonly used to describe low income in terms of households that spend **20%** more than the average household on necessities including food, shelter, and clothing. The LICO-AT measure takes into account family size and size of the population in the geographic area being considered to ensure that the differences between the cost of living in urban and rural areas are a part of the statistical analysis (Statistics Canada, 2016).

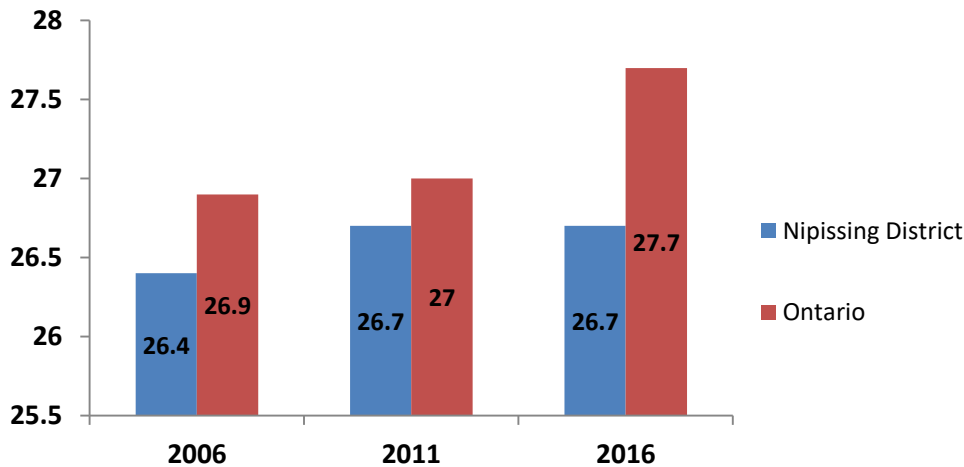
In 2015, the low-income cut-off after-tax (LICO-AT) for private households in Nipissing District was **7.7%**, which is **2.1%** lower than the percentage of Ontario households with a low-income cut-off, after-tax. The LICO-AT of municipalities in Nipissing District ranges from only **1.8%** of private households in East Ferris to **10.6%** of households in Mattawa. The municipality of Mattawa is the only municipality in Nipissing District with a higher rate of LICO-AT than the province of Ontario. However, there is no recorded data for this measure for the geographic areas of Mattawan, Bear Island, Nipissing 10, and Nipissing South.

Low Income Cut-Off After Tax (2016)



Rate of Unaffordable Housing

Rate of Unaffordable Housing



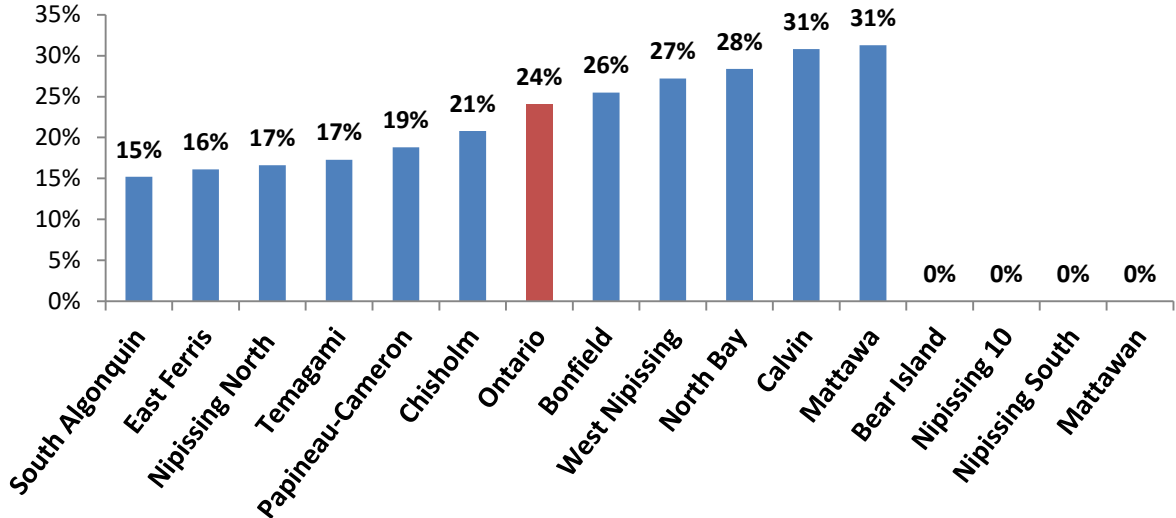
Statistics Canada measures the rate of unaffordable housing across Canada. A household is defined as having unaffordable housing if they spend **30%** or more of their total income on shelter.

In 2015, **26.7%** of households in Nipissing District were living in unaffordable housing, compared to **27.7%** of households in the Province of Ontario.

Across Nipissing District, the rate of unaffordable housing ranges from **15%** of households in South Algonquin to **31%** of households in Mattawa and Calvin (Statistics Canada, 2016). There are five municipalities in Nipissing District that have a higher rate of unaffordable housing than the rate for the Province of Ontario (**24%**) including Bonfield, West Nipissing, North Bay,

Calvin, and Mattawa. Bear Island, Nipissing 10, Nipissing South, and Mattawan could not be reported on for the 2016 Census year.

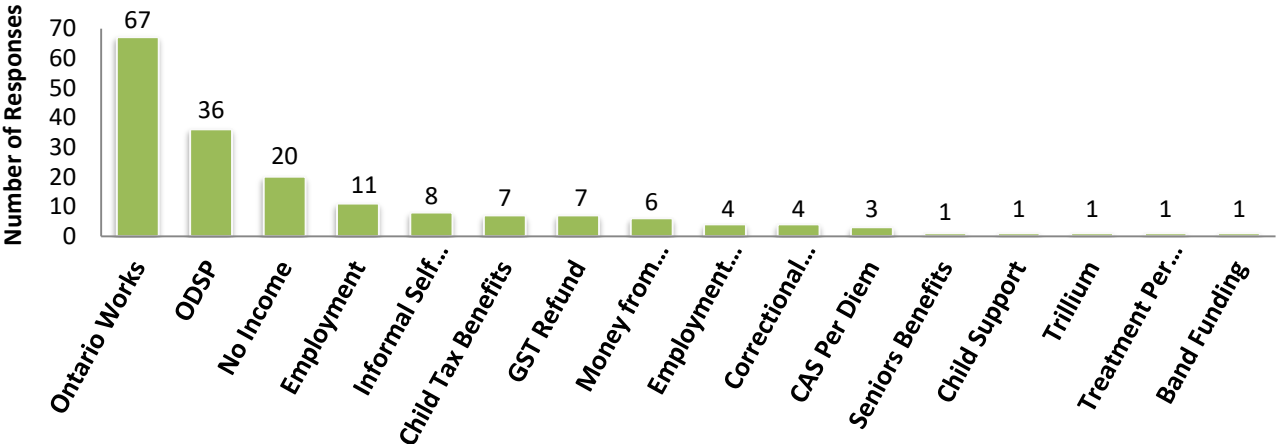
Rate of Unaffordable Housing by Municipality (2016)



Source of Income during Homelessness Enumeration

During homelessness enumeration, individuals were asked to provide information about their sources of income. 103 respondents (70%) stated that their income was social assistance, being either Ontario Works (OW) or the Ontario Disability Support Program (ODSP). A further 20 individuals (14%) did not have an income, while, 11 respondents (7%) were employed but were experiencing homelessness.

Sources of Income



4.4.2. Housing Need and Social Assistance

On August 6th, 2019, there were approximately 2,323 citizens accessing Ontario Works in the District of Nipissing (DNSSAB, 2019). Since the beginning of the 10-Year Plan, the average annual number of citizens on Ontario Works in Nipissing District has ranged from 2,154 in 2019, to 2,496 in 2016.

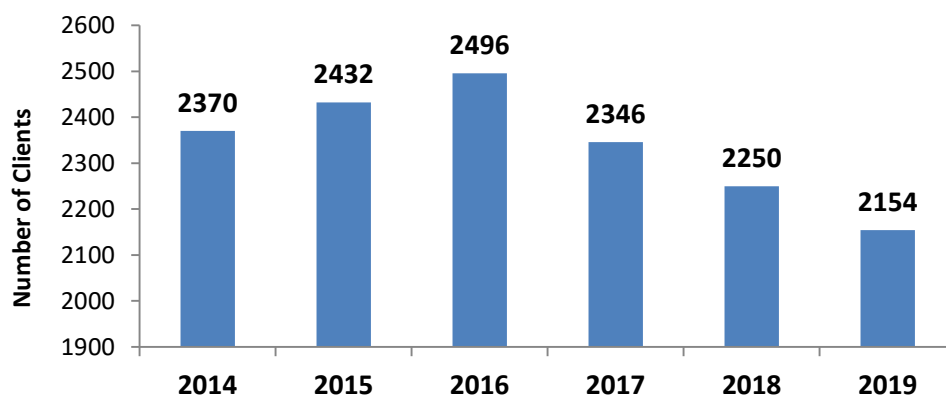
Personal Needs Assessment of Ontario Works Clients with Housing as a Barrier to Employment (n 368)		
Barrier	Number of Clients	Percentage of Clients in Housing Need
Physical Health	143	38.9%
Mental Health	197	53.5%
Addictions	107	29.1%
Childcare	61	16.6%
Transportation	258	70.1%

Source: DNSSAB

As part of the Ontario Works Program, Case Managers meet with citizens on a regular basis and complete a personal needs assessment to obtain information on the citizens' needs and barriers including physical health, mental health, addictions, housing need, childcare, and transportation issues. Based on data captured during August of 2019, approximately **16%** of Ontario Works citizens (368) in Nipissing District stated that housing issues are impacting their ability to get or keep a job.

Of the 368 clients who are experiencing housing-related barriers to employment, **70.1%** also stated that transportation is impacting their ability to get or keep a job. Additionally, **38.9%** of clients with housing barriers are also experiencing a physical health barrier that is impacting their ability to get or maintain employment, while **53.5%** have mental health barriers, **29.1%** have addiction issues, and **16.6%** stated that childcare is impacting their ability to achieve or maintain employment.

**Average Annual Clients on Ontario Works:
Nipissing District**



5. Review of Current Plan Objectives, Targets & Achievements

5.1 Progress and Accomplishments, 2015-2019

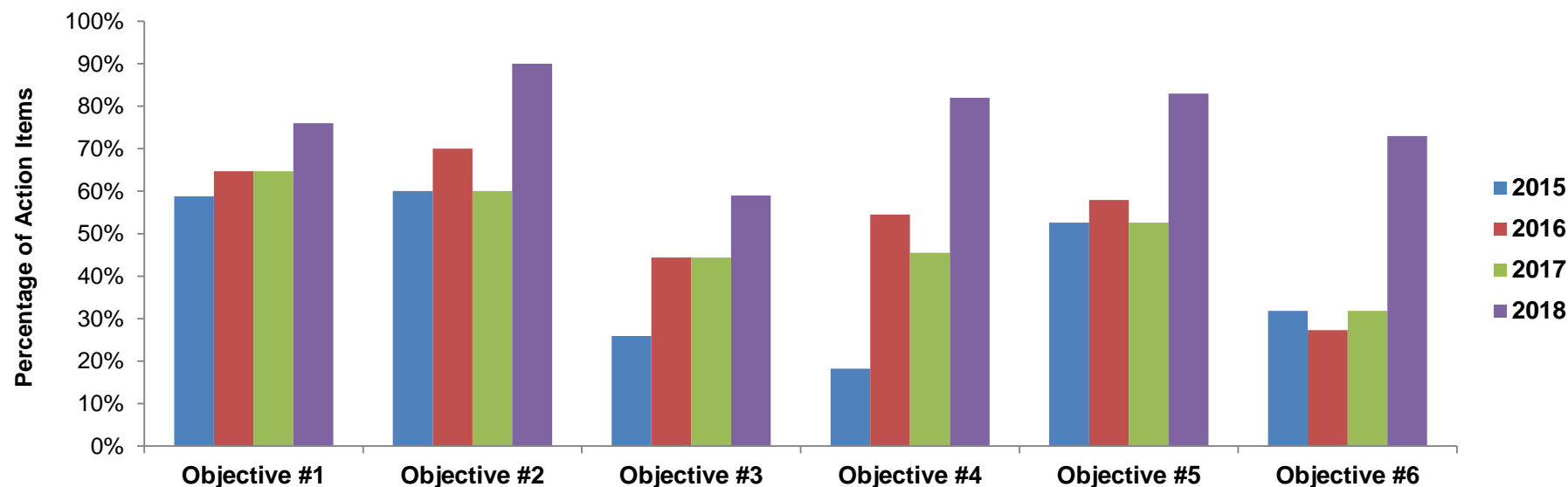
Over the first five years of the 10-Year Housing and Homelessness Plan, approximately \$16,444,681.77 in funding was spent addressing the Strategic Objectives outlined in the 10-Year Plan. The overall funding amount for 2014-2019 included: \$3.4 million on homelessness prevention, shelters and diversion; \$2.8 million on improving housing stability; \$10 million increasing housing affordability and options along the continuum; \$1.8 million sustaining and expanding the housing portfolio; \$25 thousand on leadership, integration, coordination and advocacy; and \$79 thousand on awareness, education, information and best practices.

Table 10. Funding By Objective: 2014-2018

Strategic Objective's	2014	2015	2016	2017	2018	Objective Total
1.Homelessness Prevention, Shelters and Diversions	\$405,500.00	\$529,635.74	\$656,947.00	\$1,821,617.00	\$2,223,236.80	\$3,413,699.74
2.Improving Housing Stability	\$498,728.00	\$723,939.44	\$592,000.00	\$1,048,771.66	\$545,065	\$2,863,439.10
3.Increasing Housing Affordability and Options along the Housing Continuum	\$1,613,100.00	\$1,732,613.00	\$1,311,450.00	\$5,406,379.93	\$1,210,486.50	\$ 10,063,542.93
4.Sustaining and Expanding the Housing Portfolio	N/A	N/A	N/A	\$1,807,816.63	\$645,134.73	\$1,807,816.63
5.Leadership, Integration, Coordination and Advocacy	N/A	\$25,000.00	N/A	N/A	N/A	\$25,000.00
6.Awareness, Education, Information and Best Practices	N/A	\$39,000.00	\$20,000.00	\$20,000.00	\$45,000	\$ 79,000.00
Annual Total	\$2,517,328.00	\$ 3,050,188.18	\$2,580,379	\$8,296,768.59	\$4,668,923.03	\$16,444,681.77

The highest funded year was in 2017 when the DNSSAB received approximately \$8.2 million in funding to address housing and homelessness in the District of Nipissing. In 2017, the district utilized large funding allotments to support the creation of 42 units of affordable rentals for seniors in the Marshall Park Living project in North Bay, as well as 8 affordable seniors' row house units in East Ferris.

Action Item Progress: 2015-18



As noted in the chart above, over the last 5 years, progress has been made on many of the action items. In 2018, **76%** of the 116 action items in the original 10-Year Housing and Homelessness Plan were achieved or experienced progress towards their intended target. To highlight, progress was made on approximately **90%** of the actions in Strategic Objective 2, (Improving Housing Stability). For example, multiple targets found in Objective 2 were met, and included the utilization of CHPI funding to support housing eviction prevention programs through the DNSSAB, the Low Income People's Involvement of Nipissing (LIPI), and housing support services through the Crisis Centre of North Bay. Progress was also made on improving housing stability through the administration of Ontario Renovates funding which assists homeowners with crucial renovations to address accessibility, repairs, and retrofitting.

5.1 Alignment with Provincial Policy Statement

Nipissing Districts 5 year review process is aligned with provincial requirements as laid out in the Housing Service Act, 2011 which requires all service managers in Ontario to review their housing and homelessness plan and make amendments if necessary every 5 years. The original 10-Year Plan was developed in accordance with the *Ontario Housing Policy Statement* which was released in August of 2011. Nipissing District's 10-Year Plan came into effect on January 1, 2014.

In 2016, the Ministry of Housing released the current *Policy Statement: Service Manager Housing and Homelessness Plans, as an update to the Ontario Housing Policy Statement (2011)*. Through the 5-Year review process, service managers are required to ensure that their Housing and Homelessness Plans are consistent with the revised policy statement (2016).

The 5-Year Review is aligned with the requirements of the Provincial Policy Statement (2016) and the Housing Services Act (2011) based on the following requirements:

- Assessment of Current and Future Housing Needs
- Objectives, Targets and Achievements
- Accountability and Outcomes
- Ending Homelessness
- Coordination with Other Community Services
- Indigenous Peoples
- A Broad Range of Community Needs
- Non-Profit Housing Corporations and Non-Profit Co-operatives
- The Private Market
- Climate Change and Environmental Sustainability

5.2 Alignment with Nipissing Municipalities Official Plans

The Official Plans of the municipalities within the District of Nipissing were reviewed in order to gain an understanding of the present and future plans for housing within the communities in the district. The following section provides a brief summary of housing within the Official Plans of Nipissing District. Several important themes were recurring within the Official Plans including discussions around affordable/social housing, transportation, accessible/special needs housing, and seniors housing.

5.2.1. Affordable and Social Housing

The most prevalent theme within the Official Plans was affordable housing. Each municipality discussed the necessity for affordable housing to meet the needs of specialized housing groups such as seniors, low-income families and those in need of accessible units. The demands of these housing groups are expected to grow, and many municipalities discussed how they would ensure an adequate supply of housing for future demand. Many of the smaller municipalities discussed encouraging an affordable and variable housing supply, as they are unable to provide affordable housing through the municipality due to a lack of funding and resources available.

The Official Plans of East Nipissing, Temagami, Bonfield, Mattawa, and East Ferris recognize that seniors, younger people, and low-income families are in need of adequate affordable housing, and language is included in the plans stating that consideration will be given towards the encouragement or facilitation of the construction of affordable housing types. Bonfield elaborates on this topic by recognizing the demand for affordable housing types, such as duplex, semi-detached and attached housing, and one of the objectives in their Official Plan is to *“seek opportunities to participate in affordable housing initiatives within the wider District of Nipissing region.”* In South Algonquin’s *Community Based Strategic Plan (2016-2021)*, one of the goals the municipality is reaching for is the establishment of an affordable housing complex with multiple levels of support. In addition, one of the policies within Chisholm’s Official Plan is to ensure existing and new residents have access to diverse and affordable housing choices, and work around the limitations of their rural municipality by discussing the use of garden suites and accessory apartments as a form of affordable housing, in line with several other municipalities. Chisholm, East Nipissing, and West Nipissing also state that community improvement projects may include the development of affordable housing.

An excerpt from West Nipissing’s Official Plan mentions that *“in the design and development of subdivisions and in planning larger scale housing projects, specific consideration shall be given for the development of affordable housing for moderate and lower-income households (target of 25%).”* Mattawa’s Official Plan has a very similar objective; with the statement, *“Council shall require a minimum of 25% of new residential developments to be affordable and shall monitor the provision of affordable housing in the municipality.”* As the largest population centre in the District of Nipissing, North Bay had an extensive section dedicated to social housing, affordable housing, and special needs housing. Like other municipalities, North Bay will encourage the development of a variety of housing types and densities throughout the City, and they recognized that certain segments of the population require specialized housing needs. The following excerpt was taken from section 2.1.11.4 of North Bay’s Official Plan:

“On a project by project basis, the City will facilitate within its responsibilities and powers, housing developments or programs funded by the federal, provincial governments in conjunction with the District Nipissing Social Services Administration Board, where resources allow. Council may consider a community improvement plan towards housing by making full use of federal and provincial funding assistance programs to offset lost municipal revenue as a result of the waiving of building permit fees, development charges and other municipal fees associated with new housing developments.” – City of North Bay, Official Plan

Social housing was a sub-theme under the affordable housing theme within the municipal Official Plan of North Bay. The Official Plan recognized that social housing developments are and will continue to be funded and administered by federal and provincial governments and that the DNSSAB will act as a transfer agent for the maintenance of existing social housing and new social housing programs and projects. It was stated within the Official Plan *“the City will work with the DNSSAB to achieve housing targets as determined by the Nipissing District Housing Needs, Supply and Affordable Study 2008, and as updated from time to time and as resources permit.”*

5.2.2. Transportation

The City of North Bay and the municipality of South Algonquin both mentioned the need for adequate transportation to be accessible for the population, especially seniors and vulnerable populations. North Bay is currently the only community offering true public transit, and in Section 1.4.2: Guiding Principles of the Official Plan, it was stated that a *“suitable supply and range of housing types complemented by efficient public transit and active transportation”* is necessary to *“continually improve the quality of life in the City through good land use planning”*.

Unfortunately, transportation is a major issue facing the smaller rural communities, as it is difficult for people to find reliable and affordable transportation for employment reasons, medical appointments, accessing public services, shopping, and other travel reasons. The South Algonquin Official Plan discusses the strong attachment many seniors have to their community and the fact that they want to remain there throughout their lives. In order to do so, regular affordable transportation services to larger communities for medical appointments and goods and services is a necessity for that population.

5.2.3. Accessible Housing and Special Needs Housing

Another theme within the Official Plans (OP's) of Nipissing District was accessible housing and housing for special needs populations. North Bay, East Ferris, and West Nipissing had sections within their OP's referring to both accessible and special needs housing as a solution for both senior living as well as those living with a disability. In West Nipissing's Official Plan, it is stated that *"the Municipality intends to provide housing to meet special needs including garden suites, crisis housing, Ontarians with disabilities and group homes."* The municipality then discusses the possible use of apartments within houses as an alternative to meet the needs of their residents. Examples of apartments within houses include seniors living with family but in a separate apartment and accessible housing where individuals have their own apartment but can remain at home with relatives. The City of North Bay also discusses garden suites or secondary apartments as an option for accessible housing where individuals can live in close proximity to a family home. East Ferris had a small section regarding housing to meet special needs requirements, with the statement from their Official Plan, *"Council shall consider the development of housing projects to meet the special needs of seniors, handicapped or lower-income households on an individual or joint municipal basis with adjacent municipalities."*

North Bay's mention of accessible and special needs housing was the most extensive, due to the urban nature of the city. The focus was on ensuring a wide variety and adequate supply of accessible housing for an aging population, as well as to accommodate those living with a disability. The Official Plan states in section 2.1.11.4, that *"it is recognized that there are certain segments of the City's population that require special housing needs. The elderly, those with mental or physical disabilities and those requiring specialized support services, require housing that is flexible, integrated and supportive."* Section 2.1.11.2 mentions general policies followed by the City of North Bay, with one policy specifically to encourage the provision of such housing within the residential environment of the community.

A common sub-theme within the theme of accessible and special needs housing was group homes, which were mentioned in the Official Plans of North Bay, East Nipissing, Bonfield, West Nipissing, and Mattawa. Group homes are generally defined as a single housekeeping unit in which three to ten persons, excluding supervisory or operating staff, live together under responsible supervision and which is licensed and/or approved under provincial statutes and comply with municipal by-laws. Group homes are utilized by the Province of Ontario for the purposes of housing those with special needs who are unable to live alone and are in need of personalized care and general supervision. All municipalities who mentioned group homes discuss the importance of community-based group living for those living in this type of housing,

and as such group homes are permitted in all land use designations, which permit residential uses in each municipality.

5.2.4. Senior's Housing

Due to the trend of an aging population in the area, almost all municipalities had included a section regarding senior's housing in their Official Plans. Many of the smaller municipalities mentioned garden suites and secondary apartments as a possible solution for seniors housing in areas where there is a lack of dedicated senior's housing. In East Nipissing's Official Plan, it was stated that *"multiple housing types such as apartments, row housing and, senior's housing will be directed to serviced urban communities such as Mattawa"* due to the rural nature of the community. South Algonquin, in which the population has a high percentage of senior citizens, recognized the following needs: a seniors housing complex; more support services for those wishing to age in place; and regular affordable transportation services to larger communities for medical appointments and goods and services. In North Bay's Official Plan, it was stated that *"proposals for senior citizen developments should be encouraged in locations that are in close physical pedestrian distance to transit, retail, health, social, institutional and recreational facilities. Encouragement should be given to projects which share such facilities or include mixed uses."* The City also discusses the need for urban design improvements and accessibility features to be required as appropriate on-site features of development. The proximity to amenities and the introduction of accessibility features will increase the ability of senior citizens to age in place and will reduce barriers that seniors face when dealing with physical limitations.

Transitional housing has been cited as a common need in the 10-Year Homelessness Plan; however, the only mention of transitional housing within the municipal Official Plans was found within the Official Plan of Temagami. Temagami's Official Plan discussed the importance of meeting the needs of an aging population, with the use of transitional housing and long-term care facilities. In this instance, the term transitional housing was used in the context of having the ability to age in place, as someone transitions to requiring long term care and/or assisted living.

5.3. Previous objectives, outcomes, measures carried forward

As seen in **Appendix A**, there are 6 strategic objectives that were carried forward from the original 10-Year Plan which will continue to be used to guide the actions and strategies of the remaining five years of the plan.

The Six Housing and Homelessness Plan Strategic Objectives include:

- 1. Homelessness Prevention, Shelters and Diversion**
- 2. Improving Housing Stability**
- 3. Increasing Housing Affordability and Options along the Housing Continuum**
- 4. Sustaining and Expanding the Housing Portfolio**
- 5. Leadership, Integration, Coordination and Advocacy**
- 6. Awareness, Education, Information and Best Practices**

The majority of strategies and accompanied action items were carried forward through the 5year review process. However, some changes were made to reflect the goals of the housing and homelessness strategic objectives for the remaining 5 years of the plan.

A detailed analysis was conducted to determine the amount of progress made on each of the 116 action items over the first five years of the plan. This analysis uncovered that there were some action items where no progress had been made during the first five years of the plan. These action items were compiled and analyzed to determine their relevance going forward. The action items with 'no progress' were examined to determine if they were relevant to the themes that emerged during the stakeholder consultation. Through this process it was determined that action items with 'no progress' would either be:

- Deleted because they were no longer relevant;
- Re-worded to suit the current and future housing needs of the District;
- Be moved to another Strategy, making the action more aligned with the current and future needs of the District, or;
- The action would remain, as it is still relevant and will be addressed in the last five years of the plan.

5.4. New objectives, outcomes, measures

Upon completion of a thorough analysis of the original actions, outcomes, and measures of the 10-Year Housing and Homelessness Plan, the next step involved determining what new objectives, outcomes, and measures were needed to meet the current and future housing needs of the District. The amended plan was reviewed against the 6 themes and 43 sub-themes discussed during consultation. The research team determined which consultation sub-themes already had associated action items and which sub-themes required more attention.

Overall, it was determined that there was a series of sub-themes, which were not captured or captured inappropriately in the revised plan. Therefore, new actions, outcomes and measures or revisions to pre-existing actions were required to ensure that the Plan reflected the information gained through consultation. New and revised actions were created for the following sub-themes:

- Student housing
- Addiction and mental health in housing
- Coordinated discharge planning
- Program requirements including referrals and wait times
- Resources for crisis situations
- The impact of building and zoning regulations
- Health hazards in the housing stock
- Building code violations
- Damages to rental units
- Client accountability
- Communication around development and RFP opportunities
- Economic incentives for developers
- Sustainable employment opportunities

Appendix A: Amended 10 Year Plan Based on 5 Year Review Process

Strategic Objective 1: Homelessness Prevention, Shelters and Diversion

Strategy 1: Improve the homelessness prevention and shelter diversion system that will assist citizens in finding appropriate and sustainable housing in the shortest amount of time.

Section	Actions	Outcomes	Measures	Targets
1.1.1.	Ensure sustainable funding for core homelessness services using funds from existing sources where available, and where necessary, identify new sources.	Annualized funding for core services.	Amount of funding for core homelessness services.	Yearly funding increases to core homelessness services.
1.1.2.	Establish a mobile housing help service for individuals/families who are homeless or at risk of losing their housing.	People at risk are housed.	Staff available to assist individuals/families who are homeless or at-risk of homelessness.	Full-time staff is available to assist individuals/families who are homeless or at-risk of homelessness.
1.1.3.	Provide resources to shelters and service providers to enable the provision of comprehensive services and to work with clients in order to coordinate services.	Individuals in shelters/ service providers are aware of and can access, the services they need.	Number of resources for shelters and service providers to provide clients with comprehensive and coordinated services.	An increase in the number of resources for shelters and service providers offering comprehensive and coordinated services.

Section	Actions	Outcomes	Measures	Targets
1.1.4.	Ensure there is a wide range of supports and services to meet the needs of women and children fleeing violence.	Individuals fleeing violence receive appropriate supports.	Types of supports and services available to meet the needs of women and children fleeing violence.	Numerous supports and services are available to meet the needs of women and children fleeing violence.
1.1.5.	Ensure service providers' hours of operation allow individuals and families who are at risk of homelessness and work during the day to access services and programs.	Individuals who work can access support services and programs.	Hours of operation for housing and homelessness services and programs to assist at-risk households who work during the day.	Housing and homelessness services and programs are available after hours to assist at-risk households who work during the day.
1.1.6.	Accroître les services bilingues pour les femmes qui sont victimes de violence familiale et qui doivent accéder à des services autres que les abris de transition, par exemple le système juridique. <i>Wide range of bilingual services for women who are victims of domestic violence and who are accessing services outside of transition shelters; for example, the legal system.</i>	Francophone women fleeing violence receive appropriate supports.	Number of services offered in French and English available to women who are victims of domestic violence.	Numerous bilingual services and supports are available for women who are victims of domestic violence.

Strategy 2: Develop a ‘Coordinated Access’ approach to addressing homelessness in Nipissing District

Section	Actions	Outcomes	Measures	Targets
1.2.1.	Develop a sub-committee from the Nipissing District Homelessness and Housing Partnership (NDHHP).	Community agencies are working together to achieve a Coordinated Access System.	Terms of reference to guide the Coordinated Access sub-committee of the NDHHP.	Regular meetings of the Coordinated Access sub-committee.
1.2.2.	Work within a Coordinated Access System to provide housing and homelessness supports and services to the repetitive homeless, youth, VDV, Indigenous and other priority populations.	Coordinated support services are available for the repetitive homeless, youth, VDV, Indigenous, and other priority populations.	Coordinated services available to support the repetitive homeless, youth, VDV, Indigenous and other priority populations.	A coordinated inter-service case management process is in place to support the repetitive homeless, youth, VDV, Indigenous and other priority populations.
1.2.3.	Work with community partners to ensure that a Coordinated Access approach includes the involvement of service providers who support homeless and at-risk of homeless individuals with securing and maintaining housing.	Clients are supported in a coordinated environment with the services they require to secure and maintain housing.	Number of community partners operating within the District’s Coordinated Access System.	Wide range of service providers are working within a Coordinated Access approach to support homeless and at-risk of homeless individuals.

Strategy 3: Establish an Emergency Homelessness and Housing Response Team.

Section	Actions	Outcomes	Measures	Targets
1.3.1.	Create a group that will respond to emergency housing-loss situations. For example, housing ordered closed, or other non-natural events that result in people losing their homes.	People are housed immediately upon losing their housing.	The response to emergency housing loss situations.	A group of housing organizations works together to assist individuals and families in emergency housing loss situations.
1.3.2.	Advocate for funding to provide program dollars to organizations that respond to crisis housing situations so those organizations can continue to offer services during operating hours.	Organizations who respond to crisis housing loss situations are able to respond quickly and effectively, while still maintaining their core services.	Funding for organizations that respond to crisis housing loss situations.	An increase in funding is allocated to organizations that respond to crisis housing loss situations.

Strategy 4: Find a solution to meeting the chronic requirements of individuals who are homeless, in both urban and rural settings.

Section	Actions	Outcomes	Measures	Targets
1.4.1.	Investigate a new shelter that would provide 24/7 programs to help youth stay off the streets and address the cause of their homelessness.	Youth are offered programs and supports they need.	Number of shelter beds that provide 24/7 programs to help youth stay off the streets and address the cause of their homelessness.	An increase in shelter beds to provide 24/7 programs to help youth stay off the streets and address the cause of their homelessness.

Section	Actions	Outcomes	Measures	Targets
1.4.2.	Create additional shelter beds for males.	Shelter beds are available for males.	Number of shelter beds for males.	An increase in the number of shelter beds for males.
1.4.3.	Create additional shelter spaces for citizens who are not experiencing abuse.	Shelter spaces are available for citizens who are homeless and not experiencing abuse.	Number of shelter beds for citizens who are not experiencing abuse.	An increase in the number of shelter beds for citizens who are not experiencing abuse.
1.4.4.	Investigate options to increase funding to meet housing, transportation and daily living needs.	People have funding to access appropriate housing.	Funding for programs and services for housing, transportation and daily living needs.	An increase in funding to meet housing, transportation and daily living needs.

Strategy 5: Community partners and agencies advocate for those who are at risk of becoming homeless and those who are homeless.

Section	Actions	Outcomes	Measures	Targets
1.5.1.	Community agencies advocate for homeless/at-risk of homelessness individuals and/or families in the District, including the need for accessible and supportive/supported housing.	The needs of homeless and at-risk of homelessness individuals and families are known in the District.	Service agreements state that community agencies must agree to be advocates for homeless and at-risk of homelessness individuals and families.	All new homelessness related service agreements signed with the DNSSAB ensure that community agencies are advocates for individuals/families who are homeless or at-risk of homelessness.

Section	Actions	Outcomes	Measures	Targets
1.5.2.	Homelessness support providers and housing support agencies develop linkages with mental health agencies.	Improved partnerships between homelessness support providers, mental health agencies and housing support agencies.	Linkages between housing/ homelessness support providers and mental health agencies.	Partnerships are developed between housing/homelessness support providers and mental health agencies.
1.5.3.	Homelessness support providers develop linkages with landlords.	Improved partnerships between homelessness support providers and landlords.	Linkages between homelessness support providers and landlords.	Partnerships are developed between homelessness support providers and landlords.
1.5.4.	Homelessness support providers develop linkages with housing support agencies.	Improved partnerships between homelessness support providers and housing support agencies.	Linkages between homelessness support providers and housing support agencies.	Partnerships are developed between homelessness support providers and housing support agencies.

Strategic Objective 2: Improving Housing Stability

Strategy 1: Develop a Housing Eviction Prevention Program.

Section	Actions	Outcomes	Measures	Targets
2.1.1.	Create a Housing Eviction Prevention Program.	Tenants remain housed.	Number of households evicted.	Decrease in the number of households evicted.
2.1.2.	Create linkages to housing support services and programs, and crisis management for landlords.	Fewer tenants are evicted because they receive appropriate supports.	Number of households diverted from eviction.	Increase the number of households diverted from eviction.
2.1.3.	Support housing eviction programs and services that provide education and awareness to individuals and households on the importance of being good tenants.	Tenants are educated on their roles and responsibilities as tenants.	Funding for eviction prevention programs and services.	An increase in funding for eviction prevention programs and services.

Strategy 2: Community housing workers are available to provide advocacy and support services to tenants and/or homeowners.

Section	Actions	Outcomes	Measures	Targets
2.2.1.	Advocate for increased funding, supports and services for people to remain housed.	Tenants and homeowners have appropriate supports services they need to stay in their homes.	Funding for services to prevent homelessness.	An increase in funding to prevent homelessness.
2.2.2.	Establish a community development worker position to support tenants in social/affordable housing.	Tenants in social/affordable housing receive the necessary supports.	Supports for tenants in social/affordable housing.	A variety of supports for tenants in social/affordable housing.

Strategy 3: Consistent and coordinated discharge planning from hospital, detox, addiction, mental health, and youth and adult correctional facilities.

Section	Actions	Outcomes	Measures	Targets
2.3.1.	Work with community partners to create discharge plans that include services and programs available in the District.	Successful housing placement for individuals discharged from correctional facilities or hospitals.	Number of individuals discharged to homelessness.	A decrease in the number of individuals discharged to homelessness.
2.3.2.	Ensure that individuals discharged from institutions receive housing supports and services once they are housed in the District.	Individuals discharged from institutions are able to remain housed with appropriate services and supports.	Number of individuals discharged from institutions experiencing homelessness.	A decrease in chronic and episodic homelessness for individuals discharged from institutions.

Strategy 4: Develop Rural Outreach and Transportation Services to support housing retention in rural communities

Section	Actions	Outcomes	Measures	Targets
2.4.1.	Advocate for the need for reliable transportation as a measure of housing stability and retention.	The government understands the transportation needs of rural/Northern communities.	Funding for rural/Northern communities to meet the transportation needs of residents.	Reliable transportation for rural citizens of Nipissing District.
2.4.2.	Create partnerships to assist individuals and/or families to access the services they need to remain housed; including grocery shopping, support services, etc., in communities	Individuals and/or families can remain in their own homes with supports.	Services to assist rural individuals/families to remain housed.	A wide variety of services to assist rural individuals and families to remain housed.

Section	Actions	Outcomes	Measures	Targets
	where there is no or limited public transportation.			

Strategy 5: Improve senior citizen’s ability to Age in Place.

Section	Actions	Outcomes	Measures	Targets
2.5.1.	Community services funding for seniors to purchase medical equipment and complete accessibility renovations.	Seniors remain in their own homes with appropriate adaptive equipment.	Funding for medical equipment and home renovations.	An increase in funding for medical equipment and home renovations.
2.5.2.	Advocate for grants to maintain/ retrofit homes for seniors.	Seniors can access grants to retrofit or maintain housing.	Funding for seniors to maintain and retrofits their homes.	An increase in funding for seniors to maintain and retrofit their homes.
2.5.3.	Increase supported housing to assist seniors to be able to remain in their own homes.	Senior citizens can remain in their own homes.	Number of supported housing services for seniors.	An increase in supported housing services to assist seniors with aging in place.
2.5.4.	Increase supported/supportive housing options for seniors in South Algonquin.	Seniors receive the supports they need to remain in their home community.	Number of supported/supportive housing services for seniors in South Algonquin.	An increase in supported housing services to assist seniors in South Algonquin.

Section	Actions	Outcomes	Measures	Targets
2.5.5.	Advocate for ongoing management and support to maintain the housing of older adults living with mental illness in the District.	Older adults with a mental illness can remain in the community.	Services and support to assist older adults with mental illness.	An increase in services to support the housing retention of older adults living in the community with mental illness.
2.5.6.	Advocate and expand funding for health support services to support seniors in their home setting.	Adult patients receive health supports to remain in their own homes.	Types of health services to support seniors in their home setting.	An increase in the number of health services to support seniors in their home setting.
2.5.7.	Investigate the use of para-medicine as an aid for referrals.	Seniors receive information for health supports to remain in their own homes or be appropriately housed.	Referrals from para-medicine interactions.	An increase in the number of referrals from seniors who interact with para-medicine services.

Strategy 6: Ensure that citizens have adequate, affordable and suitable housing

Section	Actions	Outcomes	Measures	Targets
2.6.1.	Advocate for increased funding for home renovation/retrofit programs.	Homes in Nipissing District are in an adequate state of repair.	Number of Ontario Renovates funding recipients.	An increase in the number of Ontario Renovates funding recipients.

Strategic Objective 3: Increasing Housing Affordability and Options Along the Housing Continuum

Strategy 1: Assist qualified homeowners to create secondary suites in their homes as a means of increasing the supply of affordable rental housing where permitted through Official Plans.

Section	Actions	Outcomes	Measures	Targets
3.1.1.	Assist homeowner applicants with funding to create secondary suites, where appropriately permitted through municipal official plans and planning approvals.	The supply of affordable rental housing is increased.	Number of households that have accessed secondary suite incentives.	An increase in the number of households that access incentives that support the creation of legal secondary suites.
3.1.2.	Advocate for municipalities to create policies/documents to develop, monitor, measure and evaluate secondary suites.	The supply of suitable and adequate rental housing is increased.	Number of municipal policies/documents relating to secondary suites.	An increase in municipal polices/documents relating to secondary suites.

Strategy 2: Explore opportunities to expand rental subsidy programs

Section	Actions	Outcomes	Measures	Targets
3.2.1.	Advocate for increased funding for rent subsidy programs.	An increase in affordable rental housing.	Number of rental subsidies recipients.	An increase in the number of rental subsidy recipients.

Section	Actions	Outcomes	Measures	Targets
3.2.2.	Create additional rent subsidies to address the shortage of rental housing in municipalities without social housing.	An increase in affordable housing options in the district's rural municipalities and areas.	Number of rent subsidies in municipalities without social housing.	An increase in the number of rent subsidies in municipalities that don't have social housing.

Strategy 3: Aligning various funding sources with the Strategic Objectives of the 10-Year Housing and Homelessness Plan.

Section	Actions	Outcomes	Measures	Targets
3.3.1.	Maximize funding opportunities that align with the strategic objectives of this plan.	Funding is aligned with the strategic objectives.	Progress made on the strategic objectives of the plan.	An increase in the amount of progress made to address the strategic objectives of the plan.
3.3.2.	Advocate for increasing the investment of the Affordable Housing Reserve Fund.	The Affordable Housing Reserve fund will increase.	Amount of money in the Affordable Housing Reserve Fund.	An increase in the amount of money in the Affordable Housing Reserve Fund.

Strategy 4: Leverage resources in order to maximize affordable housing options along the continuum

Section	Actions	Outcomes	Measures	Targets
3.4.1.	Increase opportunities for affordable homeownership.	Maximize homeownership opportunities for low-income families.	Number of households assisted with homeownership.	An increase in the number of households assisted with homeownership.
3.4.2.	Advocate for funding and legislation that addresses health hazards in the	Citizens are able to remain housed because their accommodations are acceptable,	Number of households homeless or at-risk of homelessness	A decrease in the number of households homeless or at-risk of homelessness

	private market housing stock, and ensures that households have access to housing that is acceptable, safe, and affordable.	safe, and affordable.	due to health hazards.	due to health hazards.
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Strategy 5: Increase the supply of affordable rental housing.

Section	Actions	Outcomes	Measures	Targets
3.5.1.	Advocate for increased funding for the creation of additional affordable housing units.	Funding to create affordable housing.	Amount of funding for affordable housing developments.	An increase in the amount of funding for affordable housing units.
3.5.2.	Increase the supply of housing for singles.	Singles can find affordable housing units.	Number of affordable housing units for singles.	An increase in the number of affordable housing units for singles.
3.5.3.	Increase the supply of accessible housing, for singles other than senior citizens.	Non-seniors can find accessible housing.	Number of accessible housing units for non-seniors.	An increase in the number of accessible housing units for non-seniors.
3.5.4.	Address the need for more two-bedroom units for low-income individuals/ families and seniors.	Two-bedroom rental supply is sufficient to meet demand.	Number of affordable two-bedroom units.	An increase in the number of affordable two-bedroom units.
3.5.5.	Increase the supply of housing for senior citizens.	Seniors can find affordable housing.	Number of affordable housing units for seniors.	An increase in the number of affordable housing units for seniors.

Section	Actions	Outcomes	Measures	Targets
3.5.6.	Advocate for the first right of refusal to DNSSAB on all surplus government buildings and land, provided it is used for affordable housing purposes.	Surplus land and buildings can be repurposed for affordable housing.	Number of citizens housed in surplus government buildings and land.	An increase in the number of people housed in surplus government buildings and land.
3.5.7.	Investigate the impact that building and zoning regulations have on the creation of affordable housing supply in Nipissing District.	Municipal building and zoning regulations support the development of affordable housing options along the Continuum.	Number of collaboration opportunities with municipalities in Nipissing District to support the development of affordable housing.	An increase in the number of collaborations with municipalities in Nipissing District, to support the development of affordable housing.

Strategy 6: Increase the supply of transitional/ second-stage housing.

Section	Actions	Outcomes	Measures	Targets
3.6.1.	Advocate for funding to increase the transitional housing supply.	Funding to create transitional housing.	Number of transitional housing beds.	An increase in the number of transitional housing beds.
3.6.2.	Increase transitional housing for victims of domestic violence outside North Bay.	Transitional housing is available for victims of domestic violence, outside North Bay.	Number of transitional housing beds outside of North Bay, for victims of domestic violence.	An increase in the number of transitional housing beds outside of North Bay, for victims of domestic violence.
3.6.3.	Investigate the creation of youth transitional housing in	Transitional housing for youth is available in Sturgeon Falls.	Number of transitional housing beds for youth in	An increase in the number of transitional housing beds for youth in Sturgeon

Section	Actions	Outcomes	Measures	Targets
	Sturgeon Falls.		Sturgeon Falls.	Falls.
3.6.4.	Advocate for funding to create transitional housing for individuals with addiction.	Individuals with addiction are supported with transitional housing.	Number of transitional housing beds for individuals with addictions.	An increase in the number of transitional housing beds for individuals with addictions.

Strategy 7: Increase the supply of supported/supportive housing.

Section	Actions	Outcomes	Measures	Targets
3.7.1.	Advocate for funding for new and existing units to include support services.	Tenants receive appropriate supports.	Number of supported/supportive housing units.	An increase in the number of supported/supportive housing units.
3.7.2.	Advocate for funding to support the delivery of supports for seniors and persons with disabilities in new and existing units.	Adequate supports are available for the housing supply.	Number of supported social/affordable housing units for seniors.	An increase in the number of supported social/affordable housing units for seniors.
3.7.3.	Advocate for increased funding for housing with support services for individuals experiencing mental health and addictions.	Individuals with mental health and addictions have housing with supports in place.	Number of housing with support units for individuals experiencing mental health and addictions.	An increase in the number of housing with support units for individuals experiencing mental health and addictions.

Section	Actions	Outcomes	Measures	Targets
3.7.4.	Explore opportunities to increase the supply of congregate living and group homes.	Increased supply of congregate living and group homes.	Number of congregate living and group home accommodations.	An increase in the number of congregate living and group home accommodations.

Strategic Objective 4: Sustaining and Expanding the Housing Portfolio

Strategy 1: Renew and/or redevelop social housing assets.

Section	Actions	Outcomes	Measures	Targets
4.1.1.	Ensure that housing providers are accessing Asset Management resources and tools for the development of Asset Management Plans.	A plan that will guide decisions regarding asset renewal/ redevelopment in the social housing portfolio.	Number of housing providers utilizing housing management resources and tools.	An increase in the number of providers utilizing housing management resources and tools.
4.1.2.	Advocate for increased funding for social housing repairs and renovations.	Social housing buildings are in an adequate state of repair.	Funding for social housing repairs and renovations.	An increase in the amount of funding allocated to complete repairs and renovations to social housing.

Strategy 2: Review the social housing portfolio.

Section	Actions	Outcomes	Measures	Targets
4.2.1.	Ensure operational efficiencies throughout the social housing portfolio.	Social housing providers are operating efficiently.	Number of operational/ targeted reviews conducted.	Operational/ targeted reviews are being conducted on a consistent basis.
4.2.2.	Review applicable data to ensure that existing and future housing units match the demographic and socio-economic characteristics of the District.	Current and future social housing will match the demographic and socio-economic characteristics of the client population.	The location, size, type, and cost of residing in social housing.	A social housing portfolio that matches the demographic and socio-economic needs of the District.

Strategy 3: Maintain Nipissing’s service level standards in social housing.

Section	Actions	Outcomes	Measures	Targets
4.3.1.	Ensure consistent planning is occurring around the end of operating agreements to ensure service level standards are being met.	Social housing providers are able to sustain their organization after operating agreements have expired.	End of operating agreements.	An increase in consistent planning around the end of operating agreements.
4.3.2.	Research and develop options for the maintenance of service level standards, after operating agreements with housing service providers end.	Service levels in social housing are maintained.	Service level standards.	An increase in the quality of service level standards after the end of operating agreements.
4.3.3.	Research and develop options for the maintenance of service level standards and assist housing providers with financial plans after operating agreements expire.	A plan is in place to assist providers as their operating agreements end.	Financial plans.	An increase in the quality of financial planning after operating agreements expire.
4.3.4.	Investigate changes to the current RGI system.	More stable and predictable revenue for housing service providers.	RGI funding.	An increase in funding for RGI housing service providers.

Strategy 4: Create opportunities to facilitate new housing projects.

Section	Actions	Outcomes	Measures	Targets
4.4.1.	Leverage opportunities, for the purpose of developing/facilitating, owning and/or managing new housing projects.	A housing development corporation that facilitates the creation of new affordable housing opportunities.	Number of housing projects.	An increase in the number of housing projects.
4.4.2.	Investigate the creation of additional seniors housing in Temagami.	The housing supply in Temagami meets the needs of senior citizens.	Number of seniors housing units in Temagami.	An increase in the number of seniors housing units in Temagami.
4.4.3.	Investigate the creation of additional seniors housing in Mattawa.	The housing supply in Mattawa meets the needs of senior citizens.	Number of seniors housing units in Mattawa.	An increase in the number of seniors housing units in Mattawa.
4.4.4.	Investigate the creation of additional units to meet changing demographics and socio-economic needs.	Acceptable housing is available.	Number of affordable housing units.	An increase in the number of affordable housing units to meet the demographic and socio-economic needs of the District.

Strategic Objective 5: Leadership, Integration, Coordination and Advocacy

Strategy 1: Ensure the 10 Year Housing and Homelessness Plan is implemented.

Section	Actions	Outcomes	Measures	Targets
5.1.1.	Develop a communication strategy for the 10 Year Housing and Homelessness Plan.	DNSSAB stakeholders (as defined in the DNSSAB Strategic Plan 2014) are aware of the plan.	Communication with stakeholders.	An increase in the type and quality of communication with stakeholders.
5.1.2.	Ensure that new housing programs and opportunities are linked back to the Plan, and support the Strategic Objectives of The Plan.	Annual work plans are developed with input from community partners and endorsed by DNSSAB.	Number of targets met.	An increase in the number of targets met.
5.1.3.	Report on annual progress of the 10 Year Housing and Homelessness Plan.	DNSSAB, stakeholders are informed of the progress in meeting the targets and objectives of the 10 Year Housing and Homelessness Plan.	Reporting on the plan.	Reporting to community partners on an annual basis.

Strategy 2: Strengthen the partnership between Housing Access Nipissing non-profit housing providers, and service providers.

Section	Actions	Outcomes	Measures	Targets
5.2.1.	Identify common areas of concern and opportunities.	Increased housing opportunities and collaboration.	Amount of communication.	An increase in communication between Housing Access Nipissing, housing providers, and service providers.
5.2.2.	Increase communication between Housing Access Nipissing and the Nipissing District Homelessness and Housing Partnership members.	Housing Access Nipissing and the NDHHP are working collaboratively.	Amount of communication.	An increase in communication between Housing Access Nipissing and NDHHP service providers.
5.2.3.	Work with community partners to ensure that service providers are familiar with the Housing Access Nipissing Program and have the tools and resources required to support their clients with eligibility and document requirements needed to access housing supports and services.	Clients are supported and understanding housing and homelessness supports and services.	Interactions with service providers.	Service providers are provided with information and resources to support their clients with eligibility and application processes.

5.2.4.	Work with community partners to ensure that households awaiting housing on the Centralized Waiting List are provided with referrals to community supports to assist them with their housing situation.	Applicants on the Centralized Waiting List are provided with referrals to support their needs.	Number of referrals.	An increase in the number of referrals for individuals and households on the Centralized Waiting List.
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Strategy 3: Increase the collaboration between DNSSAB and/ or any of the following: community partners, municipalities, the federal government, the provincial governments.

Section	Actions	Outcomes	Measures	Targets
5.3.1.	Create linkages between municipalities, developers, service providers, DNSSAB and affordable housing providers.	Enhanced collaboration between municipalities, developers and affordable housing landlords.	Interactions amongst municipalities, developers, service providers, DNSSAB, and affordable housing providers.	An increase in housing-related interactions amongst municipalities developers, service providers, DNSSAB, and affordable housing providers.
5.3.2.	Participate in local, northern and provincial working groups.	Increased collaboration and awareness of Northern housing and homelessness issues.	Types of working groups.	DNSSAB staff are involved in a variety of local, northern, and provincial working groups.
5.3.3.	Continue to facilitate the role as the Community Entity for the federal Reaching Home Strategy.	The federal government is more informed on homelessness issues.	Reporting requirements to the federal government.	Consistent and accurate reporting to the federal government on housing and homelessness in Nipissing District.

Section	Actions	Outcomes	Measures	Targets
5.3.4.	Seek opportunities to inform the public about the DNSSAB's RFP process and other available funding to ensure that a wide range of proponents are aware of funding opportunities.	Communication strategy is in place to promote the DNSSAB's RFP process.	Knowledge of RFP opportunities.	An increase in RFP applications.
5.3.5.	Endeavour to coordinate funding opportunities in support of a more integrated housing and homelessness system.	Funding is coordinated and aligned to support housing and homelessness programs.	Funding opportunities.	An increase in funding opportunities that are aligned with the strategic objectives of the 10-year plan.

Strategy 4: DNSSAB recognizes and supports the Nipissing District Homelessness and Housing Partnership.

Section	Actions	Outcomes	Measures	Targets
5.4.1.	The NDHHP provides advice on issues related to homelessness.	DNSSAB is more informed on homelessness issues.	Interaction with NDHHP members	Consistent interaction with NDHHP members on issues related to housing and homelessness
5.4.2.	The NDHHP will assist in monitoring the progress of the 10 Year Housing and Homelessness Plan.	The annual work plan will be endorsed by the NDHHP.	Creation of an NDHHP Committee to review the 10 Year Plan.	NDHHP member committee meets annually to review the annual review of the 10 Year Plan.

Strategy 5: DNSSAB will be a leader and advocate in supporting homelessness prevention initiatives and affordable housing solutions.

Section	Actions	Outcomes	Measures	Targets
5.5.1.	Ensure that social assistance regulations and legislation supports the housing situation of residents of Nipissing District.	Citizens on social assistance can afford acceptable housing.	Number of households on social assistance in arrears.	A decrease in the number of households on social assistance in arrears.
5.5.2.	Advocate on behalf of the citizens of Nipissing District, for acceptable housing and related support programs and services, to meet their housing needs.	Citizens of Nipissing District receive housing-related supports and services that meet the demographic and socio-economic needs of the District.	Services for housing-related supports and services.	A diverse variety of housing-related supports and services.
5.5.3.	Advocate for northern, rural and remote housing and homelessness solutions.	The provincial government will know the needs of northern, rural and remote citizens.	Number of working groups.	DNSSAB staff communicates the needs of Nipissing District through involvement in a variety of provincial working groups.
5.5.4.	Advocate for a National Housing Strategy that meets the needs of Nipissing District.	Sustainable and predictable long term funding for affordable housing initiatives.	Amount of funding from the federal government.	An increase in the amount of funding received for housing-related programs and services.
5.5.5.	Facilitate communication between citizens and government leaders, related to their housing needs.	The housing needs of citizens are recognized.	Published articles and reports related to housing.	Consistent communication with citizens and government on issues related to housing and homelessness.

Strategy 6: Develop Indigenous housing solutions.

Section	Actions	Outcomes	Measures	Targets
5.6.1.	Develop partnerships between non-Indigenous service providers and Indigenous service providers, elders, community members.	Indigenous housing solutions are developed and implemented.	Representation of Indigenous groups and organizations.	Consistent representation of Indigenous groups and organizations in working groups and committees.

Strategic Objective 6: Awareness, Education, Information and Best Practices

Strategy 1: Improve the public's access to information on housing and homelessness programs including housing options and support services.

Section	Actions	Outcomes	Measures	Targets
6.1.1.	Ensure that service directories are bilingual and accessible to the public.	French and English speaking citizens are informed of services in the District.	Bilingual service directories.	All service directories in the District are available in French and English.
6.1.2.	Offer information sessions to social service agencies, institutions, municipalities, and other stakeholders on the programs and services offered by the DNSSAB.	Individuals and families are aware of housing and homelessness programs in the District.	Information sessions provided to social service agencies, institutions, municipalities, and other stakeholders.	A variety of information sessions provided to social service agencies, institutions, municipalities, and other stakeholders.
6.1.3.	<i>S'assurer que la population francophone soit reconnue en tenant compte de la langue française lors de la publication de rapports à toutes les étapes de la planification communautaire portant sur le logement et le sans-abrisme.</i> Ensure the francophone population is recognized by	A better informed Francophone community.	Reports published in French.	All published reports available in French and English.

Section	Actions	Outcomes	Measures	Targets
	capturing the French language when publishing reports at all phases of community planning for housing and homelessness.			
6.1.4.	Social Media is utilized to highlight programs in the District.	Informed public.	Social media posts regarding programs in the District.	A variety of social media posts regarding programs in the District.

Strategy 2: Increase awareness concerning housing and homelessness issues in the District.

Section	Actions	Outcomes	Measures	Targets
6.2.1.	Share information and data collected on housing and homelessness needs with citizens and all levels of government.	Citizens and all levels of government are aware of the housing and homelessness issues in the District.	Housing and homelessness information and data is provided to citizens and all levels of government.	Annual reports are created and shared with citizens and all levels of government.
6.2.2.	Disseminate educational materials that target the stigma and beliefs about homelessness.	Reduce stigma about homeless group/certain populations.	Educational materials that target the stigma and beliefs about homelessness.	A variety of educational materials that target the stigma and beliefs about homelessness.
6.2.3.	Work with post-secondary institutions to understand the housing needs and challenges of the student population.	Students have access to adequate, affordable, and suitable housing.	Interactions between post-secondary institutions and the DNSSAB.	A variety of interactions between post-secondary institutions and the DNSSAB.

Section	Actions	Outcomes	Measures	Targets
6.2.4.	Advocate for accurate data on student housing needs to support student populations in the District.	Student housing needs are accurately captured.	Data on student housing.	Reliable and consistent data on student housing.
6.2.5.	Advocate for enhanced awareness of homelessness due to migration and transience.	Enhance awareness and understanding of homelessness due to migration/transience.	Data on homelessness due to migration and transience.	Reliable and consistent data on homelessness due to migration and transience.

Strategy 3: Ensure that citizens have access to stable employment opportunities to secure and maintain adequate, safe, and affordable housing.

Section	Actions	Outcomes	Measures	Targets
6.3.1.	Develop partnerships with employment agencies, businesses, municipalities, post-secondary institutions, and economic development entities to support a range of stable employment opportunities across the District.	Individuals and families have access to a wide range of stable employment opportunities.	Number of job postings.	An annual increase in the number of job postings.
6.3.2.	Advocate to all levels of government on the employment needs of citizens in Nipissing District.	A greater understanding of the employment needs of citizens in Nipissing District.	Data on employment needs in Nipissing District.	Reliable and consistent data on employment needs in Nipissing District.

Strategy 4: Increase Indigenous cultural awareness and safety.

Section	Actions	Outcomes	Measures	Targets
6.4.1.	Work closely with Indigenous partners to support the development of cultural protocols, policies, and standards for individuals and families accessing housing programs and services.	Indigenous clients and community members experience cultural safety in all aspects of the housing process.	Cultural protocols, policies, and standards.	All housing processes are culturally accessible.

Strategy 5: Develop and implement a quality standards framework and best practices program for social housing and housing programs.

Section	Actions	Outcomes	Measures	Targets
6.5.1.	Review and consistently update a quality assurance framework for the operations of social housing providers.	Reliably delivered social housing programs.	Progress reports from operational reviews.	Directives and recommendations from operational reviews are completed on a monthly basis.
6.5.2.	Seek opportunities to obtain feedback from tenants and housing program participants through the use of surveys etc.	Housing services and programs that meet the needs of citizens in the District.	Feedback from tenants and housing program participants.	A variety of feedback opportunities is provided to tenants and housing program participants.
6.5.3.	Discover the needs of applicants on the Centralized Waiting List.	Increased understanding of the needs of individuals on the Centralized Waiting List.	Data on applicants on the Centralized Waiting List.	Reliable and consistent data on applicants on the Centralized Waiting List.

Strategy 6: DNSSAB becomes a repository of housing information, data and knowledge.

Section	Actions	Outcomes	Measures	Targets
6.6.1.	Streamline the existing shelters and service provider reporting format, so that specific housing and homelessness information is captured.	Shelters and service providers are trained and use HIFIS.	Number of shelters and service providers using HIFIS.	An increase in the number of shelters and service providers using HIFIS.
6.6.2.	Have current demographic and socio-economic information available to the public, especially as it relates to housing need.	Accurate and reliable information about the District's housing needs.	Number of demographic and socio-economic reports available to the public.	A variety of demographic and socio-economic reports are available to the public.
6.6.3.	Create a definition glossary for Nipissing District as it relates to housing and homelessness.	A District-wide understanding of housing and homelessness terms.	Definitions used in agreements and contracts.	Consistent housing definitions are used across the District.

Appendix B Consultation Questions for Service Providers

SERVICE PROVIDER CONSULTATION

10-Year Housing and Homelessness Plan

Questions

1. Who are your clients/customers/tenants/members etc.?
2. What are the most important housing and/or homeless issues in your community?
3. If applicable, are there any barriers or challenges for you in being able to deliver affordable housing, and/or housing-related programs and services, to clients?
4. **[See tables outlining Occupied Dwellings by Type]** The data indicates that **Nipissing District's** housing stock is predominantly **single-detached housing**. Is this type of housing meeting the existing and future housing needs of your community? If no, why is the current housing stock not meeting the needs of your community?
5. What is working well in the community with regards to housing, and/or programs and services? Have we made any progress in the last 5 years?
6. What are some suggested actions, strategies, and/or solutions for addressing the housing issues that you have identified?
 - a. At the government policy/legislative level
 - b. At the community level (i.e. how and where to create housing)
 - c. In general and for service agencies
7. What creative new ideas can improve the current housing system?

Appendix C: Consultation Questions for Municipalities

MUNICIPAL CONSULTATION

10-Year Housing and Homelessness Plan

Questions

In 2013 the District of Nipissing Social Services Administration Board (DNSSAB) consulted with municipalities across the District to inform Nipissing District's 10 Year Housing and Homelessness Plan (2014-2024).

As mandated by the Ministry of Housing, the DNSSAB is currently undergoing a 5 Year Review of the 10 Year Housing and Homelessness Plan and we would like your input, ideas, and information surrounding housing activities taking place in your municipality.

For the purpose of this survey, acceptable housing is defined as: housing that is adequate in condition, suitable in size, and affordable.

1. What accomplishments has your municipality made over approximately the past 5 years with regard to acceptable/affordable housing (for example, building affordable housing, working committees, community support systems, community working groups, etc.)?
2. What lessons has your municipality learned from the development of acceptable/affordable housing or housing/issues etc. in the past ten years?
3. Does the municipal official plan specifically address acceptable/affordable housing? If yes, how does the municipal plan specifically address acceptable/affordable housing?
4. What are the weaknesses/barriers for developing acceptable/affordable housing faced in your municipality, that are OUTSIDE the municipality's control?
5. What are the weaknesses/barriers for developing acceptable/affordable housing faced in your municipality, that are WITHIN the municipality's control?
6. Do you see opportunities existing for acceptable/affordable housing for your municipality in the next ten years? If yes, what do you believe the opportunities are? If not, why do you believe there will be no opportunities for acceptable housing?

Appendix D: Consultation Questions for the Private Market

PRIVATE MARKET CONSULTATION

10-Year Housing and Homelessness Plan

Questions

1. What organization/business are you representing? And, who are your clients/customers, or tenants?
2. What are the most important housing and/or homeless issues in your community?
3. **[See tables below outlining Occupied Dwellings by Type]**
The data indicates that **Nipissing District's** housing stock is predominantly **single-detached housing**. Is this type of housing meeting the existing and future needs of your community? If no, why is the current housing stock not meeting the needs of your community?
4. 'Are there any barriers or challenges for you in being able to deliver affordable housing and/or housing options to customers /clients/tenants, etc in Nipissing District?
5. What are some of the solutions for addressing the housing issues we have identified here today?
 - a. At the government policy/legislative level
 - b. At the community level, i.e. how and where to create housing?
 - c. In your sector? (i.e., Developers/ Real Estate/ Landlords)
6. What is working well in the community with regards to housing, and/or programs and services?