

Priorities
Committee
Agenda

to be held on
Wednesday, October 22ND, 2003
at
7:00 p.m.

**Deputy Mayor
Dave Courtemanche
Chair**



**Councillor
Gerry McIntaggart
Vice-Chair**





Priorities Committee AGENDA

*TWENTY-FOURTH MEETING OF THE PRIORITIES COMMITTEE
TO BE HELD ON **WEDNESDAY, OCTOBER 22, 2003** AT 7:00 P.M. IN THE
COUNCIL CHAMBER, TOM DAVIES SQUARE*

(PLEASE ENSURE CELL PHONES AND PAGERS ARE TURNED OFF)

The Council Chamber of Tom Davies Square is wheelchair accessible. Please speak to the City Clerk prior to the meeting if you require a hearing amplification device. Persons requiring assistance are requested to contact the City Clerk's Office at least 24 hours in advance of the meeting if special arrangements are required. Please call (705) 671-2489, extension 2475. Telecommunications Device for the Deaf (TTY) (705) 688-3919. Copies of Agendas can be viewed on the City's web site at www.city.greatersudbury.on.ca.

DEPUTY MAYOR COURTEMANCHE, IN THE CHAIR

1. Declarations of Pecuniary Interest

***ANY ITEMS NOT DEALT WITH BY THE ADJOURNMENT HOUR OF
10:00 P.M. WILL BE CARRIED OVER TO THE NOVEMBER 12, 2003
MEETING OF THE PRIORITIES COMMITTEE.***

PRESENTATIONS/DELEGATIONS

2. Report dated 2003-10-15, with attachments, from the Chief Administrative Officer regarding the City of Greater Sudbury Accessibility Plan. **1 - 6**
(ELECTRONIC PRESENTATION)

Report entitled "Accessibility Plan 2003" **(UNDER SEPARATE COVER)**

- ▶ Councillor Petryna, Chair, Accessibility Advisory Committee
- ▶ Elizabeth Lounsbury, Vice-Chair, Accessibility Advisory Committee

RECOMMENDATION:

THAT Council adopt the City of Greater Sudbury Accessibility Plan as recommended by Council's Accessibility Advisory Committee.

3. Presentation regarding the 2004 Budget Process - Update.
(ELECTRONIC PRESENTATION) (FOR INFORMATION ONLY)

- ▶ S. Jonasson, Director of Finance/City Treasurer

MANAGERS' REPORTS

4. Report dated 2003-10-10 from the General Manager of Economic Development & Planning Services regarding Establishment of Local Social Housing Policies. **7 - 21**

(The report outlines social housing policies to be adopted as required under the Social Housing Reform Act (SHRA) 2000.)

RECOMMENDATION:

THAT the City of Greater Sudbury approve the adoption of the Local Social Housing Policies as outlined in the report dated October 10, 2003, from the General Manager of Economic Development & Planning Services.

CORRESPONDENCE - INFORMATION ONLY

5. Report dated 2003-10-17, with attachments from Chief Administrative Officer regarding a Progress Report on *Mapping the Vision* and Strategic Priorities 2003. **22 - 35**
6. Report dated 2003-10-17, with attachments, from General Manager of Economic Development & Planning Services regarding Overview of Recent Economic and Demographic Indicators. **36 - 42**

ADJOURNMENT (10:00 P.M.) (RESOLUTION PREPARED)

{MAJORITY REQUIRED TO PROCEED PAST 10:00 P.M.}

2003-10-17

**DEPUTY MAYOR COURTEMANCHE
CHAIR**

**CORRIE-JO CAPORALE
COUNCIL SECRETARY**

Presentations and Delegations

Request for Recommendation Priorities Committee



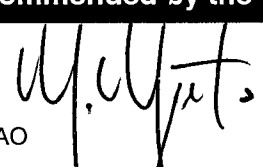
Type of Decision									
Meeting Date	October 22, 2003				Report Date	October 15, 2003			
Recommendation	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Priority	<input checked="" type="checkbox"/>	High	<input type="checkbox"/>	Low
	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open	<input type="checkbox"/>	Closed

Report Title
CITY OF GREATER SUDBURY ACCESSIBILITY PLAN

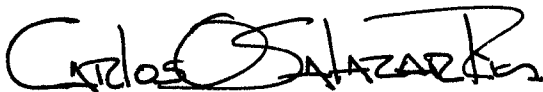
Policy Implications + Budget Impact	
<input checked="" type="checkbox"/>	This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified
<p>The Accessibility Plan is mandated under the Ontario with Disabilities Act, 2001. The plan recommends a Universal Policy Access for the community with specific recommendations for implementation during 2003/2004. The Act requires that the Accessibility plan be reviewed every year.</p> <p>As a mandated Plan and service, an amount of \$50,000 be considered in the 2004 budget process for the implementation of the Accessibility Plan in the CAO's Office - Corporate Strategy and Policy Analysis under the direction of Council's Accessibility Advisory Committee.</p>	
<input type="checkbox"/>	Background attached

Recommendation	
<p>That Council adopts The City of Greater Sudbury Accessibility Plan as recommended by Council's Accessibility Advisory Committee.</p>	
<input type="checkbox"/>	Recommendation attached

Recommended by the General Manager
N/A
Name and Title

Recommended by the C.A.O.
 Mark Mieto, CAO

Report Authored By



Carlos Salazar
Manager Corporate Strategy and Policy Analysis

Division Review

N/A

Name
and Title

Accessibility Plan - Executive Summary

People with disabilities represent a significant and growing part of our population. According to Statistics Canada, about 1.9 million Ontarians have disabilities — about 16% of the population. Disability tends to increase with age. In two decades, it is estimated that 20% of the population will have disabilities. Enhancing the ability of people with disabilities to live independently and contribute to the community will have positive effects on future prosperity in Ontario and the City of Greater Sudbury.

According to different statistical sources, about 18,000 people in the City of Greater Sudbury have a long-term disability, of which about 900 are children and 8,000 Seniors 65+. The statistics also show that about 2,000 children are considered 'at risk' for physical disabilities, compounded by the fact that our seniors population is the fastest growing segment of our demographics.

The Ontarians with Disabilities Act, 2001 (ODA) received Royal Assent on December 14, 2001. The purpose of the ODA is to improve opportunities for people with disabilities through identification, removal and prevention of barriers to participation in the life of the province.

Improving accessibility is a shared responsibility. The ODA requires the provincial and municipal governments and key broader public sector organizations to review their policies, programs and services through the development of annual Accessibility Plans.

The City plays a crucial role in the planning and development of our communities: in their streets, parks, public transit, libraries, social housing, ambulance services, public buildings and elections. Responsibilities, which include enforcing the barrier-free access requirements of the Ontario Building Code and implementing key accessibility considerations under the ODA, are crucial to realizing a vision of local communities that improve accessibility and mobility for their residents.

This Accessibility Plan is intended to address existing barriers to people with disabilities and to prevent new barriers from being established. All municipalities, regardless of their size, are required to prepare annual Accessibility Plans as part of their regular planning process.

The Council of the City of Greater Sudbury established the City's Accessibility Advisory Committee in the fall 2002. The mandate of the Committee includes the development of the City's first Accessibility Plan by September 30th, 2003.

The Members of the Committee appointed by City Council are:

- Councillor Mike Petryna (Chair),
- Elizabeth Lounsbury (Vice-Chair)
- Bob Bannister
- Nancy Baron
- Earl Black
- Shirley Childs
- Councillor Ron Dupuis

The Committee's initial work focussed on developing the Greater Sudbury Transit Accessibility Plan. After community consultation, Council approved the Plan in April of 2003.

For the preparation of the Accessibility Plan, the Committee has met eight times and held three community workshops with service providers. These community workshops included staff from all departments, and many of the local agencies currently working with people with disabilities in the community.

The committee also undertook a survey of people with disabilities and hosted three public meetings. Based on this extensive public process The Accessibility Advisory Committee recommends to Council the adoption of the plan. The detailed recommendations contained in the Plan are as follows:

POLICY STATEMENT

“City Council adopts this Policy of Universal Access. By adopting this policy, our services, programs and facilities will be accessible to people with disabilities regardless of the type of disability and age. Council understands that the implementation of this policy statement requires financial resources and changes on how we deliver service and build our infrastructure, from sidewalks to libraries. Towards this end, departmental Business Plans and budgets will be required to include specific initiatives to implement this policy over time in consultation with Council’s Accessibility Advisory Committee in a manner that is transparent to the community. The Council’s yearly Accessibility Plan will provide the policy direction to the departments for the implementation of this Policy on Universal Access.”

ACCESSIBILITY PLAN - RECOMMENDED ACTIONS 2003-2004

POLICY

- Children Task Force to develop recommendations on how to implement the Children’s Charter for children with disabilities
- Official Plan reports underway and proposed to include sections on how to apply the Universal Access Policy and provide specific recommendations in consultation with the Accessibility Committee
- Departmental Business Plans to include section on Accessibility
- Each departmental budget to consider Accessibility in the capital projects
- Review 2003 Accessibility Plan – Prepare 2004 Accessibility Plan
- Merge Transit and City’s Accessibility Plans if allowed under current legislation
- Expand the membership of the committee to include the ranges of disabilities and service providers
- Develop a check list of accessibility standards as a condition of issuing permits for special occasions/festivals/concerts and public works tenders
- Design a policy to ensure availability of accessible taxis in our community as part of the Taxi By-law
- Undertake a cost-benefit analysis (including fine increases) for the 2004 Budget to retain members of the disabled community to enforce accessible parking by-laws



POLICY-Continued

- Pool the revenues from accessible parking fines to assist in the implementation of this Plan
- Carry-out a functional review of the Handi-transit service
- Review the accessible parking requirements in the city's zoning by-laws.

CORPORATE

- Train front line staff on how to better serve people with disabilities (Citizen Service Centres, transit operators, call Centre)
- Train staff to undertake physical, environmental access assessments for programs, services, and facilities
- Continue to implement policies to remove any barriers to current and future employees.

EMPLOYMENT SUPPORT AND SMALL BUSINESS ASSISTANCE

- Undertake an inventory of skills and training gaps of people with disabilities in Greater Sudbury
- Develop an education campaign for business on the benefits of hiring people with disabilities

ACCESSIBILITY ASSESSMENT AND STANDARDS

- Initiate an assessment of accessibility for municipal facilities beginning with those buildings most accessed by the public such as:
 - Tom Davies Square
 - Citizen Service Centres/Libraries
 - Arenas/Community Centres
 - Older Adult Centre/Market
- Develop accessibility standards for road and intersection design
- Define accessibility criteria to be included in the Site Plan Control Guide

INFORMATION AND COMMUNICATIONS

- Redesign City's websites for accessibility
- Printed reports to be designed for accessibility upon request
- Develop guidelines for municipal signs and assess our facilities for implementation

ACCESS TO CITY'S RECREATIONAL PROGRAMS

- Assess current recreational programs for accessibility
- Develop partnerships and costing with the community to deliver recreational programs that have been identified with the community with disabilities

ACCESSIBLE HOUSING

- Develop an inventory of accessible units available
- Undertake a supply/demand analysis for accessible housing as part of the Official Plan Review Process

Managers' Reports

Request for Recommendation Priorities Committee



Type of Decision

Meeting Date	October 22, 2003				Report Date	October 10, 2003			
Recommendation	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Priority	<input checked="" type="checkbox"/>	High	<input type="checkbox"/>	Low
	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open	<input type="checkbox"/>	Closed

Report Title

Establishment of Local Social Housing Policies

Policy Implications + Budget Impact

<input checked="" type="checkbox"/>	This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified
<input checked="" type="checkbox"/>	Background attached

Recommendation

That the City of Greater Sudbury approve the adoption of the Local Social Housing Policies as outlined in the report dated October 10, 2003, from the General Manager of Economic Development and Planning Services.

<input checked="" type="checkbox"/>	Recommendation attached
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Recommended by the General Manager


D. Nadorozny, General Manager of
Economic Development and Planning Services

Recommended by the C.A.O.


Mark Miato
Chief Administrative Officer

Date: October 10, 2003

Report Authored By

Shelly Upton

S. Upton
Program Supervisor, Housing Services

Division Review

W.E. Lautenbach

W.E. Lautenbach
Director of Planning Services

EXECUTIVE SUMMARY

The Social Housing Reform Act, 2000 (SHRA) and its associated regulations designate the City of Greater Sudbury as the Service Manager for the administration of the Provincial Non-Profit and Federal Housing programs transferred from the Province.

Both the SHRA and the Regulations require the Service Manager to establish local policies for rent-geared-to-income (RGI) households in several key areas.

This report includes explanations of these areas, the related sections of the regulations and the recommendation regarding each area.

Listed below are the "areas of flexibility" for which local policies need to be established.

1. Local Occupancy Standards - ie. the size of unit a RGI household may occupy.
2. Household Income Limits - the option of setting a maximum income level an RGI applicant can have and still remain eligible to receive RGI assistance.
3. Household Asset Limits - the option of setting a maximum asset limit an RGI applicant may have and still remain eligible to receive RGI assistance.
4. Absence from Unit - the amount of time all members of a household can be absent from their unit and remain eligible for RGI assistance.
5. Misrepresentation of Income and Fraud - the option to extend the Provincial two (2) year ineligibility period for households who defraud the system.
6. Rent Changes - the option of establishing a policy on implementing rent increases of less than \$10.00.
7. Market Rent Households Requesting RGI Assistance - the option of granting a date for a current market rent household experiencing economic hardship who apply for RGI assistance according to their original date of application to the project rather than using the current date.
8. Inclusion of Additional Priority Access Group - Urgent Status - the option of recognizing those in urgent need for RGI accommodation through the adoption of a priority access category within the centralized wait list.
9. Subsidy Reimbursement - the reimbursement of subsidy overpayments to the Service Manager in situations of administrative error.

Date: October 10, 2003

- 10. Divestment of Residential Property - the option to extend the length of time an RGI applicant is given to divest themselves of any interest in residential property beyond the Provincial standard of 180 days.
- 11. Notice of Change - the option of extending the period of time an RGI household has to report any change in their circumstances from the provincial standard of 10 days.
- 12. Earliest Date of Application - the option of using an RGI applicant's earliest application date for social housing for all projects the applicant has applied to.

A community based work group was struck by Housing Services to assist with the development of the proposed local policies. The Social Housing Work Group is comprised of representatives from the Non-Profit and Co-operative, Federal and Supportive Housing sectors. It also included representatives from the Greater Sudbury Housing Corporation. All workgroup representatives are nominated by the members of their respective (constituent) housing sectors. The representatives report back to their sectors on a regular basis on the progress of the Work Group.

Throughout 2002-03, Housing Services held regular consultation meetings with the Social Housing Work Group. The Work Group provided an opportunity for all housing providers to participate in well balanced discussions on the need for local rules for the RGI program. The Work Group examined issues and concerns surrounding local areas of flexibility and developed recommendations for the local priority household categories. The Work Group continues to meet regularly to discuss issues of mutual concern in the day-to-day management and administration of the social housing program.

In December 2002, two public stakeholder consultation sessions were held to introduce the Work Group's proposed recommendations for the establishment of local rules to the community. The consultations were well attended and attracted a variety of interested stakeholders; for example, staff and board members of non-profit housing providers, social service agency staff - Legal Aid, Ontario Works, Children's Aid, as well as tenants and applicants. The discussion topics covered a range of options for the development of local rules.

The following table summarizes the existing policies and the proposed recommendations. These reflect the discussion and the consensus of opinion of the Work Group and the stakeholder consultation.

Policy Title	Current Policy	Recommendation
1. Occupancy Standards	Provincial Standard: - couples share a bedroom - one bedroom per additional household member - special consideration for medical conditions.	Adopt Provincial standard.
2. Household Income Limits	No set policy.	No income limit be imposed at this time.
3. Asset Limits	No set policy.	No asset limit be imposed at this time.

Date: October 10, 2003

Policy Title	Current Policy	Recommendation
4. Absence from Unit	No set policy.	No maximum absence period be imposed at this time
5. Disqualification Period for Misrepresentation & Fraud	Provincial Standard: ineligible for a minimum of two (2) years.	Adopt provincial standard
6. Rent Changes of \$10.00 or less	No set policy. Previous social housing program permitted the housing provider to elect not to take rent increases of less than \$10 at a periodic review.	Rent increases of less than \$10.00 will only be taken upon annual review
7. Ranking date of existing Market Rent Households seeking RGI assistance	Provincial Standard: consider household as a new RGI applicant with current date as date of application.	Award applicants who meet criteria their original date of application to program rather than current date.
8. Additional Priority Access Group	Provincial Standard: only one priority group - victims of family violence.	Priority will be given to victims of family violence and second priority category will be granted to households deemed Urgent ie. Homeless.
9. Subsidy Reimbursement of Service Manager	Provincial Standard: household required to repay any over payment of subsidy.	Over payments that resulted from provider administrative error will not be required to be repaid by the tenant.
10. Time period to Divest Interest in Residential Property	Provincial Standard: must divest interest within 180 days of receiving RGI assistance.	Adopt provincial standard.
11. Notice of Change	Provincial Standard: all changes must be reported within 10 working days.	Report and provide verification of all changes in circumstances within 30 calendar days.
12. Earliest date of Application	Provincial Standard: the ranking date for a household is the date the household applied for RGI assistance.	Adopt the provincial standard.

Full details of the workgroup discussions and consultations are included in the background report. The policies can be re-examined should local circumstances or new provincial regulations require.

Date: October 10, 2003

BACKGROUND

1. Policy: Occupancy Standards

Legislative Reference: SHRA s. 76 (4) (5)
O. Reg. 298/01 s. 27 & s. 28

The provincial occupancy standards for RGI housing are outlined in O. Reg. 298/01. The regulations establish a range of occupancy standards, from smallest to largest unit for which a household is eligible to receive RGI assistance. The Service Manager has the flexibility to establish occupancy standards to replace the existing provincial standards.

The Service Manager can decide to set different standards for different locations, or for different programs (eg. different standards for public housing, rent supplement programs or "former provincial/federal - provincial" units). The Service Manager could establish standards more stringent than the provincial standards. If the service manager does not establish a local occupancy standard the provincial standards will continue to be in effect.

Analysis

The intent of setting occupancy standards is to match household size with the appropriate unit. The desire is to make optimum use of limited resource - RGI housing - by avoiding overhousing and avoid making people underhoused. Occupancy standards do not apply to market rent households.

The Provincial Occupancy Standards

Largest unit

1. one bedroom for spouses (including same sex partners).
2. one bedroom for each additional member of the household.
3. an additional bedroom if it is needed for:
 - a person with a disability or medical condition
 - storage of equipment needed by a disabled or ill person
 - a support worker
 - an unborn child if a household member is pregnant
 - to fulfill a joint custody agreement for a child who is not a household member.

The smallest unit a household can have is:

1. One bedroom for every two household members.
2. An additional bedroom if there is an odd number of members in the household.
3. A couple can share a bachelor unit.

A full time student living away from home, but returning home when not attending school, is considered a member of the household.

Date: October 10, 2003

The Social Housing Work Group felt that adoption of the provincial standard gives both the housing providers and the applicants/tenants the greatest flexibility. The provincial range spans both federal and provincial units so each housing provider can keep its current standards.

Applicants will be allowed to choose which size unit they will accept within the range they are eligible for. The regulations also say that applicants that do not choose a preferred size will be deemed to prefer the largest unit for which they are eligible. Introducing tighter occupancy standards ie. two people per bedroom, where the existing standard is one person per bedroom could place a large number of existing households (in situ) into an overhoused position.

Forcing the resulting overhoused households to move would have a financial impact on the households, housing providers and ultimately increased costs to the Service Manager. Tightening occupancy standards could possibly increase the units available to larger families. However, increasing the number of people living in a unit can also increase the maintenance (more wear and tear) and utility costs for the provider. The existing wait lists for large units 4 and 5 bedrooms are not lengthy. Some providers are currently reporting difficulty in renting the larger units.

Recommendation

It is recommended that the provincial standard be adopted and applied to all social housing providers within the City of Greater Sudbury.

2. Policy: Income Limits

Legislative Reference: SHRA 2000 O. Reg. 298/01 s. 8 (7) to (10)

Service Managers have been given the flexibility to decide whether or not to establish a maximum income limit that a household can have and be eligible for RGI assistance. If established, an income limit would have the effect of making a household ineligible for RGI assistance if the gross household income exceed the limit set. There is no requirement that a limit be established.

Analysis

The legislation allows a Service Manager to set an income limit for households to be eligible for RGI assistance. A Service Manager may exclude certain types of income from the calculation of household income for the purposes of applying income limits.

Setting income limits has the effect of eliminating the eligibility of those households who require only a small amount of RGI assistance - or shallow subsidy. These households could potentially "fall through the gap" - they could become ineligible to receive RGI assistance because their income is over the income limit while at the same time be unable to afford market rent. The social housing program always encouraged income mixed communities. By implementing a limit, the benefits of income mixing would be lost and the complexion of social housing communities would be changed. The establishment of an income limit would also have an effect of increasing the level of subsidy provided by the service manager to housing providers.

Date: October 10, 2003

Based on information available on existing RGI households, waiting list data and in consultation with the Social Housing Work Group and community stakeholders, the need to establish a local income limit has not been identified. Applicants and tenants with substantial incomes are not traditionally attracted to local social housing communities.

Recommendation

It is recommended that no income limit be established for the social housing program in the City of Greater Sudbury at this time.

3. Policy: Asset Limits

Legislative Reference: SHRA 2000 s. 66, s75 O.Reg. 298/01 s.8 (11) (12) (13)

Service Managers have the flexibility to decide whether or not to establish a maximum asset limit that a household can have and be eligible for RGI assistance. It further provides that the Service Manager may exempt certain types of assets from consideration under local asset limits. Should an asset limit be established, it cannot be less than \$20,000 per household. If established, an asset limit would have the effect of making a household ineligible for RGI assistance if the gross household income/or assets exceed the limit set. There is no requirement that a limit be established.

Analysis

Based on the information available, there doesn't appear to be a need to establish a local asset limit. Applicants and tenants with significant assets have not traditionally been attracted to local social housing communities. The establishment of an asset limit was viewed as an artificial barrier to accessing the social housing program.

It was also recognized that some households depend on their assets to live. Trust accounts may have been established to assist disabled adults. Mother led families may rely on lump sum divorce settlements. Seniors may depend on the sale of the family home and their life savings to support them on an ongoing basis. Forcing individuals to dispose of or exhaust their assets in order to secure RGI assistance increases their vulnerability.

As an example; a young adult who has a permanent disability as a result of a car accident could receive a \$100,000 lump sum settlement. This individual would not qualify to receive assistance from Ontario Works or Ontario Disability Support Program or RGI assistance if an asset limit were established.

Recommendation

It is recommended that no asset limit be established for the City of Greater Sudbury at this time.

Date: October 10, 2003

4. Policy: Absence from Unit

Legislative Reference: SHRA, O.Reg. 298/01 s. 13

O. Reg. 298/01 Section 13 allows the Service Manager to establish a limit to the number of days that a RGI household can be absent from their unit and continue to be eligible for RGI assistance. A Service Manager cannot establish a maximum absence period that is less than 60 consecutive days.

Analysis

Under the previous social housing program, there was no restriction on the amount of time a household could be absent from their unit and remain eligible to receive RGI assistance. Households could be away from their units for lengthy periods of time for a variety of reasons. For example: a household could be absent to pursue study or short term employment opportunities, vacation ("snow birds") or to attend family obligations.

Extended absences from the unit was not identified as an issue in this community by the Social Housing Work Group or through stakeholder consultation.

Recommendation

It is recommended that no maximum absence period be established for the Greater Sudbury area at this time.

5. Policy: Re-application - Fraud and Misrepresentation of Income

Legislative Reference: O. Reg. 298/01 s. 16 (1) & 17 (1)

O. Reg. 298/01s. 16 specifies that a household is determined to be ineligible for RGI assistance and cannot apply for RGI assistance for a period of two (2) years following:

- a conviction for a rent geared to income offence under the Criminal Code or section 85 of the Social Housing Reform Act; or
- it was found by the Ontario Rental Housing Tribunal to have misrepresented its income for rent geared to income purposes.

The Service Manager can extend the period of ineligibility to more than two years.

Analysis

In consultation with the Social Housing Work Group and community stakeholders, no benefit was identified to warrant an extension of the ineligibility period beyond 2 years. Fraud and or misrepresentation of income is not a prevalent problem for housing providers in this community. Housing providers will take action against any household suspected of fraud or misrepresentation of income through the Ontario Rental Housing Tribunal or Courts.

Date: October 10, 2003

Recommendation

It is recommended that the provincial legislated period of ineligibility of two years be adopted for those household found guilty of fraud or misrepresentation of income.

6. Policy: Implementing Rent Increases of \$10.00 or Less

Legislative Reference: O. Reg. 298/01 s.52 (9), O. Reg. 298/01 s. 53 (4),
O. Reg. 298/01 sections 52 and 53, O. Reg 298/01 s.52, s.53

Analysis

All RGI tenants/members must report all changes of income, no matter how small. Under the social housing program, it is a requirement that rent be reviewed on at least an annual basis for each RGI household. Income reviews may be conducted more frequently than once a year. Service Managers have been given the discretion to determine if an increase of less than \$10 should be taken following any periodic income review.

Rent geared to income is calculated based on 30% of total gross monthly household income. A change in the household's gross monthly income of \$35 or less would result in a rent increase of less than \$10.00. For example, a senior citizen whose only change in income is the quarterly increases in their Guaranteed Income Supplement would be required to declare the change, provide supporting documentation for all sources of income and then have their rent recalculated. This would occur every three months with resulting in rent increases of less than \$2.00 per occurrence. This requirement is onerous for both the household and housing provider staff.

Recommendation

- 1. Households are required to report within 30 days of the change taking place all changes in household income greater than \$35 in any month.**
- 2. Increases in rent of \$10.00 or less must be implemented when an annual review is completed.**
- 3. Increases in rent of \$10.00 or less will not be implemented for rent increases outside of the annual review process.**

7. Policy: Ranking Existing Market Rent Households applying for RGI Assistance - Economic Hardship

Legislative Reference: O. Reg. 339/01 Part VI, s. 12(2), 14 (1)
O. Reg. 298/01 35(1), 41(1)

All households seeking RGI assistance must be screened for eligibility by the central housing registry. Housing Providers frequently receive requests from existing market rent households (in situ) for rent subsidy due to a change or loss of income and or a loss of spouse or co-applicant.

Date: October 10, 2003

Analysis

Under the previous social housing program, market rent households who experienced a significant change in their income could seek RGI assistance from their housing provider. These in situ applicants would be placed on the housing provider's wait list according to their original date of application for housing. The provider could offer RGI assistance if there was sufficient subsidy available or when a vacancy occurred in a RGI unit.

Under the existing policy, the in situ market rent household's application for RGI housing is awarded the current date and is placed on the wait list on a chronological basis. In the interim, the household would be required to continue to pay the market rent and could experience financial difficulties possibly leading to economic eviction. The housing providers could experience increased bad debts and vacancy loss.

In consultation with the Social Housing Work Group, it was agreed that in situ market rent households who experience a significant economic change that adversely affects their ability to pay full market rent, should be considered for an alternate ranking date for RGI assistance.

The objective of creating a local policy for in situ market rent households is as follows:

1. To ensure fair and balanced consideration of needs for both applicants and in situ market households.
2. To assist in minimizing economic evictions of current tenants/members.
3. To ensure the process of access to RGI units is not abused and to avoid applicant queue jumping.
4. To ensure applicants on the wait list who may have similar or greater needs are not displaced as a result of this policy.

In order to qualify to received an alternate ranking date, in situ market rent households are required to:

- a) meet all social housing reform act eligibility requirement, and
- b) must demonstrate that they have experienced a significant change in circumstances that affects their ability to pay market rent (eg. The household experiences permanent job loss, and or loss of spouse or co applicant.)

Once eligibility for RGI assistance and economic hardship is established, the household will be added to the subsidiary wait list of their current housing provider with their original date of application. This approach would offer long term households an advantage over new chronological applicants on the waitlist. It would not necessarily give the in situ market rent household RGI assistance immediately.

The centralized wait list contains the names of both non resident and in situ households waiting for RGI assistance. It is possible that the in situ market rent household would not be on the top of the chronological wait list.

Market rent households who wish to transfer from one housing provider to another in order to receive RGI assistance are considered new applicants and do not get the benefit of backdating their application.

Date: October 10, 2003

Recommendation

It is recommended that in situ market rent households who experience economic hardship and request RGI assistance be given their original date of application for ranking purposes.

8. Policy: Local Priority Household Categories

Legislative Reference: SHRA s. 77(1), (4) (5) (6) (7)

Under the SHRA, households that have a member or members who are abused and apply for RGI assistance have mandatory priority on the centralized wait list. This policy is intended to protect the safety of the applicant and other household members. Service Managers have been given the flexibility to create additional local priority categories. There is no requirement that additional priority categories be established.

Analysis

A special priority household has the highest ranking, above all other applicants on the centralized waiting list. Special priority households are subject to the same eligibility rules as other applicants for RGI assistance. Once special priority status has been assigned to a household, it can not be arbitrarily removed while the household remains on the centralized wait list.

Under the previous social housing program, housing providers were permitted to give priority in placement to households who were in urgent need of accommodation. Households who were eligible for this optional priority placement were: those whose permanent residence had been destroyed and who had no place to live; those whose children would only be returned to their custody by Children's Aid when adequate housing was obtained; or those who were being released from hospital or another care facility and could not return to their former residence and had no place to live. Some housing providers also elected to give priority in placement to those households with serious medical/health issues.

In examining the need to establish additional "local access priorities" beyond the mandatory special priority category, the Work Group reviewed the results of the stakeholder consultations and recommended that only one additional local priority access category be adopted: Urgent. If this recommendation is approved, households assigned Urgent status would rank immediately below Special Priority applicants and ahead of all other chronological applications.

The Work Group recommended that in order to qualify for Urgent Status, a household would be required to meet one or more of the following criteria:

- Persons who are living on the street (no shelter - absolute homelessness); or
- Persons living in substandard housing which has been condemned by the municipality, for example: Property Standards violations which require that the unit be vacated in order to complete the work, confirmed by an Order of Court or the Ontario Rental Housing Tribunal
- Persons using the emergency shelter system as their primary residence; or
- Persons whose homes have been destroyed by fire or natural disaster; or
- Persons awaiting release from hospital who cannot return to their former place of residence and will not be released until suitable housing is found; or

Date: October 10, 2003

- Families whose children are at risk of apprehension or will not be returned by child protection agencies due to the household not having adequate housing AND lack of adequate housing is the only protection issue outstanding.

Recommendation

It is recommended that the Service Manager adopt the additional Urgent priority category.

9. Policy: Reimbursement of the Service Manager

Legislative Reference: SHRA s. 86 (1) O. Reg. 298/01 s54(1)

Under the current legislation, a household who has underpaid their rent due to a calculation error by the housing provider would receive more subsidy than they are entitled to. Once the error is discovered, the household may be asked to reimburse the over paid subsidy to the Service Manager. If reimbursement is sought by the Service Manager, the monthly surcharge (repayment) can be no more than 10% of the correct rent.

The Service Manager has the option to pursue reimbursement from the household or may decide not to pursue reimbursement. Instructions for housing providers on this issue are contained within the Service Agreement.

Analysis

The City of Greater Sudbury has delegated the task of RGI calculations to local housing providers. This was done through a Service Agreement. Section 86 of the SHRA addresses situations where a housing provider has determined that a household has been paying a lower geared to income rent than what they should be paying. The reasons for this may include the following:

- the housing provider was not given full or accurate information regarding the households income;
- the housing provider made an error in determining the geared to income rent payable by the household.

In the instance when the housing provider is not given full or accurate information regarding a household's income, it is suggested that the housing provider negotiate a repayment schedule with the tenant which will allow for the quickest feasible reimbursement of the total underpayment. If an agreement cannot be negotiated, it is recommended that the underpayment be collected by increasing the household geared to income rent by the legislated maximum of 10% each month.

The Work Group felt that if all or part of the arrears are as a result of the housing provider incorrectly calculating the rent geared to income subsidy, the Service Manager should waive the requirement for the household to repay the over subsidy. This approach would be consistent with the business practices established under the previous social housing program. This approach also does not penalize the household who met their responsibilities under the legislation for an administrative error on the part of the housing provider.

Date: October 10, 2003

If the error was material, the Service Manager has the option of exercising its rights under the Service Agreement. Responsibility for administration of the RGI function could be recalled from the housing provider and taken over by the Service Manager or its delegate. The Service Manager can also elect to reduce the provider's subsidy at an amount equal to the error.

To minimize provider error, Housing Services provides regular RGI calculation workshops for local providers. Housing Services also performs periodic reviews of provider RGI calculations.

Recommendation

It is recommended the Service Manager waive the requirement for reimbursement of over paid RGI subsidy in situations where there has been an administrative error by the housing provider.

10. Policy: Eligibility - Divestment of Residential Property

Legislative Reference: O. Reg. 298/01 s.9

The legislation specifies that if any member of a household receiving RGI assistance has an interest in residential property suitable for year round occupancy, the interest must be divested within 180 days of receiving RGI assistance. The Service Manager may extend the time frame if satisfied that there are reasonable grounds to do so. Failure to divest the interest could result in the household being found ineligible to receive RGI assistance.

Analysis

There has always been a requirement under the social housing program for tenants to divest interest in residential property. The Social Housing Work Group reported that relatively few households participating in the social housing program are in possession of residential property at the time of housing.

The local real estate market has an impact of the ability to dispose of residential property within the time frame. The Work Group felt that the 180 day time frame was adequate but in exceptional circumstances, an extension could be considered. The household would be required to demonstrate the efforts made to dispose of the interest in the property in order to receive any extension. The onus would be on the household to declare and provide updated information. Any extension of the requirement to divest the interest in the residential property would be reviewed on a semi-annual basis and again as part of the annual renewal process to ensure a consistent approach.

Recommendation

It is recommended that the legislated time frame of 180 days for the divestment of interest in a residential property be adopted for the City of Greater Sudbury service area. In extenuating circumstances, the Service Manager will consider requests to extend the time frame for the disposition of the interest in the property. Any extensions granted will be monitored on a semi-annual basis.

Date: October 10, 2003

11. Policy: Notice of Change Rule

Legislative Reference: SHRA 2000, O. Reg. 85/02 amending O. Reg. 298/01 s.5 (5), s6(3), Clause 10(1) (a), Clause 20(a)

“ the household shall provide such updated document and information as the Service Manager may require within 10 business days from the date that the content of the document or the information ceases to be accurate, or within such longer period as the decision maker may allow.”

Analysis

RGI applicants and tenants must report changes in income, or any changes in the household composition within 10 business days of the change having taken place. Failure to do so could result in the household being found ineligible for RGI assistance.

The intent of the regulation is to ensure that changes are reported in a timely manner. This will permit rent adjustments to be made to accurately reflect the households financial circumstances and continued eligibility.

In consultation with the Social Housing Work Group, it was felt that the current requirement to report changes within 10 business days was too onerous for both applicants and tenants. There was a concern that households who fail to report changes within the legislated 10 business days will lose their RGI subsidy. Once this occurred, the household would be given a 90 day notice of rent increase and be forced to reapply for subsidy. They would be placed at the bottom of the centralized waiting list. It is possible the household could fall into arrears and face eviction before re-qualifying for RGI assistance. An increase in evictions would have serious financial implications for both local housing providers and RGI households.

In determining a reasonable period of time to report changes, the Work Group felt the monthly rent cycle appeared to be a natural fit. The Work Group recommended that tenants be required to report changes to their income and household composition and supply verification of the change within 30 calendar days. The Work Group also recommended that for consistency, the same time frame be adopted for applicants to report changes in their circumstances.

Where the change was not reported within 30 days of its occurrence, the household will be made ineligible for RGI assistance. If documentation is received within the specified time period (30 days), the household continues to be eligible for RGI assistance and the rent is adjusted as necessary.

Recommendation

RGI households and applicants must report all changes and supply supporting documentation to the Service Manager or the housing provider within 30 calendar days of any change in information or documentation taking effect.

Date: October 10, 2003

12. Policy: Earliest Application Date for Social Housing

Legislative Reference: SHRA 2000, O. Reg. 298/01 41(5)

Under the legislation, households are ranked on the centralized wait list according to their date of application for geared to income housing.

The Service Manager has the discretion to establish a local policy to the effect that if an applicant adds a housing provider to its list of project preferences after the household has been placed on the centralized wait list, the application date for the newly added provider is the date it was selected.

Analysis

The SHRA allows Service Managers the option of using an applicant's earliest date of application for social housing or multiple dates in circumstances when an applicant has applied to several housing providers.

In consultation with the Social Housing Work Group it was felt the use of the earliest application date recognizes the time that an applicant identified their need for housing. It also ensures access to an increased number of housing providers because the earliest date will be recognized for each housing provider in CGS's social housing portfolio. Use of the original date of application would be consistent with the practice followed by local housing providers under the previous housing program.

Recommendation

It is recommended that the Provincial Standard of using original date of application for RGI assistance as the ranking date for all housing selections, regardless of when the household added the project to its list of preferences.

Correspondence and Information

Request for Recommendation Priorities Committee




Type of Decision									
Meeting Date	October 22, 2003				Report Date	October 17, 2003			
Recommendation		Yes	<input checked="" type="checkbox"/>	No	Priority	<input checked="" type="checkbox"/>	High		Low
	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open		Closed

Report Title
Mapping the Vision - Council's Strategic Priorities - A Progress Report - 2003

Policy Implications + Budget Impact	
<input checked="" type="checkbox"/>	This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified
<input type="checkbox"/>	Background attached

Recommendation	
This report appears on the agenda for information only.	
<input type="checkbox"/>	Recommendation attached

Recommended by the General Manager
N/A
Name

Recommended by the C.A.O.
 Mark Miets, Chief Administrative Officer

Title:

Page: 1

Date:

Report Authored By

Kamran Khan
Business Analyst

Division Review

N/A

**Name
and Title**

BACKGROUND

Attached is a progress report on Mapping the Vision - Council's Strategic Priorities - A Progress Report - 2003.

This document is provided to you for your information.

Attach.

CITY OF GREATER SUDBURY

MAPPING THE VISION

COUNCIL'S STRATEGIC PRIORITIES

A PROGRESS REPORT

2003

MAPPING THE VISION DOCUMENT COUNCIL STRATEGIC PRIORITIES	
STRATEGIC PRIORITY	ACCOMPLISHMENTS/PLANNED ACTIONS
Sustainable Infrastructure	
Develop and implement a sustainable plan for the renewal of local roads	<p>Continuing to lobby senior levels of government for financial participation in roads infrastructure renewal.</p> <p>Revisit the City's Pay-as-You-Go policy, and consider borrowing through the Provincial OMEIF program to renew the roads infrastructure.</p> <p>A transportation study is currently being undertaken as part of the background work for the new City Official Plan. The information gathered in this study will also serve as a basis for Official Plan policies with respect to transportation and roads.</p>
Complete the renovation and expansion of the Greater Sudbury Airport	The Airport Terminal Building was finished on time and on budget with the Official Opening held on October 16, 2003.
Develop a Capital Financing plan for infrastructure renewal	Capital Financing Alternatives regarding an Infrastructure Renewal Program were developed and presented to Council on September 22nd, 2003, and this Program will be presented to the new council at one of its first meetings in January 2004. This Infrastructure Renewal Program, if accepted, would provide for 70% of the outstanding capital needs for all Infrastructure Renewal over the next ten years, at the end of which time adequate resources would have been built into the system to sustain our infrastructure needs from that point on.

MAPPING THE VISION DOCUMENT COUNCIL STRATEGIC PRIORITIES	
STRATEGIC PRIORITY	ACCOMPLISHMENTS/PLANNED ACTIONS
Economic Development	
Work with the Greater Sudbury Development Corporation to complete the Economic Development Strategic Plan	Accomplished in June 2003
Develop a downtown Technology Centre to attract companies in the IT sector	Accomplished in June 2003. Working to attract another second tenant into the remaining space
Support the expansion of the tourism and retail sectors to attract visitors and shoppers from across Northeastern Ontario	<p>The City recently negotiated an agreement to sell a parcel of City owned land in the vicinity of the Barrydowne/Kingsway shopping area to Trinity Property Holdings Inc. This will allow the expansion of this major retail area to include an additional 213,000 square feet of retail space.</p> <p>The City has been working with the Rainbow Outlet Mall in downtown Sudbury to facilitate a variety of initiatives aimed at revitalizing this important downtown shopping centre. These activities reinforce Greater Sudbury's role as the primary shopping destination in Northeastern Ontario.</p>

MAPPING THE VISION DOCUMENT COUNCIL STRATEGIC PRIORITIES

STRATEGIC PRIORITY	ACCOMPLISHMENTS/PLANNED ACTIONS
<p>Develop a strategy to foster a health research industry in Northern Ontario in partnership with northern municipalities, health research stakeholders and the Northern Ontario Medical School</p>	<p>Two studies being undertaken; one which looks at building sustainable industry in the medical research industry and the other a Pan Northeastern Ontario Biotechnology Initiative which will identify areas of opportunity. The Northern Ontario Centre for Bio-Technology has already begun to attract attention and interest in advanced research.</p>

MAPPING THE VISION DOCUMENT COUNCIL STRATEGIC PRIORITIES	
STRATEGIC PRIORITY	ACCOMPLISHMENTS/PLANNED ACTIONS
Health Care and Social Services	
Ensure that citizens have access to health care services by: continuing our efforts to attract and retain physicians	Family Medicine recruitment weekend was held in Sudbury. Strategic Plan for Physician recruitment for the next 3 years currently under way.
Supporting development of the Northern Ontario Medical School	City is actively supporting the development of Northern Ontario Medical School.
Continuing to support the primary needs of families and individuals by supporting community based services	Redistribution of NCB (National Child Benefit) Dollars Support for homelessness programs and developing homelessness policy for the City.

MAPPING THE VISION DOCUMENT COUNCIL STRATEGIC PRIORITIES	
STRATEGIC PRIORITY	ACCOMPLISHMENTS/PLANNED ACTIONS
Attracting and Retaining Youth	
Support the recommendations and initiatives of the Youth Cabinet by creating an environment that attracts and retains our youth	Continuing to work with Youth Cabinet, developing a program to introduce employers to local young graduates and working with post secondary institutions for student recruitment. Greater Sudbury Transit added additional trips to the three post-secondary institutions to accommodate the double cohort.
Community Engagement/Healthy Communities	
Facilitate citizen participation in community building, including the development of the Official Plan, by setting up Community Action Networks in every ward	The CAN facilitator was hired this summer and is working with the 3 established CAN's and to develop 3 new CANs so as to have one CAN in each ward..

MAPPING THE VISION DOCUMENT COUNCIL STRATEGIC PRIORITIES	
STRATEGIC PRIORITY	ACCOMPLISHMENTS/PLANNED ACTIONS
<p>Develop and implement a communications strategy to maximize public understanding of municipal services, initiatives and accomplishments</p>	<p>The City implemented a number of initiatives to maximize public understanding of City services, programs, policies and achievements, supporting the priorities of the Mayor and Council in all service areas. This includes special communications campaigns, extensive media relations, print and broadcast advertising, special events, promotions, marketing and website information.</p> <p>Some examples:</p> <ul style="list-style-type: none"> Towards Tomorrow publication, a companion piece to the 2003 budget. “Economic Renaissance / City Services” feature in the Leisure Guide. Brand strategy for the Official Plan. “People Engaged. Places Defined. Progress Driven.” The Great Fresh Indoors Campaign to promote the smoke-free by-law Front page banner ads in the Sudbury Star, participation in community progress reports. Organization and promotion of AFMO conference held in Sudbury September 24th, 25th and 26th.
<p>Implement the Healthy Community Action Plan being developed by Council's working group on healthy communities</p>	<p>A Healthy Communities project is being undertaken in conjunction with the preparation of a new City Official Plan. The project involves the development of a framework for implementing the Healthy Communities model in the City. Public input sessions related to this project are scheduled for mid November.</p>

MAPPING THE VISION DOCUMENT COUNCIL STRATEGIC PRIORITIES	
STRATEGIC PRIORITY	ACCOMPLISHMENTS/PLANNED ACTIONS
Environment and Energy	
<p>Pursue new environmental and alternative energy opportunities identified in Earthcare Sudbury's forthcoming Local Action Plan and the Community Energy Plan</p>	<p>Continuing to pursue opportunities in bio-diesel, bio-gas and tire re-cycling. The Land Reclamation Program which is spearheaded by the City through VETAC celebrated its 25th anniversary this year. New opportunities to enhance and grow the program are being actively pursued. The Lake Water Quality program begun by the City in 2001 continues to thrive with the assistance of the Greater Sudbury Lake Improvement Advisory Panel. An annual program of lake water quality sampling has been established and an annual Living with Lakes Forum is held each fall. There are now 31 Lake Stewardship groups in the City.</p>
Planning for the Future	

MAPPING THE VISION DOCUMENT COUNCIL STRATEGIC PRIORITIES	
STRATEGIC PRIORITY	ACCOMPLISHMENTS/PLANNED ACTIONS
<p>Develop a single, up-to-date Official Plan that fosters sustainable growth, economic development and a high quality of life to attract people and investment</p>	<p>A work program has been set in motion to develop a single new Official Plan for the City. This will replace the 13 Official Plan documents now in existence with a user-friendly plan based on several principles endorsed by Council (A Healthy Community, Open for Business, Sustainable Development, A Focus on Opportunities).</p> <p>A solid foundation of information to underpin the Plan is presently being gathered through a series of Background Studies (Healthy Communities, Transportation, Parks and Leisure, Infrastructure, Stormwater, Agricultural and Waterfront and Rural). The background studies phase will conclude by summer 2004 and the Official Plan prepared during 2004/2005.</p>
Branding Greater Sudbury	
<p>Develop and implement a branding strategy to enhance the image of this community</p>	<p>Held a session with key community stakeholders to discuss the meaning and application of branding. Prepared a RFP and terms of reference to go out in October 2003.</p>

2003 COMMUNITY AND BUSINESS SURVEYS

2003 DEPARTMENT'S RESULTS	ACTIONS TAKEN/PLANNED
<p><u>Emergency Services</u></p> <p><u>Health Care</u></p> <ol style="list-style-type: none"> By working in partnership with Cambrian College and the Sudbury Base Hospital Paramedics Program to develop Northern Ontario's first local, community-based Advanced Care Paramedics Training Program, the City has enhanced its ability to attract and retain primary and advanced care paramedics while improving medical services. Develop and implement a System Status Plan to reduce ambulance emergency response time through improved deployment and balanced emergency coverage strategies. The Plan provides details on available EMS resources through the use of operational activities and technology. Implement a program to track Emergency Medical Services vehicle location and operation through an Automated Vehicle Location/Global Position System/ Vehicle Data Recorder technology. 	<ul style="list-style-type: none"> Consultation process has been ongoing with the Health Care Stakeholders with the Plan implementation in the first quarter of 2004. Improve utilization of Sudbury EMS vehicles by the MOHLTC Central Ambulance Communication Centre. Ability of the City of Greater Sudbury to monitor compliance with the EMS Division's System Status Plan. Decrease in documentation and operational deficiencies. Decreased vehicle accident and/or driving complaints from the community. Increase crew, community safety, decrease accident potential

2003 COMMUNITY AND BUSINESS SURVEYS

2003 DEPARTMENT'S RESULTS	ACTIONS TAKEN/PLANNED
<p><u>New Sources of Funding</u></p> <ol style="list-style-type: none"> 1. By developing a proposal to reduce ambulance response times, the City received provincial approval for \$730,000 in funding annually. 2. By submitting a request for funding to support the purchase of vehicles and medical equipment for Emergency Medical Services, the City obtained one-time funding of \$450,000 from the province. <p><u>Planning for the Future</u></p> <ol style="list-style-type: none"> 1. Promote the well-being of our citizens in a healthy, safe and stimulating community. 	<ul style="list-style-type: none"> • The City of Greater Sudbury's Emergency Services Department, Fire Division, is in the process of developing a Master Fire Plan. The Master Fire Plan will serve as a strategic planning (blue print) for public policy and organizational structure pertaining to the Fire Service Division.

2003 COMMUNITY AND BUSINESS SURVEYS

2003 DEPARTMENT'S RESULTS	ACTIONS TAKEN/PLANNED
<p>2. To develop an ongoing Public Awareness Program directed at raising awareness about community emergency management program activities and to promote the importance of personal emergency preparedness.</p>	<ul style="list-style-type: none"> • Create a sub-committee comprised of Emergency Management Program Committee members to develop this project. • Develop partnerships with companies and agencies who have a common interest in emergency preparedness and planning to assist in the delivery of the public awareness program. • Develop information hand outs for the public that can be distributed through venues such as the customer service centres, or by Fire Prevention Officers while they are conducting their public education programs. • Incorporate the hand outs during Emergency Preparedness Week activities. • Provide public information via the City's website. • Deliver the program through the local media.
<p>3. The continuation and refinement of the City's Fire Services Division "Fire Prevention and Public Education Program" for the community, in accordance with the priorities identified in the community's Fire Risk Assessment.</p>	<ul style="list-style-type: none"> • Implement and deliver "Older and Wiser Program" for seniors. • Deliver "Riskwatch" education programs. • Fire suppression staff perform home inspection programs.

Request for Recommendation Priorities Committee



Type of Decision

Meeting Date	October 22, 2003			Report Date	October 17, 2003				
Recommendation		Yes	<input checked="" type="checkbox"/>	No	Priority	High	<input checked="" type="checkbox"/>	Low	
	Direction Only		<input checked="" type="checkbox"/>		Type of Meeting	<input checked="" type="checkbox"/>	Open	<input type="checkbox"/>	Closed

Report Title

Overview of Recent Economic and Demographic Indicators

Policy Implications + Budget Impact

This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified

No Budget implication.

Background attached

Recommendation

For information only.

Recommendation attached

Recommended by the General Manager

Doug Nadorozny

Doug Nadorozny, General Manager
Economic Development and Planning Services

Recommended by the C.A.O.

M. Mioto

Mark Mioto,
Chief Administrative Officer

Date: October 17, 2003

Report Authored By

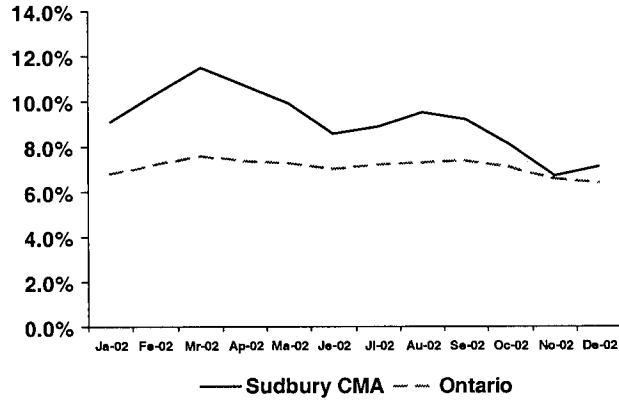
Name
and Title

Division Review

Name
and Title

Unemployment rates have shown improvement in 2003 over the same period last year, although they remain above the Ontario average. Housing starts continue to improve as forecasted by CMHC. As of September 2003 year-to-date, the number of new residential units had increased by 6.5% over the same period last year. There has also been a corresponding increase in subdivision activity as measured by the number of lots created through draft approved and registered plans of subdivision. Positive economic conditions are also impacting the housing market, as the City gradually moves away from the buyer's market of recent years towards a more balanced situation. While the latest net migration data indicate that Greater Sudbury is still experiencing negative net migration, the trend is vastly improved over results from the mid to late nineties, indicating movement towards the stabilization of our population base.

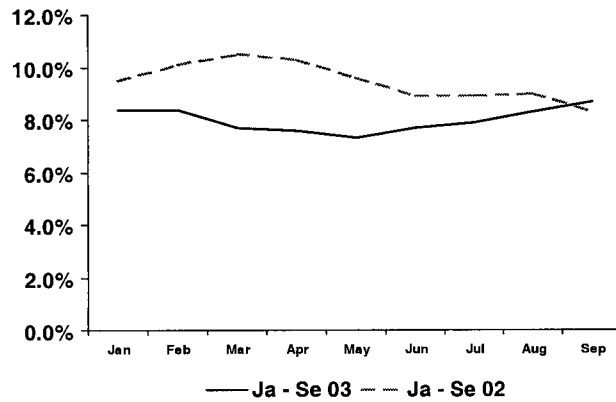
Unemployment Rates 2002



By the end of 2002, the unemployment rate gap between Sudbury CMA and Ontario had narrowed.

Source: Statistics Canada, Labour Force Survey. All data are unadjusted, three month moving averages.

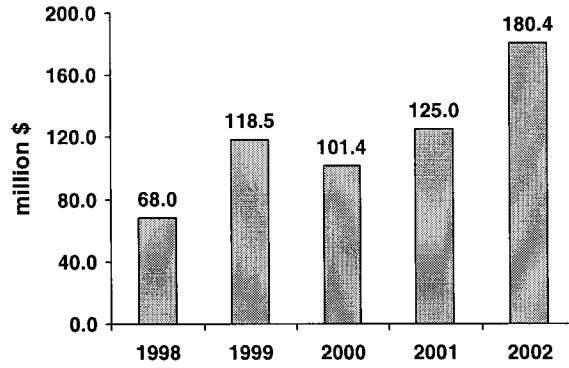
Unemployment Rates 2002 - 2003 Year-to-Date



Seasonally-adjusted unemployment rates for year 2003 to date have shown improvement over the same period last year.

Source: Statistics Canada, Labour Force Survey. All data are seasonally-adjusted, three month moving averages.

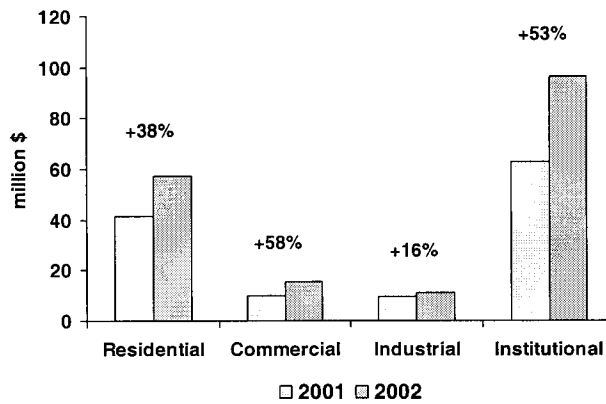
Total Value of Construction



Total value of construction in 2002 is over \$180 million. This represents an increase of 44% over 2001.

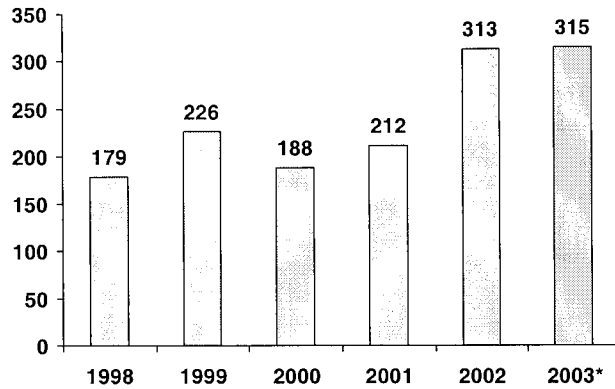
Source: Building Services Section, City of Greater Sudbury. All figures in current dollars.

Construction Value by Type: 2001 – 2002



Source: Building Services Section, City of Greater Sudbury. All figures in current dollars.

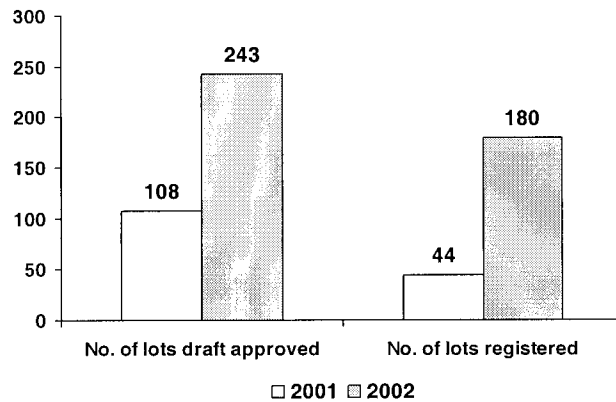
New Residential Units



In 2002, construction of new residential units increased 48% over 2001.
 *CMHC forecasts continued improvement in housing starts in 2003.

Source: Building Services Section, City of Greater Sudbury; CMHC, Northern Ontario Forecast Summary, Fall 2002.

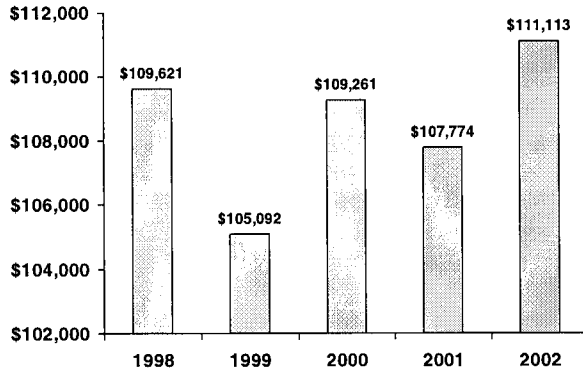
Plans of Subdivision: Number of Lots Created



In 2002, there has been an increase in subdivision activity as measured by the number of lots created through draft approved and registered plans of subdivision.

Source: Development Services Section, City of Greater Sudbury.

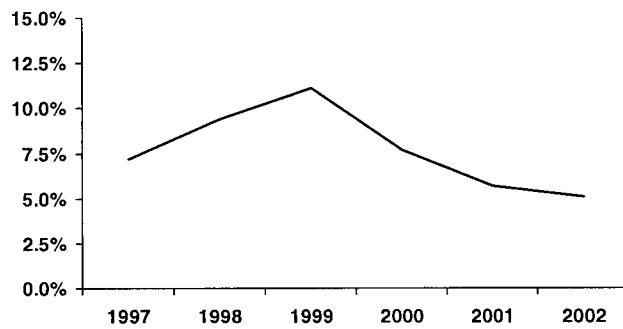
Average Selling Price of a Home



In 2002, a decline in the number of new listings created tightness in the resale market, as Greater Sudbury gradually moves towards a more balanced housing market from the buyer's market of recent years.

Source: Sudbury Real Estate Board, MLS Sales Activity, Resale Market; CMHC, Northern Ontario Forecast Summary, Fall 2002. All figures in current dollars.

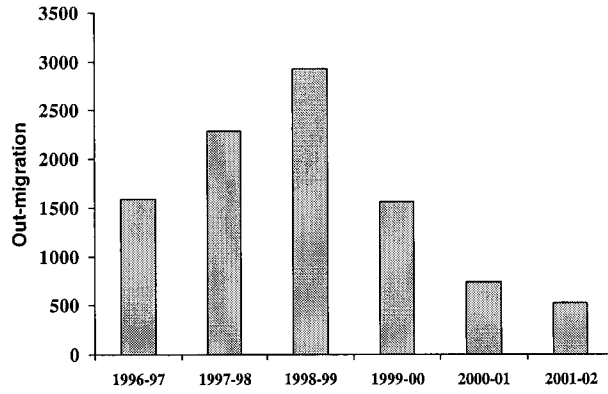
Apartment Vacancy Rates



In the rental market, apartment vacancy rates have shown continued improvement, falling from a peak of 11.1% in 1999 to 5.1% in 2002. 2003 vacancy rate to be released December 2003.

Source: CMHC, Northern Ontario Rental Market Report 2002.

Net Migration Trends



The out-migration trend has improved since the late nineties, declining from a high of 2,923 in 1998-99 to 521 for the period 2001-02.

Source: Statistics Canada; Migration Estimates, Cat. No 91C0025