



# Ending Homelessness in Greater Sudbury: Alignment of Homelessness Planning, Land Use Policy, Strategies and Incentives

OMSSA Policy Conference December 2024  
Melissa Riou, Senior Planner  
Caitlyn Bourque, Special Projects Manager  
City of Greater Sudbury



Homelessness  
Initiatives

Greater | Grand  
Sudbury™



# Goals of Today's Presentation

- Describe the current state of housing and homelessness in Greater Sudbury, Northern Ontario
- Share strategies used in Greater Sudbury to address homelessness and housing supply
- Provide key takeaways to support affordable housing development in communities



Homelessness  
Initiatives

Greater | Grand  
Sudbury™



# City of Greater Sudbury

- Population: 170,210 (2021)
  - Estimated: 179,965 (2023)
- Largest City in Northern Ontario by population
- Northern Hub for services
- Demographics:
  - Indigenous – 11%
  - Francophone – 23%
  - 2,700 newcomers since 2020 (RNIP)



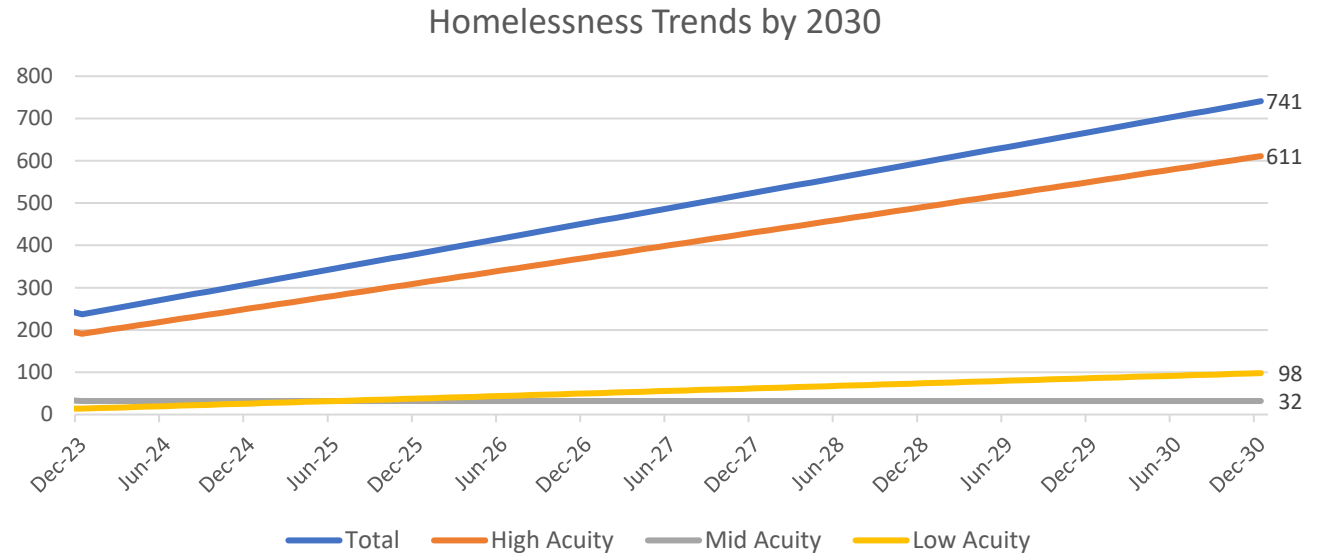
Homelessness  
Initiatives

Greater | Grand  
Sudbury™



# Homelessness in Greater Sudbury

- **297** actively homeless on the By-Name List
  - **84%** chronic
  - **76%** high acuity
- **211** in encampments



Homelessness  
Initiatives

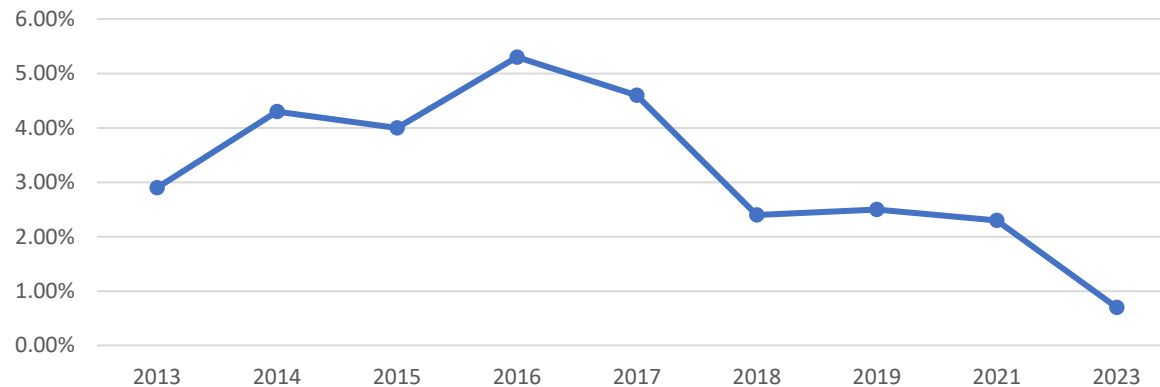
Greater | Grand  
Sudbury™



# Housing in Greater Sudbury

- **3,356** community housing units (LEM and RGI)
- Waitlist for community housing - **1,050** households
- **70%** of community housing waitlist seeking a one-bedroom unit
- Vacancy rate for one-bedroom units – **0.7%** (2023)
- Average Market Rent one-bedroom - **\$1,043** (2023)

Vacancy Rate - One-Bedroom Apartment in Greater Sudbury



Homelessness  
Initiatives

Greater | Grand  
Sudbury™





# Roadmap to End Homelessness



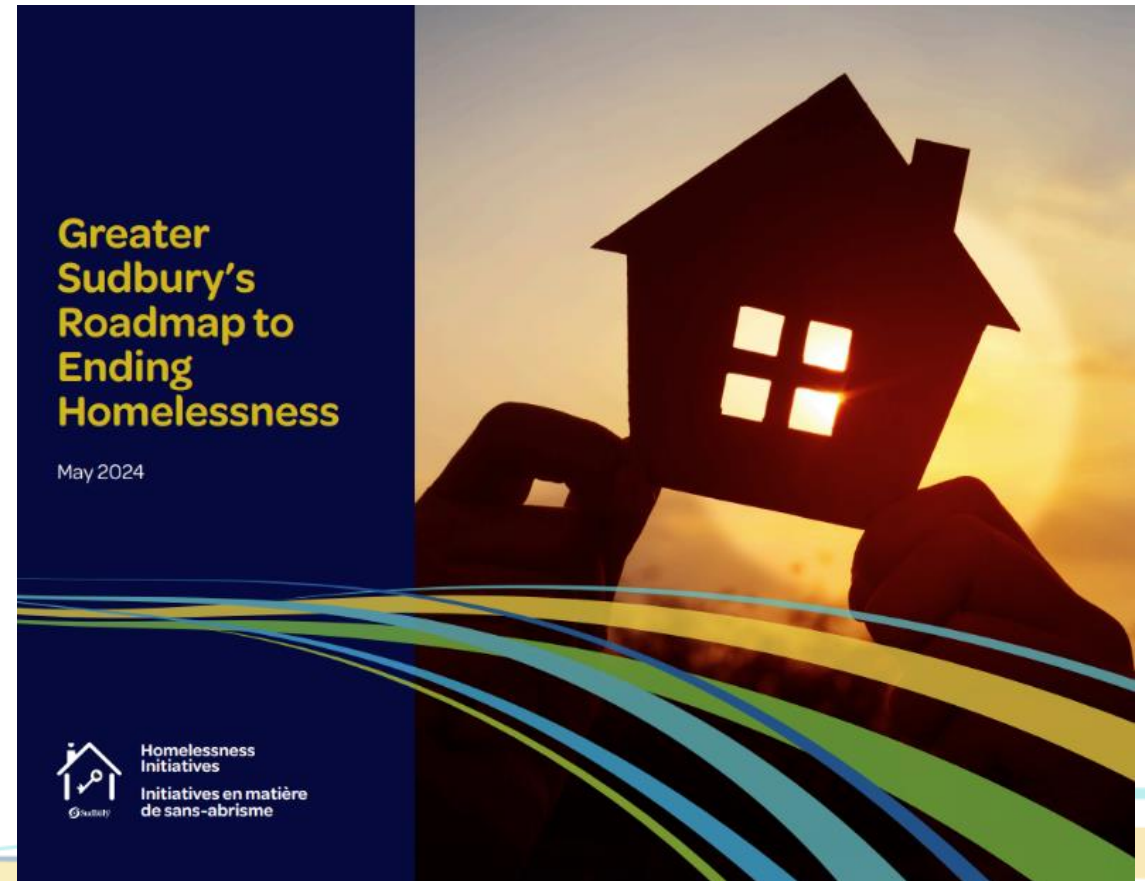
Homelessness  
Initiatives

Greater | Grand  
**Sudbury**



# Roadmap to End Homelessness

- Approved by City Council on May 28, 2024
- 26 recommendations to reach a functional end to homelessness by 2030
- Requires investment of \$350M from Federal, Provincial and Municipal levels of government in capital, operating, and rent supplement costs



# Methodology



Literature Review of Best Practices



Internal Policy and Data Review



Community Consultation



Discussions with Experts in the Field



Homelessness  
Initiatives

Greater | Grand  
Sudbury™





# Recommendations

- Four strategic pillars under functional zero definition:
  1. Rare (prevention)
  2. Brief (rapid re-housing/diversion)
  3. Non-recurring (supportive housing and wrap around services)
  4. System level – engaging other partners for shared advocacy and system planning



Homelessness  
Initiatives

Greater | Grand  
Sudbury™



# Housing – of All Types

- Need for funding to create appropriate housing
  - Supportive housing
  - Deep-core affordable housing (mixed use)
- Readiness for Housing Projects
  - Land Banking Strategy
  - Signaling to community partners and non-profits



Homelessness  
Initiatives

Greater | Grand  
Sudbury™



# Pillar 1 - Prevention

- Upstream Investments
  - Expansion of CHPI Program (discretion around rental arrears)
  - Partnership with Legal Aid Clinic
  - Internal Policy Review
  - Rent Bank
- Outcome – reduction in the number of people entering the homelessness serving system



Homelessness  
Initiatives

Greater | Grand  
Sudbury™



## Pillar 2 - Brief

- Investments in Rapid Re-housing and associated systems
  - Formal Rapid Re-housing program with access to transitional units
  - ID Bank in partnership with Legal Aid Clinic to improve rapid access to services
  - Extension of hours at main shelter location with focus on housing supports
  - Transition of some shelter spaces to transitional units with supports
- Outcome – reduction in the number of people who enter the system and quick exits from the system



Homelessness  
Initiatives

Greater|Grand  
Sudbury™



# Pillar 3 – Non-recurring

- Investments in Housing
  - Potential partnerships with community partners
  - Supportive Housing
  - Community Housing Engagement Strategy
    - Think Big Act Together
- Outcome – reduce inflow and limit re-entry into the system



Homelessness  
Initiatives

Greater | Grand  
Sudbury™





# Pillar 4 - System-level

- Continued Advocacy
  - Social assistance and shelter rates
- Implementation of Health, Housing, and Homelessness Planning and Operations Table
- Outcome – solve system gaps to impact inflow and outflow



Homelessness  
Initiatives

Greater | Grand  
Sudbury™



# Progress to Date

- Affordable Housing -Lorraine and Sparks Street Projects
- Identification Bank and Eviction Prevention partnership with local Legal Clinic
- Transitional Housing/Extension of Emergency Shelter Hours
- Engagement in Community Housing
- Health, Housing, and Homelessness Planning and Operations Table



Homelessness  
Initiatives

Greater|Grand  
Sudbury™



# Housing Supply Strategy



Homelessness  
Initiatives

Greater | Grand  
**Sudbury**



# Housing Supply Strategy - Methodology



Literature Review of Best Practices



Internal Policy and Data Review



Community Consultation – 2 Phases



Review and Monitoring



Homelessness  
Initiatives

Greater | Grand  
**Sudbury**

[Housing Supply Strategy](#)



# Greater Growth Anticipated

- Current population of 170,210 projected to grow over the next 30 years between **188,510** and **200,000** people
- Current number of households of 71,530 projected to increase between **10,300** and **11,600**
- Between **11,400** and **18,000** new jobs projected to be created



Homelessness  
Initiatives

Greater | Grand  
Sudbury™





# Demand for Different Forms of Housing

- Driven by unit type preference of primary household maintainer
- Demand for apartments will remain steady at **35-40%**
- Emergence of row housing units at over **10%**



Homelessness  
Initiatives

Greater | Grand  
Sudbury™



# Affordability

## Affordability Thresholds, Greater Sudbury

Income Group	Decile Group	All Households Income (2022 estimate)*	Affordable Purchase Price**
Low Income	1st	\$29,820	\$97,546
	2nd	\$45,945	\$150,293
	3rd	\$60,966	\$199,428
Moderate Income	4th	\$75,655	\$247,478
	5th	\$92,774	\$303,477
	6th	\$112,654	\$368,508
High Income	7th	\$138,057	\$451,603
	8th	\$168,982	\$555,178
	9th	\$220,891	\$732,755

Limiting Factor and Greater Sudbury Affordable Purchase Price Threshold



\*Incomes based on 2021 Census of Canada, inflated using Consumer Price Index (Ontario) to estimate 2022 incomes.

\*\*Assumes shelter costs do not exceed 30% of gross household income. Accommodation costs include mortgage (25 years, 6.5% fixed 5-year rate, minimum 5% down payment, 1.38% property tax payment, 4.0% CMHC mortgage insurance).

Source: Provincial Policy Statement.



Homelessness Initiatives

Greater|Grand  
Sudbury



# Key Findings – Affordable Housing

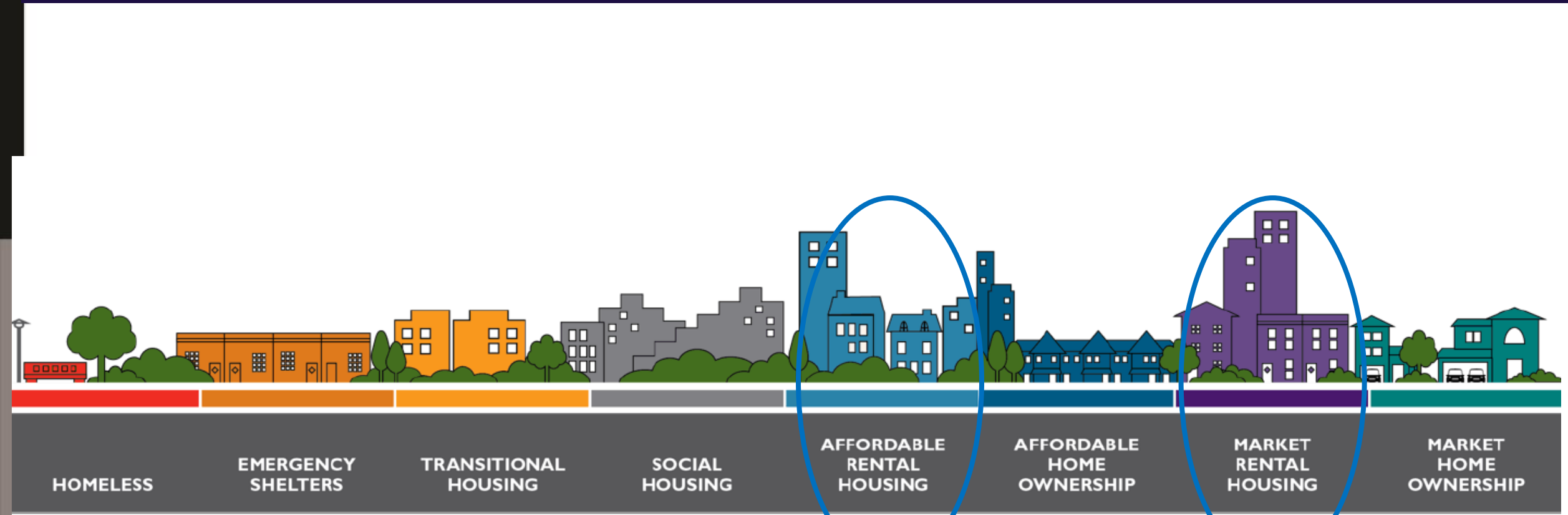


Homelessness  
Initiatives

Greater | Grand  
Sudbury™



# Key Findings - Rental



Homelessness  
Initiatives

Greater | Grand  
Sudbury™



# Key Findings - Ownership



Homelessness  
Initiatives

Greater | Grand  
Sudbury™





# Housing Supply Strategy – What's Been Implemented

## POLICIES

- Secondary Dwelling Units
- Parking Reductions
- Zoning Amendments for Multiple Dwelling, Long Term Care Facilities and Retirement Homes in more Commercial Zones

## INCENTIVES

- Strategic Core Areas Community Improvement Plan
- Affordable Housing Community Improvement Plan
- Development Charge Exemptions and Reductions



Homelessness  
Initiatives

Greater | Grand  
Sudbury™



# Housing Supply Strategy - Policy

- Amendments to the current Planning policy framework to expand the range of Housing As-of-Right Policies
  - Secondary Dwelling Units
  - Institutional Zoning
  - Mixed Use
  - Density



Homelessness  
Initiatives

Greater | Grand  
Sudbury™



# Housing Supply Strategy - Incentives

- Community Improvement Plans
- Land Banking for Affordable Housing
- Development Charges



Homelessness  
Initiatives

Greater | Grand  
Sudbury™



# Housing Supply Strategy - Strategies

- Nodes and Corridors Strategy
- Downtown Master Plan
- Residential Land Strategy
- Strategic Opportunities
- Strategic Collaboration

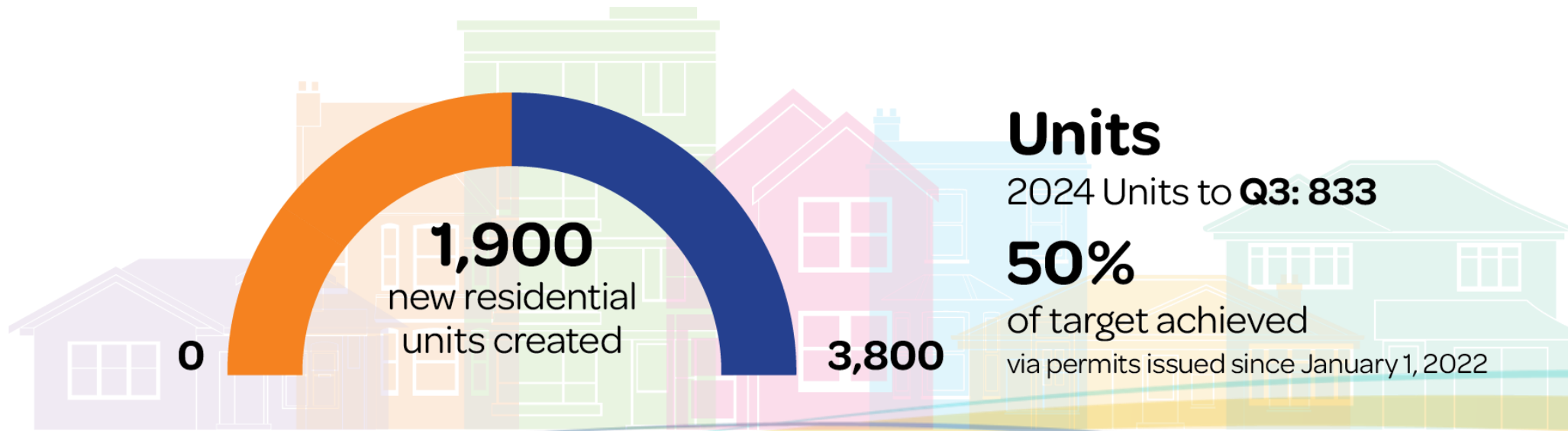


Homelessness  
Initiatives

Greater | Grand  
**Sudbury**



Progress to date toward target of **3,800**:



Homelessness  
Initiatives

Greater | Grand  
**Sudbury**



# Greater Sudbury Housing Supply

# Report Card



detached homes  
2024: **126**



row homes / town homes  
2024: **93**



senior living apartments  
2024: **369**



semi-detached  
2024: **21**



secondary dwellings  
2024: **45**



apartment conversion  
2024: **200**



Homelessness  
Initiatives

Greater | Grand  
**Sudbury**



## Residential Land Supply

**4,326**

potential units within  
draft approved  
subdivisions (795 ha)

**1,035**

vacant legal lots  
of record: 10,624  
potential units (274 ha)

**665**

lots of designated  
developable lands within  
settlement boundary:  
27,876 potential units  
(1,027 ha)



Homelessness  
Initiatives

Greater | Grand  
**Sudbury**





# Alignment of the Roadmap to End Homelessness and Housing Supply Strategy



Homelessness  
Initiatives

Greater | Grand  
**Sudbury**



# Key Initiatives

- Land Banking
- Development Charges
- Affordable Housing Community Improvement Plan
- Application to CMHC Housing Accelerator Fund Round 2
- Social Housing Revitalization Plan
- Future Ready Development Services Committee
- Downtown Master Plan
- Community Safety and Well-being Housing Pillar



Homelessness  
Initiatives

Greater | Grand  
Sudbury™



# Next Steps

- Completion of affordable housing projects
- Identify potential funding opportunities to achieve housing goals
- Continue to report on outcomes of both strategies to monitor progress



Homelessness  
Initiatives

Greater | Grand  
Sudbury™



**Contacts:**

Melissa Riou – Planning Services: [Melissa.Riou@greatersudbury.ca](mailto:Melissa.Riou@greatersudbury.ca)

Caitlyn Bourque – Housing Stability & Homelessness: [Caitlyn.Bourque@greatersudbury.ca](mailto:Caitlyn.Bourque@greatersudbury.ca)

# Greater | Grand Sudbury™

[greatersudbury.ca](http://greatersudbury.ca)



Homelessness  
Initiatives

Greater | Grand  
Sudbury™

