

# Housing and Homelessness Strategy Updates

Roadmap to End Homelessness and Housing Supply Strategy

July 15, 2025



# Background



Roadmap to End Homelessness approved May 28, 2024



Housing Supply Strategy update approved December 10, 2024

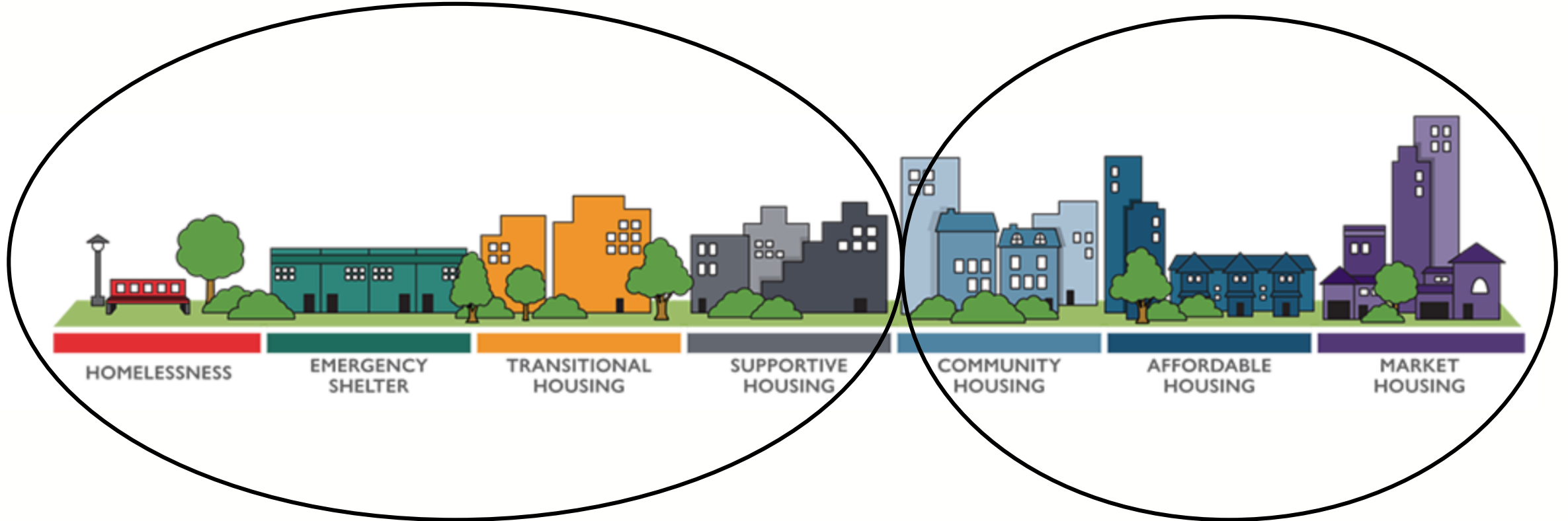


Ongoing coordination of strategies



Advocacy to upper levels of government for the development of housing across the continuum

# CMHC Housing Continuum



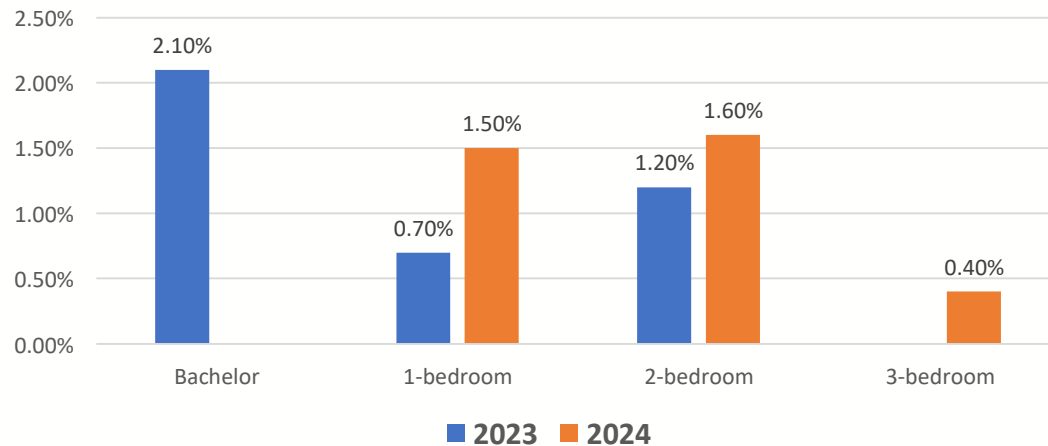
Roadmap to End Homelessness

Housing Supply Strategy

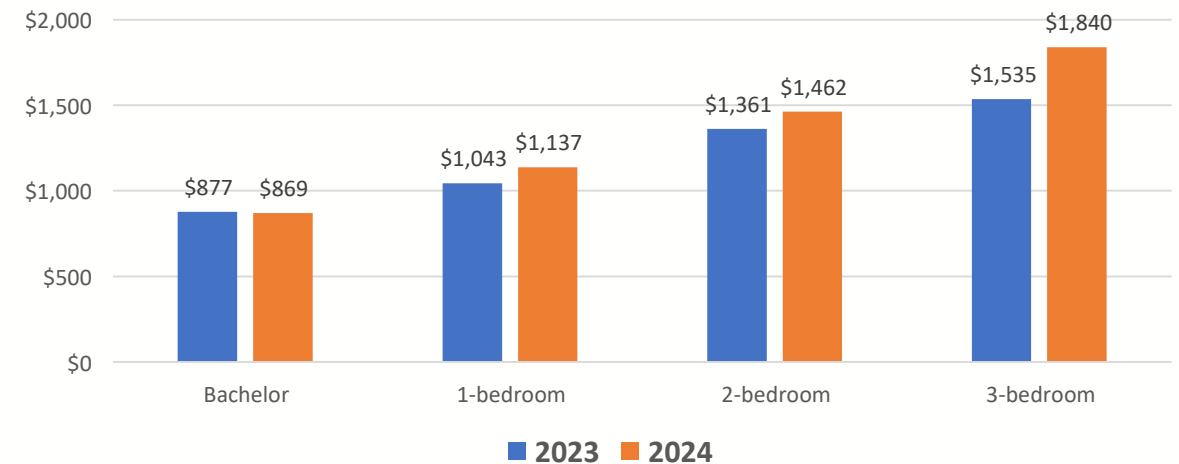
# Current State – Housing & Homelessness

- 304 individuals on the By-Name List (237 in May 2024)
- Point-in-Time Count – 505 (398 in 2021)
- 93% emergency shelter occupancy rate in 2025 (95% in 2024)
- 88% chronic (homeless for over 6 months) – 83% in May 2024

CMHC Rental Market Vacancy Rates

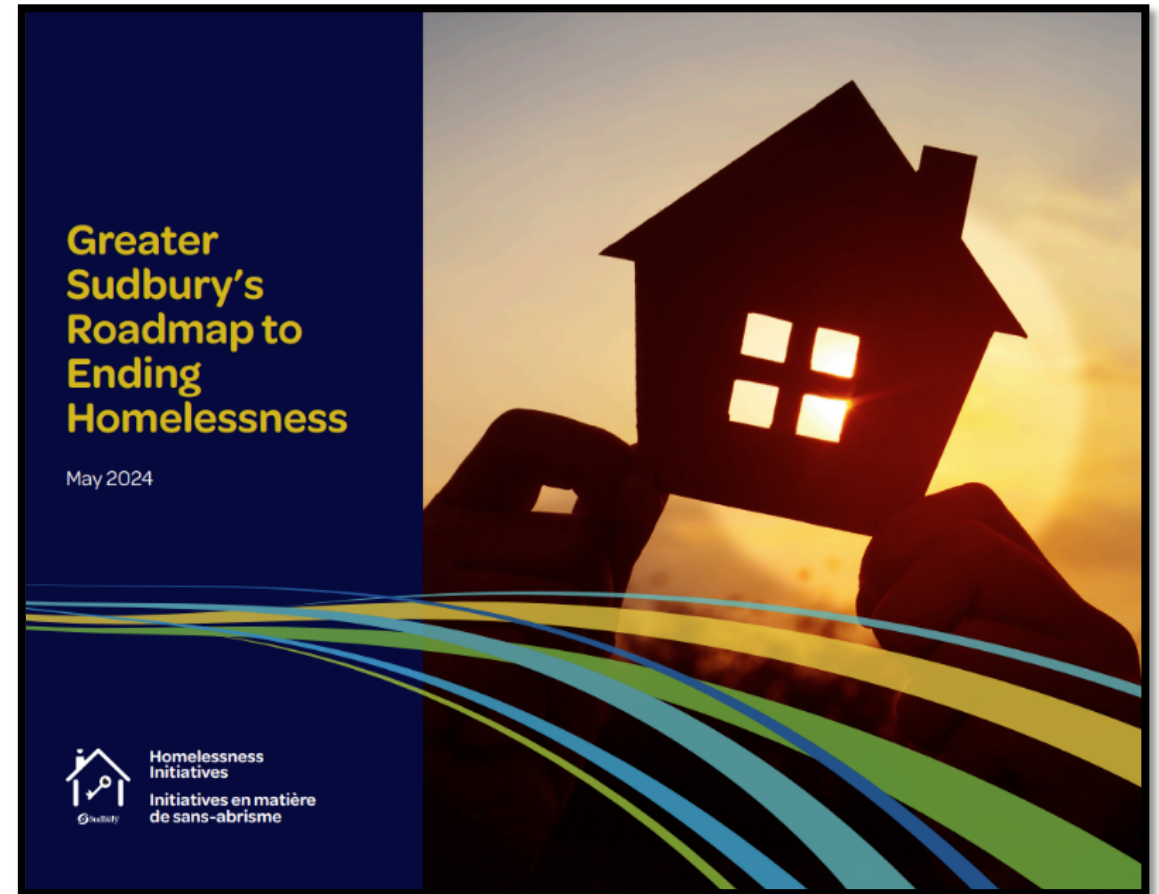


CMHC Rental Market Costs

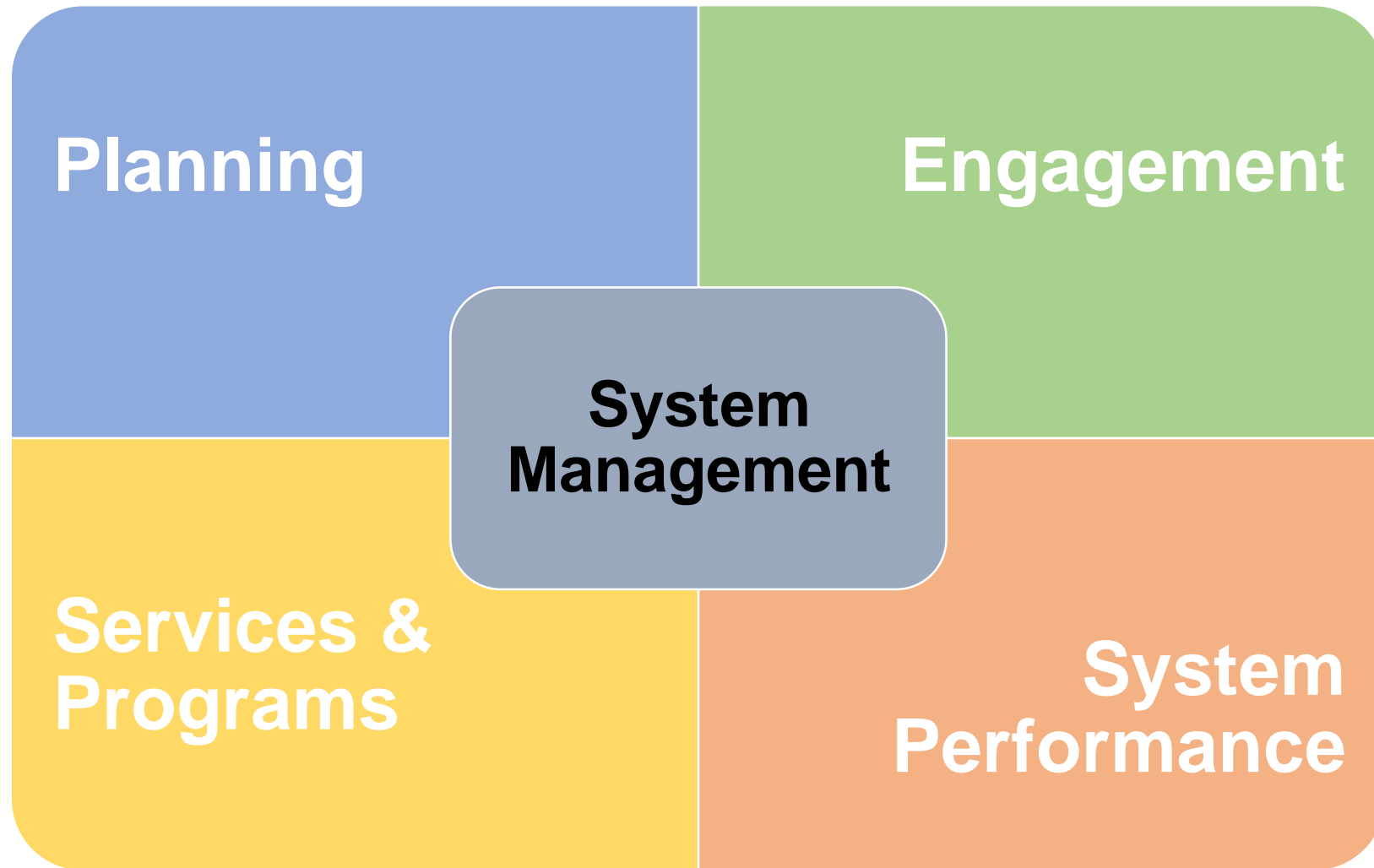


# Roadmap to End Homelessness

- Strategic goal for 2030
- 26 recommendations to reach a functional end to homelessness by 2030
- Identified a priority to focus on long-term solutions



# System Management Components



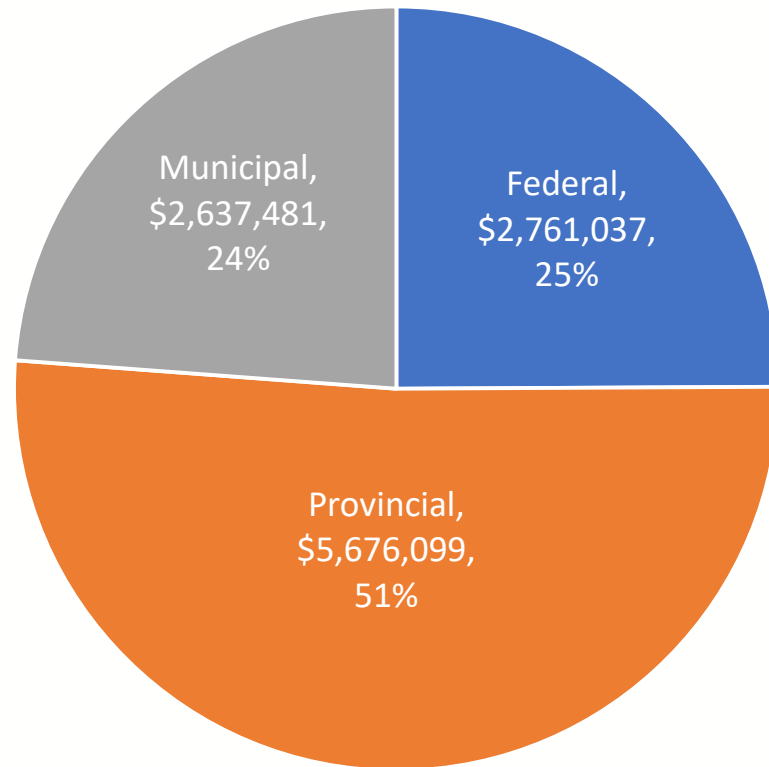
# Systems Transformation

- Homelessness is a “whole of government” problem that requires all orders of government to collaborate
- Significant systems transformation needed between housing and homelessness systems and
  - Health care
  - Corrections
  - Addictions and Mental Health
  - Child welfare



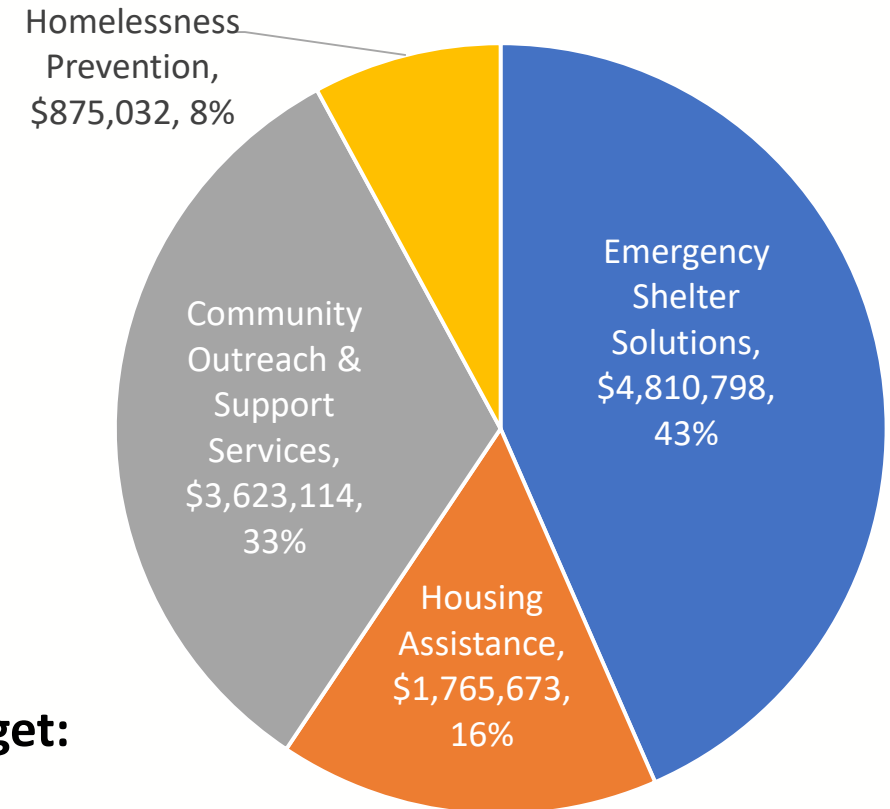
# Current Investments - Budgeted

Funding for Homelessness Services Investments  
(2025/2026)



**Total program budget:  
\$11,074,617**

Funding Allocations for Homelessness Services  
Investments (2025/2026)





# Recommendations

- **Four strategic pillars** under functional zero definition:
  1. **Rare** – prevention/upstream investments
  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
- **Estimated costs** through federal, provincial and municipal investments is approximately \$350 million, including:
  - \$322 million in capital and start-up costs
  - \$13.6 million annually in operating costs
  - \$11 million annually in additional rent supplements



# Pillar 1 – Prevention



1.1 Deep Core Housing/Rent-Geared-to-Income (RGI)



1.2 Affordable Housing – Land Banking, Affordable Housing Community Improvement Plan Updates



1.5 Expand Community Homelessness Prevention Initiative (CHPI) Guidelines



1.7 Internal Policy Review



1.10 Strengthen Partnerships with Provincial Systems

- **Outcome** – Reduction in the number of people entering the homelessness serving system

Complete

In progress

Not started

Greater | Grand  
**Sudbury**



# Pillar 2 – Rapid Rehousing



## 2.1 Extended Shelter Hours



## 2.2 Strategy to Reduce Discrimination and Racism



## 2.3 Identification Bank

- **Outcome** – Reduction in the number of people that enter the system and quick exits from the system

Complete

In progress

Not started

# Pillar 3 – Non-recurring



## 3.1 Supportive Housing



## 3.3 Transitioning Emergency Shelter Models



## 3.4 Community Housing Engagement Strategy



## 3.5 Transitional Housing for Priority Populations

- **Outcome** – Reduce inflow and limit re-entry into the system

Complete

In progress

Not started

# Pillar 4 – System-level



4.1 Health, Housing and Homelessness Planning and Operations Table



4.2 Lived Experience Advisory Group



4.3 Support Indigenous Healing and Well-being



4.4 Workforce Strategy



4.5 Trauma-informed Approach

- **Outcome** – Solve system gaps to impact inflow and outflow

Complete

In progress

Not started

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# Next Steps

## System Review

Community Consultation  
& Data Review

May to September 2025

## Progress Update

Roadmap to End  
Homelessness

July 2025

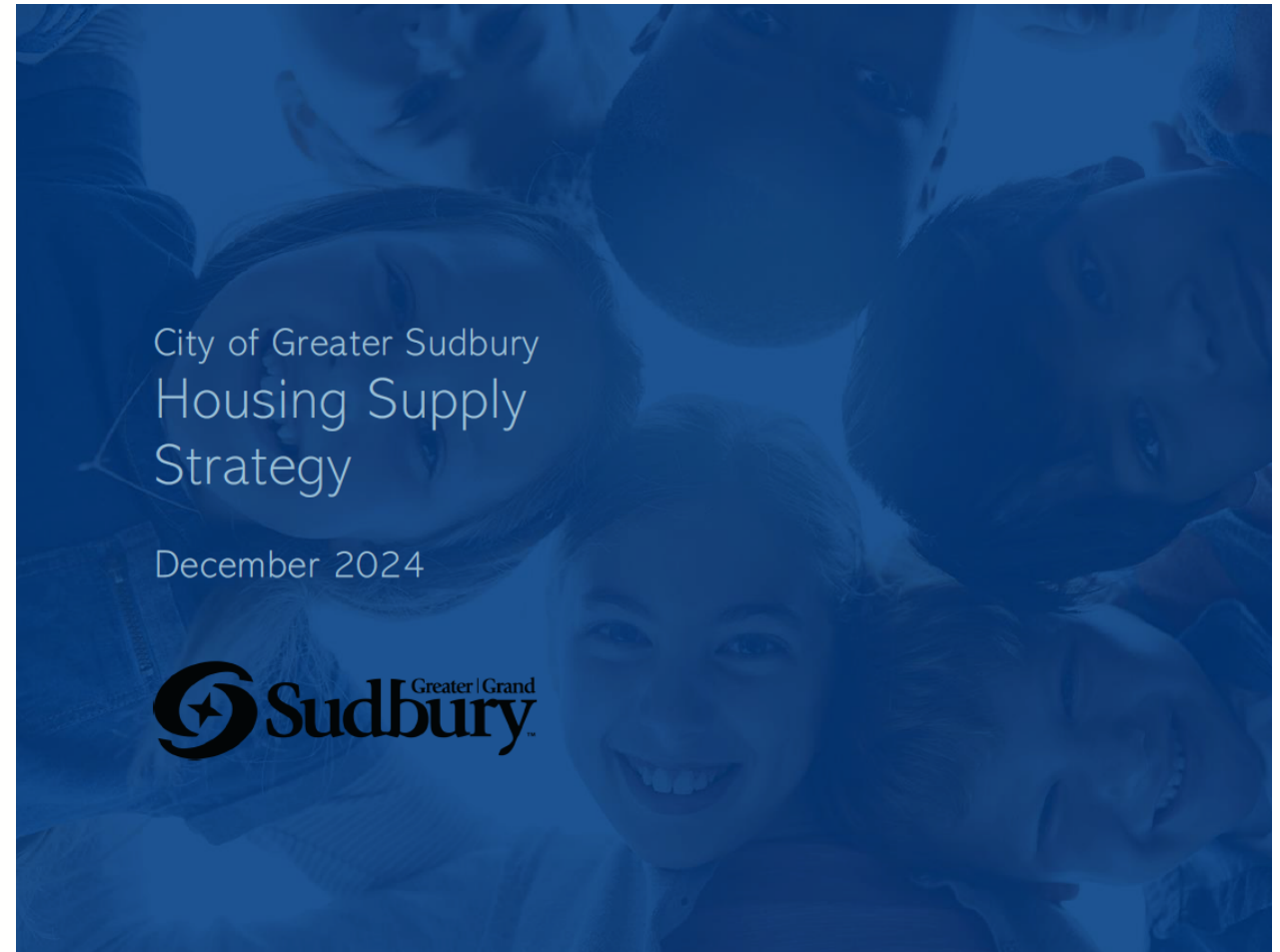
## Roadmap to End Homelessness

Investment Strategy

Fall 2025

# Housing Supply Strategy

- Strategic goal for 2031
- 41 action items to address housing supply gaps
- Actions provide a mix of immediate impact and systemic long-term impact



# Housing Supply Strategy



	Homelessness	Emergency Shelter	Transitional Housing	Community Housing	Affordable Rental	Affordable Ownership	Market Rental	Market Ownership			
Housing Programs	Homelessness prevention and diversion services  Street Outreach  Emergency Shelters		Housing First and rapid re-housing  Supportive Housing RGI  Community Housing RGI		Affordable Housing CIP Land Banking Strategy Additional Dwelling Units Education and Outreach		As-of-Right Zoning Provisions Development Charge Exemptions and Reductions Streamlining of Development Approvals				
Housing Providers	City of Greater Sudbury/Non-Profits/ Service Providers		Greater Sudbury Housing Corporation/ LEM/Non-profit/Cooperatives		Non-profit/For-Profit Developers		For-Profit Developers				
Household Income Deciles/ Affordability			\$21,426 - \$55,655		< \$66,709	< \$112,654	\$78,969 - \$123,699	\$138,057 - \$220,891			
Low-Income						Moderate-Income					
							High-Income				



# Housing Supply Strategy

Ontario has set a goal of building at least 1.5 million homes by 2031.

Large and growing municipalities have been assigned housing targets.

The City of Greater Sudbury's housing Target is 3,800.

Progress to date toward target:

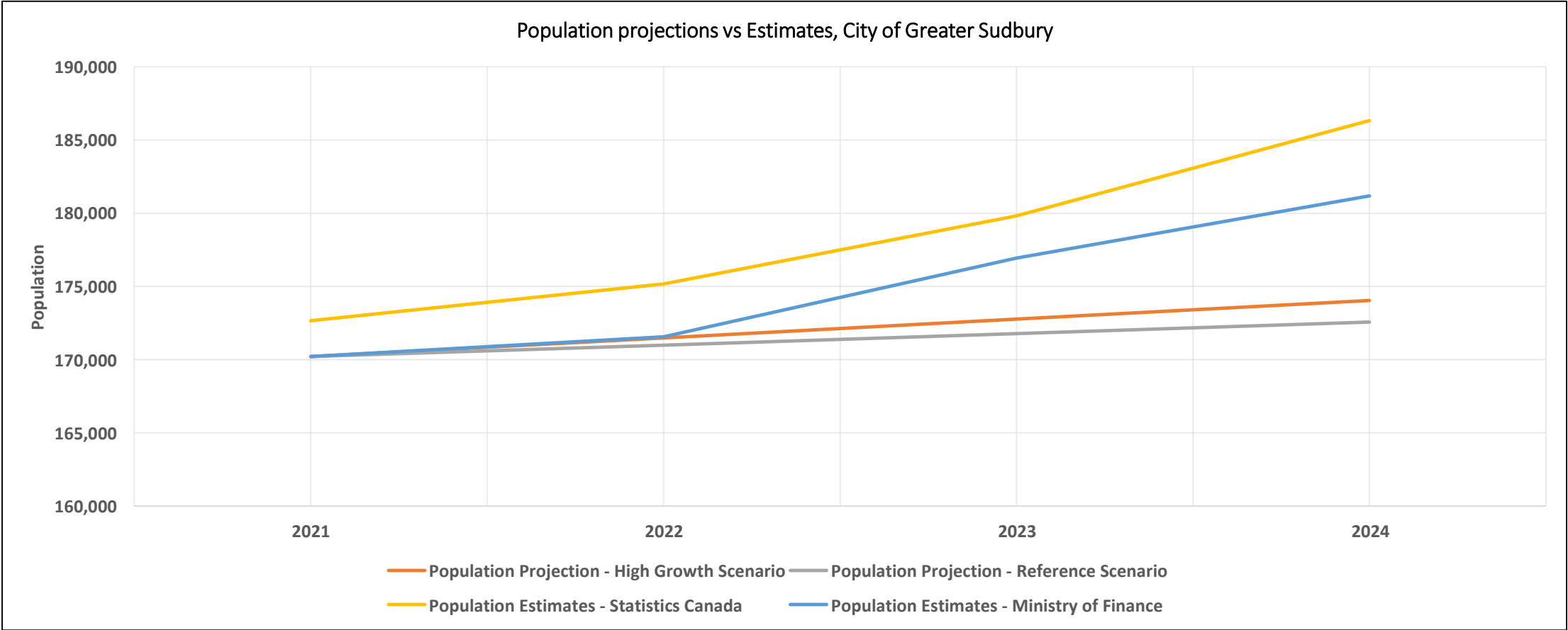
**2,088**

total number of new  
residential permits created  
since January 1, 2022

**3,800**

Percent of target achieved **55%**

# Housing Supply Strategy



# Housing Supply Strategy



detached homes  
2025: **31**



semi-detached  
2025: **5**



additional dwelling units  
2025: **17**



Multi-units  
(Row homes/town homes  
apartment dwellings)  
2025: **116**



senior living  
apartments  
2025: **0**



apartment conversion  
2025: **3**



# Housing Supply Strategy – HAF Action Plan



Initiative 1 – Ongoing As-of-Right Zoning Amendments



Initiative 2 – Land Banking



Initiative 3 – Concierge and Education & Outreach Strategy



Initiative 4 – Development Charges



Initiative 5 – Streamlining – Pronto



Initiative 6 – Enhanced Community Improvement Plan



Initiative 7 – Residential Land Supply Strategy



Initiative 8 – Parking Standards Review



# Housing Supply Strategy



Action 14 - BuildingIN Implementation Plan



Action 17 - Downtown Master Plan



Action 36 - Temporary Workforce Accommodation for newcomers and skilled workers Review



Action 38 - On-line Portal for Developers



Action 41 - Advocacy Strategy

# Next Steps

## Ongoing Implementation

Focus on HAF Action Plan Implementation  
January to September 2025 and beyond

## Progress Update

Housing Supply Strategy  
July 2025

## Housing Supply Strategy

## Housing Forum

Fall/Winter 2025



# Investment in Housing of All Types – 2024 to date

**Last Mile Funding**  
\$2.3M

**HART Hub – Supportive Housing**  
\$6.3M annually for three years (2025 to 2028)  
Total \$18.9M

**Building Faster Fund**  
\$1.52M in 2024

**Housing-Enabling Water Systems Fund**  
\$34.9M

**Housing Accelerator Fund**  
\$4M annually for three years (2025 to 2028)  
Total \$16M

**Canada Housing Infrastructure Fund**  
\$27.9M

**Total: \$101.52M**



Provincial

Federal



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