

Housing Needs Assessment

| | |
|-----------------|--|
| Presented To: | Planning Committee |
| Meeting Date: | March 24, 2025 |
| Type: | Correspondence for Information Only |
| Prepared by: | Melissa Riou Planning Services |
| Recommended by: | General Manager of Growth and Infrastructure |
| File Number: | N/A |

Report Summary

This report provides an update regarding the City's Housing Needs Assessment using the standardized federal template which helps all levels of government make informed decisions about their infrastructure and housing investment in order to build the most suitable housing for their communities.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The Housing Needs Assessment aligns with Council's Strategic Priorities including "Expand Affordable and Attainable Housing Options" and "Develop and Promote Solutions to Support Existing Housing Choices". The Housing Needs Assessment supports the action items identified in the Housing Supply Strategy and actions outlined in the Housing goal of the Strategic Plan, which reflect Council's desire for all citizens, especially vulnerable populations, to have access to safe, affordable, attainable and suitable housing options in the City of Greater Sudbury.

The Housing Needs Assessment provides the City with a strong foundation of data and recommendations to guide the creation of compact, complete communities, Goal 1 of the CEEP.

Financial Implications

There are no financial implications associated with this report.

Background

In October 2024, the federal government announced the requirement for municipalities to use a standardized Housing Needs Assessment (HNA) template to be eligible for federal funding under infrastructure programs including the Canada Community-Building Fund (CCBF), Canada Housing Infrastructure Fund (CHIF) and Housing Accelerator Fund (HAF) (for those municipalities that had not already completed an HNA. Municipalities are required to complete and post HNAs publicly by March 31, 2025.

Housing Needs Assessments provide data to support evidence-based decision making at the local and community level. Having this data helps all levels of government make informed decisions about their

infrastructure and housing investments to build the most suitable housing for their communities. As assessment helps communities gather critical housing data to guide decisions on the type and location of housing to build, as well as the infrastructure needed to support growth.

The federal government is taking an integrated approach to housing and infrastructure and requiring communities with a population of 30,000 or greater to complete an HNA using the template to be eligible for federal funding under infrastructure programs. Housing Needs Assessments are a core component of the delivery of federal infrastructure programming, including permanent transit funding and the CCFB. Completing an HNA by March 31, 2025 is required for municipalities with a population of 30,000 or greater to fulfill their commitments under the CCFB.

To reduce administrative burden on municipalities, a pre-populated template was made available for certain parts of the template that rely on public data, such as Canada Mortgage and Housing Corporation data and Statistics Canada census data. Communities are responsible for the remainder of information, including qualitative data such as community engagement and anticipated household projections.

Relationship to the Housing Supply and Demand Analysis

A Supply and Demand Analysis (equivalent to a Housing Needs Assessment) was first presented to Council in August 2023 and was completed as an Action funded through the provincial Streamline Development Approvals Project which and was based on population, household, and employment projections to 2046. An updated Supply and Demand Analysis (Housing Needs Assessment) was subsequently presented to Council in April 2024, with amendments that reflected the updated Population Projections Report, which project to 2051. The previously completed Housing Needs Assessment was a submission requirement for the Housing Accelerator Fund (HAF).

Key differences between the two templates are:

- Projections used in the HNA Template are to 2031 vs 2051.
- The HNA Template utilizes the 2022 Census estimates as recommended by Housing Needs Assessment Secretariat, which are significantly higher than the 2021 Census data.

Housing Needs Assessment – Key Projections

The following table provides a summary of some of the key projection trends identified in the Housing Needs Assessment (see attachment). For comparison purposes the table identifies where there are differences between the projections made using the HNA Template and previous projections made through either the Population Projections Report or the Supply and Demand Analysis:

| Measure | | HNA Template Projections (2022 Census Estimates) | Previous Projections (2021 Census) |
|------------------------------|-----------------------------|---|--|
| Projected Annual Growth Rate | | 1.6% | Increase from 0.7% |
| Projected Population | | 193,037 | 177,150 (Reference Scenario) 181,450 (High Growth Scenario) |
| Projected Total Households | | 83,107 (71,517 + 11,590) | 75,670 (Reference Scenario) |
| | Projected Owner Households | 53,571 | Increase |
| | Projected Renter Households | 29,536 | Increase |
| Anticipated Units by Type | Single | 47,924 (current (43,325) + 4,599) | Increase in anticipated need |

| | | | |
|--------------------------------------|---------------|------------------------------------|------------------------------|
| | Semi-detached | 4,067 (current (3,280) + 787) | Increase in anticipated need |
| | Row | 3,954 (current (2,915) + 1,039) | Increase in anticipated need |
| | Apartment | 27,161 (current (21,965*) + 5,196) | Increase in anticipated need |
| Anticipated Average Household Size | | 2.26 | 2021 – 2.28 2051 – 2.21 |
| Core Housing Need (total households) | | 5,715 | 5,710 – no change |
| | Tenant | 17.9 | no change |
| | Owner | 2.8 | no change |

*includes apartment buildings fewer than 5 storeys, apartments of more than 5 storeys, other single attached, movable dwelling as per Table 5.2.1 of the Template.

Conclusion and Next Steps

The Housing Needs Assessment will be posted to the Housing Supply Strategy website and will be forwarded to the required federal agencies in support of the City's CHIF application for the Lively-Walden Wastewater Upgrades Project and Canada Community-Building Fund (CCBF).

Resources Cited

1. "Request for the Development of a Housing Supply Strategy", Motion presented at the February 7, 2023, Council meeting <https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=45cb9903-efa8-4dbc-8754-c95b1dd1773c&Agenda=Agenda&lang=English&Item=50&Tab=attachments>
2. Housing Supply Strategy – Over To You Website, <https://overtoyou.greatersudbury.ca/housing-supply-strategy>
3. Housing Needs Assessment, Government of Canada website <https://housing-infrastructure.canada.ca/housing-logement/hna-ebml/index-eng.html>
4. The Canada Community-Building Fund <https://housing-infrastructure.canada.ca/ccbf-fdcc/index-eng.html>
5. Canada Housing Infrastructure Fund, January 28, 2025, <https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=1a02a6a6-1f6d-46fa-aa0d-ca842145be26&Agenda=Agenda&lang=English&Item=23&Tab=attachments>
6. Housing Supply and Demand Analysis, August 15, 2023, <https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=7560e0ec-ac6f-4e90-8d13-07fc3f5d8662&Agenda=Agenda&lang=English&Item=46&Tab=attachments>
7. Updates regarding the Housing Supply and Demand Analysis and Provincial Housing Target, April 29, 2024, <https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=7e7497f9-b41c-47c7-bad0-f4714b8a084c&Agenda=Agenda&lang=English&Item=25&Tab=attachments>
8. Population Projections Report, July 10, 2023, <https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=1783ca04-403c-4309-9bb5-2a3ad87e1ce1&Agenda=Agenda&lang=English&Item=26&Tab=attachments>
9. Housing Supply Strategy website, <https://www.greatersudbury.ca/do-business/planning-and-development/housing-supply-strategy/>