

City of Greater Sudbury, Housing Background Study, 2005

- a) Need to address housing requirements for growing seniors population;
- b) Despite number of affordable resale homes on the market, number of factors pointing to strong demand for affordable housing;
- c) Some segments of population require rental subsidies to meet housing needs;
- d) Need to promote a mix of housing types in order to develop diversified housing stock and affordable to range of household incomes;
- e) Need to monitor the condition of housing stock, esp rental stock;
- f) Need to maintain supply of lands suitably zoned and available for rental housing development;
- g) There is a lack of transitional housing in the City;
- h) Demand for more accessible units and supportive housing throughout Greater Sudbury;
- i) Need to monitor increased pressure from out-of-town students on local housing market;
- j) Affordable Housing and services for Indigenous persons is concern given their over-representation as part of the homeless population.

<https://www.greatersudbury.ca/linkservid/3F48B41A-BA57-410A-2F37F97D134F3867/showMeta/0/>

City of Greater Sudbury, Affordable Housing Strategy, 2006

Identifies Actions to date, service gaps, and city strategies under each sector of the continuum.

Sub-sector – Rental Market

GAPS

- a) Private sector hasn't stepped forward to increase supply despite low vacancy rate;
- b) Cost of developing new private or non-profit housing may be such that rents would exceed affordable;
- c) Possible condo conversions reducing supply;
- d) Low vacancy rate makes more difficult for municipality to use Rent Supplement Programs;
- e) Preference for singles, negative image of multi-residential, uncertain return on investment dampening development of new projects;
- f) Non-profit housing provider capital reserves are insufficient to cover anticipated costs.

STRATEGIES

- a) Encourage developers/landlords to provide a wide range of housing types and forms;
- b) Encourage production of smaller 1 and 2 bedroom units;
- c) Prohibit condo conversion if vacancy below 3%;
- d) Discourage downzoning;
- e) Encourage intensification where appropriate;
- f) Disseminate information to help reduce NIMBY;

- g) Continue to oversee both the short and long term viability of the local social housing portfolio;
- h) Through CGS Housing Registry – ensure rent-geared-to income given appropriate priority;
- i) Continue to engage and encourage the private and non-profit housing sector to participate in Rent Supplement programs;
- j) Establish a policy where surplus municipal properties are made available to the provision of affordable rental housing;
- k) Offer incentives where appropriate, etc.

Subsector – Home Ownership

GAPS

- a) Cost of developing new ownership housing may not be affordable to low income households;
- b) PPS does not provide the mechanisms through which the municipality or development community can fully achieve the affordable housing targets;
- c) Location preferences of buyers continues to favour areas requiring new infrastructure services;
- d) Residential intensification targets difficult to achieve.

STRATEGIES

- a) Encourage developers to provide wide range of housing types and forms ;
- b) Encourage production of smaller 1 and 2 bed units;
- c) Encourage intensification where appropriate;
- d) Establish policy where surplus municipal properties made available;
- e) Offer incentives where appropriate.

SHS Consulting, Manitoulin-Sudbury DSSAB, Housing Needs and Affordability Study, 2009 **17 recommendations under the following themes:**

- a) Expanding options for seniors and persons with disabilities
- b) Rationalizing social housing stock – best use of each site, suitable locations
- c) Upgrading existing housing stock
- d) Collaboration and communication – stakeholders, advocacy with other levels of government, other agencies

http://www.msdsb.net/images/ADMIN/docs/local_reports/Manitoulin-Sudbury-DSSAB-Phase-One-Report---Revised-Sept-23-2009.pdf

NOSDA & Housing Services Corporation, Moving Forward on Affordable Housing and Homelessness in Northern Ontario, 2012.

Study reviews the changing demographic, market and policy environment, widespread needs in affordable housing and homelessness, challenges in strategy planning and priority setting, best practices and recommendations to the provincial and federal governments.

http://share.hscorp.ca/files/28-moving_forward_affordable-housing-and-homelessness-in-northern-ontario_2012/

City of Greater Sudbury, Housing and Homelessness Background Study, 2013

Priority Areas:

- a) Need to improve the housing options across the continuum
- b) Need to improve housing access and affordability for low income individuals and families
- c) Need to strengthen approaches to preventing homelessness, increase diversity of emergency shelter options and support individuals in obtaining and maintaining housing
- d) Need for additional supportive services coupled with permanent housing options
- e) Need to improve coordination, collaboration and partnerships among a broad range of stakeholders to address local need

<https://www.greatersudbury.ca/?LinkServID=15A85CA0%2DB842%2D07CA%2D974BE1C689A0A396>

NE LHIN, Innovative Housing with Health Supports in Northeastern Ontario, Strategic Plan: 2016-2019

- a) Develop coordinated service delivery model for persons living in social housing
- b) Conduct review of housing options across the NE LHIN
- c) Share and further develop support agency inventory
- d) Build on current best practices
- e) Leverage non-traditional and informal support options (e.g. SMILE program with post-secondary institutions)
- f) Engage tenants (important for implementation and evaluation)

<http://www.nelhin.on.ca/housing.aspx>