

Housing Revitalization Funding Plan

Presented To:	Finance and Administration Committee
Meeting Date:	January 20, 2026
Type:	Managers' Reports
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Recommended by:	General Manager of Community Services

Report Summary

This report provides a recommendation regarding the advancement of the Social Housing Revitalization Strategy, including funding options for redevelopment.

Resolution

THAT the City of Greater Sudbury directs staff to apply for funding under the Build Canada Homes Supportive Housing Program Stream;

AND THAT Council approve the ongoing operating costs and commits to working with other levels of government to fund the support service component;

AND THAT staff returns to the Finance & Administration Committee with a report outlining a capital financing plan once the City's eligibility for the Build Canada Homes Supportive Housing Program Stream is confirmed as outlined in the report entitled "Housing Revitalization Funding Plan", from the General Manager of Community Services, presented at the Finance and Administration Committee meeting on January 20, 2026.

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

This report supports Council's Strategic Plan as it supports the goal to improve access for all citizens, especially vulnerable populations to safe, affordable, attainable and suitable housing options. Divesting of older units and replacing with new energy efficient buildings will contribute to the strategic goal of improving existing housing stock and support the Community Energy and Emissions Plan of creating energy efficient buildings.

Financial Implications

Staff will return with a report outlining financing options for the construction of supportive housing which may include sources such as the Build Canada Homes grant and/or the Social Housing Capital Reserve Fund.

The ongoing operating costs are anticipated to range from \$1.25 million to \$2.0 million depending on the level of supports offered. These ongoing costs will be included in future years' operating budgets funded from the tax levy pending funding from other levels of government.

Background

Greater Sudbury Housing community housing stock is comprised of a number of rent geared to income (RGI) and low end of market (LEM) housing that Greater Sudbury Housing Corporation (GSHC) owns and operates. The GSHC housing stock is relatively old and largely built between 1950 and 1993, with the majority between 50 and 65 years old with a total of 1848 units that vary between single family dwellings, semi-detached, townhouses, high & mid-rise apartments.

In June of 2017, Council approved the development of a revitalization plan for Community Housing. N. Barry Lyon Consultants Limited was retained to develop a Social Housing Revitalization Plan, which aimed to develop a range of strategies designed to revitalize and optimize the aging social housing stock. The Social Housing Revitalization Report included an analysis of the portfolio and identified that 172 single family and semi-detached dwellings could be disposed of as these units do not match the core demand characteristics of current and forecasted social housing needs, which is increasing demand for one-bedroom units rather than larger family units.

On April 30, 2019, Council approved the Social Housing Revitalization plan and directed staff to begin the divestment process. Housing Services, Housing Operations, Real Estate, Planning, Procurement and Legal Services Divisions staff have collaborated on the divestment initiative. To the end of 2024, 47 single family dwellings have been sold, generating net proceeds totaling \$14.7 million. These funds were contributed to the Social Housing Capital Reserve Fund and used to fund the municipal share of the 1310 Sparks (\$4.6 million) and 1179 Lorraine Street (\$5.0 million) projects.

The uncommitted balance in the Social Housing Capital Reserve Fund as of November 30, 2025 is \$17.0 million and excludes any 2025 net sale proceeds. In 2025, an additional 6 houses have been sold generating net proceeds of approximately \$1.9 million which will be contributed to the Social Housing Capital Reserve Fund for future revitalization initiatives. The sale of 53 single family houses and the development of 14 units at Sparks and 40 units at Lorraine allows the City to divest of many old three to five bedroom units, increase the municipal supply of one-bedroom unit new infrastructure that better aligns with waitlist demand and maintain legislated service level targets.

A cross-functional team has been built with members from Planning, Housing, Social Services, Capital Projects, Bylaw and Finance. Planning Services is currently identifying consent and minor variance items needed to sell the semi-detached units within the CGS building portfolio and the team is looking at options to build new units on other city owned properties. This will not only create municipal funds to invest in new Housing Builds that better fits the current needs of the community but will also maintain the sold units in the community to increase the overall affordable building stock.

Build Canada Homes

The Roadmap to End Homelessness identified the need for two additional 40-unit transitional and supportive housing unit projects and 800 units of deep-core and affordable housing across the community.

On November 27th, the Build Canada Homes (BCH) portal was launched and provides CGS an opportunity to apply to fund the development of a supportive/transitional housing project. Staff reviewed the funding application for BCH and have determined that the BCH application requirements for the supportive housing stream are:

- Permanent housing
- With on-site or coordinated supports
- Targeted to people who:
 - Are experiencing homelessness
 - Are at risk of homelessness
 - Have complex needs (mental health, addictions, disabilities, chronic health)

The BCH funding application requirements for the transitional housing stream are:

- Time-limited housing (e.g., 6–24 months)
- Designed to help people stabilize and move to permanent housing
- Includes structured programming and supports

The BCH funding is only for eligible capital costs and supportive/transitional applications must include information on what supports are being provided, who will be delivering the supports and how supports will be funded and sustainable. The Federal government has signalled a willingness to work with Provinces to have supports funded provincially with the Federal government funding capital. The team will continue to work through support agency opportunities as the project proposal is finalized, however as part of the application process the City would have to commit to fund the required support service costs, if funding from other levels of government does not materialize. The support service costs are anticipated to range from \$1.25 million to \$2.0 million depending on level of supports offered.

Potential Locations

The cross functional team considered potential shovel ready sites with the Executive Leadership Team including Bruce, Bancroft, Lorraine, Chelmsford etc. The sites that were reviewed are owned by either the Municipality or Greater Sudbury Housing Corporation for appropriate zoning and amenities such as proximity to bus routes and services to develop an optimal proposal for BCH capital funding.

After careful analysis of the available sites, The Greater Sudbury Housing Corporation property adjacent to its building at 720 Bruce Ave is recommended for submission as a 40-unit supportive housing build under BCH, (site map attached). A supportive housing building at this location would be an asset to the GSHC portfolio, as its proximity to existing housing may allow for expanded support services for Bruce Street residents.

Next Steps

If approved, the next steps are as follows:

- Prepare application for submission to the Build Canada Homes Portal in accordance with the BCH Policy Framework for supportive/transitional builds.
- Continue the strategy of divesting of single family and semi-detached units as they become vacant, with the net sale proceeds contributed to the Social Housing Capital Reserve Fund and used to fund the municipal share of capital redevelopment projects.
- Engage with supportive housing providers and agencies to identify a supportive housing partner for a new supportive housing build.
- Continue to work with other levels of government to explore potential funding for the necessary support services.

Conclusion

While this report identifies an opportunity to increase the municipal housing stock and add supportive housing units, through an application to Build Canada Homes, it is also an opportunity to right size the stock to better align with the waitlist demand for one-bedroom units. This is only part of the solution to address the current homelessness challenges. Additionally, the cross functional team is exploring opportunities to partner on municipal and non-municipal builds with a goal to increase the number of units that can efficiently provide supports in appropriate facilities to help increase successes. These additional units would help clients currently living in shelters and on the by name list with a goal to open more opportunities for those living rough.

Resources Cited

Social Housing Revitalization report presented to Community Services Committee on May 13, 2019 is <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?documentid=3277>