



SOCIAL SERVICES DIVISION

REPORT TO:	CHAIR AND COMMITTEE MEMBERS
DEPARTMENT:	HOUSING SERVICES
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REVIEWED BY:	Melissa Fitzpatrick, General Manager Stéphane Thiffeault, Chief Administrative Officer
MEETING DATE:	November 19, 2025
INFORMATION ITEM:	Affordable Housing Update

BACKGROUND

Lambton County Council, at its meeting on September 3, 2025, received an update regarding the affordable housing work underway.

This report is to provide Council with a further update on this work.

DISCUSSION

Staff have been working to advance the goal of having more homes built faster in the community given the urgency of the affordable housing crisis. Below is a brief update on several initiatives that are currently underway.

Supportive and Affordable Housing Strategic Development Plan Update

The Supportive and Affordable Housing Strategic Development Plan (“**Plan**”), a multi-year portfolio-scale strategic development plan prepared by Flourish Affordable Housing Communities (“**Flourish**”) was endorsed by Council in February 2024, which allows resources to be focused in a strategic manner. An update to this Plan was presented to Council at the June 2025 meeting.

This Plan has been used to guide future supportive and affordable housing developments, including the Kathleen Avenue, George Street, and Cathcart Boulevard developments identified below.

Affordable Housing Reserve

Council supported the creation of the affordable housing reserve in 2021 and to date have contributed \$9.8 million in levy funding to this reserve with the recommended level of

contribution over a 10-year period of \$38.2 million. This reserve has been utilized to advance many projects and initiatives. Funds from this reserve have been invested in multiple projects, including the development on Kathleen Avenue and the creation of a shovel-ready project on Cathcart Boulevard, among other initiatives. The current reserve balance is just over \$2.5 million in unallocated funds

Projects that may require further investment include the Cathcart Boulevard project and the Wyoming, Ontario Street project identified in the Strategic Plan. The current reserve balance is not enough to substantially fund these projects. Staff will be including a recommended reserve fund contribution as part of the 2026 budget request to assist in advancing further housing projects.

Affordable Housing Seed Funding Program

This program has allocated \$1.3 million to seven projects that could see between 249 and 252 new units created. Below is a list of the projects that have received funding, along with a brief update on the progress:

Proponent	Size	Funding Amount	Project Update
Alexander Mackenzie Housing Co-operative	20	\$200,000	• Planning approvals obtained • Design in final stages • Pending response to project funding applications
Arkona Lions Non-Profit Housing	12-15	\$200,000	• Pre-development work recently commenced
Habitat for Humanity Sarnia/Lambton	5	\$100,000	• Construction is expected to begin in the spring of 2026
The Inn of the Good Shepherd	62	\$200,000	• Planning approvals are in progress
Saint Demetrios Greek Orthodox Church	45	\$200,000	• Planning approvals obtained. • Capital funding is required to advance the project
Vision '74 Inc.	85	\$200,000	• Planning approvals obtained. • Pre-development work underway
Women's Interval Home	20	\$200,000	• Securing a location in progress

The Seed Funding program is fully depleted. Staff will include recommended funding for the continuation of the seed funding program as part of the 2026 budget.

Indwell Partnership

A partnership was formed with Indwell Community Homes ("**Indwell**") through a public procurement process with the goal of planning, constructing and eventually operating between 150 and 300 supportive housing units in Lambton. A report titled *Indwell*

Community Homes Update provided an update on the nine goals established through the partnership and was presented at the June 2025 Council meeting.

In addition, Indwell and the County have formed a partnership under the recently announced HART Hub, to provide supportive housing utilizing 12 units in the County's existing community housing stock. Planning for these units commenced in January 2025. However, confirmation of provincial budget allocations has not been announced. County staff are currently anticipating that these units will be operational in early 2026.

New Construction – Ontario Aboriginal Housing Services

The 40-unit apartment building is currently under construction at 940 Confederation Street in Sarnia by Ontario Aboriginal Housing Services (“**OAHS**”). This project was made possible by the transfer of the land from the County of Lambton (on terms similar to the transfer to Indwell discussed above). Construction is progressing well, and the expected completion date remains December of 2025.

New Construction – New units in existing buildings

Staff are exploring opportunities to add additional units in existing buildings.

New Construction – Maxwell Park Place

Work continues to advance on site at Maxwell Park Place. The 24 units, including six March of Dimes supported units, are expected to be completed this year.

A detailed report regarding the Maxwell project is included separately in the Council agenda.

New Construction – Kathleen Avenue

Construction on this project is advancing on schedule. The roof slab will be placed this month, and the building is anticipated to be fully enclosed before the end of the year. Occupancy of this 50-unit building is still expected in the fall of 2026.

Additional Dwelling Unit Incentive Program

The Additional Dwelling Unit Incentive Program Pilot was implemented in 2024, utilizing provincial funding. Uptake for this program was low, with funding provided to one household to date. As indicated in the September 3, 2025 Council report “[Housing Funding Allocation – Year 7, 8 and 9](#)”, this program has ended due to the low uptake, along with the reduced provincial funding for this program.

Advocacy

Funding is required from all levels of government to continue advancing the creation of new affordable and/or supportive housing in the community. This includes capital dollars from both the Provincial and Federal governments as well as operating dollars from the province. Advocacy work is ongoing to secure the required investments from other levels of government.

FINANCIAL IMPLICATIONS

There is no impact to the levy as a result of this report.

CONSULTATIONS

Consultations have taken place with the Chief Administrative Officer; General Manager, Social Services; County Solicitor/Deputy Clerk; and Manager, Procurement and Projects.

STRATEGIC PLAN

Providing safe affordable housing is in keeping with the County's Mission to promote an enhanced quality of life through the provision of responsive and efficient services accomplished by working with municipal and community partners.

The activities of the Division support the Community Development Area of Effort #3 in the County of Lambton's Strategic Plan, specifically:

- Strengthening the County's advocacy and lobbying efforts with other levels of government to raise the profile of the County and its needs to secure improved senior government supports, funding, grants, and other resources to meet emerging infrastructure and service needs;
- Consulting with the community and stakeholders on ways to increase housing options and affordability, and innovative programs and initiatives that focus on poverty reduction and promote social belonging;
- Supporting the development of a variety of affordable housing to meet demand;
- Implementing, monitoring and updating community health and wellness-related plans and priorities, including, but not limited to, the *Housing and Homelessness Plan*, *Community Safety & Well-Being Plan*, the Long-Term Care division's mission, vision, and values, *Age Friendly Community Planning* framework, Lambton Public Health's strategic priorities, *Lambton Drug & Alcohol Strategy*, *Lambton EMS Master Plan*, and *Child Care and Early Years 5-Year Service System Plan*; and
- Advocating for, and supporting access to, mental health and addiction services.

CONCLUSION

The County of Lambton Housing and Homelessness Plan 2020 - 2024 sets a strategic direction for housing and homelessness work. Adding to the affordable housing stock is a key component of this plan. There is much progress being made towards this goal; however, funding from other levels of government will be required. Adding additional affordable housing units in the County is a priority with all avenues being explored.