



SOCIAL SERVICES DIVISION

REPORT TO:	CHAIR AND COMMITTEE MEMBERS
DEPARTMENT:	HOUSING SERVICES HOMELESSNESS PREVENTION & SOCIAL PLANNING
PREPARED BY:	Melisa Johnson, Manager Ian Hanney, Manager
REVIEWED BY:	Melissa Fitzpatrick, General Manager Stéphane Thiffeault, Chief Administrative Officer
MEETING DATE:	January 21, 2026
INFORMATION ITEM:	Housing and Homelessness Plan & Housing Needs Assessment

BACKGROUND

A Housing Needs Assessment (“**HNA**”) is a comprehensive report using data and research (both quantitative and qualitative) to understand a community's current and future housing requirements, identifying gaps in supply, affordability, suitability, and adequacy to guide policy, planning, and investment for appropriate housing solutions. The HNA is required to access capital funding from upper levels of government.

A Housing and Homelessness Plan (“**HHP**”) supports local strategic planning and establishes outcome-based goals to address critical housing and homelessness needs. The *Housing Services Act, 2011* requires Service Managers to prepare local housing and homelessness plans that address matters of provincial interest and that are consistent with policy statements issued under the Act.

Lambton County Council, at its meeting on May 20, 2020, endorsed the Housing and Homelessness Plan 2020 – 2024:

#7: *Broad/Stark*:

- a) *That the County of Lambton Housing and Homelessness Plan 2020 – 2024 be approved.*
- b) *That staff be provided with the authority to implement the recommendations contained within the County of Lambton Housing and Homelessness Plan 2020 – 2024.*

Carried.

Direction has been provided by the Ministry of Municipal Affairs and Housing (“**MMAH**”) that the existing HHP must be updated.

This report provides Council with an update regarding the updating of the HNA as well as the HHP.

DISCUSSION

Housing Needs Assessment

To access capital funding from upper levels of government, a Housing Needs Assessment is required to support the need for the construction of housing.

To date, the “Increasing Supply and Mix of Affordable Housing: Meeting Affordable Housing Need” report prepared by J Consulting Group and Vink Consulting in 2021 has been used to support funding applications. However, given the age of this report, an updated report is required to ensure Lambton is able to continue accessing funding.

Tim Welsh Consulting (“**TWC**”) was selected to complete an updated HNA for the County of Lambton. TWC has previously prepared HNAs for a number of local municipalities in Lambton and is knowledgeable about local needs. As part of the HNA, community consultation was completed in November and December 2025 through the community survey.

The HNA will be presented to Council by TWC once completed. This HNA will support multiple applications for upper-level government funding, including future County applications as well as other Non-Profit and potential private developer applications.

Housing and Homelessness Plan

The *Housing Services Act, 2011* requires Service Managers to prepare local Housing and Homelessness Plans that address matters of provincial interest and that are consistent with policy statements issued under the Act. An HPP supports local strategic planning and establishes outcome-based goals to address critical housing and homelessness needs. Beyond extensive communications, dashboards, and reports, [fulsome annual updates](#) are offered to County Council regarding the existing HHP and its underlying activities.

The County of Lambton underwent a refresh of the local HHP in 2019 that resulted in adopting a revised plan beginning in 2020. Direction has been received from the Ministry of Municipal Affairs and Housing (MMAH) for Service Managers to proceed with completing the review of local 10-year HHPs. Revised plans are to be submitted to MMAH by May 29, 2026.

In keeping with County procurement practices and policies, OrgCode Consulting Inc. (“**OrgCode**”) has been hired to co-develop an HHP for Lambton County. OrgCode is an

industry-leading agency that has completed dozens of similar planning projects for all orders of government, as well as national and local not-for-profit organizations. The HHP development will take place in early 2026 and will involve broad consultation and engagement with groups, including but not limited to health and human service experts, community partners, lived experts, and community members. Ultimately, the plan will be presented to County Council by OrgCode ahead of the May 29, 2026, deadline to MMAH.

FINANCIAL IMPLICATIONS

The preparation of the HNA and HHP will have no additional financial impact on the County budget. Funding was included in the 2025 operating budget to update these plans.

CONSULTATIONS

Consultations have taken place with members of the County of Lambton Housing and Homelessness Advisory Committee, the Coordinated Access Community Collaborative Table, the A Better Tomorrow Committee, the internal Social Services Division team, and numerous social service agencies in the community.

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

To ensure compliance with legislation and to enable the County to access funding from upper levels of government, an updated HNA and HHP are being developed. These reports will help guide the strategic direction of the County of Lambton and its partners in efforts related to housing and homelessness. The development of both the HNA and HHP involves extensive engagement and consultation with our community, partners, and lived experts. Final reports will be presented to County council upon completion.