



BOARD REPORT

REPORT NO.: 2025-29

MEETING DATE: SEPTEMBER 18, 2025

SUBJECT: TBDSSAB SUPPORTED AFFORDABLE AND TRANSITIONAL HOUSING
UPDATE

RECOMMENDATION

For information only.

REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with an overview of the Affordable and Transitional housing projects that have been completed or are under development through TBDSSAB investment since 2014.

BACKGROUND

Since 2014, TBDSSAB has supported the construction of various housing projects in the District of Thunder Bay through several provincial funding envelopes including: Investment in Affordable Housing (IAH), Canada Ontario Community Housing Initiative (COCHI), Ontario Priorities Housing Initiative (OPHI), Affordable Housing Program (AHP), Home for Good (HFG), Social Services Relief Fund (SSRF), Homelessness Prevention Program (HPP) and the use of TBDSSAB reserve funds. To date, TBDSSAB has funded the development of 239 transitional and long-term supportive housing units over the past several years. In addition to this, TBDSSAB has also provided funding for the creation of 237 Affordable housing units in partnership with housing providers.

COMMENTS

Following are charts depicting the project names, location, funding source, number of units created, and current status of each project.

Affordable Housing

Affordable housing is considered as independent living where rents on average for the project are at or below 80% of the Canada Mortgage and Housing Corporation Average Market Rent for the community or as approved by the Ministry.

Project Name	Proponent	Community	Funding Program	Year Completed/ Proposed	Units
Sister Leila Greco Apartments	St. Joseph's Care Group	Thunder Bay	AHP	2014	132
Victoria Avenue	Habib Enterprises	Thunder Bay	IAH	2014	21
Donald Street & Pearl Street	TBDSSAB	Thunder Bay	IAH, TBDSSAB	2015	16
Kay Bee 1 & 2	Kay Bee Seniors NP	Oliver Paipoonge	IAH	2016, 2018	10
Bell Street	Township of Nipigon	Nipigon	IAH	2018	4
Algoma Street & Cornwall Avenue	Northern Linkage	Thunder Bay	IAH	2018	24
Cody Avenue	Matawa	Thunder Bay	IAH	2020	8
McIvor Court	TBDSSAB	Thunder Bay	OPHI, TBDSSAB	2020	6
Archibald Street	Northern Linkage	Thunder Bay	COCHI	2025	14
Nipigon	Butterfly Foundation	Nipigon	OPHI	2025 Under Construction	2
				Total	237

Transitional/Supported Housing

Transitional/Supported housing is considered an intermediate step between emergency shelter and permanent housing and has limits on how long an individual or family can stay (generally up to four years). It is intended to offer a supportive living environment for its residents, including offering them structure, supervision, support, and life skills to become more independent.

Project Name	Proponent	Community	Funding Program	Year Complete	Units
Lodge on Dawson	St. Joseph's Care Group	Thunder Bay	HFG	2019	28
Journey to Life	Salvation Army	Thunder Bay	IAH-E	2020	20
Arthur Street	Dilico Anishinabek Family Care	Thunder Bay	SSRF	2022	8
Lillie Street	Matawa	Thunder Bay	SSRF	2022	6
Algoma Street (family crisis)	Matawa	Thunder Bay	SSRF	2023	6
Cameron Street	Elizabeth Frye Society	Thunder Bay	SSRF	2023	7
Algoma Street	Matawa	Thunder Bay	SSRF	2024	21
Yonge Street	Dilico Anishinabek Family Care	Thunder Bay	SSRF, TBDSSAB	2024	20
Archibald Street	Elizabeth Frye Society	Thunder Bay	HPP	2024	16
George Street	Shelter House/ Norwest	Thunder Bay	HPP	2025	15
Red River Road	Urban Abbey	Thunder Bay	HPP	2025	6
Archibald Street	Elizabeth Frye Society	Thunder Bay	HPP	2025	12
Huron Avenue	Ontario Aboriginal Housing Services	Thunder Bay	HPP	2025 Under Construction	4
Brock Street	Northern Linkage/ St. Joseph's Care Group	Thunder Bay	HPP	2026 Under Construction	22
Machar Avenue	Urban Abbey	Thunder Bay	HPP	2026 Under Construction	4
Simpson Street #1	Urban Abbey	Thunder Bay	HPP	2025 Under Construction	4
Simpson Street #2	Urban Abbey	Thunder Bay	HPP	2025 Under Construction	24
Miles Street	Alpha Court	Thunder Bay	HPP	2026 Under Construction	16
				Total	239

As noted in the charts, there are 74 transitional/supported housing units and 2 affordable housing units currently under construction, with completion dates through 2026.

The Board has also approved the HPP Investment Plan for 2025/26 which includes a substantial sum for the development of 70 additional transitional units, which must remain confidential until approved by the Ministry. In addition to this, Ontario Aboriginal Housing Services and Thunder Bay Indigenous Friendship Centre's 59 space transitional housing facility on Junot Avenue will be completed by the Spring 2026 and will receive rent supports through TBDSSAB. When construction is completed on these projects, there will be approximately 129 new transitional/supported housing units added in the City of Thunder Bay.

STRATEGIC PLAN IMPACT

This report supports the previous TBDSSAB Strategic Plan's vision of establishing flexible, inclusive services through the provision of relevant diverse housing supports and supports the current TBDSSAB Strategic Plan vision of humanizing human services. The program supports the success of the people we serve.

FINANCIAL IMPLICATIONS

There are no immediate financial implications with this report, though ongoing capital and support investments are included in the annual budget process.

CONCLUSION

It is concluded that this report provides the Board with an overview of the Affordable and Transitional housing projects that have been completed or are under development since 2014.

REFERENCE MATERIALS

None

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