






City of Kenora

Housing Needs Assessment Summative Report

2025

TWC tim welch consulting inc

KENORA LAKE OF THE WOODS

Lake of the Woods KENORA

Table of Contents

Cover photos provided by Kim Pirie-Milko and Amanda Kerr.

1.0 Executive Summary

In the Spring of 2025, the City of Kenora employed Tim Welch Consulting Inc. to undertake a comprehensive Housing Needs Assessment (HNA) for the City of Kenora. This comprehensive assessment includes gathering and analyzing demographic data, economic trends, current housing stocks and their characteristics, government policies and incentives, as well as collecting the input of area stakeholders and residents.

An HNA will allow a community to answer fundamental questions such as:

- What are the gaps in data that is necessary to understand the market?
- What is the current need for housing in the Kenora market?
- Where does the greatest housing need exist in our community and what does need look like across the housing spectrum?
- How can we set meaningful housing targets and measure progress to support the right kind of housing for all residents?
- What might the future demand for housing look like?
- How can we explore potential first steps in tackling identified gaps and support future funding applications?

The goal of an HNA is to provide municipal governments with an accurate snapshot of the community's housing needs to make informed decisions on land use, infrastructure planning and economic development. The baseline data used for the HNA comes from the Canadian Housing and

Mortgage Corporation (CMHC). Due to Kenora's size, data is frequently flagged as statistically unreliable or is missing altogether. Much of the data is based on the 2021 Census which was taken at the height of the COVID-19 pandemic, creating irregularities that complicate trend analysis.

Tim Welch Consulting (TWC) was contracted to fill the missing gaps in data using information provided by the City. TWC further supplemented the assessment with interviews with community stakeholders and surveys of residents and businesses, reaching over 700 people in the engagement process. Population and household projections were built on modeling provided to TWC by consulting firm metro economics.

While this assessment endeavours to paint the most accurate picture possible of the community's needs, there are many variables and nuances that cannot be perfectly captured by available data. All data presented in this summary is populated within the full HNA and cited there. This report should be treated as a baseline that the City can use to guide decision-making and proactively plan for housing strategies today and into the future.

2.0 Key Findings

Housing Shortage

As of 2025, there is a current housing shortage of 1,620 units. This shortage is a mixture of market and non-market units. Should the current pace of construction remain unchanged, the shortage is expected to grow to 2,300 units by 2031.

The gap uses estimated population growth since the 2021 Census. It is also inclusive of the Census undercount, induced demand from anticipated infrastructure projects, estimated household formation suppression, identified employment shortages caused by a lack of housing, and the Kenora District Services Board (KDSB) KDSB's current waitlist and homeless enumeration counts.

Population and Households

Total population and households grew between 2016 and 2021. After correcting for the 2021 Census undercount, Kenora's population grew by 3.2%. The current estimated population for 2024 is 15,845 and is projected to grow to 17,300 by 2031. Total households grew by 0.5% and this figure is also projected to grow by 13% to a total of 7,380 by 2031.

Most of this growth will be driven by immigration and inward migration as healthcare facilities are expanded to serve Kenora's aging population. 21.2% of the population is over 65 years old, which is higher than the provincial average, but the inward migration of working age adults helps offset the general population aging.

On top of being a regional hub for services, Kenora is a seasonal tourist destination. The population swells to approximately 30,000 during the summer months, greatly straining the already limited available housing supply as seasonal residents return to the community.

Also of note is the prevalence of Indigenous community members. 24.9% of the population identifies as Ojibwe, Métis, or other First Nations and Inuit ancestry, far higher than the Ontario average.

Shelter Costs

The CMHC reported that average rent has increased by 43.4% since 2016 to $1,048 per month as of 2024. This number has been derived from the annual CMHC rents survey. Poor response rates are commonplace and respondents tend to be social agencies that have lower than "average" rates thereby drastically skewing the number down. The median listing price for MLS listings in August 2025 was $466,000, an increase of 26.8% from 2024's total median sale price of $367,500. These figures should be taken with caution due to Kenora's size. CMHC has flagged the reliability of its rental survey data, and sale data was collected in consultation with private realtors due to the absence of a regional real estate board.

Gaps in available data are further impacted by the lack of available rental listings. A sweep of several popular rental listing sites showed zero available properties. The only identifiable rental units were found on unofficial sites and social media groups. Of the units found, the average cost for a 1-bedroom apartment was $1,337, significantly higher than what CMHC's reported average rent of all unit types.

Affordability

CMHC defines affordable housing as shelter costs that are below 30% of its household gross income. 16.7% of all households exceed that 30% threshold, but the problem impacts tenant households more severely. 37% of tenant households live in unaffordable housing compared to 5.9% of owner-occupied households. This hints at challenges at the lower end of the housing market and likely greater precarity within attempting to reach home ownership.

Kenora experienced a 169% increase in its unhoused population between 2021 and 2024. More individuals in 2024 cited an inability to afford rent as their primary reason for homelessness than any other factor, a noticeable change from 2021.Nationally this number increased by 107%

Housing Type

77% of Kenora's housing stock is detached single-family homes. This proportion is higher than other northern Ontario regional hubs. The prevalence of single-family homes has ramifications across age demographics. With fewer options to downsize to, seniors are forced to stay in homes that no longer suit their needs or budget. These homes would otherwise be occupied by younger families. Household formation and population growth are suppressed as a result. Housing diversity has been gradually improving in recent years; however, single-family homes remain the dominant type of new housing.

Kenora has also experienced a net loss of 18 purpose-built rental units since 2016 due to fire, making it increasingly difficult to find available rental units, let alone affordable ones. The prevalence of short-term rentals in this tourist town, exacerbates the issue as long-term rentals are converted to short-term rentals to take advantage of the swelling population in the summer months. It is difficult to determine how many units are impacted by this, however MPAC data suggests at least 530 units – or 5% of Kenora's housing stock – are registered as seasonal/recreational dwellings within municipal boundaries. 67 of these seasonal dwellings were confirmed as short-term rentals.

Impact on Employment

The lack of available rentals has made it difficult for employers to attract and retain talent. Many surveyed employers spoke about having to purchase housing, or secure short-term accommodations that were too expensive or overcrowded for their employees. An example is the Lake of the Woods District Hospital that now has over twenty five (25) units under management for its staff which still falls short of need. This factor is compounded due to the fact that approximately 55% of Kenora's available hotel rooms are used for employee accommodation. This pushes tourists to use short-term rentals like AirBnb, further incentivizing the conversion of long-term rentals.

TWC estimates 130 employment positions are impacted by the lack of available long-term housing.

Core Housing Need (CHN)

A household is considered to be in core housing need if it meets two criteria:

1. A household is below one or more of the national adequacy, suitability and affordability standards; and,
2. The household would have to spend 30% or more of its before-tax household income to access local housing that meets all three standards.

Housing is considered to be affordable when housing costs less than 30% of before-tax household income. In Kenora at the time of the Census median pre-tax household income for tenants was $50,400. This would mean a 30% threshold of $15,120 or $1,260 per month. For owners, the median pre-tax household income was $102,000 which translates to a 30% threshold of $30,600 or $2,550 per month. For one person households of all tenure types, this value falls to $46,000 per year with a threshold of $13,800 or $1,150 per month.

Housing is considered to be suitable when there are enough bedrooms for the size and make-up of the household. Housing is considered to be adequate when it is not in need of major repairs.

Emergency COVID-19 economic relief programs resulted in a sharp decline in CHN to 6.5% of all households. Previously, core housing need levels had been increasing steadily from 9% in 2006 to 11.5% in 2016. With the emergency relief benefits' expiration and the elevated levels of inflation since the 2021 Census, it is almost certain that core housing need has returned to or surpassed 2016 levels.

In total there are at least 415 households in core housing need, but the true number is likely much higher. The most affected groups are tenant households (70% of CHN households) women-led households (60%), senior-led households (50%) and Indigenous-led households (31%).

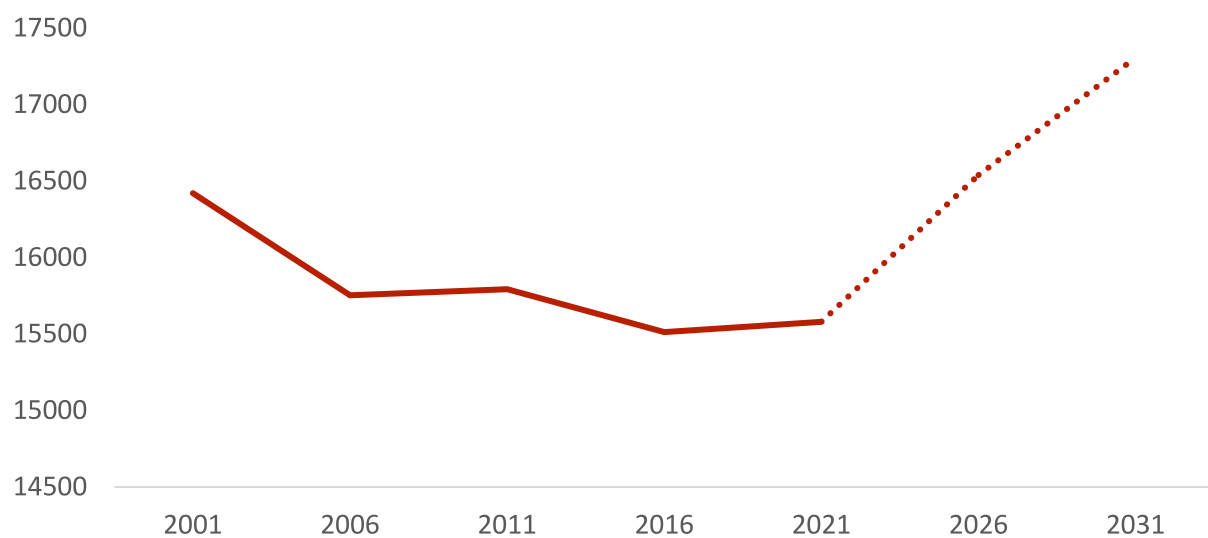
3.0 Community Profile

3.1 Population

Kenora experienced high population growth between 2016 and 2021. The 2021 Census reported a population decline; however, the Census undercounted the population in Ontario by 4.1. After factoring in the undercount, Kenora's population grew by 3.2% to 15,580 in 2021.

Statistics Canada estimates that the population has grown by 1.7% to be 15,845 in 2024. This growth can be attributed to the influx of international migrants in 2022 and 2023, as well as an increasing number of seniors retiring or moving to the community to take advantage of Kenora's status as a regional service provider, healthcare and economic hub and lifestyle community locatedtwo hours from Winnipeg and situated on Lake of the Woods.

Figure 3.1.1 Population Growth and Estimates (2001 – 2031)



The population is projected to grow to 17,306 by 2031, adding an additional 873 households from the 2025 baseline need of 1620 units in the community. This growth is expected to be led by households over 65 years old as the population continues to age.

Kenora's population and amenity use are further influenced by three factors:

- The City's population swells to 30,000 in the summer months
- Bordering First Nations (Niisaachewan Anishinaabe Nation, Wauzhushk Onigum Nation, and Washagamis Bay First Nation) within a 20-minute drive which together have 1,000 residents
- The City is also surrounded by a vast unincorporated territory which has 7,475 residents, an increase of 11% since 2016

3.2 Household Profile

Households are typically smaller than the provincial average. There are fewer households with children and more with residents over 65.

Figure 3.2.1 Percent of Population by Age (2021)

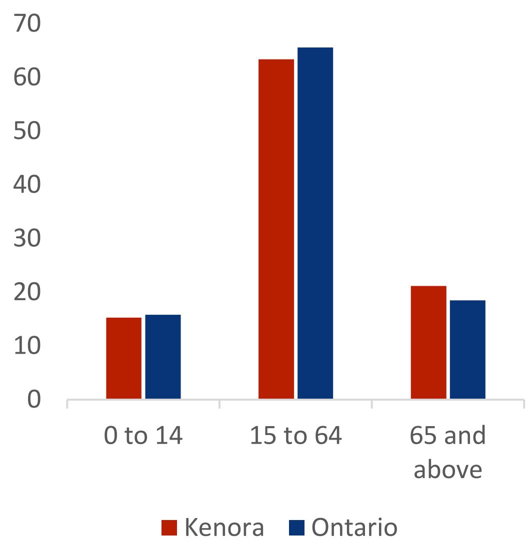
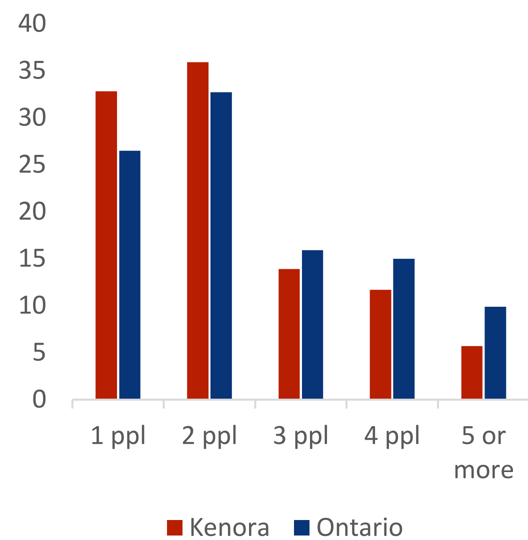


Figure 3.2.2 Percent of Households by Size (2021)



24.9% of the community is comprised of residents with Ojibwe, Métis, or other First Nations and Inuit ancestry. This is significantly higher than the provincial average of 3%.

26.5% of households are tenant-occupied, lower than the 31.4% provincial average. Tenant households make a median $50,400 before taxes, whereas owner-occupied households make a median $102,000. Both are lower than the provincial average.

Figure 3.2.3 Percent of Households by Tenure (2021)

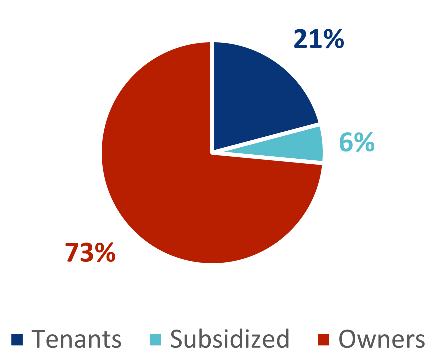
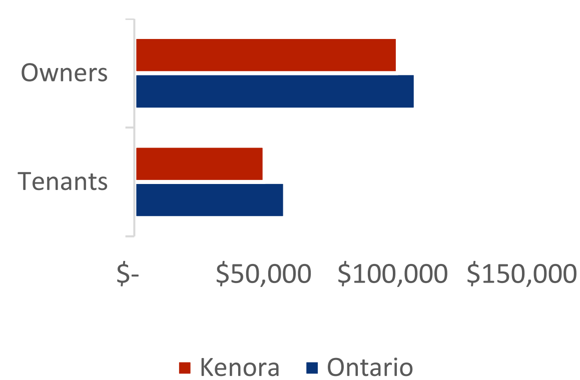


Figure 3.2.4 Median Pre-Tax Income by Tenure (2021)

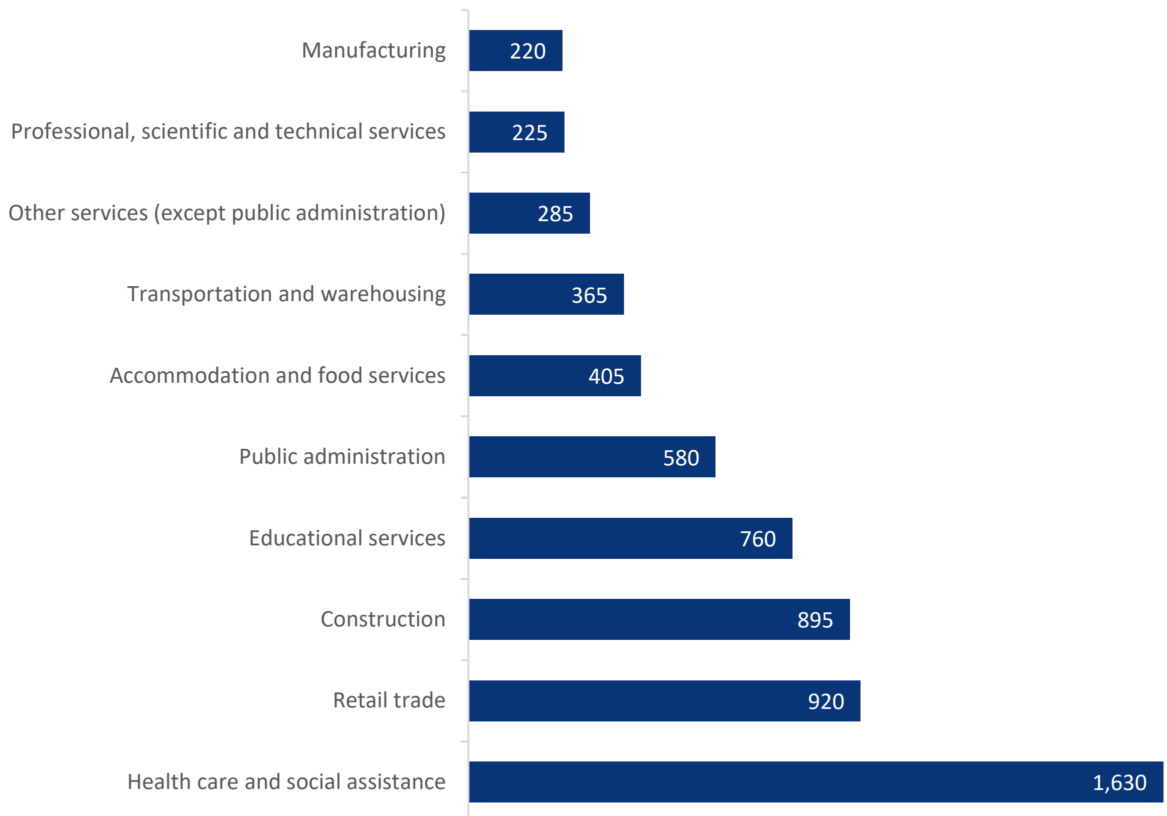


3.3 Economic Profile

This report relies heavily on data from the 2021 Census taken at the height of the COVID-19 pandemic. Public health restrictions caused high levels of unemployment, particularly in food services and retail trade, both important components of Kenora's high tourism-based economy. Because of these public health restrictions, labour force data is skewed.

Despite these restrictions, Kenora's unemployment rate was 7.2%, on par with previous Census years. The job losses in tourism-related sectors were made up for in gains in healthcare and social services. In total, there were 7,195 employed residents in 2021.

Figure 3.3.1 Top Employment Industries and Job Count (2021)



By far the largest employment sector is health care and social services. Employment is expected to increase even further with the construction of the new All Nations Health Care Partners hospital, 160 bed long-term care facility and campus of care planned to replace the aging Lake of the Woods District Hospital. Construction is also prevalent as Kenora is a hub for civil construction projects for the greater district. As the largest market between Winnipeg and Thunder Bay (700 km), Kenora is poised for approximately $1.5B of investment in the next five years.

To illustrate the impact of COVID-19 on the tourism industry, accommodation and food services lost 310 jobs since 2016, and arts, entertainment and recreation lost 25 jobs. Retail trade, which is supported by tourist activity, declined by 120 jobs. It is expected that the 2026 census will show growth in these sectors. The focus on tourism is important as Kenora shifted its economic strategy to develop the City as a "lifestyle and destination community" after the closure Abitibi paper mill in 2005. This ongoing economic diversification has a range of implications for housing in the City.

The focus on tourism is notable as Kenora shifted its economic strategy to position the City as a destination and lifestyle community following the closure of the 80-year-old operation of the Abitibi paper mill in 2005. To support economic diversification efforts, the municipality has invested significantly in public infrastructure projects to enhance the tourism sector including a multi-phase downtown revitalization initiative.

Figure 3.3.2 Kenora Employment Types (2021)

	Kenora	Ontario
All classes of workers	98.40%	97.10%
Employee	87.80%	82.60%
Permanent position	71%	69.80%
Temporary position	16.80%	12.70%
Fixed term (1 year or more)	5.80%	4.40%
Casual, seasonal or short-term position (less than 1 year)	11%	8.40%
Self-employed	10.60%	14.60%

Kenora's workforce is less permanent than the provincial average. 33.6% of the workforce is either in a temporary, seasonal, or fixed term position. This puts pressure on the already-strained stock of short-term accommodations.

Additionally, 84% of residents rely on personal cars to get work. The City's only public transit option is the WAVE, an on-call car service that runs from 7 am to 7 pm on weekdays provided by VIA. The car centric nature of Kenora, has resulted in some barriers for those without vehicles accessing employment and services while encouraging lower density housing development patterns. Low density housing is a particular problem for Kenora and will be further explored in section 4.

4.0 Housing Supply

4.1 Market Housing

The total private housing stock is 7,637. 77% of these dwellings are detached single-family homes, a far higher proportion than other Northern Ontario cities.

Figure 4.1.1 Housing Stock by Type (2021)

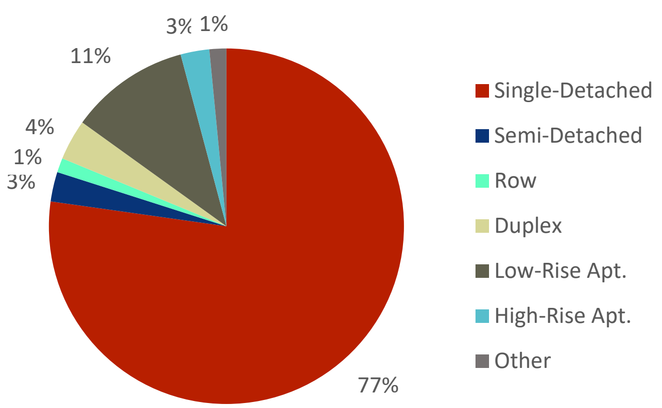
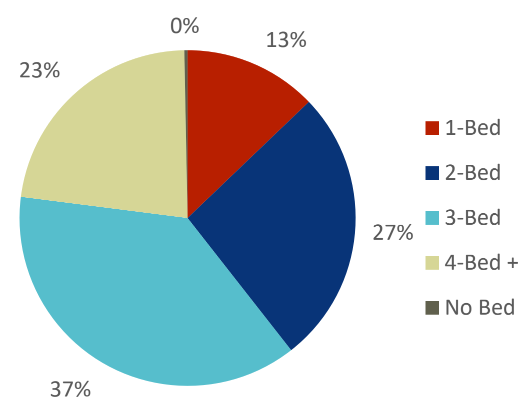


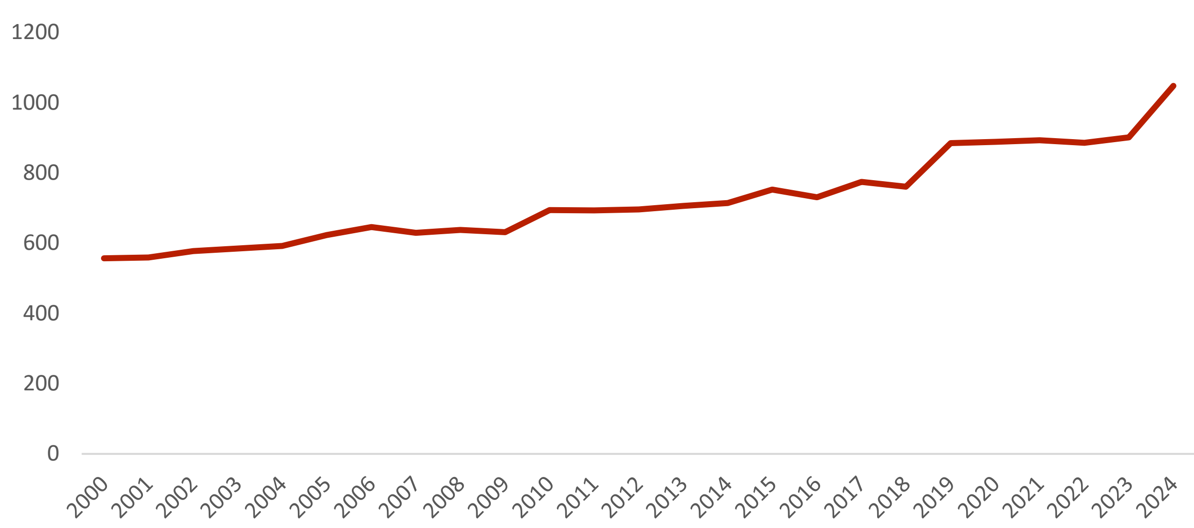
Figure 4.1.2 Housing Stock by Bedroom (2021)



60% of units have 3 bedrooms or more. Only 13% of units are 1-bedroom dwellings. The prevalence of larger, multi-bedroom homes in the context of shrinking household sizes has concerning implications that will be explored more in depth in Section 5.

The data would indicate that average rents have increased by 43.4% since 2016 to $1,048 per month. This puts average rents higher than other Northern Ontario cities. It should be noted that CMHC has flagged the accuracy of its data for certain years of their Rental Market Survey due to poor responses rates creating greater uncertainty related to average rents in Kenora.

Figure 4.1.3 Average Rent Price (2000 to 2024)



There are 357 purpose-built rental units, a net loss of 18 units since 2016 due to multiple fires. The other 1,368 tenant households are renting on the secondary market. A scan of rental listings in July 2025 found available listings were only on websites like Facebook Marketplace or Kijiji. Many of these listings were individual rooms within a multi-bedroom house. The average asking price for a room with shared common accommodation was $950, otherwise the average asking price for all unit types was $1,370, 30% higher than what CMHC has measured for average rent.

Figure 4.1.4 Median Sale Price (2023 to 2024) and Listing Price (2025)

Median Sale Price (2023)	**$375,000**
Median Sale Price (2024)	**$390,000**
Median Listing Price (2025)	**$467,000**

The change in sale price is difficult to determine. Kenora is not part of a regional real estate board that tracks this type of data. This said, consultation with the real estate industry indicates an escalation of price in recent years.

The median sale price in 2023 was $375,000. The median listing price of MLS properties listed in July 2025 was $467,000. While listing price and sale price are two separate figures, the 2025 median listing price can be considered an indicator of where the market has escalated to.

4.2 Non-Market Housing

In total, there are approximately 930 non-market housing units in Kenora, most of which are in apartment buildings.

The main provider of non-market housing in Kenora is the Kenora District Services Board (KDSB). KDSB manages 539 separate units. As of September 2025, KDSB's current waitlist is 806 households. The organization is hopes to complete 180 new units by 2029, though full funding for these projects has not been confirmed.

The All-Nations Health Partners Ontario Health Team (ANHP) helps coordinate over 25 housing facilities across the City of Kenora with a total of 355 units. 176 units have various levels of tenant support being offered, and these units are spread across several non-profit, social and market-based housing providers.

There are very few not-for-profit housing providers in the City. A total of 33 non-KDSB and non-ANHP units could be confirmed. Most not-for-profit housing organizations provide support through rent supplement programs rather than direct ownership of property.

4.3 Seasonal Dwellings

Of Kenora's 7,637 private dwellings, only 6,510 are occupied by usual residents, a difference of 1,127 or 14.8%. 532 of these dwellings were deemed "Seasonal/Recreational Dwellings" in an MPAC assessment. This confirms a sentiment repeated by surveyed residents that the unavailability of rental units can be partially attributed to seasonal dwellings, cottages, and short-term rentals.

A study of available listings on websites like AirBnb and Vrbo for both peak-season and off-season periods was conducted in July 2025. 67 short-term rentals were identified. It is likely there are far more than 67 given these were the properties that were available during the various search timeframes.

Figure 4.3.1 Short-Term Rental Inventory (2025)

Number of Dwellings	Peak Season	38
	Off Season	41
	Total Unique	67
Unit Price (Average)	Peak Season per night	$471.54
	Off Season per night	$345.39
Unit Price (Median)	Peak Season per night	$333.50
	Off Season per night	$271.00
Unique Unit Bedroom Type (Number)	1	22
	2	19
	3	10
	4+	16

55% of the identified short-term rentals were in urban settings not located on waterfront lots. The majority of units were 1-bedrooms. The median nightly price for these short-term rentals increases by 23% in the summer months. The ability to charge higher rates in the summer months for tourists disincentivizes long-term use, thereby removing what could be available permanent housing from the market.

Employers were interviewed as part of the HNA's community engagement process. Many spoke of their need to house workers in employer purchased units, hotels or short-term accommodations due to the lack of available housing. The City estimates 55% of hotel rooms are occupied by short- and medium-term contractors or workers in the city. The lack of available hotels rooms pushes tourists to use short-term rentals, further incentivizing short-term use of available housing stock over long-term use.

The unincorporated areas outside of the City also influence the development patterns of the area. Property taxes are lower and there are fewer regulations which encourages development outside of the municipal boundaries.

Figure 4.3.2 Population and Dwellings in Kenora, Unorganized

Year	Population	Total Dwelling	Occupied Dwelling
2006	**7,041**	**7,603**	**2,799**
2011	**7,031**	**7,394**	**2,905**
2016	**6,737**	**6,630**	**2,824**
2021	**7,475**	**7,310**	**3,272**

There was considerable growth in the population and dwelling counts in the unincorporated areas between 2016 and 2021. Most of the dwellings are seasonal or remote cabins clustered near Kenora. Despite not paying municipal property taxes, both these permanent and seasonal residents leverage Kenora for amenities, services, health care, and other necessities creating demands on the municipality.

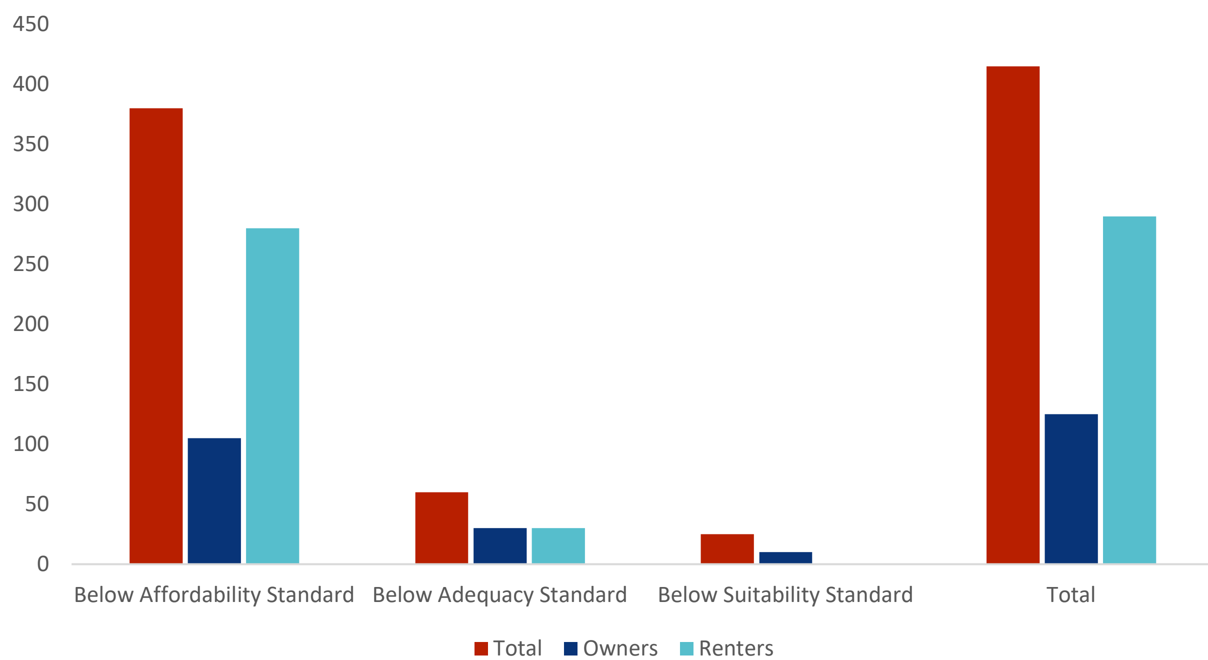
5.0 Housing Need

5.1 Core Housing Need

A household is considered to be in core housing need if it meets two criteria:

1. A household is below one or more of the national adequacy, suitability and affordability standards; and,
2. The household would have to spend 30% or more of its before-tax household income to access local housing that meets all three standards.
    - Housing is considered to be **affordable** when housing costs less than 30% of before-tax household income.
    - Housing is considered to be **suitable** when there are enough bedrooms for the size and make-up of the household.
    - Housing is considered to be **adequate** when it is not in need of major repairs.

Figure 5.1.1 Core Housing Need by Standard and Tenure (2021)



There are 415 households in core housing need. The most impacted households are tenant households (70% of core housing need), and households led by women (60%), seniors (50%) and Indigenous people (31%). All the 40 lone-parent households in core housing need are led by women.

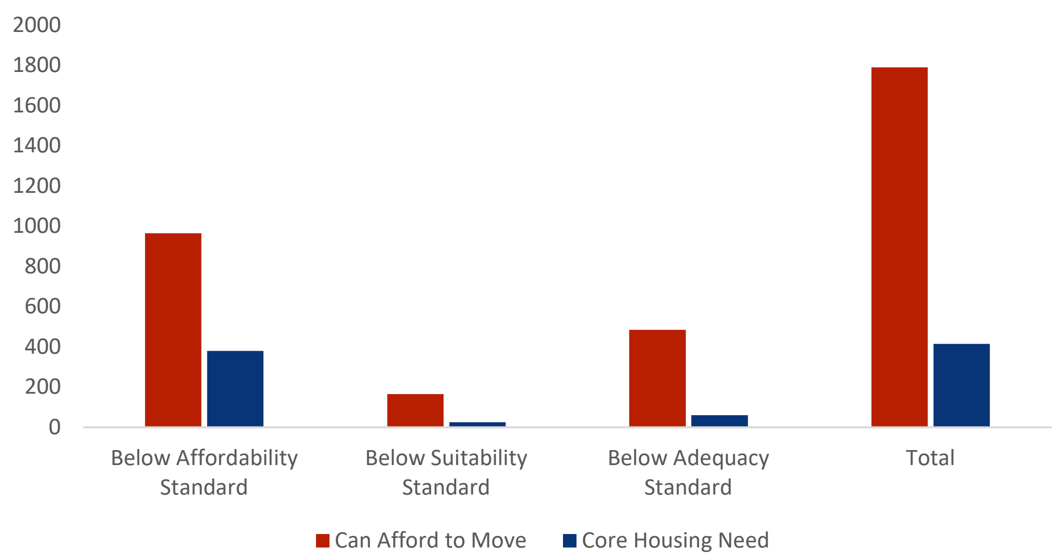
The largest factor for core housing need is affordability. 92% of households in core housing need fall below the affordability standard. The problem is more acute for tenant households than owner-occupied households.

The 415-household count, however, should be considered a low estimate for three reasons:

1. Official measures of core housing need exclude key groups including those experiencing homelessness, students living independently of their guardians, people living in congregate housing, and migrant farm or resource-industry workers.
2. 2021's affordability standard is lower than expected due to pandemic-era benefits such as the Canadian Emergency Response Benefit (CERB) and one-time payments to seniors and families. These programs are no longer available, meaning income levels will decline resulting in core housing need returning to previous levels.
3. Core housing need's definition requires households to be able to move to a similar sized structure while spending less than 30% of their income on the median area rent. CMHC does not consider its data for median rent in Kenora statistically reliable. The data that is there is a conservative estimate as it is based on existing rents, not asking rents.

There are far more households that fall below the three core housing need standards but are able to move and pay less than 30% of their income on the median area rent.

Figure 5.1.2 Households Below CHN Standards Comparison

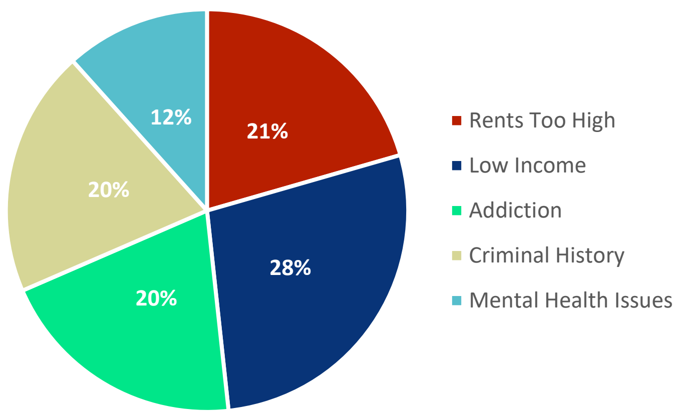


Theoretically, these households could move, however, the lack of available housing to move into makes the prospect unrealistic.

5.2 Homelessness

There were at least 325 individuals experiencing homelessness, according to the 2024 Point-in-Time (PiT) Count conducted by KDSB. This is a 169% increase from 2021. Willing participants across the district filled out a survey to provide more context to the PiT count.

Figure 5.2.1 Top 5 Reasons for Homelessness (2024)



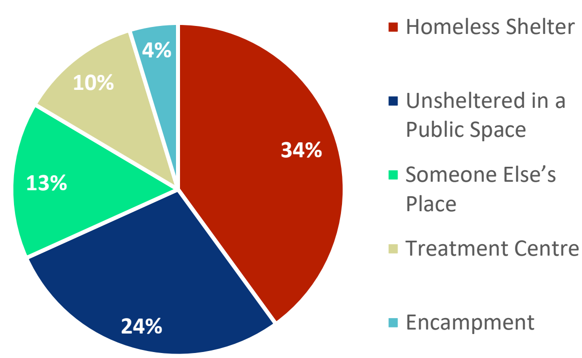
The largest factor behind homelessness was not being able to afford housing. This represents a shift from 2021, when struggles with addictions and health issues were the most commonly cited reasons for homelessness. Though mental and physical health are still significant factors among 2024 survey respondents, unaffordability is the new main identified driver.

Of the 249 survey respondents who answered the question on Indigenous identity, an alarming 154 respondents self-identified as First Nations, Métis, or Inuit. This represents 57.8% of respondents being Indigenous compared to being 24.9% of the City's population. It is likely this is an undercount as not all survey participants answered the question.

A notable difference between the 2021 and 2024 PiT count is the inclusion of the Kenora District Jail (KDJ) People often lose their housing because of incarceration and struggle to find housing once released due to stigma and a lack of income, increasing the chance of reincarceration.

Inclusion of the KDJ in the survey meant 48% of respondents reported sleeping in jail the night before the survey. Individuals otherwise reported sleeping primarily at homeless shelters or in unsheltered public spaces. Kenora's emergency overnight shelter only has 42 beds.

Figure 5.2.2 Top 5 Locations Survey Respondents Slept the Night Before (Excluding Kenora Jail)



5.3 Housing Shortage

As of 2025, there is a shortage of approximately 1,620 units. This shortage is expected to grow to almost 2,500 by 2031 should the current pace of construction remain the same.

Figure 5.3.1 Annual Estimate in Housing Demand Growth

	2025	2026	2027	2028	2029	2030	2031
From Population Growth from Census Undercount in 2021	126	126	126	126	126	126	126
From Population Growth from Census	159	218	264	297	332	364	395
From Supressed Household Formation	362	371	381	392	397	402	406
Estimate of Current Employment Shortage Due to Lack of Housing	130	130	130	130	130	130	130
Housing Demand Induced by Major Projects and Job Growth	35	46	148	614	614	614	614
Market and Population Housing Gap	812	890	1049	1559	1599	1636	1671
KDSB Housing Gap	806	806	806	806	806	806	806
Total Housing Gap	1,618	1,696	1,855	2,365	2,405	2,442	2,477

The shortage uses the current number of occupied private dwellings as a baseline. The figures in the table above are then added together to determine the number of dwellings needed. Initial projections are based on modelling done by metro economics and are supplemented by information provided by City staff and through interviews with employers and the KDSB.

Based on current trends, Kenora's population is expected to grow to 17,300 by 2031, adding 870 new households to the community. A range of major infrastructure and economic expansions including a new hospital are expected to add 614 permanent new jobs, requiring homes for the new staff and their families and the workers building the hospital beforehand (anticipate a five-year construction timeline).

Another key driver of the housing shortage is the prevalence of single-family homes. As previously mentioned, 77% of the City's housing stock is made up of this housing type. The prevalence of single-family homes has ramifications across age demographics. With fewer options to downsize to, seniors are forced to stay in homes that no longer suit their needs or budget. These homes could otherwise be occupied by younger families. This reality is measured by "suppressed household formation".

Contractors who were surveyed or interviewed cited the need for specialized workers to build on the Canadian Shield as an important factor in the slow pace and cost of construction. Many of these workers are from outside of Kenora. Due to the limited number of available rental units and the use of short-term rentals by tourists in the summer months which aligns with the prime time for construction creates conflicts in housing these individuals.

In terms of non-market housing, KDSB has announced they will complete 180 new units by 2029, though full funding for the projects has yet to be confirmed from upper levels of government. Seven Generations and Kekekoziibii Development Corporation are each constructing 24 units – for a total of 48 – to attempt to meet Indigenous student housing need. Together, about 230 new non-market units would be added by 2031.

6.0 Conclusion

The City of Kenora is anticipating slow, but steady population growth and service demand as the population ages and more people move to the community to take advantage of the planned expansion of healthcare infrastructure and service offerings. This growth is expected to outpace the current pace of construction.

There is currently a shortage of 1,620 units. The shortage is mainly driven by the difficulty attracting and retaining workers. By 2031, this shortage is expected to grow to nearly 2,500. The consequence of low housing availability and regular population growth is that prices for both rent and home sales have increased considerably.

With the current rate of construction for private market units, it will be impossible to return to previous levels of affordability through market forces. Increases in funding from higher levels of government will be required to support construction costs and densification and balance the need to support and house the most vulnerable members of the community.

The City has identified 13 initial actions it will undertake to address the housing challenges outlined in the full HNA. These include:

1. Completing and implementing a new Official Plan and Zoning By-Law. The plan will include all legislated housing related stimulus initiatives. The plan will also take into account housing projections identified in this plan and ensure that appropriate lands are designated for housing across the spectrum.
2. Undertaking a master infrastructure plan. This plan will incorporate housing projections with available lands and designated lands and develop a ten-year capital plan to facilitate infrastructure extensions to enable housing.
3. Working closely with the All-Nations Health Care Partners and the Kenora Chief's Advisory to finalize the plan for the 115-acre development that will include a new hospital, long-term care facility, campus of care and approximately 500 new housing units.
4. Developing and implementing new community improvement plans that will promote new housing units in designated zones.
5. Working with the Kenora District Services Board on future projects that support new supportive housing units.
6. Continuing to advocate to CMHC for better and more accurate market data for Kenora to better reflect the actual demand and rent prices.
7. Continuing to work closely with developers and CMHC as developers start financing discussions with CMHC with the goal of accelerating new unit construction in Kenora.
8. Continuing to apply for funding from various levels of government in support of cost sharing infrastructure extensions, required upgrades to sewer and water plants and other activities that enable housing in Kenora.
9. Increasing efficiency to accelerate processes around planning and building to enable more units faster.

10. Examining modular building practices to reduce affordability challenges for starter homes.
11. Creating and implementing planning and development guidelines.
12. Making municipal lands available for housing.
13. Hosting housing forums to bring together potential unit owners with developers that build across the spectrum.

The City will strive to monitor and report on these actions' outcomes. In future HNA revisions (required every 5 years), updates on these actions will be provided and new goals established.