

The Impact

- Provincial co-investment in the project bundle will provide Niagara with the resources needed to begin the work and help the Region make a stronger case for Federal co-investment
- These projects will accelerate the broader Affordable Housing Strategy by having a cascading effect on Niagara Region's ability to redevelop other existing and underutilized sites by providing options to temporarily accommodate tenants that will be displaced through future development

Contact Information

Adrienne Jugley,
Commissioner of Community Services,
Niagara Region
905-980-6000 ext. 3800



Development zones of 200 Garrison Road, Fort Erie (Gilmore Lodge)



Development zones of 403 Ontario Street, St. Catharines (Linhaven)

Growing Better Together

Niagara's Affordable Housing Strategy

Our Ask

That the Ministry of Municipal Affairs and Housing partner and co-invest in Niagara Region's Affordable Housing Strategy, which will support the success of the Region's new Strategic Transformation Office and Consolidated Housing Master Plan (CHMP)

Why is this Important?

Niagara's population is estimated to reach 694,000 by 2051. To accommodate this growth, approximately 102,700 new housing units and a total of 20,700 community housing units must be made available.

Aligning with Provincial Priorities

Co-investing in Niagara's Affordable Housing Plan supports the provincial priority of increasing the supply of housing by 1.5 million units over the next ten years.



26,000
households
are in need of
affordable housing

Median Asking Rent Costs



\$1,550
1-Bed Unit
(+19.2% from 2021)
\$1,800
2-Bed Unit
(+12.5% from 2021)

479

Additional community housing units must be introduced every year for the next 25 years

Let's work to ensure that Niagara remains a home for all.
Let's Grow Better, Together.

Our Challenges

- In comparison to other municipalities, Niagara housing is significantly challenged for affordability with some of the fastest increasing rental market prices, lowest income employment sectors and above average social assistance cases
- Bill 23 has resulted in a **\$60 million funding shortfall for affordable housing projects**
- Consequently, property taxes will have to be increased, or planned projects will have to be cancelled, reducing the number of new housing units

Our Opportunity

Niagara's New Strategic Transformation Office

- Will complement numerous initiatives and activities by Niagara Regional Housing and the Region's Community Services department to increase attainable housing
- Efforts will include undertaking a student housing strategy, an employment-focused housing strategy, and providing a housing-as-priority lens for the corporation

Niagara Region's Affordable Housing Strategy

- Engages private, non-profit and local municipal partners to support a range of housing options for non-senior singles, families and seniors, with a total development potential of nearly 11,000 units
- Includes innovative initiatives to help address the housing crisis, including supporting the intensification of existing community housing sites and incorporating modular construction and micro-condominiums housing
- Supports a portfolio approach, which allows for project bundles suitable for co-investment

Project Bundle Ready for Co-Investment

Address	Estimated Units	Benefit
Lions Douglas, 255 High Street, Fort Erie	62 net new affordable seniors' infill apartments	<ul style="list-style-type: none"> • Opportunity for co-investment of \$75,000 per unit to support construction costs • Federal government has provided seed funding through grants from the Canada Mortgage and Housing Corporation and Federation of Canadian Municipalities
200 Garrison Road, Fort Erie (Gilmore Lodge)	341 net new residential units: <ul style="list-style-type: none"> • Approximately 25 percent affordable • 75 per cent market and/or attainable units 	<ul style="list-style-type: none"> • Funding will support site preparedness, detailed design, and construction costs • Opportunity to introduce commercial space on the first floor of private dwelling development • Unique co-investment opportunity for the non-for-profit sector, NRH and private developers
403 Ontario Street, St. Catharines (Linhaven)	440 net new residential units: <ul style="list-style-type: none"> • Approximately 25 per cent affordable • 75 per cent market and/or attainable units 	<ul style="list-style-type: none"> • Funding is needed to support conceptual design, site preparedness, detailed design, and construction • Unique co-investment opportunity for the non-for-profit sector, NRH and private developers
5925 Summer Street, Niagara Falls	43 net new affordable units	<ul style="list-style-type: none"> • Funding is needed to support construction costs • Project is currently in the midst of its Site Plan Application • Niagara Region has invested money into this site to operate a temporary homeless shelter • This project was not identified in the CHMP. Lands were deemed surplus by the City of Niagara Falls
320 Geneva Street, St. Catharines	84 net new units, including: <ul style="list-style-type: none"> • 36 affordable units • 12 supportive housing units • 36 bridge housing units • Additional market-rate units 	<ul style="list-style-type: none"> • Loss of access to Development Charge funds is negatively impacting project viability • Bridge Housing is using Homeless Prevention Program funding (Year 1: \$4,303,900, Year 2: \$7,153,900) • Opportunity for co-investment of affordable units at \$150,000 per unit • Funding is needed to support site preparedness (i.e., site condition) detailed design, and construction costs • Note: Geneva will be used to house existing tenants from other sites while they are intensified
Haney Street & 709 King Street, Port Colborne	27 affordable units (22 net new)	<ul style="list-style-type: none"> • Intensification development of existing community housing • Funding is needed to support site preparedness, detailed design and construction costs • Contamination has been identified on the site that requires remediation