

NIAGARA REGION: AFFORDABLE HOUSING STRATEGY

KEY DEFINITIONS

Affordable Housing: Rental or ownership housing that costs less than 30% of a household's total annual income.

Community Housing: Usually geared toward low income households, it refers to housing that was built or funded under a range of federal, provincial or municipal housing programs and is provided to eligible tenants on the basis of defined need.

Affordable Market Housing: Rental or ownership housing provided by the market for low and moderate income households

Attainable Market Housing: Rental or ownership housing provided by the market for medium income households, that may be challenged to access rental and ownership options.

Households	Annual Income	Can Afford (Monthly)	Needed Housing Supply
Low income Household	Up to \$29,400	Up to \$735	Community Housing and Rent Supports
Moderate Income Household	\$29,401-\$52,500	Up to \$1,313	Affordable Market Housing (Rental and Ownership)
Medium Income Household	\$52,501-\$83,900	Up to \$2,098	Attainable Market Housing (Rental and Ownership)

THE CURRENT HOUSING CRISIS


 St. Catharines has **9TH HIGHEST rents in Canada**


 **1-bed units**
MEDIAN RENT \$1,360
Median rent up **8.8%** (from 2020)

 **2-bed units**
MEDIAN RENT \$1,640
Median rent up **14.7%** (from 2020)

 **72%** of housing is single detached


24,000 households in need of affordable housing

 **84%** are one person households

 **14%** are lone parent households

NEEDED HOUSING SUPPLY AND MIX (Rental and Ownership)

 To meet forecasted 2051 demand Niagara needs to add:

 **44,300**
single and semi-detached units

 **27,400**
row and townhouse units

 **31,000**
more apartment units

REGIONAL ACTIVITIES ADDRESSING THE CRISIS

MAINTAIN EXISTING COMMUNITY HOUSING STOCK

- 2,684 Niagara Regional Owned Units
- 3,659 Housing Provider Units, 60 non-profit and co-operative housing programs
- 1,465 Rent Supplements Units (as of Q2 2020)

NEW COMMUNITY HOUSING DEVELOPMENT (2021 PROJECTS)

- Community Housing Master Plan
- Bridge Housing Project (Victoria, Niagara Falls)
- Supportive Housing Projects (Niagara Falls)
- Hawkins Avenue (Niagara Falls)
- Rapid Housing Initiative (Welland)(Submission Aug. 2021)

SUPPORTING PARTNERS TO DEVELOP

- Streamlining Development Approvals
- Development Incentives and DC deferrals
- Three project managers to support Non-Profit housing projects

COLLABORATING WITH LOCAL AREA MUNICIPALITIES

- Supporting District and Secondary Plans
- Leveraging municipal lands
- Collaborating on local municipality projects

INNOVATION

- modular construction and micro-condominiums