

Consolidated Housing Master Plan Update

Public Health & Social Services Committee
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Master Plan Update

Agenda

- Purpose of the Master Plan
- Link to other Region Initiatives
- Analysis
- Recommendations
- Current Activities
- Next Steps
- Summary

Purpose of the Master Plan

Colliers International commissioned by NRH to develop Housing Master Plan for Niagara

To provide recommendations to:

- Address overwhelming demand for community housing in Niagara
- Reduce wait times on the centralized housing waitlist
- Focus on time period of 2021 to 2045

Link to Other Region Initiatives

The Housing Master Plan is part of broader work on affordable housing that also includes:

- Niagara Official Plan
- Niagara Housing Database
- Housing and Homelessness Action Plan
- Incentive Review
- DC ByLaw Review
- Built for Zero Canada

Master Plan

The Master Plan looks at:

- NRH assets
- Non-profit and Co-operative housing providers
- Regional and Local Area Municipal vacant lands

The analysis includes a comprehensive description of:

- Current Community Housing assets and development capacity
- Future demand for Community Housing
- Promising practices to leverage existing assets to meet future demand

Analysis of Future Housing Need

- Demand is expected to increase by 6,400 units (from 14,300 units to 20,700 units) by 2045
- Need to add a total of 479 new units per year over the next 25 years to meet the need
- Niagara Region cannot meet this demand for Community Housing on its own

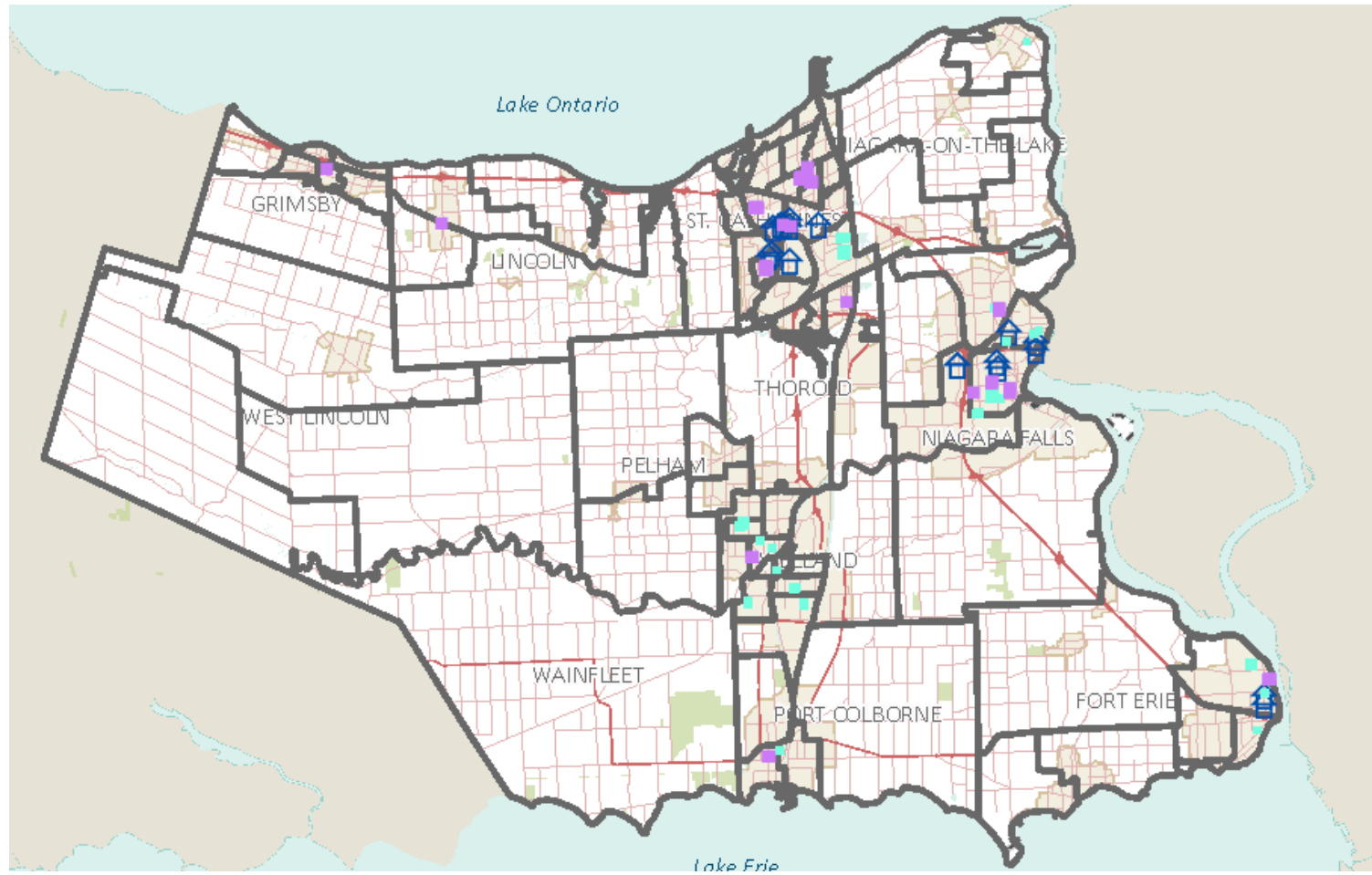
Analysis of Potential for Development

- Supply gap can be addressed through:
 - Redevelopment of existing NRH sites (20 sites with potential of 1,835 units)
 - Redevelopment of private non-profit and co-operative service provider sites (51 sites with potential of 5,935 units)
 - New development at sites identified by local Municipalities and Niagara Region (34 sites with a potential of 3,196 units)
 - Additional potential for units at sites of the new Gilmore Lodge and Linhaven developments
 - Potential for development is greater than the demand for units

Breakdown of Potential for Development

Municipality	Potential Units on NRH Sites	Potential Units on Non-Profit & Co-op Sites	Potential on Municipal Sites	Total Development Potential
St. Catharines	974	2,072	116	3,162
Welland	91	1,113	1,502	2,706
Niagara Falls	373	1,208	455	2,036
Fort Erie	167	844	358	1,369
Thorold	102	270	44	416
Lincoln	-	102	307	409
West Lincoln	-	272	-	272
Wainfleet	-	-	210	210
Grimsby	-	-	204	204
Niagara-on-the-Lake	128	-	-	128
Port Colborne	-	54	-	54
Total	1,835	5,935	3,196	10,966

Locations for Potential Development



Recommendations

- Increase the number of new units added to 479 per year
- Focus on intensification at existing NRH and service provider sites
- Shift from piecemeal development to a portfolio approach
- Explore options to finance redevelopment (partnerships, grant programs, incentive programs, Federal/Provincial funding, Levy)
- Develop a multi-year capital plan
- Ensure current tenants aren't displaced

Current Activities – New Development

- York Street (Welland) – 43 NRH units (to be completed Nov. 2022)
- Ormond/St. David's (Thorold) – 11 NRH units (6 units occupied, 5 units 75% complete)
- Crescent (Fort Erie) – 18 NRH units (completion TBD)
- Partner Units (12 projects with 8 different providers for a potential 886 units in various stages of development)
- Hosted a meeting with Niagara's 53 local providers to inform them of the Master Plan and assess interest and readiness to develop

Current Activities – Master Plan

- Hiring a dedicated Housing Planner (temporary)
 - Recommendation of NRH board and Affordable Housing Strategy Steering Committee
 - Managed by Housing Services in collaboration with Planning and Development Services
 - Resourced within the current budget
 - Engage with non-profit and municipal partners to create readiness to respond to future funding opportunities
 - Explore funding opportunities, grants and incentives
 - Create by January 2023 a roadmap to implement the Master Plan (including a financial strategy and portfolio planning)

Next Steps – Financial Planning

- Complete financial modelling based on Region financial management principles to determine what is realistic (number of projects and units) and how development will be funded, in accordance with the region's asset management plan
- Create a 10-Year investment plan that will leverage Federal and Provincial investment

Next Steps – Portfolio Planning

- Identify properties to prioritize and which providers to engage from those identified in the consultant report
- Determine sequencing of development for properties in the NRH portfolio, owned by providers or local municipalities (what to do, where, and when) based on identified need
- Plan for divestment of singles and development of more dense forms of development
- Improve livability, accessibility, and environmental efficiency
- Plan for relocation of tenants on properties prior to redevelopment in order to minimize disruptions to the tenants

Summary

- Need for Community Housing is great
- Potential for development exceeds the need
- Creating a plan to move forward with partners
 - Hiring a Housing Planner (temporary)
- Will keep Council updated on progress

Questions?