



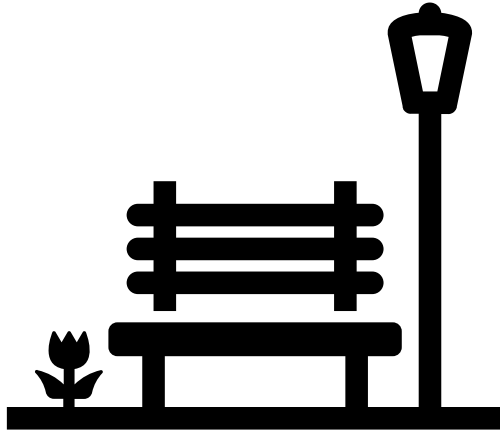
# Supportive Housing Strategy Implementation Plan

COM 8-2026

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# Introduction



Long experiences of homelessness and complex needs



Current interventions insufficient to address need



Plan outlines how to increase supply to meet demand

# Overview of Plan

1. Supportive Housing is a critical component to reducing homelessness
2. Non-profit housing providers will develop more units
3. Region will coordinate funding, direct service delivery, and may develop if conditions are right
4. Region will fund 25% of operating the units developed as part of this plan

# Review Supportive Housing Strategy

- Supportive housing is affordable and provides appropriate wraparound social service and health supports
- Currently funding operations of 427 supportive housing spaces
- Niagara should add 945 units of supportive housing to meet current and projected need over the next 10 years

# Niagara Region's Role

- System coordination, partnership development, site identification, and ensuring alignment with demonstrated need
- Not mandated to develop, own, or directly operate supportive housing
- Plays a critical leadership role in coordinating funding and directing service delivery

# Developing Net-New Units

- Most will be developed and operated by non-profit housing providers and health partners
- Region contributes to operating costs and/or capital costs, which strengthens accountability, enables service standards, and improves access to provincial and federal funding
- Region may also act as a flow-through for provincial operating funding in its role as service manager

# Expression of Interest

- Geared toward non-profit housing providers to grow existing or expand operations
- Respondents may access consultation, project management services, and/or relevant data and letters of support to enhance funding applications
- Niagara Region will maintain a list of projects in each phase and provide support

# Identification of Potential Sites and Considerations for Suitability

- Potential sites for supportive housing are identified using a variety of methods, including:
  - Region-owned lands
  - Co-location
  - Surplus land notices
- The evaluation of each site involves a due diligence review to maximize project potential

# Financial Modeling

## Goals and Objectives

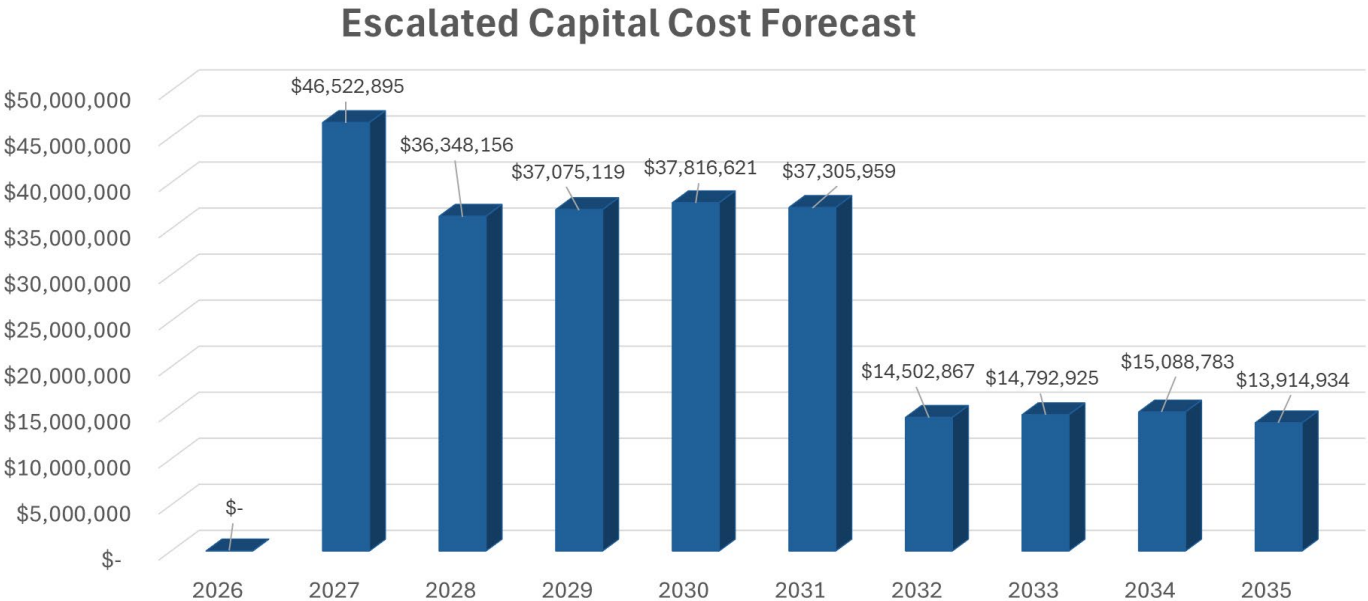
- Build a dynamic and adaptive model
- Focus on accurate cost analysis, long-term financial projections and fiscal responsibility

## Capital and Operational Assumptions

- Current and forecasted construction costs
- Construction length and timing
- Economic conditions
- Cost of wraparound services

# Supportive Housing Capital Costs

- Unit construction-only cost estimate of \$375,000 per unit (Not including design, site preparation)
- Based on development timeline estimation and cost escalation
- Includes estimated land acquisition costs

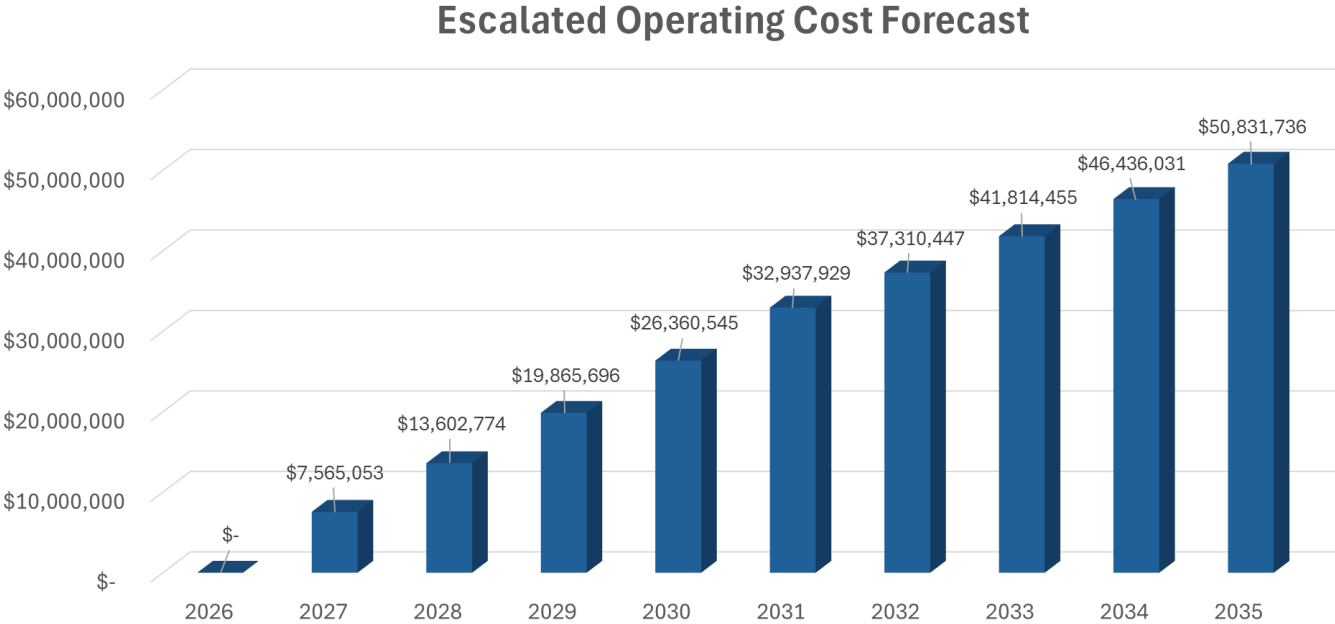


**Supportive Housing  
Capital Costs for  
Future Units**

**\$253.4 Million**

# Supportive Housing Operating Costs

- Based on Highly Supportive, Supportive and Scattered site models
- Costs developed through jurisdictional scans and escalated based on forecasted construction timeline



**Supportive Housing  
Operating Costs for  
Future Units**

**\$276.7 Million**

# Funding Sources



**Rent  
Revenue**



**Operating  
Placeholders**



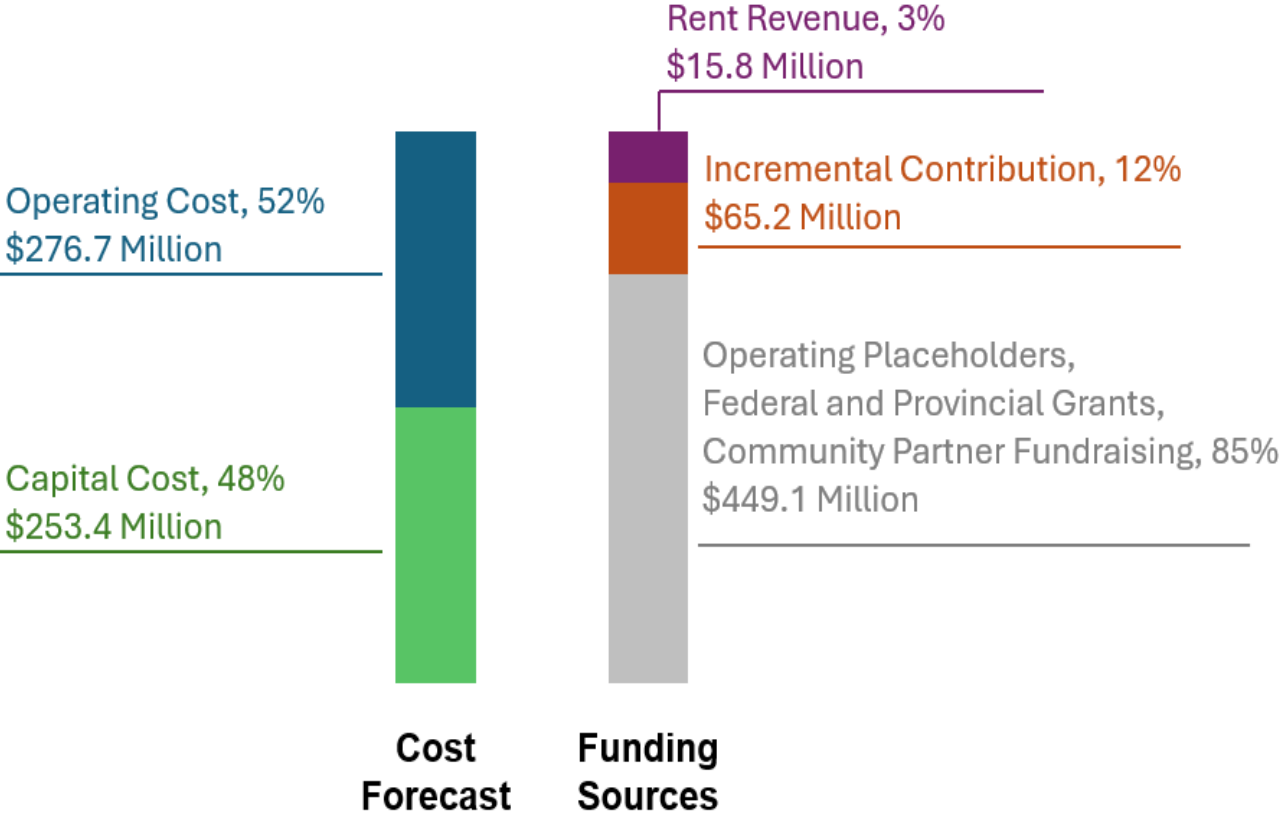
**Incremental  
Contribution  
from Levy**



**Provincial &  
Federal Grants**

# Funding Scenario: 25% of Net Operating Requirements

YEAR	INCREMENTAL LEVY CONTRIBUTION	CUMMULATIVE CONTRIBUTION
2026	\$840,000 *	\$840,000
2027	\$1,102,348	\$1,942,348
2028	\$1,157,465	\$3,099,813
2029	\$1,215,338	\$4,315,151
2030	\$1,276,105	\$5,591,256
2031	\$1,339,910	\$6,931,167
2032	\$1,406,906	\$8,338,073
2033	\$1,477,251	\$9,815,324
2034	\$1,551,114	\$11,366,438
2035	\$1,628,670	\$12,995,108
<b>TOTAL</b>		<b>\$65,234,678</b>



# Progress to Date

Progress toward meeting the target addition of supportive housing units is already underway

- Niagara Region-led 49-unit supportive housing project due for occupancy in Q4 2026
- Expression of Interest, October 2025
- Two non-profit housing providers due to break ground in 2026 representing approximately 86 units
- Advocacy to province regarding highly supportive housing operating funds
- Submissions to Build Canada Homes for federal capital funding

# Thank You

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