



Living in Niagara – 2023 Report Housing and Shelter

Individuals and families having access to affordable, safe and reliable housing and shelter is fundamental to community well-being.

This Sector aligns with SDGs #1 – No Poverty; #3 - Good Health and Well-Being; #8 – Decent Work and Economic Growth; #10 – Reduced Inequalities; #11 – Sustainable Cities and Communities

Happening Now

- Niagara is experiencing a surge in housing demand, with forecasts projecting the need, by 2051, for 44,300 single and semi-detached units, 27,400 row and townhouse units, and 31,000 apartment units. The surge has resulted in increased housing costs, which raises concerns about affordability and sustainability.
- In 2023, Housing remained as the most-cited reason for people from Niagara contacting 211. A total of [21,261 calls were made to 211](#) from all local areas of Niagara in 2023.
- [A new five-storey apartment building in Port Colborne](#), with 41 affordable homes for low-income seniors and female-led single parent households in South Niagara, is expected to be completed by the fall of 2024. This Port Cares affordable housing project is made possible through investment by the Government of Canada, Region of Niagara, City of Port Colborne, and charitable donations of Port Cares donors and supporters.
- Niagara Region is actively maintaining and managing its existing Community Housing stock, comprising 2,981 owned units, 3,354 housing provider units, and 1,400 rent supplement units. Initiatives like the Canada-Ontario Housing Benefit contribute to ensuring housing stability for residents.
- Local municipalities and the Niagara Region are working together to take a multi-faceted approach to support new housing construction. This includes streamlining development approvals, and providing development incentives.
- A total of [51 corporations in Niagara are dedicated to providing affordable and community-driven housing solutions](#). Of these, 25 are non-profit corporations, which contribute 1,614 housing units to the region; and 26 are co-operative entities, which provide 1,552 housing units that foster a unique community-driven approach. The housing units span various types to cater to diverse resident needs: 2,079 apartments; 140 singles/semi-detached; and 947 townhouses.
- [Built for Zero Canada progress indicators](#) show that, as of December, 2023, there were 594 individuals who are chronically homeless in Niagara. This is an increase from 550 individuals in December, 2022 and 421 individuals on June 30, 2022
- Peer Support Navigators (individuals with lived experience of homelessness) are working in hospital Emergency Departments (EDs) in Niagara, to ease health systems



navigation for individuals experiencing homelessness, and to help hospital ED staff to deepen their understanding of barriers faced by the homeless population.

- Twenty individuals who participated in 2023 lived expert advisory meetings hosted by Niagara Region provided [ten recommendations](#) for better addressing homelessness. These include: more barrier-free support for mental health, addictions and other health issues; additional support for victims of violence; including individuals experiencing homelessness meaningfully, to be a part of the solution; and public education to address misunderstanding and stigma.

What's Emerging

- Effects of inflation are driving an increase in demand for community services, for individuals and families to meet basic necessities. This is amplifying the vital importance of agencies working in partnership to address complex issues and take action so that individuals and families have a safe, reliable, affordable place to call home.
- The [REACH Niagara Mobile Health Clinic](#) is putting healthcare within reach for individuals experiencing homelessness or who are marginalized. Clinics are operated in partnership with organizations across Niagara, such as the Hope Centre (Welland); Southridge Shelter (St. Catharines); YWCA Niagara (St. Catharines); Fort Erie Native Friendship Centre; Port Cares (Port Colborne); and Birchway Niagara (Niagara Falls).
- It is important to continue the work being done in Niagara to successfully access both provincial and national funding to address homelessness issues in our communities.
- The [Niagara Region Consolidated Housing Masterplan](#) is part of the region's affordable housing strategy and guides the construction of new community housing units to 2045. The plan projects that 479 new community housing units per year are needed to meet anticipated demand by 2045. Co-investment with Federal, Provincial, Municipal, and other partners will be required to create this amount of new housing stock; and 8 specific projects are projected within the plan.

Suggested Community Action Steps

- Increase availability of accessible, in-person mental health and addictions support for vulnerable tenants, with the recognition that this is essential for housing stability.
- Acknowledge the complexity of putting strategies in place for homelessness prevention, and the nuance required to find effective solutions.
- Increase investment in affordable housing:
 - Maintain current supply, e.g., by finding ways to purchase units and/or land that may become available on the market
 - Make housing units available that are truly affordable, based on household income
 - Provide supportive housing tied to mental health/addictions supports and physical supports



- Encourage increases in Ontario Works (OW), Ontario Disability Support Program (ODSP), Canada Pension Plan (CPP), and minimum wage, so that people living on low income can afford to have a safe, reliable home.
- Address policy gaps that are leading to an increase in evictions. Life in the post-pandemic period is less stable and more traumatizing for already vulnerable individuals, and the emotional burden of being evicted can be re-traumatizing.
- Investigate initiatives and funding opportunities that focus on co-operative models, which may lead to higher rates of people being able to retain their housing.

Indicators

- **Housing Availability**
- **Housing Affordability**
- **Homelessness Prevention**
- **Municipal Housing Policy and Regulations**



Indicator: Housing Availability

Housing Demand Trends

The [CMHC Housing Market Information Portal](#) provides free, easy-to-use access to the latest housing market data for Canada. Indicators include new housing construction, housing stock, population and households, and core housing need.

Source: Canada Mortgage and Housing Corporation (CMHC)

Retrieved from: <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/1/1/Canada>

The CMHC Housing Market Outlook for 2023 anticipated declining house prices and weaker housing supply to continue to affect Canada's housing market. The report also predicted that homeownership will be less affordable because of higher mortgage rates and still-elevated price levels; and that rental affordability will also likely decline as demand outpaces rental supply. A significant drop in housing starts in 2023, compared to the 2020-2022 period, but some recovery in 2024 and 2025.

Source: Canada Mortgage and Housing Corporation (CMHC)

Retrieved from: https://publications.gc.ca/collections/collection_2023/schl-cmhc/NH12-218-2023-eng.pdf

The Niagara Region Community Dashboard provides data for:

- Core housing need – 10.3% (updated Dec. 2021)
- Residential rental vacancy rate (all home types) – 2.7% (updated Oct. 2023)
- Community housing waiting list placement – 4.86% (updated Dec. 2023)
- Community housing units – 8,428 (updated Dec. 2023)
- Residential rent average (all home types) - \$1,329 (updated Oct. 2023)

Source: Niagara Region

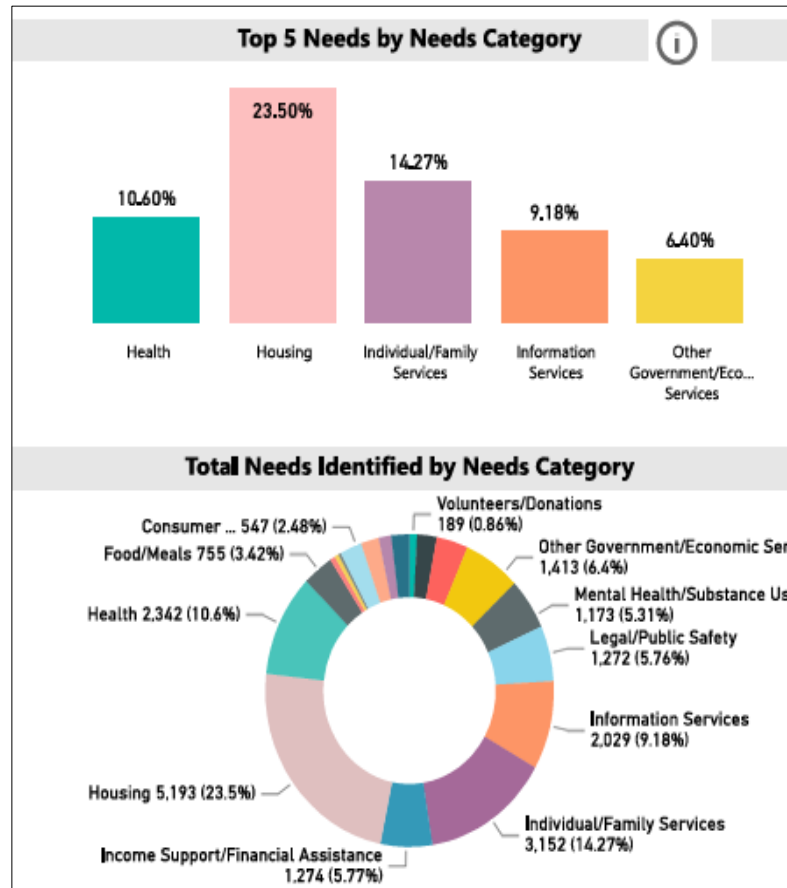
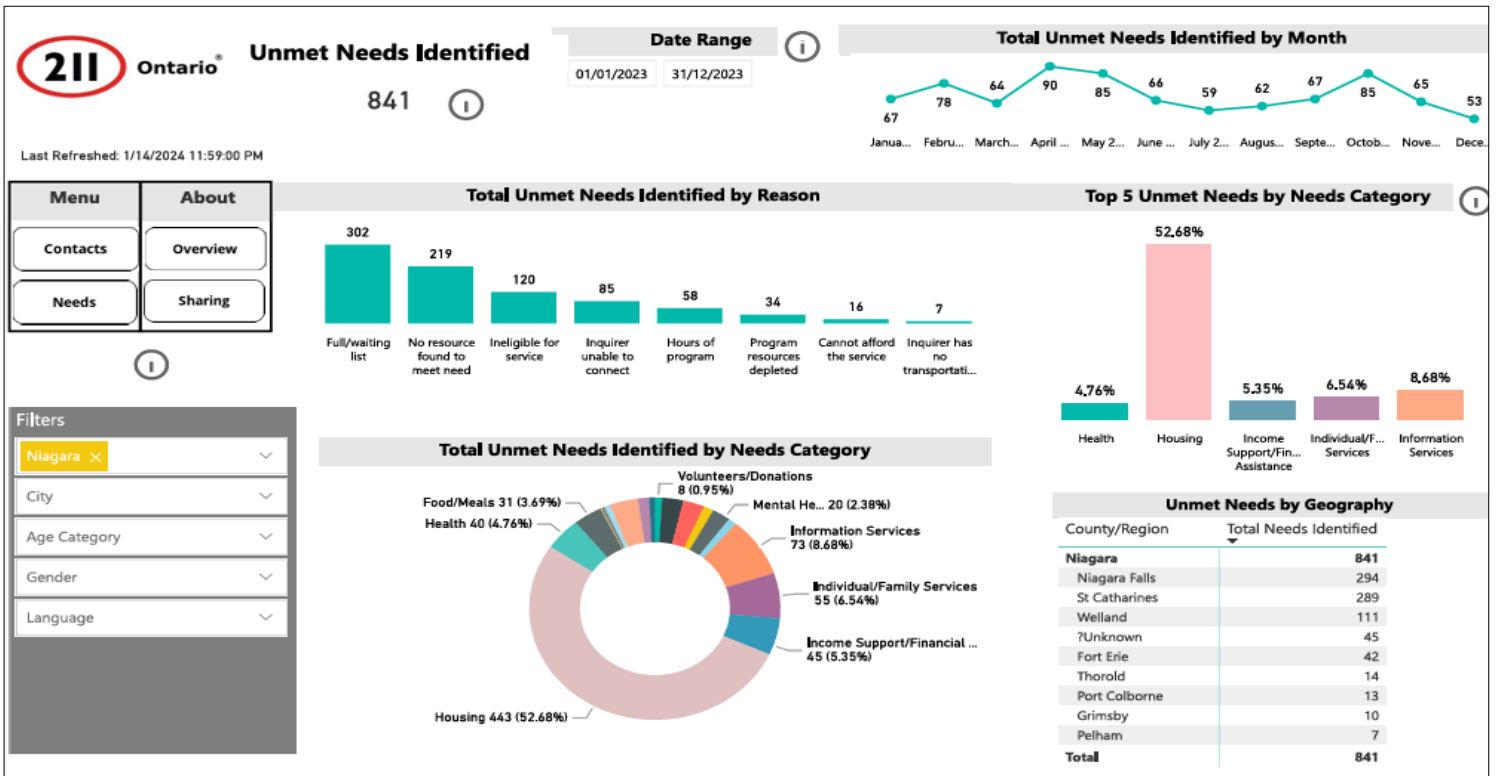
Retrieved from:

https://niagararegion.ca/community_dashboard/category.aspx?q=Livability#category_Housing

211 Ontario Dashboard data for the Niagara region of Ontario for 2023 is presented on the next page. Housing was the top reason for individuals calling to access information about community support (23.50% of 21,261 calls made from all local areas of Niagara in 2023). Housing was also the top Unmet Need, identified by needs category (443 calls/52.68% of a total of 841 calls from individuals in Niagara in 2023).

Source: 211 Ontario

Retrieved from: https://niagaraknowledgeexchange.com/wp-content/uploads/sites/2/2024/01/Jan-Dec-2023_Niagara_211Contacts-Needs-Unmet-Needs.pdf





New Housing Starts

St. Catharines–Niagara* Starts by Dwelling Type by Census Subdivision - Dec. 2023 *CMA (census metropolitan area) does not include Grimsby & West Lincoln					
	Single	Semi-Detached	Row	Apartment	All
St. Catharines - Niagara	39	0	31	0	70
Fort Erie (T)	1	0	0	0	1
Lincoln (T)	0	0	0	0	0
Niagara Falls (CY)	2	0	27	0	29
Niagara-on-the-Lake (T)	0	0	0	0	0
Pelham (T)	1	0	0	0	1
Port Colborne (CY)	1	0	0	0	1
St. Catharines (CY)	1	0	0	0	1
Thorold (CY)	15	0	4	0	19
Wainfleet (TP)	2	0	0	0	2
Welland (CY)	16	0	0	0	16

Notes: CMA, CA and CSD definitions are based on 2021 Census Geography Definitions

Source: Canada Mortgage and Housing Corporation

Retrieved from: [CMHC Starts and Completions Survey](https://www03.cmhc-schl.gc.ca/hmip-pimh/en/TableMapChart?id=1160&t=3) and

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en/TableMapChart?id=1160&t=3>



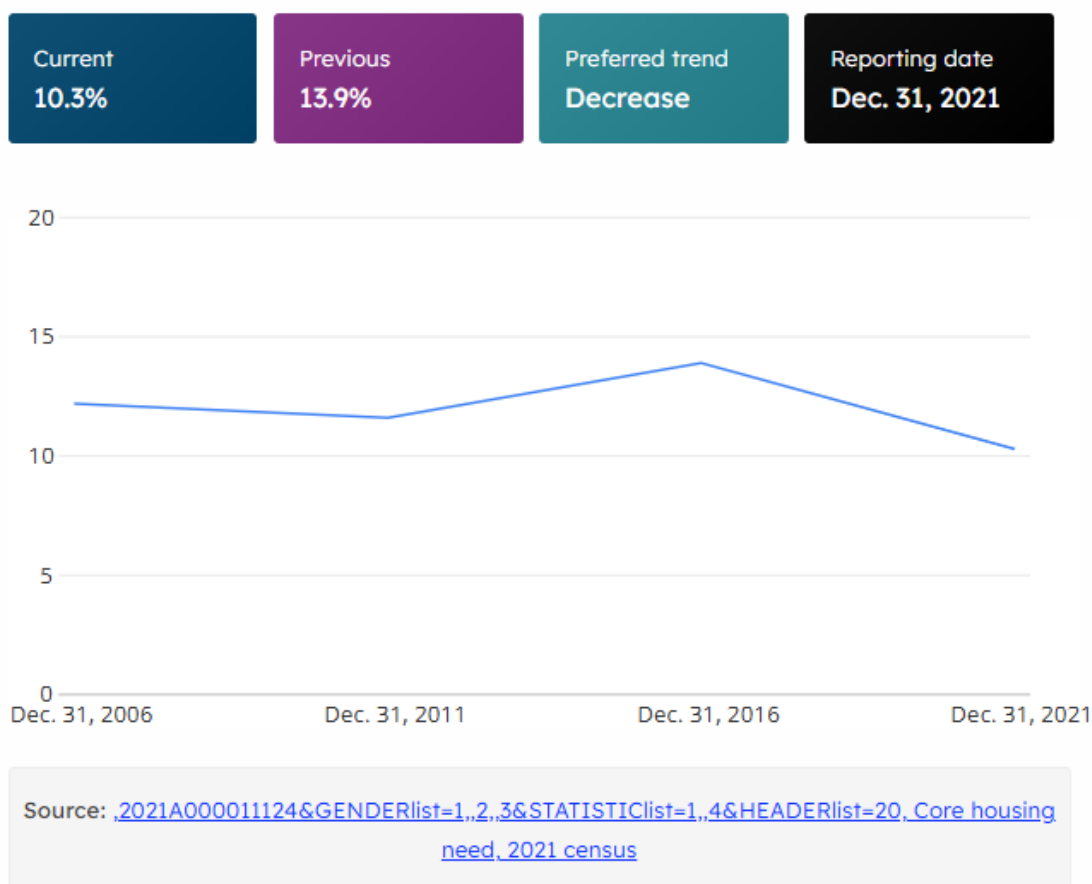
Indicator: Housing Affordability

Core Housing Need

The core housing need measurement outlines the proportion of the resident population that is living in a dwelling that is considered unsuitable, inadequate or unaffordable.

A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30 per cent or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).

The Niagara Region Community Dashboard shows Core Housing Need as of December 31, 2021, stating, "According to Census Canada Niagara Region's core housing need has improved from the 2016 census, and has since fallen to 10.3%. It is still higher than the national average of 10.1%, it is lower than the provincial average of 12.1%. However, this data was calculated during a time that a national temporary income benefit was being provided to low-income households during the pandemic. Therefore, it is presumed that the 2021 core housing need percentage is artificially low."



Source: Niagara Region

Retrieved from: https://www.niagararegion.ca/community_dashboard/indicator.aspx?q=113



NIAGARA REGION:

2021 DATA ANALYSIS

Core Need Projection from Niagara Dataset 2021 – Canadian Centre for Economic Analysis (CANCEA)*

AS DEFINED BY THE STATISTICS CANADA:

A HOUSEHOLD IN CORE HOUSING NEED IS ONE WHOSE DWELLING IS CONSIDERED UNSUITABLE, INADEQUATE, OR UNAFFORDABLE AND WHOSE INCOME LEVELS ARE SUCH THAT THEY COULD NOT AFFORD ALTERNATIVE SUITABLE AND ADEQUATE HOUSING IN THEIR COMMUNITY.

TYPES OF HOUSEHOLDS THAT ARE MOST CHALLENGED WITH AFFORDABILITY:


21,981

SINGLE OR ROOMMATE
households in core need

 Suitable Housing:
Bachelor or 1 bedroom


3,413

LONE PARENT
households in core need

 Suitable Housing:
2 or more bedrooms


349

COUPLE
households in core need

 Suitable Housing:
1 bedroom


332

COUPLES WITH CHILDREN
households in core need

 Suitable Housing:
2 or more bedrooms

HOUSEHOLD INCOME FOR HOUSING AFFORDABILITY:

INCOME LEVEL	* MAXIMUM AFFORDABLE HOUSING COST (MONTHLY)	NUMBER OF HOUSEHOLDS IN CORE NEED
LESS THAN \$19,399	\$484	9,242
\$19,400 - 29,499	\$737	8,121
\$29,500 - 39,799	\$995	7,083
\$39,800 - 52,699	\$1,317	1,625
\$52,700 - 68,399	\$1,710	22
\$68,400 - 84,399	\$2,107	0

* Maximum affordable housing cost is 30% of total gross income.

CURRENT HOUSING SUPPLY:


129,970 UNITS
SINGLE-DETACHED


10,205 UNITS
SEMI-DETACHED


15,410 UNITS
ROW HOUSE


10,775 UNITS
APARTMENT Over 5 storeys


21,725 UNITS
APARTMENT 5 storeys or less


6,655 UNITS
DUPLEX APARTMENT

Housing Supply from Statistics Canada, Census 2021.

THE NIAGARA HOUSING STATEMENT PAINTS A MORE ACCURATE PICTURE OF THE HOUSING LANDSCAPE IN THE REGION, PROJECTING THE NEED FOR FUTURE STOCK AND INFORM STRATEGIES THAT IMPROVE ACCESS TO ADEQUATE, SUITABLE AND AFFORDABLE HOUSING.



Niagara Region

niagararegion.ca

May 2022

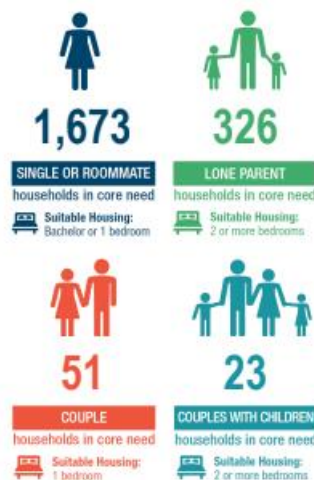
Source: Niagara Regional Housing

<https://niagaraknowledgeexchange.com/wp-content/uploads/sites/2/2022/08/2021-Regional-Core-Housing-Need-Placemat.pdf>

Note: Following are twelve infographics, one for each local municipality in Niagara. Source: Statistics Canada; Niagara Region; Niagara Regional Housing; Projections from Canadian Centre for Economic Analysis (CANCEA).

Affordable Housing Need in Fort Erie 2021

Source: Statistics Canada; Niagara Region; Niagara Regional Housing; Projections from Canadian Centre for Economic Analysis (CANCEA)



INCOME LEVEL

* MAXIMUM AFFORDABLE HOUSING COST (MONTHLY)

NUMBER OF HOUSEHOLDS IN CORE NEED

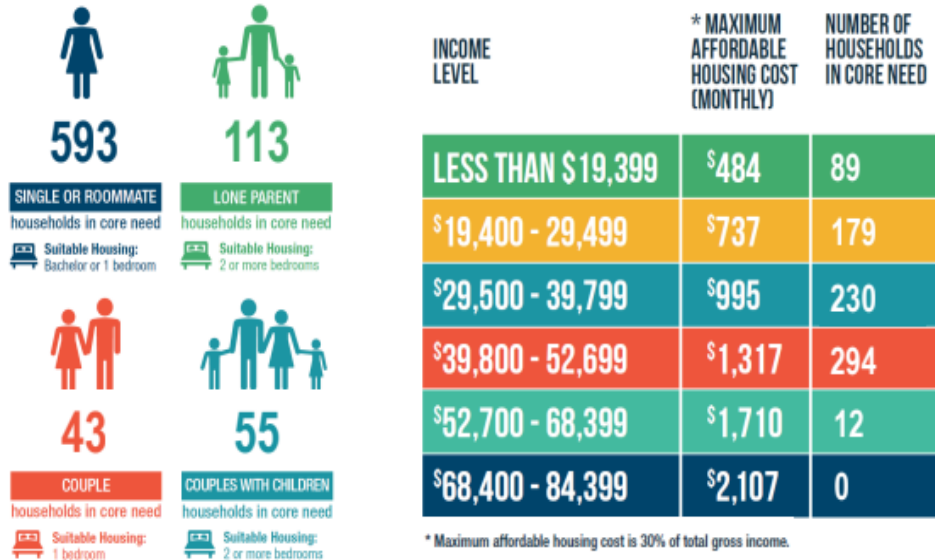
LESS THAN \$19,399	\$484	787
\$19,400 - 29,499	\$737	736
\$29,500 - 39,799	\$995	553
\$39,800 - 52,699	\$1,317	0
\$52,700 - 68,399	\$1,710	0
\$68,400 - 84,399	\$2,107	0

* Maximum affordable housing cost is 30% of total gross income.



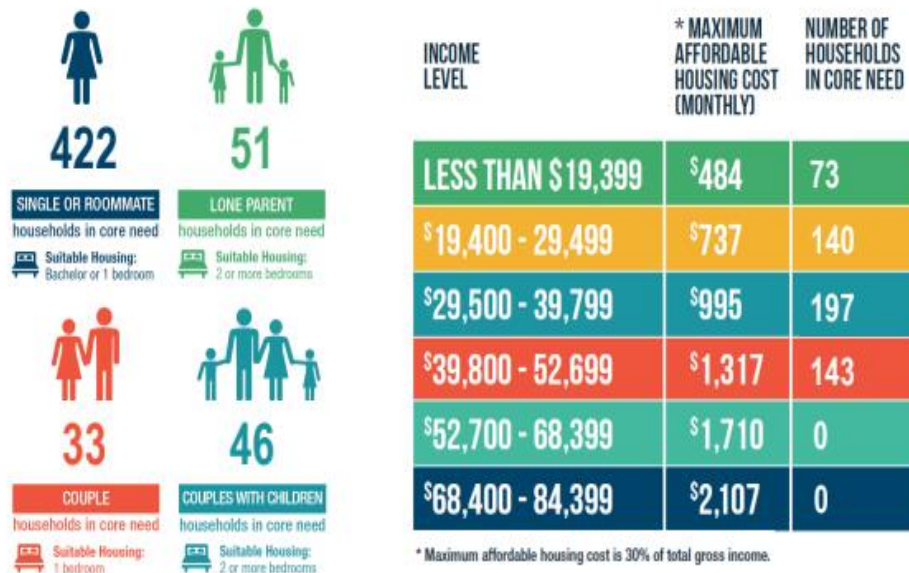
Affordable Housing Need in Grimsby 2021

Source: Statistics Canada; Niagara Region; Niagara Regional Housing; Projections from Canadian Centre for Economic Analysis (CANCEA)



Affordable Housing Need in Lincoln 2021

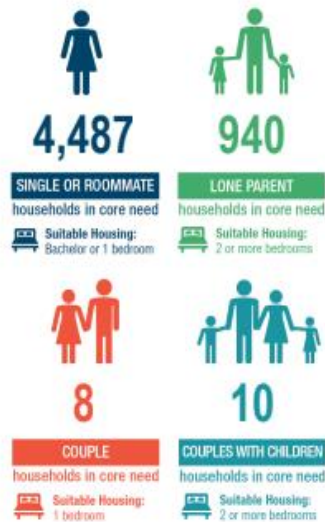
Source: Statistics Canada; Niagara Region; Niagara Regional Housing; Projections from Canadian Centre for Economic Analysis (CANCEA)





Affordable Housing Need in Niagara Falls 2021

Source: Statistics Canada; Niagara Region; Niagara Regional Housing; Projections from Canadian Centre for Economic Analysis (CANCEA)

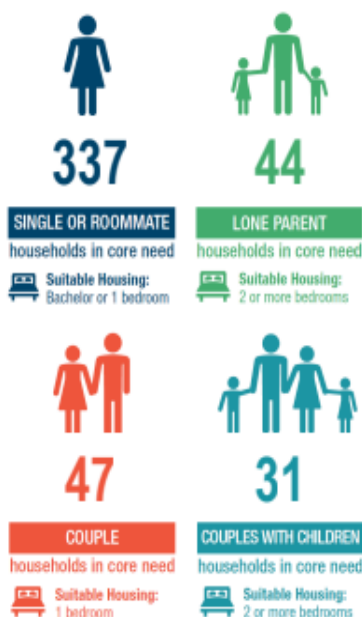


INCOME LEVEL	* MAXIMUM AFFORDABLE HOUSING COST (MONTHLY)	NUMBER OF HOUSEHOLDS IN CORE NEED
LESS THAN \$19,399	\$484	1,926
\$19,400 - 29,499	\$737	1,734
\$29,500 - 39,799	\$995	1,507
\$39,800 - 52,699	\$1,317	281
\$52,700 - 68,399	\$1,710	0
\$68,400 - 84,399	\$2,107	0

* Maximum affordable housing cost is 30% of total gross income.

Affordable Housing Need in Niagara-on-the-Lake 2021

Source: Statistics Canada; Niagara Region; Niagara Regional Housing; Projections from Canadian Centre for Economic Analysis (CANCEA)



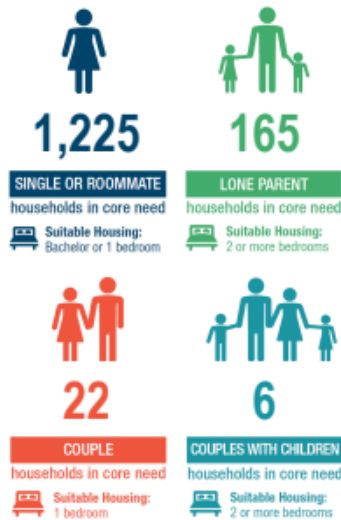
INCOME LEVEL	* MAXIMUM AFFORDABLE HOUSING COST (MONTHLY)	NUMBER OF HOUSEHOLDS IN CORE NEED
LESS THAN \$19,399	\$484	113
\$19,400 - 29,499	\$737	166
\$29,500 - 39,799	\$995	167
\$39,800 - 52,699	\$1,317	14
\$52,700 - 68,399	\$1,710	0
\$68,400 - 84,399	\$2,107	0

* Maximum affordable housing cost is 30% of total gross income.



Affordable Housing Need in Port Colborne 2021

Source: Statistics Canada; Niagara Region; Niagara Regional Housing; Projections from Canadian Centre for Economic Analysis (CANCEA)

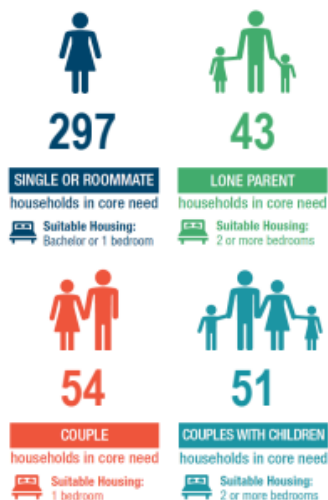


INCOME LEVEL	* MAXIMUM AFFORDABLE HOUSING COST (MONTHLY)	NUMBER OF HOUSEHOLDS IN CORE NEED
LESS THAN \$19,399	\$484	526
\$19,400 - 29,499	\$737	488
\$29,500 - 39,799	\$995	359
\$39,800 - 52,699	\$1,317	45
\$52,700 - 68,399	\$1,710	0
\$68,400 - 84,399	\$2,107	0

* Maximum affordable housing cost is 30% of total gross income.

Affordable Housing Need in Pelham 2021

Source: Statistics Canada; Niagara Region; Niagara Regional Housing; Projections from Canadian Centre for Economic Analysis (CANCEA)



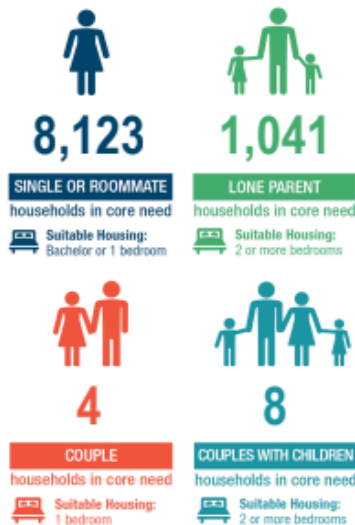
INCOME LEVEL	* MAXIMUM AFFORDABLE HOUSING COST (MONTHLY)	NUMBER OF HOUSEHOLDS IN CORE NEED
LESS THAN \$19,399	\$484	54
\$19,400 - 29,499	\$737	109
\$29,500 - 39,799	\$995	128
\$39,800 - 52,699	\$1,317	151
\$52,700 - 68,399	\$1,710	3
\$68,400 - 84,399	\$2,107	0

* Maximum affordable housing cost is 30% of total gross income.



Affordable Housing Need in St. Catharines 2021

Source: Statistics Canada; Niagara Region; Niagara Regional Housing; Projections from Canadian Centre for Economic Analysis (CANCEA)

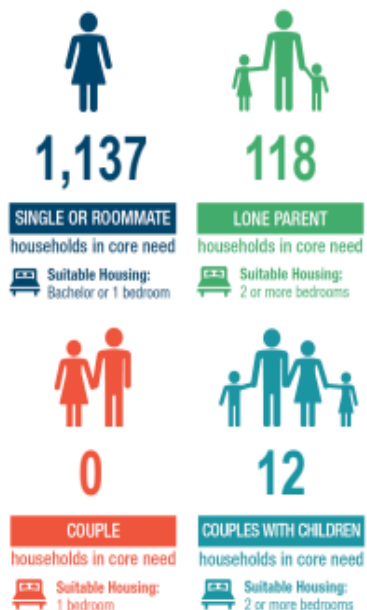


INCOME LEVEL	* MAXIMUM AFFORDABLE HOUSING COST (MONTHLY)	NUMBER OF HOUSEHOLDS IN CORE NEED
LESS THAN \$19,399	\$484	3,344
\$19,400 - 29,499	\$737	2,849
\$29,500 - 39,799	\$995	2,571
\$39,800 - 52,699	\$1,317	412
\$52,700 - 68,399	\$1,710	0
\$68,400 - 84,399	\$2,107	0

* Maximum affordable housing cost is 30% of total gross income.

Affordable Housing Need in Thorold 2021

Source: Statistics Canada; Niagara Region; Niagara Regional Housing; Projections from Canadian Centre for Economic Analysis (CANCEA)



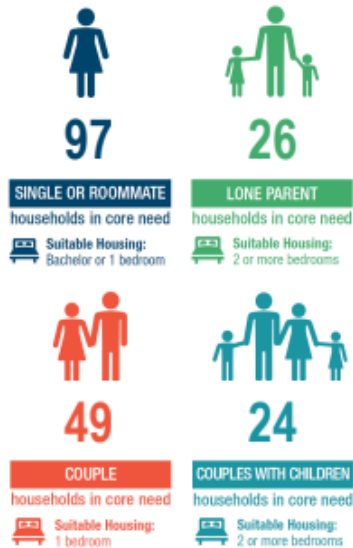
INCOME LEVEL	* MAXIMUM AFFORDABLE HOUSING COST (MONTHLY)	NUMBER OF HOUSEHOLDS IN CORE NEED
LESS THAN \$19,399	\$484	612
\$19,400 - 29,499	\$737	361
\$29,500 - 39,799	\$995	260
\$39,800 - 52,699	\$1,317	36
\$52,700 - 68,399	\$1,710	0
\$68,400 - 84,399	\$2,107	0

* Maximum affordable housing cost is 30% of total gross income.



Affordable Housing Need in Wainfleet 2021

Source: Statistics Canada; Niagara Region; Niagara Regional Housing; Projections from Canadian Centre for Economic Analysis (CANCEA)



INCOME
LEVEL

* MAXIMUM
AFFORDABLE
HOUSING COST
(MONTHLY)

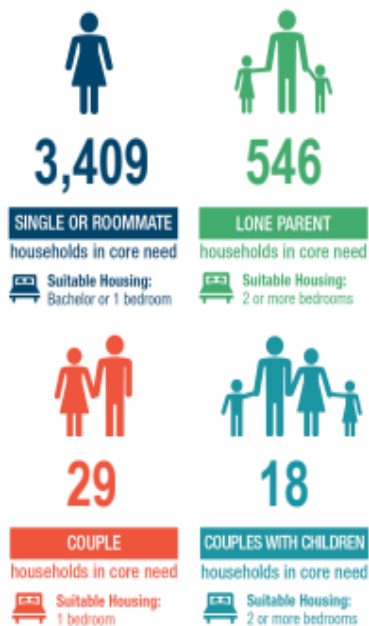
NUMBER OF
HOUSEHOLDS
IN CORE NEED

LESS THAN \$19,399	\$484	28
\$19,400 - 29,499	\$737	40
\$29,500 - 39,799	\$995	56
\$39,800 - 52,699	\$1,317	68
\$52,700 - 68,399	\$1,710	6
\$68,400 - 84,399	\$2,107	0

* Maximum affordable housing cost is 30% of total gross income.

Affordable Housing Need in Welland 2021

Source: Statistics Canada; Niagara Region; Niagara Regional Housing; Projections from Canadian Centre for Economic Analysis (CANCEA)



INCOME
LEVEL

* MAXIMUM
AFFORDABLE
HOUSING COST
(MONTHLY)

NUMBER OF
HOUSEHOLDS
IN CORE NEED

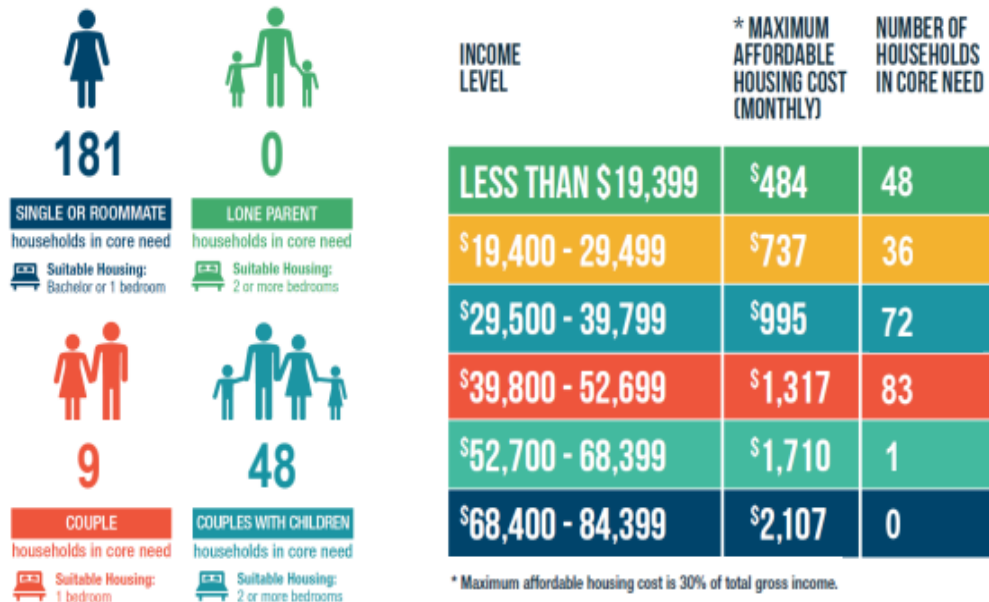
LESS THAN \$19,399	\$484	1,642
\$19,400 - 29,499	\$737	1,283
\$29,500 - 39,799	\$995	983
\$39,800 - 52,699	\$1,317	98
\$52,700 - 68,399	\$1,710	0
\$68,400 - 84,399	\$2,107	0

* Maximum affordable housing cost is 30% of total gross income.

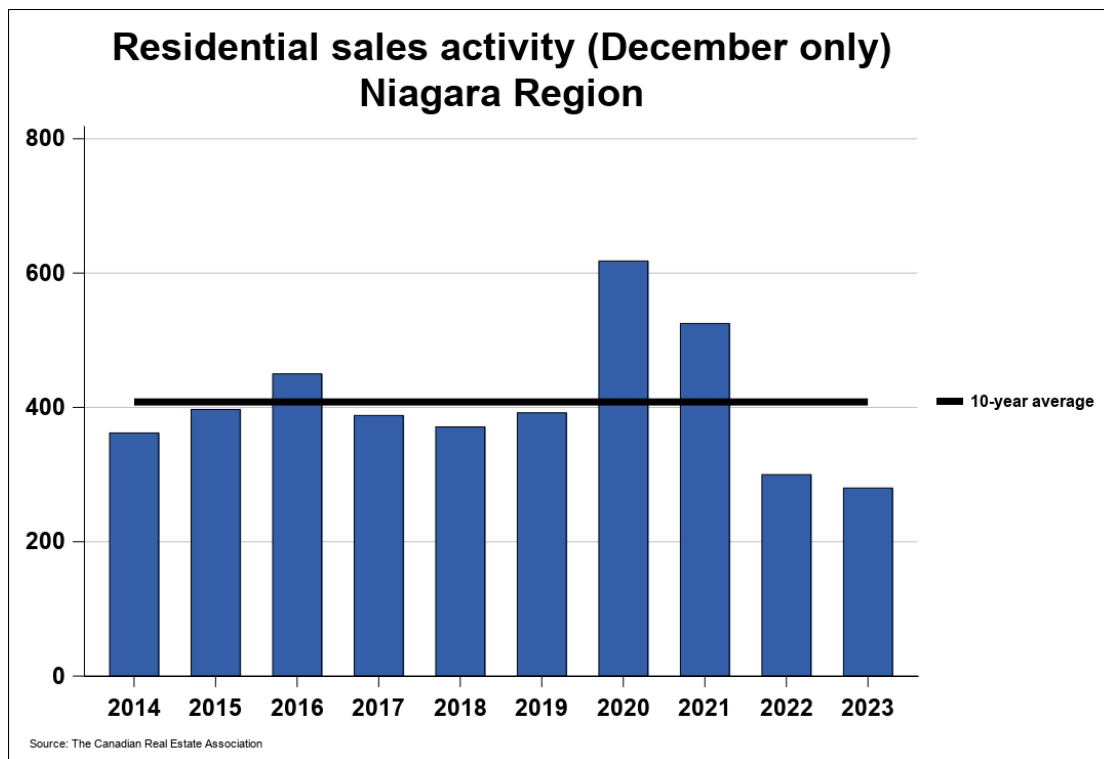


Affordable Housing Need in West Lincoln 2021

Source: Statistics Canada; Niagara Region; Niagara Regional Housing; Projections from Canadian Centre for Economic Analysis (CANCEA)

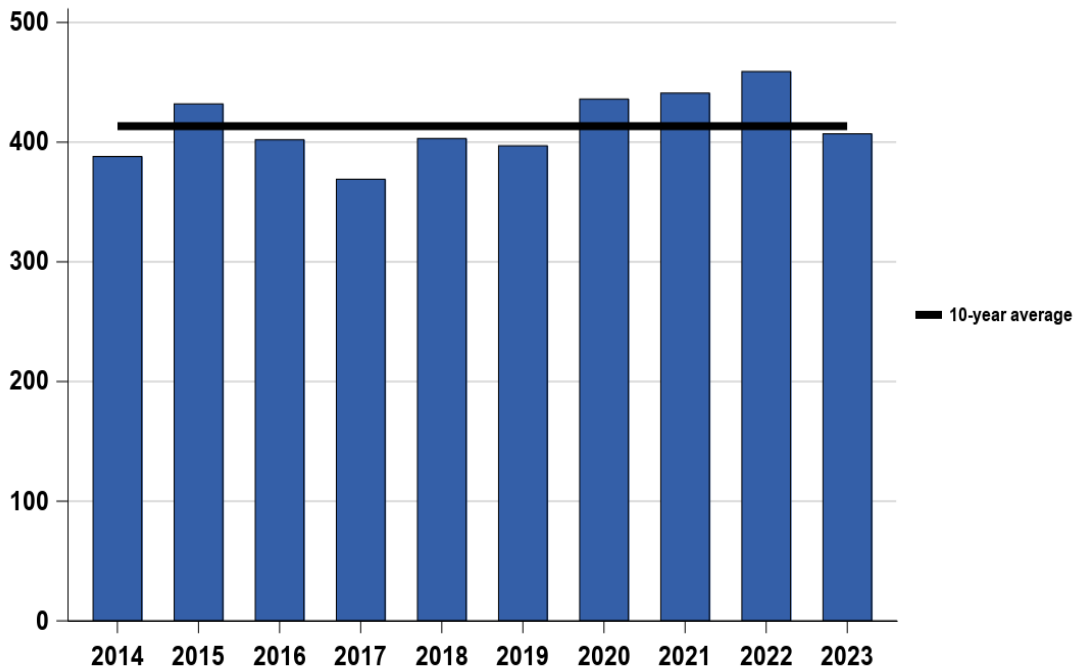


Niagara Association of Realtors data and analysis is presented on the following 3 pages.

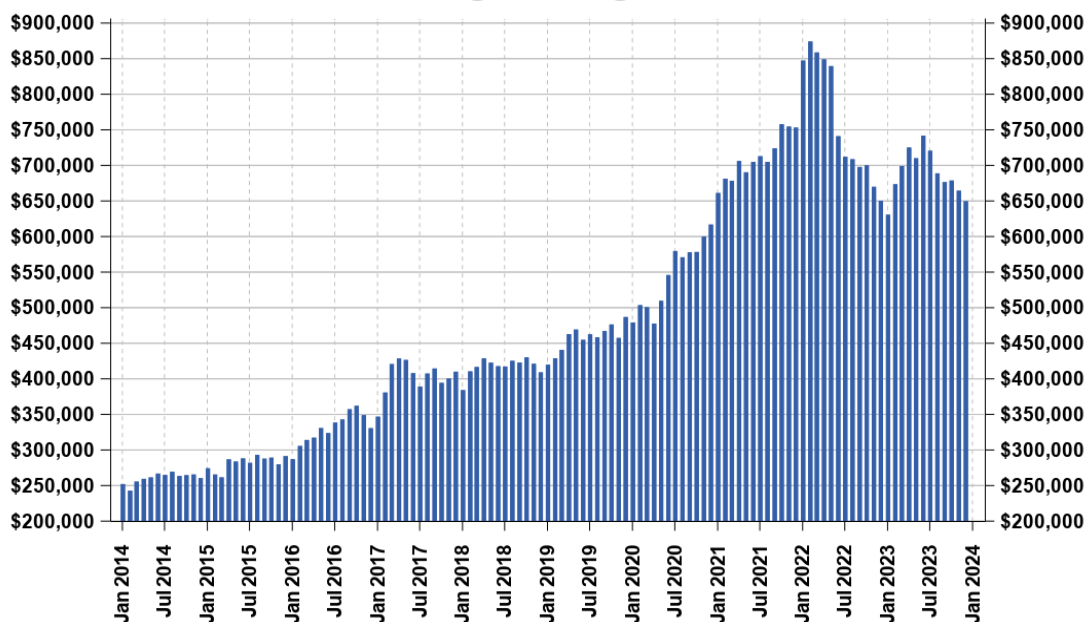




Residential new listings (December only) Niagara Region



Residential average price Niagara Region





The above data from the Niagara Association of Realtors provides insights into the real estate market in the region. Key points and potential implications based on this information include:

Sales Trends:

- The number of homes sold in December 2023 decreased by 6.7% compared to December 2022.
- Annual home sales for 2023 totaled 6,086 units, reflecting a 6.7% decline from the previous year.

Price Trends:

- The MLS® Home Price Index (HPI) composite benchmark price experienced a small reduction of 2% in December 2023 compared to December 2022.
- The benchmark price for single-family homes decreased by 1.8%, while townhouse/row units saw a modest decline of 1.2%. The benchmark apartment price was down by 4.1% from the previous year.
- The average price of homes sold in December 2023 was \$649,581, nearly unchanged from December 2022.
- The annual average price for 2023 was \$695,682, showing a substantial decrease of 11.3% from 2022.

Market Inventory:

- The number of new listings saw a substantial decline of 11.3% in December 2023 compared to December 2022.
- Active residential listings increased by 12.5% at the end of December 2023 compared to the end of December 2022.
- Active listings were significantly above the five-year and 10-year averages, indicating a higher inventory level.

Months of Inventory:

- The months of inventory increased to 6.6 at the end of December 2023, up from 5.5 in December 2022 and above the long-run average of 3.6 months for this time of year.
- A higher months-of-inventory figure suggests a buyer's market, where there may be more housing supply than demand.

Market Conditions and Implications:

- The decline in home sales and prices may indicate a shift in market conditions, with potential impacts on buyer and seller behavior.
- The increase in active listings and months of inventory could lead to a more balanced or buyer-friendly market, giving buyers more options.
- Sellers may need to adjust pricing strategies or consider improving property conditions to attract buyers in a more competitive market.

Market Dynamics and Future Considerations:



- Economic factors, interest rates, and local development could influence future market dynamics.
- Real estate professionals, policymakers, and stakeholders may need to monitor trends and collaborate to address evolving challenges and opportunities in the Niagara real estate market.

As with any real estate market, multiple factors contribute to trends and conditions. The information provided by the Niagara Association of Realtors serves as a valuable resource for understanding the current state of the local real estate market and making informed decisions.

Source: [Niagara Association of Realtors](#)

Retrieved from: <https://creastats.crea.ca/board/stca>

Market Absorption Rate is a measure which helps to inform a comprehensive picture of housing availability and the rate at which housing is being used and bought in a defined geographic area, as well as needs to be met in the housing market.

Methodology for the CMHA (Canada Mortgage and Housing Corporation) Market Absorption Survey is available at: <https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/housing-research/surveys/methods/methodologies-starts-completions-market-absorption-survey> An absorbed unit is a new structure – a housing unit that has been sold and completed. A unit is considered sold when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser.

The Spring, 2023 Housing Market Information Housing Market Outlook, Canadian Metropolitan Areas for St. Catharines-Niagara is provided by Canada Mortgage and Housing Corporation. The report states, “The St. Catharines-Niagara housing market will see a decline in new construction and home prices in 2023. Labour shortages will drive the construction decline while elevated interest rates reduce homeownership demand and prices.”

Source: Canada Mortgage and Housing Corporation

Retrieved from: https://publications.gc.ca/collections/collection_2023/schl-cmhc/NH12-218-2023-eng.pdf



Indicator: Homelessness Prevention

The Homeless Hub provides the following community profile data

Saint Catharines Niagara

HOMELESSNESS

Total number of people experiencing homelessness:	645 (2021)
Individuals experiencing chronic homelessness:	41.5% (2021)
Individuals staying in emergency shelters:	351 (2021)
Individuals staying in transitional housing:	239 (2021)
Individuals experiencing unsheltered homelessness:	75 (2021)
Number of hidden homelessness:	0 (2021)
Individuals identifying as youth:	Ages 16–24: 67 (2021)
Individuals identifying as Indigenous:	22.6% (2021)
Percentage of respondents self-identifying as LGBTQ2S+:	8.4% (2021)

Source: Homeless Hub

Retrieved from:

<https://www.homelesshub.ca/community-profile/saint-catharines-niagara>

Niagara's Housing and Homelessness Action Plan | Community Update, December 31, 2023 marks the end of the 10-year Community Action Plan to help everyone in Niagara have a home. Ten working groups support collaboration on service and system improvements.

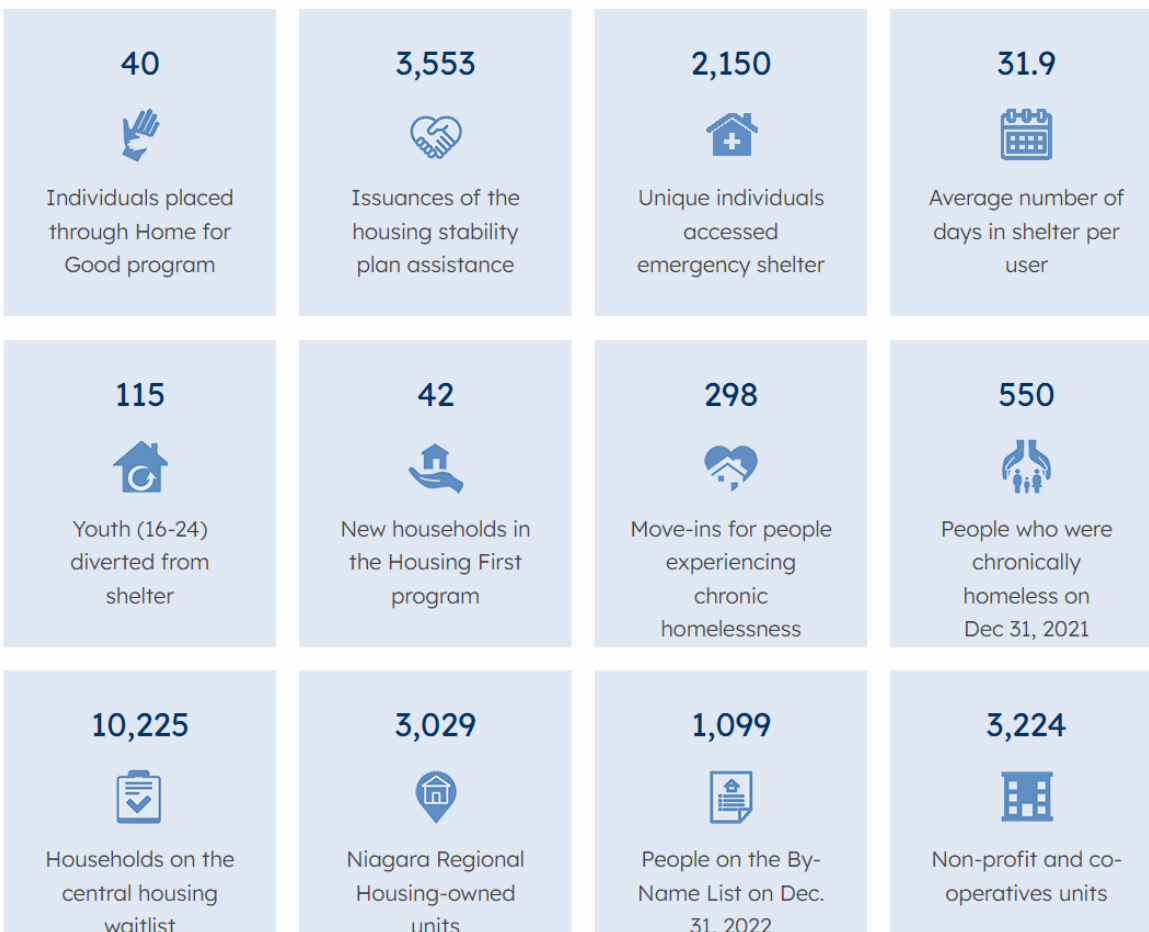
By the end of December 2023, 84 per cent progress was made toward finishing all 75 actions in the updated Housing and Homelessness Action Plan. At that time, 57 actions were completed, 12 were in progress and six needed significant work.

Actions still needing significant work include those related to working with Indigenous partners. These actions address the need for housing and supports for Indigenous individuals and families needing affordable housing or homelessness.

An infographic on the following page provides an overview of 2022 housing and homelessness services statistics.



Housing and Homelessness Services by numbers (2022)



Source: Niagara Region

Retrieved from: <https://www.niagararegion.ca/housing-homelessness/action-plan/home-for-all-task-force.aspx>

Niagara Counts Results 2021 summarizes the March 23, 2021 count of individuals experiencing homelessness in the Niagara region. The survey provides information on the demographics, experience and service needs of individuals experiencing homelessness.

On March 23, 2021, at least 665 people were experiencing homelessness in Niagara compared to 625 in 2018. 121 were children aged 0-15 years compared to 144 children in 2018. 76 were youth aged 16-24 years. The full Homelessness Point-in-Time Count Report, June 15, 2021 is available at: <https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=16848>

Source: Niagara Region

Retrieved from: <https://www.niagararegion.ca/housing-homelessness/planning-research/niagara-counts-results.aspx>



Indicator: Municipal Housing Policy and Regulations

Niagara Region Housing Affordability and Growth Plan 2051 examines Niagara Region's future housing stock up to the year 2051 under different scenarios. These scenarios are designed to present the implications of pursuing differing growth trends over the coming three decades for the population, housing stock and local economic development. Growth scenarios are used to project the characteristics of Niagara Region's population and housing stock up to a defined planning horizon under different construction rates, including a baseline that represents the Region's status quo growth to determine the risks, benefits and potential pressures the Region could face under alternative growth paths. The results are intended to support evidence-based policy-making that considers the consequences of these different paths.

Population Targets and Housing Growth:

- The updated growth targets set by the provincial government indicate a need for increased housing development to accommodate the projected population growth.
- Maintaining the current housing growth rate may result in falling short of the updated population targets.

Affordability and Core Housing Need:

- The rate of housing development not only affects the region's capacity for future population but also influences housing affordability.
- If current growth rates are maintained, there is a concern that the percentage of the population in core housing need may increase from around 13% to 16% by 2051.

Housing Mix and Density:

- Achieving population and housing mix targets will require a shift from a focus on single-detached homes to increased construction of higher density dwellings, including row houses and apartments.
- The emphasis on higher density housing aims to ensure the accommodation of the target population while addressing affordability challenges.

Diverse Housing Options:

- The analysis highlights the importance of providing a diverse range of housing options to meet the needs of households of varying sizes.
- While there is a push for higher density, it is crucial not to compromise on the ability to house different household types and sizes.

Balancing Growth Targets:

- Striking a balance between achieving growth targets and ensuring a variety of housing options is crucial for the region's success.
- The region needs to avoid a scenario where the shift to higher density comes at the expense of housing diversity, potentially leading to falling short of growth targets.

Policy and Planning Considerations:



- Policy decisions and regional planning efforts play a vital role in guiding housing development.
- The region needs to consider policies that encourage the construction of diverse housing types, promote affordability, and align with sustainable growth principles.

Monitoring and Adaptation:

- Ongoing monitoring of housing trends, population growth, and affordability metrics is essential for making informed decisions and adapting strategies as needed.
- Flexibility in planning and the ability to adjust housing strategies based on evolving needs will contribute to the region's long-term success.

Source: Niagara Region

Retrieved from: <https://www.cancea.ca/wp-content/uploads/2023/07/Niagara-Region-Housing-Affordability-and-Growth-Plan-2051-20210405-RG.pdf>

Niagara Regional Housing (NRH) provides and supports low-income housing in Niagara through Public Housing (owned units); and New Development. Highlights from the 2022 NRH annual report include:

- NRH operated and managed 3,029 Public Housing units, including more than 250 units with affordable (80% market) & market rents
- Capital Works submitted 106 purchase orders for work to be completed in NRH communities (e.g. kitchen replacement)
- Supports were offered to more than 1,418 new referrals of tenants in need of assistance
- Working with partners, NRH was able to offer a variety of programs & activities in NRH communities
- NRH continued to increase affordable housing through New Development – at the end of 2022, Niagara had 875 New Development units in total. Development highlights from 2022 include:
 - 73 units on Hawkins Street & Heximer Avenue in Niagara Falls were complete and occupied in the first quarter of 2022
 - 43 units on York Street in Welland were 75% complete at the end of 2022.
 - A new development on Crescent Road in Fort Erie, with 18 units, was 10% complete at the end of 2022.

Niagara Regional Housing 2022 Annual Report

Retrieved from: <https://www.youtube.com/watch?v=YWmVyETFSrs>

The NRH Public Housing Fact Sheet provides the following information:

Niagara Regional Housing (NRH) owns, operates and manages Public Housing units that provide quality affordable housing on a rent-geared-to-income (RGI) basis (30% of household income).



There are more than 3,000* units of Public Housing stock in 9 of the 12 Niagara municipalities. Approximately 5,000 tenants reside in these units, which are separated into family/individual, adult and seniors communities:

Family Units in Niagara

Bedrooms in unit	2	3	4	5	Total Family Units
Units of this size	210	548	165	45	968

Single Detached Homes = 134

Semi Detached Family Homes = 193

Row/Town Family Homes= 641

Adult Units in Niagara (for persons 16 and over)

Bedrooms in unit	Bachelor	1	2	3	Total Adult Units
Units of this size	66	203	31	4	304

1 High Rise Apartment Building = 85 Adult Units

11 Low Rise Apartment Buildings = 219 Adult Units

Senior Units in Niagara

Bedrooms in unit	Bachelor	1	2	Total Senior Units
Units of this size	12	1,673	24	1,709

8 High Rise Apartment Buildings = 943 Senior Units

20 Low Rise Apartment Buildings = 766 Senior Unitss

** This includes approximately 200 units with affordable (80% market) and market rents in Niagara Falls (Jubilee Drive, Hawkins Street and Heximer Avenue), St. Catharines (Carlton Street), Thorold (St. David's Road East and Ormond Street North) and Welland (Fitch Street and Roach Avenue).*

Source: Niagara Regional Housing

Retrieved from: <https://nrh.ca/about/public-housing.shtml>