

# 527 Carlton Street

## FACT SHEET

### Background

Niagara Regional Housing (NRH) has been administering social housing for Niagara Region since 2002. There are currently more than 5,000 households on Niagara's Centralized Waiting List for affordable housing, including all ages and demographics. NRH works to provide safe, stable and affordable homes for individuals and families in need through

Public Housing, Non-Profits and Cooperatives, agreements with private landlords, new development and other affordable housing options. NRH also owns and operates several housing communities and is constructing a new apartment building at 527 Carlton Street.



**527 Carlton Street – Proposed Building**

### Location

NRH purchased 527 Carlton Street in St. Catharines because:

- A *Housing Needs Analysis* showed that St. Catharines has one of the highest needs in Niagara, with a waiting period of approximately 12 years for a one-bedroom unit
- The NRH Board approved the selection based on a *Site Selection Criteria*, which ranked this property first among available properties for sale



**527 Carlton Street – Aerial View**

The Carlton Street development will be built with a combination of Federal/Provincial funding and the NRH reserve and sustained through revenue from rent and is not expected to have an impact on property taxes.

## 527 CARLTON STREET

### Tenants

The community will serve those with the longest wait for housing on the Centralized Waiting List – adults 16 years of age and older, including seniors.

The project will be “affordable rental housing”, which means that tenants will pay 80% of Average Market Rent. It will not be Rent-Geared-to-Income (RGI) housing, so tenants will not receive subsidies. There may be additional temporary assistance available to some of the tenants through the Housing Allowance Program as funds become available.

### Building Design

The Affordable Housing Program encourages intensification of building sites to maximize the use of funding when it becomes available for new development. With this knowledge, NRH decided on the following:

- Five stories
- 85 units – 64 one-bedroom, 8 two-bedroom and 13 accessible units, which will be a combination of one-and two-bedroom (the two-bedroom accessible units are designed to accommodate a caregiver or equipment)

- 106 parking spots
- Improvements may include wooden fencing and trail widening through the site plan approval process
- Other landscaping decisions may be made by the Development Committee, which includes two representatives from the neighbourhood

### Timelines

Construction is scheduled to start by late spring 2017 and be complete by late fall 2018.

**Questions or concerns?** Please call  
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For updates on the Carlton Street development, please see [nrh.ca/developers](http://nrh.ca/developers)



527 Carlton Street – Front Entrance