



HOUSING: **ROOM TO GROW**

WHAT WE'VE LEARNED. WHERE WE'RE GOING.

NORTHERN WESTERN REGIONAL MEETING

STEPHENVILLE, NL.

JUNE 2026



SOME STATS

34 Applications Funded **\$59,867,653**

26 Applications Submitted **\$63,024,000**

Total **\$122,891,653**

35 Applications Active **\$191,755,166**

73 'Other' Applications **\$72,882,000**

Total **\$264,637,166**

Grand Total
\$387,528,819

SOME STATS

- **Over 100 communities engaged**
- **Over 600 points of contact**
- **Sessions on Student housing, Regional housing forums, and other key events**
- **Key partnerships with allied organizations such as NL Housing and Homelessness Network, Affordable 360, Raising the Roof, etc.**

What have we learned?

HOUSING SUPPLY CHALLENGES

- **Very low vacancy rates**
- **Limited affordable rental options**
- **Shortages for seniors, families, students, and workers**
- **Increasing competition for existing housing stock**

DEVELOPMENT BARRIERS

- High construction and material costs
- Limited contractor and skilled labour availability
- Financing challenges for developers
- Lengthy approval and infrastructure processes

CAPACITY CHALLENGES

- Limited municipal planning resources
- Difficulty preparing funding applications
- Lack of dedicated housing expertise

NEED FOR COLLABORATION

- Stronger regional cooperation
- Better coordination with provincial and federal governments
- Shared approaches to housing solutions

Where to from here?

- **Housing is now a major economic development issue, not simply a social issue.**
- **Labour shortages and housing shortages are increasingly linked.**
- **Regional collaboration is essential, especially for smaller municipalities with limited capacity.**
- **More diverse housing options are needed, including:**
 - Affordable rentals
 - Seniors housing
 - Workforce housing
 - Student housing
 - Community and non-profit housing

- **Municipalities need continued capacity-building support to plan, fund, and implement housing projects.**
- **Housing solutions must be integrated with transportation, infrastructure, healthcare, and community services to create sustainable communities.**

HOUSING IS NOT JUST A CONSTRUCTION CHALLENGE.

Municipalities identified four interconnected barriers:

- **Housing Supply**
- **Development Costs**
- **Municipal Capacity**
- **Regional Coordination**

Addressing housing requires action across all four areas.

The Housing Pivot

Focusing our efforts on four key areas to build stronger, more resilient communities.



Municipal Planning

Modernize regulations
and streamline approvals.



Regional Collaboration

Work together on
shared housing challenges.



Partnerships

Leverage provincial,
federal, and private
sector support.



Capacity Building

Strengthen local
knowledge, tools,
and resources.