# Expression of Interest For

# Non-Profit Supportive Housing Development Preliminary Project Visioning

Expression of Interest No.: SH-EOI-26-02

Issued: **Wednesday, October 21, 2026**
Submission Deadline: **Friday, November 13, 2026, 4 p.m. local time**

Submission Location:

**By Email to: Sara.Fox@niagararegion.ca**

## 1. Introduction

This Expression of Interest (EOI) is being issued by Niagara Region Community Services (the Region) to identify non-profit supportive housing providers that are interested in growing their operations by means of creating net new fixed supportive housing units aimed at measurably reducing homelessness, and to initiate dialogue about preliminary project and/or portfolio visioning. Specifically, this EOI is tailored towards:

i. non-profit supportive housing providers that have existing sites in Niagara that have an interest in expanding and/or intensifying their existing operations; and

ii. non-profit supportive housing providers that have an interest in establishing operations in Niagara.

Based on the responses to this EOI, the Region intends to create a Project List of potential non-profit supportive housing development that may occur in Niagara. Regional staff intends to proactively follow-up with each entity on the Project List over the following calendar year (2027) to discuss preliminary project visions and offer general guidance on next steps and considerations, which could include but not be limited to: establishing a project team structure, assembling capital and operating budget considerations, determining potential funding source options, and identifying site due diligence needs.

Moving forward, the Region intends to issue a similar EOI on an annual basis to maintain an up-to-date Project List, as well as to strengthen its visibility, communication, and support with non-profit supportive housing providers. This EOI is solely intended as an information gathering by the Region and is not legally binding.

## 2. EOI Timetable

| | |
|---|---|
| Issue Date of EOI | Wednesday October 21, 2026 |
| Deadline for Questions | Wednesday November 4, 2026<br>4 p.m. Local Time |
| Deadline for Issuing Addenda | Friday November 6, 2026 |
| Submission Deadline | Friday November 13, 2026<br>4 p.m. Local time |

The EOI timetable is tentative. It may be changed by Niagara Region at any time, and Niagara Region may choose to waive or extend the Deadline for Questions, Deadline for Addenda and/or the Submission Deadline.

## 3. EOI Contact

Respondents should direct any questions on this EOI process to the EOI Contact. For the purposes of this procurement process, the “EOI Contact” will be:

**Name: Sara.Fox@niagararegion.ca**

## 4. Relationship To SH-EOI-26-01 Supportive and Highly Supportive Housing Development Project Readiness Information and Support for Funding

This EOI (SH-EOI-26-02 Non-Profit Supportive Housing Development Preliminary Project Visioning) is separate and independent to “SH-EOI-26-01 Supportive and Highly Supportive Housing Development Project Readiness Information and Support for Funding”, as well as any other EOIs issued by Niagara Region as a corporate entity.

This EOI is not a prerequisite to SH-EOI-26-01 Supportive and Highly Supportive Housing Development Project Readiness Information and Support for Funding.

The EOI Contact(s) will review each submission under both respective EOI streams on a case-by-case basis and hold the discretion to coordinate matters as deemed appropriate.

## 5. Definitions

The following definitions are offered to establish a common understanding and interpretation of the following terms:

**“By-Name Data / List”**

A real-time record of all those known to be experiencing homelessness in the community as documented in Homeless Individuals and Families Information System (HIFIS). This data can be prioritized to best match individuals with appropriate support resources.

**“Fixed Site”**

Site-based housing, often with higher-intensity supports. Up to 24/7.

**“Municipality” or "Regional market area”**

An area that has a high degree of social and economic interaction. The boundaries of the Niagara Region will serve as the regional market area for the purposes of assessing housing market conditions for this expression of interest.

**“Scattered Site”**

For individuals who can live independently in units leased from private landlords with financial support through a subsidy and mobile supports provided by a team or dedicated case worker.

**“Supportive Housing”**

Describes a wide range of housing options with support services that enable people exiting homelessness, people with mental health issues, addictions, physical disabilities, developmental disabilities, people with brain injuries, survivors of domestic violence, and many more, to achieve housing stability and live as independently as possible in the community.

It offers a combination of housing assistance (e.g. rent-geared-to-income and rent supplements) and wraparound support which can include clinical and non-clinical services (e.g. counselling, addictions support, peer support, life skills training, personal care, nursing, etc.) all provided in a culturally safe and appropriate manner.

## 6. Ineligible Projects

This EOI does not apply to following types of projects:

a. New construction projects that do not create 10 or more net new fixed supportive housing units.

b. The creation of scattered site supportive housing units.

c. Owner-occupied housing, including secondary suites.

d. Student residences.

## 7. Submission Instructions

Respondents are asked to submit the following documents to the EOI Contact via email by the Submission Deadline indicated in 2. EOI Timetable **(November 13, 2026)**:

1. Completed and signed Respondent Submission Form (Appendix A) acknowledging, among other things, that this EOI and any respondent submissions will not create a legal relationship or obligation regarding the procurement of any good or service.

# Appendix A – Respondent Submission Form

## 1. Respondent Information

Respondents are requested to complete the below and submit it to the EOI Contact by following the instructions as described in Section 7.

| | |
|---|---|
| Full Legal Name of Respondent: | |
| Any Other Relevant Name under which Respondent Carries on Business: | |
| Street Address: | |
| City, Province/State: | |
| Postal Code: | |
| Phone Number: | |
| Company Website (if any): | |
| Respondent Contact Name and Title: | |
| Respondent Contact Phone: | |
| Respondent Contact Email: | |
| Local Municipality | |
| Submission Date | |

1. Is the organization a non-profit housing provider that currently manages supportive housing operations?

2. Does the organization have existing operations in Niagara? If yes, please list the name(s) and address(es) of these operations and indicate how the envisioned project(s) fit into a portfolio of supportive housing owned and/or operated by the Respondent.

3. Is the organization interested in starting supportive housing operations in Niagara? If so, please specify the minimum number of supportive housing units needed to make operations possible in a new community.

4. Does the organization own the land that is needed to develop the envisioned project(s) on? If yes, please list the address/location of these lands.

5. Please indicate the anticipated construction type(s) for the envisioned project:

    a) New detached building(s)

    b) Addition/extension to an existing building(s)

    c) Renovation/rehabilitation of an existing building(s)

6. Will the envisioned project create a mix of supportive housing units and/or highly supportive housing units? If yes, please specify the mix of units.

7. Please complete the below unit summary for the envisioned project (if known):

   a) Unit Summary

| | |
|---|---|
| Total number of units in the project (existing plus net new units) | |
| Total number of net new units | |
| Number of supportive units | |
| Number of highly supportive units | |
| Other (if applicable) | |

   b) Bedroom Summary

| | |
|---|---|
| Number of bachelor units | |
| Number of one-bedroom units | |
| Other (if applicable) | |

8. Who are the targeted tenants/demographics for the envisioned project?

9. Is there interest in working with the Region to fill vacancies with individuals experiencing homelessness in Niagara as a single or multiple step eligibility process for housing placements, including but not limited to coordinated access and By-Name Data?

10. What types of non-clinical support services are planned to be available on-site (e.g. housing support, food/meal preparation, life skills training, cleaning/housekeeping, social/recreational support)? Please list all that apply and if the supports will be provided by the Respondent or in partnership with a third party.

11. What types of health/clinical services are planned to be available on-site (e.g. primary care, substance use services, personal care, medication administration, occupational therapy, etc.)? Please list all that apply and if the supports will be provided by the Respondent or in partnership with a health service provider.

12. Will the envisioned project be solely residential, or will it have a mix of residential and non-residential uses (i.e., residential with commercial and/or other program uses)?

13. Does the organization have an established project team? If yes, briefly describe its structure and individual expertise (i.e., finance, construction, fundraising, project management, etc.).

14. Does the organization have sufficient funding available to develop the envisioned project?

15. Will the project benefit from a co-located municipal service on-site (for example: social assistance office)

In a hypothetical scenario where there is no limitation or restriction to develop, what is the ideal year to complete/achieve occupancy of the envisioned project?

## 2. Terms of Reference

In responding to this EOI, the respondent acknowledges its acceptance of the following EOI Terms of Reference.

### a. Expression of Interest Not a Formal Competitive Bidding Process

This EOI is issued for information-gathering purposes and is not intended to be a formal legally binding “Contract A” bidding process. Without limiting the generality of the foregoing, this EOI will not necessarily result in any subsequent negotiations, direct contract award, invitational tendering process or open tendering process, and does not constitute a commitment by Niagara Region to procure any goods or services.

### b. EOI Not to Limit Niagara Region’s Pre-existing Rights

This EOI will not limit any of Niagara Region’s pre-existing rights. Without limiting the generality of the foregoing, Niagara Region expressly reserves the right, at its discretion, to:

(i) seek subsequent information or initiate discussions with any potential supplier, including potentials suppliers that did not respond to this EOI;

(ii) initiate direct negotiations for the procurement of any good or service with any potential supplier or suppliers, regardless of whether the potential supplier or suppliers responded to this EOI;

(iii) contact a limited number of potential suppliers, which may include only those that responded to this EOI or may include potential suppliers that did not respond to this EOI, for the purpose of a competitive process for the procurement of any good or service;

(iv) elect to proceed by way of open tender call where all potential respondents, including those that did not respond to this EOI, are eligible to compete for the award of a contract for the supply of any good or service; and elect not to procure the good or service that is the subject of this EOI.

These expressly reserved rights are in addition to any and all other rights of Niagara Region that existed prior to the issuance of this EOI.

### c. Pricing Information for General Information Purposes Only

Any pricing information provided by respondents is for general information purposes and is not intended to be binding on respondents. Any legally binding pricing or purchasing commitments will be established only where specified by the express terms of a subsequent tender call process or where established through the execution of a written agreement.

### d. Information in EOI Only an Estimate

Niagara Region and its advisers make no representation, warranty or guarantee as to the accuracy of the information contained in the EOI or issued by way of addenda. Any quantities shown or data contained in this EOI, or provided by way of addenda, are estimates provided only as general background information.

### e. Parties to Bear Their Own Costs

Niagara Region will not be liable for any expenses incurred by a respondent, including the expenses associated with the cost of preparing responses to this EOI. The parties will bear their own costs associated with or incurred through this EOI process, including any costs arising out of, or incurred in, (i) the preparation and issuance of this EOI; (ii) the preparation and making of a submission; or (iii) any other activities related to this EOI process.

### f. Accuracy of Responses

The respondent acknowledges that the information provided is, to the best of its knowledge, complete and accurate.

### g. Submissions Will Not Be Returned

Except where set out to the contrary in this EOI or expressly requested in the respondent’s submission, the submission and any accompanying documentation provided by a respondent will not be returned.

**Confidential Information of Niagara Region**

All information provided by or obtained from Niagara Region in any form in connection with this EOI either before or after the issuance of this EOI (i) is the sole property of Niagara Region and must be treated as confidential; (ii) is not to be used for any purpose other than replying to this EOI; (iii) must not be disclosed without prior written authorization from Niagara Region; and (iv) must be returned by the respondent to Niagara Region immediately upon the request of Niagara Region.

The respondent may not at any time directly or indirectly communicate with the media in relation to this EOI without first obtaining the written permission of Niagara Region.

**h. Disclosure of Information**

The respondent consents to Niagara Region's collection of information as contemplated under the EOI for the uses contemplated under the EOI. Information provided by a respondent may be released in accordance with relevant access to information and privacy legislation including primarily the *Municipal Freedom of Information and Protection of Privacy Act,* R.S.O. 1990, c. M.56, as amended ("*MFIPPA*"). The respondent agrees that any information provided in its response, even if it is identified as being supplied in confidence, may be disclosed pursuant to *MFIPPA* or as required by any other applicable law or by order of a court or tribunal. The respondent acknowledges that Niagara Region may make public the name of any and all respondents.

**i. Governing Law**

This EOI process will be governed by and construed in accordance with the laws of the province of Ontario and the federal laws of Canada applicable therein.

_____

Signature of Respondent Representative

_____

Name of Respondent Representative

_____

Title of Respondent Representative

_____

Date