

Moncton Permanent Tipi Housing Village

Business Plan

A 1,000-Resident Affordable Tipi-Based Supportive Housing Community

Executive Summary

The Moncton Permanent Tipi Housing Village is a proposed year-round affordable housing community designed to provide safe, dignified housing for 1,000 residents experiencing homelessness or housing insecurity.

The project transforms homelessness response from emergency shelter into permanent community development by combining private tipi residences, modern infrastructure, healthcare access, employment programs, food security, and social services.

Mission: Every person deserves a safe home, dignity, and a pathway toward independence.

1. Project Vision

Create Atlantic Canada's most innovative affordable housing community: a permanent village where residents have homes, services, opportunities, and community connection.

The project is not a temporary shelter. It is a permanent neighbourhood.

2. Housing Model

Feature	Description
Capacity	1,000 residents
Housing Units	1,000 individual tipi residences
Rent Maximum	\$300/month
Operation	Year-round, four-season housing

3. Permanent Tipi Residence Design

Each tipi residence is designed as a private dwelling, not a temporary camping structure.

- Weather-resistant structure
- Insulated interior system
- Raised insulated flooring
- Heating and cooling
- Electrical service
- Internet access
- Storage
- Fire safety systems

4. Village Layout

The community would be organized as a neighbourhood rather than an institution.

Residential Areas

- 1,000 private tipi homes
- Neighbourhood clusters
- Community gathering spaces
- Green spaces
- Gardens

Central Community Hub

- Administration offices
- Healthcare centre
- Training facilities
- Dining hall
- Community kitchen
- Laundry facilities
- Family services

5. Land Requirements

Estimated land requirement:

50–100 acres

The land would include residential areas, roads, utilities, community buildings, gardens, recreation areas, and future expansion capacity.

6. Resident Support Services

- Healthcare access

- Mental health support
- Addiction recovery services
- Employment assistance
- Education and training
- Documentation assistance
- Financial guidance

7. Income and Rent Model

Residents are supported in obtaining all eligible income sources, including social assistance, disability supports, employment income, and training programs.

Resident Income Level	Maximum Rent
Low income	\$100–\$200/month
Standard contribution	\$200/month
Maximum contribution	\$300/month

8. Revenue Model

Source	Annual Estimate
Resident rent contributions	Up to \$3.6 million/year
Government housing support	Major funding source
Social enterprises	Additional revenue
Donations and partnerships	Additional funding

9. Economic Development

The village creates opportunities through community enterprises:

- Greenhouses
- Organic agriculture
- Food production
- Recycling programs
- Maintenance services
- Trades training
- Digital work programs

10. Employment Creation

Estimated direct employment:

300–400 jobs

Including:

- Support workers
- Healthcare workers
- Food service workers
- Maintenance workers
- Training staff
- Administration

11. Financial Overview

Category	Estimate
Capital investment	\$100 million–\$250 million
Annual operating budget	\$50 million–\$80 million

12. Funding Strategy

- City of Moncton
- Province of New Brunswick
- Government of Canada
- Housing programs
- Private foundations
- Corporate partnerships
- Social investment

13. Implementation Timeline

Year	Milestone
Year 1	Organization creation, land acquisition, engineering, funding
Years 2–3	First construction phase
Years 3–5	Expansion to 1,000 residents

14. Success Metrics

- Number of residents housed
- Housing stability

- Employment outcomes
- Healthcare improvements
- Community safety
- Resident wellbeing

Conclusion

The Moncton Permanent Tipi Housing Village proposes a new approach to homelessness: building a community instead of managing a crisis.

The project creates affordable homes, employment opportunities, dignity, and long-term stability for 1,000 residents.

Moncton Permanent Tipi Housing Village — Business Plan Concept