



FOR IMMEDIATE RELEASE

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KEEPING AFFORDABLE HOUSING IN NORTH BAY ***Mackay Homes Welcomes New Owner***

North Bay, ON: As of September 16th, the Nipissing District Housing Corporation (NDHC) will become the new owners of Mackay Homes.

After thriving for many years under management by volunteer board members, the MacKay Homes Corporation is transferring its land and buildings at the 65-unit seniors' residence on Olive Street to NDHC. With the transfer, current residents will continue to occupy premises under their present leases.

“On behalf of Mackay Homes Board of Management, I wish to recognize the vision and contribution of the founding Board members who saw the need for this facility together with succeeding volunteer Board members who unselfishly contributed their time, energy, and commitment to see that it succeeded,” says Nestor Prisco, President of Mackay Homes.

“The interests of the residents and the continuation of low cost housing have been uppermost in the minds of the Mackay Homes board of management. Nipissing District Housing Corporation is the optimum landlord to achieve that objective.”

Prisco is confident that, “As the new owner, NDHC is adding Mackay Homes to their housing inventory, bringing their professional competence in administration and operations to the critical housing market for low-income seniors.”

Dave Mendicino, Chair of the NDHC Board of Directors, agrees. “When DNSSAB and NDHC were approached by the Mackay Homes Board, it was clear this property could have been sold to a private developer, opening the possibility that these affordable units could be lost at a time when this Board is working very hard to increase the number of affordable units in the District. Not only is NDHC pleased to add Mackay Homes to its existing stock of affordable units, it will also be looking at ways to make affordable housing more sustainable.”

Sustainability comes, in part, through a Deep Energy Retrofit Plan that is being developed for NDHC and funding obtained through this plan will be applied to Mackay Homes. The plan will assess the ways and means to implement the new technology of deep energy retrofits to increase productivity, operating performance and enhance service delivery.

“The acquisition of these additional 65 units not only assists DNSSAB in meeting its commitment to the Province, it also takes into consideration the availability of affordable housing going into the future, says Mark King, Chair of the DNSSAB Board.

“The acquisition of this project was prioritized by DNSSAB and aligns with Ontario’s Community Housing Renewal Strategy by maintaining affordable housing units and stabilizing the community housing sector.”

Background Mackay Homes

Mackay Homes was incorporated in 1962 as a private company to supply and render services of a charitable nature to elderly citizens. Its success for the past 60 years has been largely due to the volunteers who ran the corporation and to initial financing assistance through Central Mortgage and Housing Corporation (CMHC), now known as the Canada Mortgage and Housing Corporation.

Background Affordable Housing - NDHC

Upon transfer, the Mackay Homes units will be added to the NDHC housing stock of more than 830 rent-geared-to-income and market rental units within the District of Nipissing. The NDHC mandate is to provide safe and affordable housing to those who need it the most, as well as support healthy, secure communities for its tenants.

The District of Nipissing Social Services Administration Board (DNSSAB) is the NDHC’s sole shareholder as well as the Service Manager for the District. In this role, the DNSSAB provides the local housing corporation with sufficient funding to maintain the housing stock in good condition, and make it available to eligible households. The Province sets standards for the number of rent-geared-to-income (RGI) units for each service area. DNSSAB has gained 56 RGI units that contribute toward its Service Level Standards since 2020. The addition of the 65 units at Mackay Homes further decreases that requirement to 136 more units. As well, site development work has been conducted at 1040 Brookes Street and construction is being planned for next year for additional potential units.

Together over their past term, NDHC and DNSSAB Boards have prioritized affordable housing through various initiatives including:

- Reduction in NDHC corporate footprint through the sale of 129-133 Main Street West to enable further investments by housing NDHC;
- Increased financial and capital reserves by \$1.3M through the sale of NDHC properties to leverage with other resources for future affordable housing development
- Issued Expressions of Interest (EOI) and Requests For Proposals (RFPs) for affordable housing development potential, when funding becomes available. This process garnered significant interest from developers and the community with project proposals received from 13 different developers for a total of 21 projects, and approximately 1,137 number of units proposed;
- To continue engaging partners and stakeholders in the private, public, and non-profit sectors to leverage collective resources and increase the supply of affordable housing through various capital projects and developments, such as Northern Pines.