

## AFFORDABLE HOUSING FOR SENIORS



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## HISTORY

\* 2009, THE SENIOR VILLAS OF EAST FERRIS AND MUNICIPALITY OF EAST FERRIS IN PARTNERSHIP WITH MULTIPLE FUNDING SOURCE OPENED 20 AFFORDABLE HOUSING UNITS FOR EAST FERRIS SENIORS.

\*2016, 8 MORE AFFORDABLE UNITS WERE OPENED AT THE EDMOND ROAD SITE.

\*THE SENIOR VILLAS OF EAST FERRIS HAS CREATED CHEERY, ECONOMICAL, ENERGY EFFICIENT UNITS SO EAST FERRIS SENIORS CAN STAY IN EAST FERRIS.

\*PROPERTY MANAGEMENT HAS BEEN ESTABLISHED WITH AN EAST FERRIS BUSINESS. OUR COMMITMENT IS TO CONTINUE TO SUPPORT EAST FERRIS BUSINESSES AND SERVICES.





\* EAST FERRIS OFFICIAL PLAN – “ANNUAL HOUSING STARTS OVER THE LAST TEN-YEAR PERIOD (2005-2015) AVERAGED TWENTY-FIVE UNITS PER YEAR

. IF TWENTY-FIVE PERCENT (25%) OF ALL HOUSING STARTS IS A REASONABLE HOUSING TARGET FOR THE PROVISION OF HOUSING WHICH IS AFFORDABLE TO LOW AND MODERATE INCOME HOUSEHOLDS, A TOTAL OF SIX (6) UNITS PER YEAR WOULD BE REQUIRED OR SIXTY (60) UNITS OVER A TEN-YEAR PERIOD.”

\*EAST FERRIS STRATEGIC PLAN – “ADVOCATE FOR SENIOR HOUSING”

\*EAST FERRIS BUDGET - \$1.4 M (APPROX.) OF TAXPAYER MONEY TO DNSSAB. DNSSAB CONTRIBUTES \$1650.44 PER MONTH FOR MORTGAGE PAYMENT. (\$19,805.28)

\*THERE IS A WAITLIST FOR THE UNITS WITH LITTLE TURNOVER IN THE CURRENT UNITS. MORE AFFORDABLE HOUSING IS NEEDED. (ONE IN 2024, TWO IN 2025)

## AFFORDABLE HOUSING IN EAST FERRIS



Seniors Affordable Housing  
East Ferris  
2025

Seniors Villa of East Ferris

**Filter #1** Municipality of East Ferris strategic plan identifies increasing affordable housing

Canada Build Homes Canada Program

**Filter #2:** How difficult is it to achieve this target ?  
Partnerships - SVEF, Municipality of East Ferris, DSSABB, Chisholm, Private partnerships

**Filter #3:** Are there any specific barriers to achieving goal

Land that is readily available.

Initiatives that qualify for Improvement :

Communication is the key. Development of community group meeting to build and submit an affordable housing project for seniors

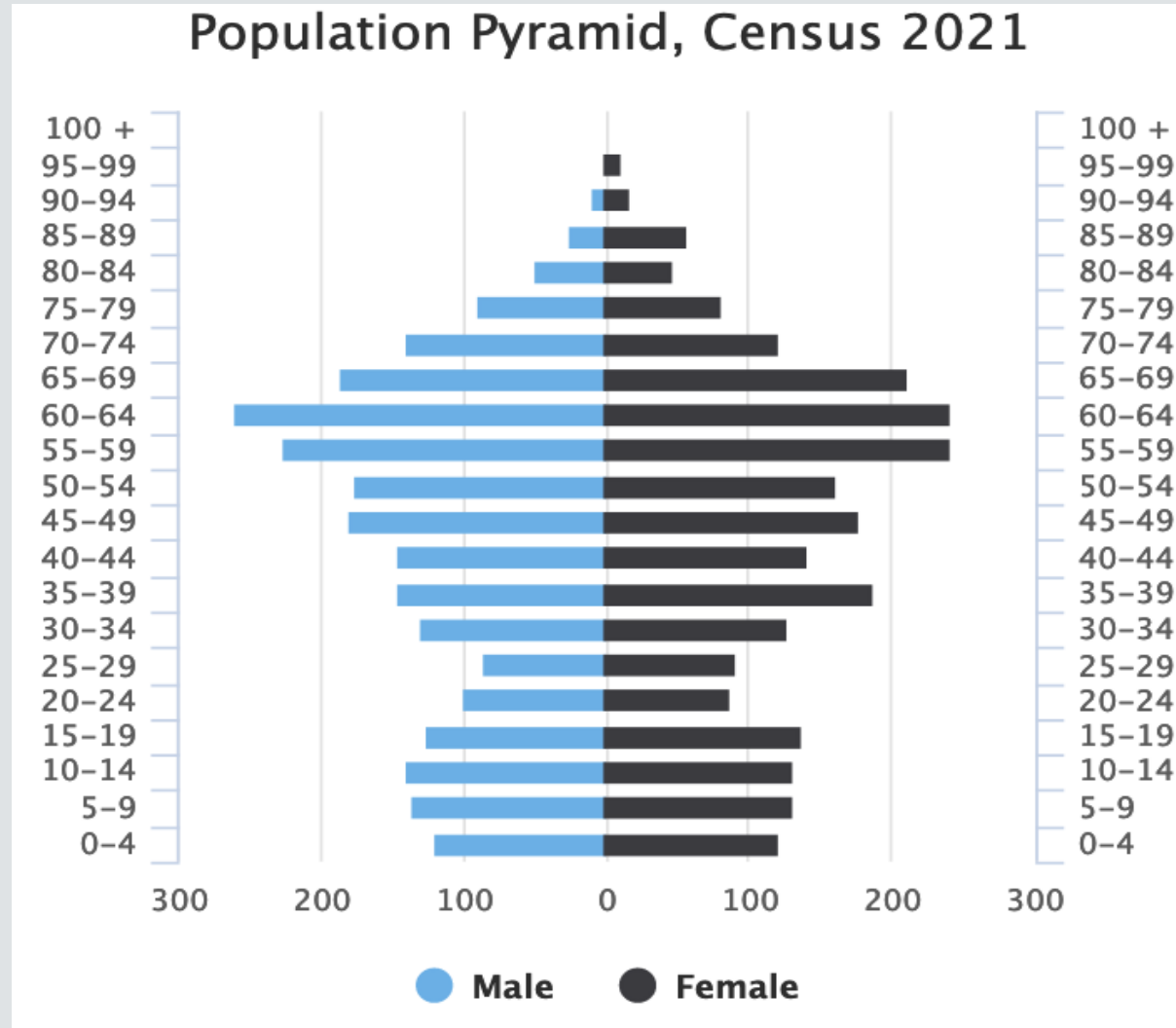
28 units


To be successful on the 'critical few' improvements, we need to narrow what we can achieve

3 High Impact Priorities Identified



# POPULATION





Focused on affordable rental seniors housing, SVEF mission continues to look for opportunities to create affordable housing opportunities for East Ferris Seniors..

Targeted for completion by 2027, the project will deliver affordable, sustainable homes built to net-zero-ready standards with universal design and age-friendly accessibility features. Both environmentally responsible and aesthetically suited to their surroundings, the homes will offer attractive, low-profile design and efficient, livable spaces that respect the comfort and dignity of every tenant



## One bedroom units

At 360 square feet, the one-bedroom, one-bathroom units are suitable for a single adult or an adult couple.

The addition of one bedroom units increases the inventory of units available as currently all of the current units are two bedroom.



# The Plan


Apply to the Build Canada Homes fund.

Partner with the Municipality of East Ferris.

Explore partnerships with organizations with expertise in building affordable housing i.e., DNSSAB, Private Contractors /developers.

Explore the creation of an East Ferris steering committee to create a collaborative team of East Ferris residents.

Be Shovel Ready by August 2026.

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- \* 2-3 acres from the Derland and Eglinton property owned by the Municipality of East Ferris - for a 10-unit affordable housing complex upon the success of securing funding from Build Canada Homes Federal Funding
  - \* Financial support to hire expertise to write the funding proposal

## THE REQUEST



# Thank You

With generous support from local agencies and community partners, the vision of affordable seniors housing has become a reality for area residents.

Strong partnerships are built on shared goals and vision, and commitment to community.

Affordable seniors housing isn't just about shelter—it's a foundation for community supporting seniors independence, supporting the "sandwich generation" and civic engagement. When we build housing, we build better futures. Better futures start with a home."



QUESTIONS?



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