



FOR IMMEDIATE RELEASE

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60 NEW AFFORDABLE HOUSING UNITS TO BE BUILT IN NORTH BAY

North Bay, ON: The Nipissing District Housing Corporation (NDHC), (DNSSAB is the sole shareholder of NDHC), and the Ontario Aboriginal Housing Services (OAHS) Corporation have reached a deal that will see the construction of 60 new affordable housing units at 1040 Brookes Street in North Bay, located next door to the North Bay Indigenous Hub-Giiwedno Mshkikiiwgamig (Indigenous Hub).

The land transfer agreement between the two organizations ensures that the property will be developed, operated, and maintained by OAHS for affordable rental housing for 20 years with construction expected to begin by October of next year, with a potential extension of a year. The agreement also stipulates the property cannot be sold or redeveloped for anything other than affordable rental housing, within the 20-year period.

“OAHS is pleased to be working in partnership with NDHC to bring safe, affordable housing to the Urban Indigenous community in North Bay,” Cathy Connor, Director of Housing Development affirms. “We would like to thank their team for their hard work and continued support and we look forward to breaking ground in 2024.”

“We are very pleased with this partnership with OAHS,” says NDHC Chair, Chris Mayne. He adds, “This development provides much needed affordable housing and the Indigenous Hub next door is advantageous to future residents, providing Indigenous health and child care services.”

“We have committed to increasing affordable housing in the District and this agreement with OAHS, in addition to the proceeds from the sale of the Indigenous Hub, goes a long way in meeting that commitment,” says DNSSAB Chair, Mark King.

With an initial purchase cost of \$277K for the Brookes Street property, NDHC has realized a significant return on investment. The value of this new housing development is currently anticipated to be \$21.9M. In addition, in January, NDHC sold the Indigenous Hub property for \$3.55M with proceeds of that sale going towards future affordable housing developments in Nipissing District.

BACKGROUND

Founded in 1994, Ontario Aboriginal Housing Services (OAHS) provides safe and affordable housing to urban and rural First Nation, Inuit, and Métis people in Ontario. Their vision is to lead the design, development, and delivery of a sustainable and culturally-appropriate

continuum of housing. OAHS is governed by representatives from three Indigenous organizations in Ontario – the Ontario Federation of Indigenous Friendship Centres, Ontario Native Women’s Association, and the Métis Nation of Ontario. Learn more at ontarioaboriginalhousing.ca.

In September 2018, at the DNSSAB’s request, NDHC acquired the former Dr. MacDougall Public School property located at 1040 Brookes Street for \$277K North Bay in order to accommodate the Indigenous EarlyON Child & Family Centre as well as a licensed Child Care Centre.

As a former school with a large play area and parking lot, the property was deemed large enough to be severed to create a site suitable for affordable housing development. Severance and rezoning was granted from the City of North Bay in 2022. In January 2023, NDHC sold the Indigenous Hub property for \$3.55M. The Hub will remain operational at that site. Net proceeds of this sale will go towards future affordable housing development in Nipissing District.

This agreement transfers the vacant property at 1040 Brookes Street to OAHS for \$2 in exchange for this affordable housing development. OAHS will develop an L-shaped affordable apartment building of 60 residential units, primarily one bedrooms and some two bedrooms; and a common room for residents’ use.

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