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MennoHomes projects to
build affordable housing in
Waterloo Region.**

Here is my gift of _____
and/or
Here is my pledge of _____
for _____ years.

Please designate towards:
___ 7 Memorial Ave. Elmira
___ House Renovations St. Jacobs

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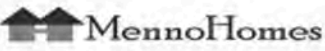
Please return this form to:

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CRA# 86304 7015 RR0001

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www.mennohomes.com



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**A friendly affordable home – right next to
Rockway’s flowers**

by Karen Lebold, MennoHomes Community Support Worker

Else Nielsen has been living at Rockway Gardens Village, 1420 King Street East in Kitchener, since spring 2007. At 96, she is the building’s oldest tenant. She is very happy living there – it is affordable, close to transit and a friendly place. Else likes being close to Rockway Gardens as she loves flowers, and she enjoys going to Rockway Centre three days each week.



Else still does a lot of crocheting, even though her eyesight is not as good as it once was. She is a lover of animals and enjoys her little dog “Treasure”.

Else was born in Denmark on January 14, 1921. She was married in 1942 and she, her husband Karl, and their three sons, ages 4, 9, 14 arrived in Canada on May 5, 1957. They came to Canada seeking a better future for their boys.

Karl worked as a landscaper in the summer months. During the winter he worked at the hospital. Else also worked in the hospital kitchen when the boys were older. Else and Karl had numerous jobs and careers. In addition to their work in landscaping and at the hospital, they operated a greenhouse in Durham for several years and operated a toy store in Kitchener.

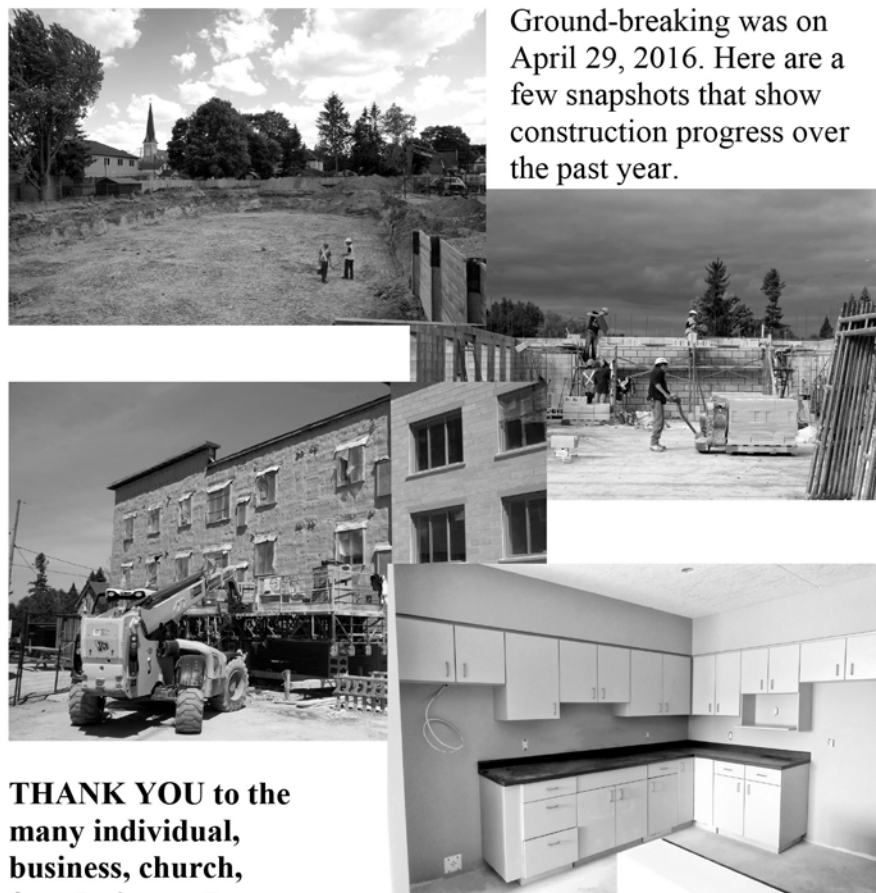
The family moved back to Denmark for three years at one point, but returned to Canada because by that time Canada was home. Karl died in 2003 at the age of 83.

It is wonderful to see her happy face and benefit from her positive attitude to life.



7 Memorial Ave., Elmira

Construction of the new MennoHomes apartment building in Elmira is on schedule. The capital campaign has so far raised 2.6 million for the project which will provide 25 households with barrier-free affordable rental homes. Tenancy applications are now being reviewed, with occupancy planned for August 2017.



Ground-breaking was on April 29, 2016. Here are a few snapshots that show construction progress over the past year.

THANK YOU to the many individual, business, church, foundation and organization donors in Elmira and the surrounding Waterloo Region. Your generosity is making this building a reality.

New affordable rental home in St. Jacobs

MennoHomes is very pleased to announce that it has entered into a ten-year lease agreement with St. Jacob's Mennonite Church to convert the house on the church's property (shown below) into affordable rental housing.

Renovations will take place over the next few months, with occupancy in the fall.

Once renovations have been completed the house will have 4-5 bedrooms and will be a comfortable home for a larger family.

In Waterloo Region the waiting list for families requiring a larger home is 3+ years.



Volunteers needed – you can help

MennoHomes is seeking volunteers to help with some of the renovations. If you are able to help, please contact MennoHomes' executive director Dan Driedger at ddriedger@mennohomes.com, or 226-476-2535.

Affordable Rental Housing in Waterloo Region

From the Ontario Non-Profit Housing Association 2016 Waiting List Survey

- 2,680 households were on the waiting list for rent-g geared-to-income housing in 2015.
- 679 seniors, 996 families and 1001 non-senior singles and couples were on the waiting list in 2015.

From the CMHC 2016 Rental Market Survey

- Vacancy rates for apartments decreased on average from 2.4% in 2015 to 2.2% in 2016, with the greatest decrease for 3+ bedroom apartments (3.7% to 2.4%).
- Market rent increased by an average of 6.3% from 2015 to 2016.
 - Bachelor – 0.9%
 - 1 Bedroom – 2.6%
 - 2 Bedroom – 5.3%
 - 3+ Bedroom – 28%
- The market rent for a one-bedroom apartment in 2016 was \$872, a two-bedroom was \$1,050 and three+ bedrooms was \$1,480.

"An improving provincial economy, eroding ownership affordability and rising international migration drove the Ontario vacancy rate to the lowest level since 2001."
 Ted Tsiakopoulos, *Regional Economist (Ontario)*, CMHC