



CANADA MORTGAGE AND HOUSING CORPORATION

PROJECT PROFILE

Iosegun Manor

Fox Creek, Alberta



Fox Creek, a rural community located about 260 kilometres northeast of Edmonton, opened its first dedicated seniors' building in June 2011. Managed by Heart River Housing, Iosegun Manor offers 10 self-contained units of suitable and affordable housing for seniors.

"Until Iosegun Manor opened, we had nothing here for seniors, so they had to leave the community," said Pat Billings, administrator for Heart River Housing, which provides housing options for seniors throughout the region. "This is a very large, sparsely populated region, with long distances between communities. The market is not big enough to attract private sector investment in seniors' homes."

Highlights

Iosegun Manor, with 10 affordable, self-contained apartments, is the first dedicated seniors' housing in Fox Creek, Alberta, a town of 2,000 residents. Modular construction was used for the new building.

Client group: Seniors

Developer: Heart River Housing

Number of units: 10 apartments, including one barrier-free unit

Tenure: Rental

Who was involved? Government of Canada (CMHC), Province of Alberta, Town of Fox Creek

The Affordable Housing Solution

Constructed from prefabricated modular components delivered in six sections, Iosegun Manor is a one-storey building centrally located in a residential area, across from the Fox Creek Hospital. The building currently occupies only a quarter of the site, with plans to expand in the future.

"In 2010, we obtained our funding. We hope to raise funds for a common area and to add another wing to the building in the future," said Billings.

Iosegun Manor received \$1.2 million in funding from the governments of Canada and Alberta through Canada's Economic Action Plan (CEAP). The stimulus phase of CEAP included more than \$2 billion in federal funding (which was largely matched by the provinces and territories) over two years for new and existing social housing across Canada. Of this amount, \$400 million in federal funding was invested in new housing for low-income seniors.

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The Town of Fox Creek contributed the vacant land for Iosegun Manor, valued at \$200,000, and \$85,000 in servicing costs. Heart River Housing provided \$400,000 through an interest-free loan, to avoid having a mortgage.

Work on the building's foundation started late in 2010, and the modular sections arrived in December. "Winter is never a good time for construction, but we couldn't hold off," Billings said. "The community had been waiting so long for this housing."

Because of their weight, the six modular sections proved to be difficult to move by crane. In the future, smaller components will be selected. Despite the challenges, "everyone worked really well together as a team, and we were more than happy with the outcome," said Billings.

CMHC Contact

Contact a representative of CMHC's Affordable Housing Centre
www.cmhc.ca/contactahc

Heart River Housing opted for modular construction for its affordability, quality and energy efficiency. The components are well built, with energy-efficient windows and doors and superior insulation. One of the apartments is barrier-free, and the rest have wide doorways to accommodate walkers and wheelchairs. Each unit is 79 square metres (850 square feet), with in-suite laundry facilities.