



ONTARIO NON-PROFIT
HOUSING ASSOCIATION

November 11, 2025

RE: Letter of Support for Castle Arms Non-Profit Seniors Apartment

To whom it may concern

On behalf of the Ontario Non-Profit Housing Association (ONPHA), I am writing to express our support for Castle Arms, a valued ONPHA member and long-standing non-profit housing provider serving seniors in the Nipissing District.

ONPHA is the leading voice for community housing in Ontario, representing non-profit housing providers that collectively house more than half a million people. Our members, including Castle Arms, are important partners in addressing Ontario's housing challenges and ensuring that every person has a safe, affordable place to call home.

Castle Arms is an active member of Ontario's community housing sector and a dedicated leader in ONPHA's work to build, protect, and support community housing providers during this critical time for housing. In the Nipissing District, the need for affordable seniors' housing continues to grow. The region has a higher share of seniors than the provincial average, and between 2016 and 2021, seniors represented the fastest-growing demographic in the area. With a local vacancy rate below one percent, affordable housing options remain very limited. In this context, supporting and strengthening experienced providers like Castle Arms is essential to ensuring that seniors can age with dignity, stability, and connection in their communities.

It is important to protect and sustain organizations like Castle Arms that dedicate their mission and resources to housing those most vulnerable. Their leadership has helped improve tenant satisfaction, maintain affordable housing, and ensure long-term community stability. Through effective governance, community-based leadership, and a focus on tenant well-being, Castle Arms continues to demonstrate accountability and the capacity to serve residents successfully.

Actions that create instability for organizations or uncertainty for tenants, or that limit a provider's ability to focus on housing services, risk undermining collective efforts to build stable and inclusive communities. We encourage all partners and decision-makers to work together in support of the community housing sector, and of Castle Arms, to ensure this important community asset continues to serve Nipissing's seniors for years to come.

Sincerely,

A handwritten signature in black ink, appearing to read "Marlene Coffey".

Marlene Coffey, MA, MAES, MCIP, RPP
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