



Peterborough  
Housing Corporation

# Annual Report 2014 & 2015

Report to the Shareholder

May 30, 2016



Peterborough  
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Corporation

## PHC: Who We Are

- PHC is the largest provider of rent geared to income housing in the region.
- PHC has also been the most active developer of “affordable” housing, both for our own corporation and in partnership with other not for profit corporations.
- PHC has formed many partnerships with like minded agencies to provide opportunities for our residents.



## Since Devolution 2001

- PHC has remained a stand alone corporation whose Shareholder is the City of Peterborough in their role as Service Manager for Housing.
- Our Board is a board of ten people, appointed by council, made up of community volunteers from various backgrounds with allocated positions for one County and one City representative.



# Board of Directors

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Bonnie Clark  
Chair



Terry Low  
Vice Chair



Ken Smith  
Treasurer



Malcolm Hunt  
Advisor



Andrew Beamer  
Member



Larry Love  
Member



Jack Gillan  
Member



Linda Kehoe  
Member



Ken Andrews  
Member



Mary Hay  
Member



Bev Matthews  
Member



2015 Board of Directors



# Peterborough City and County

- The City of Peterborough has the Service Manager responsibilities for City and County.
- PHC has received enormous support from the staff and elected officials of the City and County of Peterborough.
- We have properties in the City of Peterborough, Lakefield, Apsley, Norwood, and Havelock.



# What We Own and Manage

- PHC owns and operates 1044 units:
  - 818 rent geared to income rental units
  - 8 supportive housing units for frail elderly, and
  - 218 affordable rental units
- We administer approximately 250 units of rent supplement and manage the Centralized Wait List for social housing providers which currently has approximately 1400 household applicants.



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# Mission Statement

- To provide and maintain quality, affordable housing in a safe, healthy and secure environment.
- PHC has a five year Strategic Plan with goals and objectives to support our mission.
- Our development objectives, include building new, maintaining and enhancing our current portfolio and building “community” within our residential properties.



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# A few of our properties

**Lake Street, Peterborough**







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**Woollen Mill, McDonnel Street**



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**River Ridge, Dutton Road**



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**Anson House, Anson Street**



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**Trailview Terrace, Lakefield**



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**Parkview, Havelock**

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**Spruce Corners, Apsley**



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**Bradburn House, London Street**





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# What inspires us:





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# Our Vision for the Future

- PHC is very excited about the future.
- Debentures on our properties are coming to an end and future legislation will allow the Service Manager to give consent to sell, dispose, leverage or otherwise encumber our assets.
- PHC board and staff have been examining each property in our portfolio, its current condition and future possibilities.



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## On the Horizon

- We are currently preparing a 10 Year Capital Finance and Community Revitalization Plan for completion early summer of 2016.
- The plan will look at redevelopment and intensification of some of our current sites, investment in sites to revitalize them and opportunities to expand our portfolio to suit the future needs of our community
- PHC will present the plan to our Shareholder.





## In the Immediate Future

- Fleming College has accepted our offer to purchase the McRae Campus.
- We have an ambitious plan to not only build new affordable housing units, we want to integrate a replication of the “Homeward Bound” program into our new acquisition.
- This program will be an extension of the Fleming College “legacy” including the redevelopment of the “Woollen Mill”.



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# Homeward Bound

- Our shared objective, with Fleming College as one of our partners, is to bring this project to Peterborough and house its participants in the former Trade facility.
- Homeward Bound is an innovative program of wrap around services to help female led families move from homelessness and poverty to successful careers and self sufficiency.



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# Homeward Bound

- Homeward Bound provides single moms the opportunity to participate in programs that improve their life skills, upgrade their computer, educational and financial literacy, and attend college at a fully accredited institution.
- Over a term of 4 years, this is supplemented with corporate internships through an industry council and connects the successful candidates to full time, living wage careers!



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# Homeward Bound

- The Boston Institute has evaluated the success of the 10 year program pioneered by WoodGreen Community Service as a 4 to 1 Return on Investment.
- PHC has partnered with many local not for profit agencies, churches and community groups to bring this vision to Peterborough.
- Trillium funding has supported this and two other provincial replications of the program.



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**Video:** Moving From Poverty to Possibility



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PROPOSED DEVELOPMENT OF THE McRAE BUILDING, TO

## 33 APARTMENT SUITES

553 BONACCORD STREET, PETERBOROUGH

PETERBOROUGH HOUSING CORPORATION

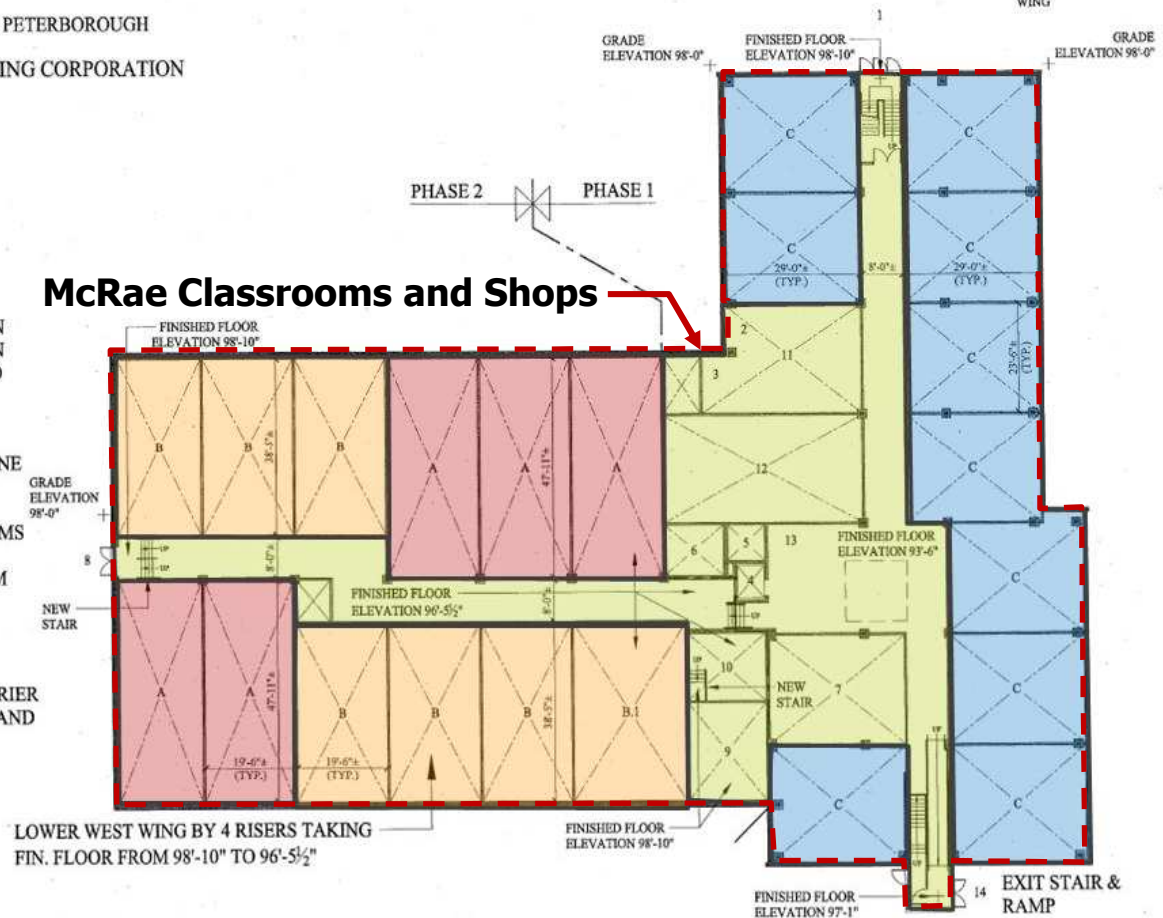
### OPTION 1

OPTION 1 REQUIRES THE LOWERING OF THE WEST WING FLOOR IN ORDER TO CREATE 2 STOREY LOFT APARTMENTS IN THE WEST WING

#### LEGEND:

1. EXIT STAIR & MAIN ENTRY FROM MAIN PARKING THIS END
2. DELIVERIES
3. REFUSE
4. ELEVATOR
5. ELEVATOR MACHINE ROOM
6. OFFICE
7. PUBLIC WASHROOMS
8. EXIT TO GRADE
9. ELECTRICAL ROOM
10. LAUNDRY ROOM
11. KITCHEN
12. CAFETERIA
13. WAITING AREA
14. SECONDARY (BARRIER FREE) ENTRANCE AND EXIT, SOUTH END

### McRae Classrooms and Shops



PROPOSED

## TERRACE FLOOR PLAN (LOWER FLOOR PLAN) 22 UNITS

SCALE 1/16" = 1'-0"



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PROPOSED DEVELOPMENT OF THE McRAE BUILDING, TO

## 33 APARTMENT SUITES

553 BONACCORD STREET, PETERBOROUGH

PETERBOROUGH HOUSING CORPORATION

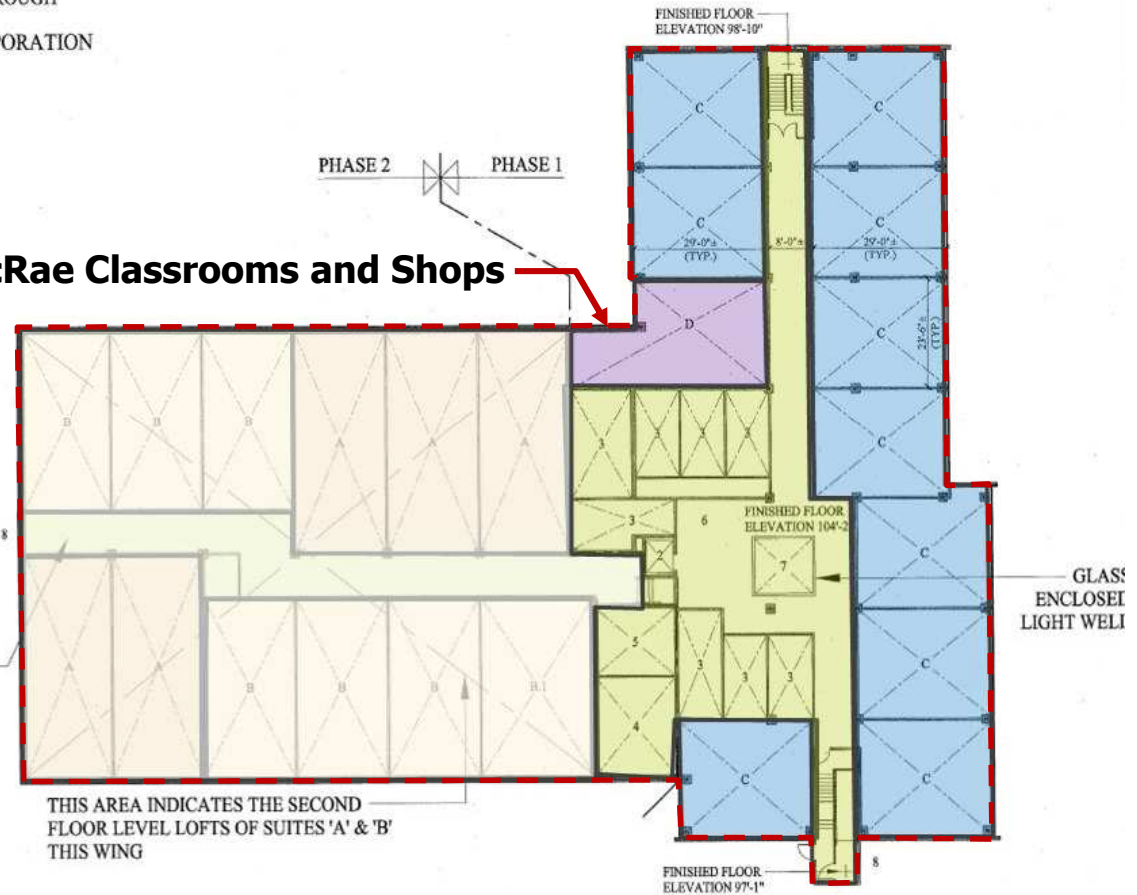
### OPTION 1

**LEGEND:**

1. EXIT STAIR & MAIN ENTRY FROM MAIN PARKING THIS END
2. ELEVATOR
3. OFFICE
4. ELECTRICAL ROOM (BELOW)
5. LAUNDRY ROOM (BELOW)
6. WAITING AREA
7. SKYLIGHTS ABOVE
8. SECONDARY (BARRIER FREE) ENTRANCE AND EXIT, SOUTH END

UPPER AREA OF CORRIDOR (BELOW)

### McRae Classrooms and Shops



THIS AREA INDICATES THE SECOND FLOOR LEVEL LOFTS OF SUITES 'A' & 'B' THIS WING

PROPOSED

## FIRST FLOOR PLAN (UPPER FLOOR PLAN) 11 UNITS

SCALE 3/32"=1'-0"



# The Vision doesn't stop here

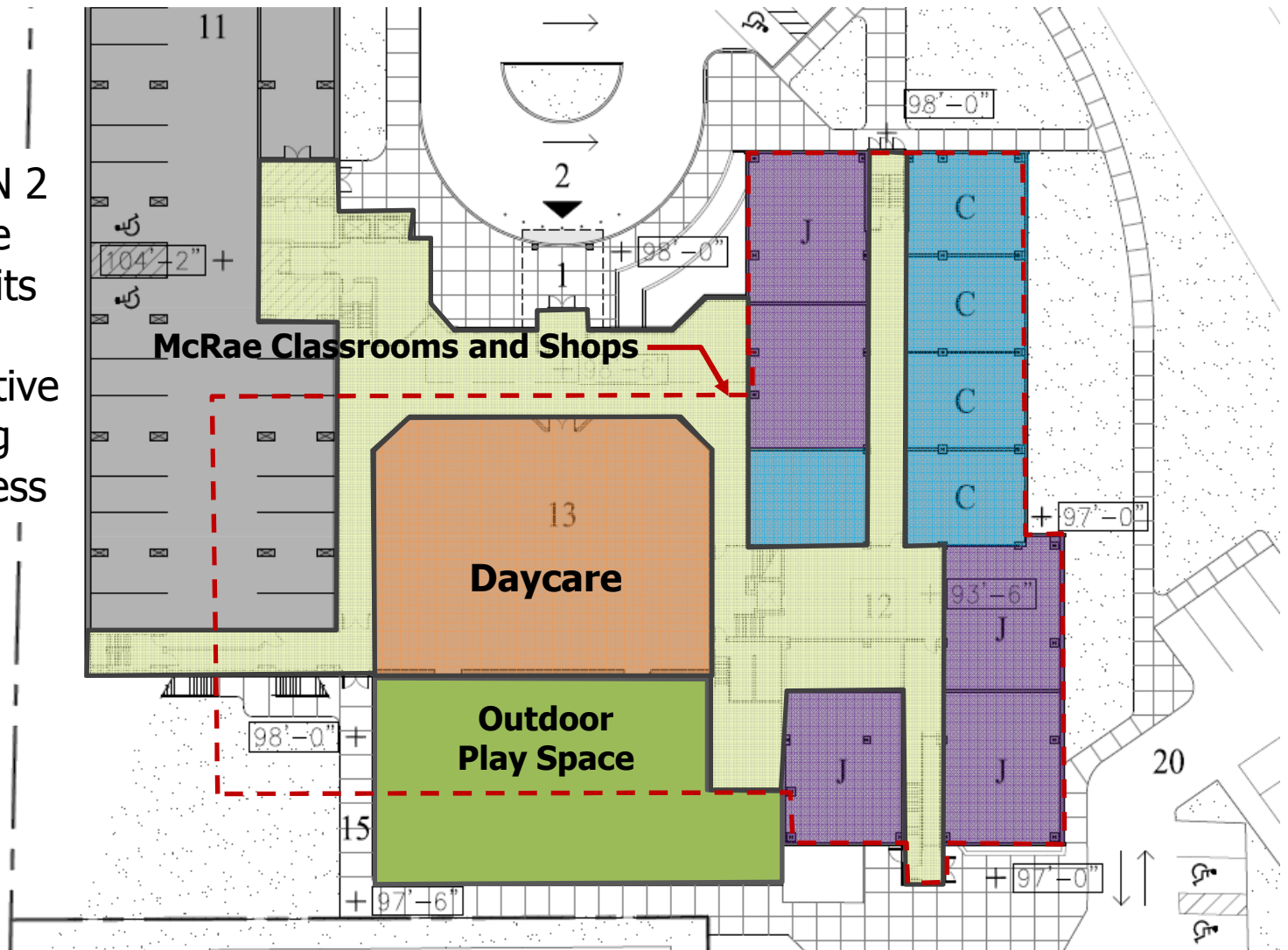
- We intend to offer daycare space to an existing provider in the former McRae campus
- Conceptual plans for an 80 unit supportive seniors building on the site have been drawn
- We are working with a health care provider to make assisted living “affordable” in Peterborough, mirroring our Spruce Corners’ model in Apsley.



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## OPTION 2 Daycare and Units

Supportive  
Housing  
Readiness

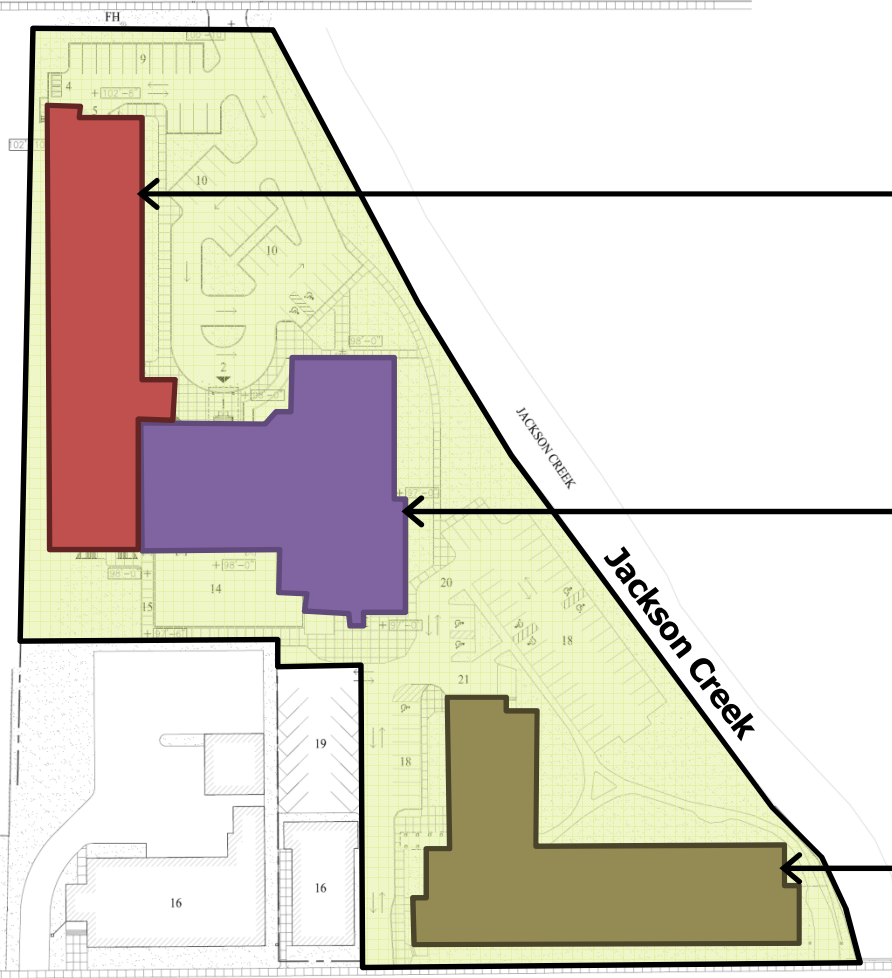




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**Bonaccord Street**



**Phase 3**  
McRae: Supportive  
Housing

**Phase 2**  
McRae: Homeward  
Bound

**Phase 1**  
The Woollen Mill

**McDonnell Street**



# The Future

- Our Board and staff have a vision to continue to use community development to enhance the lives of our residents.
- Imagine the synergy of seniors and tots working together in a community garden.
- Imagine the impact of 12 households moving from poverty to full time careers.



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# Full Circle

- Imagine the generational change in the perspective of children of participating families.
- Imagine a woman enrolling in Fleming's Trade Centre, being part of the Homeward Bound program, and living in the original home of Fleming's first trade school.



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# Full Circle

- PHC would like to thank our Shareholder for their continued support that enables PHC to reach our future goals and objectives.