



Peterborough Housing Corporation

Annual Report 2016

Report to the Shareholder

July 24, 2017



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.



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Board of Directors



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 1054 units:
 - 818 rent geared to income rental units
 - 8 supportive housing units for frail elderly, and
 - 228 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 1600 household applicants.



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.



2016

- Was a very busy year, PHC was working with a consultant to plan for the future, reorganizing our staffing model and partnering with others.
- We became the Property Managers for the Mount Community Centre, specifically Woodland Apartments.
- We acquired the properties from Home Grown Homes.



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The Mount, Monaghan Road



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**Homegrown Homes
Edinburgh Street**



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A few of our properties

**Woollen Mill, McDonnel Street,
Peterborough**





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Herbert Street, Peterborough





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Herbert Street, Peterborough



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Anson House, Anson Street, Peterborough





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Trailview Terrace, Lakefield



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Victoria Street, Havelock



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Spruce Corners, Apsley



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Bradburn House, London Street



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What inspires us:



Lake Street Raised Beds



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Pollinator Garden, Hilliard Street



Pollinator Garden



Hilliard Street



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Maisie's Kids



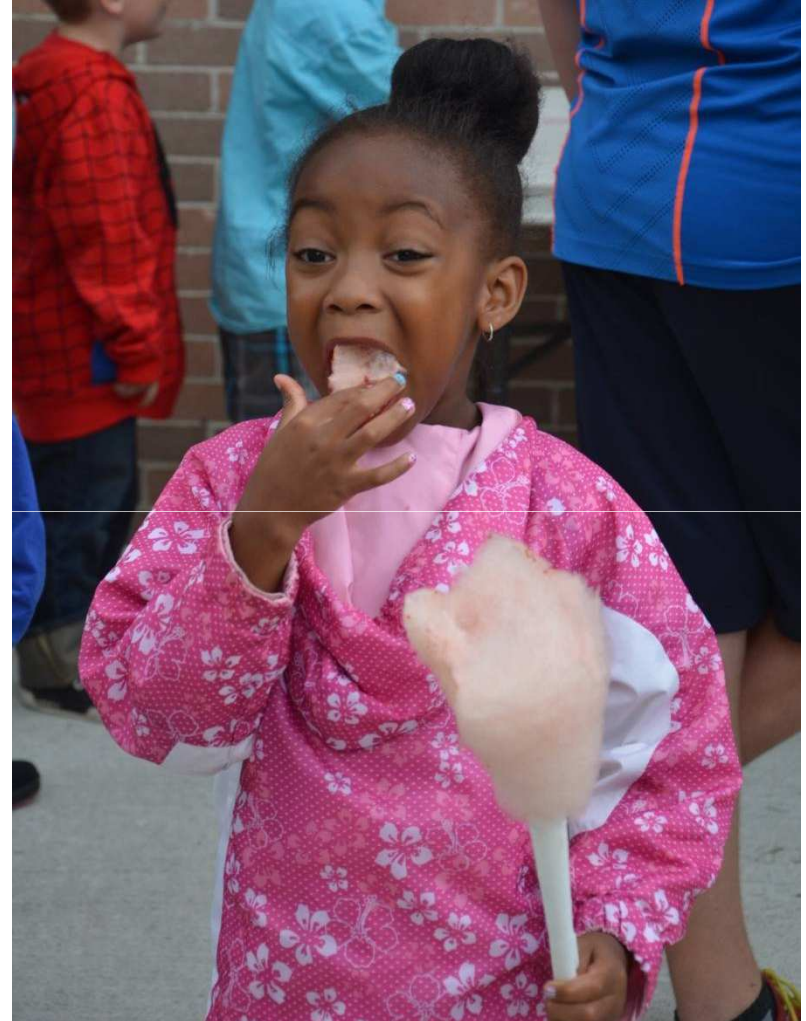


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Food Banks, Alexander & Cameron, Peterborough



Our Vision for the Future

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



On the Horizon

- We have prepared a 15 Year Capital Finance and Community Revitalization Plan that will be coming before Council in the fall of this year.
- The plan looks at redevelopment and intensification opportunities 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.



In the Immediate Future

- We have purchased the McRae Campus and will build 119 new affordable housing units, in two buildings, integrating a replication of the “Homeward Bound” program into the former McRae campus.
- This program will be an extension of the Fleming College “legacy” including the redevelopment of the “Woollen Mill”.



The Vision doesn't stop here

- We have a local daycare operator who intends to lease space for 49 children, including infants and administration in the existing McRae campus.
- Architectural drawings are almost complete, for both buildings, we have abatement contractors clearing the existing building and will begin selective demolition in August. Construction on both buildings will begin in September.



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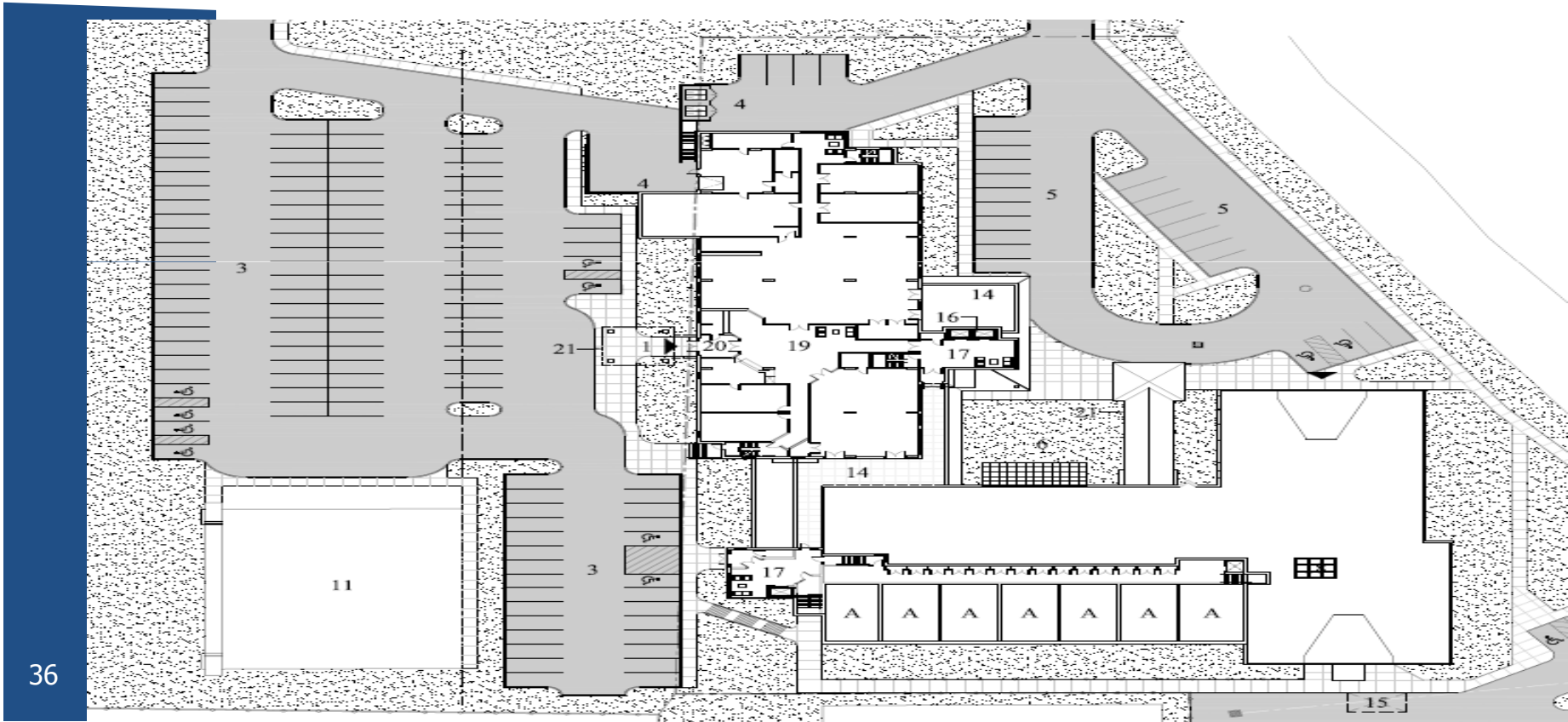
Supportive Seniors

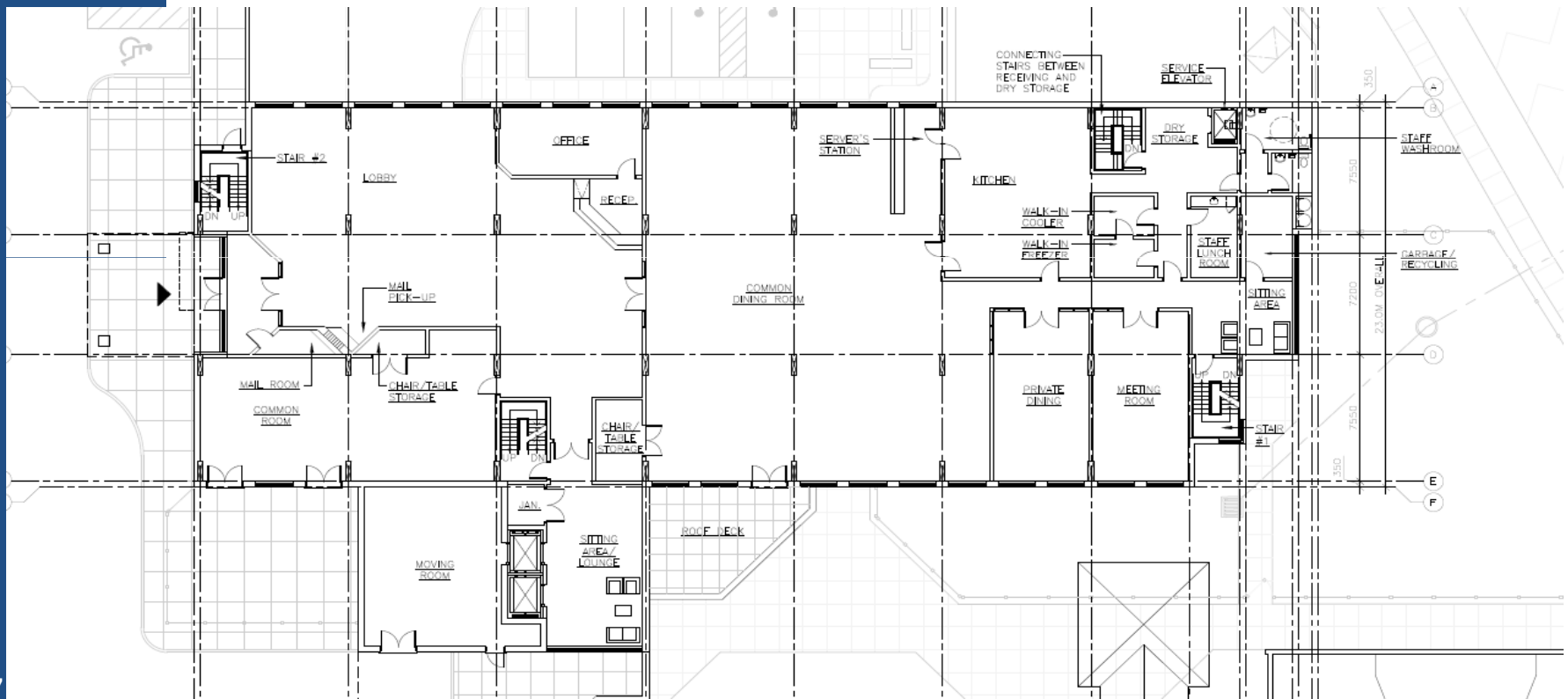
- Our shared objective, with Peterborough Regional Health Centre as one of our partners, is to bring an 81 unit supportive senior's building to the site
- This state of the art building will provide 24/7 supports for frail elderly in 50 of the 81 units, 20 units dedicated to Discharge Planning at PRHC to free up Alternate Level of Care (ALC) beds at the hospital.



Supportive Seniors

- The supports are funded through the Central East LHIN and will be delivered by a service provider
- The main floor of the building will have offices, communal dining room, health care space and large lounges and gathering spots.
- We are imagining many opportunities for intergenerational interaction between the two buildings.







The Future

- Our Board and staff have been working in the County as well. A generous 3 acre land donation in the Town of Havelock will become home to a 24 unit building and two quad bungalows for a total of 32 units, twelve of which we hope to be supportive.
- The building will also be the home of Havelock Hub activities, one where many agencies will deliver services to the area.



And in Partnership

- PHC has begun discussions with the Board of Directors of Brock Mission to agree to a framework that will allow PHC to be the landlord to a purpose built shelter and transitional housing project on the former site on Murray Street.



2018

- We expect to expand our portfolio by almost 280 units in the next eighteen months, which is a 30% increase.
- Our staffing model has changed and we have the skills, knowledge and talent we need going for PHC in the future.
- The Board of Directors is a dynamic blend of new and seasoned volunteers who take their responsibilities seriously.



2018

- We cannot do the work we do without the help of our partners in the community, the City staff and our colleagues in the housing sector.
- PHC will strive to continue to do innovative work in housing with a business mind and a social heart.



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Support

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