



# 2018 Annual Report

# PHC: Who we are

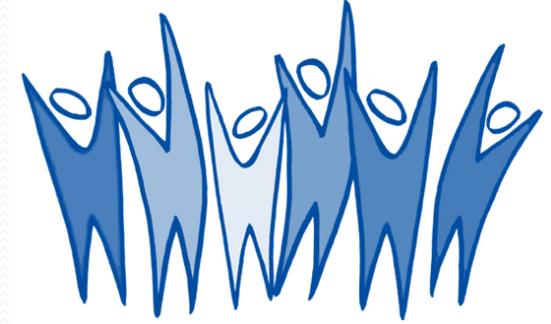


- Peterborough Housing Corporation is the largest provider of rent geared to income in the City and County
- PHC has been the most active developer of “affordable” housing in the region, both for our own corporation and in partnership with other not for profit corporations
- PHC has formed many partnerships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



# Since Devolution

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



# 2018 Board of Directors



**Bonnie Clark**  
Chair



**Terry Low**  
Vice Chair



**Ken Smith**  
Treasurer



**Rebecca Morgan-Quinn**  
Advisor



**Malcolm Hunt**  
Advisor



**Jack Gillan**  
Member



**Linda Kehoe**  
Member



**Ken Andrews**  
Member



**David Tilley**  
Member



**Mary Hay**  
Member



**Andrew Beamer**  
Member



**Larry Love**  
Member



**Bev Matthews**  
Member

# 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



# PHC: What we own and manage

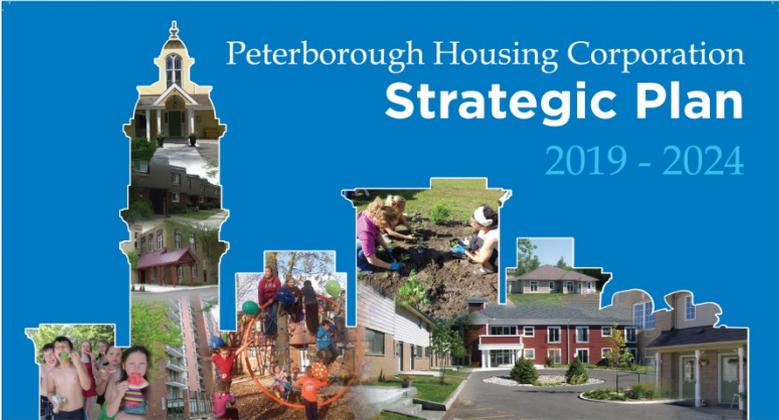
- PHC owns and operates 1164 units, comprised of 818 rent geared to income, 110 non profit, 8 supportive housing for frail elderly and 228 affordable rental and manages 42 units on contract.
- On behalf of the Service Manager, we administer approximately 250 units of rent supplement and manage the Centralized Wait List for social housing providers which currently has approximately 1600 household applicants.



# Mission Statement

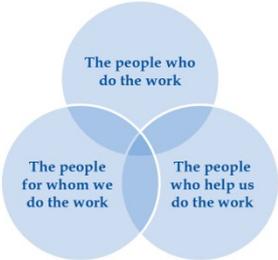
*“To strengthen and enrich our communities by creating and sustaining quality homes.”*

- Our organization revisited our five year Strategic Plan and have a new edition for 2019-2024
- Our development objectives, include building new housing, maintaining and enhancing our current portfolio and building “community” within our residential properties



# Our Priorities

Investing in Our People  
 Serving Our Clients & Community  
 Strengthening Our Relationships



**Mission**  
 To strengthen and enrich our communities by creating and sustaining quality homes.



**Vision**  
 That everyone has a community and a place they're proud to call home.

526 McDonnell St. • Peterborough, ON K9H 0A6 • 705-742-0439 • [ptbohousingcorp.ca](http://ptbohousingcorp.ca)



# A few of our properties



**River Ridge  
(900 Dutton Road)**

**Saunders Court  
(130 Anson Street)**



**Anson House  
(136 Anson Street)**





**Trailview Terrace  
(40 Rabbit Street)**



**Spruce Corners  
(30 Simeon Crescent)**



**Bradburn House  
(293 London Street)**



**37 George Street  
(Havelock)**



**169 Lake Street**



**526 McDonnell Street**

# Developing Community

- Our staff and residents work together in their neighbourhoods to create community gardens, a pollinator garden, a new tot lot, food banks, and cooking and canning activities
- We facilitate groups in Peer Navigation, summer recreation camps, listening circles, group pot luck dinners, income tax clinics, and BBQ celebrations
- PHC works with community partners to provide a variety of services to our residents

# Highlights of 2018

Replacement of all  
kitchens in our two  
senior high rises, tenants  
choosing their own  
design, one of three  
(40-45 years old)

New bathrooms in  
Donegal Street  
Apartments



Community effort,  
joined with the City for  
new tot lot on Cameron  
Street, raising over  
\$11,400.00

Program staff hired for  
Homeward Bound  
Program

Roofing, new concrete  
work and replacement of  
old electrical services in  
various communities.

# Cameron Street Tot Lot



# 486 Donegal Street Bathroom Renovations



# New Additions

- ▶ PHC acquired the ownership of Sunshine Homes Non Profit in February 2018 and successfully integrated our services in their community, including summer recreation programs.



# New Additions

- Homeward Bound became a familiar brand as PHC joined with many community partners including the YWCA and Fleming College to begin the journey for mother led families to transition from poverty to a sustainable living wage.
- Maisie Watson, our Manager for HB began her duties to have the program ready for its first participants and in early 2018, four candidates enrolled in the program, have completed their academic upgrading, and began college in September 2018!



# Homeward Bound

- By December 2018, the participants were leading their classmates in academic standing and had formed a very supportive group amongst themselves.
- We are very proud of their accomplishments and as an update, they have all returned to school and are doing well. We have added another 8 participants who are now in college this September and will move into the McRae Building before Christmas.

# Preparing for the Future

- We engaged a consulting firm to help us with a 15 Year Capital Finance and Community Revitalization Plan and this project is updated and getting ready to present to council
- The plan is inclusive of all of our social housing units, has designated some for regeneration, redevelopment, intensification, and for sale with the objective to expand our portfolio to suit the future needs of our community
-  We are in the fortunate position of having large sites that can be better utilized and will be home to a larger number of units of mixed housing

# New Developments

- The McRae Building, Phase 1 finished its selective demolition and began construction
- We will build 38 new affordable housing units, including 8 for the “Homeward Bound” project
- Compass Daycare will lease space for 49 new childcare spaces, including 10 infant spaces, and administrative offices in a state-of-the-art facility
- Infrastructure, land clearing, and a mixture of regeneration and new build will see this building complete in Spring 2020 with a phased in occupancy starting December 2019



# The Vision doesn't stop here

- Adjoining the McRae building will be a new 81 unit seniors building, 50 of which will have 24/7 supports, with funding approved by the CE LHIN
- We have partnered with PRHC to make this dream a reality and 20 of the 50 units will be dedicated to Discharge Planning to relieve ALC beds



- ▶ Our goal is to provide supportive housing to seniors in an affordable environment through clustered care, mirroring our Spruce Corners' model in Apsley

# New Developments McRae



# New Developments McRae



# New Developments McRae



# It Doesn't Stop There

- We have been given a three acre parcel of land in Havelock and will build 24 units of seniors affordable housing, 12 of which will have supports from the community.



- ▶ The site will also serve as a community hub for services delivered by VON, Community Care, Social Services, and other agencies.
- ▶ This property now has all the necessary site services installed, generously donated by the Township of Havelock, Belmont and Methuen
- ▶ A recent update sees the land under construction and hopefully occupied in late 2020.

# New Developments Havelock



# New Developments Havelock



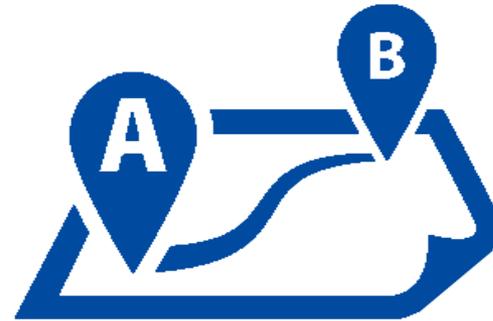
# The Future

- Our Board and staff have a vision to continue to use community development to enhance the lives of our residents
- Through organizational change, we have restructured to better meet the needs of our clients, the community and the provincial vision for the social housing in the future
- We value our community partners and work collaboratively to achieve common goals



# All in good time

- We are very excited about our future prospects
- We have twelve women, part of the Homeward Bound program, enrolled at Fleming, thriving and looking forward to a future without poverty, our research tells us that the Social Return on Investment will be 1 to 6.58!!
- We will have a daycare, a seniors building, complete with supports and full menu meals, two affordable buildings all on a site shared with baseball diamonds, a skate park, tennis courts, parkland and trails. Truly an amazing community that also achieves the objectives and density targets for the City's official plan
- In the County, much needed seniors units will be completed along with community space for services including Adult Day Care



# Our Strengths

## Our Shareholder,

- The City of Peterborough has demonstrated the support that enables PHC to reach our future goals and objectives

## Our Board,

- Which is a dynamic group of individuals with a vision for the future

## Our Staff,

- Which is made up of a team of dedicated individuals who strive each and every day to provide quality customer service to our clients