

# ANNUAL REPORT 2018



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



# ANNUAL REPORT 2018



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## Board of Directors



Bonnie Clark  
Chair



Terry Low  
Vice Chair



Ken Smith  
Treasurer



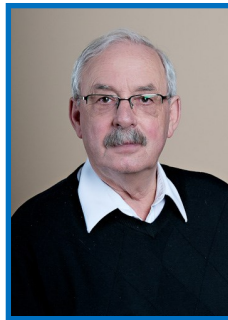
David Tilley  
Member



Jack Gillan  
Member



Linda Kehoe  
Member



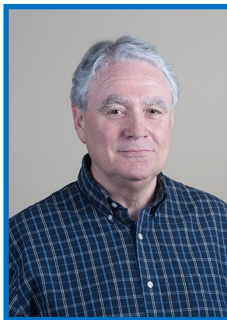
Ken Andrews  
Member



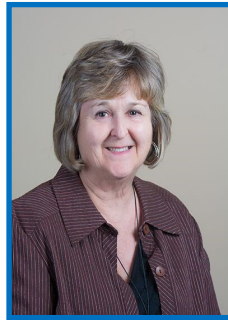
Mary Hay  
Member



Andrew Beamer  
Member



Larry Love  
Member



Bev Matthews  
Member



Malcolm Hunt  
Advisor



Rebecca Morgan-Quin  
Advisor

*Members are appointed by the City of Peterborough, on the recommendation of the PHC Board of Directors and the Nominating Committee.*

# Annual Report 2018

2018 has been a year when the shortage and importance of affordable housing has skyrocketed to the top of the agenda for all levels of government. There has been recognition that having an affordable place to live has a positive effect on the health and wellness of all citizens in this great country we live in. Peterborough is no exception.

Peterborough Housing Corporation has always believed that everyone should have a place to call home in a strong, vibrant, and supportive community.

With the housing platform front and center politically, a new National Housing Strategy in place, coupled with investment incentives and the attention provincially and municipally, Peterborough Housing Corporation felt it was a good time to reflect on the accomplishments of the past five years and begin thinking strategically about the next five years. The Board of Directors worked diligently on a new Strategic Plan, revised our Mission Statement and added new Values and Vision Statements to guide our work goals and objectives. While these are subtle changes, they emphasize what we see as our role in housing in the coming years and the importance of focusing on our existing and future needs. It also means using the tools we have as a team, reorganizing to maximize our capacity to deliver services effectively, and continuing to respond to the needs of our clients and the community we serve.

The year was a very busy and productive year for Peterborough Housing Corporation. We acquired the property formerly known as Sunshine Homes, began our development on the Bonaccord property, enrolled participants in our Homeward Bound program, and continued the sale of houses to further our development targets; two of the former Peterborough Housing Corporation houses were sold to our residents! Two of our long serving Board Members decided to retire, making room for new faces, and our Housing Division at City Hall became part of Social Services which mirrored the norm in other municipalities and was the natural alliance to focus on both housing and homelessness.



**Aerial View of 572 Crystal Drive,  
known as Sunshine Homes**

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Peterborough Housing Corporation is building new units both in the City and County, but not at the rate that will meet the need. We are looking at our existing corporate structure and our portfolio and making decisions on what properties serve us well, which sites could be better utilized to meet the future need and how we can increase the density to meet the targets set out in the City of Peterborough's proposed Official Plan. We are planning mixed communities, with supports, community amenities and partnerships in order to have healthier communities. We will continue to work with our partner agencies and all levels of government to achieve these goals.

Partnerships are key to achieving the best outcomes for our residents and we continue to be fortunate in that respect. Many agencies have contributed to our success with the Homeward Bound program, both financially and with in kind services. The YWCA has been a valued partner that we share the lead with in this program that meets both of our corporation's goals and values. In our new developments, we have created space for a daycare, administration offices, and other amenities that will serve our future residents and support them in their daily lives. Our partnership with Peterborough Regional Health Centre has helped guide our efforts to make our plans for our new seniors residence in Peterborough be a model for affordable assisted living throughout the province.

Our work could not be achieved without the support of our Shareholder, the City of Peterborough, the Housing Division at the City, all our County representatives, our partners and most of all, our Board of Directors and team of staffing professionals.

To all of them, we say thank you.



*Darlene Cook, CEO*



*Bonnie Clark, Chair*

## Our Journey

On January 1, 2001, The Peterborough Housing Authority became Peterborough Housing Corporation. The Province of Ontario, at that time, devolved the business and associated costs of social housing to the municipalities, the initial wave encompassed all of the former public housing units which had been part of Ontario Housing Corporation. The assets of OHC were divided amongst 47 different Service Managers, some to regional governments, some to municipalities and some to district areas. The City of Peterborough, in their role as Service Manager for the City and County of Peterborough, became the “sole shareholder” of PHC, the largest single provider of housing in the social housing portfolio. The City had a choice of models for its local housing corporation and chose to leave it as a stand alone corporation, one of eleven in the Province, with its own Board of Directors, nominated by a Board Committee and appointed by City Council. Under this model PHC has had the flexibility to expand and develop new units under the Affordable Housing Program, reach out and form new partnerships and provide community services for its residents. With the support of the City of Peterborough Housing Division in the Department of Planning and Development Services, PHC has flourished and has been recognized as a leader in housing and in the community.

Peterborough Housing Corporation currently owns and manages 1174 units of senior, single and family units throughout the city and county. These range from bachelor apartments to single family homes as well as many townhouse communities. Our buildings range in age from a 100 year old fully renovated building and many units that are approaching 50 years old to some very modern builds we have developed in the past five to ten years, some of which require enormous amounts of pampering and capital expenditure. We are continually looking for innovative energy conservation measures to incorporate into new and existing structures for the increased enjoyment of our residents. Continuous efforts are made to upgrade the interiors and exteriors and add new physical elements to the buildings to increase accessibility. Safety issues receive a high priority when we are considering capital funding requests.

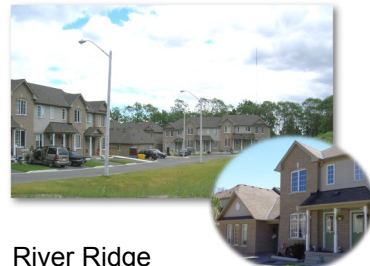
Our housing corporation also manages, under an operating agreement with the City of Peterborough, the centralized waiting list for all social housing providers and currently has 1,450 households waiting for rent-geared-to-income units. The administration of rent supplement programs also rests with PHC. These programs provide units in the private market whose residents are subsidized and total in excess of three hundred units of housing.

Working with our communities to support positive community development opportunities, we aspire to bring together residents and support agency staff, promote aging in place, and provide good client service to fulfill our Mission Statement.

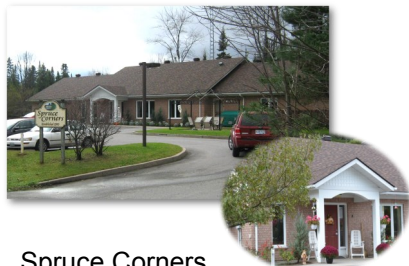
### A Few of our Communities



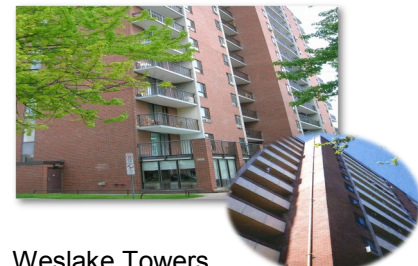
Anson House  
136 Anson Street, Peterborough



River Ridge  
900 Dutton Road, Peterborough



Spruce Corners  
30 Simeon Crescent, Apsley



Weslake Towers  
169 Lake Street, Peterborough



Parkview  
37 George Street, Havelock



Bradburn House  
293 London Street, Peterborough



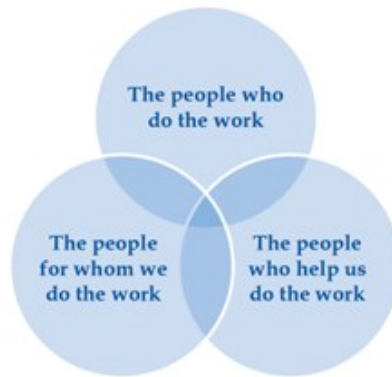
# New Strategic Plan

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## 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.

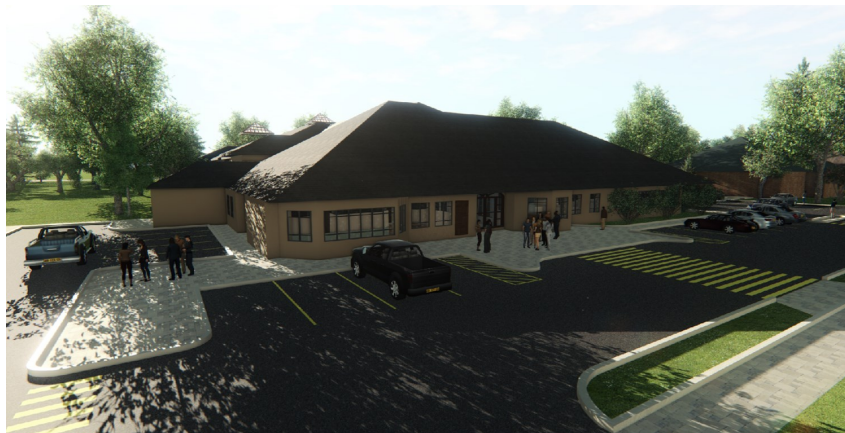
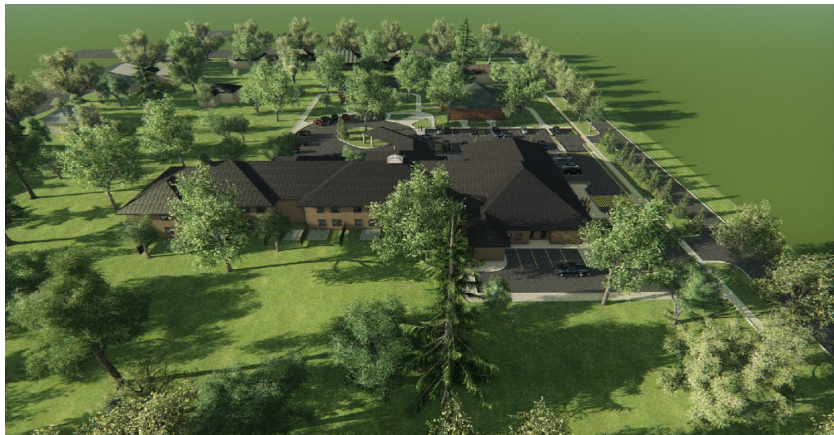
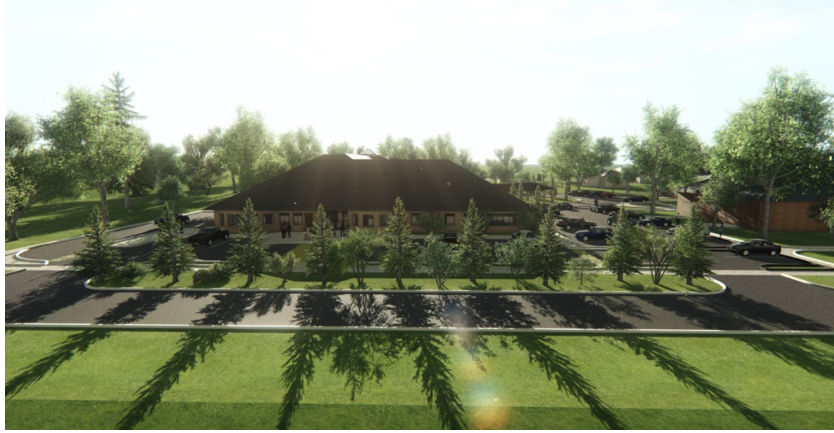


**Vision**  
That everyone has a community and a place they're proud to call home.

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



# New Development—Havelock



# New Development—McRae Building



# 2018 Report on Homeward Bound Peterborough



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Homeward Bound Peterborough is a four-year wrap around program that moves single, mother-led families to prosperity by providing a package of supports that includes education, housing, childcare, and internships. The goal of the program is to support women to secure a career that will lead to a full-time, sustainable living wage employment. This program has been proven to break the cycle of poverty for the mother and her children.

After many years of dreaming and planning, Homeward Bound Peterborough became a reality. Four mother-led families joined the program following a rigorous six week long recruitment and screening process. These women demonstrated they have the ability and determination to be successful in the program and reach their career goals. These four mothers, who have 11 children between them, began 16 weeks of academic upgrading at Fleming College in May 2018. Courses taken include computer, communication and math – all designed to prepare them for college.

Three participants entered Fleming College in September, 2018 and the last entered college in January 2019. Two participants are in Trades and Technology with one studying in the Welding Fabrication Technician program and the other Electrical Engineering Technician program. Two have chosen Computer Security Investigations as their field of study. They have had a very successful year getting ready for and entering college and getting their children enrolled in daycare and school.

Community partnerships are essential to the success of this program. A partnership with the YWCA Peterborough-Haliburton helped the program take flight in 2018 and this organization will continue to be a critical partner in the future. YWCA generously housed the first four Homeward Bound families while the Peterborough Housing Corporation campus will house the next cohort of 2019 participants. City of Peterborough Social Services Staff have been essential advisors and supporters to the program and its participants. Fleming College has been an important partner in the preparation and ongoing assistance of our participants to help ensure their academic success.



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Many other partners have been supportive of this program offering generous financial assistance to ensure the success of this program. Thank you to the Board of PHC, Community Foundation of Greater Peterborough, Bouchard Masonry, All Saints Anglican Church, St. Matthews Church, St. Aiden's Anglican Church, Deanery ACW, Kawartha Pine Ridge Elementary Teachers, Keene Lions Club, and Peterborough Professional Engineers. We also have a small group of dedicated volunteers who mentor participants. A big "Thank You" to them.

The following organizations have offered much needed in-kind academic and life skills supports. Thank you to Compass Early Learning and Care, Employment Planning and Counselling, RBC, and Peterborough Public Health Unit.

It has been a very busy, exciting year starting our first cohort and engaging partners in this life changing program. We look forward to adding 8 more families next year.



## Work in Our Communities

By 2018, Peterborough Housing Corporation had five (5) Resource Centres in our communities; including 835 Cameron Street, 665 Crawford Drive, 999 Hilliard Street, 30 Alexander Avenue and 572 Crystal Drive. These spaces offer onsite activities and supports to our communities. Activities taking place at Resource Centre's include:

- Weekly after school programs
- PA Day programs
- Onsite access to Social Services weekly in four locations
- Space to meet with Resident Services Managers
- Monthly Food Bank in two Resource Centres

Peterborough Housing Corporation offered Summer Camp programming two days a week, in four communities. These camps are possible by funding secured through the Federal Government's Summer Career Placement and our Maisie's Kids program budget. Peterborough Housing Corporation hired six full time Summer Staff to staff these programs. For the first time, we offered a day program twice over the summer at 572 Crystal Drive. We enjoyed many resources and activities throughout the Peterborough area and took our community kids on a large trip to Medieval Times in Toronto.

Our Housing Social Worker continues to provide timely and professional support to our residents. This support provides assistance to our tenants to enhance their personal resiliency and ensure successful tenancies. Together our Housing Social Worker and the Resident Services staff collaborate to ensure at risk tenancies are quickly identified and supported over the course of the year. Services to residents often include counselling, advocacy, conflict resolution and coordinated case management with community organizations. Our Social Worker is essential to our community development efforts in identifying the broader needs of our residents.



# Community Involvement



## PEER NAVIGATOR SERIES

A collaborative effort between Nourish, PHC, and many agencies where various speakers discussed common issues facing seniors in the greater Peterborough area throughout 2018



## CAMERON STREET TOT LOT

On June 8, 2018 a new playground, built through many partnerships, was opened



## UNITED WAY BBQ

An annual event, supported by Peterborough Housing staff, tenants, contractors and partners



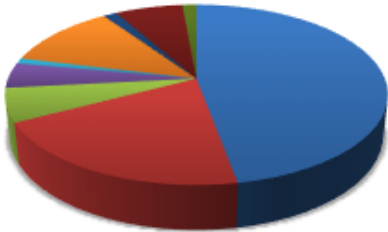
## KID'S PROGRAMS

Kid's Summer Camp Program and a trip to Medieval Times



# Financial Information

Revenues 2018



- Rent
- Operational Subsidies
- Capital Subsidy - Annual
- SHIP/SIF Capital Funding
- Housing Access Peterborough
- Rent Supplement
- Investment & Management Fee Income
- Gain on Sale of Tangible Capital Assets
- General & Administrative Income

Expenses 2018



- Materials & Services
- Utilities
- Administration
- Insurance
- Salaries & Wages
- Capital Improvements
- Property Taxes
- Rent Supplement
- Interest on Long-Term debt