



Peterborough Housing Corporation

PHC Home Purchase Opportunity

October 16th, 2017



Opening Remarks

Darlene Cook

CEO and General Manager
Peterborough Housing Corporation



Agenda and Introductions

- Peterborough Housing Corporation
 - Properties for Sale and Process
- City of Peterborough
 - Homeownership Assistance Loan Program
- Canada Mortgage and Housing Corporation (CMHC)
 - Homeownership Presentation
- Time for Questions

Invited Guests:

- Tom Bennett, Stoneguide Realty (PHC's realtor)
- Community Counselling Resource Centre
- Mortgage providers (Centum Financial and TD)
- Habitat for Humanity



Who We Are

Peterborough
Housing
Corporation

- PHC is the largest provider of rent geared to income housing in the region.
- We have properties in the City of Peterborough, Lakefield, Apsley, Norwood, and Havelock.
- Our mission is to provide and maintain quality, affordable housing in a safe, healthy and secure environment.
- PHC owns and operates 1054 units:
 - 818 rent geared to income rental units
 - 8 supportive housing units for frail elderly
 - 228 affordable rental units



Planning Ahead

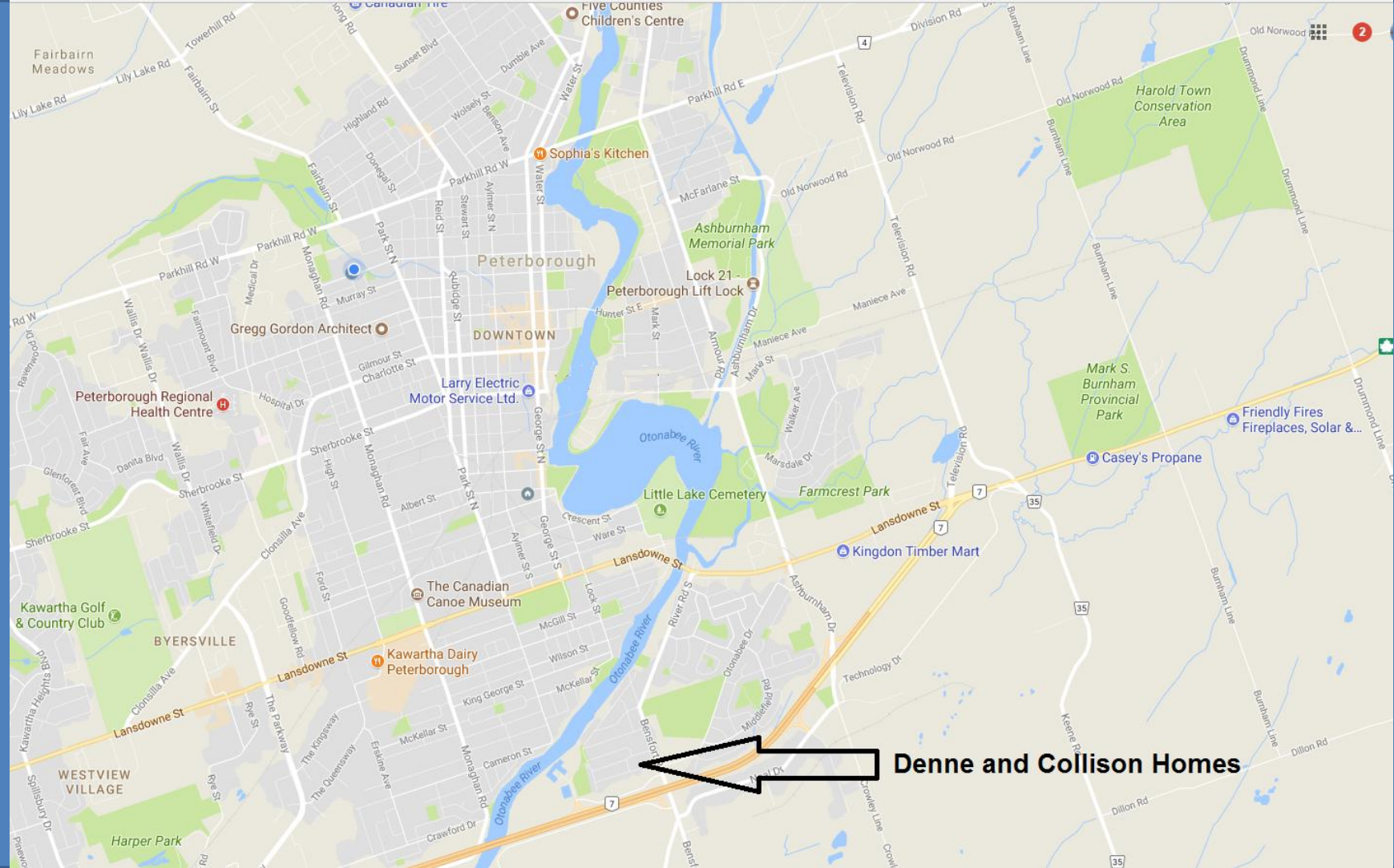
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- PHC has a 15-year Capital Finance and Community Revitalization Plan that focuses on our present and future properties
- PHC has decided to sell 50 units of underutilized semi-detached houses and use the proceeds to develop new housing more appropriate to our client needs



Purpose

- We will sell homes on Denne Crescent and Collison Avenue with the intention of making some available to current PHC tenants who have the ability to purchase a home
- PHC would like to give our residents the opportunity to move from tenancy to home ownership
- With this in mind, houses sold under this plan will be sold without renovations or improvements to keep the purchase price affordable



Denne and Collison Homes

Five Counties Children's Centre

Sophia's Kitchen

Peterborough

DOWNTOWN

Larry Electric Motor Service Ltd.

Lock 21 - Peterborough Lift Lock

Otonabee River

Lansdowne St

Otonabee River

Benison

Harold Town Conservation Area

Mark S. Burnham Provincial Park

Friendly Fires Fireplaces, Solar &...

Casey's Propane

Kingdon Timber Mart

The Canadian Canoe Museum

Kawartha Dairy Peterborough

Fairbairn Meadows

BYERSVILLE

WESTVIEW VILLAGE

Harper Park

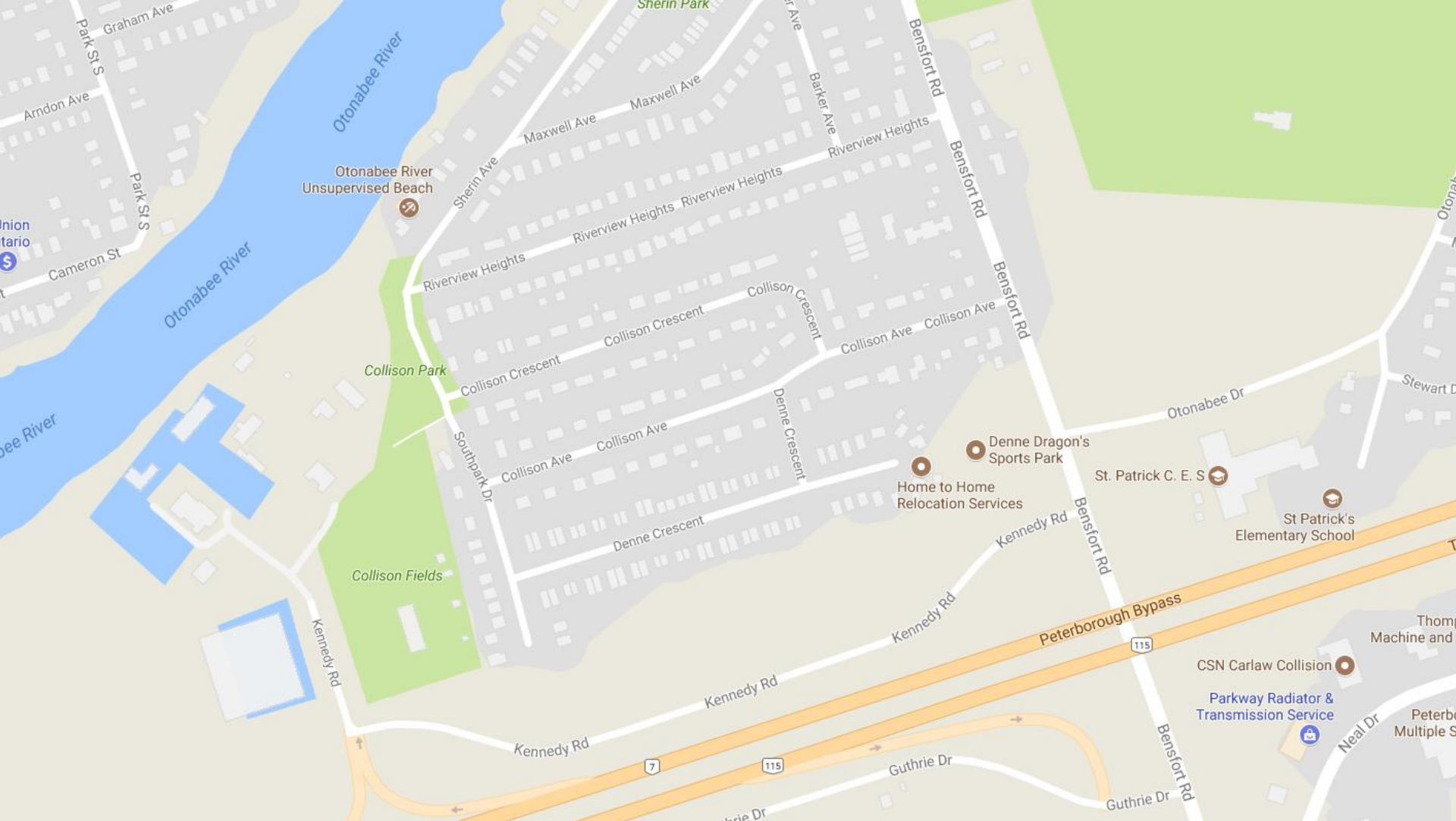
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7

35

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35



Constructed 1966



Number of Units (11) (family)

- 1 three-bedroom
- 8 four-bedroom
- 2 five-bedroom

Community Features

- Close to public transportation
- Easy access to Highway #115

Heat and Utilities

- HEAT ~ High efficiency gas fired furnaces as well as gas fired hot water heaters

One (1) unit has been modified for accessibility (210 Collison Cres).



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268, 270, 273, 275 Collison Avenue /
210, 214, 216 Collison Crescent
Peterborough ON

This location offers family oriented duplexes and one (1) bungalow complete with private yards, paved driveways and full basements, located in the south east end of the City of Peterborough.

Public School Board

- JK to 6 ➤ Otonabee Valley Public School
- 7 to 8 ➤ Kenner Intermediate
- 9 to 12 ➤ Kenner CVI

French Immersion

- SK to 8 ➤ Prince of Wales Public School
- 9 to 12 ➤ Adam Scott CVI

Catholic School Board

- JK to 8 ➤ St. Patrick's Elementary School
- 9 to 12 ➤ Holy Cross Secondary School

French Immersion

- JK to 8 ➤ St. Anne's Elementary School
- 9 to 12 ➤ St. Peter's Secondary School

Amenities

- Driveways (private)
- Fenced in rear yards
- Laundry hook-ups in basement
- Storage (basements)



Constructed in 1968

Number of Units (40) (family)

- 26 three-bedroom
- 8 four-bedroom
- 6 five-bedroom

Community Features

- Close to public transportation
- Easy access to Highway #115

Heat and Utilities

- HEAT ~ High efficiency gas fired furnaces as well as gas fired hot water heaters

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250 - 314 Denne Crescent
Peterborough ON K9J 1A3

This location offers family oriented single storey bungalows, 2-storey and split level duplexes, located in the south east end of the City of Peterborough.

Public School Board

- JK to 6 ➤ Otonabee Valley Public School
- 7 to 8 ➤ Kenner Intermediate
- 9 to 12 ➤ Kenner CVI

French Immersion

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Realtor

- Welcome to Tom Bennett, the realtor representing the sale
- Take down this contact information or get a business card from him later to correspond with him and his office
- Realtor will be setting the price for the house based on current market value
- We will not consider competitive bids



STONEGUIDE

REALTY LIMITED
BROKERAGE

Tom Bennett
Broker of Record

343 Stewart Street
Peterborough, ON
K9H 4A7

Tel: 705.742.2800

Fax: 705.750.0800

Toll Free: 1.866.626.2800

Email: tom@stoneguide.ca



Process

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- Obtain confirmation of Homeownership Assistance Loan through City of Peterborough (if down payment assistance is needed) OR obtain documentation to verify a suitable down payment
- Obtain confirmation of mortgage pre-approval
- Submit mortgage pre-approval and verification of down payment to Darlene Cook, CEO at PHC office marked 'Confidential'
- Submissions will be time and date stamped upon receipt and reviewed for eligibility and completeness
- Eligible candidates will be placed on a chronological list



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Process

- Drawing from the list, Tom Bennett will arrange house viewings as they become available on an open house basis
- Arrange an offer of purchase with Tom Bennett, within a specified time frame
- On a chronological basis, qualified purchasers will have the option to purchase (documents will need to be current)
- If multiple offers are received, the sale will be considered in chronological order



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Clarifications

- The purchaser, and name on the offer, needs to be a tenant in good standing with PHC
- When showing units, Tom Bennett may also show renovated units, if possible on similar properties, for sale on the private market to show what improvements can be made on the house with investment
- PHC expects to sell 10-15 homes to PHC tenants over a period of ~3 years
- Specific address requests will not be considered



Questions

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- For follow-up questions, please be in touch via:
 - mvanderherberg@ptbohousingcorp.ca
 - 705-742-0439 ex. 224
 - PowerPoint will be placed on our website:
 - www.ptbohousingcorp.ca



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Next Speakers

- Explanation of the Homeownership Assistance Loan – Sally Samis from the City of Peterborough
- Homeownership Presentation – Anne Henry from CMHC
- Time for Questions
- Time available to speak to our guests
 - Tom Bennett, Stoneguide Realty
 - Mortgage providers
 - Credit Counselling options from CCRC
 - Habitat for Humanity