

HOUSING IMPACT



REFLECTING ON LAST YEAR 2025/2026

WHAT'S INSIDE

Learn about our properties.

8
One City
owned
properties

3
Additional
residential units
(ARUs)

Meet our team.

Leadership
Finance
Maintenance
Housing support

Know our residents.

From
homelessness
to
permanent
housing

Check out our programming.

27
One City
supported
residents

Stabilization and supports
Tenant selection
Eviction prevention

Find out our next big plans.

Newly purchased properties
Building plans
More affordable housing stock

WHO WE ARE

One City Peterborough was established in 2019 when Warming Room Community Ministries merged with Peterborough Reintegration Services. For 10+ years, we have been purchasing and providing affordable housing units and programming for those experiencing chronic homelessness and/or incarceration.

Our **Mission** is to work alongside people to secure and maintain housing as a foundation for autonomy, safety, community, and purpose. We offer a continuum of housing options and personalised support while engaging in longer term solutions that increase affordable housing for all.

Purchasing and developing properties.

8

ONE CITY OWNED HOUSES

55

TOTAL SUPPORTED UNITS

3

ADDITIONAL RESIDENTIAL UNITS

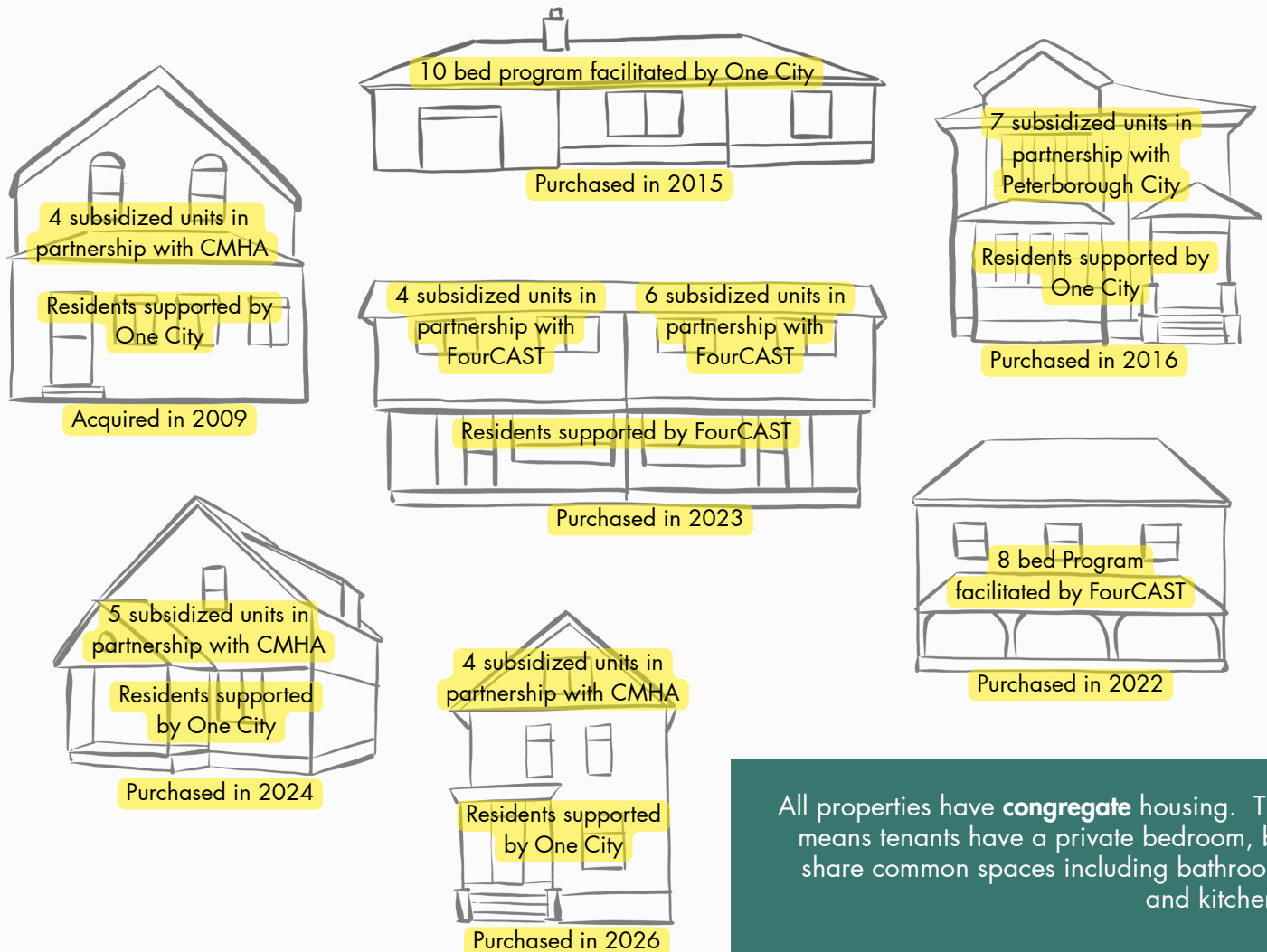
One City purchases housing by engaging like-minded **donors**, federal loans and grants facilitated locally by **United Way**, and provincial incentives for social housing projects with the **City of Peterborough**. When we purchase a property without financing, all rental income is directed into upkeeping the property, programming and tenant supports.

Housing for All

Our housing team believes all people should have access to housing regardless of income, employment, mental health, patterns of incarceration, race, age or ability. In the last year, we **funded a new stairlift** and other accessibility upgrades so that 4 residents can continue living in their home well into their 80s.

Increasing Affordable Housing

All One City owned units are subsidized through partnerships with other nonprofits and the municipality. 7 additional units are privately owned and therefore lack rent control. By continuing to buy housing stock, One City can control rent costs and keep units affordable.



All properties have **congregate** housing. This means tenants have a private bedroom, but share common spaces including bathrooms and kitchens.

The team that makes housing happen.



Housing work is more than providing shelter. We know that without support and good relationships, people are more likely to lose their housing, be evicted, or struggle in unsafe environments.
– Housing Support Staff

The housing team at One City includes multiple departments working together:

- Directors who utilize strong community partnerships to purchase and develop properties.
- Maintenance staff who keep our buildings safe and functioning.
- Finance department who ensure adequate budgeting each year.
- Housing support team who work directly with residents to maintain stable tenancy.

Our Community Partners

In the last year, we have partnered with **PATH** to build 3 ARUs (additional residential units) at properties we have purchased. The planning, permitting, and building expertise of these caring community members was crucial to build these homes.

Our partnership with **FourCAST** has supported the development of several properties; 10 transitional units for men experiencing chronic homelessness, and 8 post-treatment beds at another location for people transitioning from FourCAST's Paddock Wood addictions treatment program.

Volunteers and Students

We currently have occasional volunteers who help us provide food, furniture and community engagement. Each winter, the housing support team also hosts 1-2 students from **Trent University** who bring us new learning, ideas, and energy.



The One City housing pathway.

Unhoused

Find or access survival gear, food, healthcare, financial support.

37 units are dedicated to people exiting homelessness, and we partner with private landlords to provide an additional 7 units. In 6 years, One City has supported 54 residents.

47 Moved from homelessness; living rough or staying in emergency shelters.

7 Moved in after eviction or living in unsafe housing conditions.

Emergency Shelter

Connect with staff to add your name to the By-Name Database.

Last year new residents were already connected to One City programming. When shelter staff work closely with housing staff, the resident benefits from a strong support team and a smooth transition into housing.

One City outreach supports Trinity drop-in and overnight shelter
One City re-integration housing

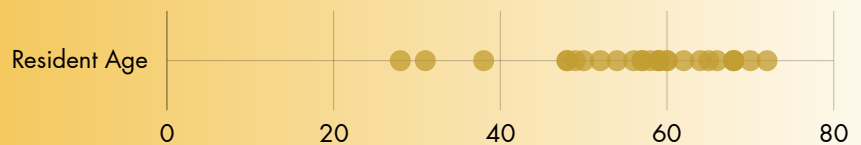


One City supported housing

Transitional Housing

Names are pulled for transitional units based on need.

Current residents are mostly men with an average age of 57. Unfortunately, transitional units are mostly inaccessible, with stairs and tight spaces limiting the use of mobility devices and making it hard for most residents to move around comfortably.



Permanent Housing

Residents are supported to find permanent housing in the private market, or sign a lease in their current unit.

81% of current residents have a recognized disability. The lack of affordable private rental units in Peterborough is the main reason residents are unable to transition into permanent housing. Because One City owns our houses, we are able to sign some residents onto permanent lease agreements and they may stay as long as they need.

100% of One City-owned housing is below market rate.

\$733-\$1408/month The average income for residents.

Housing supports and programming.

“ You have to get along with your roommates, do some cleaning periodically, try to help with the meals.

– One City Resident

One City’s housing support program for people exiting homelessness includes a coordinator, case managers, and general support staff who provide direct, in-home support for **27 residents**.

Case managers develop personalized support plans with each resident, and the whole team engages in daily living activities and system navigation which improve residents’ well-being and housing security. We call this work *stabilization*.

We have **5 program outcomes** for all residents:



What’s Working

- 1. Tenant selection.** Residents are matched with the right housemates to minimize conflict and foster good relationships. Staff work closely with residents to establish house routines and good culture. When there is a vacancy, residents are consulted about their expectations for a new housemate, and staff select someone with similar lifestyle and values.
- 2. Relationships and mediation.** Each home houses residents with different levels and types of supports. Residents with complex mental health needs benefit from the stability of others. Staff aim to foster compassion and provide mediation and support to all residents, which builds tolerance and often prevents eviction.
- 3. Eviction rates.** With only one eviction last year for 27 units, our eviction rate has dropped from 37% to 3% in 6 years. Most residents have found ways to live with each other, and safety concerns have dropped significantly. We have prevented 4 evictions in the last year with significant staff intervention, monitoring and setting expectations for continued tenancy.

Common Challenges

- 1. Residents supporting unhoused friends.** 25% of residents regularly provide their friends access to their unit so they may also benefit from their housing; including a safe bed, access to laundry and a bathroom. It is often a challenge to manage guests’ visits well and avoid conflicts that jeopardize tenancy.
- 2. Continuing supports.** While residents are expected to live independently, new challenges arise as they age, which makes it difficult to reduce or remove supports and programming. Long Term Care housing is often most appropriate, but the waitlists are long.
- 3. Safety risks and intervention.** Staff often have to balance the needs of one individual with the needs of the whole house. In effort to keep someone housed, we often have to weigh the safety risks to all involved, including the risk of evicting someone into homelessness. This can cause conflict between staff and residents.

Highlights from this year in housing.

Creating Community

16 residents paid and participated in a trip to ride the Liftlock Cruise and have a BBQ in DelCrary Park.

9 residents paid and participated in a Trip to Toronto to watch a Jays Game.

5 residents regularly attend community art programming.

2 residents received rapid grief support following the loss of loved ones.

Safety and Support

4 current residents, previously evicted from One City housing, have now been stably housed with us for over a year.

7 residents now have access to evening and weekend support with additional staffing hours.

4 safety plans were executed, staff provided in-hospital visits, supportive interventions and advocacy with medical teams.

Health and Wellness

2 residents were supported through the application process to apply for ODSP benefits.

2 residents were connected with in-home PSW supports for their increasing health needs.

6 residents were enrolled with a primary healthcare provider.

60+ communal meals with residents were hosted by staff.

2025 Support Program Assessment

This year we developed a program assessment tool that prioritizes our resident's **subjective stability** – specifically how residents feel and perceive their own housing and well-being. This self-reported information helps our support team understand what is most important for residents, and to recognize patterns in the kinds of supports they provide.

Sometimes staff identify discrepancies between what residents report and what supports they actually receive. For example, a resident might feel they do follow the rules of their house, but staff have concerns about their relationships with housemates. This is an opportunity for staff to work with residents to build awareness around tenancy and wellness issues and prevent eviction.

Overall, all residents agree that they:

- Feel at home and comfortable in their current unit
- Feel comfortable giving the Housing team feedback about their supports
- Feel comfortable asking for help in matters related to tenancy

Almost all residents reported living in their units far longer than they have actually been housed. Staff are curious about what this says about our support program.



*I've learned that **privacy and dignity** are most valued in housing support.*

– Housing support worker

“ Each time we are able to buy a house and we can add a basement unit and a backyard unit, that’s not just one person housed, it’s six.
– Michael Vanderherberg
Director of Property Development



Visioning the year ahead.

One City plans to increase our housing stock and offer permanent, affordable housing for our current residents and for residents in other housing programs in the City of Peterborough. Two more ARUs are scheduled to break ground this year with completion for early 2027. Plans to purchase new properties involve partnerships with other housing support providers in the city.

Success #1 Close Relationships

Residents and staff agree that good supportive housing feels less institutional and more community minded. Staff work in relation to residents, finding common interests and shared community. These deeper connections offer residents purpose and motivation to work towards their goals.

Success #2 Lease Agreements

Residents have said signing permanent lease agreements has provided a sense of stability and security for years to come. Typically, residents are offered a permanent lease agreement within 1-2 years from move-in date.

Challenge #1 Congregate Living

Less than 5% of units owned by One City are self-contained apartments. Congregate housing is not appropriate for all residents at all times.

We will continue to prioritize building ARUs that provide residents with more privacy and autonomy in their living spaces.

Challenge #2 Permanent Units

There is a lack of affordable, permanent units in Peterborough. Many residents do not have the income to pay for units in the private market, and the Rent-Geared-to-Income housing waitlist is 10+ years long.

Our focus for the next few years is to expand partnerships with other nonprofits and the municipality to increase our permanent housing stock.