



**YOUR GIFT**  
has a multi-  
generational impact

**A special report  
for you!**

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# every one

## deserves a safe and decent place to live.



## our board of directors

Hope Lee, Board Chair

Jill Bennett, Vice Chair

Stephanie Gates, Treasurer

Sandy Thomas, Secretary

Bob Carter, Director

Rayna Li, Director

Fay Martin, Director

Cindy Windover, Director



# a message from the CEO

**Because of your generosity,** 2022 was a year of success and hope. Success turning the dream of homeownership into a reality for 41 local families through our innovative first multi-residential build, and hope for what more we can accomplish together to give more families strength, stability, and self-reliance through affordable homeownership.

Recognizing the need, Habitat for Humanity Peterborough & Kawartha Region (Habitat PKR) took a strategic shift in changing how we build to address the deepening need for affordable housing. Embarking on the journey of becoming a multi-residential developer was not easy. But with your unwavering support, we thrived despite the challenges that came our way – including a global pandemic – and successfully welcomed 41 families home in April of 2022. A milestone that is truly special for Habitat for Humanity PKR's 20<sup>th</sup> anniversary.

**All of this could not have been possible without you.**

While we celebrate this achievement for our community, **the work is not over.** Since the beginning of the multi-unit project, more than 1,000 families have reached out to Habitat PKR needing a hand-up into safe, decent, and affordable housing.

Affordable homeownership has never been farther out of reach – and never has Habitat PKR's work been as urgent and important. We hope you continue to support Habitat PKR in accelerating affordable home building in our region, creating more opportunities for families and individuals in our community to build stability.

**With generous supporters like you,** we can continue our momentum to build more. In 2023, we look forward to breaking ground on Phase 2 of the condo development on Leahy's Lane, bringing 12 more affordable, 2-bedroom units. And finding innovative ways to serve more families, including Habitat's first 3D constructed single-family home to be built in the community of Fraserville, 3 single-family homes in Omemee, and exploring more potential multi-unit developments in the City of Peterborough and in Haliburton County.

Unique as we all are, we are bonded by a vision of building a world where everyone has a decent place to live. So, **THANK YOU!** Thank you for joining us in being an unstoppable force in the fight for affordable housing in Peterborough & Kawartha Region.

With much gratitude,



Susan Zambonin  
CEO, Habitat for Humanity PKR



# 20 big wins of 2022

**1** Habitat PKR celebrates **20 years** of helping families build strength, stability, & self-reliance through affordable homeownership

**Habitat PKR built 25% of the total number of homes built across all Habitat Canada affiliates in 2022**

**2**

## **3** Doubling our impact

Habitat PKR partners with 41 families in 2022, doubling the total number of families partnered with in the first 18 years.

**4** In 2022, 1 family fully paid their mortgage with Habitat PKR



Through affordable homeownership, families can focus on improving their quality of life, getting a better education, better jobs, & build their financial stability! By being able to build equity with their Habitat homes, families can plan better for their futures.

# 5

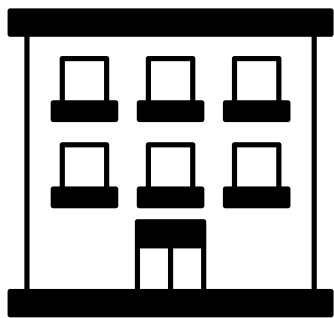
## 20 big wins of 2022



**2 seniors, 19 individuals, 13 families including, 6 single-parent households, & 18 children**



The condo project allowed Habitat PKR to expand homeownership eligibility to include individuals, couples, and seniors. Members of the community in need of affordable housing that Habitat had not been able to serve in the past.



## First Habitat for Humanity multi-unit build in Canada

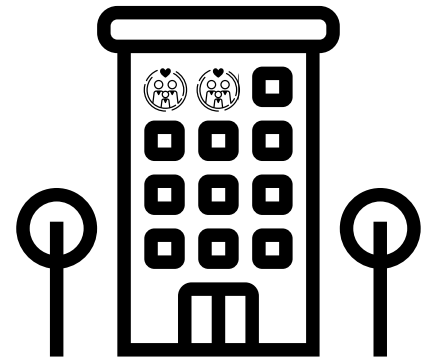
# 6

The innovative 41-unit condo on Leahy's Lane is the first multi-unit build of its size for a Canadian affiliate that was completed in one phase.

# 7

**2 families have been accepted for homeownership**

for Phase 2 of Habitat PKR's condo project on Leahy's Lane.



# 20 big wins of 2022

# 8

## 96,294 ReStore purchases

all of which came from community donations brought into the Habitat ReStores.



# 9

## 293,839 items diverted from landfill

helping support a circular economy!

# 10

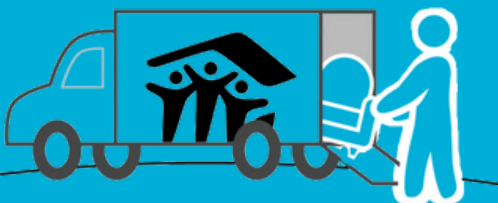
## \$2,130,224.79 in gross revenue from 3 ReStores in Peterborough & Lindsay

with proceeds supporting Habitat PKR's operational costs & vital affordable home-building projects.

**860 ReStore donation pick-ups**  
**38 Home deconstructions**  
**305 ReStore purchase deliveries**

# 11

Habitat's 'ambassadors on wheels', composed of 4 dedicated staff & 10 volunteers, provide services such as ReStore donation pick-ups, deliveries, & home salvage & deconstruction. As well as partner with local retailers & distributors to source product donations for the Habitat ReStores.



**Secured over \$238,270 of product for the Habitat PKR ReStores in 2022.**



**Habitat for Humanity®**

Peterborough & Kawartha Region

# 12

# 20 big wins of 2022



## 145 volunteers

joined us in empowering through shelter.

# 13

## 10,416 Hours Volunteered



The commitment, skills, & dedication of the volunteers are the driving force that makes Habitat PKR's work possible. Bringing independence to local families in need of safe, decent, & affordable homes.

## Habitat PKR offers youth volunteer opportunities for at-risk, English Second Language, & local youth

# 14

Through Habitat PKR, youth were able to build valuable skills in the Habitat ReStores that will serve them in their future career aspirations, gain confidence, & emerge as leaders in areas they might not otherwise have the opportunity to explore.

## A total of 53 youth volunteers dedicated 1,977 hours to Habitat PKR in 2022.



# 20 big wins of 2022

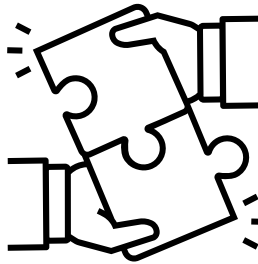
# 15

**Over  
\$19,000  
raised**

for Habitat PKR from the Holiday Charity Auction hosted by the Peterborough & The Kawarthas Home Builders Association.



# 16



## Building community relationships & partnerships

Habitat PKR collaborated with organizations like The Cooperators, & Hiawatha First Nation, & provided ReStore vouchers & support to clients of the YES Shelter, New Canadians Centre, & One City Peterborough.

## The Peterborough Tool Library was acquired in March & now has 90 active members

# 17



Habitat PKR acquired the Tool Library from the Endeavour Centre & relocated it to the Peterborough North ReStore. Still managed by volunteers, the library supports equitable access through a 'sharing economy' of home building tools.





# 20 big wins of 2022



## Exceeding accessibility with universal design

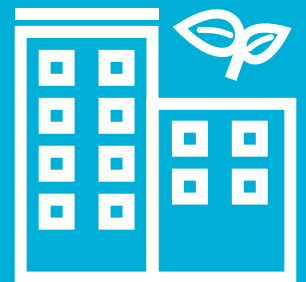
18

The 41-unit condo on Leahy's Lane is universally designed to accommodate the current & future accessibility needs of the homeowner families.

## The Leahy's Lane condo surpasses industry standards for energy efficiency by 25%

19

Habitat PKR's first multi-unit condo completed in 2022, was designed with heating, plumbing, & power systems that are 25% more energy efficient & reduce Greenhouse Gas (GHG) emissions by 25% more than the National Energy Code of Buildings (NECB) standards.



20

## Build partners donate \$2.9 million in gift-in-kind & financial support to condo project

Through partnerships made with consultants, contractors, & trades for the condo project, Habitat PKR received additional support from construction partners through donations of cash & building materials that were instrumental to the project's success.



## YOU have changed their lives

41 families celebrated their very first holidays in their new Habitat homes in 2022, all thanks to YOUR support. You helped make a difference by helping us build from the first pouring of the foundation all the way to bringing these families home.

When we build together, you are making a lasting change, not just for today or tomorrow, but for generations to come. Because you have given these individuals, couples, & seniors, access to affordable homeownership, they can now focus more on their quality of life and can finally take ownership of their futures. Habitat families gain strength, stability, and self-reliance through affordable homeownership, creating a foundation of a stronger, and thriving community. That's how significant your gift is.

We can't thank you enough for your support in giving these families a hand up to a better life. Enclosed are stories of families whose lives you have changed.

We hope you continue to join us as we help more families in need of safe, decent, and affordable housing in the coming years!

**We've seen incredible things happen when people build a home. But even more incredible is seeing how home builds people.**

# Nevin & Mintu

**"As an immigrant who came to Canada as an International Student, I already spent so much money on schooling, which left us with no savings to put on a down payment to buy a new home," says Mintu.**

"With the help of Habitat for Humanity Peterborough & Kawartha Region, we finally got a chance to be homeowners – which we were dreaming of for so long."

Nevin and Mintu used to live in a small bachelor apartment that had limited space. The apartment continuously had issues with the heating and cooling of the building, leading Nevin and Mintu to take on additional costs throughout the year to heat and cool their home with portable units.

Nevin and Mintu were grateful to be selected as one of the 41 new homeowners on Leahy's Lane. They are looking forward to their new journey of homeownership and having a safe place to call home.

"Home is a place where we feel we belong to. Home also provides security, privacy, and happiness. It's a place where we can live, laugh, and learn," says Mintu. "Both of us were always dreaming of having a home of our own. Since we are also planning to have a baby soon, this will make our life easier and will give the baby a better place to grow in."

A Habitat home is a stabilizing force for a family. Better, affordable living conditions lead to improved health, stronger childhood development and the ability – and financial flexibility – to make forward-looking choices.



“

**We are so thankful to Habitat PKR and each and every one who worked behind the scenes in making our dream come true.”**



# Kelli & Scott

**"We want to be homeowners to have a sense of stability and security for ourselves and the future of our family, and a place we can truly call our own."**

Kelli, Scott, and their son used to live in a rental home with mildew and ventilation issues. There was also no sidewalk on their street, creating safety challenges for the long walk to their son's bus stop.

Like many who are renting their homes, for Kelli and Scott there was always the fear that their landlord may choose to sell the home, not renew lease agreements, and raise the price of rent. And with the housing market and the dramatic increase in bidding wars, Kelli and Scott felt like decent and affordable homeownership was completely out of reach for them.

Kelli learned about Habitat PKR through her workplace and through her familiarity with the Habitat ReStores. After seeing an advertisement online that Habitat PKR was building affordable condos in Peterborough, Kelli and Scott immediately started on their homeownership application.

In April 2022, Kelli and Scott moved into their new home on Leahy's Lane. "Home to us means a safe and secure place that our family feels comfortable in and looks forward to coming home to," says Scott.



“

**Moving into a Habitat home has given us the sense of stability and security that is missing as renters. We're happy to be investing in our future.”**





# Shelley & Alan

**"A home is much more than a building or a residence. It is a place where you live and become – part of a community. It is a place of refuge where you feel safe, comfortable, and can enjoy privacy and rest,"**

“

**Knowing this is our ‘forever’ home has greatly reduced our stress, which in turn makes for a happier, healthier environment in which to live, grow and prosper.”**



Shelley and Alan are retired, long-time Peterborough residents, and grandparents who have given a lot of their time and talents to the community. Alan has used his woodworking skills to teach youth and build scaled-down furniture for children, and Shelley is a puppeteer, arts educator, and volunteer at Fairhaven Long-Term Care where she leads crafting sessions with residents. Shelley also advocates through her seat on the Age-Friendly Peterborough Advisory Committee.

Unfortunately, Shelley and Alan recently experienced exactly how hostile the residential real estate and rental market can be for retirees. They used to live in a ground-floor house-turned-duplex that included uneven floors and rodent problems.

"In the weeks we spent looking for a new home, we quickly learned that rent for a suitable apartment, or purchase of any kind of residence, had become out of reach due to the skyrocketing value of homes in Peterborough," said Shelley.

When they learned they could qualify for Habitat PKR's Homeownership Program, they applied right away. After getting approved and completing over 500 volunteer hours in the community, Shelley and Alan moved into their new condo unit on Leahy's Lane, and now have a 'forever home' they can call their own.

# Olivene

**"Ultimately, being a homeowner gives me the feeling of independence and freedom – renting has been money down the drain."**

“



**This has been such a great blessing to myself and my family. I am grateful to be in a partnership with Habitat PKR and for what they are doing for individuals and families such as myself."**

Olivene used to live in an apartment that had some safety concerns. Apart from a few concerning neighbours, the apartment was located above a restaurant with no emergency exit.

Olivene was able to leave all that behind and begin a new chapter towards becoming a homeowner. She has been familiar with Habitat PKR's homeownership program since her highschool days, however it was only in recent years that applications for individuals on single-incomes were accepted. When the opportunity arose, Olivene sent in her application. She could not believe how lucky she was when she learned that she was approved to be a Habitat Homeowner in the new 41-unit condo development at Leahy's Lane.

"I really didn't think I would ever own a home and I'm just amazed and excited for this next chapter," says Olivene. "For me, becoming a homeowner would also allow for stability in the future, should I have a family of my own."

When asked what home means to her, Olivene said, "to me, home is a place I feel resembles myself and my family. It's a place where I will feel comfort, peace, and safety."

## What It Means To Me That My Family Gets to Own a Condo

written by 11-year-old Jack who now has a safe and decent place to call home



Drawing of Leahy's Lane condo building by Jack

**It means a lot to me that my family can get a condo with Habitat For Humanity. We have never owned a home before. This will be exciting for me.**

One of the big reasons I am excited about the condo is that I can decorate and paint it however I want. I have never been able to do that. I want to paint my walls blue, and use stencils and spray paint to draw cool pictures.

I am also excited about how I will be closer to family. My Oma lives in walking distance away from the condo. I could walk there and visit all the time, which would be nice because I would rather be closer to my Oma's than I am right now.

It is also a safer and nicer environment. I live in an apartment on Lansdowne right now, and I can't really play outside. It's not safe with the road, and some of the people. I really want to play outside.

**At our current spot we are at right now, we don't have a lot of extra money after rent and bills to do stuff together as a family. When we move it will be a lot cheaper, and the extra money we can use to do stuff as a family like travel, and go to fun places far away.**

One of the coolest parts of the condo is that I will get to see an old friend. One of the other condo owners used to live where we do now. I became friends with her grandson, but haven't seen him since she moved. It will be fun to see him again, and play video games and scooter like we used to. It will be exciting to go to a new school, and make new friends. Hopefully some of my new friends will live closer to the condo, and I can go play with them more often than I can play with my friends now.

It will also be amazing to have laundry and a dishwasher in the condo. I currently have to walk down 3 flights of stairs and use quarters when I am doing my laundry chores. It is going to make my chores much easier to do.

These are some of the reasons I am excited about my family getting a condo with Habitat for Humanity.



Habitat homeowners Kimberly, Nigel, & Jack



Thank you again, for your steadfast support of your community and for your generous contributions towards building decent, affordable housing in your communities.

Without you, none of this is possible.

*thank you!*



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 **Habitat for Humanity**<sup>®</sup>  
Peterborough & Kawartha Region