



Haldimand Disposition of Singles & Semi's Strategy – 41 Units

Three Phase Approach:

Disposition Phase	Community Address	Timelines
Phase I Dunnville Development – 3 units (Sold March 2022)	<ul style="list-style-type: none"> • 129 Elizabeth Cr., Dunnville • 129 Elizabeth Cr., Dunnville • 129 Elizabeth Cr., Dunnville 	Completed. Funds deposited into "Haldimand Sold Unit Reserve Fund"
Phase II Disposal of 10-11 Units Note: Ramsey Dr. Development anticipated completion Dec 2024 – future report required to address financial need for development versus proceeds of sales from the 10-11 units identified	Various units from: <ul style="list-style-type: none"> • Elizabeth Cr., Dunnville • Queen St. E., Dunnville • Main St. E. Dunnville <i>*see list below</i> 	<ul style="list-style-type: none"> • 3-4 units will be sold 4-5 months following approval of Business case. • 7 additional units will be sold 1-2 years following approval of Business case.
Phase III Remaining Haldimand Asset Disposition	Various units from: <ul style="list-style-type: none"> • Elizabeth Cr., Dunnville • Queen St. E., Dunnville • Main St. E. Dunnville <i>*see list below</i> 	<ul style="list-style-type: none"> • Remaining 27-28 units will be sold 7-8 years following approval of Business case and as opportunity arises.

HNHC will apply the following principles, in order, to establish the order of sale of units:

1. Units which are currently vacant.
2. Units which become vacant through attrition and (i) are chronically vacant due to poor location, unsuitability for tenants' needs or condition; (ii) have a market value which is above the current median sale price, or; (iii) have anticipated repair expenses in excess of \$25,000.
3. Units in which tenants have been identified as being "over-housed" and will be relocated to units which meet the current Service Manager's Occupancy Standards.
4. Units that require repairs of such enormity that the tenant needs to be relocated due to health and safety concerns (subject to the provisions of the Residential Tenancies Act).

Note: Units that can be purchased by eligible tenants and community members in accordance with Health and Social Services Housing Home Ownership Program (Investment in

affordable Housing for Ontario Program), will be given consideration during the competitive sale process in order to support the program.

Community Addresses for remaining units:

116 Elizabeth Cr., Dunnville
117 Elizabeth Cr., Dunnville
118 Elizabeth Cr., Dunnville
119 Elizabeth Cr., Dunnville
120 Elizabeth Cr., Dunnville
121 Elizabeth Cr., Dunnville
122 Elizabeth Cr., Dunnville
123 Elizabeth Cr., Dunnville
125 Elizabeth Cr., Dunnville
127 Elizabeth Cr., Dunnville
131 Elizabeth Cr., Dunnville
133 Elizabeth Cr., Dunnville
135 Elizabeth Cr., Dunnville
137 Elizabeth Cr., Dunnville
139 Elizabeth Cr., Dunnville
141 Elizabeth Cr., Dunnville
142 Elizabeth Cr., Dunnville
143 Elizabeth Cr., Dunnville
144 Elizabeth Cr., Dunnville
146 Elizabeth Cr., Dunnville
147 Elizabeth Cr., Dunnville
148 Elizabeth Cr., Dunnville

527 Main St. E., Dunnville
529 Main St. E., Dunnville
528 Queen St. E., Dunnville
530 Queen St. E., Dunnville
531 Main St. E., Dunnville
533 Main St. E., Dunnville
532 Queen St. E., Dunnville
534 Queen St. E., Dunnville
535 Main St. E., Dunnville
537 Main St. E., Dunnville
536 Queen St. E., Dunnville
538 Queen St. E., Dunnville
539 Main St. E., Dunnville
541 Main St. E., Dunnville
540 Queen St. E., Dunnville
542 Queen St. E., Dunnville