



Overview and Outlook

Presentation to HYI Board of Directors

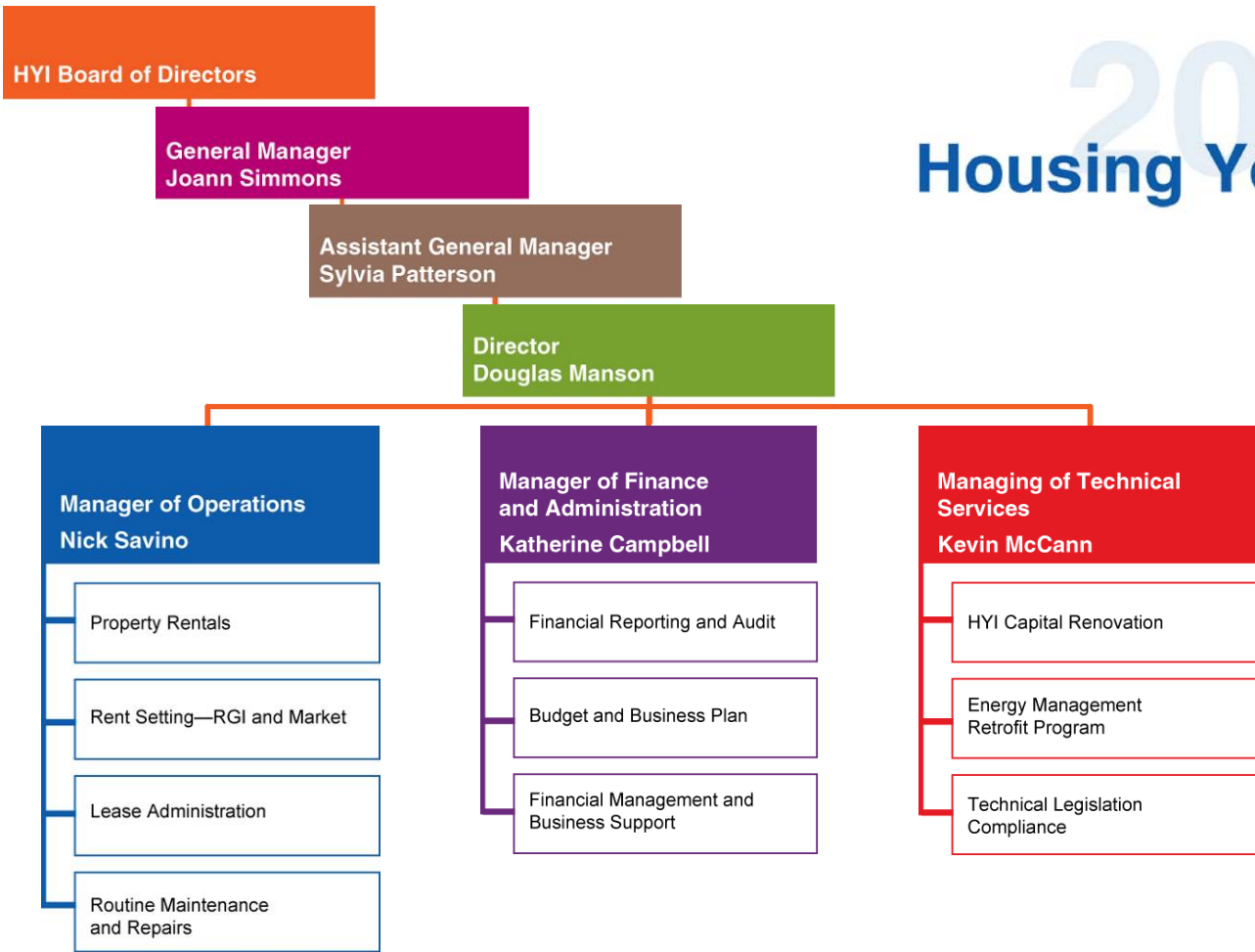
**Sylvia Patterson
October 14, 2009**

Overview

- ❑ Organization of housing corporation
- ❑ Service Delivery
- ❑ Highlights 2009/2010
- ❑ Budget for 2009

Organization of the Housing York

2009
Housing York Inc.



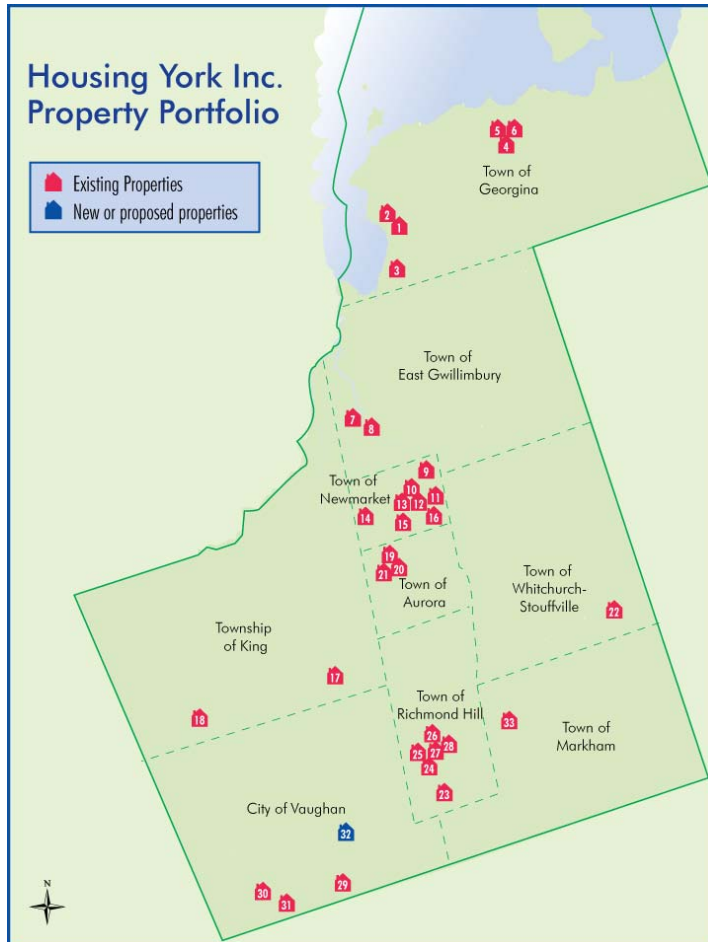
Service Delivery


HYI Rental Property Locations

- ❑ Our rental properties are located in all nine municipalities.
- ❑ Housing York Inc. is the Regional Municipality of York's non-profit housing corporation and was formed on January 1, 2003.
- ❑ The corporation owns 1,977 units of non-profit housing, located in 31 communities across the nine municipalities that form York Region.
- ❑ Housing York Inc. also owns the emergency shelter facility in East Gwillimbury which is operated by Blue Door Shelter.
- ❑ Housing York Inc. is the 8th largest non-profit housing provider in Ontario and holds assets with a current value assessment of over \$165 million

Service Delivery

HYI Rental Property Locations



	Housing York Inc.	Units
Georgina		
1	Keswick Gardens	120
2	Pineview Terrace	49
3	Glenwood Mews	64
4	North View Court I	40
5	North View Court II	32
6	East Court	10
East Gwillimbury		
7	Transitional & Supportive Housing	52*
8	Oxford Village	36
Newmarket		
9	Brayfield Manors	81
10	Founders Place	100
11	Heritage East	120
12	Fairy Lake Gardens I	97
13	Fairy Lake Gardens II	56
14	Mulock Village	104
15	Armitage Gardens	58
16	Tom Taylor Place	50
King		
17	Kingview Court	27
18	Nobleview Pines	26

	Housing York Inc.	Units
Aurora		
19	Hadley Grange	80
20	Orchard Heights Place I	22
21	Orchard Heights Place II	61
Whitchurch-Stouffville		
22	Elmwood Gardens	51
Richmond Hill		
23	Springbrook Gardens	93
24	Rose Town	125
25	Maplewood Place	80
26	Evergreen Terrace	56
27	Dunlop Pines I	67
28	Dunlop Pines II	66
Vaughan		
29	Blue Willow Terrace	60
30	275 Woodbridge Avenue	32
31	Woodbridge Lane	14
32	Mapleglen Residences	Proposed 84
Markham		
33	Trinity Square	100

* Emergency Shelter (Blue Door Shelters)

Service Delivery

- ❑ Over 3,500 people make their homes in Housing York Inc. communities. Our residents come from all walks of life.
- ❑ They are seniors, families, singles, students and people with disabilities. They have diverse social and cultural backgrounds. A variety of circumstances and needs bring them to our housing communities.

Service Delivery

- ❑ 83% of units are rent-gearred-to-income
- ❑ 17% are market rent units
- ❑ 70 % (1,395) Seniors units
- ❑ 30% (582) Family/Singles units



Service Delivery – Services to Seniors and Disabled

Housing York Inc. has community partnerships with:

- ❑ Community Care Access Centre (CCAC)
- ❑ Community Home Assistance to Seniors (CHATS)
- ❑ Alternative Community Living (ACL)
- ❑ Community Living Newmarket/Aurora District
- ❑ March of Dimes
- ❑ Canadian Hearing Society
- ❑ Canadian Mental Health
- ❑ York South Community Living

Through partnerships, on and off-site services are available to seniors including:

- ❑ **On-site** - personal support, homemaking, personal services to seniors
- ❑ **Off-site** - nursing, homemaking, personal support, physiotherapy and social work services

Service Delivery

ADDITIONAL SERVICES TO RESIDENTS

- ❑ Community/Activity Rooms
- ❑ Housing York Inc. and its community partners offer many family supports and programs, including:
 - ❑ Access to a Social Worker
 - ❑ Summer Camp programs for kids and teens
 - ❑ Early Years programs for parents and tots
 - ❑ Youth drop-in program held by the Boys and Girls club

Statutes that Impact Delivery of Service

Social Housing Reform Act

Ontario Business Corporations Act

Residential Tenancies Act

Ontario Human Rights Code

Ontarians with Disabilities Act

Accessibility for Ontarians with Disabilities Act

2009 Highlights

- ❑ Implementation of a Communications Strategy, enhancing the overall landlord/tenant relationship.
- ❑ Assist in the design of new construction of Mapleglen Residences (Vaughan) and Kingview Court (King).
- ❑ Operationalize new Leeder Place, a larger emergency shelter for families in East Gwillimbury.
- ❑ Begin to deliver additional \$2 million in economic stimulus funding from the Federal and Provincial Governments to repair and renovate in year one.
- ❑ Continue multi-year energy retrofit program.
- ❑ Continue multi-year emergency power program.

Anticipated Priorities for 2010

- ❑ Delivering the Economic Stimulus Social Housing Repair & Renovation (SHRRP).
- ❑ Preparing for operationalizing new properties Mapleglen Residences and Kingview Court expansion.
- ❑ Planning for new IT Upgrade.
- ❑ Continuing delivery of energy retrofit program.

Housing York Inc. Portfolio as of December 31, 2008

Social Housing Reform Act, 2000

Residential Tenancies Act

Provincial Reform

- 11 buildings – average age 16.5 years
- Retained Earnings and Capital Reserve

Public Housing

- 17 buildings – average age 35 years
- No Retained Earnings and no Capital Reserve

Regional Housing

- 3 new buildings – average age 2.5 years
- Capital Reserve funded from surplus operating funds

Blue Door Shelters

- 3 shelter buildings
- Capital Reserve funded by eligible subsidy

Statement of Principles

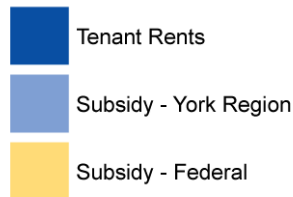
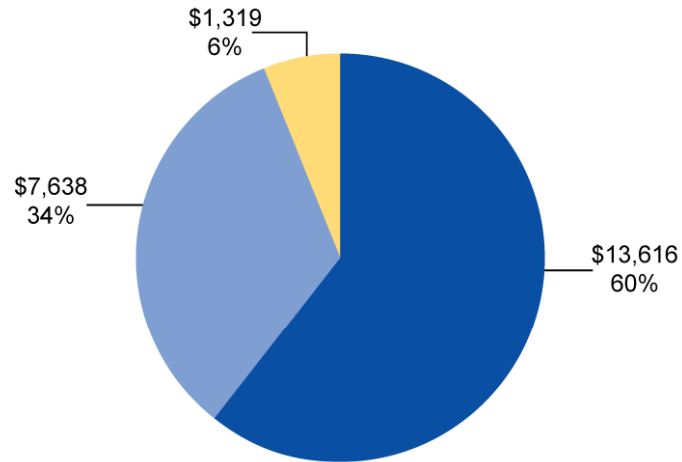
2009 Total Budget Summary

\$000's	2009 TOTAL
Revenue	
Tenant Rents	\$13,616
York Subsidy	7,638
Federal Subsidy	1,319
Total Operating Revenue	\$22,573
Operating Expenses	20,859
Public Housing Capital	1,545
Total Operating Expenses	\$22,404
Budgeted Operating Surplus	\$ 169
Strategic Projects related to Growth	\$ 25
Operating Surplus after Strategic Projects	\$ 144
Capital funded from Reserves	\$ 1,547

2009 Operating Budget

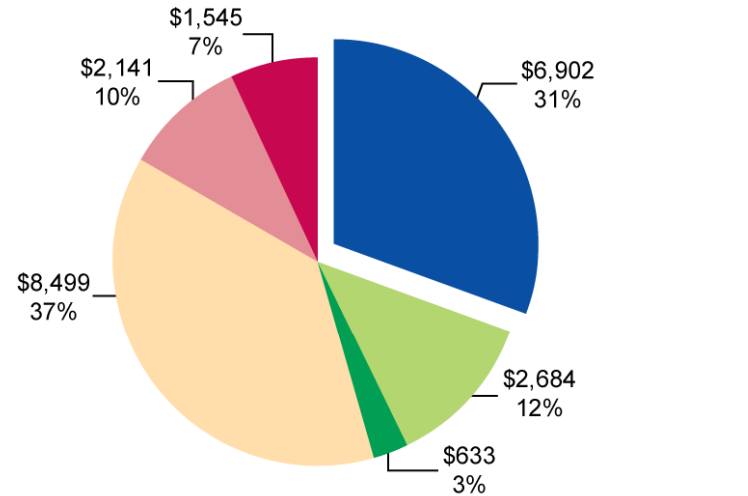
2009 Revenue Sources
\$000

Total Operating Revenue \$22,573



2009 Operating Expenses
\$000

Total Operating Expenses \$22,404

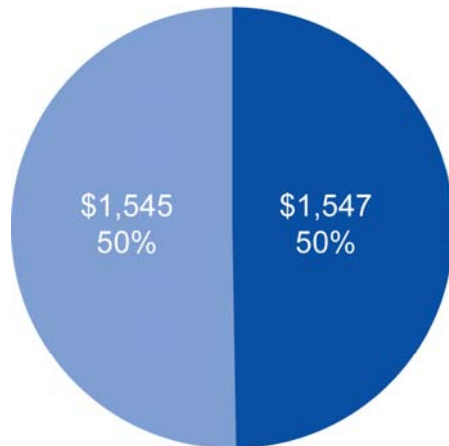


* Manageable Cost Per Unit equals Maintenance & Administration, Insurance and Bad Debts

2009 Major Repairs/Replacement (Capital)

2009 Funding Sources
\$000

Funding from Reserves	\$1,547
Funding from Operating	\$1,545
Total Funding	\$3,092



2009 Expenditures by Category
\$000

Total Operating Expenses \$3,092

