



2015 Housing York Inc. Annual Report & Financial Statements

Presentation to
Housing York Inc. Board

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Housing York Portfolio



PORTFOLIO

2,441 housing units

8 townhouse communities, 28 apartment buildings, 2 shelters

Seniors: 1,518 units

Families: 755 units

Single Individuals: 168 units

133 modified or accessible units for people with disabilities

Portfolio value of \$523 million

Operating budget of \$29 million

Building age range: 1966 to 2014



Belinda's Place

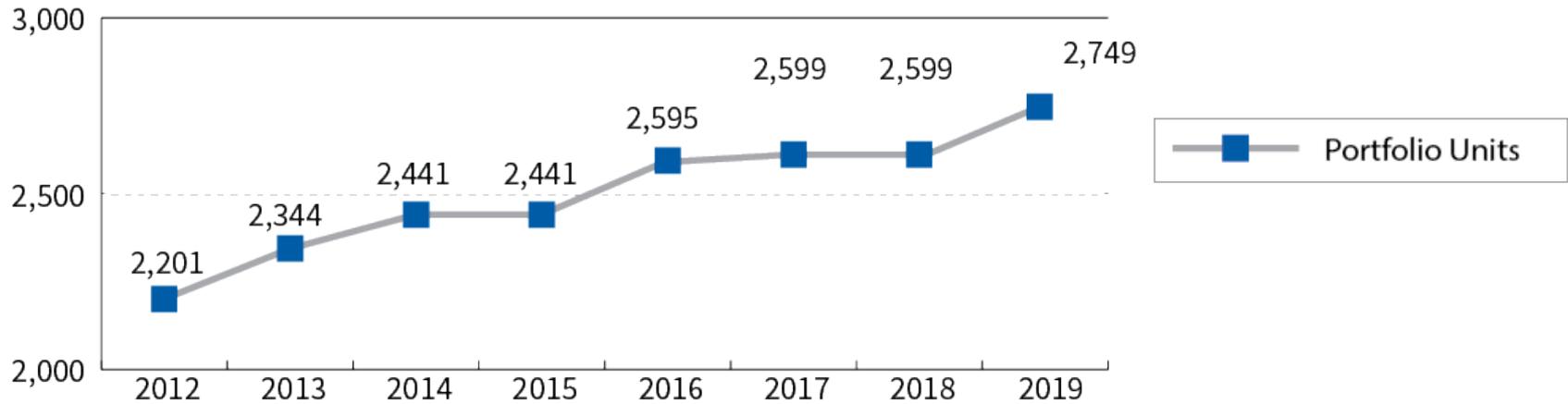
16580 Yonge Street, Newmarket



Total Units	37
Emergency Housing	28
Transitional Housing	9

13% HYI portfolio growth from 2015 to 2019

Portfolio Growth 2012 to 2019



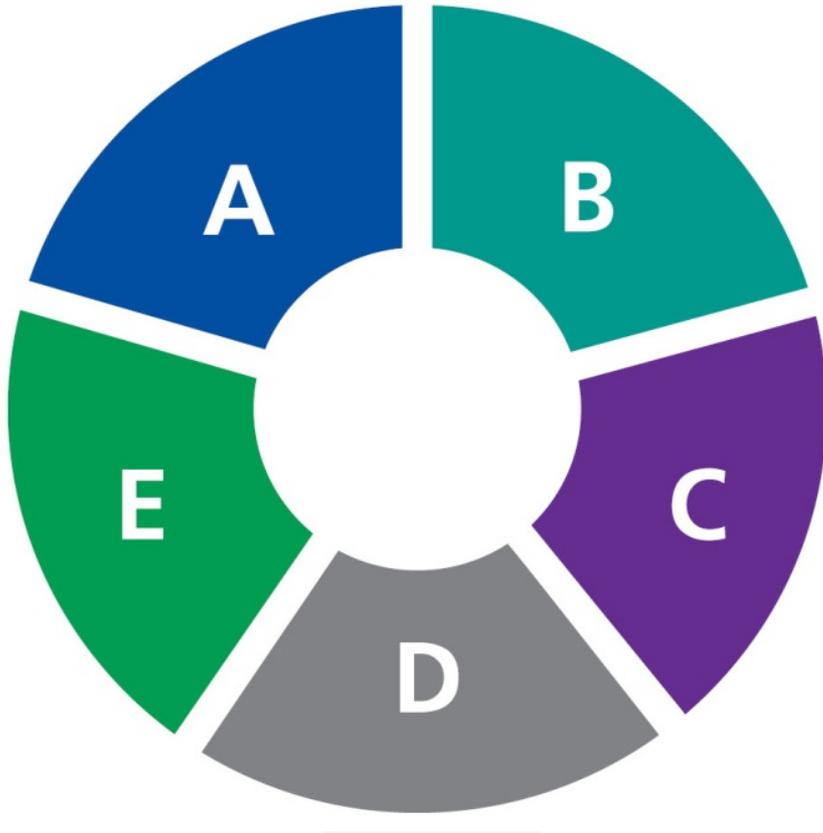
In December 2015, Belinda's Place opened with 28 emergency beds and nine transitional units for homeless women.

HYI Monthly Rental Rates

Tenant Portion
2012 to 2015

	2013	2014	2015
SENIOR Average subsidized rent	\$492	\$499	\$507
FAMILY Average subsidized rent	\$391	\$443	\$417
SINGLE PERSON Average subsidized rent	\$436	\$390	\$398
ONE BEDROOM Average market rent	\$952	\$960	\$977
TWO BEDROOM Average market rent	\$1,109	\$1,119	\$1,136

Strategic Directions Drive Housing York's Activities



A) Sustain Healthy Communities

- Enhanced tenant engagement
- Proactive community partnerships
- Enhanced tenant economic opportunities

B) Manage Properties Effectively

- Appropriate income mix
- Strategic portfolio management
- Regeneration and expansion

C) Manage Finances Proactively

- Long-term financial health
- Revenue maximization and fiscal management

D) Provide User Friendly Services

- Effective tenant communications
- Accessible quality service
- Culturally appropriate services

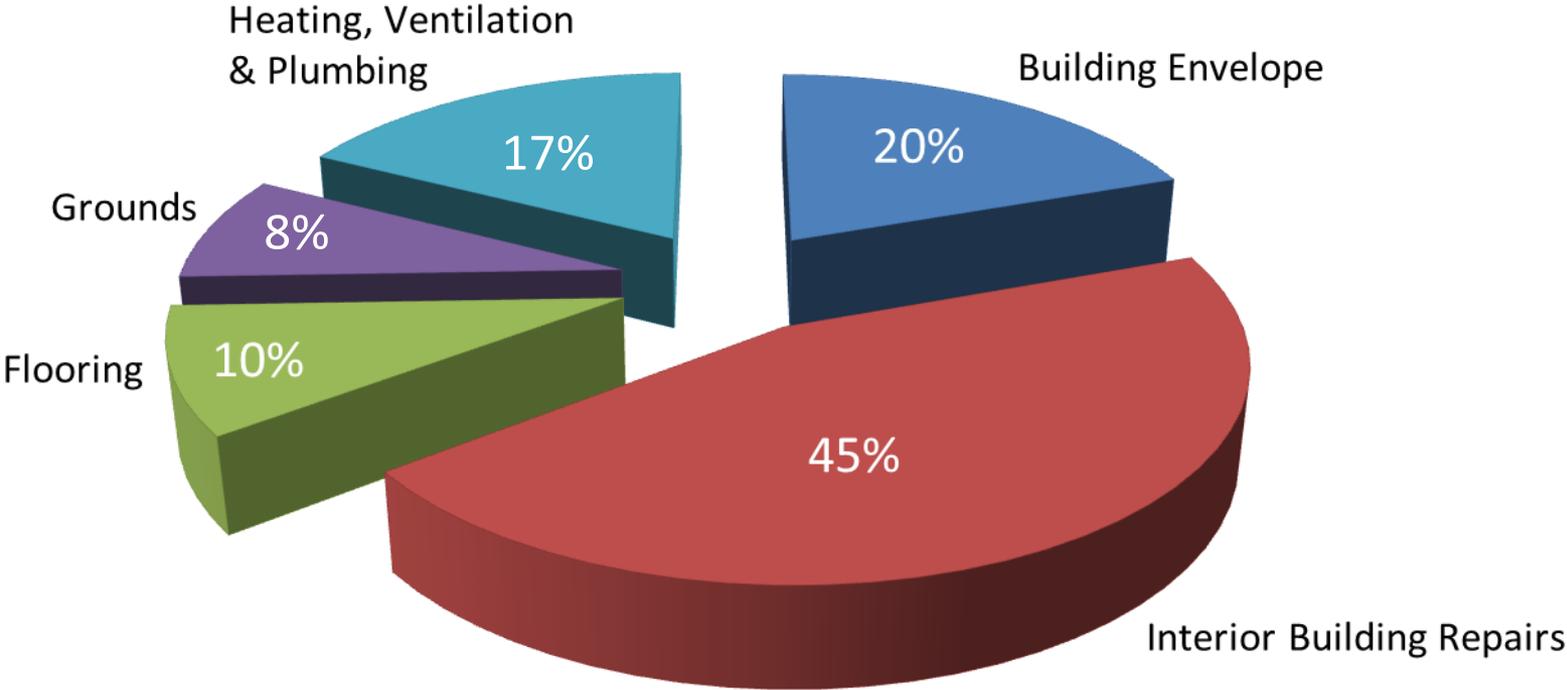
E) Strengthen Governance and Organizational Capacity

- Enhanced reporting
- Renewed governance framework
- Appropriate staffing

A Year Of Expansion & Continuous Improvement

Sustain Healthy Communities	Manage Properties Effectively	Provide User-Friendly Services	Strengthen Governance & Organizational Capacity	Manage Finances Proactively
<ul style="list-style-type: none"> • Collaborated with community partners to facilitate a wide range of events for tenants • Added more transit options at our buildings • Clean Air initiative in partnership with Public Health 	<ul style="list-style-type: none"> • Completed over \$3 million in major renovations • Collaborated with Green Saver resulting in \$60 thousand in savings • Opened Belinda's Place 	<ul style="list-style-type: none"> • Engaged our tenants through a variety of tenant programs • Delivered "Life In My Community" photography event • Safety and Security review program 	<ul style="list-style-type: none"> • Launched the Technology review • Review of the staff delivery model and services • staff training initiatives held 	<ul style="list-style-type: none"> • Introduced a financial forecasting model • Created a new rent subsidy model for the Richmond Hill Hub • Added \$1.9 million to capital reserves to cover major repairs and improvements

\$3.4 Million Capital Expenditures for 2015





2015 Financial Highlights

Key Financial Highlights

Housing York maintains a positive financial position and has a healthy balance sheet with higher asset liquidity and lower liabilities:

- Total net assets are 3% or \$4,433,541 lower than 2014
- Total liabilities are lower by 5.6% or \$4,754,885
- Equity balance increased by \$321,344 reaching \$80,038,211
- Housing York generated a surplus of \$534,601

The Auditors have provided an unqualified opinion on
Housing York's 2015 Financial Statements

HYI Balance Sheet

Balance Sheet		
Assets	2015	2014
Current Assets	7,554,461	6,592,806
Restricted Cash and Investments	8,025,880	7,206,178
Property Holdings	144,017,726	150,232,624
	\$159,598,067	\$164,031,608
Liabilities and Equity		
Current Liabilities	11,328,401	33,959,246
Mortgages and Loans Payable	68,231,455	50,355,495
Equity		
Reserve Fund for Capital Equipment Replacement	4,762,354	4,952,608
Other Reserves	72,092,420	71,711,423
Retained Earnings	3,183,437	3,052,836
	80,038,211	79,716,867
	\$159,598,067	\$164,031,608

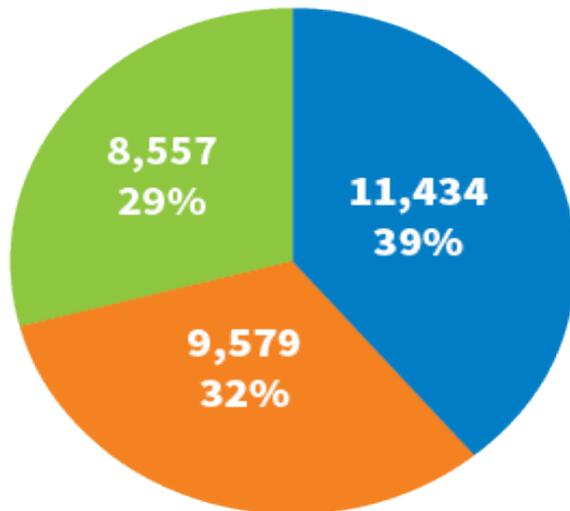
HYI Statement of Revenue, Expenses and Retained Earnings

Statement of Revenue, Expenses and Retained Earnings		
	2015 Actual	2014 Actual
Revenue		
Rents and Other Operating Income	21,013,112	20,173,587
Operating Subsidy	8,557,220	8,633,987
	\$29,570,332	\$28,807,574
Expenditures		
Mortgage Payments	9,140,458	9,437,377
Administration and Maintenance	9,969,447	9,466,070
Property Taxes	3,004,072	2,820,420
Utilities	3,112,389	2,864,464
Capital	1,126,851	1,304,261
Insurance	466,149	443,408
Shelter	128,640	105,120
Bad Debts	47,773	52,950
	\$26,995,779	\$26,494,070
Excess of Revenue over Expenditures Before the Undernoted	2,574,553	2,313,504
Contribution to Capital Reserve	1,991,252	1,782,441
Contribution to Operations Reserve	23,700	23,700
Excess of Revenue over Expenditures	559,601	507,363
Retained Earnings, beginning of year	3,052,836	2,595,622
Internal Allocations:		
Contribution from Insurance Reserve	(25,000)	(50,149)
Emergency Power Plan - additional contribution	(404,000)	
Retained earnings, end of year	\$3,183,437	\$3,052,836

HYI Revenue Mix

2015 Revenue Mix

Market Rent	11,434
RGI Rent	9,579
Subsidy	8,557
Total Revenue	29,570



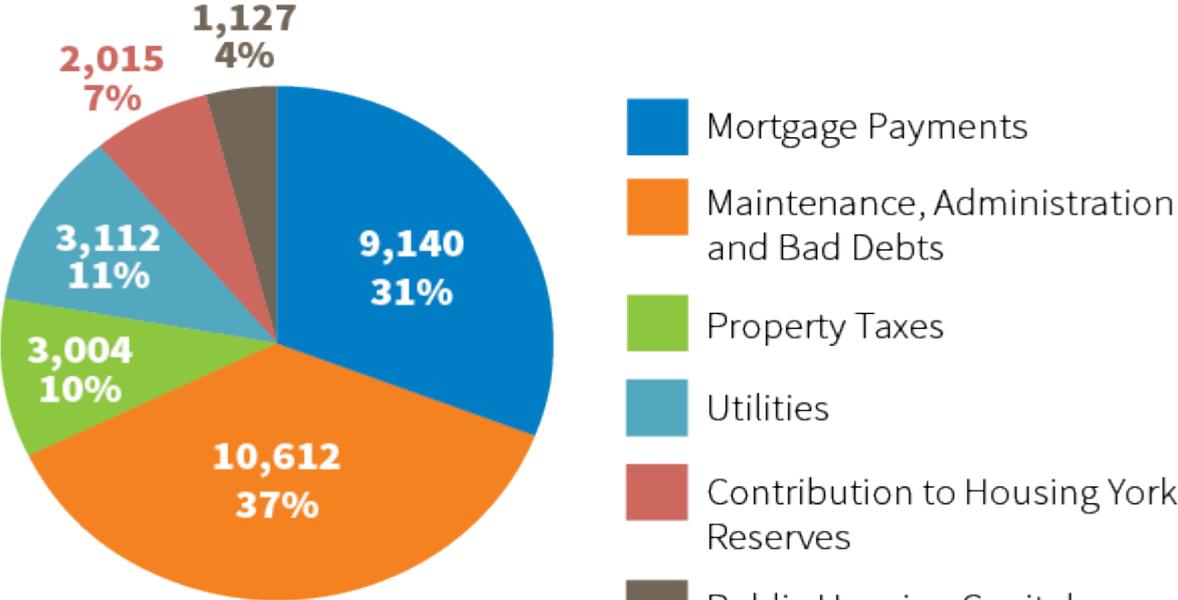
Total Operating Revenue 29,570

Tenant rents account for 68% of HYI's total revenue

HYI Operating Expenses

2015 Operating Expenses \$000s

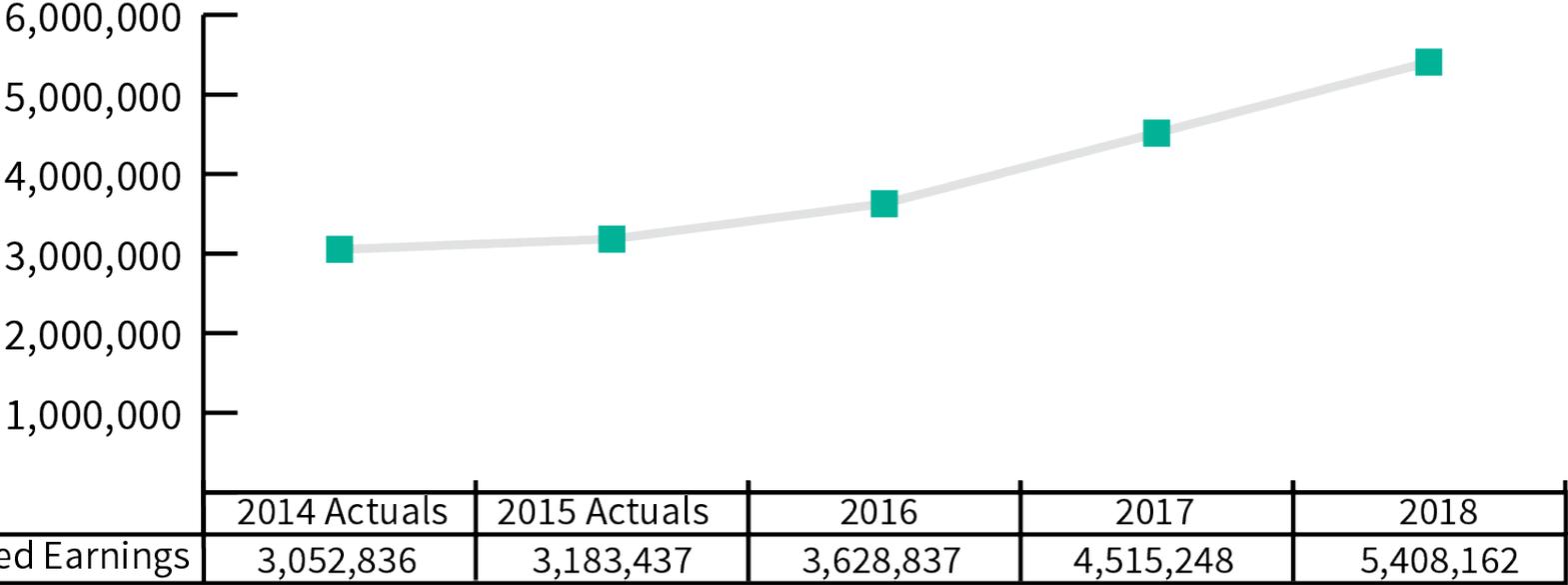
Expenditures:	2015
Mortgage Payments	9,140
Maintenance, Administration and Bad Debts	10,612
Property Taxes	3,004
Utilities	3,112
Contribution to Housing York Reserves	2,014
Public Housing Capital	1,126
Total Operating Expenses	29,010



Mortgage Payments & Property Taxes account for 41% of spend

Total Operating Expenses 29,010

HYI 2014 to 2018 Retained Earnings



Conclusion

- HYI continues to operate within program guidelines and funding formula expectations
- Strong financial health has been maintained
- \$534,601 surplus earned through:
 - Solid rental revenue performance
 - Expenditure optimization
- \$3.38M in major repairs and retrofits reflects commitment to maintaining a quality asset pool
- On track to complete all deliverables in the 2012-2016 Strategic Plan by the end of 2016

Thank You

