



HOUSING YORK INC. 2020 BUDGET

Presentation to Housing York Inc. Board

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Housing York Inc.
January 30, 2020



PRESENTATION OVERVIEW

- Housing York's Budget Context
- Operating Budget
- Capital Budget
- Reserves

HOUSING YORK'S BUDGET CONTEXT

THE BUDGET SUPPORTS HOUSING YORK'S CORE BUSINESS



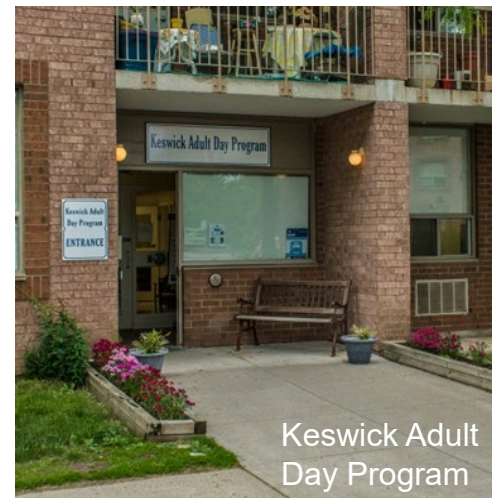
Rental Housing

- 2,762 units
- Home to more than 4,000 people
- 36 properties, located across York Region



Emergency & Transitional Housing

- Porter Place
- Leeder Place
- Belinda's Place
- Sutton Youth
- Richmond Hill Hub



Non-Residential Spaces

- Blue Willow Activity Centre
- Keswick Adult Day Centre
- Unionville Senior's Hub (Future)
- Agency offices

THE BUDGET SUPPORTS HOUSING YORK'S 2017 TO 2020 PLAN



Provide good governance and strengthen organizational capacity

- Creation of HYI's Mission and Vision statements



Strengthen community health

- Development of a Resident Inclusion Plan



Build long-term financial sustainability

- Implementation of the Long-Term Fiscal Strategy



Effectively manage assets

- Approval of the Portfolio Management Plan



Inform and implement Regional housing initiatives

- Inform development of the Region's Income and Asset Limit Policy

OPERATING BUDGET

2020 BUDGET CHANGES

- Completion of Woodbridge Lane
- Energy conservation initiatives identified through the Energy and Utilities Management Plan
- 3.0 additional full-time equivalent positions

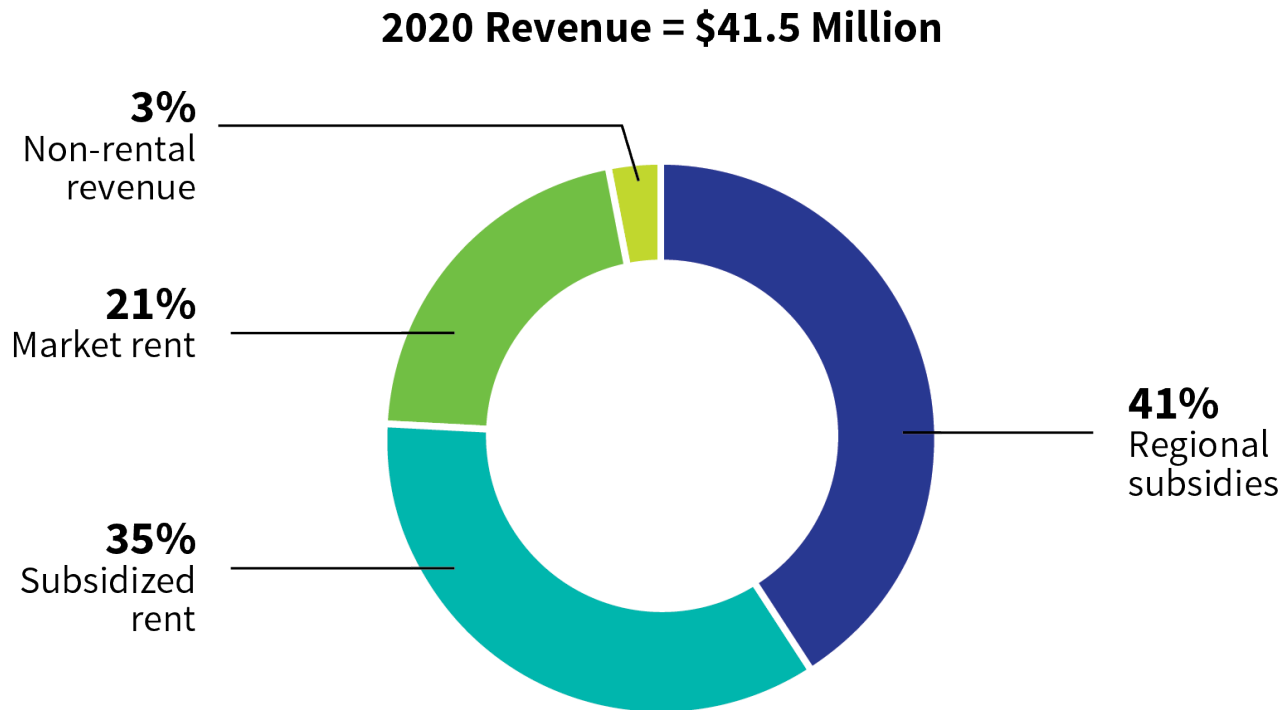


2020 BUDGET OVERVIEW

	2019 Budget (\$000)	2020 Budget (\$000)	Budget Variance	
			(\$000)	(%)
Revenue				
Market rent	7,661	8,474	813	10.6%
Subsidized rent	13,380	14,407	1,027	7.7%
Non-rental revenue	1,192	1,222	30	2.5%
Regional subsidies	17,718	17,187	(531)	(3.0%)
Total revenue	39,951	41,290	1,339	3.4%
Expenditures				
Salaries and benefits	7,047	7,742	695	9.9%
Administration	1,753	1,764	11	0.6%
Facilities	5,402	5,539	137	2.5%
Utilities	3,965	4,065	100	2.5%
Property taxes	3,516	3,426	(90)	(2.6%)
Mortgages/debentures	9,024	9,351	327	3.6%
Mandatory contribution to reserves	8,763	8,545	(218)	(2.5%)
Total expenditures	39,470	40,432	962	2.4%
Operating surplus before contributions	481	858	377	78.4%
Contribution to reserves	481	858	377	78.4%
Net surplus/(deficit)	0	0	0	0.0%

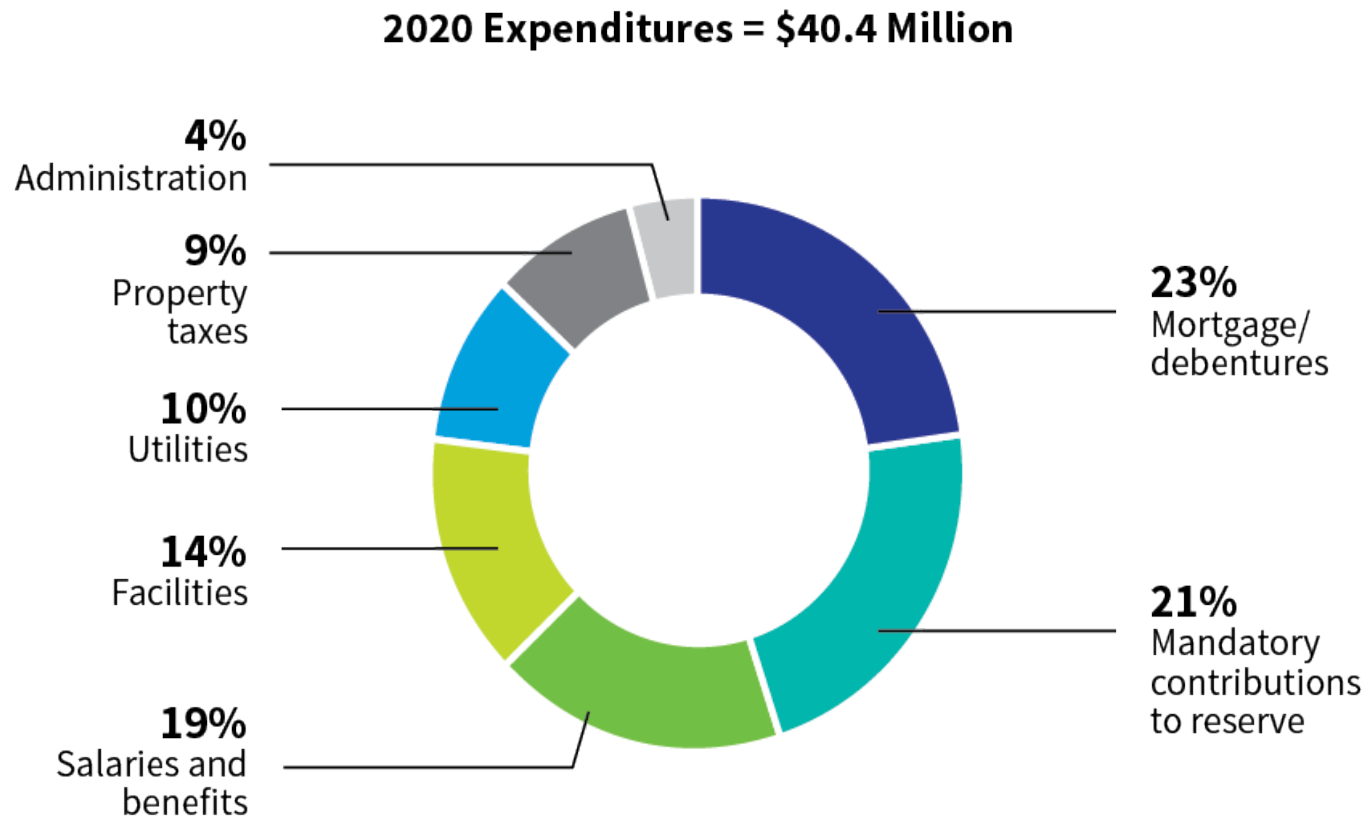
2020 REVENUE

Housing York's operating revenue is projected to be \$41.5M in 2020



2020 EXPENSES

Housing York's operating expenditures are projected to be \$40.4M in 2020



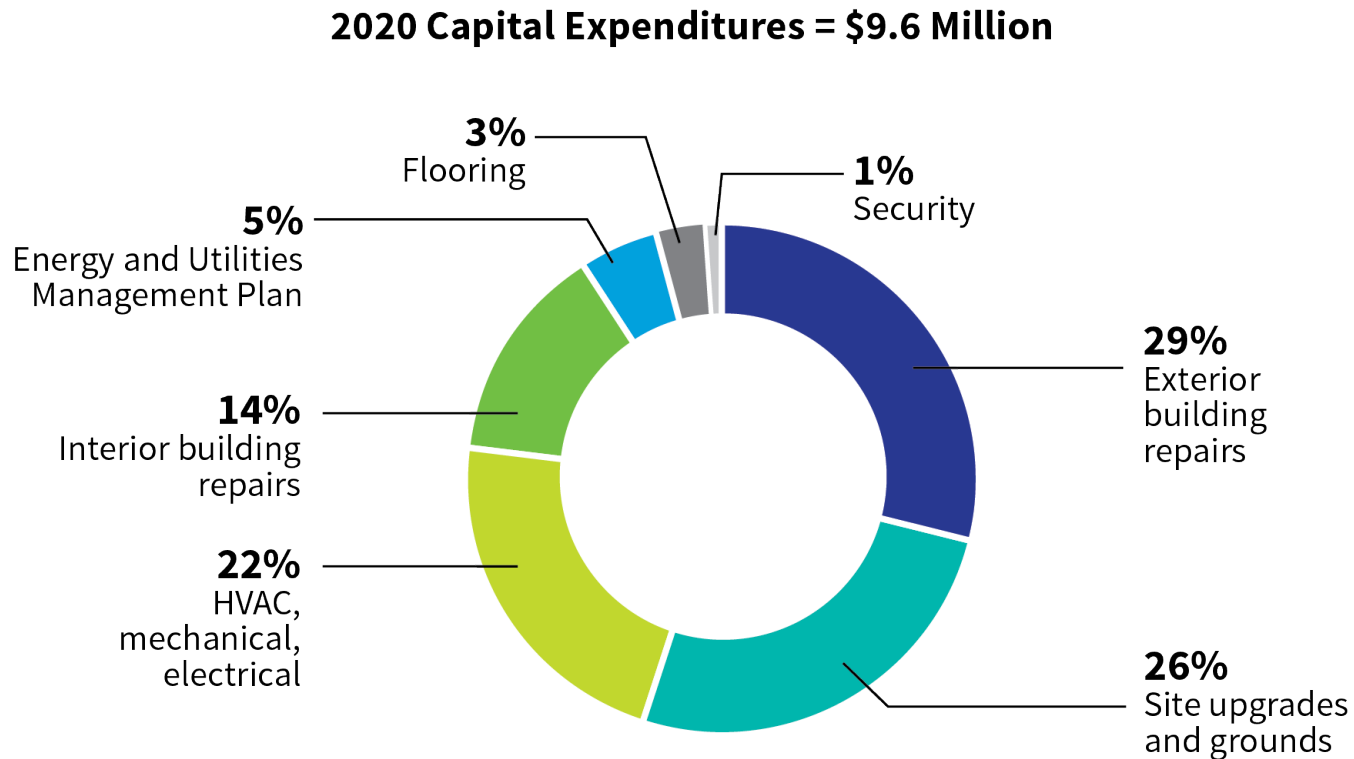
2020 - 2022 BUDGET OVERVIEW

	2020 Budget (\$000)	2021 Outlook (\$000)	2022 Outlook (\$000)
Revenue			
Market rent	8,474	8,844	10,980
Subsidized rent	14,407	14,689	15,719
Non-rental revenue	1,222	1,233	1,513
Regional subsidies	17,187	17,457	17,714
Total revenue	41,290	42,223	45,926
Expenditures			
Salaries and benefits	7,742	8,077	8,741
Administration	1,764	1,796	1,889
Facilities	5,539	5,623	6,131
Utilities	4,065	4,156	4,667
Property taxes	3,426	3,493	4,278
Mortgages/debentures	9,351	9,351	9,672
Mandatory contribution to reserves	8,545	8,612	9,212
Total expenditures	40,432	41,108	44,590
Operating surplus before contributions	858	1,115	1,336
Contribution to reserves	858	1,115	1,336
Net surplus/(deficit)	0	0	0
New full-time equivalent positions	3.0	0	5.0

CAPITAL BUDGET

CAPITAL EXPENDITURES

Housing York plans to invest \$9.6 million in capital repairs and upgrades



ENERGY CONSERVATION INITIATIVES

- Energy and Utilities Management Plan approved in 2019
- Energy projects consist of the following:
 - LED Lighting Retrofits
 - Domestic Hot Water Management System
 - Central Heating Management System
 - Low-Flow Water Fixtures
- Total expenditures budgeted at \$475,000, with savings of \$208,000 and a payback of 4.7 years
- Funded through the Strategic Initiatives Reserve

RESERVES

SUMMARY OF HOUSING YORK INC. RESERVES

Reserve Name	Purpose	Limit
Capital Repair and Replacement	Funds for capital repairs for all HYI properties	None
Working Capital	Funds for short-term cash flow requirements	\$3,500,000
Insurance	Funds the cost of claims and deductibles which would otherwise impact the operating budget	\$180,000
Operations	Funds for unplanned expenditures and revenue shortfalls	\$500,000
Strategic Initiatives	Funds for strategic priorities such as energy conservation initiatives	\$3,500,000
Emergency Housing	Funds for emergency housing to support capital repairs and operating expenditures	None

2020 RESERVE SUMMARY

	Capital Repair (\$000)	Working Capital (\$000)	Insurance (\$000)	Operations (\$000)	Strategic Initiatives (\$000)	Emergency Housing (\$000)
Opening balance	8,266	3,500	180	500	2,751	3,110
Budgeted contribution	8,130					415
Interest income	290				41	44
Expenditures	(8,549)		(25)		(475)	(590)
Operating surplus	429		25		404	
Ending balance	8,566	3,500	180	500	2,721	2,979
Limit	N/A	3,500	180	500	3,500	N/A

It is recommended that the Board of Directors approve
Housing York Inc.'s 2020 budget



QUESTIONS/DISCUSSION

For more information:

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