



HOUSING YORK INC. 2021 BUDGET

Presentation to Housing York Inc. Board

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Housing York Inc.
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PRESENTATION OVERVIEW

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

HOUSING YORK'S BUDGET CONTEXT

THE BUDGET SUPPORTS HOUSING YORK'S 2021 TO 2024 STRATEGIC PLAN

Building Better Together



PRIORITY 1

Expanded
Housing Portfolio



PRIORITY 2

Inclusive Communities and
Successful Tenancies



PRIORITY 3

Financial
Sustainability

2021 BUDGET CHANGES

- Full year of rental revenue at Woodbridge Lane
- COVID-19 impact
- Year 1 costs related to the 2021 to 2024 Strategic Plan
- Legislation changes



OPERATING BUDGET

2021 BUDGET OVERVIEW

	2020 Budget (\$000)	2021 Budget (\$000)	2021 Budget Variance	
			(\$000)	(%)
Revenue				
Market rent	8,474	9,091	617	7.3%
Subsidized rent	14,407	14,146	(261)	-1.8%
Non-rental revenue	1,222	1,365	143	11.7%
Regional subsidies	17,187	17,471	284	1.7%
Total revenue	41,290	42,074	784	1.9%
Expenditures				
Salaries and benefits	7,742	8,185	443	5.7%
Administration	1,764	1,934	171	9.7%
Facilities	5,539	5,822	283	5.1%
Utilities	4,065	4,072	7	0.2%
Property taxes	3,426	3,508	82	2.4%
Mortgage/debentures	9,351	9,361	10	0.1%
Mandatory contributions to reserve	8,545	8,812	267	3.1%
Total expenditures	40,432	41,694	1,262	3.1%
Operating surplus before contributions	858	380	(478)	-55.7%
Contribution to reserves	858	380	(478)	-55.7%
Net surplus/(deficit)	0	0	0	0.0%

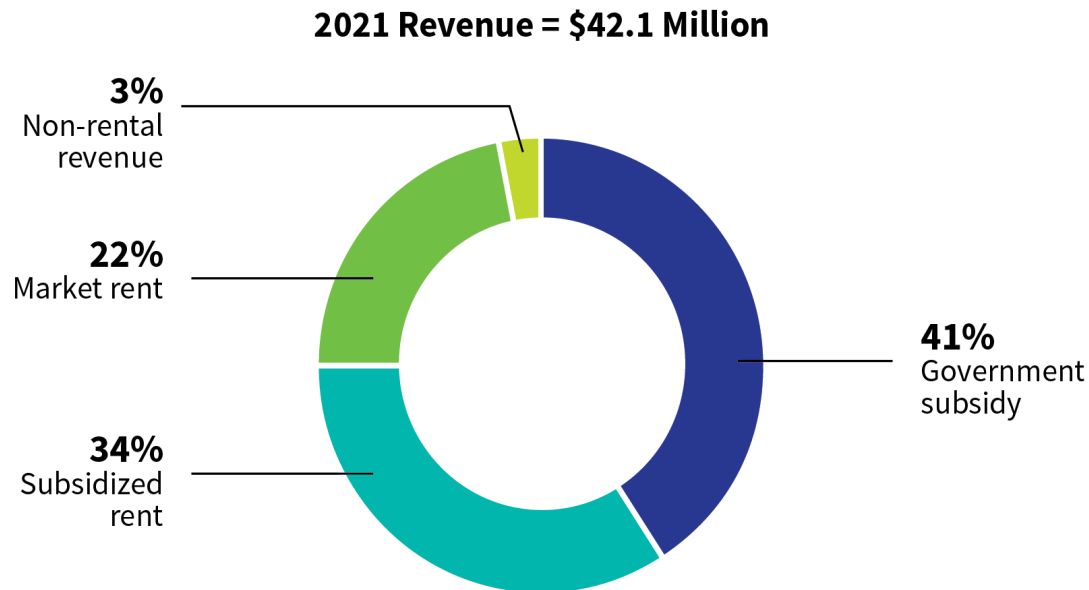
SALARIES AND BENEFITS OVERVIEW

	2020 Budget (\$000)	2021 Budget (\$000)	2021 Budget Variance	
			(\$000)	(%)
Salaries and benefits	7,742	8,185	443	5.7%

- Cost of living increase
- Additional positions
- Casual labour savings

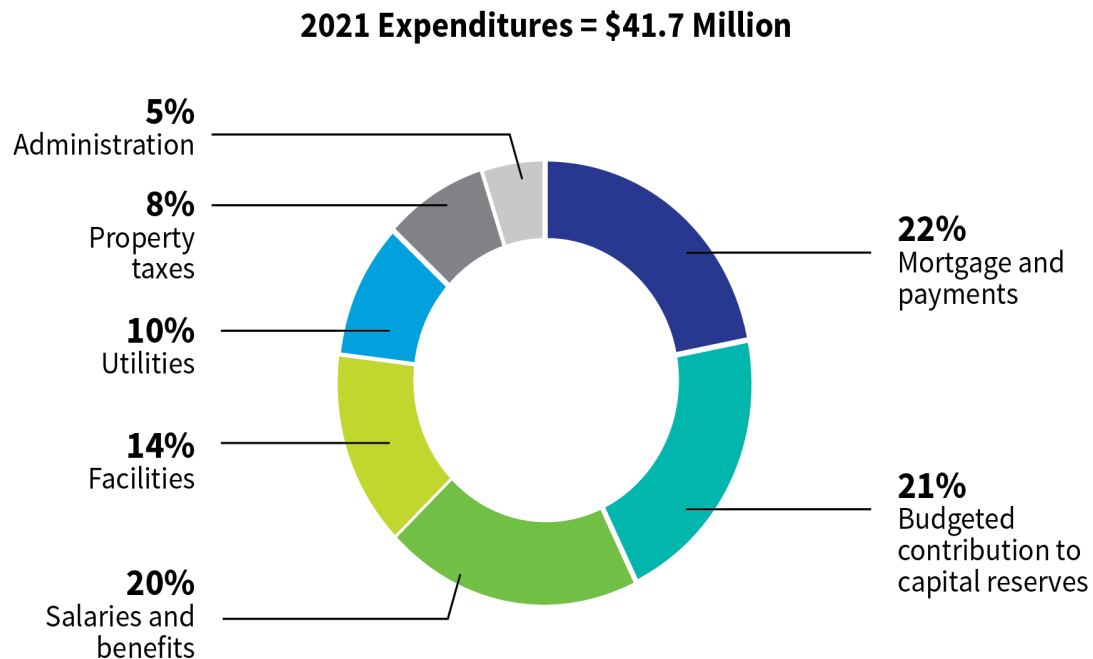
2021 REVENUE

Housing York's operating revenue is projected to be \$42.1M in 2021



2021 EXPENSES

Housing York's operating expenditures are projected to be \$41.7M in 2021



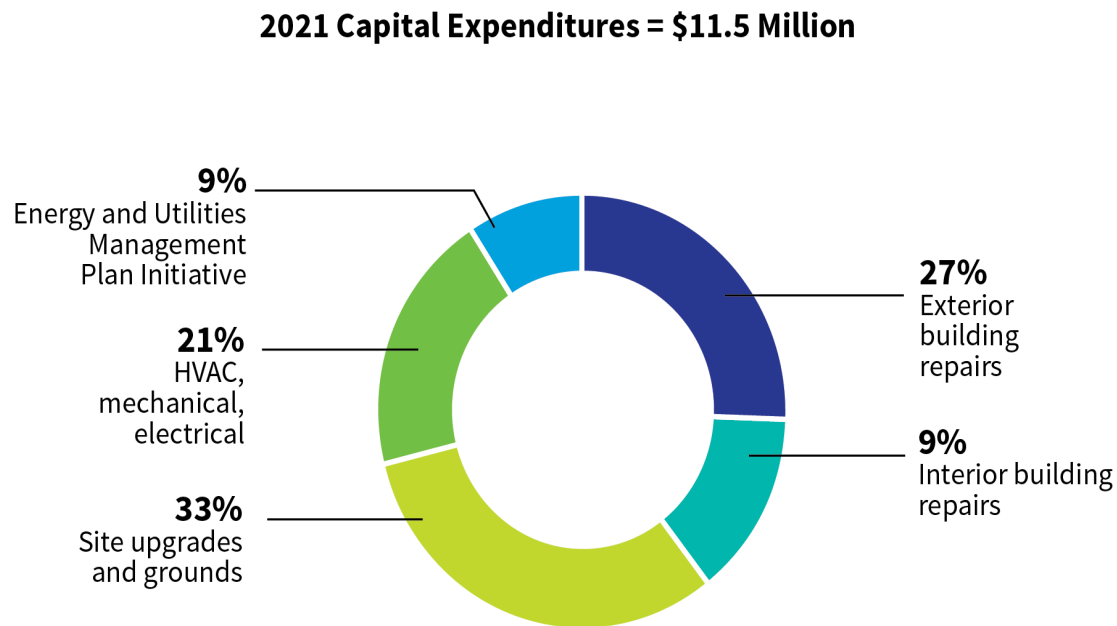
2021 - 2022 BUDGET OVERVIEW

	2021 Budget (\$000)	2022 Outlook (\$000)
Revenue		
Market rent	9,091	9,181
Subsidized rent	14,146	14,279
Non-rental revenue	1,365	1,340
Regional subsidies	17,471	17,747
Total revenue	42,074	42,547
Expenditures		
Salaries and benefits	8,185	8,598
Administration	1,934	1,868
Facilities	5,822	5,361
Utilities	4,072	4,198
Property taxes	3,508	3,581
Mortgage/debentures	9,361	9,361
Mandatory contributions to reserve	8,812	8,878
Total expenditures	41,694	41,845
Operating surplus before contributions	380	702
Contribution to reserves	380	702
Net surplus/(deficit)	0	0

CAPITAL BUDGET

CAPITAL EXPENDITURES

Housing York plans to invest \$11.5 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 \$1M, with an estimated payback of 6 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

2021 RESERVE SUMMARY

	Capital Reserves (\$000)	Working Capital Reserve (\$000)	Insurance Reserve (\$000)	Operations Reserve (\$000)	Strategic Initiative Reserve (\$000)	Emergency Housing Reserve (\$000)
Projected 2021 opening balance	12,055	3,500	180	500	3,486	3,119
Budgeted contribution	8,176					415
Projected reserve interest	229				40	35
Projected expenditures	9,320				1,000	1,206
Contribution from operating surplus	190				190	
Projected 2021 closing balance	11,330	3,500	180	500	2,716	2,363

It is recommended that the Board of Directors approve
Housing York Inc.'s 2021 budget



QUESTIONS/DISCUSSION

For more information:

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