

JANUARY 9, 2019 HOUSING YORK INC. OVERVIEW

(Refer to item E.1)

Rick Farrell

General Manager, Housing York Inc.



YORK REGION HOUSING RESPONSIBILITIES

Planning and Growth Management

- Planning Act
- Provincial Policy Statement
- Places to Grow Act



The Regional Municipality of York
Official Plan
2016 Office Consolidation



Service System Manager

- Housing Services Act, 2011
- Policy Statement: Service Manager Housing and Homelessness Plans
- Community Homelessness Prevention Initiative



Housing Solutions:
A place for everyone
YORK REGION 10-YEAR HOUSING PLAN

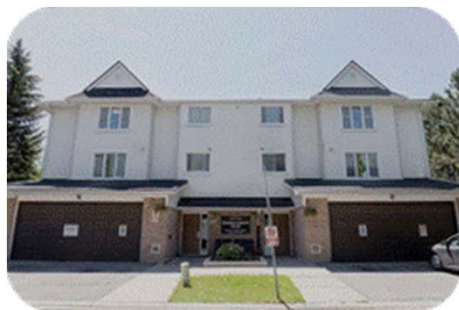
YORK REGION'S SOCIAL AND AFFORDABLE RENTAL HOUSING PROVIDERS

Housing York Inc.

2,600
Units

44 Community
Non-profits and
Cooperatives

4,178
Units



HOUSING YORK INC. GOVERNANCE

REGIONAL COUNCIL

Owens the company

Defines the governance framework through the Shareholder Direction

11 Board Members, appointed by Council from Council Membership

HOUSING YORK BOARD OF DIRECTORS

Establishes operational policies and oversees management of the company



York Region Chairman and CEO
Wayne Emmerson



Mayor
Town of East Gwillimbury
Virginia Hackson



Mayor Town of
Whitchurch-Stouffville
Iain Lovatt



Mayor
Town of Aurora
Tom Mrakas



Mayor
Town of Georgina
Margaret Quirk



Mayor
Town of Newmarket
John Taylor



Regional Councillor
City of Markham
Don Hamilton



Regional Councillor
City of Markham
Jack Heath



Regional Councillor
Town of Richmond Hill
Carmine Perrelli



Regional Councillor
City of Vaughan
Gino Rosati



Regional Councillor
Town of Newmarket
Tom Vegh

Leadership Team

HOUSING YORK OFFICERS

Housing York provides executive and support staff to manage the day-to-day operations of the corporation



Katherine Chislett
President



Rick Farrell
General Manager



Michelle Willson
Chief Financial Officer



Chris Raynor
Secretary



Joy Hulton
Solicitor

HYI operates as part of the Community and Health Services Department

REGIONAL STAFF

Regional staff and related services provided through a Management Agreement

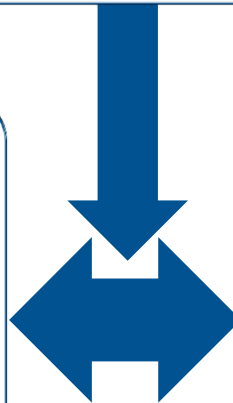
GOVERNING DOCUMENTS

Shareholder Direction

- Establishes governance and operating principles for the Board
- Designates officers of the corporation
- Includes the Property Management Services Agreement
- Aligns with the YorkNet Shareholder Direction
- Sets out the accountability relationship between the Region and Housing York

Management Agreement

- The Region provides management services to Housing York on a cost recovery basis (*Housing York has no employees*)



Housing York Inc. Bylaws

- General Bylaw
- Borrowing Bylaw and Purchasing Bylaw
- Execution of Documents Bylaw

DECISION MAKING ROLES

Function	Regional Council	Shareholder	Housing York Board of Directors
Financial	Approves Regional funding for Housing York	Appoints the auditor Receives the audited financial statements	Approves the Housing York budget and financial statements
Staffing	Approves FTEs for Housing York related positions	Prescribes the property management services agreement	
Policies	Approves housing policies, like waiting list eligibility	Approves procurement policy	Sets strategic direction and oversees operations
Development of New Buildings	Approves funding and development		Receives new buildings upon completion

WHAT WE DO



Our

Vision

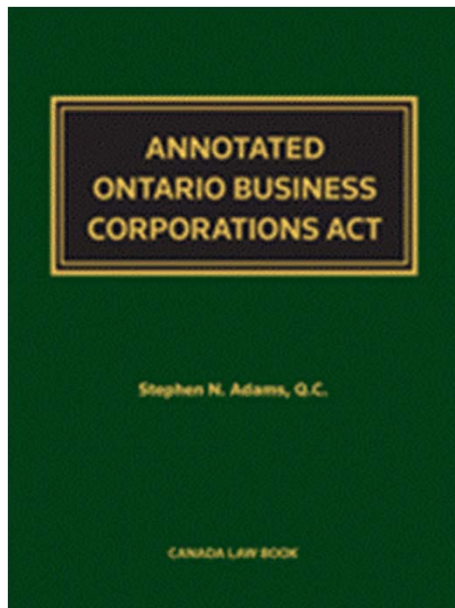
and

Mission

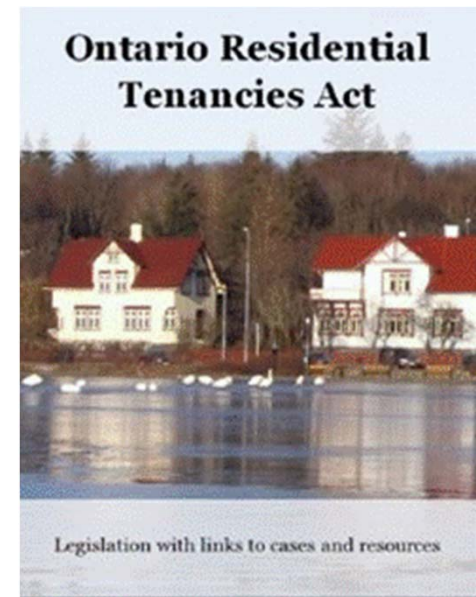
A leader in affordable housing, building inclusive communities that everyone would be proud to call home.

As a responsible and caring landlord, we work with our residents and partners to deliver housing programs and services that are important to our communities.

GOVERNING LEGISLATION



Housing Services Act 2011



MULTI-RESIDENTIAL HOUSING IS HEAVILY REGULATED



WHAT WE DO



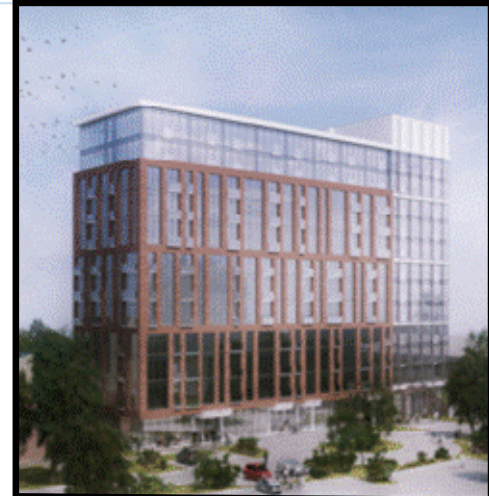
Rental Housing

- 2,600 units
- Home to more than 4,000 people
- 35 properties, located across York Region



Emergency and 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)



communities by municipality



Highrise



Lowrise



Townhouse



Emergency housing



New development



OUR RENTAL PORTFOLIO



Kingview Court

Public Housing
Buildings are 38 to 51 years old
16 buildings, 840 units



Oxford Village

Housing Services Act
Buildings are typically 23 to 52 years old
12 buildings, 1,025 units



Tom Taylor Place

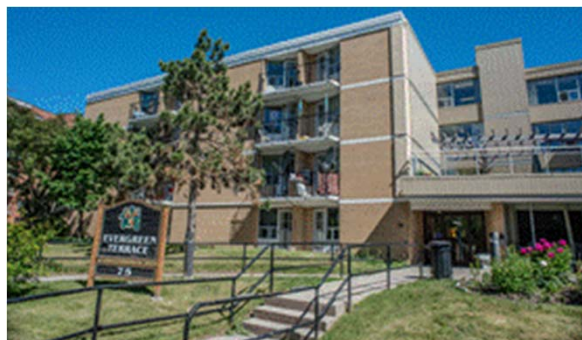
Regional Program
Buildings are 3 to 15 years old
8 buildings, 735 units

OUR COMMUNITIES



East Court

8 family townhouse
properties



Evergreen Terrace

23 seniors apartment
buildings



Mackenzie Green

4 mixed community
buildings



Mulock Village

Supportive housing
partnerships for 40
households



Hadley Grange

8 seniors buildings
served by assisted
living programs

RESIDENT PROGRAMS

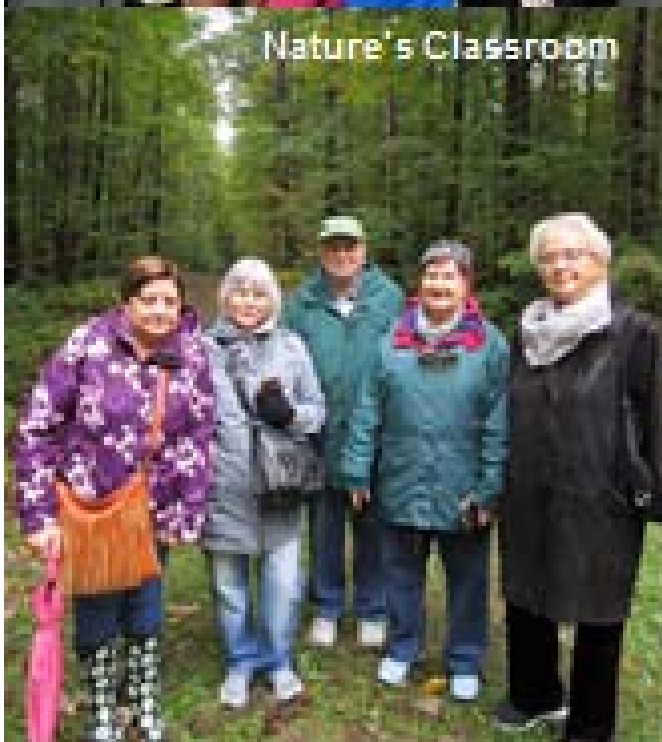
YOUTHink Awards Night



E5L Class at Rosetown



Nature's Classroom



Every Bite Matters

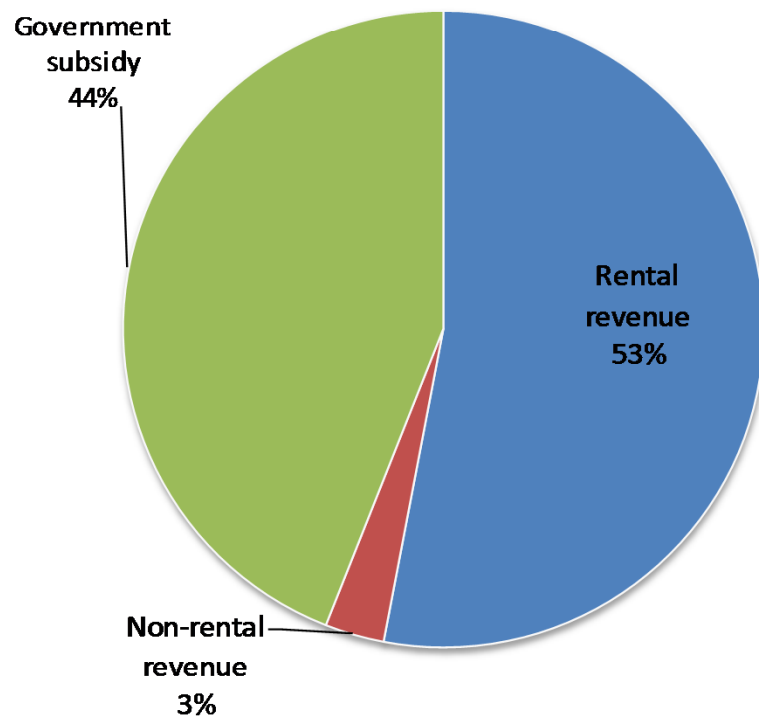


Youth Basketball Program

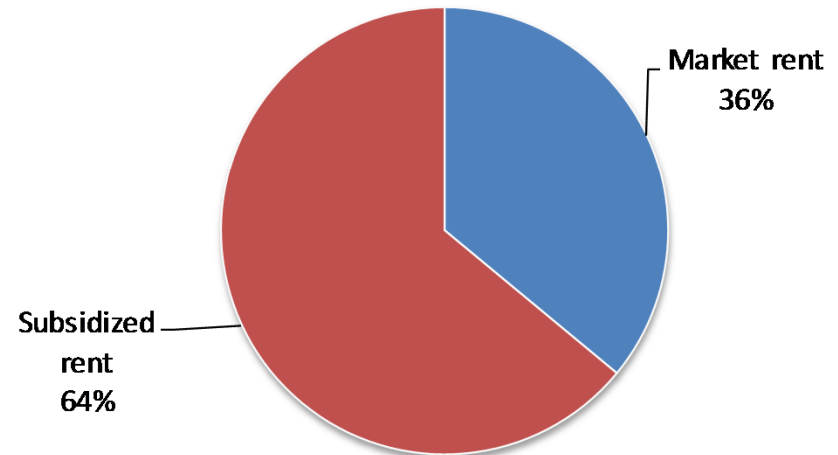


FINANCIAL HIGHLIGHTS

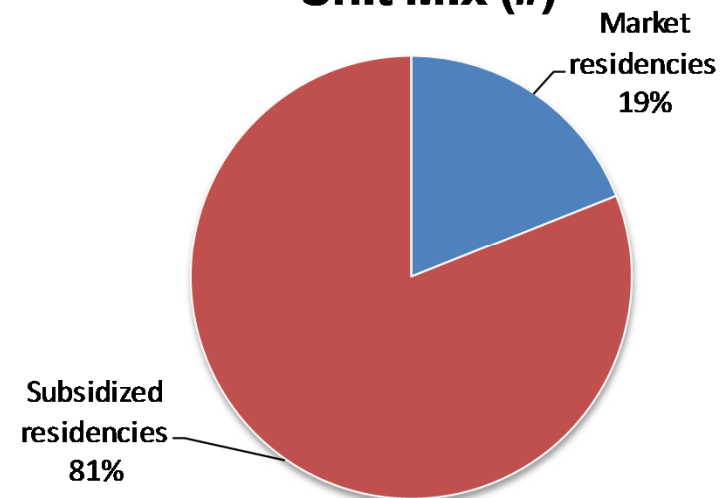
Operating Total Revenue (\$)



Rental Revenue (\$)

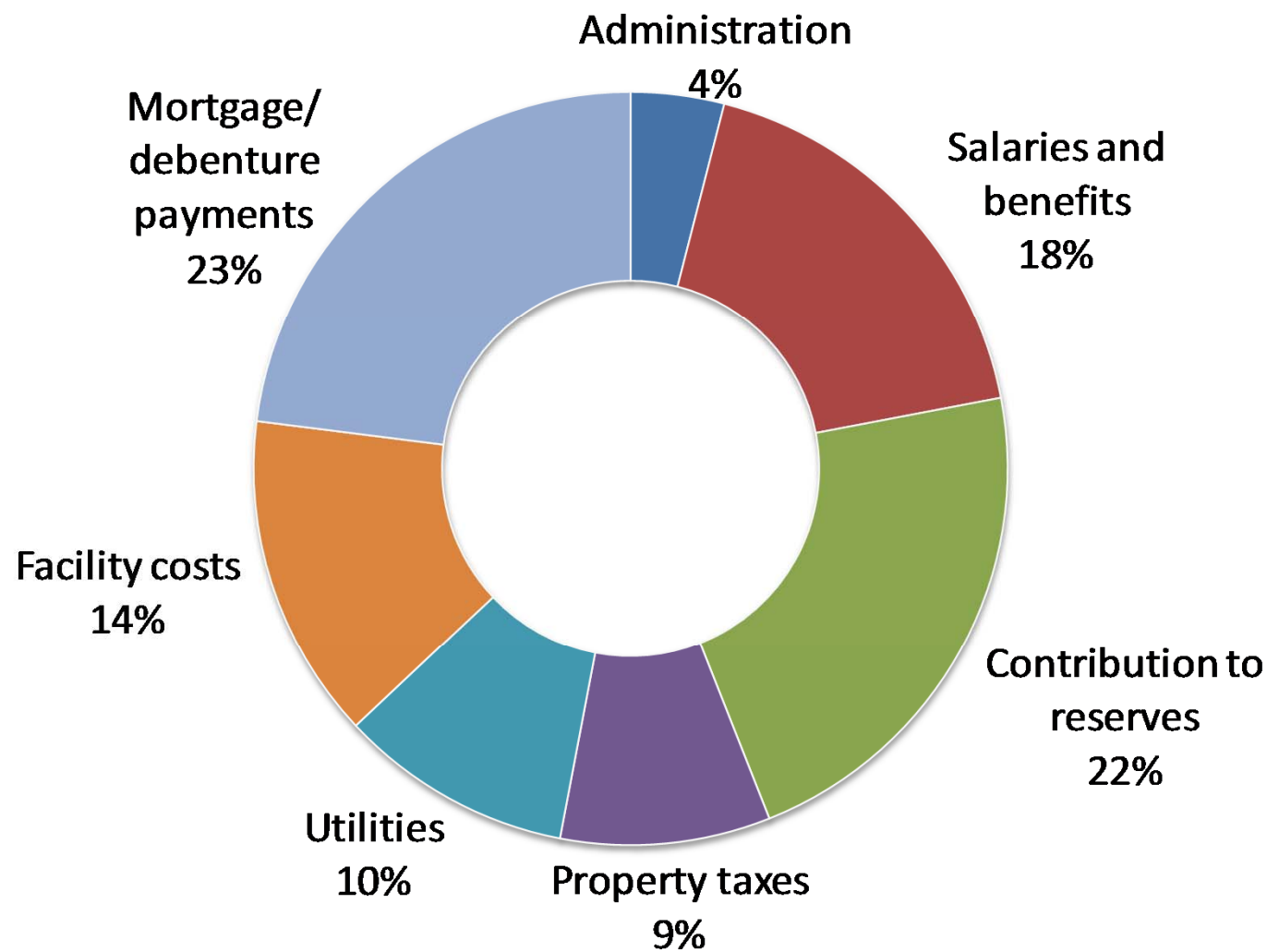


Unit Mix (#)



FINANCIAL HIGHLIGHTS

2019 Operating Expenses



FINANCIAL HIGHLIGHTS

Reserves

	Allocation	2018 Reserve Balances
Capital Reserves	50% of surplus	\$8.0 million
Working Capital Reserves	\$3.5 million limit	\$3.5 million
Insurance Reserve	\$180,000 limit	\$180,000
Operations Reserve	\$500,000 limit	\$500,000
Strategic Initiatives Reserve	\$3.5 million limit	\$1.7 million
Emergency Housing Reserve	Social Services	\$2.7 million

FINANCIAL HIGHLIGHTS



The Region supports Housing York with funding for capital repairs for older buildings with inadequate capital reserves

New building budgets are designed to build the reserves needed to maintain the buildings over time

HOUSING YORK'S 2017 — 2020 PLAN



Strengthen community health

Residents are engaged in their communities and connected to supports that enable them to maintain successful tenancies.



Build long-term financial sustainability

Housing York is in a strong financial position to meet the housing needs of our residents.



Effectively manage assets

Residents enjoy well-maintained and sustainable buildings that optimize expected building life cycles and costs.



Provide good governance and strengthen organizational capacity

A workplace that continuously innovates to improve business practices and resident services.



Inform and implement Regional housing initiatives

Housing York provides leadership for new housing initiatives for the broader housing sector in York Region.

2017 — 2020 PLAN ACCOMPLISHMENT HIGHLIGHTS

The Board of Directors has approved:

- Mission and Vision Statements
- Long-Term Fiscal Plan
- Risk Management Framework
- Community Partnership Framework
- Priorities for future energy management initiatives

HYI BOARD REPORT OUTLOOK

Every Year	2019	2020 - 2022
<ul style="list-style-type: none"> • Quarterly Contracts Awards • Business Plan and Budget • Mid-year Financial Status Report • Annual Report and Financial Statements • Updates on New Development Projects • Updates to Operating Policies and Program Initiatives 	<ul style="list-style-type: none"> • Resident Inclusion Plan • Portfolio Management Strategy • Energy and Utilities Management Plan • Woodbridge Lane Update • Unionville Seniors' Affordable Housing Development Updates 	<ul style="list-style-type: none"> • Strategic Planning Process for 2021-2024

PARTNERSHIPS AND ALLIANCES



Regional Partners

York Regional Police

Transportation Services

Environmental Services

Community & Health Services

Local Community

Community agencies and organizations

Provincial



Ontario

Ministry of Municipal Affairs and Housing

Federal



Government
of Canada

Canada Mortgage and Housing Corporation

Additional Partners

Housing Services Corporation

Ontario Non-Profit Housing Association

QUESTIONS/DISCUSSION

For more information:

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