

HOUSING YORK INC. 2019 TO 2022 Budget

Presentation to Housing York Inc. Board
(refer to item E.1)

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Housing York Inc.
February 13, 2019



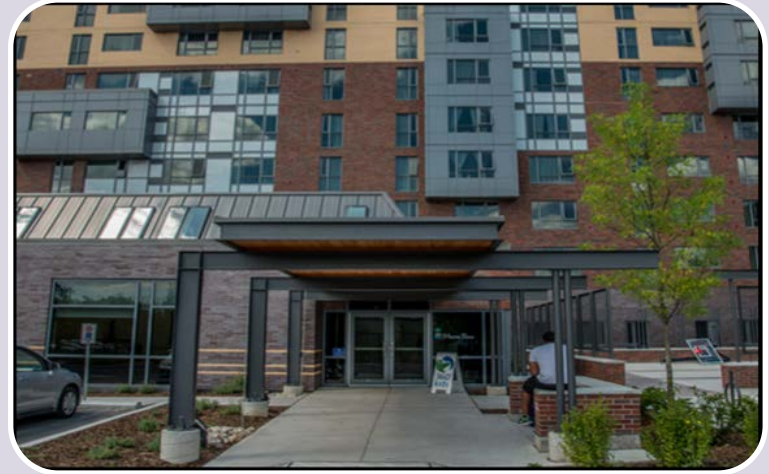
PRESENTATION OVERVIEW

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

HOUSING YORK'S BUDGET PORTFOLIO



Mackenzie Green



360 Kids

Rental Housing

35 properties, 2600 units
Various funding programs

Emergency and Transitional Housing

5 buildings, 178 beds
Region funds operating budget and
capital reserve contributions

OUR RENTAL HOUSING PORTFOLIO



Kingview Court

Public Housing

Constructed between 1967 and 1980
16 buildings, 840 units



Oxford Village

Housing Services Act

Constructed typically between 1987 and 1995
12 buildings, 1,025 units



Tom Taylor Place

Regional Program

Constructed since 2004
8 buildings, 735 units

OUR RENTAL HOUSING PORTFOLIO

	Public Housing	Housing Services Act	Regional Program
Development financing	No debt	Conventional mortgages, managed by the Province	Regional debentures and Federal/Provincial funding
Operating and/or rent subsidy	Region funds the gap between costs and revenue	Legislated operating and rent subsidy funding formula	Some tenants receive a Regionally funded subsidy
Capital reserve	Transferred to the Region without reserves	Transferred to the Region with inadequate reserves	Fully funded reserve contributions included in new building budgets

EMERGENCY AND TRANSITIONAL HOUSING FRAMEWORK



Belinda's Place



Sutton Youth Services



Richmond Hill Hub



Leeder Place



Porter Place

THE BUDGET SUPPORTS HOUSING YORK'S 2017 TO 2020 PLAN

- Develop a plan to support diversity and inclusion for residents
- Develop a portfolio management strategy that optimizes the number of quality affordable homes
- Create an energy and utilities management plan that will guide future energy initiatives
- Create a performance management framework that encourages efficiency and measure operational effectiveness
- Implement the emergency housing framework



**Strengthen
community
health**



**Build long-term
financial
sustainability**



**Effectively
manage
assets**



**Provide good governance
and strengthen
organizational capacity**



**Inform and
implement Regional
housing initiatives**

OPERATING BUDGET

2019 BUDGET CHANGES



Woodbridge Lane
Fall 2019 occupancy



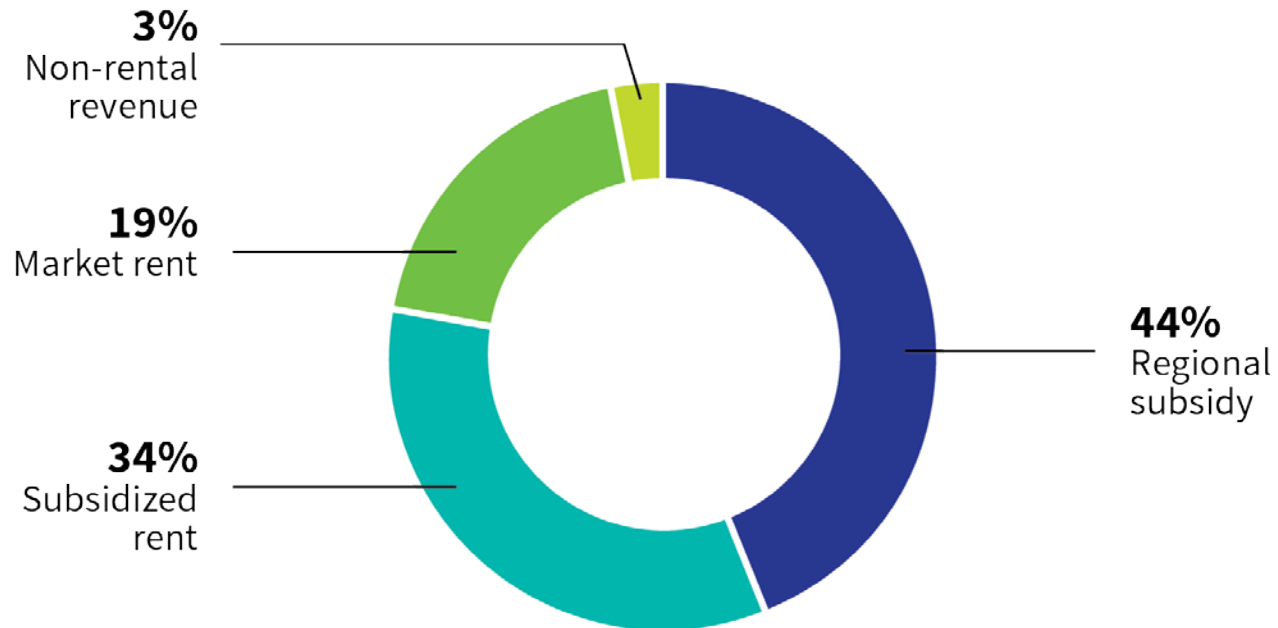
Implementation of the
Emergency Housing
Framework and integration of
Porter Place and Leeder Place

2019 BUDGET OVERVIEW

	2018 Budget (\$000)	2019 Budget (\$000)	Budget Variance	
			(\$000)	%
Rental revenue	20,030	21,041	1,011	5.1%
Non-rental revenue	1,033	1,192	159	15.4%
Regional subsidies	17,312	17,718	406	2.3%
Total revenue	38,375	39,951	1,576	4.1%
Operating expenditures	37,242	39,470	2,228	6.0%
Operating surplus before reserve contributions	1,133	481	(652)	-57.5%
Contributions to reserves	1,133	481	(652)	-57.5%
Net surplus/(deficit)	0	0	0	0%

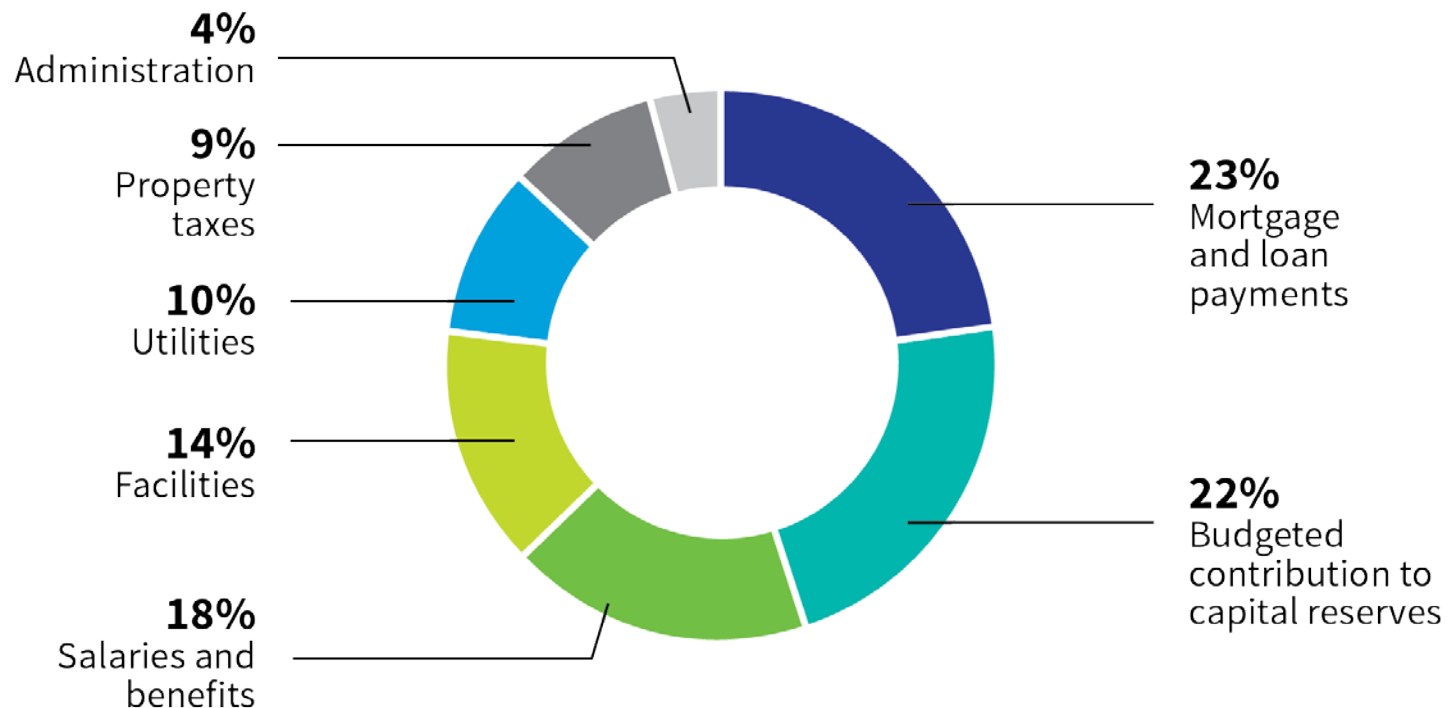
2019 REVENUE

- Housing York's operating revenue is projected to be \$40M in 2019



2019 EXPENSES

- Housing York's operating expenditures are projected to be \$39.5M in 2019



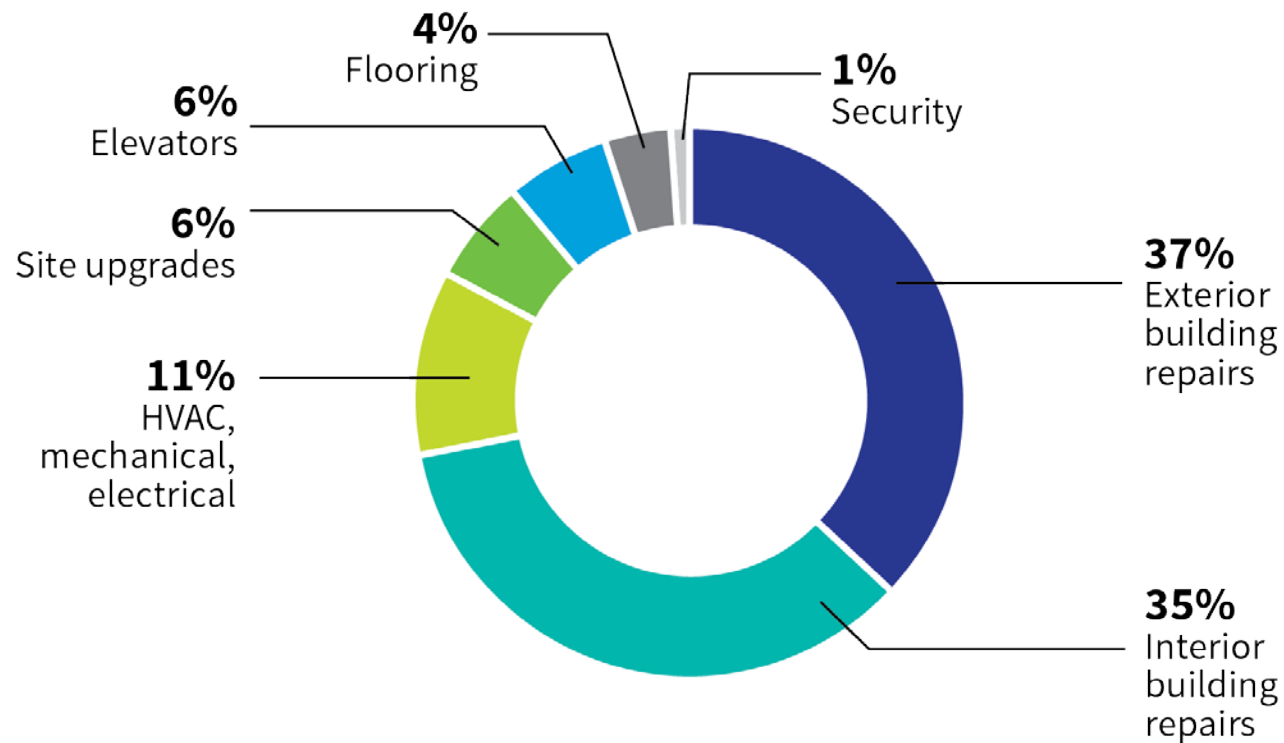
2019 - 2022 BUDGET OVERVIEW

	2018 Budget (\$000)	2019 Budget (\$000)	2020 Outlook (\$000)	2021 Outlook (\$000)	2022 Outlook (\$000)
Rental revenue	20,030	21,041	22,869	25,580	26,723
Non-rental revenue	1,033	1,192	1,309	1,454	1,511
Regional subsidies	17,312	17,718	17,504	17,796	18,096
Total revenue	38,375	39,951	41,682	44,830	46,330
Operating expenditures	37,242	39,470	41,275	44,286	45,871
Operating surplus before reserve contributions	1,133	481	407	544	459
Contributions to reserves	1,133	481	407	544	459
Net surplus/(deficit)	0	0	0	0	0

CAPITAL BUDGET

CAPITAL EXPENDITURES

- Housing York plans to invest \$9.9 million in capital repairs and upgrades



RESERVES

2019 RESERVE SUMMARY (\$000)

	Capital Repair (\$000)	Working Capital (\$000)	Insurance (\$000)	Operations (\$000)	Strategic Initiatives (\$000)	Emergency Housing (\$000)
Opening balance	8,044	3,500	180	500	1,659	2,745
Budgeted contribution	7,848					915
Interest income	65					34
Expenditures	(9,701)		(25)			(225)
Operating surplus	241		25		215	
Ending balance	6,496	3,500	180	500	1,874	3,468

It is recommended that the Board of Directors approve
Housing York Inc.'s 2019 budget



QUESTIONS/DISCUSSION

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