



# Housing York Inc. Annual Update

Presented to  
**COMMITTEE OF THE WHOLE**

Presented by  
**Kerry Hobbs**  
Director, Housing Operations

September 8, 2022

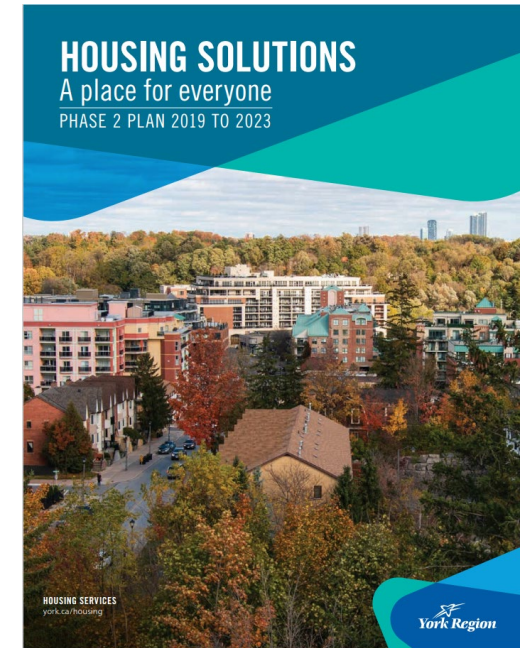
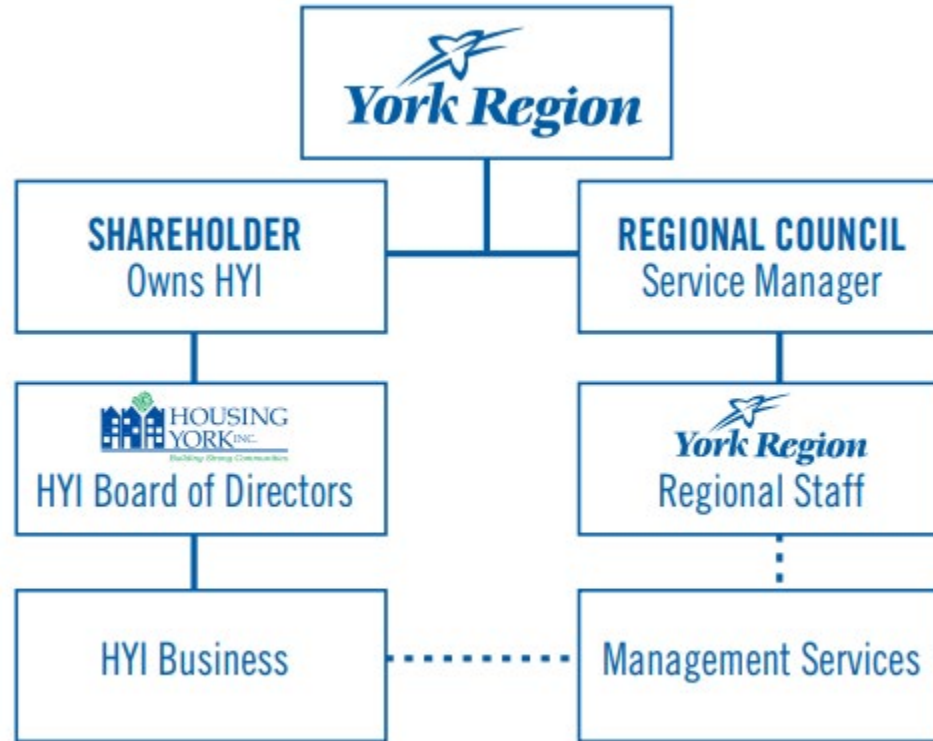
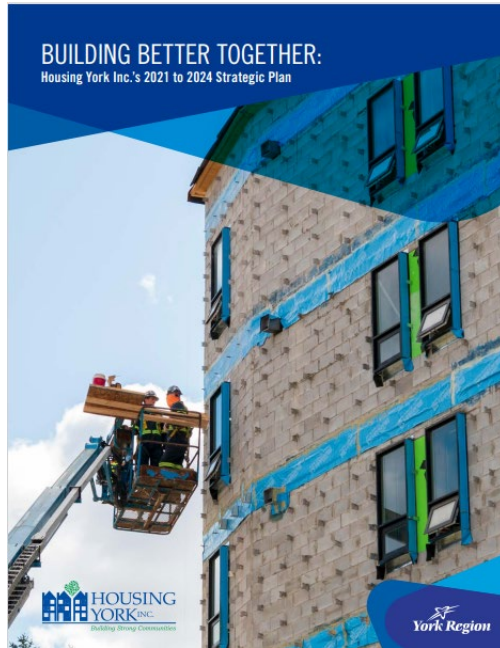


**York Region**

# PRESENTATION OVERVIEW

- Governance Structure
- Housing York Inc. (HYI) Portfolio
- 2021 Financial Results
- Strategic Plan Highlights

# HYI IN THE REGIONAL STRUCTURE



# THE BOARD APPROVED VISION AND MISSION STATEMENTS



*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.

# PORTFOLIO OVERVIEW

## Rental Housing & Regional Program Facilities



### 2762 Rental Units

- 7 townhouse sites
- 23 seniors' buildings
- 6 mixed buildings
- 5 condominium units



### 181 Emergency & Transitional Beds

- 5 facilities serving, men, women, youth and families

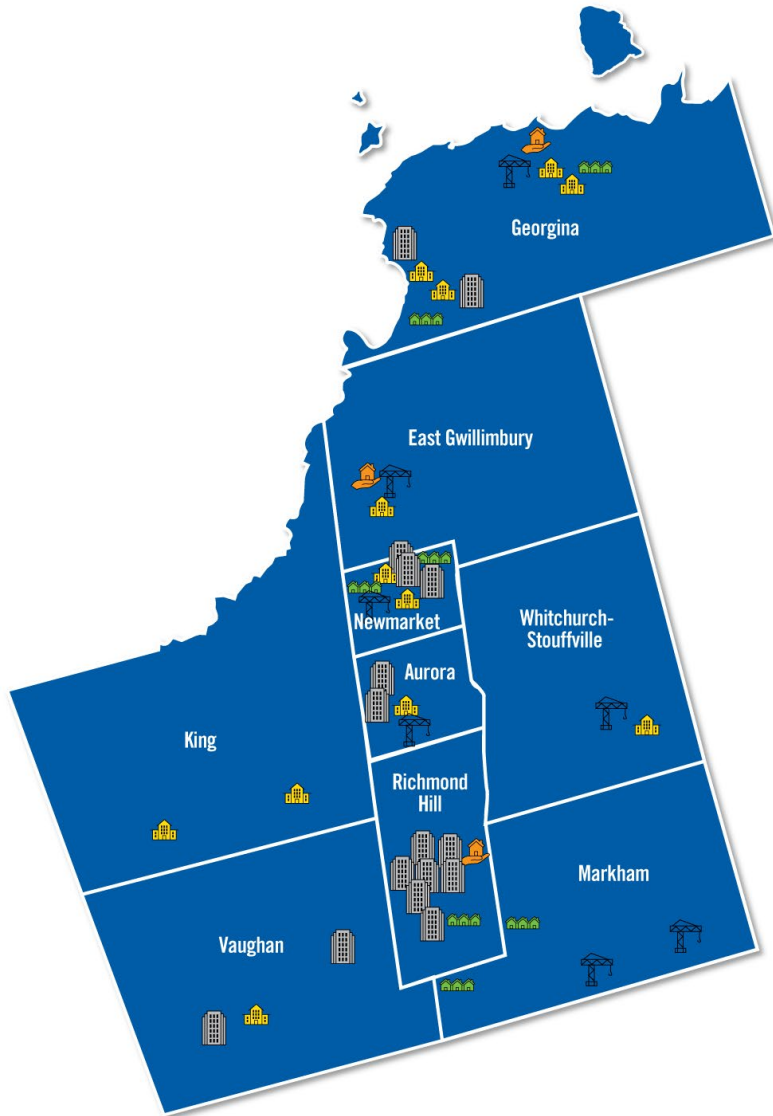
Keswick Adult Day Centre

*Opening 2022/24: Passage House, The Bridge & Aurora Men's Facility*

*Opening 2024: Unionville Commons Seniors' Hub and Community Centre*

*Opening 2023/24: Unionville Commons & Stouffville Affordable Housing Development*

# RENTAL PORTFOLIO HIGHLIGHTS



## COMMUNITIES BY MUNICIPALITY

-  Highrise
-  Lowrise
-  Townhouse
-  Emergency housing
-  New development

## HYI Residents

- HYI is home to more than 4,500 York Region residents
- 80% of households pay rent based on their income, 20% pay market rent
- Diverse population, including seniors, families, people with disabilities, racialized people, and people with first languages other than English

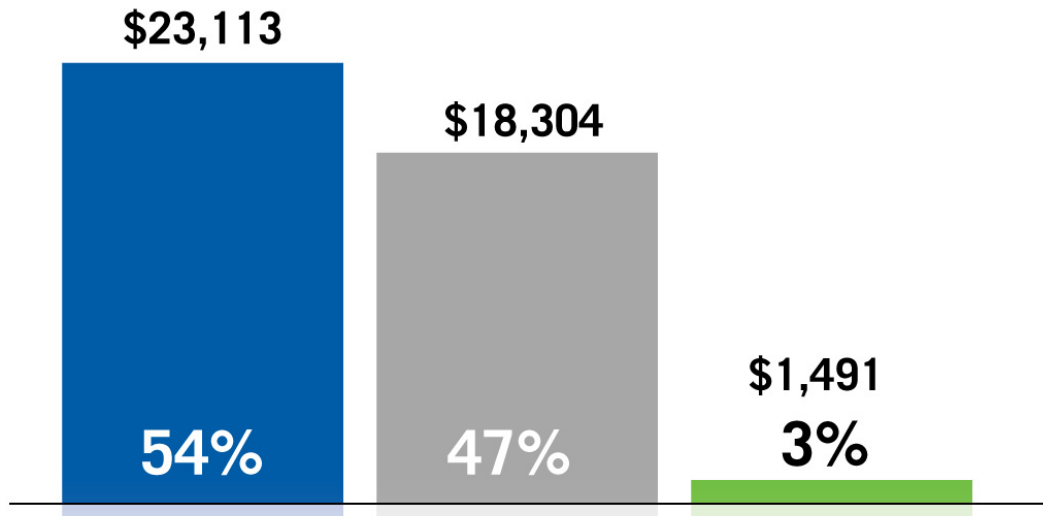
## HYI Assets

- Buildings range in age from 50+ years to new construction
- Replacement value of approximately \$1 billion, with an average facility condition index of 3.75%

# HYI 2021 FINANCIAL RESULTS

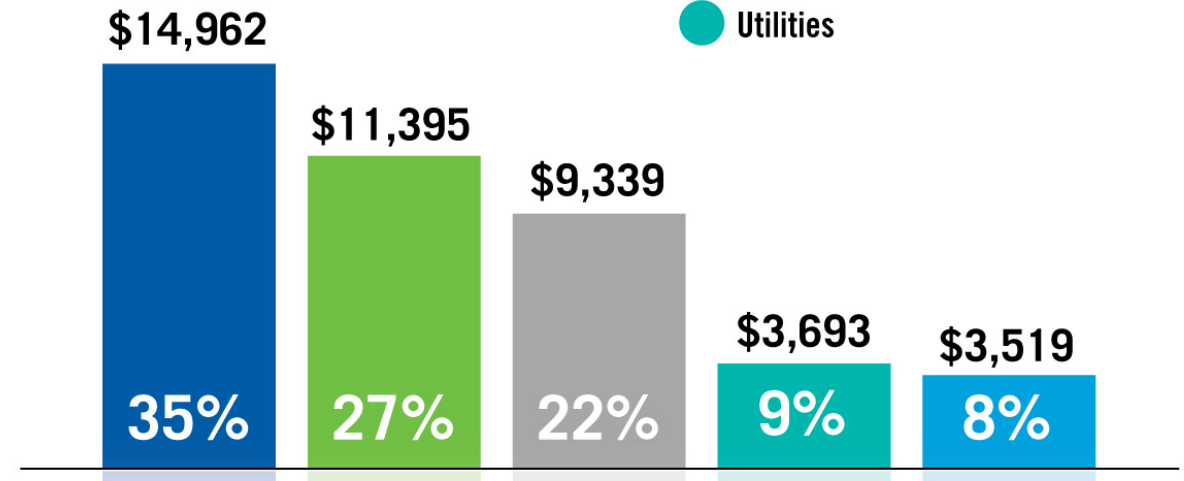
## HYI Revenue

- Tenant Rents
- Government Subsidies
- Non-Rental Revenue



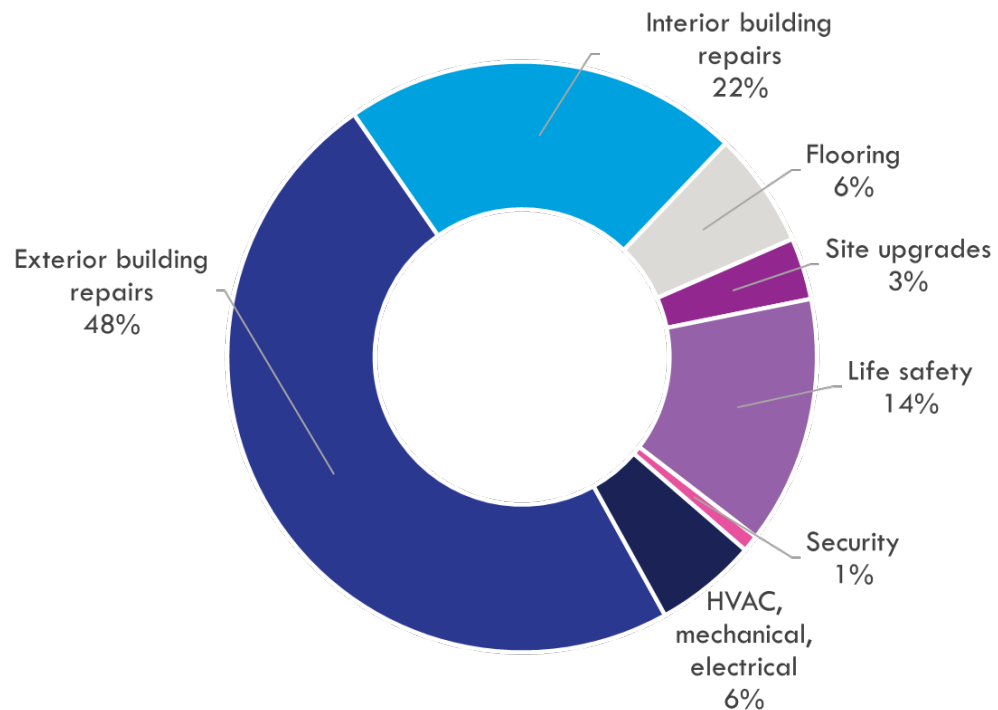
## HYI Expenses

- Building Maintenance & Administration
- Mortgage Payments
- Property Taxes
- Reserve Contributions
- Utilities



# HYI RESERVES

## 2021 Capital Reserve Expenditures - \$3.7 million

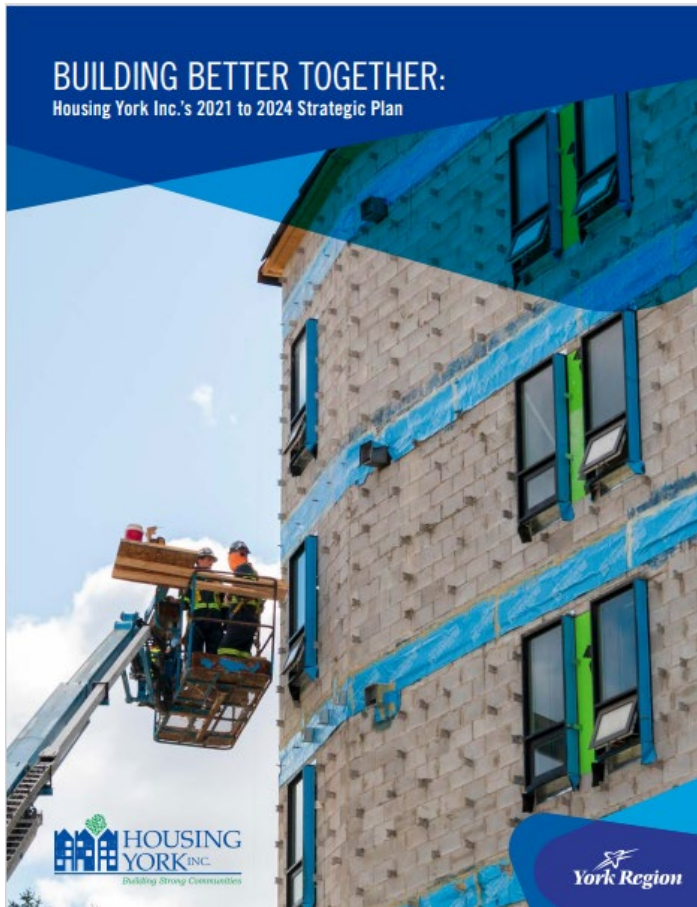


## Reserve Balances – December 31, 2021

	2021
<b>Total Reserves</b>	<b>\$31,578,965</b>
Capital Reserve	\$19,096,444
Operations Reserve	\$500,000
Strategic Initiatives Reserve	\$4,730,317
Working Capital Reserve	\$3,500,000
Insurance Reserve	\$180,000
Emergency Housing Reserve	\$3,572,171



# BUILDING BETTER TOGETHER: 2021 TO 2024 STRATEGIC PLAN



Plan includes three strategic priorities to advance HYI towards its vision, and reflects input and feedback from residents, partners and the Board of Directors



**PRIORITY 1:**  
Expanded  
Housing Portfolio

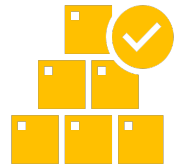


**PRIORITY 2:**  
Inclusive Communities and  
Successful Tenancies



**PRIORITY 3:**  
Financial  
Sustainability

# 2021 BUSINESS PLAN RESULTS



**85%**

of actions  
completed



**85%**

of targets  
met or  
exceeded



**6%**

of actions  
intentionally  
deferred



**9%**

of actions  
underway for  
completion in  
2022

# PRIORITY #1 — EXPANDED HOUSING PORTFOLIO



Unionville Commons, 265 units  
City of Markham



Passage House, 18 transitional beds  
Town of East Gwillimbury



97 units  
Town of Stouffville



The Bridge, 8 transitional beds  
Town of Georgina

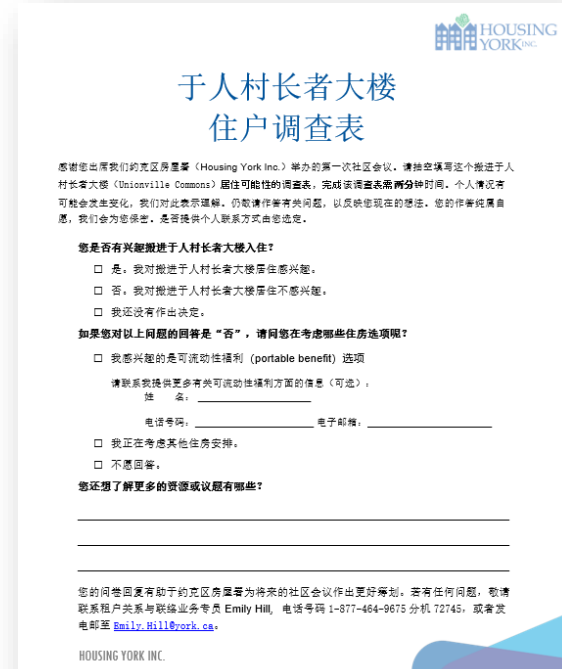


**PRIORITY 1:**  
Expanded  
Housing Portfolio

# PRIORITY #2 – INCLUSIVE COMMUNITIES AND SUCCESSFUL TENANCIES



Email Display Name: Region of York Alert  
From Address: york@getrave.ca  
ReplyTo Address: york@getrave.ca  
Message:  
  
Please be aware there is a power outage at Mackenzie Green. Housing York Inc has been in contact with the power company, they are aware of the outage with no estimate on service resumption. We will continue to provide updates as they become available.



93%  
of residents in  
good financial  
standing

98.5%  
of at-risk  
tenancies  
preserved



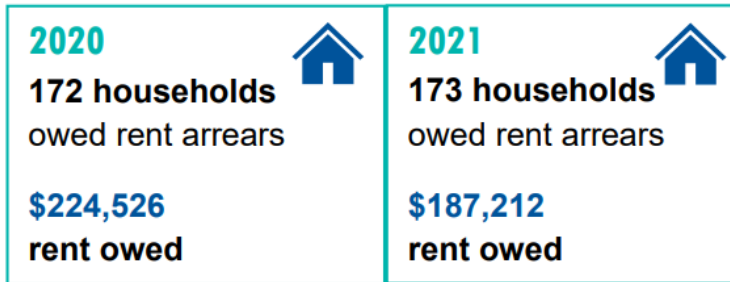
2022 Housing York Inc. Resident Survey

# COVID RESPONSE



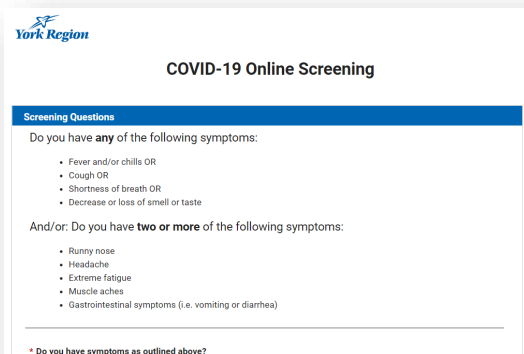
Vaccine clinics were held in 11 HYI senior buildings

## Repayment plans and supports for households struggling to pay their rent

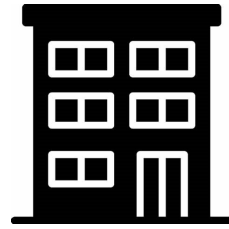


**135** new subsidized and **29** new market households welcomed with virtual leasing and touchless key pick-up

## COVID communications and precautions

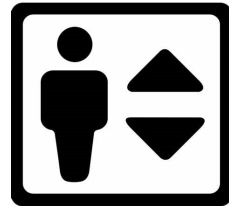


# PRIORITY #3 – FINANCIAL SUSTAINABILITY



## **Lifecycle analysis:**

96% of building components replaced over \$50,000 met or exceeded life expectancy



## **New request for proposals process:**

Selected new elevator maintenance provider, with below budget costs and improved service



## **Phasing out cheque and money order payments:**

95% of new residents pay electronically

# NEXT STEPS

A few highlights of the 2022 business plan:

- Additional development opportunities, 62 Bayview Parkway in the Town of Newmarket and Box Grove Development in the City of Markham
- Implementation of a tenant portal to provide online services to HYI residents
- Implementation of preventative maintenance software to support life cycle cost reductions

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