



MARCH
OF DIMES
CANADA

LA MARCHE
DES DIX SOUS
DU CANADA

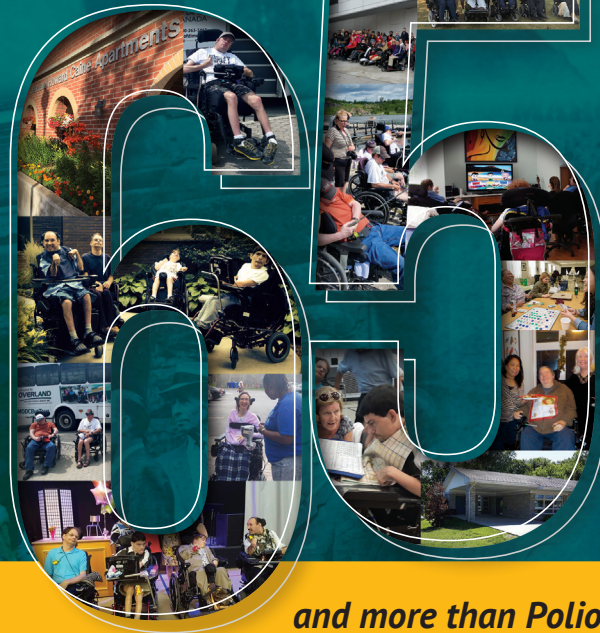
NON-PROFIT HOUSING CORPORATION
LA SOCIÉTÉ D'HABITATION À BUT NON LUCRATIF

NON-PROFIT HOUSING CORPORATION ANNUAL REPORT

2015-2016

A SUBSIDIARY OF MARCH OF DIMES CANADA

Celebrating



YEARS

and more than Polio



March of Dimes Canada Non-Profit Housing Corporation (NPHC), created in 1992, offers consumers with physical disabilities a single solution for support, care, and accessible, affordable accommodation. NPHC supports March of Dimes' vision of "creating an inclusive society", recognizing that people are happiest living in their own home.

Once again, the organization and especially its tenants have been very fortunate this past year to have so many generous supporters, many of whom have supported us for several years. Our engagement with donors in the local community has been the key to providing a quality home for our tenants. We acknowledge that we would not have been able to provide many critical improvements without this ongoing generosity of spirit and financial assistance.

Annual turnover remained relatively low for all properties, as in previous years. Low turnover rates each year reflect the great stability of the March of Dimes' consumer population as compared to the tenant population at large. This year was slightly higher than the norm in Oakville, as 12 people moved out, providing an opportunity to update their units for new tenants. This included some tenants who moved to long-term care facilities or sadly, passed away.

After following a public request for proposal process, Precision Property Management was selected to provide

property management and financial services to NPHC. The enhanced provision of professional expertise in this area facilitates the improvement of services to our tenants and properties, as well as additional financial expertise and oversight. The Board reviewed the Terms of Reference for our Property Management Committees given the expansion of professional management services. The Board refocused these as Property Liaison Committees, directing volunteer efforts towards relations with communities, including neighbours, donors, local politicians, other non-profit housing organizations, and the respective tenants and their support networks.

For the past three years, NPHC has assisted in creating social and recreational funds for residents of each property. Funds are allocated for group activities such as out trips and pizza nights which are facilitated by a staff liaison in each site. Donor funded activities are further supported by a manager within the MODC Fund Development Department.

The Board of Directors also supported management's efforts to develop new and expanded projects. While none of the development initiatives were successful in the first year, a few proposals are outstanding, new relationships were forged and the corporation is positioned to respond to various Ontario-centred affordable housing Requests for Proposals.

March of Dimes Canada: Sixty Five Years and more than Polio

2015 - 2016 BOARD OF DIRECTORS

- Chair** ■ Cameron Whale
- Vice Chair** ■ Catherine Bell
- Secretary / Treasurer** ■ Darryl Humphries
- At Large** ■ Janet Candido
- Adam Marcovitch
- Patricia Peel
- Paul Simpson

MEYNELL HOUSE

RESIDENCE TYPE | 2-Story Building

YEAR BUILT | 1994-1995

CAPACITY | 4-bedrooms

ADDRESS | 30 St. Lawrence Street, Toronto



Susan Rimek with a staff member



L-R: Muriel Moscovich, Vilma Bunda, Dwayne Hunter and Patricia Peel at the annual Christmas Party

NPHC operates under a head lease at this property. In 2015-2016, donations from the Home Depot Foundation enabled us to buy new patio furniture, and a grant from Cadillac Fairview partially offset the costs of the complete renovation of the two fully accessible bathrooms. This major project completed by our landlord, Dixon Hall Neighbourhood Homes is appreciated by consumers and staff. In the past three years, Meynell House has been transformed by donors' generosity which is much appreciated by the tenants and staff.

Residents have very little disposable income and thus donations and the contributions of staff, volunteers and others have made an immeasurable difference to the comfort and quality of life for the residents. Visiting the Toronto Zoo and attending a Blue Jays game were some of the highlights of the year. A donation from Adrock Capital has assisted with the quality of social life in the building as has the "hot meal fund" from the Meighen Foundation. The Girls and Boys Club of Toronto have continued their support, delivering Christmas and Easter baskets to all.

Dixon Hall Neighbourhood Homes is the owner of the property, and they have been unfailingly helpful in addressing tenant needs; we value their partnership immensely.



Residents at the Annual Barbecue held in August, 2015

JASON'S HOUSE

RESIDENCE TYPE | Single-family Home
CAPACITY | 4-bedrooms

YEAR BUILT | 1991
ADDRESS | 66 West 28th Street, Hamilton

NPHC owns and operates a four-bedroom home in a single family residential neighbourhood in Hamilton. Named "Jason's House" in honour of its first tenant, it accommodates long-term residents who need a high level of assistance to optimize their independence.

The Malloch Foundation provided a generous grant which enabled us to complete the bathroom renovation. The Martin, Gear and Meighen Foundations have continued support with their generous grants which funded replacement of the kitchen and basement floors. The home continues to benefit from the active involvement and contributions of neighbours and volunteers. The Jason's House Liaison Committee was very active and once again had great success in their fundraising endeavours. This year the Board and management, as well as the local committee, will continue to evaluate the opportunities for a new facility given the age of the property and its ongoing capital needs.

For many years, the local Mount Hamilton Horticultural Society has supported the maintenance and improvement of the Jason's House gardens. This year was no exception; the beautiful garden contributed to the pleasure of tenants and neighbours alike. It is a perfect model of engagement with the community and inclusiveness in a lovely residential community. The parents, committee volunteers and tenants planned a 20th anniversary celebration for June 2016 at a local church to which tenants, families, volunteers, donors and staff were invited.



L-R: Paul Marshall, Ronnie Carrie, Wendy Ferguson, Rob Eslary



Jason House resident Ronnie Carrie and his mother Betty



Back Row: L-R Ophelia Williams (JH Volunteer), Pam Rogers, (JH Community Case Coordinator), Kristy Hamilton (Community Support Supervisor), Jamie Spero (former JH staff member)
Front Row: L-R: Paul Marshall, Ronnie Carrie, Wendy Ferguson, Rob Eslary

JEAN AND HOWARD CAINE APARTMENTS

RESIDENCE TYPE | 5-Story Building

YEAR BUILT | 1994-1995

CAPACITY | 59 apartments

ADDRESS | 259 Robinson Street, Oakville



Residents from the Jean and Howard Caine Apartments on a field trip to the Ripley's Aquarium in Fall 2015

The largest facility owned and operated by NPHC is a 59-unit apartment building in Oakville, funded by the Ministry of Municipal Affairs and Housing in 1994-95. It is maintained with operating funding from the Regional Municipality of Halton.

The building has one- and two-bedroom apartments, and includes 24 apartments in which tenants receive round-the-clock scheduled and on-call attendant care services from March of Dimes Canada. The entire building has general accessibility and a mix of market and subsidized rental units.

Our tenants continue to enjoy the completely renovated activity room which Mattamy Homes and its wonderful team designed and managed in 2015.

Our generous donors also contributed to the quality of life of our Oakville tenants. The May Court Club, Walmley,AWB and Oakville Community Foundations provided significant financial assistance. These gifts have enabled the corporation to continue to improve the tenant kitchens and install new appliances for many tenants. These charitable organizations have over several years been wonderful and inspiring examples of engagement with tenants and the local community.

We secured a grant from Canada's Enabling Accessibility Fund and that combined with our donors' gifts made it possible to renovate our lobby washrooms, including the installation of automatic door openers. This is especially appreciated given their proximity to the renovated activity room.



Residents from the Jean and Howard Caine Apartments on a field trip to the Ripley's Aquarium in Fall 2015

Jean and Howard Caine Apartments continued



In this fiscal year, the Caine family sponsored a fundraising campaign to assist with the replacement of the tenants' faucets which has enabled us to replace faucets in several units.

The Property Liaison Committee, comprised of volunteers and tenants, met to review building issues and recommend opportunities for improvements to the property and its management.

The Halton Regional Housing Authority provides the key financial support and is always available to advise and consult. We are proud to work in partnership with these experts in the community. The funding includes Rent Geared to Income subsidy for tenants without which many could not enjoy the beautiful, accessible, well located Caine apartments and the supportive housing environment our corporation and March of Dimes Canada provides.

The Oakville tenants helped with the gardening and organization of social events. The gardens are simply stunning as a result of their diligent efforts.

The Christmas party was a wonderful event with the generous contribution from the parents and siblings of the late and beloved former tenant, Greg Gittings. The Gittings family again contributed to a Better Living Fund in memory of their son, and these funds provided support for tenant parties, weekly fall prevention and exercise classes, as well as trips to St. Jacob's market, Niagara Falls, Ripley's Aquarium and a Toronto theatre production.



Jean and Howard Caine Apartments

The Adrock Capital Corporation also gave generously to the Better Living Fund and the Social funds of each property. These gifts are exceptional in enabling NPHC to be more than housing, and the tenants to have more than personal support care.

STANDING OAKS

RESIDENCE TYPE | Single-family Home
CAPACITY | 6-bedrooms

YEAR BUILT | 2003
ADDRESS | 1212 Michigan Avenue, Sarnia



Residents at Standing Oaks

This six-bedroom home was built in 2003 on Rotary Foundation land for which there is a 45 year ground lease with Concerned Citizens of the Medically Fragile, in partnership with NPHC. An accessible respite unit was included in the project and was in use 60% of the last year.

With the impetus of a very generous lead gift from the Adrock Capital Corporation, funds were raised to replace the specialized hydrotherapy tub used by all consumers in Sarnia. All individuals residing in the home have multiple complex needs, and the aqua-therapy provided by the tub is both relaxing and therapeutic to those with limited/restricted muscle movement and control. Additionally, with the mechanical ability to raise and lower the height of the tub, transfers for consumers are easier and there is less risk of injury to staff.

The rest of the funds required for this very expensive equipment were raised by the efforts of the local staff and Property Liaison Committee. Generous gifts were received from the following donors: the Judith and Norman Alix Foundation, the Sarnia Lambton Community Foundation and local staff annual campaign contributions. Thanks to all for the generosity and teamwork demonstrated to replace this essential therapy tub.

Standing Oaks is an example of the success that can be achieved by local engagement of March of Dimes working with parents, local friends and the provincial government. Standing Oaks demonstrates what is possible with proper planning and commitment to create quality of life in a community setting for even the most medically fragile people.

WADE HAMPTON HOUSE

RESIDENCE TYPE | Single-family Home
CAPACITY | 9-bedrooms & 2 apartments

YEAR BUILT | 2011
ADDRESS | 2915 Bancroft Street, Sudbury



Residents on the MODMobility® Bus tour in June 2015. L-R: Alan Fortin, Tyler Lamothe, Lisa Belanger and Derek Bradford



Residents on a fishing trip at Ramsey Lake, Sudbury in June 2015. L -R : Alan Fortin, Tyler Lamothe, Lisa Belanger and Derek Bradford

Wade Hampton House has now been operating for four years; it is an eight bedroom congregate care home with two rental apartments. The property has been well-received by the tenants and their families; and the corporation has continued to make improvements as needed. The Bishop Alexander Carter Foundation provided a generous grant to improve the landscaping and grounds, enabling our clients to more easily access and enjoy the lovely surroundings this property affords. Our ten residents have developed a great sense of community as we have maintained 100% occupancy since the opening of this building. This year, with a grant from the Ministry of Health, the management retrofitted one therapy room to accommodate another consumer, bringing our total bedrooms to eleven.

A first for March of Dimes Canada Non Profit Housing Corporation, a capital campaign was launched with the goal of \$1 million to support the expansion of our services in Sudbury by building another state of the art accessible building on the same property. Our local architect, Chris Perry, completed the design package for the new facility. March of Dimes Canada provided funding to have a full time Campaign Coordinator, Susan Levesque who successfully recruited a campaign cabinet consisting of: Chair: Renee Scott, Chair of Events Sub-Committee: Nancy West, Treasurer: Lori Lepage, Spokesperson: Candice Kirkbride, Directors: Rebecca Thibodeau- Perry, Nicholas Ryma, Wenting Zhou and Julie Wilson.



Wade Hampton House

The Sudbury Credit Union, the Bishop Carter Foundation, numerous local donors as well as a generous anonymous donor through Gift Funds Canada provided very generous donations to the Capital campaign and have raised \$54,225 to date. We have submitted applications to the Ministry of Health and City of Sudbury to support the construction of the new building and await the outcome of these applications.

FINANCIAL STATEMENT

FINANCIAL HIGHLIGHTS

The change in assets and liabilities reflects the change in net deferred capital contributions of \$139,390 and net capital assets of \$389,377, excluding transactions related to a one time event.

The current year normalized surplus from operations exclusive of transactions related to one time event is \$27,324 and is consistent with prior year.

A complete Auditor's Report prepared by Deloitte LLP Chartered Accountants is available upon request. Call 1-800-263-3463 or email info@marchofdimes.ca.

MARCH OF DIMES CANADA Non-Profit Housing Corporation

Financial Statement Summary for the Year Ended March 31, 2016

As at March 31, 2016 | With comparative figures for 2015

SUMMARIZED BALANCE SHEET

ASSETS

	2016	2015
Current Assets	\$ 1,245,455	\$ 1,546,883
Capital Assets	\$ 7,982,487	\$ 8,371,864
Total	\$ 9,227,942	\$ 9,918,747

LIABILITIES AND FUND BALANCES

Current Liabilities	\$ 506,076	\$ 466,484
Mortgage:		
- Due Within 1 Year	\$ 261,295	\$ 249,465
- Long Term Liabilities	\$ 4,769,033	\$ 5,030,329
Deferred Capital Contributions	\$ 2,778,985	\$ 2,918,375
Fund Balances	\$ 912,553	\$ 1,254,094
Total	\$ 9,227,942	\$ 9,918,747

SUMMARIZED REVENUE AND EXPENSES

Total Revenue	\$ 1,526,668	\$ 2,363,647
Total Expenses	\$ 1,893,764	\$ 1,670,602
Excess / (Deficiency) of Expenses over Revenue	\$ (367,096)	\$ 693,045

IN APPRECIATION



Original art by Deborah Tucker, Aphasia Consumer

We thank our March of Dimes Canada staff; Marcey Leggett, Housing Consultant; Eugene Muller, Superintendent; Precision Property Management; Property Liaison Committee members; NPHC Board of Directors; Donors and Funders for their tireless, passionate dedication and support.

The Board appreciates the financial support and assistance of the Regional Municipality of Halton, and thanks the donors and friends who help make each of our properties a home.

Our deep and ongoing appreciation is extended to

NON-PROFIT HOUSING CORPORATION DONORS:

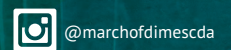
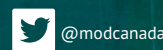
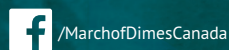
- Adrock Capital
- AWB Charitable Foundation
- Bishop Alexander Carter Foundation
- Cadillac Fairview Corporation Ltd.
- Caine Family
- Catherine and Maxwell Meighen Foundation
- D.H. Gordon Foundation
- D & F Zurbrigg Family Foundation
- Gear Foundation
- Gittings Family
- Home Depot Canada
- Judith and Norman Alix Foundation
- Malloch Foundation
- Martin Foundation
- Mattamy Homes
- Meighen Foundation
- May Court Club of Oakville
- Rotary Club of Oakville Trafalgar
- Sarnia Lambton Community Foundation
- Sudbury Credit Union
- Telus
- Walmley Foundation



March of Dimes Canada Non-Profit Housing Corporation
10 Overlea Boulevard, Toronto, ON M4H 1A4

Tel: 416-425-DIME (3463) | Toll-free: 1-800-263-DIME (3463)

www.marchofdimes.ca/NPHC | info@marchofdimes.ca



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