

2003-2004 ANNUAL REPORT



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

Year in Review

The fiscal year, which began with many challenges for the Corporation, managed to culminate positively. After years of planning and negotiations with the Ministry of Health and Long-Term Care, and local community organizations, all sharing a desire to create congregate care homes for the medically fragile and people with severe disabilities, we overcame the roadblocks to announce the creation of two new homes.

Through a partnership with Dixon Hall Neighbourhood Homes, funding from several donors, and a significant contribution from the Ministry, the Corporation developed two large specially-designed, four-bedroom apartments for residents who might otherwise be living in a hospital, chronic care or rehabilitation facility. Ontario March of Dimes (OMOD®) will provide 24-hour, on-site attendant care services.

Built as part of the development at 30 St. Lawrence Street in downtown Toronto's east side, the apartments are located on the main floor of a two-storey renovated building, the top floor of which provides 11 bachelor units for formerly homeless individuals. Across the courtyard are 40 townhouses that provide transitional housing. Both Ontario March of Dimes and LOFT Housing have long-term head leases with the developer and owner, Dixon Hall Neighbourhood Homes, an organization with significant experience in housing and great compassion for our clientele.

At the opening of The St. Lawrence Street Supportive Housing Residence on March 18, 2004, the Hon. George Smitherman, recently elected MPP and Minister of Health and Long-Term Care, welcomed the new residents into his constituency and offered personal and ministerial support for the concept. In attendance was a special friend of the project, Karen Harder, whose deceased daughter, Dani Harder, had inspired Ontario March of Dimes staff to create this home, but then did not live long enough to benefit. Also attending the opening were the three residents, OMOD® attendant care staff and management, representatives from other community organizations and government, and members of the Non-Profit Housing Corporation Board of Directors. People in the neighbourhood have also become very engaged with the project and its tenants.

The Board initiated a Property Management Committee, under the chair of Patricia Peel, to include representation from the neighbourhood, tenants, volunteers with housing and property management expertise, and a Board liaison. Plans for the future include increasing accessibility to the nearby green space, and enhancing neighbourhood relationships.

After twelve years of organizing, fundraising, planning and lobbying, The Community Concerns for the Medically Fragile (C.C.M.F.) organization, parents and friends of individuals born with severe medical conditions, partnered with Ontario March of Dimes, with the result being a significant capital grant from the Ontario Ministry of Health and Long-Term Care. The allocated funds made to Ontario March of Dimes, and put under contract to the Ontario March of Dimes Non-Profit Housing Corporation, enabled the organization to negotiate and construct a single-storey dwelling to serve six individuals with severe disabilities in Sarnia.

Despite the discovery of excessive ground water, the added cost of building a lengthy roadway, and funding shortfalls from the original plan, a long-term ground lease for the land, owned by the Rotary Club of Sarnia Charitable Foundation, enabled the creation of Standing Oaks, a beautiful, special-purpose and universally designed facility. After the opening on February 6, 2004 by Hon. Caroline De Cocco, MPP, three residents moved in the next day, with one additional resident arriving later. A room in Standing Oaks has been dedicated to the memory of Monica Lambert, deceased daughter of long-time volunteer, Diane, and her husband Jim Lambert, whose perseverance and passion for this project contributed significantly to its success.

Dr. David M. Logan chairs a new Property Management Committee, established in Sarnia, to oversee this project at the local level, with membership from the community, Rotary Club of Sarnia Charitable Foundation, C.C.M.F., tenant-family representatives, and a city housing advisor.

Jason's House, a home for three individuals with severe disabilities in Hamilton, underwent a major construction project and rededication, thanks to the huge volunteer commitment of the Hamilton Horticultural Society, Mohawk College, and funding from the Free Masons. The once inaccessible front door has been transformed into a beautiful, long, accessible concrete pathway, adding beauty to the building and its surrounding floral gardens and hills. The backyard has an added feature - alongside a massive multi-level deck, is a serene, Japanese-style meditation garden.



In February, NPHC officially opened Standing Oaks - a congregate care home in Sarnia for the medically fragile



Pamela Clerkin, a St. Lawrence Street Supportive Housing resident

Congregate care homes receive no government operating funds and are entirely dependent on rental income and designated contributions. Rear-geared-to-income subsidiaries have been obtained for Standing Oaks and Jason's House.

Throughout the fiscal year, the Ontario March of Dimes Non-Profit Housing Corporation continued to operate the Jean and Howard Caine Apartments in Oakville, home to over 50 people with physical disabilities, while offering attendant care services to 24 apartments. Despite a long-term operating agreement for funding from the Ministry of Municipal Affairs and Housing that was transferred to the Halton Region, negotiations faltered and funding has since been reduced. Hence, the project experienced a small shortfall and is in the difficult position of having to reduce expenditures to recover funding for its capital reserve. Additional pressures came from proposed cutbacks in grants and the expectation that the project will generate revenue from other sources. Clearly, the Corporation's Board will have major financial planning and management issues in the coming years. A first step is to complete short and long-term capital reserve planning for all properties.

Significant management responsibility has been transferred to Ron Kelusky, Vice President & C.O.O. of Ontario March of Dimes, who has enthusiastically taken up the challenge and is working with our Property Manager, Karima Manji, to find creative ways to enhance the quality of life for the individuals in our housing projects, and to increase financial stability.

Many thanks to the dedicated Non-Profit Housing Corporation Board of Directors, Ontario March of Dimes Board, staff and community volunteers for their support. The communities in which all these projects operate have welcomed these developments and we are grateful for their support.

Respectfully submitted,



David M. Logan, MD, PhD
Chair



Andria Spindel
President & C.E.O.



Jean & Howard Caine Apartments in
Oakville, Ontario



The new and improved Jason's House

Financial Report

(A complete Auditor's Report is available upon request)

YEAR ENDED MARCH 31, 2004	2004	2003
Revenue	\$918,296	\$909,093
Expenses	927,159	921,510
Excess of Revenue Over Expenses	(\$8,863)	(\$12,417)
Repayment of Grant Subsidy	(41,099)	(2,700)
Accounts Payable Write Off	0	32,778
Fund balances, end of year	(\$49,962)	\$17,661

YEAR ENDED MARCH 31, 2004	2004	2003
Assets		
Current Assets	\$380,580	\$362,537
Capital Assets	8,189,053	7,557,104
	\$8,569,633	\$7,919,641
Liabilities and Fund Balances		
Current Liabilities	296,964	274,808
Long-term Liabilities	7,236,926	7,389,032
Deferred Capital Contributions	779,183	0
Fund Balances	256,560	255,801
Fund balances, end of year	\$8,569,633	\$7,919,641

This corporation is in compliance with the Public Sector Salary Disclosure Act, 1996.

2004 includes performance results for Oakville, Hamilton, Toronto and Sarnia properties while 2003 includes performance results for only Oakville and Hamilton properties.

Surpluses generated by individual properties are restricted and not available for the offset of deficits in other properties.

Board of Directors

Dr. David M. Logan, Chair
 Don King, Vice Chair
 Mike Goodman, Secretary
 John Humphries, Treasurer
 David Meynell, Director at Large
 Paul Simpson, Director at Large

 Karima Manji, Property Manager

Ontario Corporation Number: 975675