

Annual Reports 2009-2010



Ontario March of Dimes Non-Profit Housing Corporation



Ontario March of Dimes Non-Profit Housing Corporation

Annual Report 2009-2010

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Standing Oaks, Sarnia

Ontario March of Dimes Non-Profit Housing Corporation (NPHC) offers consumers with physical disabilities a single solution for support, care and accommodation. In keeping with Ontario March of Dimes' vision of creating an inclusive society, a society accessible to all, the Board of Directors adopted a strategic plan to address the growing wait list for independent accommodation with support services.

Three congregate care homes operate with local management assistance from Ontario March of Dimes. A deficit was generated in the Oakville property as a result of extensive repairs in the facility. However, capital reserve requirements were met and the corporation has created a budget which will recover the deficit.

A study of turnover rates for these homes is shown below:

	Total Units	Consumers Served	Turn over
Standing Oaks *	6	8	0
Jason's House	4	4	0
Meynell House	8	8	1
Jean and Howard Caine Apartments**	59	24	2
Total	77	44	3

Notes

*Aside from the five residents, the respite unit provided service for three different consumers.

**There are 24 units or consumers served in a 59-unit building. Turn over reflective of funded units only.

Annual turnover fell from 5 units in 2008-2009 to only 3 units in 2009-2010. Low turnover rates each year exemplify the very stable population.



Renaming event at Meynell House, Toronto
(from left to right)
Manager Edwin Greenfield with Meynell
House tenants.
Meynell family and March of Dimes staff.

One of the notable differences between the three congregate care homes, which may contribute to higher turnover in Toronto, is the variation in family involvement within the homes. Residents in Toronto come from many different backgrounds and locations, whereas the other two congregate care homes were established by family members who could no longer provide care, but who remain very involved in the family-oriented homes.

Meynell House

(formerly 30 St. Lawrence), Toronto

Tenants enjoyed several communal activities, including the annual summer barbeque, as well as a festive Christmas event.

Tenants in Toronto benefited from the generous provision of fresh food from Second Harvest.

A generous donation from Cadillac Fairview allowed for the purchase of a washer and dryer, kitchenware and shelving. In addition, donations from the Meighen Foundation and Home Depot allowed for the installation of new ventilation fans in the two bathrooms in the facility.

One of the downsides for the location in Toronto has been its location near the yet-to-be developed waterfront area. It has been a neighbourhood that is less easily accessed and serviced. Staffing levels do not permit staff to accompany people to leisure activities off the premises. It is hoped that we may cultivate a relationship with the

nearby development planned for the PanAm/ParaPan Games. This future development will greatly change the neighbourhood.

Many thanks are offered to our landlord and partner, Dixon Hall Neighbourhood Homes, for always addressing client needs when asked. They have made the shared courtyard and side yards attractive and accessible to our tenants. The need for securing funding to add a protective awning to the front door, thus allowing people more comfort when entering the property in inclement weather, was successfully met this year.

In 2010, this property was renamed Meynell House in honour of the late David Meynell, whose long standing contributions included serving as a Board member.



Jean and Howard Caine Apartments, Oakville

Jean and Howard Caine Apartments

259 Robinson Street, Oakville

During the year, a review was done of the capital repairs required for the Jean and Howard Caine Apartment building in Oakville. A business case requesting funding for capital improvements was submitted to The Regional Municipality of Halton. Funding in the amount of \$252,634 was granted in order to make the necessary improvements. These included replacement of roof anchors, new intercom system, fire safety retrofit, hallway carpets, new intercom systems, accessible washrooms and grab bars. In addition, due to the generous donation of \$12,000 from the Meighen Foundation, new furniture and an entertainment system were purchased for the use of the tenants.

In order to build a community atmosphere, the Oakville tenants have contributed to helping with the gardening, organizing social events, and Christmas entertainment.

Sudbury

2935 Bancroft Street, Sudbury

A major ongoing undertaking of the Board this past year has been to secure funding to continue to develop the Sudbury congregate care project, planned to serve 10 residents. The organization was able to secure \$2.3M in funding from five sources, requiring diligent documentation and coordination to bring to fruition. As a result, we were able to complete the purchase of the land and building; a former school.

Ontario March of Dimes' Regional Independent Living Manager, Sherry Frizzell, long ago identified the need for housing for persons with acquired brain injuries, and set about to find the solution. She worked tirelessly to secure this funding and was successful. As at the date of the Annual Report, the project is in the design phase, with an expected occupancy date of June 2011. The new home is located in the Carmichael Park neighbourhood of Greater Sudbury, and will have 24-hour support service on site, an assessment unit for those individuals who have an acquired brain injury, and a transitional living unit. Family involvement will be assured, along with activation programs for the residents.



Jason's House, Hamilton

Standing Oaks

1212 Michigan Avenue, Sarnia

Standing Oaks, in Sarnia, received a new awning to provide more shelter from the weather and, therefore, more enjoyment outside. In addition, tenants have many outings in the home's minivan; health and weather permitting. The respite unit was occupied for 229 days last year, or 75% of 2009. The development of a barrier free activity centre was initiated by the Concerned Citizens for the Medically Fragile (CCMF). Upon completion, (July 2010) the centre will be utilized by all in the community. We thank the CCMF for their continued support and assistance.

Jason's House

66 West 28th Street, Hamilton

Jason's House, located in Hamilton, continues to benefit from the generosity of community resources. The local horticultural society provided their talents in reinvigorating the flower beds and also provided a sprinkler unit. The home had minor work within the basement this year to address some leaks, and blinds were also installed throughout the house. The Jason's House Committee once again had success in their fundraising endeavours throughout the year, with proceeds raised providing for daily living activities for those residing in the house.

Conclusion

We thank all of our Board, Ontario March of Dimes' staff, and members of the Property Management Committees for their 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 our properties a home. Special thanks to Karima Manji, Property Manager, for maintenance, management and much appreciated advice.

Charitable Registration No.
(BN) 13717 6830 RR0001

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Financial Statement

Ontario March of Dimes Non-Profit Housing Corporation purchased a fourth property in Sudbury, Ontario which will be renovated to provide supportive housing with congregate care to ten individuals with acquired brain injury. The change in assets and liabilities reflects the purchase of the land and buildings for an amount of \$271,000.

A complete Auditor's Report prepared by KPMG Chartered Accountants is available upon request.

Ontario March of Dimes Non-Profit Housing Corporation Financial Statement for Year Ended March 31, 2010 (with comparative figures for 2009)

SUMMARIZED BALANCE SHEET		
	2010	2009
Current Assets	535,900	540,968
Capital Assets	7,366,290	7,296,600
	7,902,190	7,837,568

LIABILITIES AND FUND BALANCES		
CURRENT LIABILITIES	371,497	121,041
MORTGAGE - DUE WITHIN 1 YEAR	197,881	188,922
- LONG TERM LIABILITIES	6,169,710	6,367,591
DEFERRED CAPITAL CONTRIBUTIONS	777,218	742,058
FUND BALANCES	385,884	417,956
	7,902,190	7,837,568

SUMMARIZED INCOME STATEMENT		
REVENUE	1,127,745	1,117,812
EXPENSES	1,139,272	1,125,654
EXCESS OF REVENUE OVER EXPENSES	(11,527)	(7,842)