



Annual Report 2001-2002

Message from the Chair and Executive Director

The Non Profit Housing Corporation had another good year, overseeing the operation and maintenance of two properties, and building plans for new projects to serve people with physical disabilities in accessible, support care units.

The Jean and Howard Caine Apartments in Oakville were fully occupied by 67 tenants and serviced 27 people receiving Attendant Services from Ontario March of Dimes. This allowed them to make full use of the 24 accessible units. Jason's House in Hamilton underwent one tenant change, but this single family four-bedroom home will now serve four tenants, rather than three, in the coming year. On-site, 24-hour attendant care makes both of these housing projects suitable for individuals with significant disabilities.

I want to thank our esteemed and hard-working Board of Directors and Property Management Committee members at both properties, for their efforts this past year. We have maintained good facilities, good neighbourhood relations, and sound finances. Our one concern is that the transfer of housing responsibilities from the provincial Ministry of Municipal Affairs and Housing to local municipalities, requires a great deal of relationship building. At the same time, we are also short on the operating funds for the needed full time staff who would mine and generate funds, as well as enhance the government relations required to improve our efforts.

The only issues facing the two properties that will be an increasing concern are: having sufficient reserves to handle repairs and maintenance; and making the necessary improvements that may be warranted for our tenants' needs. We are grateful that Ontario March of Dimes' Board of Directors voted to establish a Housing Fund within OMOD's Endowed Funds, to attract gifts that would be available for development consulting in the future. This corporation does not have the means to expand and develop opportunities that may arise and is not a charitable entity.

Although we are restricted from growth due to funding, we have had the pleasure of working with Ontario March of Dimes' regional staff and our Executive Director, the CEO of Ontario March of Dimes, on several projects that are likely to come to fruition in 2003. These projects will create housing, which this corporation will own and or manage. Our efforts may produce a potential "care home" in Sarnia, similar to Jason's House, a "care home" in Toronto, and support care units under lease in Chatham. The coming year will be a very challenging and exciting one if these supportive housing projects are all available in the next fiscal year.

Special thanks to Ms. Karima Manji, our Property Management Consultant; Mr. Victor Sol, Superintendent in Oakville; and to the provincial office and regional volunteers and staff of Ontario March of Dimes, who support the work of the Ontario March of Dimes' Non Profit Housing Corporation.

David Logan, President
Andria Spindel, Executive Director

Key Developments

- Reviewed completed tenant lease for both properties in conformity with the Social Housing Reform Act and Tenant Protection Act.
- Completed transfer of funding relationships for Jean and Howard Caine Apartments to Halton Regional Housing Authority.
- Completed gardening project for Oakville property with volunteers and generous donations from Petrie's Quality Topsoil Ltd., Agram Garden Centre, DIAS and Godefroy Marketing Concepts and Designs
- Thanks to the efforts of co-op students, volunteers from the Hamilton Horticultural Society, HRDC summer students, the committee members, family members and staff at Jason's House, the residents were able to participate in a wide range of summer recreational activities, including a week at Ontario March of Dimes residential camp at Geneva Park in Orillia.

Goals 2002 – 2003

- Transfer head leases from Ontario March of Dimes to Ontario March of Dimes Non Profit Housing Corporation for timeline units in Chatham and new congregate care units in Toronto.
- Develop congregate care home for six severely disabled individuals in Sarnia, with support of Rotary Sarnia and Community Concerns for the Medically Fragile.
- Resolve funding issues for ongoing operations.

Summary Financial Information

<i>Year ended March 31, 2002</i>	2002	2001
Assets		
Current assets	\$ 338,125	\$ 598,888
Capital assets	7,675,509	7,784,904
Total assets	\$ 8,013,634	\$ 8,383,790
Liabilities and Fund Balances as per financial statements		
Current liabilities	\$ 272,992	\$ 246,025
Mortgage payable - long term	7,534,384	7,652,186
Capital reserve	217,951	185,258
Invested in fixed assets	23,323	21,226
Restricted reserves	-35,016	279,094
Total liabilities and fund balances	\$ 8,013,634	\$ 8,383,790
Revenues	\$ 911,019	\$ 910,671
Expenses	\$ 1,241,926	\$ 954,555
Excess of expenses over revenues	\$ -330,907	\$ -43,884

Board of Directors:

Dr. David Logan, *President*
 Don King, *Past President*
 Cameron Whale, *Vice President*
 Ann Langereis-Duke, *Treasurer*
 David Meynell
 Lynne Heiminga
 Jim Grant

Property Manager: Karima Manji

Executive Director: Andria Spindel

Audited financial statements are available upon request.