

ONE STOP: *solutions for independence*

ONTARIO MARCH OF DIMES NON-PROFIT HOUSING CORPORATION

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.

The congregate care homes operated with local management assistance from Ontario March of Dimes. A small deficit resulted in two congregate care homes due to much needed repair work. However, capital reserve requirements were met and a small overall surplus allowed the corporation to absorb the unbudgeted expenses.

A study of turnover rates for these homes produced the following information:

Ontario March of Dimes Non-Profit Housing Corporation							
Unit Turnover							
	Total No. Of Units	2009	Turnover	2008	Turnover	2007	Turnover
Oakville	59	3	5%	5	8.50%	6	13.50%
30 St. Lawrence	8	2	25%	2	25%	2	25%
Standing Oaks	6*	0	0	0	0	0	0
Jason's House	4	0	0	0	0	0	0

* One (1) respite unit (Standing Oaks)

Three of the homes have a very stable population. People are choosing to live in our accommodation for as long as their independence and/or support care allows.

One of the notable differences between the three congregate care homes, which may contribute to higher turnover in Toronto, is the lack of 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.

The higher turnover rate in Toronto suggests that the residence may not be appropriate accommodation for all those who reside there. Further consideration has to be given to tenant selection and the engagement of families' and residents' feedback.

St. Lawrence Street tenants in Toronto benefited from the generous provision of fresh food from Second Harvest. Tenants enjoyed several communal activities, including the annual summer barbeque or picnic, as well as a festive Christmas event.



St. Lawrence Street Apartments
Toronto, Ontario

One of the downsides for this location, in Toronto, is its being near the yet-to-be-developed waterfront area. It is a neighbourhood that is less easily accessed and serviced. Staffing levels do not permit staff to accompany people to leisure

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activities off the premises. However, many thanks need to be given 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. We do, however, need to secure funding to add a protective awning to the front door, thus allowing people more comfort when sitting outside.

During the year, Halton Region conducted an operational review of the **Jean and Howard Caine Apartments** and found little wanting.



Jean and Howard Caine Apartments
Oakville, Ontario

Several of the recommendations were minor in nature, such as achieving consistency in tenant documents, consistent treatment on how to handle last month's rent, and corporate filings. An additional \$115,000 for capital needs was approved by the region for the repairs needed to be carried out in 2009 – 2010.

In order to build a community atmosphere, the Oakville tenants held movie nights and weekly barbeques this past summer. In addition, weekly massage and haircuts were offered to all tenants by the MS Society, who also brought in pizza!

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 projects' minivan, health and weather permitting. We thank the Concerned Citizens for the Medically Fragile (CCMF) for their continued support and assistance.



Standing Oaks
Sarnia, Ontario

A major undertaking of the Board this past year has been to confirm the selection of a site in Sudbury for the development of a new congregate care home that will serve ten (10) residents. 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. After several years of community consultation, funding negotiations, and site selection research, Sherry identified a former primary school site for development. This site was confirmed by senior management, and the Board undertook negotiations to acquire it. As at the date of the Annual Report, an offer to purchase and sale has been signed by the current owner and partial funding for capital development has been secured. The next fiscal year will be an exciting one as work begins, subject to securing all of the financing required for this \$2.3 million project.

The new home, to be located in the Carmichael Park neighbourhood of Greater Sudbury, will have 24-hour support service on

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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, located in Hamilton, was made beautiful with a mural in the backyard, painted by a volunteer artist.



Jason's House
Hamilton, Ontario

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 Halton Region Municipality, 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

BOARD OF DIRECTORS 2008 - 2009

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At Large

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At Large

IN MEMORIAM

We wish to acknowledge the loss of a dedicated member of the Board of Directors, David Meynell.

His commitment and valuable contributions to this organization and its tenants will always be remembered.



David Balfour Meynell, Q.C.
September 24, 1931 - October 5, 2008
Director at Large, 1995/96 - 2002/03
Secretary / Treasurer, 2003/04
Director at Large, 2004/05 - 2008/09

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FINANCIAL STATEMENT SUMMARY

A complete Auditor's Report is available upon request. This corporation is in compliance with the Public Sector Salary Disclosure Act, 1996.

Ontario March of Dimes Non-Profit Housing Corporation Summarized Statement of Revenue and Expenses Year ended March 31, 2009, with comparative figures for 2008

SUMMARIZED BALANCE SHEET	2009	2008
Current Assets	540,968	550,552
Capital Assets	7,296,600	7,492,238
	7,837,568	8,042,790

LIABILITIES AND FUND BALANCES	2009	2008
Current Liabilities	121,041	144,408
Mortgage		
- Due within 1 year	188,922	180,368
- Long term liabilities	6,367,591	6,556,513
Deferred Capital Contributions	742,058	736,061
Fund Balances	417,956	425,440
	7,837,568	8,042,790

SUMMARIZED INCOME STATEMENT	2009	2008
Revenue	1,117,812	1,094,789
Expenses	1,125,654	1,099,273
Excess of Revenue over Expenses	(7,842)	(4,484)