

ANNUAL REPORT

2023 EDITION



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MISSION

To foster opportunity
through quality
affordable housing.

VISION

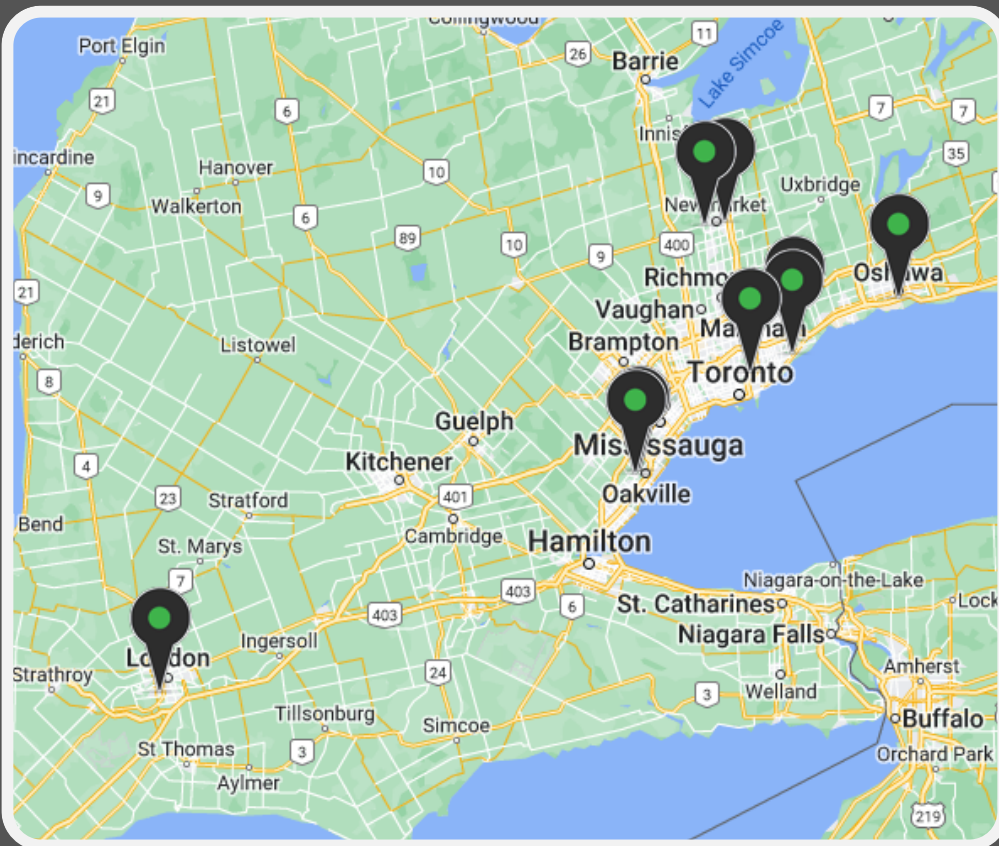
Every person has a safe
and quality space to live,
grow, and call home.

ABOUT OUR PROPERTIES



9 PROPERTIES

576 UNITS



61%
GEARED TO
INCOME UNITS

44%
MARKET
RENT UNITS

MESSAGE FROM...

OUR BOARD CHAIR



Toni Farley
Board Chair

As Chair of Birch Housing, I am excited to share the 2022/23 Annual Report with you.

This past year saw us taking the steps needed to build the sustainable future we want through both physical and operational infrastructure changes. Our 10-year financial plan continues to be our compass for the optimal long-term financial health of our residents, buildings, and communities. Our plan shows that we have a very bright future as we implement strategies designed to help us weather changes. Our Board is focussed on our long-term vision for the future. Several more changes are coming. We are adopting new by-laws to ensure compliance with the new Ontario Non-Profit Corporations Act and expanding the number of board members to serve on the Birch Housing Board of Directors.

We have been successful in receiving grants from our service manager partners to address needed capital repairs in several of our buildings. We recently learned we have been funded by Canada Mortgage and Housing Corporation under the Canada Greener Affordable Housing Program. This funding will allow for conducting energy analysis, modelling, and building condition assessments to improve the efficiency and viability of our buildings as well as improve the ongoing living conditions for our current and future residents.

In 2022/23, we moved back into more normal rhythm of business operations as we worked with residents on bringing down rental arrears and creating repayment plans where needed. We also had a tough decision to make this past year as, we were unable to come to an agreement with the City of London regarding the capital & operating needs for our Ladybrook property. After fifteen years of financial difficulties and more than four years of discussion, the decision was made, in the best interest of the residents of Ladybrook, to step away from this property and transfer it to the City of London effective the end of September 2023.

As we approach the end of the 2020-2023 strategic plan, we can all be proud of the accomplishments of our concerted efforts have achieved given so much change in the world. We turn our focus to the next iteration of the strategy for our organization. A new refreshed plan is coming.

Change is also coming to our board. A recruitment drive was conducted earlier this year and we look forward to welcoming two new board members at the Annual Meeting in October. At the same time, we will be saying goodbye to two highly valued board members, Brenda Patterson and Sylvia Patterson, as they complete their terms. A special thank you to these two Directors for their service and a note of gratitude to all the dedicated Directors on our board who so generously share their time and expertise.

I would be remiss if I did not acknowledge our Executive Director, staff, and our property manager for their ongoing commitment to providing the best possible experience for our residents.



Margie Carlson
Executive Director



MESSAGE FROM... OUR EXECUTIVE DIRECTOR

This past year found Birch Housing focussing on making infrastructure and capital improvements to ensure sustainable, cost-effective properties for long-term energy efficiency and comfort for our residents.

We delivered our first substantial Canada-Ontario Community Housing Initiative grant of \$899,000 for a \$1.2 million mechanical upgrade at our Shoniker senior's apartment building in Toronto. This was a team effort involving Birch Housing staff, our property management company, engineering consultants, and several different contractors. Our seniors coped

well during several water and power shut-offs and invasive repairs in their individual units. The work offered all of us an opportunity to get to know each other better during the many months the project took. Kudos go to the team for a job well done!

Additionally, we undertook regular unit renovations at the Thorncliffe Park, Nottingham, Orion Court, Ladybrook and Scarborough Village properties to modernize and improve conditions for new and existing residents. Initiatives supporting long-term sustainability in our communities continue with planned repairs at our Manor Green, Alison Court, and Bloor Park properties.

Since many of these repair and maintenance projects are structural, the impact is not always easily visible – but we know that the long-term impact is experienced. We continue to hold high our commitment to our vision whereby “every person has a safe and quality place to live, grow and call home”.

Our financial health is the key to our future. In 2021, Birch Housing created a 10-year financial model that allows Birch Housing to analyze its properties and evaluate strategies for the future. For the past two years, Birch Housing has updated the model based on audited financial data to see how our strategies are performing. The model is performing well. The shift to reduce RGI units in line with RGI targets is what is pushing our most positive results but our expected shift to more market rents is not happening as fast as we had thought it would. Our non-program properties continue to drive our best results.

In the coming year, we retain our focus on the tactical and necessary site improvements while we also turn our attention to the strategic direction of the organization in the creation of a new three-year strategic plan for Birch Housing. We are looking forward to new achievements.

Coming out of the online environment of the past several years and moving back into a “new normal” for our organization meant that we were more present and interactive with our residents. I want to express my appreciation for the level of commitment and willingness that was displayed by our staff while resident inquiries and ongoing projects remained a high priority during a time when there is so much focus on physical infrastructure improvements. Thank you to the Birch Housing staff for their hard work and efforts.

Key Performance Indicators

HOUSING OCCUPANCY RATE

Percentage of homes that are occupied from the inventory of rentable homes in the portfolio



HOUSEHOLDS IN GOOD FINANCIAL STANDING

Percentage of households that are current with rent and parking charges

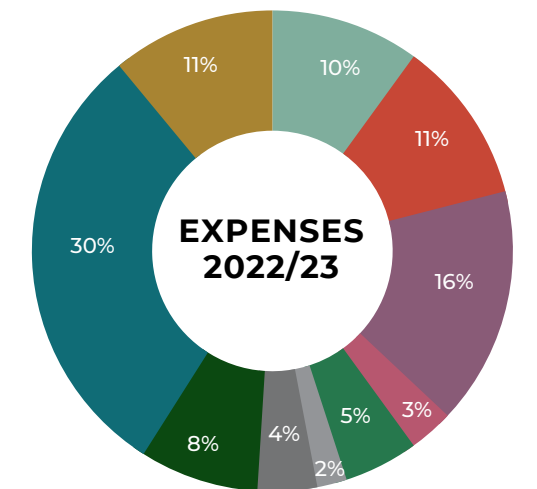
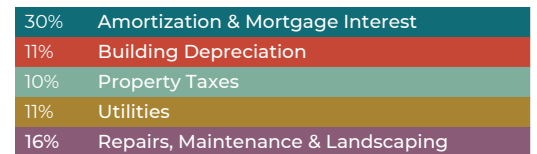
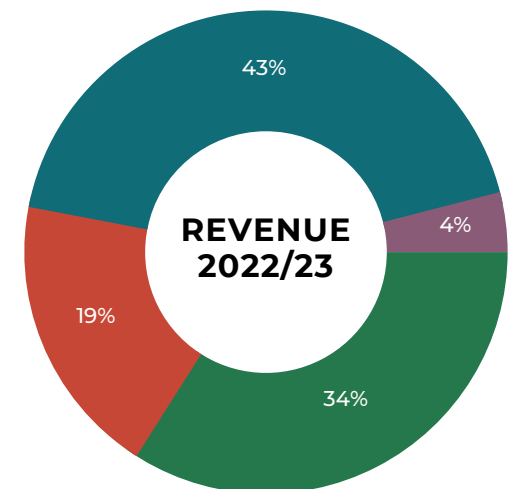


RENT COLLECTION PERFORMANCE

Percentage of tenant rent and parking charges collected



BH FINANCIAL HIGHLIGHTS



STATEMENT OF FINANCIALS

Year ended May 31, 2023

	Centenary	London	Halton	Scarborough	TOTAL
REVENUE					
Rental Revenue	\$3,899,707	\$469,710	\$1,067,674	\$876,592	\$6,313,683
Non-Rental Revenue / Other	328,937	2,550	36,972	33,177	401,636
Subsidy	2,796,306	321,295	381,000	--	3,498,601
TOTAL	\$7,024,950	\$793,555	\$1,485,646	\$909,769	\$10,213,920
EXPENSES					
Wages / Benefits	339,663	46,654	75,852	52,433	514,602
Repairs / Maintenance	1,050,674	200,323	145,236	166,440	1,562,673
Utilities	941,222	53,705	5,905	124,276	1,125,108
Taxes / Insurance / Bad Debts	808,208	186,221	278,806	96,015	1,369,250
Admin Overhead	737,625	89,342	135,221	106,315	1,068,503
Replacement / Reserves	311,901	49,764	--	--	361,665
TOTAL	4,189,293	626,009	641,020	545,479	6,001,801
NET OPERATING INCOME (NOI)	2,835,657	167,546	844,626	364,290	4,212,119
Mortgage Interest	648,710	15,963	--	--	664,673
Amortization	2,222,909	217,644	821,986	355,444	3,617,983
Total Mortgage Costs	\$2,871,619	\$233,607	\$821,986	\$355,444	\$4,282,656
EXCESS (Deficiency) of REVENUE OVER EXPENSES	(\$35,962)	(\$66,061)	\$22,640	\$8,846	(\$70,537)

PROJECT HIGHLIGHTS

COMPLETED

SHONIKER PLACE

Grant contribution of \$899k to the \$1.2 million Mechanical Upgrade Project

PENDING PROJECTS



ROOFING PROJECT / Manor Green

Grant contribution of \$1.1385 million towards the \$1.9 million repair project.

ROOFING PROJECT / Shoniker Place

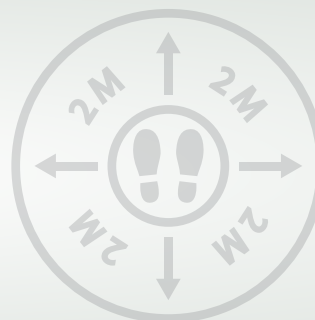
Grant contribution of \$750k towards the \$946k repair project

ICIP GRANT / Manor Green

Grant contribution of \$83k to support physical and social distance safety

ICIP GRANT / Alison Court

Grant contribution of \$40k to support physical and social distance safety



ELECTRICAL VAULT PROJECT / Manor Green

\$114k grant contribution towards this upgrading project

Birch Housing is pleased to collaborate with several funding partners to address present and future improvements underway.



BOARD OF DIRECTORS

THE BIRCH HOUSING BOARD OF DIRECTORS - COMMITTED TO THE VISION AND VALUES OF OUR COMMUNITY



Toni Farley
Board Chair



Brenda Patterson
Vice-President



Sylvia Patterson
Secretary



Marsha Mongeau
Treasurer



Margie Carlson
Executive Director



Mylène Vincent
Director



Hugh Lawson
Director



Martin Silver
Director



James Calderone
Director



Darren Chin
Director

Birch Housing's nine-person Board of Directors oversees the governance of the organization and provides guidance for the long-term vision. Our Directors hold a wide variety of expertise across diverse sectors and disciplines. Through collaborative decision-making, our Board offers insights and perspectives with the core common interest of ensuring that those who live in Birch Housing's communities feel safe, heard and cared for.



BH COMMUNITY EVENT HIGHLIGHTS

3 COMMUNITIES
ENJOYED BBQS



9 TENANT
APPRECIATION
COMMUNITY EVENTS
SUMMER 2022/23

Summer events like these help bring each community together, giving neighbours the chance to get to know each other and share ideas while also enjoying great food and a little summer fun.

These events also provide us an opportunity to personally thank our people, create a sense of community and support, and for our tenants to get to know each other a little better in a casual, fun environment.

6 COMMUNITIES
ENJOYED ICE
CREAM TRUCKS



Fan Coil Replacement Townhall Meeting

Shoniker Building
2877 Ellesmere Road,
Toronto, On.
January 18, 2023



SHONIKER PLACE

Birch Housing led a series of three community meetings for residents of the Shoniker Place location to communicate the overview and details of the Mechanical Upgrade Project and to provide a forum for questions to be asked and answered surrounding this large scale project.

The meetings took place onsite in January, February and March, 2023 and were attended by more than 100 residents in total. This investment in this project generates a more efficient and effective energy for heating and cooling for the building and its residents for many years to come.

MEETING DATE & APPROXIMATE # OF ATTENDEES

- 1 - January 2023 – 50-60 attendees
- 2 - February 2023 – 10 attendees
- 3 - March 2023 – 30-40 attendees

PURPOSE OF MEETINGS

- 1 & 2 – to communicate with tenants about the project, answer questions, explain the process, why we are upgrading the systems
- 1 - Phase 1 vertical fan coil unit replacement
- 2 - Phase 2 horizontal fan coil unit replacement
- 3 - Instructions on how to operate thermostats.

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Birch Housing
Bringing Integrity and Respect to Community Housing

CONTACT US

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