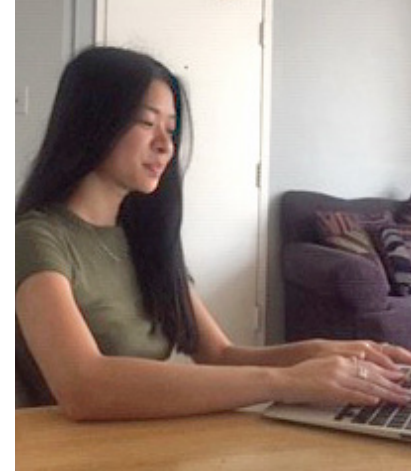


# The Year in Review

Annual Report 2019–2020





# Ecuhome's mission:

To provide quality affordable housing and support for people who have experienced homelessness. Ecuhome reflects the diversity of our city, recognizes and respects the value of all people, and empowers tenants to regain their place in the community.



Ecuhome is home to over 700 people. We provide affordable homes our tenants can be proud of and count on. We then work with tenants to lay the foundation for a life of their choosing:

- The **life skills** that foster independence and confidence
- Increased **health** and **well-being**
- **Meaningful activities** and a sense of purpose
- A sense of **belonging**
- A greater **resilience** to weather the challenges that face us all, but especially those living in poverty.



# This year at Ecuhome:

“Resilience in the face of challenges” is a core principle at Ecuhome — and Ecuhome’s own resilience was exactly what was needed in this pandemic year.

As soon as the global pandemic landed in Toronto we leapt into action, adapting and implementing our emergency strategy to reflect the latest information from our government’s health officials. The maintenance team geared up to clean and disinfect our buildings. Our support staff worked tirelessly to ensure tenants had the most accurate information to protect their health and safety. Throughout the uncertainty and fear in those early days, staff brought forward their best response to ensure we continued service delivery in a safe and effective way.

We would like to thank the staff for their exemplary teamwork and willingness to pitch in wherever they were needed. Thank you to the tenants for your co-operation, good will and help keeping your homes and your neighbours safe. And thank you, as always, for our volunteer Board’s guidance and support during this extraordinary year.

**David Cameron**  
**President**

**Kate Bird**  
**Executive Director**



**David Cameron**



**Kate Bird**



## Investing in our future

Most of Ecuhome's properties were bought over 30 years ago, when a large Riverdale house could be purchased and renovated for under \$200,000. These prudent purchases have enabled Ecuhome to provide quality homes that would be impossible to replace in today's real estate market.

Ecuhome is committed to investing in these homes to meet the needs of our current tenants and those to come. This year, a \$414,000 Toronto Renovates grant enabled Ecuhome to replace roofs, windows and floors in 9 homes. We were also able to introduce step-in showers and other features to make 10 bathrooms more accessible, and install Vertical Platform Lifts to provide accessible ground-floor units in two houses.

## A neighbour called me their 'inspiration.'

"Keeping busy has definitely been one of the hardest things to do these past few months. Keeping it interesting has been almost as hard. Helping in the yard just kind of fell into place and has been something healthy to occupy me.

I initially trimmed and cleaned up the hedges, removed any garbage or debris and then gave them a second trimming. It took about 8 hours, but now they are nice and even.

Because of the heat warnings and low rain calls I have been watering the lawn here and there as well as the hedges in the evening.

There has been a lot of positive feedback in the neighborhood: smiles or compliments and conversation. I had a neighbor call me their, "inspiration," which kind of made me laugh, but they started doing a bit of landscaping themselves after. It has been nice getting to know a few people. The biggest win is that it looks nice. And the birds and other animals love it. It's improved the eco-system in the yard.

This has kept me busy, but also improved my enjoyment and usage of the yard. I never really used it until this summer, and it is really nice. Getting sunshine and fresh air are certainly helping to improve my health."

**S.G., Ecuhome tenant**



# Ecuhome Corporation Financial Statements



## STATEMENT OF FINANCIAL POSITION as at March 31, 2020

### ASSETS

Current Assets:	
Cash & short term investments	879,797
Accounts receivable	255,759
Government subsidies receivable	241,309
HST rebate receivable	117,448
Prepaid expenses	90,005
	<u>1,584,318</u>

Capital Assets:	
Capital cost, City of Toronto funded houses	30,883,168
Less accumulated amortization	17,243,534
	<u>13,639,634</u>

Restricted Assets:	6,205,521
	<u><b>\$21,429,473</b></u>

### LIABILITIES, FUNDS, AND SURPLUS

Current Liabilities:	
Due to reserve fund	602,639
Accounts payable	419,394
Current portion of mortgages payable	2,270,851
Deferred revenue	61,770
	<u>3,354,654</u>

Mortgage payable	<u>11,368,782</u>
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Funds: City of Toronto - Social Housing Unit	
Replacement Reserve	1,965,541
Unfunded Houses Capital Reserve Fund	2,193,080
Reserve Fund	1,574,881
Affordable Housing Capital Reserve Fund	156,408
Affordable Housing Reserve Fund	277,349
Burgess Fund	38,262
	<u>6,205,521</u>

Surplus	500,516
	<u><b>\$21,429,473</b></u>

## STATEMENT OF OPERATIONS Year ended March 31, 2020

### REVENUE

Subsidy	5,513,798
Rent	1,450,102
Special Project Revenue	11,506
Capital Grant Revenue	282,870
Other Revenue	43,815
	<u><b>\$7,302,091</b></u>

### EXPENDITURES

Human Resources	2,397,226
Mortgage Interest and Amortization	1,724,720
Repairs and Maintenance	766,346
Utilities	668,998
Tenants	250,153
Offices	169,458
Organizational Services	210,814
Capital Grant Expenditures	282,870
Special Project Expenditures	11,506
Appropriation to Reserve Funds	716,028
	<u><b>\$7,198,119</b></u>

Excess of revenue over expenditures	<u><b>\$103,972</b></u>
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**Brian Katz**  
**Director Finance and Administration**



# Our leadership team

## Ecuhome's 2019 – 2020 Board of Directors

David Cameron  
**President**

Curtis McDonnell  
**Vice President**

Anne Layton  
**Secretary/Treasurer**

Don Armstrong  
Katja Brittain  
Peter Farmer  
Alice Greifenberger  
Ron Kelusky  
Fr. Michael Michael  
David Taylor  
Rev. Barbara White



## Management Team

**Executive Director**  
Kate Bird

**Director of Tenant Services**  
Garvan Herbert

**Director of Finance and Administration**  
Brian Katz

**Director of Properties and Maintenance**  
Amanda Keenan

**Program Managers**  
Susan Mravunac  
Amjad Al-Jawhary

**Manager of Administration**  
Jessica Melo

**Executive Assistant**  
Janet Bryan

## Tenancy Administration Team

Lystra Alexander  
Jacqueline Beckford  
Genise Webster

## West End Support Team

Danuta Guzyrak  
Sara Bahir  
Rosario Baluyot  
Catherine Champion  
Kim El-Telet  
Chevoy Hickey  
Kyoko Khaneja  
Megan Lee  
Carissa Mahon  
Albert Younis

## East End Support Team

Debbie Pottinger  
Don Bint  
Rhonda Davis  
Meaguel Fontaine

Khydup Gyatso  
Daniel Hart  
Sakar Saleh  
Yael Tochez  
Aline Uwishema  
Sue Venditti

## Maintenance Team

Clem Baculio  
Eddy Carli  
Briks Creag  
Ade Hassan  
Stephen Hinds  
Dale Hudlin  
Beshir Nurhussen  
Alana Rom  
Swaib Ssemakula



## Congratulations and thank you for your 25 years service to Ecuhome

Donald Bint *[photo left]*  
 Genise Webster *[photo right]*  
 Lystra Alexander  
 Danuta Guzylak (10 years)



## Thank you to our funders:

The City of Toronto, Shelter, Support and Housing Administration.

We would especially like to thank our Social Housing Consultant Suzanna Lama and Agency Review Officer for SDL Michelle La Vista for their support. We are grateful for the City of Toronto's outstanding communication and guidance that enabled our tenants to stay healthy throughout the pandemic.

## Our generous donors:

Chernos Flaherty Svonkin LLP  
 Alice Greifenberger  
 Willis Lloyd  
 Roman Catholic Episcopal Corporation for Diocese of Toronto  
 The Richardson Family and Friends in memory of Bruce Marsh

A special thank you to Ecuhome's friends and contractors who donate every year to the Annual Tenant Christmas Parties. You help make Christmas at Ecuhome special.



### Ecuhome Corporation

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 Charitable Registration # 118892785 RR0001