



The Year in Review

Annual Report 2020–2021



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 600 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:

When the pandemic was announced in March 2020, Ecuhome leapt into action to make our homes safe havens for our tenants. This spring we took the next essential step to help ensure our tenants were vaccinated.

In April and June 2021, Ecuhome hosted a total of five vaccination clinics: two in our West End office at 149 Jameson – where we also invited the clients of other local agencies and non-profit housing providers to join us, two at our East End Pembroke office, and one at Ecuhome's Trellis Gardens in North York. Thanks to this partnership with Unity Health Toronto's Mobile Vaccine Team, and the co-ordination provided by Ecuhome staff, a total of 230 tenants and other local residents were vaccinated. To our knowledge fewer than ten Ecuhome tenants have tested positive for Covid-19 since the pandemic began.

Even as we dealt with the immediacy of the pandemic we have not lost sight of our long-term vision. Ecuhome is rich in assets, with 58 detached houses and 6 small and mid-sized apartment buildings. Our aim is to develop a long-term strategy to make the most effective use of these assets to provide quality homes and respond to the growing need for affordable homes.



David Cameron

David Cameron
President



Kate Bird

Kate Bird
Executive Director

As always, we would like to thank the Ecuhome staff for this year's extraordinary efforts to keep tenants safe, and our tenants for doing their part to keep themselves and their neighbours healthy. And thank you to the entire Board for their faithful commitment to Ecuhome's well-being, present and future.

Ecuhome's "masked heroes" kept tenants safe

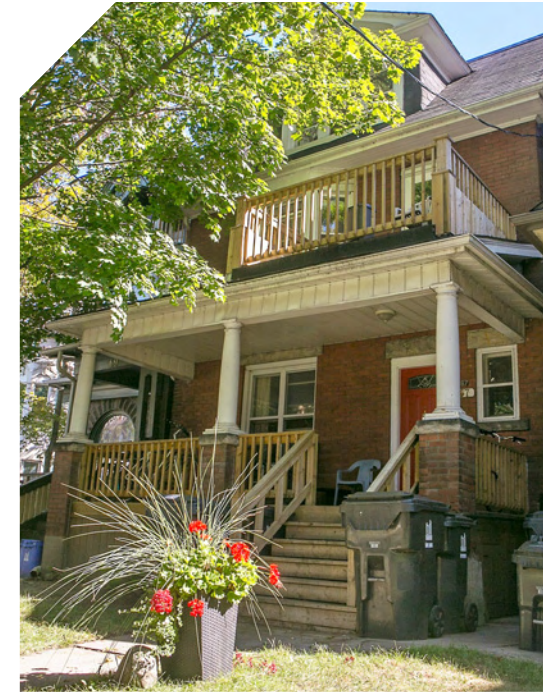
This year Ecuhome's Maintenance staff proved to be our "masked heroes," performing the essential services that kept our buildings and tenants safe, secure, and healthy. The team donned masks, gloves, and adopted new, ever-evolving procedures to deliver essential services to our tenants.



Disinfection was key. The whole team rallied in the effort, cycling through the properties, disinfecting, changing air filters, installing sanitation stations, and working in ways to not spread disease. Today, our houses have MERV 11 furnace filters, and in our apartment buildings recirculated air passes through UV filters that kill viruses. There is a hand sanitizer pump at every entry, a hand soap dispenser at every sink, and all our cleaning products are proven to kill COVID. And our workers are fully equipped with PPE for themselves and the tenants they meet.

Investing in our future

Once again Ecuhome made strategic investments to extend the life of our buildings and keep them comfortable, attractive and accessible. Thanks to a \$414,000 contribution from the Toronto Renovates program, Ecuhome replaced roofs, windows, and flooring, renovated bathrooms to include step-in showers and accessible fixtures, and installed Vertical Platform Lifts in two houses with accessible ground-floor units. An additional \$72,500 grant from the Reaching Home Small Capital Grants Program enabled Ecuhome to replace roofs at nine properties.



"There were problems, we solved them. Our job is to fix things."

– Maintenance Team member

Ecuhome Corporation Financial Statements



STATEMENT OF FINANCIAL POSITION as at March 31, 2021

ASSETS

Current Assets:	
Cash & short term investments	2,518,138
Accounts receivable	552,432
Government subsidies receivable	42,432
Prepaid expenses	117,639
	<u>3,230,641</u>
Capital Assets:	
Capital cost, City of Toronto funded houses	30,883,168
Less accumulated amortization	18,587,144
	<u>12,296,024</u>
Restricted Assets:	<u>9,894,484</u>
	\$ 25,421,149

LIABILITIES, FUNDS, AND SURPLUS

Current Liabilities:	
Due to reserve fund	2,400,280
Accounts payable	230,521
Current portion of mortgages payable	5,163,890
Deferred revenue	75,798
	<u>7,870,489</u>
Mortgage payable	<u>7,132,133</u>
Funds:	
City of Toronto - Social Housing Unit	
Replacement Reserve	2,538,289
Unfunded Houses Capital Reserve Fund	2,743,726
Reserve Fund	3,997,881
Affordable Housing Capital Reserve Fund	45,686
Affordable Housing Reserve Fund	198,517
Burgess Fund	370,385
	<u>9,894,484</u>
Surplus	<u>524,043</u>
	\$ 25,421,149

STATEMENT OF OPERATIONS Year ended March 31, 2021

REVENUE

Subsidy	5,528,519
Rent	1,558,703
Special Project Revenue	8,085
Capital Grant Revenue	186,310
Other Revenue	32,092
Gains on Disposal of Residential Properties	1,898,077
	\$ 9,211,786

EXPENDITURES

Human Resources	2,702,089
Mortgage Interest and Amortization	1,728,690
Repairs and Maintenance	816,154
Utilities	698,719
Tenants	234,381
Offices	173,369
Organizational Services	194,432
Special Project Expenditures	-
Capital Grant Expenditures	186,310
Appropriation to Reserve Funds	2,449,658
	\$ 9,183,802

Excess of revenue over expenditures	\$ 27,984
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Jessica Melo

Director Finance and Administration



“Don is a blessing in disguise”

Once again, Ecuhome tenants supported the Garden District Residents Association’s efforts to tend what was once an unkempt patch on the south corner of Dundas St. E and George St. and is now a delightful garden.

This summer Glen Simourd, the Garden District’s Project Coordinator, sent a letter to Ecuhome commending one of our tenants:

“Don is so dependable and knows exactly what to do. I feel so relieved having him on board. He never does less than 2 hours each day. Pop over and see our birdhouses that we added in the trees for the children who will be returning to school in a few days. Don is a blessing in disguise. The neighbours love him too.”

Don is one of many Ecuhome tenants who volunteered their time over the years to keep this garden the jewel that it is.

Being there for our dependents

“I am most thankful for my safe and secure geared-to-income housing, and having the opportunity to receive my first dose of Pfizer vaccine.

In this uncertain time it’s important to do everything in our power to be there for our dependents. My dependent is my kitty, Honey, my grey tabby. I gingerly tap her on the nose and say to her ‘beep, boop’, boop, beep’ like I’m her cog cause she’s the boss of me.

None of us can predict the future. All we can do is, if we have loved ones – even animals who rely upon us – is look out for them, and to pay forward whatever positive energy into the universe we can.”



“It was the right thing to do”

“I got the vaccine because I felt that it was the right thing to do.

Today I feel more safe, less worried, and less stressed. I would like to thank all the different teams involved in the administration of this program. Thank you so much!”

S. Murrell

Our leadership team

Ecuhome's 2020 – 2021 Board of Directors

David Cameron
President

Curtis McDonnell
Vice President

Anne Layton
Secretary/Treasurer

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



Management Team

Executive Director
Kate Bird

Director of Tenant Services
Garvan Herbert

Director of Finance and Administration
Jessica Melo

Director of Properties and Maintenance
AJ Keenan

Program Managers
Susan Mravunac
Amjad Al-Jawhary

Human Resources Officer
Anne Marie Papp

Finance Administrator
Tina Su

Administration 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
Meaguel Fontaine
Chevoy Hickey
Kyoko Khaneja
Megan Lee
Carissa Mahon
Albert Younis

East End Support Team

Debbie Pottinger
Don Bint
Rhonda Davis

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

Maintenance Team

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

Congratulations and thank you for your service

Garvan Herbert – **20 years**

| Janet Bryan – **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 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:

David Chernos and Lesley Bruce

Chernos Flaherty Svonkin LLP

Roman Catholic Episcopal Corporation for Diocese of Toronto



Ecuhome Corporation

73 Simcoe Street, Suite 308, Toronto, Ontario M5J 1W9

Charitable Registration # 118892785 RR0001

