

St. Clare's Multifaith Housing Society



2002 Annual Report

25 Leonard Ave.

Operations

In December 2001, fifty homeless people moved into 25 Leonard. With these move-ins St. Clare's completed the first phase of implementing our vision to develop cost-effective housing for the homeless. After a year of operating, we are pleased to report that the building is fulfilling its mandate: providing safe affordable housing and operating within our target budget.

One detail that was not addressed during construction was furnishing the tenant lounge on the ground floor. We would like to express our appreciation to the Rotary Club of Toronto Foundation who provided a \$5,000 donation to enable us to purchase computers, appliances and furnishings for the lounge.

Development

The total cost to purchase and renovate 25 Leonard was \$4,750,000 or \$93,150 per unit, evidence that housing for the homeless can be developed cost-effectively by non-profit groups. St. Clare's has received numerous inquiries about 25 Leonard and we have been asked to speak at several conferences, including one in St. John's Newfoundland. 25 Leonard continues to inspire other non-profit groups to develop affordable housing, not only in Ontario, but across Canada.

Partnerships

One of the factors contributing to the success of 25 Leonard is the support provided by our agency partners. All the tenants were living in a shelter before they moved into the building. Some of the tenants needed support to live independently, but our vision was that 25 Leonard would operate as a normal apartment building; St. Clare's was not in a position to provide support services.

Support for the tenants has been provided by the referring agencies. We would like to acknowledge the following agencies who have helped us make 25 Leonard a safe and supportive home for people who were homeless:

- City of Toronto - Seaton House
- City of Toronto - Women's Residence
- Eva's Phoenix
- Fife House
- Homes First Society
- Sistering

Future Projects

Now that 25 Leonard is occupied, St. Clare's has turned its attention to finding a site where we can duplicate the success of our first project. During 2002, St. Clare's responded to a Request for Proposals issued by the City of Toronto for the development of affordable housing on Darrell Ave., We were unsuccessful and the site was awarded to another housing group. During the year, St. Clare's investigated ten sites that had the potential of being developed as affordable housing. Unfortunately none of these sites were viable. We are continuing to look for an appropriate site for our next project.

Fundraising

In 2002, St. Clare's received contributions from almost one hundred individuals, unions, parishes, and foundations. In total, we raised almost \$80,000.

The rents collected at 25 Leonard pay for costs associated with the building. None of the rent money is used for St. Clare's administration or overhead. St. Clare's relies on donations to cover the costs of administration and to provide the equity needed to develop more affordable housing.

The new Federal Affordable Housing Program requires non-profit groups to provide 2% of the project's costs as a cash contribution. St. Clare's contributed over \$130,000 towards the development of 25 Leonard - and although this is a lot of money, it is only 2.75% of the costs - just over the minimum threshold required by the government. St. Clare's relies on donations to provide the equity needed to housing for the homeless.

We would like to acknowledge the following contributors who helped us convert 25 Leonard into housing for the homeless by making donations of more than \$500:

Canadian Auto Workers
Fairlawn Heights United Church
F. K. Morrow Foundation
Harold Ballard Foundation
J. P. Bickell Foundation
RBC Foundation
Religious Hospitallers of St. Joseph
Rotary Club of Toronto Foundation
Sisters of the Precious Blood
Sisters of Providence of St. Vincent de Paul
Trinity St. Paul's United Church

Highlights of 2002 Financial Statements

Balance Sheet

Assets	Current Assets	77,288
	Fixed Assets (25 Leonard)	<u>4,585,980</u>
		4,663,268
Liabilities	Current Liabilities	105,595
	City of Toronto Loan	63,063
	1 st & 2 nd Mortgages	1,639,465
	Grants & donations for 25 Leonard	2,812,745
	Replacement Reserve	8,000
	Unrestricted Net Assets	<u>34,409</u>
		4,663,268

25 Leonard

Capital Costs	Purchase of Building	2,100,000
	Renovations	1,725,915
	Appliances & Equipment	43,760
	Soft Costs (architect, legal etc.)	660,208
	Carrying Costs	127,742
	GST	<u>93,000</u>
		4,750,631
Funding	1 st & 2 nd Mortgages	1,800,000
	SCPI	2,250,000
	City of Toronto Contributions	393,590
	City Loan for School Levies	63,063
	Provincial Sales Tax Rebate	102,000
	Donations by Consultants	11,957
	St. Clare's Contribution	<u>130,021</u>
	4,750,631	

A copy of the audited statement of the capital costs of developing 25 Leonard is available upon request.

Highlights of 2002 Income and Expense Statement

Operations

Charitable Organization

Income	Charitable Donations	79,848
	Miscellaneous	<u>4,257</u>
		84,105
Expenses	Administration	6,006
	Development of new projects	2,274
	Other (GST etc.)	1,034
	Transferred to 25 Leonard	<u>72,500</u>
		83,234

25 Leonard Ave.

Income	Rents received from tenants	94,334
	Rent supplements	379,405
	Other income	<u>1,580</u>
		475,329
Expenses	Mortgage Interest & Amortization	205,901
	Municipal Taxes	44,158
	Utilities	67,475
	Administration & Superintendent	82,028
	Maintenance	26,100
	Other	<u>10,023</u>
		435,675

A copy of St. Clare's audited financial statement for the year ending December 31, 2002 is available upon request.

St. Clare's Board

St. Clare's is fortunate in having a board that brings a variety of skills and perspectives on the challenges that face the homeless.

Rev. Brian Burch, President

Brian brings over thirty years of involvement in various community-focused organizations seeking peace and social justice. He has extensive experience (both as a volunteer and as staff) of non-profit housing projects, and currently manages a 106 unit project in South Etobicoke. He served eight years as the United Church's Chaplain to the Don Jail, and was the Co-ordinator for the Student Christian Movement at the University of Toronto. He currently sits on the board of Metro Network for Social Justice, Co-operative Housing Federation of Toronto, Bathurst Quay Community Land Trust, and formerly served on the board of Foodshare. Brian is an accomplished writer and his articles, poetry and reviews have published in over 200 periodicals in seven countries

Tanya Gulliver, Vice-President

Tanya is the Social Justice worker at Holy Trinity Church in downtown Toronto. She teaches courses on homelessness at Ryerson University, and was the co-chair of Metro Network for Social Justice.

Sandra Lang, Corporate Secretary

Sandra grew up in Northern Ontario. Homeless for the first four months she spent in Toronto, Sandra experienced first hand what it means to fall through the social safety net. After moving into Houselink, an agency that provides housing for psychiatric survivors, she not only became a board member, but served two terms as vice president. Sandra served for three years on the board of the Advocacy Resource Centre for the Handicapped, (ARCH), a legal clinic that focuses exclusively on disability issues. For the past twelve years Sandra has been on the administrative staff at Houselink.

Jill Stern, Board Member

Jill has been on the Board of Houselink for the past six years where she worked with resident members to develop a leadership training program for residents. She has taken gender sensitivity training, racial/visible minority cultural training, and arbitration and mediation training from St. Stephens. Until her recent retirement, Jill worked for the Management Board Secretariat of the Provincial Government, and was an OPSEU Union Rep during the 5-week strike in February 1996.

Frank Showler, Board Member

Frank Showler was honoured in 2002 as Activist of the Year by the Metro Network for Social Justice in recognition of a lifetime of involvement in efforts for positive social change spanning conscientious objection to military service in the Second World War through to support for the United Farm Workers in the 1960s to Homes Not Bombs today. A retired civil servant, Frank is a member of the Peace and Social Justice Committee of the Toronto Monthly Meeting of the Society of Friends (Quakers).

Judy Vellend, Board Member

Judy Vellend is the coordinator of the Homelessness Action Group, a faith-based group advocating for affordable housing and other long-term solutions to homelessness. In addition, she worked for five years as the volunteer coordinator for the Out of the Cold program at Trinity-St. Paul's United Church.

St. Clare's Staff

St. Clare's has no administrative staff. Our staff work on a consulting basis (they are paid by the hour) to develop affordable and supportive housing.

Jon Harstone, Manager

Jon brings to his work at St. Clare's over thirty years of experience developing non-profit and affordable housing. Jon has a thorough understanding of the financing mechanisms currently available to develop non-profit housing with and without government assistance, and applies entrepreneurial strategies to develop non-profit housing. He managed the conversion of 25 Leonard for St. Clare's and is assisting several non-profit groups develop affordable housing. Recently he coordinated the conversion of circulation space and an unused elevator shaft into sixteen apartments at Margaret Laurence Housing Co-op.

Andrea Adams, Development Co-ordinator

Andrea has more than ten years of experience developing and managing non-profit housing. She has extensive experience supporting volunteer boards and committees. In addition to her work at St. Clare's, Andrea manages a 67 unit co-operative housing project in downtown Toronto.

St. Clare's Multifaith Housing Society

Charitable Registration Number: 87305-8192



President: Rev. Brian Burch
Manager: Jon Harstone

Mailing Address: 194 Crawford Street
Toronto, Ontario M6J 2V6

Phone/fax (416) 539-7062

e-mail st.clare@sympatico.ca