

St. Clare's

Affordable Housing in Action



*"...[the] New Approach to
Building Social Housing"*

Don Drummond
Senior VP & Chief Economist
TD Bank

Annual Report 2008

St. Clare's manages safe and affordable housing for the homeless and other low income people in the Toronto area.

25 Leonard Avenue

Kensington Market:
easy access to social services, Toronto Western Hospital, and the market



- purchased 2000
- 51 bachelor apartments converted from offices
- 26 pre-manufactured bachelor apartments on 2 floors added to the roof in 2006

138 Pears Avenue

East Annex:
safe neighbourhood enabling women to work the late shift



- purchased 2004
- 96 bachelor apartments in a 7 storey building converted from a hotel
- common areas include commercial kitchen used for the community meal program, computer lab and lounge
- enclosing balconies 2009

St. Clare's builds for the future.

180 Sudbury Avenue
Slated to Open: Spring 2011

Queen West Arts Neighbourhood:
easy access to shopping, local job opportunities and social services



- construction commenced September 2009
- 190 apartments in an 18 story building, with a mix of bachelors, 1, 2, 3 & 4 bedrooms
- 27 open space living/working lofts for artists

200 Madison Avenue
Slated to Open: Winter 2011

Casa Loma Neighbourhood:
near educational facilities and easy-to-access transportation



- 82 apartments with a mix of bachelors, 1, 2, 3, & 4 bedrooms
- community courtyard centered between two linked buildings providing a safe playground for children

St. Clare's houses the hard-to-house.

Agency Partners & the tenants they refer to St. Clare's

- Family Services Association
people with intellectual disabilities and victims of domestic violence
- University Health Network – Toronto Western Hospital
people recovering from addictions
- Fred Victor Mission –
homeless men and people living with mental illness
- St. Christopher's House - The Meeting Place
homeless men and women
- Children's Aid Society: PARC – Pape Adolescent Resource Centre
former Crown Wards
- Women's Res - homeless women
- Sistering - homeless women and domestic violence victims
- Community Living Toronto - people with intellectual disabilities
- Streets to Homes – homeless men and women
- Margaret Frazer House – women living with mental illness
- Support Our Youth (SOY) – homeless youth
- FCJ Refuge Centre - refugees
- Seaton House – homeless men
- Jewish Family & Child Services –
homeless men and women and people living with mental illness
- File House – people living with AIDS

St. Clare's Programs Work:



Julius and Oliver
February 2009

In our tenants' own words:

Julius:

It all started when St. Clare's Tenant Support Coordinator requested that I volunteer by tutoring one of the young newcomers to get good marks in his English and Math courses at school. I am Julius from Russia and I am Jewish. It has already been seven months since I started to help Oliver. During this time, we have gotten to know each other and we have become like "Father and Son". I am very happy and thrilled to be called father by Oliver because I see he is sincere and honest in his beliefs. I am proud to call him my Son.

Oliver:

I am Oliver from Sudan and a Christian. During the past seven months I have grown to get to know Julius. He is a great man and he helped to open my eyes to learn more about Canada. I respect him as my own father; therefore the name Father came to me very easy. We hope that when we leave this supportive housing, we will always be in touch with each other. God bless the St. Clare's Multifaith Housing Society for giving us the gift of calling each other "Father and Son".

St. Clare's tenants receive the professional support needed to stabilize and transition from isolation to living in the community.

"The tenant model developed by St. Clare's has proven to be very effective. The clients that we refer to St. Clare's have a significantly higher chance of successfully reintegrating into society."

Kim Hinton M.Sc., Manager
Community & Neighbourhood Development
Family Services Association

St. Clare's employs a Tenant Support Co-ordinator dedicated to meeting tenant needs.

Including:

- coordinating ongoing support from the referring agency

- ensuring that tenants get appropriate counselling and job hunting and skills training

- encouraging community involvement with social, educational and recreational programs

- meeting with the Tenant Council to discuss issues raised by the tenants

- coordinating the work of agency partners to maintain and improve the community meal program

St. Clare's launches new initiatives.

Aging at Home Project

The Ontario Ministry of Health is funding a pilot project to assist the aged and infirm tenants at St. Clare's to coordinate with their referring agencies and decide what services are needed to enable them to stay in their homes and out of long term care for as long as possible.

If this project shows positive economic and social results, the model will be applied widely across the province.

Building Upgrades

The balconies at Pears Avenue are being enclosed. These needed repairs were financed solely from the increased value of the building.

Improving Social Services Delivery

Discussions are underway to coordinate the partner agencies in maintaining a revolving on-site presence in order to bring their resources closer to all the tenants at Pears Avenue.

ST. CLARE'S BALANCE SHEET
(as of December 31, 2008)

Assets	Current Assets	249,661
	Fixed Assets (Leonard & Pears)	14,523,792
	Reserves	41,619
Liabilities	Current Liabilities	384,477
	Mortgages	8,894,593
	Deferred Development Grants	2,894,576
Net Assets	Invested in 25 Leonard	837,500
	Invested in 138 Pears	1,750,000
	Invested in new projects	202,829
	Unrestricted Net Assets	(190,522)
	Replacement Reserves	41,619

25 LEONARD AVENUE

Capital Costs	Purchase Price	2,100,000
	Renovations – Phase I	1,730,000
	Construction – Phase II	2,535,000
	Other Costs (taxes, architect, etc.)	1,335,000
Funding	Mortgages	3,565,000
	Federal Government (SCPI)	2,375,000
	Fed/Prov Affordable Housing Program	50,000
	City of Toronto Loans & Grants	795,000
	Other Grants & Donations	285,000

138 PEARS AVENUE

Capital Costs	Purchase Price	6,500,000
	Development Costs	1,440,000
	Transfer to Operations	160,000
Funding	Mortgages	4,600,000
	Federal Government (SCPI)	3,000,000

HIGHLIGHTS OF 2008
INCOME AND EXPENSE STATEMENT

CHARITABLE ORGANIZATION

Income	Charitable Donations	97,522
	Other Income	4,462
Expenses	Contributions to Partners	75,863
	Program Costs	26,121

25 LEONARD AVENUE (77 UNITS)

Income	Rent received from tenants	747,001
	Other income	9,972
Expenses	Utilities	101,149
	Administration	92,876
	Maintenance	171,815
	Community Development	48,051
	Other Expenses	53,034

138 PEARS AVENUE (96 units)

Income	Rent received from tenants	899,481
	Other income	44,630
Expenses	Utilities	119,760
	Administration	131,219
	Maintenance	170,063
	Community Development	66,795
	Other Expenses	48,051

Reserve Contributions	(both buildings)	82,542
Mortgage Payments	(both buildings)	559,335

Surplus (cash basis)	88,912
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ST. CLARE'S SYMPATICO
TRUSTEES AND BOARD OF DIRECTORS

MEMBERS OF THE BOARD OF DIRECTORS

Name	Address	Phone	Fax
Rev. Brian Burch	100 St. Clare's Ave. #801 Toronto, ON M5R 3K6	(416) 929-0397	(416) 929-0397
Jon Harstone	100 St. Clare's Ave. #801 Toronto, ON M5R 3K6	(416) 929-0397	(416) 929-0397
Andrea Adams	100 St. Clare's Ave. #801 Toronto, ON M5R 3K6	(416) 929-0397	(416) 929-0397
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President: Rev. Brian Burch
Executive Director: Jon Harstone
Operations Manager: Andrea Adams

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Charitable Registration Number: 87305-8192