

**Kawartha Lakes-Haliburton  
Housing Corporation**

**Annual General Meeting Of  
The Shareholder**

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Tuesday, November 13, 2018

Commencing at 10:00 a.m.

Victoria Room

City Hall

26 Francis Street, Lindsay, Ontario K9V 5R8

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**Agenda**

**1. Call To Order**

**2. Adoption Of Agenda**

**Resolved That** the agenda for meeting AGM 2018-01 of the Shareholder The Corporation of the City of Kawartha Lakes be adopted as circulated.

**3. Deputations And Presentations**

KLH Housing Corp. 2016-17 Annual Report – Presentation by Hope Lee, CEO

**4. Approval Of Minutes From Previous Meetings**

**4.1. Open Session Minutes of the Annual General Meeting, October 17, 2017**

**Resolved That** the open session minutes of the Annual General Meeting of the Shareholder of October 17, 2017 be approved as circulated.

**4.2. Closed Session Minutes of the Annual General Meeting, October 17, 2017**

**Resolved That** the confidential closed session minutes of the Annual General Meeting, October 17, 2017 be approved as circulated.

**5. New Business**

**5.1. Report 2018-046, 2017 Audited Financial Statements  
Auditor's report and the audited financial statements**

**Resolved That** Report 2018-046, "2017 Audited Financial Statements", be received;  
and,

**That** the auditor's report be received and the audited financial statements for 2017 be approved as circulated.

**5.2. Appointment of the Auditor for 2018**

**Resolved That** Deloitte and Touche LLP be appointed as auditors for the year ending December 31, 2018 at the quoted total annual fee up to \$10,500 plus HST

**5.3. Report 2018-048, AGM – KLH Housing Corp 2016-17 Annual Report**

**Resolved That** Report 2018-045, "AGM – KLH Housing Corp 2016-17 Annual Report", be received.

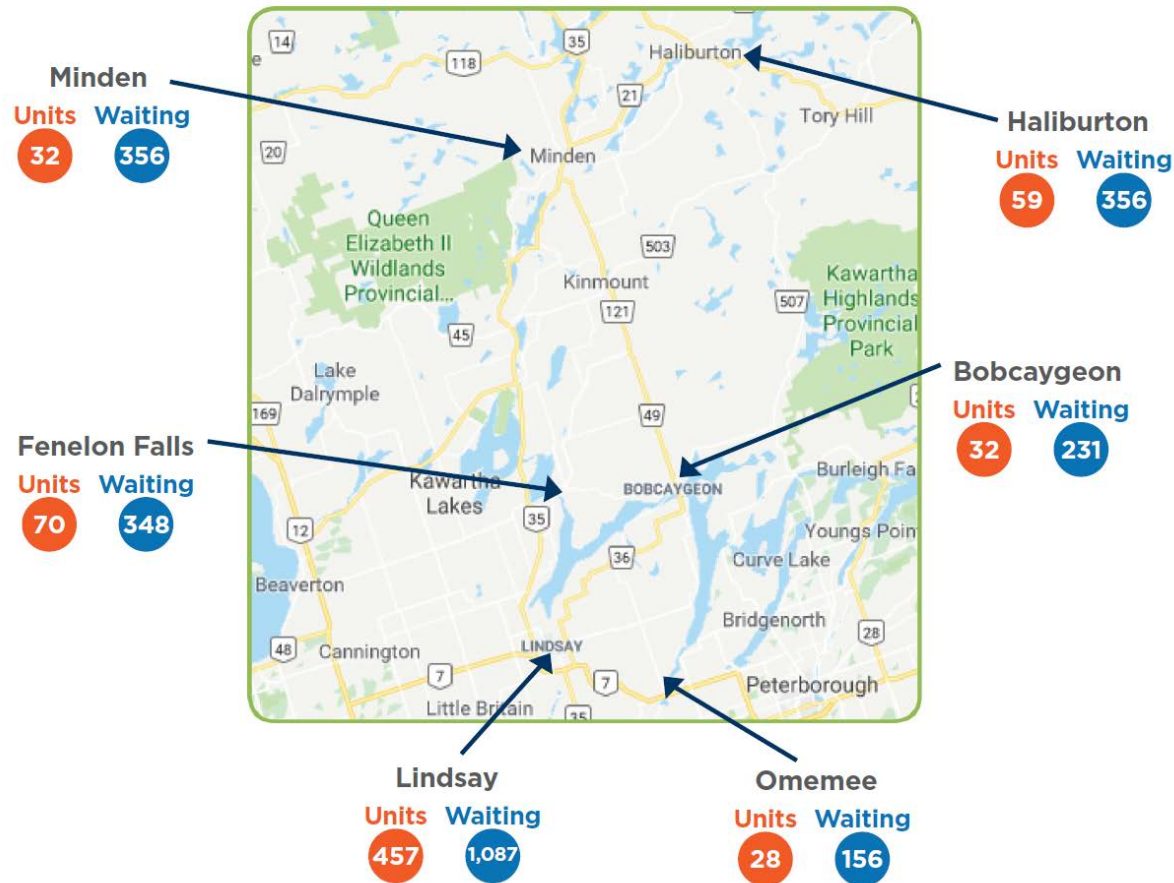
**6. Adjournment**

# 2016-17 Annual Report



KLH  
Housing  
Corp.

# Balancing Act of Maintaining & Growing



*Make the right move*



# Asset Management

- 130 million current construction value (excludes the cost of land and primary site servicing)
- Invest approximately 2 million annually in existing stock
- Strong focus on energy efficiency
- Regeneration of existing assets where possible

# Our communities



71 Melbourne Street East

**Lindsay**

Built in: 1972

1 bedrooms: 50



111 William Street North

**Lindsay**

Built in: 1974

1 bedrooms: 64

2 bedrooms: 1



123 Need Street

**Bobcaygeon**

Built in: 1975

1 bedrooms: 32



Mary & James Street

**Lindsay**

Built in: 1975

2 bedrooms: 12

3 bedrooms: 12



8 James Street

**Omeme**

Built in: 1976

1 bedrooms: 28



40 Francis Street East

**Fenelon Falls**

Built in: 1976

1 bedrooms: 69

2 bedrooms: 1



# Our communities



20 Sussex Street South

**Lindsay**

Built in: 1976

1 bedrooms: 65

2 bedrooms: 2



610 Mountain Street

**Haliburton**

Built in: 1978

1 bedrooms: 34

2 bedrooms: 1



6 Parkside Street

**Minden**

Built in: 1978

1 bedrooms: 19

2 bedrooms: 1



40 Dominion Drive

**Lindsay**

Built in: 1979

3 bedrooms: 10

4 bedrooms: 2



19 Hamilton Street

**Lindsay**

Built in: 1982

1 bedrooms: 45

2 bedrooms: 15



92 Albert Street South

**Lindsay**

Built in: 1985

2 bedrooms: 24

3 bedrooms: 24

4 bedrooms: 2



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# Our communities



45 Durham Street East

**Lindsay**

Built in: 1986

2 bedrooms: 26

3 bedrooms: 24



45 St Patrick Street

**Lindsay**

Built in: 1991

1 bedrooms: 10



48 St Paul Street

**Lindsay**

Built in: 1991

1 bedrooms: 30

2 bedrooms: 10



4977 County Road 21

**Haliburton**

Built in: 2013

1 bedrooms: 24



1 Devan Court

**Lindsay**

Built in: 2015

1 bedrooms: 14

2 bedrooms: 2

3 bedrooms: 13



57 Parkside Street

**Minden**

Built in: 2017

1 bedrooms: 12



# Older properties with the ability to sell

Single homes built in the 50's



Semi-detached homes built in the 60's



Year	Number Sold	Average Sale
2014	7	\$155,714
2015	18	\$155,444
2016	7	\$187,849
2017	5	\$229,000
2018	3	\$235,262

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# A Snap Shot of the Last Five Years

	2013	2014	2015	2016	2017
Subsidy	\$2,617,535	\$2,517,168	\$2,628,901	\$2,628,901	\$2,728,895
Rental Revenue	\$2,937,346	\$3,014,196	\$3,113,318	\$3,369,384	\$3,548,754
Other Revenue	\$112,730	\$165,24	\$148,783	\$162,084	505,198
Micro Fit Revenue	\$18,480	\$16,337	\$18,644	\$18,929	\$16,888
<b>Total Revenue</b>	<b>\$5,686,091</b>	<b>\$5,712,945</b>	<b>\$5,909,646</b>	<b>\$6,179,298</b>	<b>\$6,799,735</b>
Administration	\$1,315,023	\$1,339,518	\$1,380,661	\$1,327,074	\$1,355,669
Bad Debt	\$27,661	\$30,086	\$53,194	\$10,835	\$37,284
Insurance	\$219,076	\$218,162	\$229,168	\$212,500	\$159,446
Maintenance	\$535,399	\$491,550	\$414,011	\$461,535	\$787,082
Municipal Taxes	\$868,979	\$894,557	\$917,467	\$944,691	\$999,840
Utilities	\$1,642,893	\$1,733,434	\$1,796,428	\$1,859,804	\$1,595,419
Mortgages & Debentures	\$777,623	\$823,087	\$822,043	\$819,463	\$1,185,775
Reserves	\$145,903	\$151,880	\$167,433	\$14,894	\$251,860
<b>Total Expenses</b>	<b>\$5,532,557</b>	<b>\$5,682,274</b>	<b>\$5,780,405</b>	<b>\$5,650,796</b>	<b>\$6,372,375</b>
<b>Surplus</b>	<b>\$153,533</b>	<b>\$30,671</b>	<b>\$129,241</b>	<b>\$528,502</b>	<b>\$427,360</b>

24 new units  
added

Replaced 18 units,  
added 11 new units

12 new units  
added

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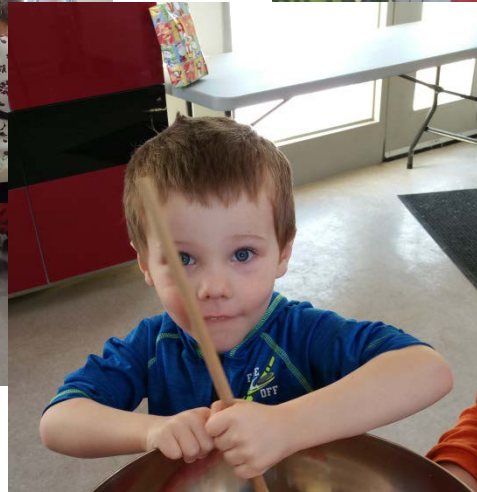


# The reason we do this



**89%**

noted that they Agree or Strongly Agree that they **feel safe in their communities.**



**83%**

noted that they live in a community where **people help their neighbours.**

# Our partners in creating successful tenancies

- Community Care
- Health Unit
- PARN
- Fourcast
- Haliburton Highlands Mental Health
- CMHA
- Community Living



# Growing to meet the needs

Occupancy Year	Location	Total # of Units	# Replacing Sales	Net New Units
2013	Haliburton (WP Phase 1)	24	0	24
2015	Lindsay (Devan Court)	29	18	11
2017	Minden (Pinegrove Place)	12	0	12
2018	Lindsay (Flynn Gardens)	16	10	6
2018	Lindsay (Bond by the River)	12	9	3
2019	Lindsay (leasing building from CKL)	24	0	24
2019	Haliburton (WP Phase 2)	12	0	12
2020	Minden (Pinegrove Phase 2)	21	0	21
2020	Fenelon Falls (106 Murray)	30	0	30
2021	Phase 2 (Lindsay North)	16	11	5
2021	Lindsay (Site to be confirmed)	26	16	10
		222	64	158

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# New communities in 2018

## **48 St Paul Street addition**

Used revenue from 10 home sales to create 9 one bedroom and 7 two bedroom units (occupancy July 2018).



## **5 Bond Street East**

Used revenue from 9 home sales to create 12 three bedroom townhouses (occupancy late 2018).



# More new communities in 2019

## **68 Lindsay Street North**

Through a partnership with the City, KLH will be able to provide 24 one bedroom units for the homeless population (occupancy early 2019).



## **4977 County Road 21, Haliburton**

Used Investment in Affordable Housing funding to create 6 two bedroom and 6 three bedroom townhouses (occupancy May 2019).



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# In the works for 2020

## Phase 2 in Minden



## 106 Murray, Fenelon Falls



# In the works for 2021



Phase 2 on Lindsay Street North

Proposed building for Lindsay



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# Looking Ahead

- Continued focus on maintaining the older
  - Housing Asset Management Plan
- Continued development activities including regeneration and other financing and funding models
  - Housing Master Plan
- Continued collaboration with partners to help support tenants with a variety of needs have successful tenancies
- Continued approach to grow in size without increasing municipal subsidy

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**Thank You**

**Questions**

# **Kawartha Lakes-Haliburton Housing Corporation**

## **Annual General Meeting of the Shareholder**

Tuesday, October 17, 2017  
Open Session Commencing at 1:00 P.M.

Council Chambers  
City Hall  
26 Francis Street, Lindsay, Ontario K9V 5R8

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### **Minutes**

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#### **Members**

Mayor	A. Letham
Councillor	I. Breadner
Councillor	P. Dunn
Councillor	D. Elmslie
Councillor	G. James
Councilor	G. Jilesen
Councillor	B. Junkin
Councillor	R. Macklem
Councillor	M.A. Martin
Councillor	G. Miller
Councillor	P. O'Reilly
Councillor	J. Pollard
Councillor	K. Seymour-Fagan
Councillor	S. Strangway
Councillor	H. Stauble
Councillor	A. Veale
Councillor	E. Yeo

**Meeting AGM 2017-01**



**1. Call To Order**

Kawartha Lakes-Haliburton Housing Corporation Vice Chair Pat O'Reilly called the meeting to order at 1:05 p.m.

Mayor Letham, Councillors I. Breadner, P. Dunn, D. Elmslie, G. James, G. Jilesen, B. Junkin, R. Macklem, M.A. Martin, G. Miller, P. O'Reilly, J. Pollard, K. Seymour-Fagan, H. Stauble, S. Strangway and A. Veale were in attendance.

Chief Executive Officer Hope Lee, Director Brent Devolin, Director CAO Ron Taylor, Treasurer Carolyn Daynes, Deputy Treasurer Nancy Paish Executive Assistant Holly Russett were also in attendance.

**2. Adoption Of Agenda**

**Moved by Councillor Strangway, seconded by Councillor Elmslie**  
**Resolved That** the agenda be approved as circulated.

**Carried**

**3. Closed Session**

**Moved by Councillor Dunn, seconded by Councillor Macklem**  
**Resolved That** the Shareholder convene into closed session in order to consider matters on the Tuesday, October 17, 2017 Closed Session Agenda that are permitted to be discussed in a session closed to the public pursuant to Section 239 (2) of the Municipal Act, S.O. 2001. S.25.

**Carried**

**4. Matters From Closed**

**4.1 2018 Appointments to the Board of Directors**

**Moved by Councillor Elmslie, seconded by Councillor Junkin**  
**Resolved That** the following persons be re-appointed to the Board of Directors effective January 1, 2018 for a four year term;

**That** Elizabeth Howell-Jones, a resident of the geographical area, be recommended for re-appointment to serve a term of four years commencing January 1, 2018 and ending December 31, 2021; and

**That** Suzanne Tigwell, a resident of the geographical area, be recommended for re-appointment to serve a term of four years commencing January 1, 2018 and ending December 31, 2021.

**Carried**

**5. Deputations And Presentations**

None

**6. Approval Of Minutes From Previous Meeting**

**6.1 Open Session Minutes of the Annual General Meeting September 27, 2016**

**Moved by Councillor Martin, seconded by Councillor Junkin**

**Resolved That** the open session minutes of the Annual General Meeting of the Shareholder, September 27, 2016 be approved as circulated.

**Carried**

**7. New Business**

**7.1 Report 2017-032, 2016 Audited Financial Statements  
Auditor's report and the audited financial statements**

**Moved by Councillor Strangway, seconded by Councillor James**

**Resolved That** Report 2017-032, "2016 Audited Financial Statements", be received; and

**That** the auditor's report be received and the audited financial statements for 2016 be approved as circulated.

**Carried**

**7.2 Appointment of the Auditor for 2017**

**Moved by Councillor Veale, seconded by Councillor Strangway**

**Resolved That** Deloitte and Touche LLP be appointed as auditors for the year ending December 31, 2017 at the quoted total annual fee up to \$10,750 plus HST.

**Carried**

**8. Adjournment**

**Moved by Councillor Stauble, seconded by Councillor Pollard**

**Resolved That** the Vice Chair called the Annual General Meeting of the Shareholder to adjourn at 1:10 p.m.

**Carried**

# Kawartha Lakes-Haliburton Housing Corporation

## Report 2018-046

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**Meeting Date:** Tuesday, November 13, 2018

**Meeting Time:** 10:00 a.m.

**Meeting Place:** Victoria Room, City Hall, 26 Francis Street, Lindsay

**Kawartha Lakes-Haliburton Housing Corporation  
Annual General Meeting of the Shareholder**

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**Subject:** 2017 Audited Financial Statements

**Author Name and Title:** Carolyn Daynes, Treasurer

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### **Recommendation(s):**

**Resolved That** Report 2018-046, "2017 Audited Financial Statements", be received; and

**That** the auditor's report be received and the audited financial statements for 2017 be approved as circulated.

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Treasurer (if applicable)

  
Chief Executive Officer

**Background:**

The audited financial statements, Attachment “A” to this report, are compliant with the standards provided by the Public Sector Accounting Board (PSAB) which includes the capitalization of assets and the surplus treatment of reserves. As is the case in most places of the Province, the way that the budget is developed has not changed to reflect these new standards. Kawartha Lakes Haliburton Housing Corporation still budgets for the capital fund on a project oriented basis and reports revenue less expenses. In addition the long term debt principal payments are included in the budget as in prior years and amortization is excluded from the budget. The following table illustrates the surplus as shown on the 2017 Statement of Operations. Furthermore it shows the changes that illustrate the adjustments to the total surplus to reflect the budget actually adopted by the Board.

Description	2017	2016
Annual Surplus	\$3,152,508	\$1,647,715
Add Back:		
Amortization	914,259	1,697,291
Minor Capital	410,274	303,955
Less:		
Capital Financing	(3,065,445)	(2,518,907)
Debt Principal Payments	(611,016)	(584,804)
Reserve Transfer	(903,095)	(142,305)
Accrued Interest on Long Term Debt	1,375	(3,686)
<b>IN YEAR OPERATING SURPLUS</b>	<b>\$(101,140)</b>	<b>\$399,259</b>
OPENING SURPLUS – 2016	528,500	129,241
<b>ENDING SURPLUS-2017</b>	<b><u>\$427,360</u></b>	<b><u>\$528,500</u></b>

Further explanation can be found in Note 10 (see below) which is the Accumulated Surplus section. The Corporation ended the year in an overall cumulative operating surplus position of \$427,360. This surplus can be explained by lower than expected utility costs (Attachment B indicates utilities were below budget by \$649,410).

It should be noted that the City of Kawartha Lakes and the County of Haliburton only contributed their budgeted contribution in 2017. No additional dollars were required from either municipality. The Accumulated Capital Surplus shows a deficit of \$485,016 which can be attributed to Devan Court still requiring debenture financing. This has been completed as of June 1, 2018. Note 10 is included below for ease of reading.

**Note 10. Accumulated Surplus**

	<b>Dec 31, 2017</b>	<b>Dec 31, 2016</b>
Share Capital	1	1
Operating Surplus	427,360	528,500
Capital Surplus	(485,016)	(292,019)
Accrued interest on LTD	(11,995)	(13,370)
Long Term Debt	(3,613,005)	(4,224,020)
Reserve and Reserve Funds	2,791,580	2,112,910
Tangible Capital Assets	36,157,643	34,002,058
	<b>35,266,568</b>	<b>32,114,060</b>

**Rationale:**

There are a few variances for each statement that require explanation.

**Statement Of Financial Position (Page 2)**

The following accounts require some explanation:

**Due to City of Kawartha Lakes**

The City of Kawartha Lakes handles all the payable and payroll processing through the City's main bank account for KLH HC. At any given time KLH HC will owe the City back for these charges less any subsidy provided back to the

Housing Corporation. It was slightly lower than 2017 due to the amount of large capital projects occurring in 2017. Reconciliation was done in January 2018.

### **Long Term Debt**

The long term debt balance has decreased due to payments made over the year. This amount will increase once the debenture is recorded in 2018 for Devan Court. It is due to that delay in debenturing that has resulted in this figure being lower than normal.

### **Statement Of Operations (Page 3)**

The statement of operations in 2017 shows increases in revenue and a decrease in expense as compared to 2017. The main reason for the increase in revenue is that 2017 was a provincial grant of \$1million received for the Minden housing project called Pinegrove. There were slight increases in other revenue lines but that is from regular activity and nothing specific to 2017. The main reason for the decrease is amortization, which was as a result of an error found in the 2016 balances carried forward. This has been corrected in 2017. The amortization in 2018 will be closer to the 2016 balance given the new buildings and therefore greater amortization then the fully depreciated older buildings that were sold off in the last couple of years.

### **Expenses**

Please see Note 9 (page 10) for a list of expenditures by object code.

### **Minor capital**

In the development of the capital budget the project nature of the item is the primary reason for inclusion. However some of these capital items are actual operating in nature such as repairs and maintenance or studies. The Minor capital line item shows the expenses for those items in the capital budget that are not considered capital. This would include repairs, accessibility audit and cycle painting. The total minor capital expense in 2017 is comparable to 2016 levels.

### **Statement Of Changes In Net Debt (Page 4)**

This statement shows the surplus and shows the effect of the amortization and acquisition of capital assets.

### **Statement of Cash Flows – Page 5**

This statement shows how the cash was spent in the corporation over the year.

### **Statement Of Revenue And Expenses (Schedule 1) – Page 12**

This statement shows a surplus of \$3,152,508. As stated previously this statement includes all capital funding in the revenue section but only the amortization of the assets in the expenditures. Please refer to the Table in the Background section that shows the effect that these figures have on the bottom line of the Housing Stock Statement. The surplus in this area is due to the sale of the older housing properties, as well the increase in provincial grants in funding the capital program. Additionally the utility line was significantly under budget and lower than 2016.

**Other Alternatives Considered:**

Not applicable

**Financial Considerations:**

Not applicable

**Consultations:**

**Attachments:**

Attachment A – 2017 Audited Financial Statements

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# Financial statements of Kawartha Lakes – Haliburton Housing Corporation

December 31, 2017

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## Independent Auditor's Report

To the Directors of  
Kawartha Lakes - Haliburton Housing Corporation

We have audited the accompanying financial statements of Kawartha Lakes - Haliburton Housing Corporation, which comprise the statement of financial position as at December 31, 2017, and the statements of operations, change in net debt and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Kawartha Lakes - Haliburton Housing Corporation as at December 31, 2017 and the results of its operations, change in net debt and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.



Chartered Professional Accountants  
Licensed Public Accountants  
May 31, 2018

**Kawartha Lakes - Haliburton Housing Corporation****Statement of financial position**

As at December 31, 2017

	Notes	<b>2017</b>	<b>2016</b>
		<b>\$</b>	<b>\$</b>
<b>Assets</b>			
Cash		<b>1,505,532</b>	1,534,499
Investments	6	<b>4,110,150</b>	3,988,837
Accounts receivable and other assets		<b>310,427</b>	193,822
		<b>5,926,109</b>	5,717,158
<b>Liabilities</b>			
Accounts payable and accrued liabilities		<b>957,160</b>	736,974
Deferred revenue		<b>37,595</b>	—
Due to City of Kawartha Lakes	5	<b>2,346,285</b>	2,814,827
Accrued interest		<b>11,995</b>	13,370
Long term debt	4	<b>3,613,005</b>	4,224,021
		<b>6,966,040</b>	7,789,192
<b>Net debt</b>		<b>(1,039,931)</b>	(2,072,034)
<b>Non-financial assets</b>			
Tangible capital assets	3	<b>36,157,643</b>	34,002,058
Inventory and prepaid expenses		<b>148,856</b>	184,036
		<b>36,306,499</b>	34,186,094
<b>Accumulated surplus</b>	10	<b>35,266,568</b>	32,114,060

The accompanying notes are an integral part of the financial statements.

On behalf of the Board

\_\_\_\_\_, Director

\_\_\_\_\_, Director

# Kawartha Lakes - Haliburton Housing Corporation

## Statement of operations

Year ended December 31, 2017

		2017	2016
	Budget	Actual	Actual
	\$	\$	\$
<b>Revenue</b>			
Federal subsidy	97,505	98,505	213,079
Provincial subsidy	1,230,934	1,409,759	204,359
Municipal contributions			
Kawartha Lakes – KLHHC	3,460,952	3,460,952	3,468,847
Haliburton	107,270	61,055	196,103
Rental revenue	3,415,360	3,369,929	3,186,506
Fee revenue	97,974	98,524	82,767
Property maintenance revenue	—	—	4,891
Donations and other revenue	82,108	66,649	115,475
Gain on disposal of tangible capital assets	—	1,041,255	1,229,237
	<b>8,492,103</b>	<b>9,606,628</b>	<b>8,701,264</b>
<b>Expenses</b>			
Social housing	6,434,488	6,454,120	7,053,549
Annual surplus	2,057,615	3,152,508	1,647,715
Accumulated surplus, beginning of year	32,114,060	32,114,060	30,466,345
<b>Accumulated surplus, end of year</b>	<b>34,171,675</b>	<b>35,266,568</b>	<b>32,114,060</b>

The accompanying notes are an integral part of the financial statements.

# Kawartha Lakes - Haliburton Housing Corporation

## Statement of change in net debt

Year ended December 31, 2017

	<b>2017</b>		2016
	<b>Budget</b>	<b>Actual</b>	Actual
	\$	\$	\$
<b>Annual surplus</b>	<b>729,176</b>	<b>3,152,508</b>	1,647,715
Acquisition of tangible capital assets	<b>(839,327)</b>	<b>(3,173,590)</b>	(2,766,721)
Amortization of tangible capital assets	<b>1,450,433</b>	<b>914,259</b>	1,697,291
Gain on sale of tangible capital assets	—	<b>(1,041,254)</b>	(1,226,397)
Proceeds on sale of assets	—	<b>1,145,000</b>	1,314,944
	<b>1,340,282</b>	<b>996,923</b>	666,832
Net change in inventory and prepaid expenses	—	<b>35,180</b>	10,915
Change in net debt	<b>1,340,282</b>	<b>1,032,103</b>	677,747
Net debt, beginning of year	<b>(2,072,034)</b>	<b>(2,072,034)</b>	(2,749,781)
<b>Net debt, end of year</b>	<b>(731,752)</b>	<b>(1,039,931)</b>	(2,072,034)

The accompanying notes are an integral part of the financial statements.

# Kawartha Lakes - Haliburton Housing Corporation

## Statement of cash flows

Year ended December 31, 2017

	2017	2016
	\$	\$
<b>Operating activities</b>		
Annual surplus	3,152,508	1,647,715
Item not affecting cash		
Amortization of capital assets	914,259	1,697,291
(Gain) on disposal of capital assets	(1,041,254)	(1,226,397)
	<u>3,025,513</u>	<u>2,118,609</u>
Changes in non-cash working capital items		
Accounts receivable and other assets	(116,605)	(177,205)
Inventory and prepaid expenses	35,180	10,915
Accounts payable and accrued liabilities	220,186	213,612
Deferred revenue	37,595	-
Accrued interest	(1,375)	(3,686)
	<u>3,200,494</u>	<u>2,162,245</u>
<b>Capital activities</b>		
Acquisition of tangible capital assets	(3,173,590)	(2,766,721)
Proceeds on sale of assets	1,145,000	1,314,944
	<u>(2,028,590)</u>	<u>(1,451,777)</u>
<b>Investing activities</b>		
Increase in investments	<u>(121,313)</u>	<u>(360,933)</u>
<b>Financing activities</b>		
Increase in amount due to City of Kawartha Lakes	(468,542)	1,657,853
Repayment of long term debt	(611,016)	(584,803)
	<u>(1,079,558)</u>	<u>1,073,050</u>
(Decrease) increase in cash	(28,967)	1,422,585
Cash, beginning of year	1,534,499	111,914
<b>Cash, end of year</b>	<u>1,505,532</u>	<u>1,534,499</u>

The accompanying notes are an integral part of the financial statements.

## Kawartha Lakes - Haliburton Housing Corporation

### Notes to the financial statements

December 31, 2017

---

#### 1. Nature of business

On December 15, 2005, Kawartha Lakes - Haliburton Housing Corporation (the "Corporation") entered into an amalgamation agreement with Non-Profit Housing Corporation ("NPHC"). Under the terms of the agreement the Corporation and NPHC amalgamated to form a new corporation (also known as Kawartha Lakes - Haliburton Housing Corporation) which commenced operations on January 1, 2006. The corporation is exempt from income taxes under the Income Tax Act. The City (the "City") is the sole shareholder and this corporation is engaged in the business of providing housing primarily for persons of low or modest income at rentals below the median current rental market in the area of the City and the County of Haliburton.

Effective January 1, 2016 the structure of the Corporation was revised to combine three different divisions consisting of Local Housing Corporation ("LHC"), Non Profit ("NP") and Affordable Housing Project ("AHP") into one overall division with the base year subsidy established by taking the 2015 subsidy level and then year over year applying budget directions set by the City. The surplus and capital reserves have been merged into one surplus reserve to fund projects with the City.

#### 2. Significant accounting policies

The financial statements of the Corporation are representations of management prepared in accordance with generally accepted accounting principles for government not-for-profit organizations as recommended by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

##### *Accrual basis of presentation*

Revenue and expenses are recorded according to the accrual basis of accounting. The accrual basis of accounting recognizes revenues in the period in which the transactions or events occurred that give rise to the revenue; expenses are recognized in the period the goods or services are acquired and a legal liability is incurred or transfers are due.

##### *Financial instruments*

All financial instruments reported on the statement of financial position of the Corporation are measured as follows:

Cash	Fair value
Accounts receivable and other assets	Amortized cost
Investments	Fair value
Accounts payable and accrued liabilities	Amortized cost
Long-term debt	Amortised cost

The fair value of investments is determined by the market value of investments. Transaction costs are expensed as incurred. The carrying value of cash, accounts receivable and other assets, accounts payable and accrued liabilities approximate respective fair values due to their relatively short term maturity. The carrying value of long-term debt approximate fair value due to the terms and conditions of the borrowing arrangements compared to current market conditions of similar items.

## 2. Significant accounting policies (continued)

### *Tangible capital assets*

Tangible capital assets are recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of tangible capital assets, excluding land, is amortized on a straight line basis over their estimated useful lives as follows:

	<u>Useful life – years</u>
Land improvements	20–30
Buildings	50
Vehicles	10–15
Equipment	<u>15–20</u>

Annual amortization is charged in the year of acquisition and in the year of disposal. Tangible capital assets under construction are not amortized until the tangible capital asset is in service.

### *Use of estimates*

In preparing financial statements in accordance with Canadian Public Sector Accounting Standards, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, and the disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates. Amounts requiring significant estimates include tangible capital assets, accounts payable and accrued liabilities.

## 3. Tangible capital assets

	<b>2017</b>		<b>2016</b>
	<b>Cost</b>	<b>Accumulated amortization</b>	<b>Net book value</b>
	\$	\$	\$
Land and land improvements	<b>4,157,957</b>	<b>752,075</b>	<b>3,405,882</b>
Buildings	<b>60,734,713</b>	<b>31,400,038</b>	<b>29,334,675</b>
Equipment and vehicles	<b>1,333,988</b>	<b>649,144</b>	<b>684,844</b>
Work in progress	<b>2,732,242</b>	<b>—</b>	<b>2,732,242</b>
	<b>68,958,900</b>	<b>32,801,257</b>	<b>36,157,643</b>
			2,732,585
			28,649,222
			633,305
			1,986,946
			34,002,058



**Kawartha Lakes - Haliburton Housing Corporation**  
**Notes to the financial statements**  
December 31, 2017

---

**4. Long-term debt**

	<b>2017</b>	2016
	\$	\$
Non-Profit Housing Provider Stock		
Mortgages		
1.62%, payable \$10,567 monthly (principal and interest), due February 2018	<b>21,123</b>	146,489
1.62%, payable \$15,537 monthly (principal and interest), due February 2023	<b>937,810</b>	1,107,861
0.96%, payable \$12,811 monthly (principal and interest), due October 2021	<b>514,964</b>	649,950
5.83%, payable \$25,793 monthly (principal and interest), due May 2024	<b>2,139,108</b>	2,319,721
Total debt	<b>3,613,005</b>	4,224,021

Responsibility for the payment of debentures for the Public Stock Debentures was not transferred to the Corporation as part of the devolution of social housing under the Social Housing Reform Act, 2000 (the "Act"). In accordance with the Act the Province of Ontario (the "Province") makes all payments on debentures related to properties transferred to the Corporation by the Act and recovers the outlay by reducing federal subsidy payment cash flows. The debentures bear interest ranging from .096% to 5.83%.

Principal repayments on long-term debt for the Non-Profit Housing Provider stock over the next five years are set out below:

	\$
2018	613,735
2019	638,529
2020	667,029
2021	698,624
2022	732,000
Thereafter	263,088
	<b>3,613,005</b>

## 5. Related party transactions and balances

The City is the sole shareholder of the Corporation. The balance owed to the City is disclosed separately on the statement of financial position. The following table summarizes the Corporation's transactions with related parties in the year:

	<b>2017</b>	2016
	\$	\$
Expenses		
Wages and benefits cost allocation for use of employees of the City of Kawartha Lakes	<b>1,300,984</b>	1,262,056
Property taxes to City of Kawartha Lakes	<b>999,841</b>	944,691

These transactions are in the normal course of operations and are measured at the exchange value (the amount of consideration established and agreed to by the related parties), which approximates the arm's length equivalent value.

## 6. Investments

Investments are marketable securities which are comprised of corporate and government debt securities and investment certificates from chartered banks. The costs presented approximate fair value.

	<b>2017</b>	2016
	\$	\$
Unrestricted	<b>4,110,150</b>	3,988,837

## 7. Funding

The funding provided to the Corporation is administered by the City. Some funds originate at the Federal level and are flowed through to the City via the Province for programs covered by the social housing agreement. Federal and Provincial funding that has been earmarked for the Corporation specifically has been reported as grant revenue from the government level that flows funding through the City.

Any operating expenditures in excess of government funding are funded by the City (71%) and the County of Haliburton (29%). Capital expenditures after application of federal and provincial grants are funded by the municipality in which the housing unit is located. Municipal funding is administered by the City as service manager for the area.

## 8. Financial instruments

The Corporation's financial instruments consist of cash, accounts receivable, investments, accounts payable and accrued liabilities and long-term debt. It is management's opinion that the Corporation is not exposed to significant interest, currency or credit risks arising from these financial instruments. The fair values of these financial instruments approximate their carrying values.

**9. Expenses by object**

	<b>2017</b>	2016
	<b>\$</b>	<b>\$</b>
Administrative salaries	<b>842,184</b>	652,057
Amortization	<b>914,259</b>	1,697,291
Bad debts	<b>45,910</b>	18,728
Insurance	<b>159,446</b>	212,500
Maintenance		
Labour	<b>458,800</b>	609,999
Building and general	<b>419,043</b>	266,935
Heating, plumbing and electrical	<b>160,500</b>	141,185
Other	<b>67,671</b>	29,471
Fleet charge	<b>21,557</b>	47,944
Mortgage interest	<b>172,219</b>	206,974
Municipal taxes	<b>999,841</b>	944,691
Other	<b>14,940</b>	9,255
Supplies	<b>32,814</b>	52,760
Utilities	<b>1,734,662</b>	1,859,804
Minor capital	<b>410,274</b>	303,955
	<b>6,454,120</b>	7,053,549

**10. Accumulated surplus**

Accumulated surplus consists of the following:

	<b>2017</b>	2016
	<b>\$</b>	<b>\$</b>
Share capital	<b>1</b>	1
Operating surplus	<b>427,360</b>	528,504
Capital surplus	<b>(485,016)</b>	(292,022)
Accrued interest on long term debt	<b>(11,995)</b>	(13,370)
Long term debt	<b>(3,613,005)</b>	(4,224,021)
Reserve and reserve funds	<b>2,791,580</b>	2,112,910
Tangible capital assets	<b>36,157,643</b>	32,356,593
	<b>35,266,568</b>	30,468,595

The Corporation may only issue common shares which are only allowed to be acquired by a related service manager or a related municipality. The Minister of Housing must give written consent for the issuance of shares to any other party. Upon issuance or transfer of the common shares, the service manager (City) must maintain a majority ownership of the issued shares.

The Corporation cannot declare or pay dividends on any issued shares.

## **11. Contingencies and commitments**

Various legal actions and claims have been initiated against the Corporation, some of which cannot be quantified. No provision has been made for any uninsured claims. It is management's opinion there will be no material uninsured liability arising from these claims. An expense will be recorded in the fiscal period in which a settlement becomes likely and measurable.

### *Commitment – water and sewer operating agreements*

The Corporation is committed to two agreements with the Ontario Clean Water Agency to operate the water systems for Omemee and Haliburton housing properties. In addition to fixed annual charges adjusted for inflation, the Corporation must pay for capital upgrades and unusual maintenance necessary to meet legislative requirements. The agreement is for a five year period from June 27, 2016 to June 26, 2021.

### *Commitment – elevator agreement*

The Corporation is committed to an agreement with ThyssenKrupp Elevator (Canada) Ltd. to provide maintenance and inspection work for all elevator systems. The agreement is for a five year period from October 1, 2012 to May 31, 2017 for a total cost of \$115,260. The contract included an option to extend for an additional term of one year and has been extended to May 31, 2018.

### *Commitment – water tank agreement*

The Corporation is committed to an agreement with Vista Credit to provide hot water tank replacement and maintenance service for a total cost of \$281,431 for a ten year term ending in 2026.

### *Commitment – capital projects*

The Corporation has committed to many capital projects expected to be completed over several years. As at December 31, 2017, the Corporation had awarded contracts in the amount of \$6,588,319 (\$2,458,223 in 2016) and has recorded \$2,139,148 (\$1,577,807 in 2016) of those awarded amounts. Therefore, the remaining contractual commitments will be recorded in future years as the projects are completed.

Funding for the completion costs is expected to include the use of capital surplus carried forward, grants, City and County of Haliburton funding and use of funds from reserves.

**Kawartha Lakes - Haliburton Housing Corporation****Schedule of revenue and expenses**

Year ended December 31, 2017

	<b>2017</b>		<b>2016</b>
	<b>Budget</b>	<b>Actual</b>	<b>Actual</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>Revenue</b>			
Federal subsidy	<b>97,505</b>	<b>98,505</b>	213,079
Provincial subsidy	<b>1,230,934</b>	<b>1,409,759</b>	204,359
Municipal contributions			
Kawartha Lakes – general subsidy	<b>3,460,952</b>	<b>3,460,952</b>	3,468,847
Haliburton	<b>107,270</b>	<b>61,055</b>	196,103
Rental revenue	<b>3,415,360</b>	<b>3,369,929</b>	3,186,506
Fee revenue	<b>97,974</b>	<b>98,524</b>	82,767
Property management revenue	<b>—</b>	<b>—</b>	4,891
Donations and other	<b>82,108</b>	<b>66,649</b>	115,475
Gain (loss) on disposal of tangible capital assets	<b>—</b>	<b>1,041,255</b>	1,229,237
	<b>8,492,103</b>	<b>9,606,628</b>	8,701,264
<b>Expenses</b>			
Operating			
Administrative salaries	<b>644,751</b>	<b>842,184</b>	652,057
Amortization	<b>839,327</b>	<b>914,259</b>	1,697,291
Audit fees	<b>10,300</b>	<b>10,504</b>	10,481
Bad debts	<b>40,000</b>	<b>45,910</b>	18,728
Legal fees	<b>1,500</b>	<b>—</b>	2,855
Insurance	<b>225,500</b>	<b>159,446</b>	212,500
Maintenance			
Labour	<b>690,725</b>	<b>458,800</b>	609,999
Building and general	<b>235,442</b>	<b>419,043</b>	266,935
Heating, plumbing and electrical	<b>122,730</b>	<b>160,500</b>	141,185
Waste removal	<b>10,869</b>	<b>13,401</b>	12,064
Grounds maintenance	<b>56,508</b>	<b>54,270</b>	17,407
Fleet charge	<b>25,000</b>	<b>21,557</b>	47,944
Municipal taxes	<b>1,011,610</b>	<b>999,841</b>	944,691
Mortgage interest	<b>247,102</b>	<b>172,219</b>	206,974
Other	<b>2,200</b>	<b>2,043</b>	2,106
Staff and board expenses	<b>6,200</b>	<b>12,897</b>	7,149
Supplies and services	<b>20,000</b>	<b>22,310</b>	39,424
Utilities	<b>2,244,724</b>	<b>1,734,662</b>	1,859,804
Minor capital	<b>—</b>	<b>410,274</b>	303,955
	<b>6,434,488</b>	<b>6,454,120</b>	7,053,549
<b>Excess of revenue over expenses</b>	<b>2,057,615</b>	<b>3,152,508</b>	1,647,715

The accompanying notes are an integral part of the financial statements.

# Kawartha Lakes-Haliburton Housing Corporation

## Report 2018-048

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**Meeting Date:** Tuesday, November 13<sup>th</sup>, 2018

**Meeting Time:** 10:00 a.m.

**Meeting Place:** Victoria Room, City Hall, 26 Francis Street, Lindsay

**Kawartha Lakes-Haliburton Housing Corporation  
Annual General Meeting of the Shareholder**

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**Subject:** AGM – KLH Housing Corp 2016-17 Annual Report

**Author Name and Title:** Hope Lee, CEO

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**Recommendation(s):**

**Resolved That** Report 2018-045, “AGM – KLH Housing Corp 2016-17 Annual Report”, be received.

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Treasurer (if applicable)

  
Chief Executive Officer

**Background:**

The Board's Communication Strategy includes the commitment to publish an annual report.

The annual report covers the two year period that coincides with planning/goal cycles of the Board.

**Rationale:**

Following the AGM it will be more widely distributed including the following:

- Hard copies forwarded to the County of Haliburton for County Council
- Reviewed with tenants at upcoming tenant meeting
- Electronically forwarded to agencies we regularly interact with
- Available on KLH webpage

**Other Alternatives Considered:**

None

**Financial Considerations:**

None

**Consultations:**

Board of Directors  
Manager, Building & Property, Housing  
Program Supervisor, KLH Housing

**Attachments:**

Attachment A      KLH Housing Corp 2016-17 Annual Report



# KLH Housing Corp.

Make The Right Move



## 2016 - 2017 Annual Report



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## Board of Directors and Officers

**Chair** • Eleanor Harrison

**Vice Chair** • Patrick O'Reilly

**Director** • Brent Devolin

**Chief Executive Officer** • Hope Lee

**Director** • Larry O'Connor

**Treasurer** • Carolyn Daynes

**Director** • Fay Martin

**Deputy Treasurer** • Nancy Paish

**Director** • Dana Bowman

**Secretary** • Hope Lee

**Director** • Stephen Strangway

**Director** • Suzanne Tigwell

**Director** • Elizabeth Howell-Jones

## Message from our Chair and CEO

We believe in investing in good quality affordable housing. It provides a solid cornerstone for our communities. KLH Housing continued to work together with tenants, staff, board members, and volunteers to provide good quality, safe, accessible, sustainable and affordable housing in the City of Kawartha Lakes and Haliburton County.

In cooperation with other organizations, KLH Housing is committed to creating communities that foster good health and well-being by ensuring our tenants receive the services they require. Our commitment is to our tenants and staff and we thank each of them for their dedication to the wellbeing of our communities.

We have and will continue to work with non-profit housing providers, other organizations and all levels of government to find ways of better meeting the needs of the people we jointly serve through advocacy, better coordination of services, and joint planning and development of new and enhanced services.

KLH Housing has taken a leadership role in the provision of affordable housing over the past several years creating new housing opportunities in various communities. We thank all who have joined with us in the many endeavours to provide a continuum of housing within our communities.

KLH Housing will continue to ***move forward together*** in the provision of affordable housing in our communities.

Sincerely,



**Eleanor Harrison**  
KLH Housing Chair



**Hope Lee**  
KLH Housing CEO

## Corporate Governance

KLH Housing is a housing provider regulated by the *Housing Services Act*, 2011 (HSA). KLH Housing is incorporated under the *Ontario Business Corporations Act*, and it is responsible for owning and operating affordable residential rental housing. The City of Kawartha Lakes is the sole shareholder of the Corporation.

A Board of Directors is responsible for the governance of KLH Housing.

The Board establishes the Vision, Mission, Values, Commitments and Goals for the corporation.

## Vision

Our vision is of good quality affordable housing with support services across all of our communities.

## Mission

The KLH Housing provides a variety of good quality, safe, accessible, sustainable and affordable housing options for households in the City of Kawartha Lakes and the County of Haliburton, with a priority focus on low income, homeless and people with special needs. In cooperation with other organizations, we create communities that foster good health and well-being by advocating for our tenants to receive the services they require.

## Values and Commitments

- Provide good quality affordable housing
- Recognize the diversity of our tenants and treat all with dignity and respect
- Provide opportunity for expression of concerns and respond in timely manner
- Provide resources to staff and Board Members to work effectively
- Advocate for funding
- Work with other organizations and government levels
- Plan, budget and manage our finances responsibly



# KLH Housing Communities

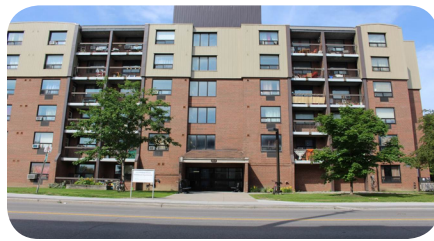


**71 Melbourne Street East**

**Lindsay**

Built in: 1972

1 bedrooms: 50



**111 William Street North**

**Lindsay**

Built in: 1974

1 bedrooms: 64

2 bedrooms: 1



**123 Need Street**

**Bobcaygeon**

Built in: 1975

1 bedrooms: 32



**Mary & James Street**

**Lindsay**

Built in: 1975

2 bedrooms: 12

3 bedrooms: 12



**8 James Street**

**Omeme**

Built in: 1976

1 bedrooms: 28



**40 Francis Street East**

**Fenelon Falls**

Built in: 1976

1 bedrooms: 69

2 bedrooms: 1



**20 Sussex Street South**

**Lindsay**

Built in: 1976

1 bedrooms: 65

2 bedrooms: 2



**610 Mountain Street**

**Haliburton**

Built in: 1978

1 bedrooms: 34

2 bedrooms: 1



**6 Parkside Street**

**Minden**

Built in: 1978

1 bedrooms: 19

2 bedrooms: 1





# KLH Housing Communities



40 Dominion Drive

**Lindsay**

Built in: 1979

3 bedrooms: 10

4 bedrooms: 2



19 Hamilton Street

**Lindsay**

Built in: 1982

1 bedrooms: 45

2 bedrooms: 15



92 Albert Street South

**Lindsay**

Built in: 1985

2 bedrooms: 24

3 bedrooms: 24

4 bedrooms: 2



45 Durham Street East

**Lindsay**

Built in: 1986

2 bedrooms: 26

3 bedrooms: 24



45 St Patrick Street

**Lindsay**

Built in: 1991

1 bedrooms: 10



48 St Paul Street

**Lindsay**

Built in: 1991

1 bedrooms: 30

2 bedrooms: 10



4977 County Road 21

**Haliburton**

Built in: 2013

1 bedrooms: 24



1 Devan Court

**Lindsay**

Built in: 2015

1 bedrooms: 14

2 bedrooms: 2

3 bedrooms: 13



57 Parkside Street

**Minden**

Built in: 2017

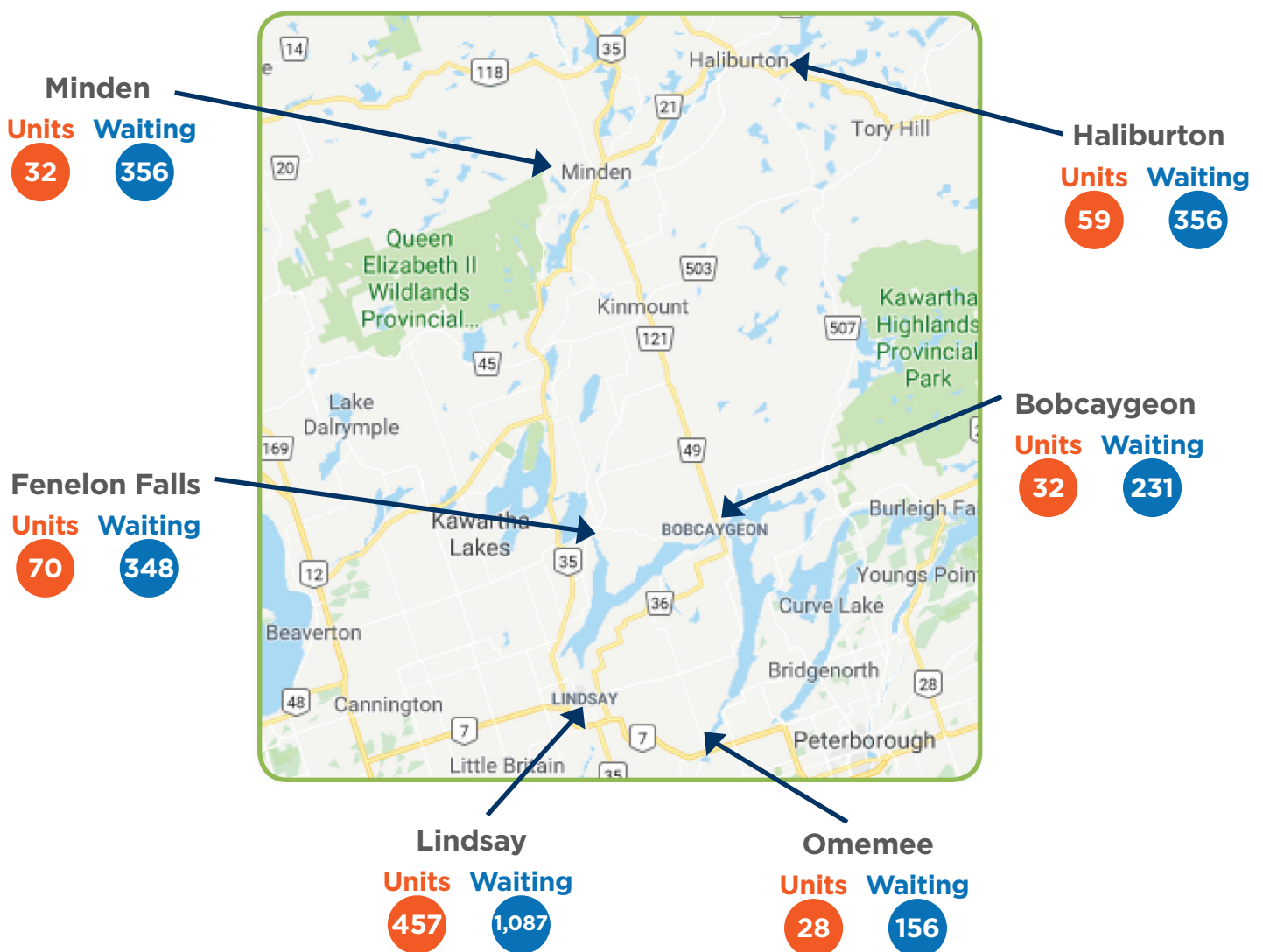
1 bedrooms: 12



# The Balancing Act of Maintaining and Growing

While KLH Housing strives to maintain its current communities it can't ignore the local needs.

Community	Number of KLH Housing units in that community	Number of households waiting in that community
Haliburton	59	356
Minden	32	356
Bobcaygeon	32	231
Fenelon Falls	70	348
Lindsay	457	1,087
Omeme	28	156
Total	678	2,534



# 2016 - 2017 Goals and Accomplishments



## Goal

To continue toward leveraging 25 of the KLH Housing's older and less efficient single and semi-detached housing assets in order to complete Phase 2, the construction of 25-36 new townhouse and one bedroom apartment units in Lindsay.

## Accomplishments



### 48 St Paul Street addition

Used revenue from 10 home sales to create 9 one bedroom and 7 two bedroom units (occupancy July 2018).



### 5 Bond Street East

Used revenue from 9 home sales to create 12 three bedroom townhouses (occupancy late 2018).



## Goal

To explore, prepare plans and secure approvals in order to construct new affordable housing projects in the County of Haliburton utilizing Investment in Affordable Housing rental funding and existing land for Phase 1 and Phase 2 in Minden Hills and a possible Phase 2 in Dysart et al.

## Accomplishments



### 57 Parkside Street, Minden

Used Investment in Affordable Housing funding to create 12 one bedroom apartments (occupancy April 2017).



### 4977 County Road 21, Haliburton

Used Investment in Affordable Housing funding to create 6 two bedroom and 6 three bedroom townhouses (occupancy May 2019).





# 2016 - 2017 Goals and Accomplishments



## Goal

To explore, evaluate, identify options and prepare plans which include municipal financial and planning incentives, funding, land and partnership opportunities in order to recommend new affordable housing projects in both the City and the County based on the communities needs while assisting both municipalities to meet affordable housing targets established in their official plans.

## Accomplishment



### 68 Lindsay Street North

Through a partnership with the City, KLH will be able to provide 24 one bedroom units for the homeless population (occupancy early 2019).



## Goal

To develop for consideration, a communication strategy which will incorporate the goals, audience, message, forms, resources and timelines of the communication as well as methods for evaluating the success of the communication strategy.

## Accomplishment



New branding and tag line and a board adopted communications strategy (see below).



The butterfly icon conveys the key components of KLH Housing Corp.

- Security through structure
- Care through softness
- Potential through imagery
- Dignity through colour and symmetry.



## 2016 - 2017 Asset Management Highlights

KLH Housing believes strongly in following capital asset practices to ensure preservation of our building and to maintain the quality of life for our tenants. KLH Housing utilizes Asset Planner Software and its Building Condition Assessment (updated in 2017) for each community when planning and prioritizing annually to ensure the best investment of resources.

The current construction value of KLH Housing's housing portfolio is **130 million** (excludes the cost of land and primary site servicing).

- KLH Housing added approximately **2 million** to the asset base with the construction of 57 Parkside in 2017.



- KLH Housing invested close to **2 million** from a variety of funding sources toward capital projects in 2016-17 including:



Updating older common area lighting to LED, estimated to **save \$20,000 annually in utility costs.**

Installation of security cameras to **improve safety.**



**Refreshed** older kitchens with new cabinets, countertops, taps, flooring, etc.



Replaced **140 hot water heaters** with new energy efficient models.



Installation of a system to control wattage to electric baseboard heating in a building where other energy methods are not possible, estimated **annualized savings of \$18,000.**

Replaced aging **shingles.**



Replaced **windows** to conserve energy.

# 2016 - 2017 Financial Highlights

KLH Housing ended 2016 and 2017 with an operating surplus

## KLH Housing Income Statement

\* To be read in conjunction with the audited financial statements available at [www.klhhousingcorp.ca](http://www.klhhousingcorp.ca)

	APPROVED BUDGET 2016	YEAR END ACTUALS 2016	APPROVED BUDGET 2017	YEAR END ACTUALS 2017
<b>Revenue</b>				
Municipal Subsidy	(2,628,901)	(2,628,901)	(2,728,895)	(2,728,895)
Federal Subsidy		(14,500)	-	(379,542)
Rental Revenue	(3,288,228)	(3,369,384)	(3,415,360)	(3,548,754)
Management Fee	(4,891)	(4,891)	-	-
Micro Fit Revenue - Hydro One	(17,000)	(18,929)	(17,000)	(16,888)
Other Revenue	(139,621)	(133,616)	(163,082)	(123,341)
Bad Debts	-	(7,245)	-	-
KLH Housing Reserve		(1,832)	-	(2,315)
<b>Total Revenue</b>	<b>(6,078,641)</b>	<b>(6,179,298)</b>	<b>(6,324,337)</b>	<b>(6,799,735)</b>
<b>Expenses</b>				
Administration	1,247,021	1,296,589	1,355,371	1,324,710
Bad Debts	29,692	10,835	30,000	37,284
Insurance	220,000	212,500	225,500	159,446
Building and Maintenance	449,251	413,591	401,549	746,794
Fleet Charges	25,000	47,944	25,000	40,288
Municipal Taxes	952,044	944,691	1,011,609	999,840
Professional Fees	9,960	13,336	12,500	10,504
Board Expenses	5,500	7,149	5,500	9,786
Fees and Charges (Tribunal, Sheriff, Bank)	9,038	9,999	12,200	10,668
Utilities	2,134,909	1,859,804	2,244,829	1,595,419
Mortgages & Debentures	959,006	819,463	965,479	1,185,775
KLH Housing Reserve	37,220	14,894	34,800	251,860
<b>Total Expenses</b>	<b>6,078,641</b>	<b>5,650,796</b>	<b>6,324,337</b>	<b>6,372,375</b>
Surplus (-) / Deficit	-	(528,502)	-	(427,360)

## 2016 - 2017

# Tenants, Communities and Partnerships

### Bi-Annual Survey – 2016 Results

Every two years KLH Housing conducts a comprehensive survey of our tenants. We use the information to make any necessary changes, gather ideas for capital improvements and review community activities.

Here are a few highlights of the survey (based on those who responded to the following questions):



**90%**

rated KLH  
Housing Overall  
**Administration** as  
**Good or Excellent.**

**87%**

rated KLH Housing  
Overall **Maintenance**  
as **Good or**  
**Excellent.**

**89%**

noted that they Agree or  
Strongly Agree that they **feel**  
**safe in their communities.**

**83%**

noted that they live in a  
community where **people**  
**help their neighbours.**

**68%**

rated **Contractors** as  
**Good or Excellent.**

**95%**

liked to receive  
the **newsletter.**

**80%**

said the **Community Programs**  
were of **good quality.**

### Partnership with Community Agencies & Local Services

1. Blood Pressure Clinics, Income tax clinics, Closing the Gap (Falls prevention and education) – Community Care and Health Unit
2. Providing Direct Support to tenants through our Community Housing Support Workers
3. Facilitating Agency assistance with organizations such as Fourcast, Community Living, CMHA, Community Care, Haliburton Highlands Mental Health Services, etc





## Tenants Engaging in Their Community



### "Coming Together"

Seniors created a Task Group and applied for and received grant for common room refurbishing at 19 Hamilton St.



An embroidery group was the first group to use the Common Room:



### "Annual Spring Clean Up"

Tenants taking ownership and pride in their communities.



### "Green Peppers in the Greenhouse"



In partnership with Master Gardeners of Lindsay and Sir Sanford Fleming College-Ag Program, the green house continues to produce vegetables for tenants.



### "Celebrating"

To Celebrate Canada's 150 years, communities were offered \$150 to organize their own Community Canada Day Celebrations.



### "Paying it Forward"

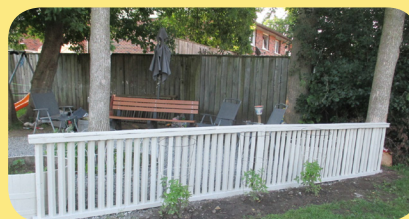


Tenants making dresses for children in Africa.



### "Community Smoking Area"

Tenants working together to create and maintain a community smoking area.



### "Kids and Food"

The children enjoyed making their own jam at a workshop presented by the Health Unit. KLH Housing has partnered with Food Source to plant 73 fruit trees throughout our KLH Housing Communities.

## Looking ahead to 2018 - 2019

The KLH Housing Board and Officers reviewed its direction and goals in its bi-annual Strategic Planning Session in October 2017.

KLH Housing adopted four strategic goals and a number of actions to meet those goals through 2018-19:



To explore funding options, prepare plans and secure approvals in order to construct new affordable housing projects where land options are currently available at 106 Murray Street in Fenelon Falls and at Parkside Street in Minden. Plans should focus on a mixed community that provides housing options for low to modest income households, singles, couples, seniors and families, with a portion of each community dedicated to homelessness and to those with special needs



To explore, evaluate and identify the future housing needs throughout the City and County in order to seek land opportunities, explore funding options and prepare plans in order to secure approvals for new affordable housing projects. Plans should focus on a mixed community that provides housing options for low to modest income households, singles, couples, seniors and families, with a portion of each community dedicated to homelessness and those with special needs



To explore, evaluate and prepare plans that consider a variety of financing tools such as refinancing of existing assets once their mortgages expire with a goal to support the continuing capital needs, KLH Housing existing or new services and the creation of additional affordable housing.



To explore, evaluate and identify gaps that exist in support services or programs which are necessary to ensure that KLH Housing tenants have long and successful tenancies. KLH Housing will take a lead role in collaborating with agencies in order to seek out new funding opportunities or suggest ways to restructure current funding and resources in order to address gaps and secure the dedication of programs and services needed.

KLH Housing will increase its portfolio in 2018-19 with new developments being ready for tenants at 48 St Paul Street in Lindsay, 5 Bond Street in Lindsay, 68 Lindsay Street North in Lindsay and 4977 County Road 21 in Haliburton.

It will also begin work toward new developments in Minden, Fenelon Falls and Lindsay.

An important element of KLH Housing's ongoing success is the governance role of the KLH Housing Board of Directors. We acknowledge their leadership in providing a solid foundation to create and maintain communities for the tenants we serve.

## Contact

KLH Housing Corp.



KLH Housing Corp.

Make The Right Move



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