The **STATE** of the **STOCK**

CityHousing Hamilton Corporation

Summary of Portfolio

- **7,000**

UNITS

- **17,000**

TENANTS

- **1,200**

PROPERTIES

CityHousing Hamilton Corporation

Capital Overview

$ 700,000,000
Assets

$ 16,000,000
Annual Capital Requirements

$ 8,000,000
Annual Capital Funding

$ 8,000,000
Annual Capital Shortfall

CityHousing Hamilton Corporation

Operating Overview

$ 71,800,000
2014 Operating Actuals

$67,500,000
2014
Operating Budget

$13,300,000
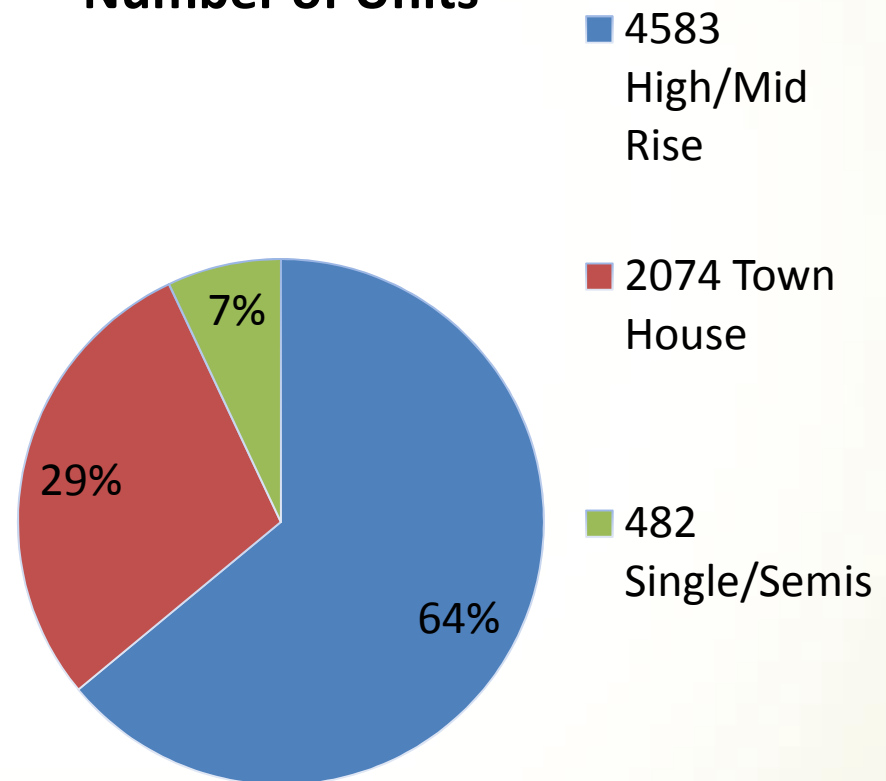2014 Maintenance
Expenditures

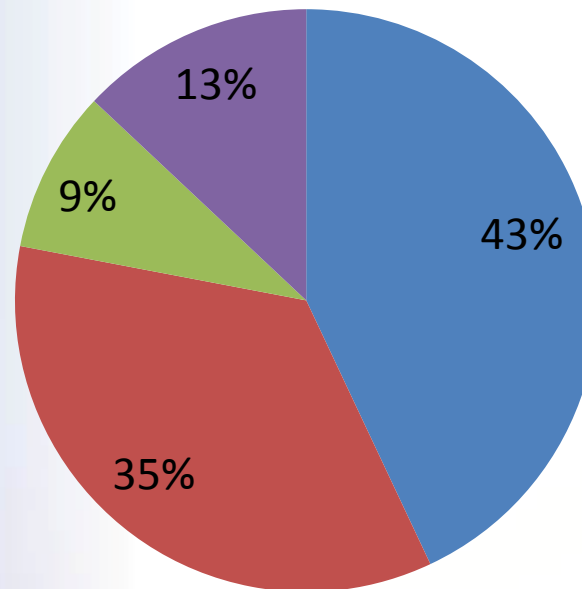**$ 1,700,000**
2014 Maintenance Expenditures
(Pest Control)

CityHousing Hamilton Corporation

Building Types

Number of Units

- 4583 High/Mid Rise
- 2074 Town House
- 482 Single/Semis

64%

29%

7%

CityHousing Hamilton Corporation

Tenant Demographics

Number of Units

- 3067 Seniors
- 2494 Family
- 636 Singles
- 942 Family/Seniors/Single

43%

35%

9%

13%

CityHousing Hamilton Corporation

Building Age / Number of Units

Building Age	Number of Units
Pre-1960	343 (5%)
1960-1969	2052 (29%)
1970-1979	3118 (44%)
1980-1989	985 (14%)
1990-2000	459 (6%)
2001 To Date	175 (2%)
Average Age of the Properties	39 Years

CityHousing Hamilton Corporation

Cost to Repair

Vacant Units	Number of Units	Approx Cost to Repair
Apartments	66	$390,000
Town Houses	18	$340,000
Singles / Semis	10	$510,000

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CityHousing Hamilton Corporation

Portfolio Analysis

Business Case
Revitalizing
CityHousing Hamilton

- Capital/Revenue /Expenses
  - Gross Rent Multiplier
replacement costs / gross rents
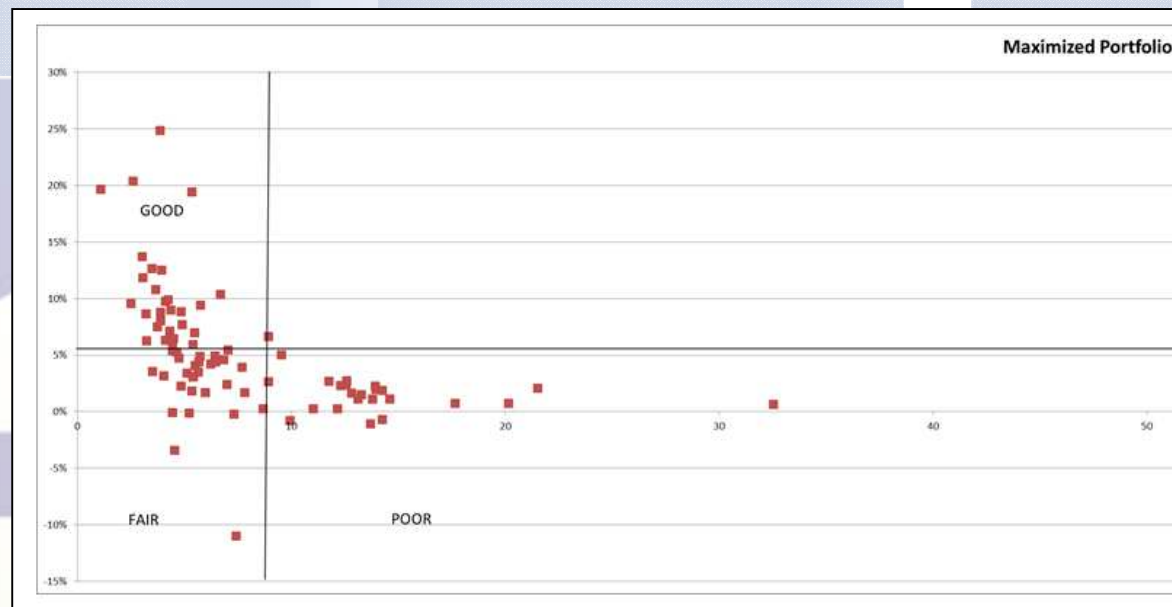 - Capitalization Rate
replacement cost / yearly profit

CityHousing Hamilton Corporation

Portfolio Analysis

GOOD PERFORMERS	FAIR PERFORMERS	POOR PERFORMERS
• 4167 units	• 1,984 units	• 935 units

Maximized Portfolio

CityHousing Hamilton Corporation

Portfolio Analysis

Good Performers

- 73% house seniors
- 69% are apartment buildings

Fair Performers

- 63 % are townhouses

Poor Performers

- 65% are singles and semis

Revitalizing CityHousing Hamilton Portfolio Options

Led by Portfolio Management Committee of the Board

Sale of singles and semis

West Harbour Redevelopment

Sale of Market Properties

New Capital Developments

CityHousing Hamilton Corporation

Revitalizing CityHousing Hamilton Operations

DECREASE

Vacancy Rates and Tenant Arrears

INCREASE

Rental Rates on Market Units

INVESTIGATE

Operational Changes

CityHousing Hamilton Corporation

Social Housing in Ontario

"The current system of funding and delivering housing programs is not sustainable. The municipal property tax base cannot cover the costs for necessary capital repairs, operations, administration, and the development of much-needed new housing."

Ontario Association of Municipalities Ontario

CityHousing Hamilton Corporation