

**SOCIAL HOUSING - ANNUAL INFORMATION RETURN
THIRD AND SUBSEQUENT YEARS
PROVINCIAL REFORMED AND OTHER HOUSING PROGRAMS**

Identification

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Corporation name Housing York Inc.		I.D. No.	Year end (dd/mm/year) December 31, 2020	
CMSM/DSSAB The Regional Municipality of York				
Corporation address 17150 Yonge Street, 5th Floor Newmarket, Ontario L3Y 8V3	Mailing address - same -	Program type (A) PROVINCIAL REFORMED (B) OTHER PROGRAMS 1. Sect 95 - MNP 2. Sect 95 - Private 3. Sect 26/27 4. Limited Dividend 5. Public Housing 6. Regional Program 7. Post 85 urban native	Y/N Y Y Y	# of units 1,025 840 897
Contact name Michelle Willson	Position CFO, Housing York Inc.	Telephone number 905-830-4444 x76064	Fax number 905-895-5724	
		SHRA Section 103 No	SHRA Section 110 Market & RGI Yes	SHRA Section 106 100 % RGI No
e-mail address michelle.willson@york.ca				

Board of Directors DECLARATION (Must be signed by two members of the Board.)

We declare that, to the best of our knowledge and belief, the information provided in this Annual Information

Return and the representations on Page 2 is true and correct.

Signature	Name	Position	Date
	John Taylor	Chair	
Signature	Name	Position	Date
	Iain Lovatt	Vice-Chair	

Note to auditors:

Auditors are required to complete the "Accountant's Report on Applying Specified Auditing Procedures in Respect of the Annual Information Return" and "Appendix A" per SHB Notification 05-02. These reports are available in the AIR Guide.

Instructions

This form to be used by all Private Non-Profit Housing Corporations, Municipal Non-Profit Housing Corporations, and Co-operative Housing Corporations to reconcile operations for the third and subsequent benchmark year's. This form applies principally to provincially transferred housing groups who are subject to benchmarks. Service Managers at their discretion can use this form for LHC's and Federal Unilateral Projects. Form is prescribed by the Minister, SHRA 113(2).

Social Housing Annual Information Return

Year End: December 31, 2020

Housing York Inc.

Management Representation Report

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Note 1: The Social Housing Reform Act and its regulations are referred to as SHRA throughout these representations.

Note 2: If the answer to any question, other than number 5, is "No", please provide explanatory details.

Note 3: All questions are to be answered as of the end of the fiscal year. Question 11 to 13 should cover the fiscal year as well as the months preceding the filing of this report.

The following questions relate to the Provincially Reformed projects. The questions should be answered with respect to the provisions of the SHRA.

GOVERNANCE

1) Does the corporation follow the required conflict of interest provisions? ☒ Y ☐ N ☐ NA

RESIDENT RELATIONS

2) Did the corporation select applicants as required? ☒ Y ☐ N

3) Were all RGI households charged the required correctly calculated rent? ☒ Y ☐ N ☐ NA

4) Did the corporation comply with its mandate and targeting plan in housing applicants, if applicable? ☒ Y ☐ N ☐ NA

FINANCIAL MANAGEMENT

5) Did the corporation receive a management letter from its auditors reporting deficiencies in internal controls or operations?
(If yes, attach a copy of the letter.) ☐ Y ☒ N

6) Were all revenue and expenses properly allocated to any non-shelter component as required? ☒ Y ☐ N ☐ NA

7) Was the shelter component of the corporation's revenue used only for shelter purposes? ☒ Y ☐ N ☐ NA

8) Did the corporation fully invest its Capital/Replacement Reserve Fund under the SHSC program or in accordance with the project Operating Agreement? ☒ Y ☐ N ☐ NA

9) Did the corporation transfer the annual allocation to the Capital/Replacement Reserve and only expense eligible costs? ☒ Y ☐ N ☐ NA

10) Did the corporation comply with the requirement in the SHRA to participate in a system for group insurance of housing providers? ☒ Y ☐ N ☐ NA

11) Is the corporation free and clear of material contingent liabilities and legal disputes? ☒ Y ☐ N ☐ NA

MORTGAGE

12) Is the corporation in compliance with its obligation not to mortgage or encumber, replace or amend the mortgage? ☒ Y ☐ N

13) Are all other mortgages the corporation may have in good standing? ☒ Y ☐ N

14) Was the sector support mortgage cost excluded from shelter expenses and offset against sector revenue? (Co-ops only) ☐ Y ☐ N ☒ NA

Social Housing Annual Information Return

Year end: December 31, 2020

Housing York Inc.

Statement of Financial Position (Corporate Balance Sheet)

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ASSETS

Cash and investments - capital reserve fund	Balance Sheet Notes & Details - A3S	310	0
-other (describe)		312	

Subsidies receivable from the service manager		320	
Accounts receivable-tenants	Balance Sheet Notes & Details - A3S	321	0
Accounts receivable-other (describe)		322	

Capital Assets (at cost):

Shelter - devolved prior federal and provincial projects		325	
Non-shelter - devolved prior federal and provincial projects		327	
Sector support devolved prior co-ops only		328	
Other programs (describe)		329	
Total	Lines 325 to 329	330	0

Accumulated amortization - federal and provincial projects		334	
- other programs		335	
Net capital assets	Lines 330 - 334, 335	336	0

Subsidy Advance from Service Manager		350	
Other assets (describe)		351	

TOTAL ASSETS	Lines 310 + 312 + 320 + 321 + 322 + 336 + 350	355	0
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LIABILITIES

Subsidies payable to the service manager		360	
Mortgage loans		368	
Loan Payable to York Region		369	
Other loans (describe)		370	
Other liabilities (describe)		375	

SURPLUS

Contributed surplus		380	
Capital reserve fund housing		384	
Other reserves (describe)		386	
Accumulated surplus/(deficit)	Balance Sheet Notes & Details - A3S	390	0

TOTAL LIABILITIES AND SURPLUS	Lines 360 to 390	395	0
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Social Housing Annual Information Return

Year end: December 31, 2020

Housing York Inc.

Supplemental Information (Corporate Balance Sheet)

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Balance Sheet Notes and Details

Capital Reserve Fund

- Invested in SHSC
- To be transferred (current yr. cont.)
- Federal Groups (funds invested in GIC's, etc.)
- Other (describe) _____
- Total Capital Reserves _____

310 A	
310 B	
310 C	
310 D	
310	0

Accounts Receivable

- Current Tenants
- Former Tenants
- Allowance for Bad Debts
- Other (describe) _____
- Other (describe) _____
- Total Accounts Receivable - Tenants _____

321 A	
321 B	
321 C	
321 D	
321 E	
321	0

Internal Allocations

Accumulated Surplus/(Deficit)

- Provincially Reformed
- Federal Programs
- Total Accumulated Surplus/(Deficit)

390 C	
390 A	
390 B	
390	0

* Comprised of Shareholders Contribution and Retained Earnings of 3,554,879 and 1,818,118 respectively.

Social Housing Annual Information Return

Year end: December 31, 2020

Housing York Inc.

Statement of Operations and Accumulated Surplus (Corporate)

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(A) Statement of Operations (Revenue and Expenses) Provincial Reformed (Section 106 and 110)

Shelter Occupancy revenue

Rent-geared-to-income units	501	4,505,972
Market units	502	4,474,481
Gross occupancy revenue	504	8,980,453
Less: Vacancy loss on market units	505	10,893
Subtotal	510	8,969,560

Investment income (includes interest)	521	0
Non-rental revenue (parking, laundry, etc.)	522	250,882
Net Subsidy Entitlement for the Year	525	6,271,866
Total Revenue	530	15,492,309

Shelter expenses

Maintenance and administration	541	4,808,789
Utilities	542	1,068,227
Insurance	543	194,196
Bad debts	544	56,478
Mandatory transfer to capital reserve fund	547	739,775
Subtotal Operating expenses	548	6,867,465
Property taxes	549	1,351,110
Mortgage principal and interest (excluding Sector Support and/or non-shelter component)	550	7,290,390
Total Shelter Expenses	565	15,508,965

NET INCOME (LOSS) - Provincial Reformed -Shelter	570	(16,656)
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Gifts and donations - (describe)	575	
Non shelter revenue (net)	576	16,656
Sector support (net) (co-ops only)	577	
Non-Shelter Net Income (Loss)	578	16,656
Net Income(Loss)-Provincial Reformed Total	580	(0)

(B) Net Income (Loss)- Other Programs

Section 95(federal)MNP	581	0
Section 95(federal)PNP	582	0
Section 26/27(federal)	583	0
Limited Dividend	584	0
Public Housing	585	0
Regional Program	586	0
Post-85 Urban Native(federal)	587	0
Consolidated Net Income(Loss)	589	0

CORPORATE STATEMENT OF ACCUMULATED SURPLUS (DEFICIT)

	Shelter	Non-Shelter	Other Programs	Consolidated
BALANCE, BEGINNING OF YEAR	590			0
Net income for the year	591	16,656	0	0
Other *	592			0
BALANCE, END OF YEAR	599	16,656	0	0

* Approved Spending as per Board of Directors.

Social Housing Annual Information Return

Year end: December 31, 2020

Housing York Inc.

Statement of Operations and Accumulated Surplus (Corporate)

A4 - Schedules

Line - 541 - Maintenance and Administration

Maintenance

Maintenance salaries, wages and benefits	541 A	1,034,100
Building and equipment	541 B	932,233
Elevators	541 C	19,524
Electrical systems	541 D	60,914
Heating, air, ventilation and plumbing	541 E	258,338
Grounds	541 F	331,030
Painting	541 G	94,247
Waste Removal	541 H	106,788
Security	541 I	98,816
Other - (describe) Life Safety Systems	541 J	67,461
Other - (describe)	541 K	
Other - (describe)	541 L	
Subtotal Maintenance	541 P	3,003,450

Administration

Salaries, wages and benefits	541 Q	1,274,471
Management fees	541 R	
Materials and Services	541 S	320,766
Other - (describe) Discretionary Contribution - Capital Reserve	541 T	119,662
Other - (describe) Discretionary Contribution - Other Reserves	541 U	90,439
Other - (describe)	541 V	
Subtotal Administration	541 Y	1,805,339
TOTAL MAINTENANCE AND ADMINISTRATION	541 Z	4,808,789

LINE - 542 - UTILITIES

Electricity	542 A	462,533
Fuel	542 B	121,090
Water and Sewage	542 C	484,604
Other - (describe)	542 D	
TOTAL UTILITIES	542 H	1,068,227

Social Housing Annual Information Return

Year end: December 31, 2020

Housing York Inc.

Non-Shelter Income (Loss) - Provincial Reformed

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NON-SHELTER REVENUE		Care 01	Commercial & Other 02	Total 03
Commercial rent	610			0
Grants from Ministry of Health	611			0
Grants from Ministry of Community & Social Ser.	612			0
Other (describe) <u>Keswick Day Care</u>	613	48,724		48,724
Other (describe) _____	614			0
Total non-shelter revenue	615	48,724	0	48,724
Lines 610 to 614				
NON-SHELTER EXPENSES				
Operating costs				
Maintenance salaries, wages and benefits	620	3,191		3,191
Maintenance materials and services	621	3,191		3,191
Utilities	622	3,862		3,862
Administration	623	1,064		1,064
Other (describe) <u>Grounds Keeping</u>	624	1,066		1,066
Subtotal Non-Shelter Operatng Exp	625	12,374	0	12,374
Lines 620 to 624				
Property taxes	626	2,953		2,953
Mortgage principal and interest	627	16,741		16,741
Total non-shelter expenses	628	32,068	0	32,068
Lines 625 to 627				
NET NON-SHELTER INCOME (LOSS)	629	16,656	0	16,656
Lines 615 - 628				

Social Housing Annual Information Return

Year end: December 31, 2020

Housing York Inc.

Capital Reserve Fund (Housing)

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See Attached Schedule for Capital Reserve Activity

BALANCE, BEGINNING OF YEAR

Previous year's line 690

	Provincial Reformed	Blue Door	Regional Program	Total
651				0

Revenue

Mandatory transfer from operations

Line 547 /1547

652	739,775			739,775
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Investment income/(loss)

654				0
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Other _____

655				0
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Total

Lines 652 to 655

660	739,775	0	0	739,775
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Expenses (by item or category)

Schedule not required to be completed as per SM.

671				0
672				0
673				0
674				0
675				0
676				0
677				0
678				0
679				0
680				0
681				0
682				0
683				0

Total expenses

Lines 671 to 683

685	0	0	0	0
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BALANCE, END OF YEAR

Lines 651 + 660 - 685

690	739,775	0	0	739,775
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ASSETS, END OF YEAR

Cash and investments

Line 310

695				
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DIFFERENCE Under (Over) Funded

Lines 690 - 695

699	739,775	0	0	739,775
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Instructions:

If the difference on line 699 is greater than \$1,000, provide an explanation for the difference and the corporation's plan to bring the fund into balance.

Social Housing
Annual Information Return
Third and Subsequent Year Return
Housing York Inc.

Year end: December 31, 2020

Unit Activity Data Report - Section 110, 106, Rent Supp.

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Project		1st Month		2nd Month		3rd Month		4th Month		5th Month		6th Month		7th Month		8th Month		9th Month		10th Month		11th Month		12th Month		Total	
		Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac		
GEARED TO INCOME	Glenwood Mews	11	-	11	-	11	-	11	-	11	-	11	-	11	-	10	1	10	1	11	-	11	-	11	-	132	
		3 B TH	34	-	34	-	34	-	34	-	34	-	33	1	35	-	35	-	36	-	36	-	36	-	36	-	418
		4 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
	Keswick Gardens	1 B Apt	77	-	77	-	77	-	73	-	72	-	72	-	73	-	72	1	71	2	72	1	70	3	72	1	888
		2 B Apt	13	-	13	-	13	-	13	-	13	-	13	-	13	-	14	1	14	1	15	-	15	-	15	-	166
		3 B TH	25	-	25	-	25	-	25	-	25	-	25	-	25	-	25	-	25	-	25	-	25	-	25	-	300
	Springbrook Gardens	3 B TH	32	-	32	-	32	-	32	-	32	-	32	-	32	-	32	-	31	1	31	-	31	-	31	-	381
		4 B TH	3	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	25
		2 B TH	25	-	25	-	24	-	24	-	24	-	25	-	25	-	25	-	24	1	24	1	25	-	25	-	297
	Mulock Village	3 B TH	55	-	55	-	55	-	55	-	55	-	55	-	55	-	55	-	55	-	55	-	54	1	55	-	660
		4 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36
		1 B Apt	27	-	27	-	26	1	26	1	26	1	26	1	27	-	27	-	27	-	26	1	27	-	27	-	324
	Heritage East Sr (67805)	2 B Apt	23	-	23	-	23	-	23	-	23	-	22	1	22	1	22	1	22	-	22	-	22	-	22	-	272
		3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		1 B Apt	13	-	13	-	13	-	13	-	13	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	149
	Heritage East Farm (67869)	2B Apt	32	1	30	3	30	3	30	3	30	3	30	1	31	-	31	-	30	1	30	2	29	3	32	-	385
		3B Apt	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
		Hadley Grange	48	2	50	-	50	-	49	1	50	-	50	-	48	1	48	1	48	1	49	-	49	-	47	2	594
	1 B Apt	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	156	
		2 B Apt	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	156
		3 B TH	38	-	38	-	38	-	38	-	38	-	39	-	40	-	38	-	38	1	39	-	38	1	39	-	463
	4 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48	
		Oxford Village	24	-	24	-	24	-	24	-	24	-	24	-	24	-	24	-	24	-	24	-	24	-	24	-	288
		2 B Apt	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	1	1	2	-	24
	Rose Town	1 B Apt	82	1	83	-	83	-	82	1	81	2	80	3	82	2	82	2	82	2	82	2	82	2	83	1	1,002
		2 B Apt	30	-	30	-	30	-	30	-	30	-	30	-	30	-	30	-	30	-	30	-	30	-	30	-	360
		Woodbridge Lane (site redeveloped)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		4 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Trinity Square (67813)	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	204
	3 B TH	14	-	14	-	14	-	14	-	13	1	13	1	13	1	15	-	15	-	15	-	15	-	15	-	174	
		3 B TH (G)	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	96
		4 B TH	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	72
	Trinity Square (67814)	11	-	11	-	11	-	11	-	11	-	10	1	11	-	11	-	11	-	11	-	11	-	11	-	132	
		2 B TH	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	96
		3 B TH	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	96
	Thornhill Green (67868)	3 B TH	43	-	42	1	41	2	41	2	43	-	43	-	43	-	43	-	43	-	43	-	43	-	44	-	517
		4 B TH	4	-	4	-	3	-	3	-	3	-	3	1	3	1	3	1	4	-	4	-	4	-	4	-	45
-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total RGI Units		746	4	745	4	741	6	734	9	734	8	733	9	741	5	738	8	736	11	740	7	736	11	744	4	8,954	

MARKET	Project	Unit Type	1st Month		2nd Month		3rd Month		4th Month		5th Month		6th Month		7th Month		8th Month		9th Month		10th Month		11th Month		12th Month		Total
			Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac			
	Glenwood Mews	2 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
		3 B TH	14	-	14	-	14	-	14	-	14	-	14	-	13	1	13	-	12	1	12	-	12	-	12	-	158
		4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Kewswick Gardens	1 B Apt	10	-	10	-	10	-	10	-	14	-	15	-	15	-	14	-	14	-	14	-	14	-	14	-	158
		2 B Apt	20	-	19	1	19	1	20	-	20	-	20	-	20	-	18	2	18	-	18	-	18	-	18	-	230
		3 B TH	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	132
	Springbrook Gardens	2 B TH	22	-	22	-	22	-	22	-	22	-	22	-	22	-	22	-	22	-	22	-	23	-	23	-	267
		3 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		4 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	11
	Mulock Village	2 B TH	8	-	8	-	9	-	9	-	8	1	8	1	8	-	8	-	8	-	8	-	8	-	8	-	99
		3 B TH	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	156
		4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Heritage East Sr (67805)	1 B Apt	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
		2 B Apt	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	5	-	5	-	5	-	52
		3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Heritage East Fam (67869)	1B Apt	3	-	3	-	3	-	3	-	3	-	3	-	4	-	4	-	4	-	4	-	4	-	4	-	43
		2B Apt	11	-	11	-	11	-	11	-	11	-	11	-	13	-	13	-	13	-	13	-	12	-	12	-	143
		3B Apt	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	24
	Hadley Grange	1B Apt	6	-	6	-	6	-	6	-	6	-	6	-	6	-	7	-	7	-	7	-	7	-	7	-	78
		2B Apt	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	132
		2 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36
	Brayfield Manor	3 B TH	22	-	22	-	22	-	22	-	21	1	20	2	20	1	20	-	22	-	21	-	21	-	21	-	257
		4 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
		1B Apt	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
	Oxford Village	2 B Apt	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	72
		1 B Apt	10	-	10	-	10	-	10	-	10	-	9	1	9	1	9	-	9	-	9	-	9	-	9	-	114
		2 B Apt	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	24
	Woodbridge Lane (site redeveloped)	2 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		4 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Trinity Square (67813)	2 B TH	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	132
		3 B TH	15	-	15	-	15	-	15	-	15	-	14	1	14	1	14	-	14	-	14	-	14	-	14	-	174
		3 B TH (G)	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	108
	Trinity Square (67814)	4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2 B TH		1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12	
3 B TH		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Thornhill Green (67868)	3 B TH	50	-	50	-	50	-	50	-	50	-	50	-	50	-	50	-	50	-	48	2	48	2	48	1	599	
	3 B TH	4	-	4	-	4	-	5	-	5	-	5	-	4	-	4	-	4	-	4	-	4	-	4	-	51	
	4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Market Units		275	-	275	1	276	2	279	3	277	6	279	4	277	2	278	1	276	2	276	2	276	2	276	1	3,346	
Total Portfolio Units		1,025	-	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	12,300		

Instructions:

- (1) Include the number of units available at the end of each period (whether occupied or vacant) for each classification
- (2) A unit which becomes vacant retains its classification until it becomes occupied, at which time it assumes the classification of the new occupant
- (2) See the Guide to the Annual Information Return for the definition of an RGI and Market unit.

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2020

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General Subsidy - Part VI SHRA - RGI Rental Schedule

Project	Unit Type	Total Units	Prev. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. Year	Curr. 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For 2008 See
Schedule 07.09
(Enter as 0.00 or 0.00)

For 2009 Modification (05-05 Future years released annually)

Social Housing Annual Information Return

Year end: December 31, 2020

Housing York Inc.

General Subsidy - Part VI SHRA (Section 110)

Page A9

I. Operating subsidy

Total indexed benchmark operating costs	From SM Subsidy Estimate/Approved Budget	701	6,061,948
Mortgage principal and interest payment (shelter component only)	Line 550	703	7,290,390
Less total indexed benchmark revenue	From SM Subsidy Estimate/Approved Budget	705	13,762,028
Operating subsidy	Lines 701 + 703 - 705	709	(409,690)

II. RGI subsidy

Indexed benchmark market rents for RGI units	A8 Col. 09	713	9,836,418
Actual market rents for RGI units	A8 Col. 08	714	11,294,661
Lesser of Line 713 or Line 714		715	9,836,418
Actual rental income from RGI households	A8 Col. 10	718	4,505,972
RGI subsidy	Line 715 - 718	719	5,330,446

III. Surplus repayment Revenue

Shelter occupancy revenue	Line 510	741	8,969,560
Investment income & non rental revenue	Line 521 + 522	742	250,882
Net subsidy entitlement for the year	Line 549, 709, 719	743	6,271,866
Total revenue	Line 741 to 743	744	15,492,309

Less:

Total shelter expenses	Line 565	750	15,508,965
Net income/loss - provincial reformed-shelter	Lines 744 - 750	751	(16,656)

Operating reserve allowance	D1 Line 3085 or 3095	755	0
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Surplus/(Deficit)	Lines 751 - 755	759	0
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Surplus repayable	50% of Line 759 (only if surplus)	760	0
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Less: Service manager approved reduction	Enter \$ (up to the value in Line 760)	764	0
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Net surplus repayable	Line 760 - 764	769	0
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Social Housing Annual Information Return

Year end: December 31, 2020

Housing York Inc.

General Subsidy - Part VI SHRA (Section 110)

Page A9

A9 - CONTINUED

V. Subsidy for the year

Operating subsidy	Line 709	771	(409,690)
RGI subsidy	Line 719	772	5,330,446
Property taxes	Line 549	773	1,351,110
Additional subsidy		774	
Subtotal	Line 771 to 774	779	6,271,866
Less:			
Surplus repayment	Line 769	782	0
Reduction in subsidy (Section 113 (9) SHRA)		783	
Subtotal	Line 782 to 783	785	0
Net subsidy entitlement for the year	Line 779 - 785	789	6,271,866

V. Current year settlement

Net subsidy for the year	Line 789	791	6,271,866
Less Subsidy received the year		792	6,091,912
Settlement - subsidy payable to Group (repayable to SM)		795	179,954

MMAH 01/09

Social Housing Annual Information Return

Year end: December 31, 2020

Housing York Inc.

General Subsidy - Part VI SHRA - 100% RGI (Section 106)

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I. Subsidy for the year

Indexed Benchmark operating costs

From SM Subsidy Estimate/Approved Budget

801

Property taxes

line 549

806

0

Mortgage principal and interest

line 550

807

0

Subtotal

Line 801 to 807

809

0

Less:

Actual rents for RGI units

line 501

811

0

Non-Rental Revenue (including interest)

line 521 and 522

812

0

Surplus repayment (from below)

Line 829

813

0

Reduction in subsidy (Section 113 (9) SHRA)

814

Subtotal

Line 811 to 814

816

0

Additional Subsidy

817

Net subsidy entitlement for the year

Line 809 - 816 + 817

819

0

II. Surplus repayment

Indexed Operating costs

Line 801

821

0

Less:

Operating costs (actual)

line 548

822

0

Operating reserve allowance

Line 3107 or 3112

823

0

Subtotal

Line 822 to 823

825

0

Surplus

Line 821 - 825

826

0

Surplus repayable

50% of Line 826

827

0

Less: Service manager approved reduction

Enter \$ (up to the value in Line 827)

828

Net surplus repayment

Line 827 - 828

829

0

III. Current year settlement

Net subsidy for the year

Line 819

831

0

Less Subsidy received for the year

832

Current year settlement

Line 831 - 832

833

0

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2020

Revenue and Expenses-All programs except Provincial Reformed

Page B1

Program Revenue	Provincial Reformed MNP (Sec95)	Federal Unilateral PNP(Sec95)	Federal Unilateral Sec26/27	Federal Unilateral Limited/Dividend	Public Housing	Region Program	Federal Unilateral UNative-Post85
	581	582	583	584	585	586	587
Occupancy Revenue (Shelter)					5,454,144		
RGI-Income Tested Units							
Market Rent					174,150	8,658,694	
Gross occupancy revenue	0	0	0	0	5,628,294	8,658,694	0
Less: vacancy loss on market units						240,879	
Subtotal	0	0	0	0	5,628,294	8,417,815	0
Investment income					0	0	
Non-rental revenue/income					306,227	505,057	
Subsidy - Rent Supp (i.e. OCHAP & CHSP)						2,374,628	
Subsidy - Operating Subsidy					1,406,280		
Subsidy - Capital Subsidy					1,996,188		
Subsidy- Other (describe)					751,493	695,346	
Total Revenue	0	0	0	0	10,088,482	11,992,846	0
Shelter Expenses:							
Maint & Admin (see B1 schedules below)	0	0	0	0	4,115,463	4,179,648	0
Utilities(see B1 schedules below)	0	0	0	0	1,371,651	1,323,161	0
Insurance					201,118	177,059	
Bad Debts					14,541	10,313	
Other						2,038,379	
Capital reserve contribution						2,283,224	
Subtotal Operating Expenses	0	0	0	0	8,450,455	10,011,785	0
Municipal property taxes					902,171	1,146,506	
Mortgage principal and interest							
Other (describe)					0	0	
Other (describe)					735,856	834,556	
Total Shelter Expenses	0	0	0	0	10,088,482	11,992,846	0
Net income (loss) - Shelter	0	0	0	0	0	0	0
Subsidy settlement-pay.(repayable to SM)	0				-		
Shelter Surplus(Deficit) after settlement	0	0	0	0	0	0	0
Gifts and Donations							
Non-Shelter Surplus(Deficit) Net	0	0	0	0	0	0	0
Program Net Income (Loss)	0	0	0	0	0	0	0

-725,856.00

Social Housing
Annual Information Return
Housing York Inc.

Year end: December 31, 2020

Revenue and Expenses-All programs except Provincial Reformed

B1 Schedules

Line - 1541 - Maintenance and Administration

	Provincial Reformed		Federal Unilateral		Federal Unilateral		Federal Unilateral		Federal Unilateral
	MNP (Sec95)	PNP(Sec95)	Sec26/27	Limited	Dividend	Public Housing	Region Program	UNative-Post85	
	581	582	583	584		585	586	587	
1541 A						936,037	907,671		
1541 B						750,585	775,421		
1541 C						58,849	97,295		
1541 D						75,320	25,292		
1541 E						201,230	310,240		
1541 F						284,248	210,355		
1541 G						43,778	57,006		
1541 H						77,344	57,477		
1541 I						75,974	184,009		
1541 J						99,799	88,410		
1541 K									
1541 L									
1541 P	0	0	0	0	0	2,603,163	2,713,175	0	0

Subtotal Maintenance

Administration

1541 R						1,201,644	1,165,231		
1541 S									
1541 T						310,656	301,242		
1541 U									
1541 V									
1541 W									
1542 Y	0	0	0	0	0	1,512,300	1,466,473	0	0
1542 Z	0	0	0	0	0	4,115,463	4,179,648	0	0

Subtotal Administration

Total Maintenance and Administration

LINE - 1542 - UTILITIES

1542 A						738,429	612,746		
1542 B						164,478	231,398		
1542 C						468,744	479,017		
1542 D									
1542 E	0	0	0	0	0	1,371,651	1,323,161	0	0

Total Utilities