

# 2020 ANNUAL REPORT MANAGEMENT HIGHLIGHTS AND FINANCIAL STATEMENTS

Presented to  
**HOUSING YORK INC. BOARD**

Presented by  
**Kathy Milsom, Kerry Hobbs and Michelle Willson**

**June 2, 2021**



# PRESENTATION OVERVIEW



Annual Report to the Shareholder



Portfolio Overview

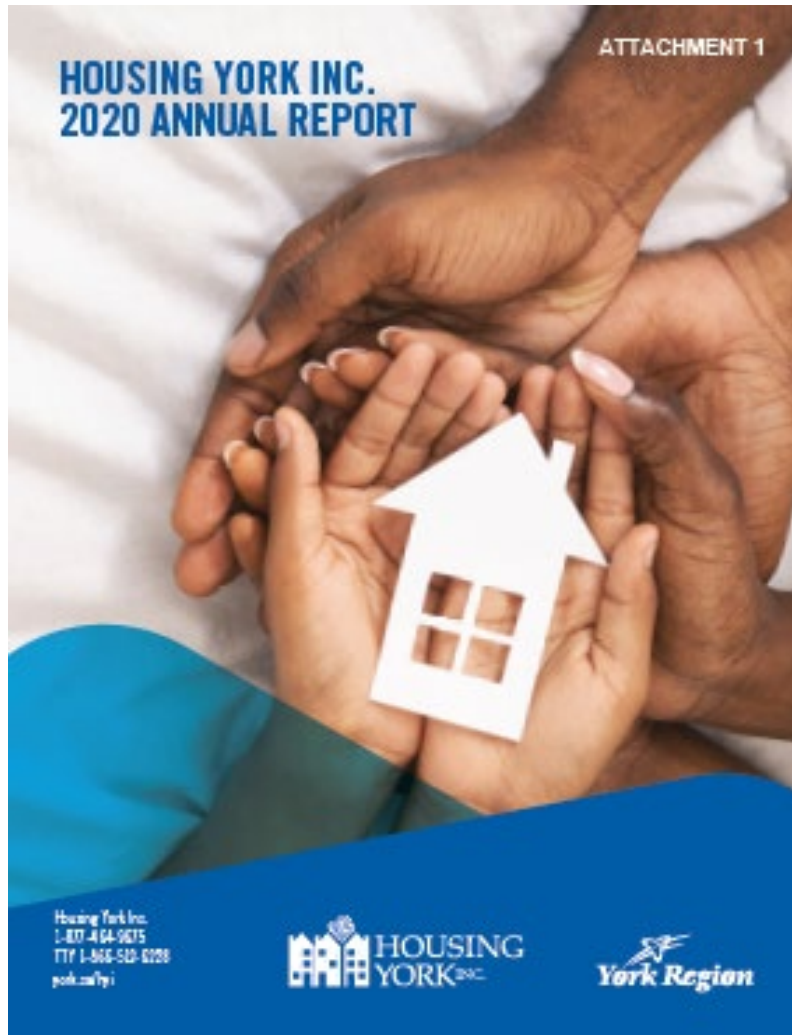


2020 Highlights



2020 Financial Results

# 2020 ANNUAL REPORT TO THE SHAREHOLDER



## ATTACHMENT 2

*DRAFT #2  
April 21, 2021*

Financial Statements of

**HOUSING YORK INC.**

And Independent Auditors' Report thereon

Year ended December 31, 2020

# PORTFOLIO OVERVIEW — COMMUNITY HOUSING



## Rental Housing Portfolio

7 Townhouse sites

6 Mixed community apartment buildings

23 seniors' apartment buildings

5 condominium units

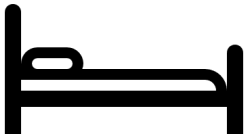
More than **4500** residents

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**2,762**

Rental units in total

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## Emergency & Transitional Housing Portfolio

Belinda's Place – women

Porter Place – men

360°kids at Richmond Hill Hub – youth

Sutton Youth Services – youth

Leeder Place – families

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**178**

Emergency and  
transitional beds in total

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# PORTFOLIO OVERVIEW - EMERGENCY HOUSING PROGRAM



# 2020 HIGHLIGHTS



# 2020 ACCOMPLISHMENT HIGHLIGHTS



**Building Better Together:**  
HYI's 2021 to 2024 Strategic  
Plan



**Woodbridge Lane**

Leasing & supportive housing  
partnership

# 2020 ACCOMPLISHMENT HIGHLIGHTS

## Continued Growth



Unionville Commons



Stouffville Affordable  
Housing Development



Funding approved for  
new transitional  
housing developments



# COVID RESPONSE — NEW BUSINESS PROCESSES

## COVID-19 CONTRACTOR SCREENING

All visiting contractors and vendors must complete the [COVID-19 online screening](#) BEFORE entering any Regional building. You may be asked to show proof of your COVID-19 screening pass to York Region security in order to enter the site.

This form is only to be completed by those who do not have the means or cannot access the COVID-19 Online Screening at [york.ca/contractorscreening](http://york.ca/contractorscreening)

Name: (First, Last): \_\_\_\_\_

Company: \_\_\_\_\_

Date: \_\_\_\_\_

Time of completion: \_\_\_\_\_

### Screening Questions:

Do you have any of the following new or worsening symptoms or signs?

Do not select YES for any symptom that can be explained by or is related to other known causes or pre-existing conditions. Examples include: seasonal allergies, chronic migraines, irritable bowel syndrome, acid reflux or sudden injury.

Fever and/or chills	Pink eye
Cough or barking cough (croup)	Runny or stuffy/congested nose
Difficulty breathing or shortness of breath	Headache
Sore throat, trouble swallowing	Nausea, vomiting, diarrhea, stomach pain
Runny nose/stuffy nose or nasal congestion	Not feeling well, extreme tiredness, sore muscles
Decrease or loss of smell or taste	Falling down often

Do you have one or more of the symptoms

Yes No

### Contact Questions

Has a doctor, health care provider, or public health unit told you that you should currently be isolating (staying at home)?

Yes No

In the last 14 days, have you been identified as a "close contact" of someone who currently has COVID-19?

Yes No

In the last 14 days, have you received a COVID Alert exposure notification on your cell phone? If you already went for a test and got a negative result, select "No."

Yes No

In the last 14 days, have you or anyone you live with travelled outside of Canada? If you or anyone you live with are exempted from federal quarantine as per [Group Exemptions](#), [Quarantine Requirements](#), under the Quarantine Act, select "No."

Yes No

Stay safe. Stay informed.  
[york.ca/contractorscreening](http://york.ca/contractorscreening)

1st Last Updated March 12, 2021

Page 1 of 2

York Region



Based on your self-screening, you can proceed to work remotely today.

If you develop any symptoms while working remotely and have physically reported to work within 48 hours of feeling ill, please contact your Abilities Management Specialist to review your situation.

You will be required to complete this screening again if you are required to use a Regional vehicle, enter a Regional facility or visit any other location on Region business at any point in the day.

We all have a role to play in preventing the spread of COVID-19.



MONITORING  
YOUR HEALTH



WEARING A MASK  
OR FACE COVERING



PHYSICALLY  
DISTANCING



WASHING  
YOUR HANDS

For more information visit [myportal.york.ca/covid19](http://myportal.york.ca/covid19)

# COVID RESPONSE - MAINTAINING SERVICES



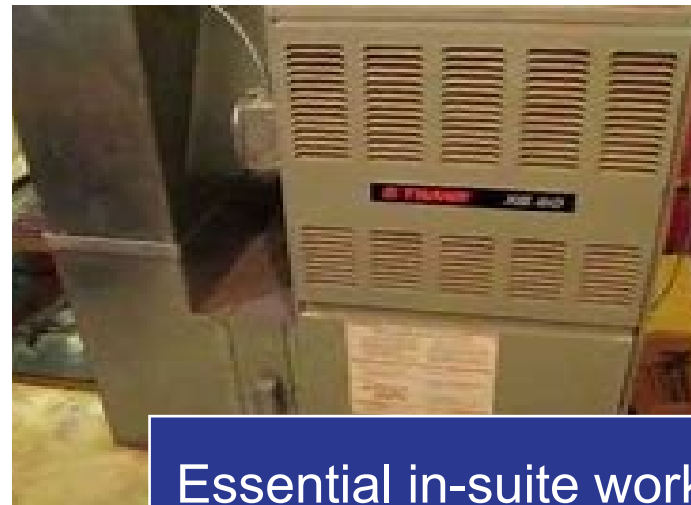
HYI welcomed 278 residents



Adjusted capital repair program



Building maintenance



Essential in-suite work

# COVID RESPONSE - MAINTAINING SERVICES



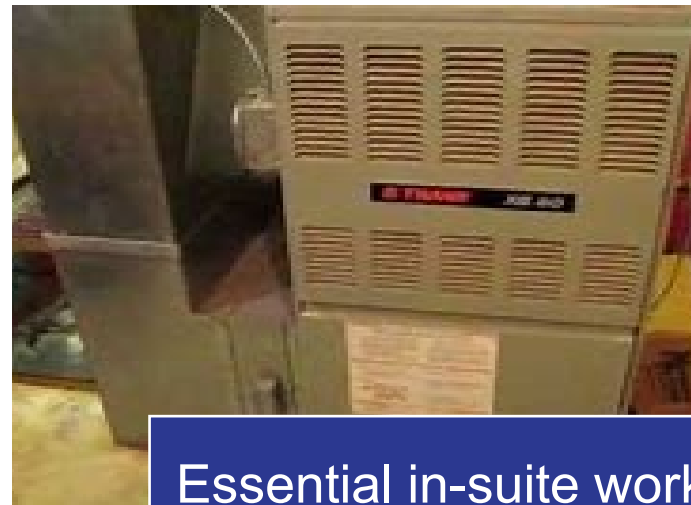
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Essential in-suite work



# TENANCY MANAGEMENT

CANADA

## Coronavirus: Ontario to suspend all eviction notices, enforcement amid COVID-19 spread



By **David Lao** • Global News

Posted March 16, 2020 10:33 pm • Updated March 16, 2020 10:48 pm

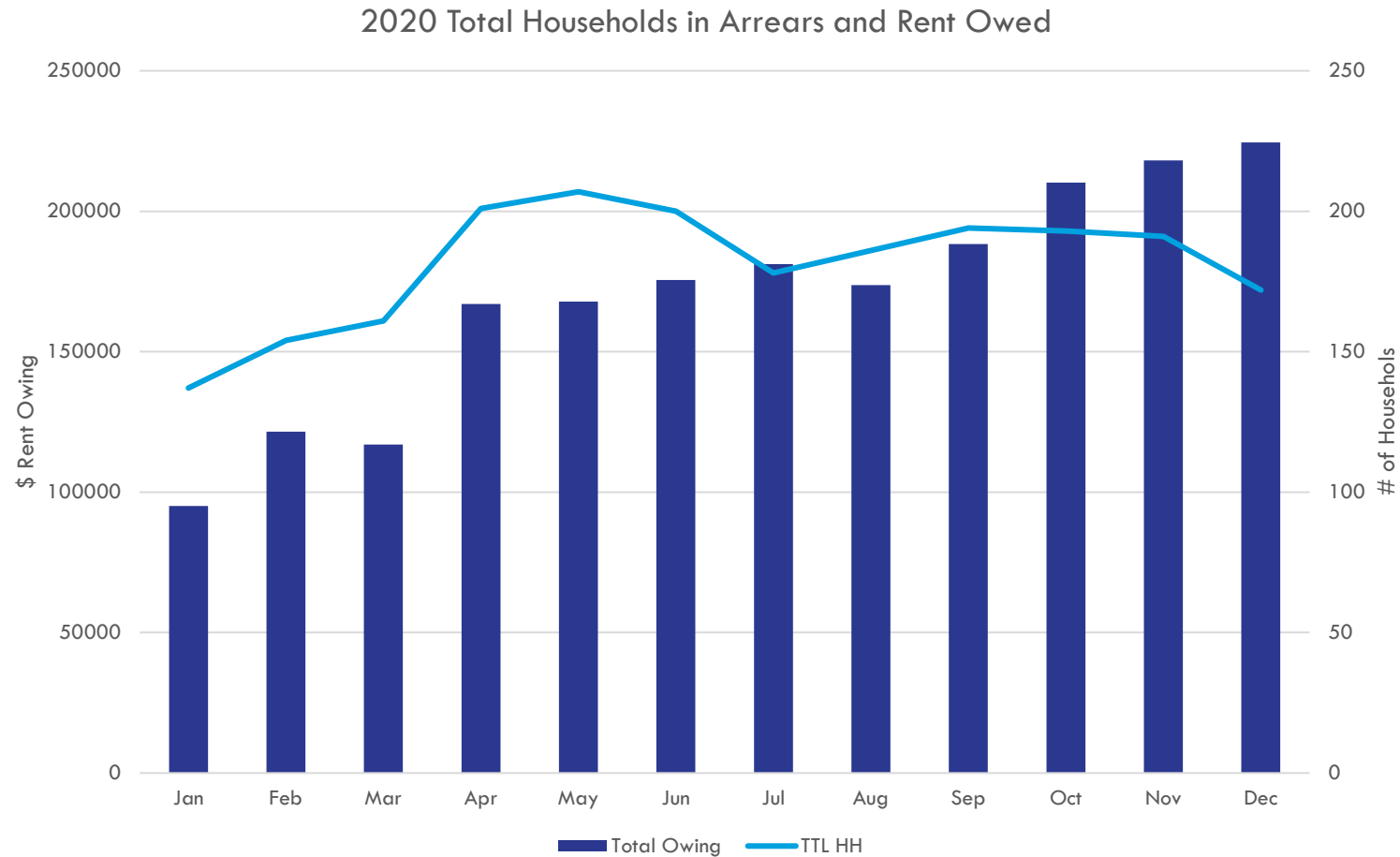
## Landlords, tenants facing lengthy delays, barriers to access at Landlord Tenant Board



Some landlords and tenants are still waiting for hearings on issues that predate COVID-19

CBC News • Posted: Nov 04, 2020 3:33 PM ET | Last Updated: November 4, 2020

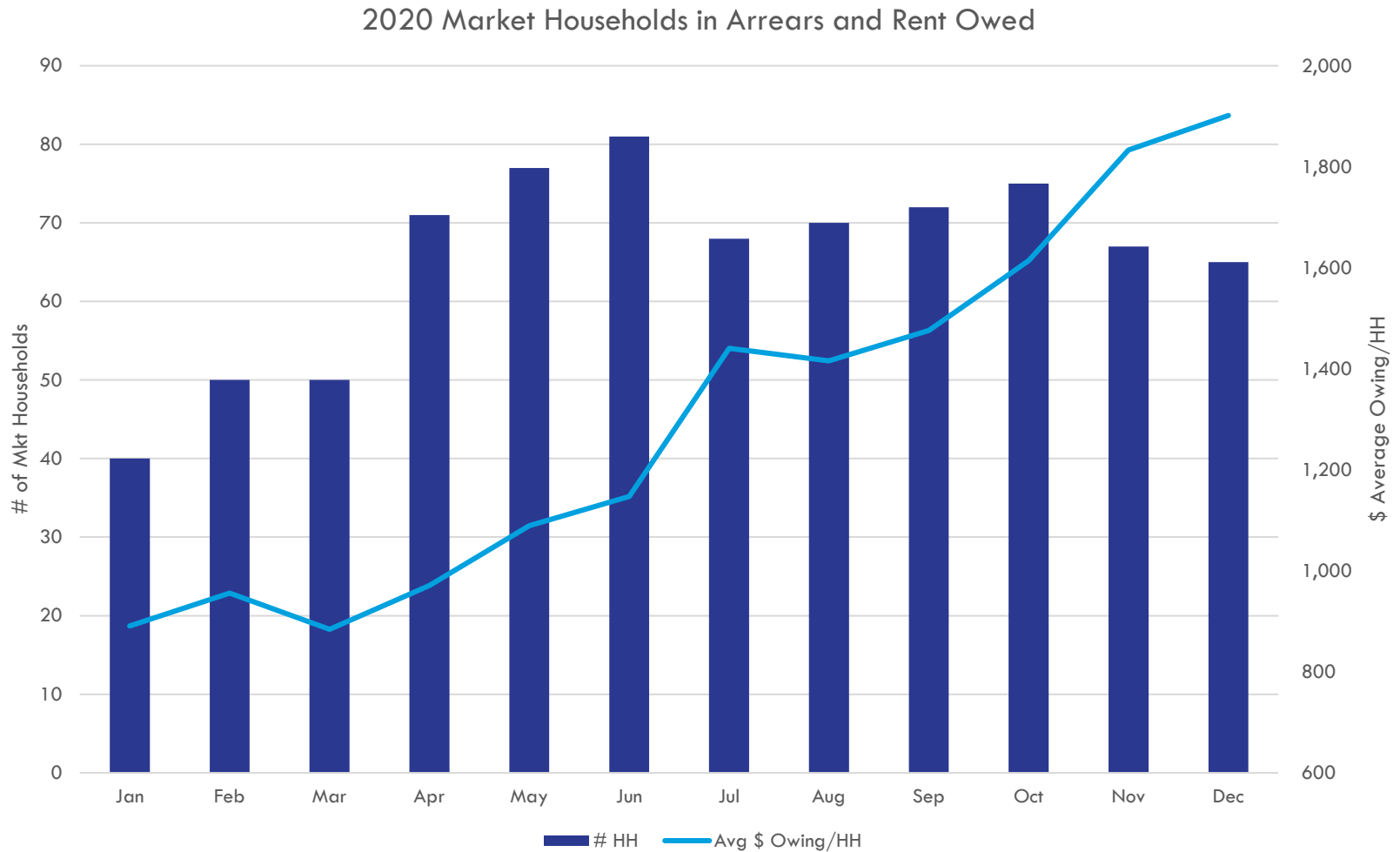
# SUBSIDIZED HOUSEHOLD ARREARS



The number of households in arrears stabilized and began to decline by year end. Arrears growth is largely attributable to market rent households.



# MARKET HOUSEHOLD ARREARS



At the end of 2020, 65 market households accounted for 55% of total arrears owed.

# 2020 FINANCIAL HIGHLIGHTS

# KEY FINANCIAL HIGHLIGHTS

- Operating surplus of \$1.8 million
- \$5.5 million in capital expenditures

The Auditors provided an unqualified opinion on  
HYI's 2020 Financial Statements

# BALANCE SHEET

	2019 (\$000)	2020 (\$000)	Variance (\$000)	Variance (%)
Assets				
Current assets	4,062	4,673	611	15%
Restricted cash and investments	22,051	27,381	5,330	24%
Property holdings	221,518	215,776	(5,742)	(3%)
<b>Total Assets</b>	<b>247,631</b>	<b>247,830</b>	<b>199</b>	<b>0%</b>
Liabilities				
Current liabilities	17,687	13,160	(4,527)	(25%)
Building finance	50,837	49,691	(1,146)	(2%)
<b>Total Liabilities</b>	<b>68,524</b>	<b>62,851</b>	<b>(5,673)</b>	<b>(8%)</b>
Equity				
Reserve funds	19,132	24,383	5,251	27%
Shareholder contribution	159,975	160,596	621	0%
<b>Total Equity</b>	<b>179,107</b>	<b>184,979</b>	<b>5,872</b>	<b>3%</b>

# STATEMENT OF REVENUE AND EXPENDITURES

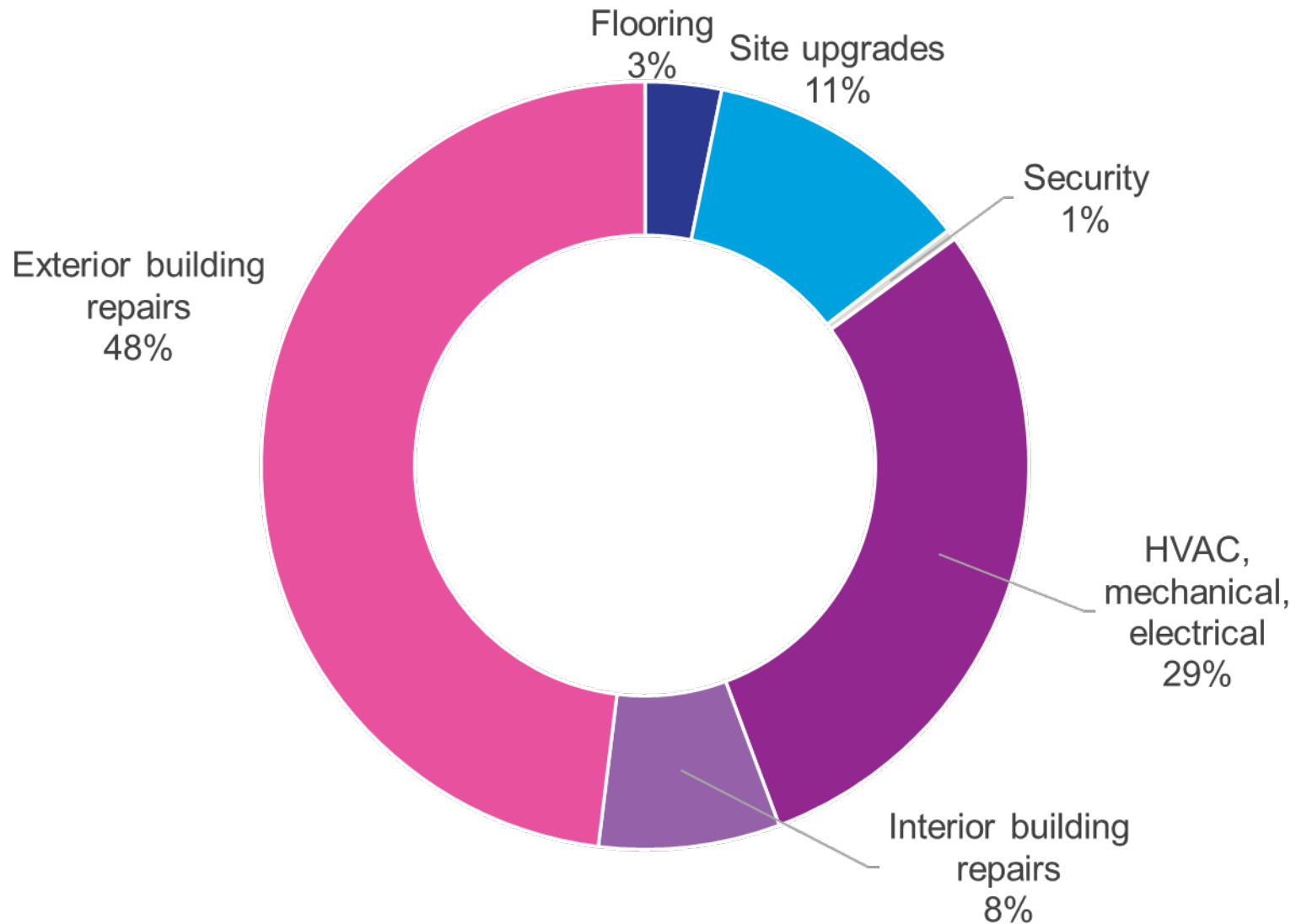
	2019 (\$000)	2020 (\$000)	Variance (\$000)	Variance (%)
Revenue				
Rental and other income	22,596	24,395	1,799	8%
Government subsidies	18,877	18,373	(504)	(3%)
<b>Total Revenue</b>	<b>39,947</b>	<b>41,473</b>	<b>1,295</b>	<b>3%</b>
Expenses				
Mortgages	8,813	9,331	518	6%
Administration and maintenance	14,064	14,722	658	5%
Property taxes	3,182	3,447	265	8%
Utilities	3,524	3,786	262	7%
Contribution to reserves	9,927	9,687	(240)	(2%)
<b>Total Expenses</b>	<b>39,510</b>	<b>40,973</b>	<b>1,463</b>	<b>3%</b>
<b>Surplus</b>	<b>1,963</b>	<b>1,795</b>	<b>(168)</b>	<b>(8%)</b>



# OPERATING SURPLUS ALLOCATION

	Capital Repair (\$000)	Working Capital (\$000)	Insurance (\$000)	Operations (\$000)	Strategic Initiatives (\$000)	Emergency Housing (\$000)
Opening balance	8,944	3,500	180	500	2,792	3,218
Budgeted contribution	8,789					620
Interest income	236				41	
Expenditures	(5,959)		84			(356)
Operating surplus	932		(84)		932	15
Ending balance	12,942	3,500	180	500	3,765	3,497
Limit	N/A	3,500	180	500	5,000	N/A

# CAPITAL EXPENDITURES FOR 2020 - \$5.5 MILLION



# ANNUAL INFORMATION RETURN TO THE SERVICE MANAGER

## ATTACHMENT 3

Provincially prescribed annual report for housing programs regulated by the *Housing Services Act, 2011*

SOCIAL HOUSING - ANNUAL INFORMATION RETURN THIRD AND SUBSEQUENT YEARS PROVINCIAL REFORMED AND OTHER HOUSING PROGRAMS																																															
Identification				Page A1																																											
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<p><b>Board of Directors DECLARATION</b> (Must be signed by two members of the Board.)</p> <p>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.</p>																																															
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<p><b>Note to auditors:</b></p> <p>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.</p>																																															
<p><b>Instructions</b></p> <p>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 LHO's and Federal Unilateral Projects. Form is prescribed by the Minister, SHRA 113(2).</p>																																															

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# RECOMMENDATION

## Board of Directors:

- Receive the 2020 Housing York Inc. Annual Report and approve the accompanying publication for submission as part of the Housing York Inc. Annual Report to the Region as sole Shareholder of the Corporation
- Approve the draft 2020 Financial Statements and Notes for Housing York Inc. and submit them to York Region, as the Service Manager and sole Shareholder of the Corporation
- Approve the 2020 Annual Information Return for the Housing York Inc. Provincial Reform Program and submit it to York Region, as the Service Manager

# THANK YOU

