

SOCIAL HOUSING - ANNUAL INFORMATION RETURN

THIRD AND SUBSEQUENT YEARS

PROVINCIAL REFORMED AND OTHER HOUSING PROGRAMS

Identification

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Corporation name		I.D. No.		Year end (dd/mm/year)	
Housing York Inc.				December 31, 2022	
CMSM/DSSAB					
The Regional Municipality of York					
Corporation address	Mailing address	Program type		Y/N	# of units
17150 Yonge Street, 5th Floor Newmarket, Ontario L3Y 8V3	- same -	(A) PROVINCIAL REFORMED		Y	1,025
		(B) OTHER PROGRAMS			
		1. Sect 95 - MNP			
		2. Sect 95 - Private			
		3. Sect 26/27			
		4. Limited Dividend			
		5. Public Housing		Y	840
		6. Regional Program		Y	897
		7. Post 85 urban native			
Contact name	Position	Telephone number		Fax number	
Michelle Willson	CFO, Housing York Inc.	905-830-4444 x76064		905-895-5724	
	e-mail address	SHRA Section 103		SHRA Section 110 Market & RGI	SHRA Section 106 100 % RGI
	michelle.willson@york.ca	No		Yes	No

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, 2022

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, 2022

Housing York Inc.

Statement of Financial Position (Corporate Balance Sheet)

Page A3

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, 2022

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, 2022

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-g geared-to-income units	501	4,580,433
Market units	502	4,783,225
Gross occupancy revenue	Lines 501 + 502	504 9,363,657
Less: Vacancy loss on market units	505	39,428
Subtotal	Lines 504 - 505	510 9,324,229

Investment income (includes interest)	521	87,610
Non-rental revenue (parking, laundry, etc.)	522	270,177
Net Subsidy Entitlement for the Year	Line 789 or Line 819	525 6,292,363
Total Revenue	Lines 510 to 525	530 15,974,379

Shelter expenses

Maintenance and administration	From A4 - Schedules Below	541	4,971,827
Utilities	From A4 - Schedules Below	542	1,270,501
Insurance		543	255,105
Bad debts		544	25,869
Mandatory transfer to capital reserve fund	From SM Subsidy Estimate/Approved Budget	547	763,922
Subtotal Operating expenses	Lines 541 to 547	548	7,287,225
Property taxes		549	1,396,082
Mortgage principal and interest (excluding Sector Support and/or non-shelter component)		550	7,304,330
Total Shelter Expenses	Lines 548 to 550	555	15,987,637

NET INCOME (LOSS) - Provincial Reformed -Shelter Lines 530 - 555 570 (13,258)

Gifts and donations - (describe)	575	
Non shelter revenue (net)	Line 629 Col 3	576 13,258
Sector support (net) (co-ops only)		577
Non-Shelter Net Income (Loss)	Lines 575 to 577	578 13,258
Net Income(Loss)-Provincial Reformed Total	Line 570 + Line 578	580 (0)

(B) Net Income (Loss)- Other Programs

Section 95(federal)MNP	From B1 - Line 1580	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)	Line 580 + Lines 581 - 587	589	(0)

CORPORATE STATEMENT OF ACCUMULATED SURPLUS (DEFICIT)

		Provincial Reformed		Other Programs	Consolidated
		Shelter	Non-Shelter		
BALANCE, BEGINNING OF YEAR	590				0
Net income for the year	591	(13,258)	13,258	0	(0)
Other *	592				0
BALANCE, END OF YEAR	599	(13,258)	13,258	0	(0)

* Approved Spending as per Board of Directors.

MMAH 01/09

Social Housing Annual Information Return

Year end: December 31, 2022

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	1,120,166
Building and equipment	541 B	1,117,983
Elevators	541 C	39,887
Electrical systems	541 D	82,408
Heating, air, ventilation and plumbing	541 E	430,351
Grounds	541 F	425,722
Painting	541 G	84,243
Waste Removal	541 H	167,669
Security	541 I	57,381
Other - (describe) Life Safety Systems	541 J	90,970
Other - (describe) Prior Yr Subsidy Settlement	541 K	
Other - (describe)	541 L	
Subtotal Maintenance	541 P	3,616,780

Administration

Salaries, wages and benefits	541 Q	1,522,638
Management fees	541 R	
Materials and Services	541 S	318,648
Other - (describe) Discretionary Contribution - Capital Reserve	541 T	0
Other - (describe) Discretionary Contribution - Other Reserves	541 U	0
Other - (describe) Contribution - Other Reserves	541 V	(486,239)
Subtotal Administration	541 Y	1,355,048
TOTAL MAINTENANCE AND ADMINISTRATION	541 Z	4,971,827

LINE - 542 - UTILITIES

Electricity	542 A	485,353
Fuel	542 B	144,274
Water and Sewage	542 C	640,874
Other - (describe)	542 D	
TOTAL UTILITIES	542 H	1,270,501

Social Housing Annual Information Return

Year end: December 31, 2022

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	46,036		46,036
Other (describe) _____	614			0
Total non-shelter revenue	Lines 610 to 614 615	46,036	0	46,036

NON-SHELTER EXPENSES

Operating costs

Maintenance salaries, wages and benefits	620	3,306		3,306
Maintenance materials and services	621	3,306		3,306
Utilities	622	4,436		4,436
Administration	623	1,102		1,102
Other (describe) <u>Grounds Keeping</u>	624	848		848
Subtotal Non-Shelter Operatng Exp	Lines 620 to 624 625	12,998	0	12,998
Property taxes	626	3,048		3,048
Mortgage principal and interest	627	16,732		16,732
Total non-shelter expenses	Lines 625 to 627 628	32,778	0	32,778
NET NON-SHELTER INCOME (LOSS)	Lines 615 - 628 629	13,258	0	13,258

Social Housing Annual Information Return

Year end: December 31, 2022

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	Other	Invmt	
	Reformed	Programs	Income	Total
651	1,832,284	16,597,084	667,109	19,096,477

Revenue

Mandatory transfer from operations

Line 547 /1547

652	763,922	3,891,245		4,655,167
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Investment income/(loss)

654			515,496	515,496
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Other Addn'l capital subsidy/discretionary contribution

655	2,920,622	718,012		3,638,634
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Total

Lines 652 to 655

660	5,516,828	21,206,341	1,182,605	27,905,774
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Expenses (by item or category)

Roofing

671	20,328	780,440		800,768
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Building

672	919,801	571,863		1,491,664
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Flooring

673	13,105	29,775		42,880
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Elevators

674	0	0		0
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Electrical

675	45,679	14,755		60,434
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Equipment

676	22,789	36,969		59,758
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Grounds

677	35,428	8,650		44,078
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Heating & Ventilation

678	85,878	85,936		171,814
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Plumbing Capital

679	0	0		0
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Life Safety

680	79,853	234,437		314,290
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Building Security

681	0	0		0
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Minor Capital/Other

682	52,340	55,538		107,878
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Capital Overhead

683	378,561	539,806		918,367
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Total expenses

Lines 671 to 683

685	1,653,762	2,358,169	0	4,011,931
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BALANCE, END OF YEAR

Lines 651 + 660 - 685

690	3,863,066	18,848,172	1,182,605	23,893,843
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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	3,863,066	18,848,172	1,182,605	23,893,843
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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.

Year end: December 31, 2022

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

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

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	Occ	Vac	
Glenwood Mews	2 B TH	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	132
	3 B TH	34	-	34	-	33	1	33	1	34	-	34	-	34	-	34	-	34	-	34	-	31	-	31	-	402
	4 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
	1 B Apt	72	1	72	1	71	2	69	4	72	1	71	2	71	2	72	1	73	1	72	1	73	1	72	1	876
Kewick Gardens	2 B Apt	14	-	14	-	14	-	13	1	13	1	13	1	13	-	13	-	12	1	12	1	11	1	11	1	159
	2 B TH	26	-	26	-	26	-	25	-	25	-	25	-	25	-	25	-	25	-	25	-	25	-	25	-	303
	3 B TH	28	-	28	-	28	-	27	-	27	-	27	-	27	-	27	-	27	-	26	1	27	-	28	-	328
	4 B TH	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	24
Mulock Village	2 B TH	22	-	22	-	22	-	22	-	22	-	22	-	22	-	22	-	22	-	22	-	22	-	22	-	264
	3 B TH	52	1	52	1	52	1	52	-	52	-	52	-	52	-	53	-	53	-	53	-	53	-	53	-	632
	4 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36
	1 B Apt	26	-	26	-	25	1	25	1	25	1	25	1	24	1	24	1	25	-	25	-	25	-	25	-	306
Heritage East Sr (67805)	2 B Apt	22	-	22	-	22	-	21	1	21	1	22	-	22	-	22	-	22	-	22	-	22	-	22	-	264
	3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1 B Apt	11	1	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	144
	2 B Apt	31	-	31	-	31	-	31	-	31	-	31	-	32	-	32	-	32	-	32	-	32	-	32	-	378
Hadley Grange	3 B Apt	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
	1 B Apt	49	2	50	-	50	-	50	-	48	2	48	2	47	2	47	2	49	1	50	-	50	-	50	-	599
	2 B Apt	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	156
	2 B TH	13	-	13	-	13	-	13	-	13	-	12	1	13	-	13	-	13	-	13	-	13	-	13	-	156
Brayfield Manor	3 B TH	38	-	38	-	38	-	38	-	38	-	38	-	37	1	37	1	37	-	37	-	37	-	37	-	452
	4 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
	1 B Apt	25	-	25	-	24	1	24	1	25	-	25	-	25	-	25	-	25	-	25	-	25	-	25	-	300
	2 B Apt	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
Oxford Village	1 B Apt	83	2	83	2	83	2	84	1	83	2	86	1	84	2	85	1	85	1	85	1	83	3	84	2	1,027
	2 B Apt	30	-	30	-	29	1	29	1	29	1	30	-	30	-	30	-	30	-	30	-	30	-	30	-	360
	2 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woodbridge Lane (site redeveloped)	4 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2 B TH	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	204
	3 B TH	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	156
	3 B TH (G)	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	108
Trinity Square (67814)	4 B TH	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	72
	2 B TH	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	132
	3 B TH	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	96
	3 B TH	46	-	46	-	46	-	46	-	46	-	46	-	46	-	46	-	46	-	46	-	46	-	46	-	552
Thornhill Green (67868)	4 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
																										-
																										-
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Total RGI Units		732	7	734	4	728	10	724	11	726	9	729	6	726	8	729	6	732	3	731	4	727	4	728	4	8,822

GEARED TO INCOME

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	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	-	14	-	14	-	14	-	14	-	17	-	17	-	174
	4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaswick Gardens	1 B Apt	14	-	14	-	14	-	14	-	14	-	14	-	14	-	14	-	14	-	14	-	14	-	14	-	168
	2 B Apt	19	-	19	-	18	-	17	-	18	-	20	-	20	-	20	-	20	-	20	-	21	-	20	-	237
	3 B TH	10	-	10	-	10	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	129
Springbrook Gardens	2 B TH	26	-	26	-	26	-	27	-	27	-	27	-	27	-	27	-	27	-	27	-	27	-	26	-	320
	3 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
	4 B TH	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	132
Mulock Village	2 B TH	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	132
	3 B TH	15	-	15	-	15	-	16	-	16	-	16	-	16	-	15	-	15	-	15	-	15	-	15	-	184
	4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heritage East St (67805)	1 B Apt	2	-	2	-	2	-	2	-	2	-	2	-	3	-	3	-	3	-	3	-	3	-	3	-	30
	2 B Apt	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	60
	3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heritage East Fam (67869)	1 B Apt	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	-
	2 B Apt	13	-	13	-	13	-	13	-	13	-	13	-	12	-	12	-	12	-	12	-	12	-	12	-	150
	3 B Apt	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	24
Hadley Grange	1 B Apt	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	73
	2 B Apt	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	132
	3 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36
Brayfield Manor	2 B TH	22	-	22	-	22	-	22	-	20	-	22	-	22	-	22	-	23	-	23	-	23	-	23	-	268
	3 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
	4 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
Oxford Village	1 B Apt	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36
	2 B Apt	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	84
	3 B TH	8	-	8	-	8	-	8	-	8	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	89
Rose Town	1 B Apt	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	24
	2 B Apt	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	24
	3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woodbridge Lane (site redeveloped)	1 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Square (67813)	1 B Apt	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	132
	2 B TH	14	-	14	-	14	-	14	-	14	-	15	-	15	-	15	-	15	-	15	-	15	-	15	-	180
	3 B TH (G)	9	-	9	-	9	-	8	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	108
Trinity Square (67814)	1 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
	3 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Thornhill Green (67868)	1 B Apt	47	-	47	-	47	-	47	-	47	-	47	-	47	-	47	-	47	-	47	-	47	-	47	-	564
	2 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
	3 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Market Units		285	1	286	1	285	2	286	4	286	4	290	1	290	1	289	1	288	2	289	1	294	1	292	1	3,476
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	-	12,500

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.

Housing York Inc.

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For 2008 See
Shnnotification 07-09
(Enter as 0.00 or -0.00))
For 2009 Shnnotification 08-05 Future years released annually

Social Housing Annual Information Return

Year end: December 31, 2022

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	6,304,441
Mortgage principal and interest payment (shelter component only)	Line 550	703	7,304,330
Less total indexed benchmark revenue	From SM Subsidy Estimate/Approved Budget	705	13,925,575
Operating subsidy	Lines 701 + 703 - 705	709	(316,804)

II. RGI subsidy

Indexed benchmark market rents for RGI units	A8 Col. 09	713	9,793,517
Actual market rents for RGI units	A8 Col. 08	714	11,278,102
Lesser of Line 713 or Line 714		715	9,793,517
Actual rental income from RGI households	A8 Col. 10	718	4,580,433
RGI subsidy	Line 715 - 718	719	5,213,084

III. Surplus repayment

Revenue

Shelter occupancy revenue	Line 510	741	9,324,229
Investment income & non rental revenue	Line 521 + 522	742	357,787
Net subsidy entitlement for the year	Line 549, 709, 719	743	6,292,363
Total revenue	Line 741 to 743	744	15,974,379

Less:

Total shelter expenses	Line 565	750	15,987,637
Net income/loss - provincial reformed-shelter	Lines 744 - 750	751	(13,258)

Operating reserve allowance

D1 Line 3085 or 3095	755	0
----------------------	-----	---

Surplus/(Deficit)

Lines 751 - 755	759	0
-----------------	-----	---

Surplus repayable

50% of Line 759 (only if surplus)	760	0
-----------------------------------	-----	---

Less: Service manager approved reduction

Enter \$ (up to the value in Line 760)	764	0
---	-----	---

Net surplus repayable

Line 760 - 764	769	0
----------------	-----	---

Social Housing Annual Information Return

Year end: December 31, 2022

Housing York Inc.

General Subsidy - Part VI SHRA (Section 110)

Page A9

A9 - CONTINUED

V. Subsidy for the year

Operating subsidy	Line 709	771	(316,804)
RGI subsidy	Line 719	772	5,213,084
Property taxes	Line 549	773	1,396,082
Additional subsidy		774	
Subtotal	Line 771 to 774	779	6,292,363
Less:			
Surplus repayment	Line 769	782	0
Reduction in subsidy (Section 113 (9) SHRA)		783	0
Subtotal	Line 782 to 783	785	0
Net subsidy entitlement for the year	Line 779 - 785	789	6,292,363

V. Current year settlement

Net subsidy for the year	Line 789	791	6,292,363
Less Subsidy received the year		792	6,541,413
Settlement - subsidy payable to Group (repayable to SM)		795	(249,050)

MMAH 01/09

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2022

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

Page A10

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, 2022

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	Federal Unilateral PH Program	Federal Unilateral RH Program	Federal Unilateral UNative-Post85
	581	582	583	584	585	586	587
Occupancy Revenue (Shelter)					5,371,167		
RGI-Income Tested Units							
Market Rent					253,950	9,203,048	
Gross occupancy revenue	0	0	0	0	5,625,117	9,203,048	0
Less: vacancy loss on market units						164,397	
Subtotal	0	0	0	0	5,625,117	9,038,651	0
Investment income					47,516	60,091	
Non-rental revenue/income					315,156	672,126	
Subsidy - Rent Supp (i.e. OCHAP & CHSP)						2,477,196	
Subsidy - Operating Subsidy					1,477,477		
Subsidy - Capital Subsidy					2,097,245		
Subsidy- Other (describe)					882,538	316,723	
AHP/Add Reg Funding/Ops Rsv	0	0	0	0	10,445,049	12,564,787	0
Total Revenue							
Shelter Expenses:							
Maint & Admin (see B1 schedules below)	0	0	0	0	5,022,725	4,949,201	0
Utilities(see B1 schedules below)	0	0	0	0	1,434,316	1,415,468	0
Insurance					240,527	233,239	
Bad Debts					8,863	52,084	
Other						2,038,009	
Capital reserve contribution					2,807,710	1,801,548	
Subtotal Operating Expenses	0	0	0	0	9,514,142	10,489,549	0
Municipal property taxes					928,589	1,500,947	
Mortgage principal and interest							
Other (describe)					0	0	
Other (describe)					2,318	574,292	
Total Shelter Expenses	0	0	0	0	10,445,049	12,564,787	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

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2022

Revenue and Expenses-All programs except Provincial Reformed

B1 Schedules

Line - 1541 - Maintenance and Administration

Maintenance		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											
1541 B					1,029,306	998,115					
1541 C					1,037,649	853,685					
1541 D					98,590	133,912					
1541 E					115,888	37,934					
1541 F					268,022	603,292					
1541 G					334,572	270,748					
1541 H					84,933	98,477					
1541 I					103,451	69,852					
1541 J					66,971	90,776					
1541 K					143,548	97,002					
1541 L											
1541 P	0	0	0	0	3,282,930	3,253,792	0				

Subtotal Maintenance

Administration

Salaries, wages and benefits					1,435,630	1,392,126	
Management fees							
Materials and Services					304,165	303,282	
Other (describe)							
Other (describe)							
Other (describe)							
Subtotal Administration	0	0	0	0	1,739,795	1,695,409	0
Total Maintenance and Administration	0	0	0	0	5,022,725	4,949,201	0

LINE - 1542 - UTILITIES

Electricity					771,174	507,118	
Fuel					214,864	325,701	
Water and Sewage					448,277	582,648	
Other (describe)							
Total Utilities	0	0	0	0	1,434,316	1,415,468	0

Year end: December 31, 2022

Non-Shelter - All programs except Provincial Reformed

Page B2

PROGRAM	Provincial Reformed		Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral
	MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend	Public Housing	UNative-Pre86	UNative-Post86
REVENUE	581	582	583	584	585	586	587
Commercial rent							
Grants from Ministry of Health							
Grants from MCSS							
Other (describe)							
Other (describe)							
Other (describe)							
Other (describe)							
Other (describe)							
Other (describe)							
Total Non-Shelter Revenue	0	0	0	0	0	0	0
EXPENSES							
Maintenance salaries, wages and benefits							
Maintenance materials and services							
Utilities							
Administration							
Other (describe)							
Subtotal Non-Shelter Operating Expenses	0	0	0	0	0	0	0
Property taxes							
Mortgage principal and interest							
Total non-shelter expenses	0	0	0	0	0	0	0
Non-Shelter Surplus (Deficit) Net	0	0	0	0	0	0	0

Social Housing

Annual Information Return

MUNICIPAL NON-PROFIT HOUSING CORPORATIONS
Housing York Inc.

Page B3

December 31, 2022

Unit Activity

NUMBER OF UNITS OCCUPIED AND VACANT												Average
1st Month	2nd Month	3rd Month	4th Month	5th Month	6th Month	7th Month	8th Month	9th Month	10th Month	11th Month	12th Month	

[illegible]

GEARED-TO-INCOME

[illegible]

Instructions:

- (1) Include the number of units available at the end of each period (occupied and vacant) for each classification.
- (2) The average number of units occupied or vacant shall be calculated to 2 decimal places.
- (3) A unit which becomes vacant retains its classification until it becomes occupied, at which time it assumes the classification of the new occupant.

MMAH 01/09

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Social Housing Annual Information Return

Year end: December 31, 2022

Housing York Inc.

Subsidy Entitlement Calculation- Section 95 NHA - MNP

Page B4

Operating costs:

Budget

Previous year

Inflation factor

From line 1640 Pr. Yr. Budget

1635

2008 See Table Below, 2009 onward MAH SH Notification

1636

Budgeted Operating Costs

Line 1635 x 1636

1640

0

Actual Operating Costs

line 1548-1547

1641

0

Allowable costs

Lesser of budget or actual

Lesser of 1640 and 1641

1645

0

Municipal taxes

line 1549

1646

0

Mortgage principal and interest

line 1550

1647

0

Capital reserve contribution

line 1547

1648

0

Total

Lines 1645 to 1649

1650

0

Adjusted Total Revenue

Rent Inflation Factor

From MAH

1651

Unit Type	Market Units	Prior Year Minimum Market Rent	Minimum Market Rent Line 1651 x Column B	Minimum Annual Market Rent $A \times C \times 12$
	A	B	C	D
Bachelor	0.00		0.00	0.00
1 Bed Apt	0.00		0.00	0.00
2 Bed Apt	0.00		0.00	0.00
3 Bed Apt	0.00		0.00	0.00
3 Bed Apt	0.00		0.00	0.00
2 Bed TH	0.00		0.00	0.00
3 Bed TH	0.00		0.00	0.00
4 Bed TH	0.00		0.00	0.00
0	0.00		0.00	0.00
Total	1652		1653	0.00

Less: Budgeted vacancy loss

current year budget

1654

Net minimum annual market revenue

Line 1653 - 1654

1655

0

Market rent revenue

1656

0

Adjusted market revenue

Greater of line 1655 or 1656

1660

0

Geared-to-income rent

1661

0

Non-Rental revenue(including interest)

1662

0

Adjusted total revenue

Line 1660 to 1663

1665

0

Subsidy Entitlement

Subsidy Paid (Maximum Federal Assistance and Municipal Contribution)

Line 1650 - 1665

1680

0

Settlement - subsidy payable to Group (repayable to SM)

1685

1690

0

Social Housing Annual Information Return

Year end: December 31, 2022

Housing York Inc.

Statistical Information

Page C1

All Units Under Administration by Service Manager

I. Households assisted by program type-at year end

Unit of Measure	Public Housing	Rent Supplement	Limited Dividend	Section 26 & 27	TTP	Maple Glen	Provincial Reformed	Post-1985 Urban Native	Pre-1986 Urban Native
Households	04	02	03	04	05	05	06	07	08
2101 Households assisted by program (at end of year)	804				29	69	720		
2105 Non-RGI households and RGI households with incomes above the HILs									
Households assisted by program (end of year)	23				21	12	300		
2106 Vacant units (end of year)	13				-	3	5		
2107 Total households (All units under administration)	840	0			50	84	1,025	0	0

II. Household types assisted and average gross incomes (at year end) - (All targeted households are to be surveyed and income reported)

Families-RGI households with incomes at or below HILs

2111 Total number of targeted households	Households	10			11		387		
2113 Average annual gross household income	\$	21,352			15,896		25,034		
2116 Non-RGI households and RGI households with incomes above the HILs	Households	-			3		222		

Seniors-RGI households with incomes at or below the HILs

2121 Total number of targeted households	Households	794			18	69	333		
2123 Average annual gross household income	\$	21,541			16,469	21,890	24,384		
2125 Non-RGI households and RGI households with incomes above the HILs	Households	23			18	12	78		

Non-elderly singles

2131 RGI households with incomes at or below the HILs	Households								
2133 Total number of targeted households	\$								
2136 Non-RGI households and RGI households with incomes above the HILs	Households								

Special needs

2141 RGI households with incomes at or below the HILs	Households								
2143 Total number of targeted households	\$								
2146 Non-RGI households and RGI households with incomes above the HILs	Households								

III. ADDITIONAL REQUIREMENTS - Service Level Standards

Unit of Measure	Public Housing	Rent Supplement	Section 95 MNP	Provincial Reformed
Households	01	02	05	06
2101 Households receiving RGI whose household income is at or below the household income limit established in regulation.	804	0	69	720
2102 High need households				
2103 Units modified to provide physical accessibility	777			627
2104 Households receiving support services (All of the above information is as of year end.)	-			91
2105 Current Household Income Limit amounts by Service Manager are found in O. Reg. 368/01 Tables 6 and 7				15

Social Housing Annual Information Return

Year end: December 31, 2022

Housing York Inc.

Targeting Plans

Page C2

I. Minimum RGI Unit Requirements

Project address / Portfolio No.	Total RGI	
	Units at Year End	
	Required	Actual
Glenwood Mews	50	46
Keswick Gardens	87	83
Springbrook Gardens	59	55
Mulock Village	82	78
Heritage East - Seniors	48	47
Heritage East - Family	53	48
Hadley Grange	63	63
Brayfield Manor	56	54
Oxford Village	27	26
Rosetown	113	114
Woodbridge Lane	-	-
Trinity Square	65	64
Thornhill Green	43	50
Total	746	728

II. Move-outs and Vacancies

	Unit Move-outs during year	Vacancy months during year	Vacant units at year end
Geared-to-income	-		4
Market units	-		1
Special needs units			
Total	0	0	5

Special needs units, including modified units, must be filled with households requiring those units.

How many special needs units, including modified units, were filled with households which did not require those services or units?

Number

n/a

Social Housing Annual Information Return

December 31, 2022

Housing York Inc.

General Subsidy - Part VI SHRA - Operating Reserve

Page D1

Has the provider had an accumulated surplus at the beginning of any previous fiscal year since the termination of its operating agreement of \$300 per unit or greater?

Choose Yes or No

3000

Yes

Accumulated surplus (deficit) beginning of the year

3002

Number of units

Page A1

3025

1,025

Allowable operating reserve per unit

3030

0

Total allowable operating reserve

Line 3025 x line 3030

3035

0

If line 3002 is greater than line 3035 the provider is not eligible for any operating reserve in the calculation of surplus.

THE REMAINDER OF THE FORM IS COMPLETED ONLY IF LINE 3000 IS "NO"

Calculation for General Subsidy - Part VI SHRA (This section applies only if sheet A7 completed)

Accumulated surplus, beginning of year

Line 3002

3040

N/A

Net Shelter Income

Line 751

3045

N/A

Subtotal

Line 3040 + line 3045

3060

N/A

Operating reserve eligibility determinant

Line 3035 - 3060

3070

N/A

If line 3070 is nil or negative operating reserve calculation is:

Total allowable operating reserve

Line 3035

3075

N/A

Accumulated surplus, beginning of year

Line 3040

3080

N/A

Operating reserve allowance (to line 755)

Line 3075 - line 3080

3085

0

If line 3070 is a positive value operating reserve calculation is:

Total allowable operating reserve

Line 3070

3090

N/A

Accumulated surplus, beginning of year

Line 3040

3091

N/A

Operating reserve allowance (to line 755)

Line 3090 - line 3091 (if positive)

3095

0

Calculation for General Subsidy - 100% RGI (Complete section only if sheet A 10 completed)

Accumulated surplus beginning of year

Line 3002

3100

N/A

Indexed benchmark operating costs

Line 801

3101

N/A

Actual operating costs for the year

Line 822

3102

N/A

Difference

Line 3101 - 3102

3103

N/A

Operating reserve eligibility determinant

Line 3035 - (3002 + 3103)

3104

N/A

If line 3104 is nil or negative operating reserve calculation is:

Total allowable operating reserve

Line 3035

3105

N/A

Accumulated surplus, beginning of year

Line 3002

3106

N/A

Operating reserve allowance (to line 823)

Line 3105 - line 3106

3107

0

If line 3104 is positive operating reserve calculation is:

Indexed benchmark operating costs

Line 3101

3110

N/A

Actual operating costs for the year

Line 3102

3111

N/A

Operating reserve allowance (to line 823)

Line 3110 - Line 3111

3112

0