

HYI Board of Directors Meeting
JUNE 5, 2025

Josh Scholten, Director, Housing Operations Ellen Boudreau, Director, Housing Finance and Chief Financial Officer, HYI





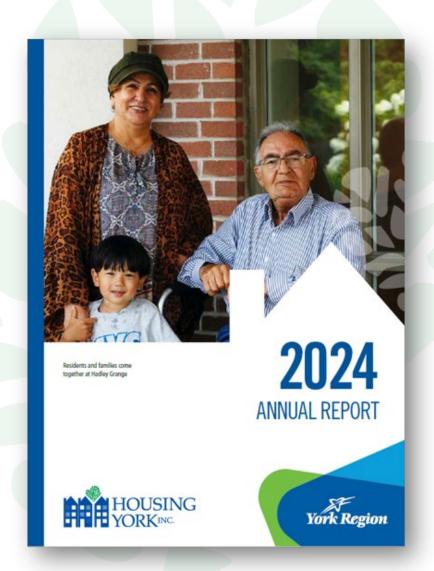
PRESENTATION OVERVIEW

- Annual Report to the Shareholder
- Video: Moments that Matter
- 2024 Highlights
- 2024 Financial Results



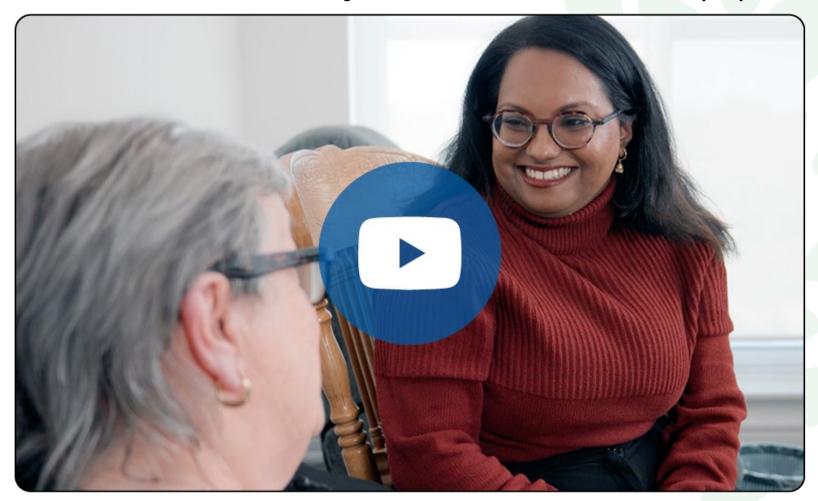
2024 ANNUAL REPORT TO THE SHAREHOLDER

- 2024 Annual Report (Attachment 1)
- 2024 Financial Statements and Notes (Attachment 2)
- 2024 Annual Information Return for Provincial Reform Program (Attachment 3)



VIDEO: MOMENTS THAT MATTER

Hear from residents in their own words how HYI is making a difference in their lives each and every day.



2024 HIGHLIGHTS

HYI: THE LARGEST COMMUNITY HOUSING OPERATOR IN YORK REGION



16,260 Sq. Ft





*In partnership with the City of Richmond Hill, HYI also owns five affordable condo units secured under Section 37 of the *Planning Act*.





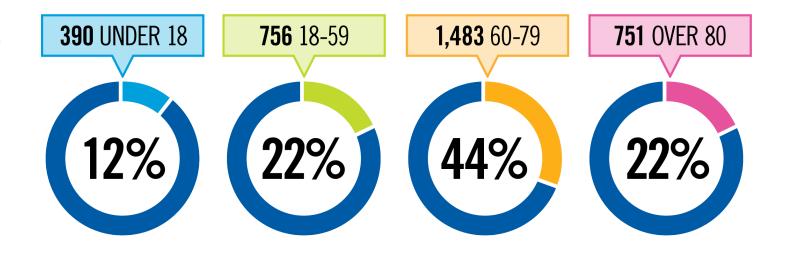
Average residency length is

8.6 YEARS

HYI: THE LARGEST COMMUNITY HOUSING OPERATOR IN YORK REGION

Subsidized Residents By Age Group

108 subsidized residents are over 90 years old and 2 residents are over 100 years old.





Average Rent For **Market residents**

\$1,526

Average Rent For **Subsidized residents**

\$594

^{**}Subsidized rent amount is based on resident income, often a percentage of their income, making it affordable for low-income households. The average annual household income of HYI's subsidized residents is **\$25,010**

YEAR AT A GLANCE: STRATEGIC INITIATIVES AND OUTCOMES



Priorities under Housing York Inc.'s 2021 to 2024 Strategic Plan:



PRIORITY 1:

Expanded Housing Portfolio



PRIORITY 2:

Inclusive Communities and Successful Tenancies



PRIORITY 3:

Financial Sustainability

PRIORITY 1: ENHANCING HOUSING PORTFOLIO



Regional development enabled HYI to exceed its target to double rate of growth, with 497 units in planning and development. **Target: 480 units**.



MOSAIC HOUSE

Town of Whitchurch-Stouffville

Completed in 2025

Mosaic House adds **97** units in the Town of Whitchurch-Stouffville. Lease up process began in November 2024 for market and subsidized units. Resident move-ins began in March 2025.



BOX GROVE COMMUNITY HOUSING

City of Markham

Expected Completion in 2027

Box Grove Community Housing, in the City of Markham, (approximately **150** units) is in the planning stage.



BAYVIEW PARKWAY COMMUNITY HOUSING

Town of Newmarket

Expected Completion in 2028

62 Bayview Parkway, in the Town of Newmarket, (approximately **250** units) is in the planning stage.

PRIORITY 2: INCLUSIVE COMMUNITIES AND SUCCESSFUL TENANCIES

Digital Resident Notices:

- 2024 marked HYI's full transition to digital general notices across all 37 buildings
- 1,261 notices sent with a 73% average open rate
- 86% of residents with email opted in

Welcoming Future Communities:

- Early engagement supported new developments at 62 Bayview in the Town of Newmarket and Box Grove in the City of Markham
- Community Liaison Committee meetings and 60+ door-to-door visits built trust and gathered input
- Digital outreach included 14,500+ webpage visits and 700+ newsletter subscribers

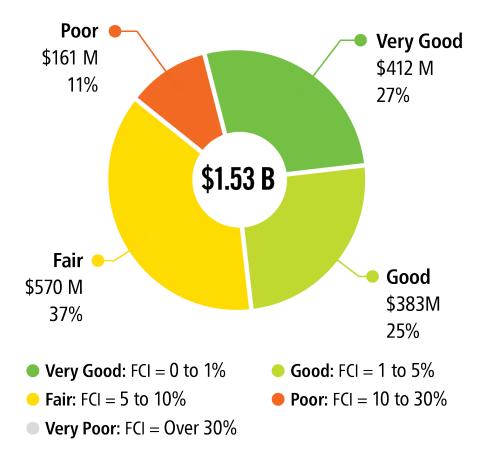


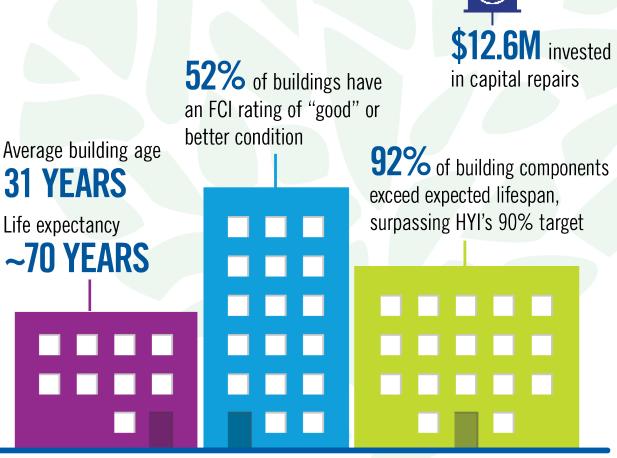
Stronger Together:

- Partnered with **18 agencies** and government organizations.
- Facilitated nearly 300 on-site
 engagements to connect residents with
 resources and help them age in place.

PRIORITY 3: FINANCIAL SUSTAINABILITY

HYI's Portfolio Condition Grade/Facility Condition Index (FCI) and Replacement Value



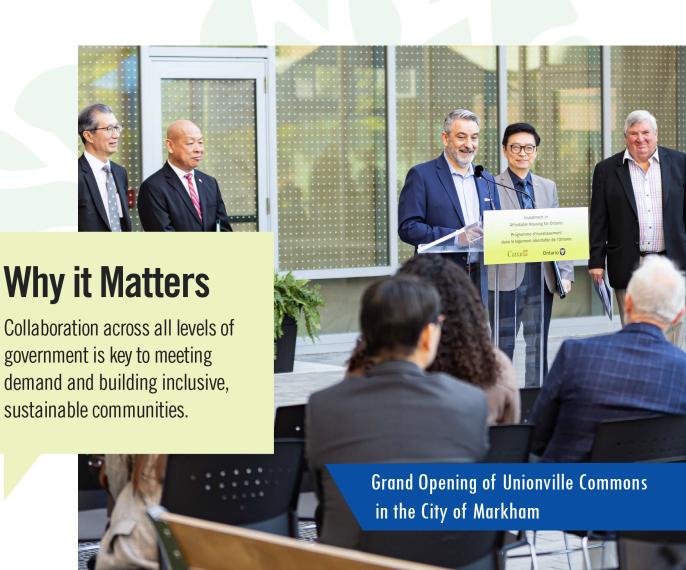


ONGOING NEED FOR ADVOCACY AND COLLABORATION

HYI and York Region continue to advocate for sustained government investment to grow and maintain community housing and support residents.

Provincial: Advocated through Ontario's 2024 budget consultations for funding in new supply and repairs.

Federal: Seek funding support from CMHC for Box Grove (Markham) and 62 Bayview (Newmarket).



LOOKING AHEAD TO 2025



Mosaic House welcomed residents in early 2025, delivering 97 mixed-income units in Whitchurch-Stouffville.



HYI will expand its Resident Portal to more sites, enhance online services and build on the strong digital engagement achieved in 2024.



The 150-unit Box Grove community housing development in City of Markham will break ground, following planning approvals and contractor prequalification completed in 2024.



HYI's 2025 to 2028 Strategic Plan will be released, setting the direction for housing growth, service improvements and sustainability.



York Region will continue working toward final planning approvals for **62 Bayview Parkway in the Town of Newmarket**, building on extensive design revisions and technical work completed in 2024.



HYI and York Region will continue advocating for senior government investment to advance new housing developments from planning to construction.

2024 FINANCIAL HIGHLIGHTS

KEY FINANCIAL HIGHLIGHTS

Generated \$0.9 million in operating surplus

Invested \$12.6 million in capital repairs and upgrades

Auditor's opinion on the 2024 Financial Statements is free of any qualifications or conditions

BALANCE SHEET

	2024 (\$000)	2023 (\$000)	Increase/ (Decrease) (\$000)	Increase/ (Decrease) (%)
Assets				_
Current Assets	23,343	27,046	(3,703)	(14%)
Investments	23,685	25,587	(1,902)	(7%)
Property Holdings	283,685	288,910	(5,225)	(2%)
Total Assets	330,713	341,543	(10,830)	(3%)
Liabilities				
Current Liabilities	21,503	22,628	(1,125)	(5%)
Building Finance	18,261	27,738	(9,477)	(34%)
Other LT Liabilities	25	25	-	0%
Total Liabilities	39,789	50,391	(10,602)	(21%)
Equity				
Reserve Funds	33,874	34,758	(884)	(3%)
Shareholder Contribution	257,050	256,394	656	0%
Total Equity	290,924	291,152	(229)	0%

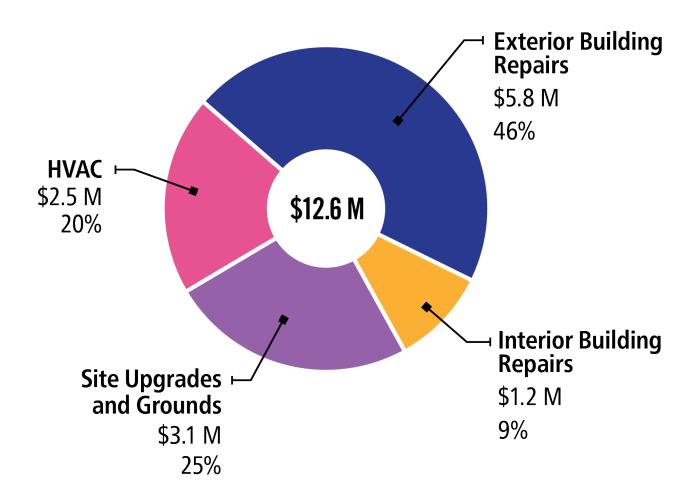
STATEMENT OF REVENUE AND EXPENDITURES

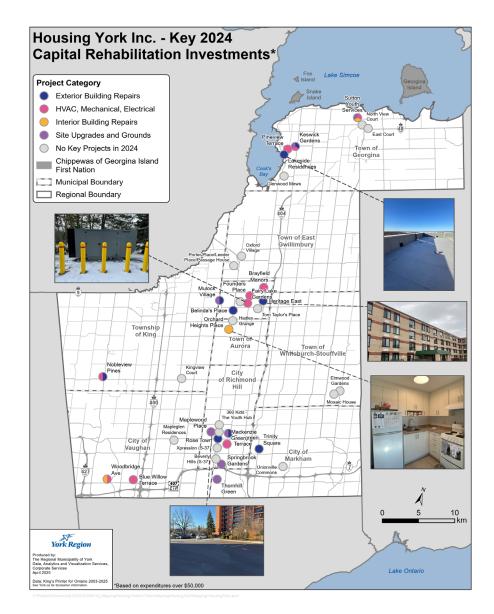
	2024 (\$000)	2023 (\$000)	Increase/ (Decrease) (\$000)	Increase/ (Decrease) (%)
Revenue				
Rental and other income	32,497	29,584	2,913	10%
Government subsidies	17,092	22,280	(5,188)	(23%)
Contribution from reserves	-	109	(109)	(100%)
Total Revenue	49,589	51,973	(2,384)	(5%)
Expenses				
Mortgages	8,156	11,946	(3,790)	(32%)
Administration and Maintenance	20,703	17,702	3,001	17%
Property taxes	4,358	4,118	240	6%
Utilities	4,865	4,491	374	8%
Contribution to reserves	10,654	12,005	(1,351)	(11%)
Total Expenses	48,736	50,262	(1,526)	(3%)
Surplus	853	1,711	(858)	(50%)

RESERVE BALANCES

	2024	2023
Total Reserves (\$000)	33,874	34,758
Capital Reserve	22,141	23,520
Emergency Housing Reserve	4,935	5,098
Working Capital Reserve	3,500	3,500
Strategic Initiatives Reserve	2,298	1,640
Operations Reserve	1,000	1,000

CAPITAL EXPENDITURES FOR 2024





ANNUAL INFORMATION RETURN

 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

Corporation name		I.D. No.	Year end (dd/mm/yea	
Housing York Inc.			December 31, 2024	
CMSM/DSSAB				
The Regional Mu	nicipality of York			
Corporation address	Malling address	Program type	Y/N	# of units
17150 Yonge Street, 5th Floor	- 5ame -	(A) PROVINCIAL REFORMED	Y	1,025
Newmarket, Ontario		(B) OTHER PROGRAMS		
L3Y 8V3		1. Sect 95 - MNP		
		2. Sect 95 - Private		
		3. Sect 26/27		
		4. Limited Dividend		
		5. Public Housing	ν	840
		6. Regional Program	Y	1,162
		7. Post 85 urban native		,,,,,
Contact name	Position	Telephone number	Fax number	
Ellen Boudreau	CFO, Housing York Inc.	905-830-4444	905-895-5724	
	e-mail address	SHRA Section 103	SHRA Section 110 Market & RGI	
	ellen.boudreau@york.ca	No	Yes	No

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	

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.

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).

RECOMMENDATIONS

It is recommended that:

- 1. The Board of Directors **approve the Housing York Inc. 2024 Annual Report (Attachment 1)** as part of Housing York Inc.'s submission to York Region, as sole shareholder of the Corporation.
- 2. The Board of Directors approve the 2024 Financial Statements and Notes for Housing York Inc. (Attachment 2) and submit them as part of Housing York Inc.'s Annual Report to York Region, as Service Manager and sole shareholder of the Corporation.
- 3. The Board of Directors approve the 2024 Annual Information Return for Housing York Inc. Provincial Reform Program (Attachment 3) and submit it to York Region, as Service Manager.

QUESTIONS? For more information: Karen Antonio-Hadcock

General Manager, Housing York Inc.

karen.antonio-hadcock@york.ca

HOUSING YORKING.

York Region