

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

Identification

Page A1

<b>Corporation name</b>		<b>I.D. No.</b>	<b>Year end (dd/mm/year)</b>	
Housing York Inc.			December 31, 2018	
<b>CMSM/DSSAB</b>				
The Regional Municipality of York				
<b>Corporation address</b>	<b>Mailing address</b>	<b>Program type</b>		
1091 Gorham Road Newmarket, Ontario L3Y 8X7	- same -	(A) PROVINCIAL REFORMED	Y/N	# of units
		(B) OTHER PROGRAMS		
		1. Sect 95 - MNP		1,025
		2. Sect 95 - Private		
		3. Sect 26/27		
		4. Limited Dividend		
		5. Public Housing	Y	840
		6. Regional Program	Y	735
		7. Post 85 urban native		
<b>Contact name</b>	<b>Position</b>	<b>Telephone number</b>	<b>Fax number</b>	
Michelle Willson	CFO, Housing York Inc.	905-830-4444 x76064	905-895-5724	
	<b>e-mail address</b>	<b>SHRA Section 103</b>	<b>SHRA Section 110 Market &amp; RGI</b>	<b>SHRA Section 106 100 % RGI</b>
	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, 2018

Housing York Inc.

## Management Representation Report

Page A2

*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, 2018

Housing York Inc.

## Statement of Financial Position (Corporate Balance Sheet)

Page A3

**ASSETS**

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

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

<b>Capital Assets (at cost):</b>			
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	

<b>TOTAL ASSETS</b>		Lines 310 + 312 + 320 + 321 + 322 + 336 + 350	355	0
---------------------	--	---	-----	---

**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

<b>TOTAL LIABILITIES AND SURPLUS</b>		Lines 360 to 390	395	0
--------------------------------------	--	------------------	-----	---

# Social Housing Annual Information Return

Year end: December 31, 2018

Housing York Inc.

## Supplemental Information (Corporate Balance Sheet)

Page A3S

### Balance Sheet Notes and Details

#### Capital Reserve Fund

- Invested in SHSC	310 A	<input type="text"/>
- To be transferred (current yr. cont.)	310 B	<input type="text"/>
- Federal Groups (funds invested in GIC's, etc.)	310 C	<input type="text"/>
- Other (describe) _____	310 D	<input type="text"/>
- Total Capital Reserves	310	0

#### Accounts Receivable

- Current Tenants	321 A	<input type="text"/>
- Former Tenants	321 B	<input type="text"/>
- Allowance for Bad Debts	321 C	<input type="text"/>
- Other (describe) _____	321 D	<input type="text"/>
- Other (describe) _____	321 E	<input type="text"/>
- Total Accounts Receivable - Tenants	321	0

#### Internal Allocations

#### Accumulated Surplus/(Deficit)

- Provincially Reformed	390 A	<input type="text"/>
- Federal Programs	390 B	<input type="text"/>
- Total Accumulated Surplus/(Deficit)	390	0

# Social Housing Annual Information Return

Year end: December 31, 2018

Housing York Inc.

## Statement of Operations and Accumulated Surplus (Corporate)

Page A4

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

<b>Shelter Occupancy revenue</b>			
Rent-geared-to-income units	501	4,311,609	
Market units	502	4,374,741	
Gross occupancy revenue	Lines 501 + 502	504	8,686,350
Less: Vacancy loss on market units		505	27,825
<b>Subtotal</b>	Lines 504 - 505	510	8,658,525
<b>Investment income (includes interest)</b>		521	135,977
<b>Non-rental revenue (parking, laundry, etc.)</b>	<u>Coin Laundry, Parking, Tenant Recoveries</u>	522	286,394
<b>Net Subsidy Entitlement for the Year</b>	Line 789 or Line 819	525	6,265,012
<b>Total Revenue</b>	Lines 510 to 525	530	15,345,908
<b>Shelter expenses</b>			
Maintenance and administration	From A4 - Schedules Below	541	4,777,326
Utilities	From A4 - Schedules Below	542	1,099,030
Insurance		543	162,056
Bad debts		544	28,494
Mandatory transfer to capital reserve fund	From SM Subsidy Estimate/Approved Budget	547	706,608
Subtotal Operating expenses	Lines 541 to 547	548	6,773,514
Property taxes		549	1,299,720
Mortgage principal and interest (excluding Sector Support and/or non-shelter component)		550	7,289,376
<b>Total Shelter Expenses</b>	Lines 548 to 550	565	15,362,611
<b>NET INCOME (LOSS) - Provincial Reformed -Shelter</b>	Lines 530 - 565	570	(16,703)
<b>Gifts and donations - (describe)</b>		575	
<b>Non shelter revenue (net)</b>	Line 629 Col 3	576	16,703
<b>Sector support (net) (co-ops only)</b>		577	
<b>Non-Shelter Net Income (Loss)</b>	Lines 575 to 577	578	16,703
<b>Net Income(Loss)-Provincial Reformed Total</b>	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
<b>Consolidated Net Income(Loss)</b>	Line 580 + Lines 581 - 587	589	(0)

### CORPORATE STATEMENT OF ACCUMULATED SURPLUS (DEFICIT)

	Provincial Reformed			Consolidated
	Shelter	Non-Shelter	Other Programs	
<b>BALANCE, BEGINNING OF YEAR</b>	590			0
<b>Net income for the year</b>	591	(16,703)	16,703	0
<b>Other *</b>	592			0
<b>BALANCE, END OF YEAR</b>	599	(16,703)	16,703	0

\* Approved Spending as per Board of Directors.

# Social Housing Annual Information Return

Year end: December 31, 2018

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	938,235
Building and equipment	541 B	829,380
Elevators	541 C	23,003
Electrical systems	541 D	43,552
Heating, air, ventilation and plumbing	541 E	225,376
Grounds	541 F	430,448
Painting	541 G	96,057
Waste Removal	541 H	118,308
Security	541 I	65,898
Other - (describe) <u>Life Safety Systems</u>	541 J	54,561
Other - (describe)	541 K	
Other - (describe)	541 L	
<b>Subtotal Maintenance</b>	<b>541 P</b>	<b>2,824,818</b>

#### Administration

Salaries, wages and benefits	541 Q	1,075,174
Management fees	541 R	
Materials and Services	541 S	312,457
Other - (describe) <u>Discretionary Contribution - Capital Reserve</u>	541 T	282,439
Other - (describe) <u>Discretionary Contribution - Other Reserves</u>	541 U	282,439
Other - (describe)	541 V	
<b>Subtotal Administration</b>	<b>541 Y</b>	<b>1,952,508</b>
<b>TOTAL MAINTENANCE AND ADMINISTRATION</b>	<b>541 Z</b>	<b>4,777,326</b>

### LINE - 542 - UTILITIES

Electricity	542 A	492,942
Fuel	542 B	146,854
Water and Sewage	542 C	459,234
Other - (describe)	542 D	
<b>TOTAL UTILITIES</b>	<b>542 H</b>	<b>1,099,030</b>

# Social Housing Annual Information Return

Year end: December 31, 2018

Housing York Inc.

## Non-Shelter Income (Loss) - Provincial Reformed

Page A5

NON-SHELTER REVENUE		Care 01	Commercial & Other 02	Total 03
Commercial rent	610	0	0	0
Grants from Ministry of Health	611	0	0	0
Grants from Ministry of Community & Social Ser.	612	0	0	0
Other (describe) <u>Keswick Day Care</u>	613	48,142	0	48,142
Other (describe) _____	614	0	0	0
<b>Total non-shelter revenue</b>	Lines 610 to 614 615	<b>48,142</b>	<b>0</b>	<b>48,142</b>
<b>NON-SHELTER EXPENSES</b>				
<b>Operating costs</b>				
Maintenance salaries, wages and benefits	620	3,080	0	3,080
Maintenance materials and services	621	3,080	0	3,080
Utilities	622	3,810	0	3,810
Administration	623	1,027	0	1,027
Other (describe) <u>Grounds Keeping</u>	624	769	0	769
<b>Subtotal Non-Shelter Operatng Exp</b>	Lines 620 to 624 625	<b>11,766</b>	<b>0</b>	<b>11,766</b>
Property taxes	626	2,924	0	2,924
Mortgage principal and interest	627	16,749	0	16,749
<b>Total non-shelter expenses</b>	Lines 625 to 627 628	<b>31,439</b>	<b>0</b>	<b>31,439</b>
<b>NET NON-SHELTER INCOME (LOSS)</b>	Lines 615 - 628 629	<b>16,703</b>	<b>0</b>	<b>16,703</b>

# Social Housing Annual Information Return

Year end: December 31, 2018

Housing York Inc.

**Capital Reserve Fund (Housing)**

Page A6

*See Attached Schedule for Capital Reserve Activity*

		Provincial Reformed	Blue Door	Regional Program	Total
<b>BALANCE, BEGINNING OF YEAR</b>	Previous year's line 690	651	591,826		591,826
<b>Revenue</b>					
Mandatory transfer from operations	Line 547 /1547	652	706,608		706,608
Investment income/(loss)		654	5,262		5,262
Other <u>Addn'l subsidy capital subsidy/discretionary contrib</u>		655	3,182,439		3,182,439
<b>Total</b>	Lines 652 to 655	660	4,486,135	0	4,486,135
<b>Expenses (by item or category)</b>					
Roofing		671	694,327		694,327
Building		672	2,865,299		2,865,299
Flooring		673	182,745		182,745
Elevators		674	208,404		208,404
Electrical		675	101,468		101,468
Equipment		676	0		0
Grounds		677	146,264		146,264
Heating & Ventilation		678	15,946		15,946
Plumbing Capital		679	0		0
Life Safety		680	(2,303)		(2,303)
Minor Capital		681	110,190		110,190
Capital Overheads		682	519,824		519,824
		683			0
<b>Total expenses</b>	Lines 671 to 683	685	4,842,164	0	4,842,164
<b>BALANCE, END OF YEAR</b>	Lines 651 + 660 - 685	690	(356,029)	0	(356,029)
<b>ASSETS, END OF YEAR</b>					
Cash and investments	Line 310	695			
<b>DIFFERENCE Under (Over) Funded</b>	Lines 690 - 695	699	(356,029)	0	(356,029)

**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, 2018

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

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	10	1	10	1	10	1	11	1	11	2	11	1	11	1	11	1	11	1	11	1	11	1	11	1	132		
	3 B TH	35	-	35	-	34	1	32	3	34	1	34	1	34	1	34	1	34	1	34	1	35	-	35	-	420		
	4 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48		
	1 B Apt	74	2	73	3	73	3	74	2	74	3	74	1	72	4	72	4	72	4	75	2	74	3	75	2	917		
Springbrook Gardens	2 B Apt	13	-	13	-	13	-	12	1	12	1	12	1	12	1	12	1	12	1	13	-	13	-	13	-	156		
	3 B TH	24	2	25	-	25	-	25	-	24	1	25	-	25	-	25	-	25	-	25	-	25	-	25	-	301		
	1 B TH	32	-	32	-	32	-	32	-	32	-	32	-	32	-	32	-	32	-	32	-	32	-	32	-	364		
	4 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36		
Mileck Village	2 B TH	24	-	24	-	24	-	24	-	24	-	24	-	24	-	24	-	24	-	24	-	24	-	24	-	286		
	3 B TH	57	1	57	1	57	1	57	1	57	1	57	1	56	1	56	1	56	1	56	1	56	1	57	1	667		
	4 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36		
	1 B Apt	28	-	28	-	28	-	28	-	27	1	26	2	26	2	26	2	26	2	26	2	26	2	27	1	336		
Heritage East Sr. (67805)	2 B Apt	21	1	22	-	22	-	22	-	22	-	22	-	22	-	22	-	22	-	23	-	22	-	23	-	269		
	3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	1 B Apt	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	144		
	2 B Apt	32	-	32	-	32	-	32	-	32	-	32	-	32	-	32	-	32	-	32	-	32	-	32	-	384		
Hadley Grange	3 B Apt	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	60		
	1 B Apt	49	-	48	1	47	2	46	3	48	1	50	-	50	-	48	2	48	2	48	2	49	1	50	-	595		
	2 B Apt	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	148		
	3 B TH	39	-	37	2	37	2	39	-	39	-	39	-	39	-	39	-	40	-	40	-	40	-	40	-	473		
Oxford Village	4 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48		
	1 B Apt	22	-	21	1	21	1	21	1	22	1	22	1	21	2	21	2	23	-	23	-	23	-	24	-	273		
	2 B Apt	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	41		
	3 B Apt	83	-	83	-	83	-	83	-	83	-	83	-	82	1	82	1	83	1	83	1	82	2	84	-	1,001		
Rose Town	2 B Apt	27	-	27	-	27	-	27	-	27	-	27	-	27	-	27	-	28	-	28	-	28	-	28	-	329		
	3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	4 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	2 B TH	16	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	202		
Trinity Square (67813)	3 B TH	14	-	14	-	15	-	15	-	15	-	15	-	15	-	15	-	15	-	15	-	15	-	15	-	179		
	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		
	2 B TH	11	-	11	-	11	-	11	-	10	1	11	-	11	-	11	-	11	-	11	-	11	-	11	-	132		
Thornhill Green (67868)	3 B TH	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	96		
	4 B TH	36	-	36	-	36	-	37	-	37	-	37	-	37	-	37	-	37	-	37	-	38	-	38	-	444		
	1 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48		
	2 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<b>Total RG1 Units</b>		732	7	730	10	729	11	730	10	729	12	728	12	728	12	728	12	732	12	736	11	736	12	744	5	742	7	8,917

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	13	-	13	-	13	-	13	-	12	-	12	-	13	-	13	-	13	-	13	-	13	-	13	-	156
	4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1 B Apt	11	-	11	-	11	-	11	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	127
Kewick Gardens	2 B Apt	20	-	20	-	20	-	20	-	20	-	20	-	20	-	20	-	20	-	20	-	20	-	20	-	240
	2 B TH	10	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	131
	3 B TH	20	2	21	1	22	2	22	2	22	2	22	2	22	2	22	2	22	2	22	2	22	2	22	2	264
	4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mullock Village	2 B TH	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	110
	3 B TH	10	-	10	-	10	-	10	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	129
	4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1 B Apt	5	-	5	-	5	-	5	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	55
Heritage East Str (67805)	3 B Apt	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
	1 B Apt	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	144
	2 B Apt	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
	3 B Apt	7	-	7	-	7	-	7	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	77
Hadley Grange	1 B Apt	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	140
	2 B Apt	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
	2 B TH	20	1	21	1	21	1	21	1	21	1	21	1	21	1	21	1	21	1	21	1	21	1	21	1	247
	4 B TH	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	72
Oxford Village	1 B Apt	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	63
	2 B Apt	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	115
	3 B Apt	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	55
	2 B Apt	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	55
Rose Town	2 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4 B Apt	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	144
	2 B TH	15	-	14	-	14	-	14	-	14	-	14	-	14	-	14	-	14	-	14	-	14	-	14	-	169
Woodbridge Lane (site redeveloped)	3 B TH (G)	9	-	8	-	8	-	8	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	108
	4 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
	2 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
	3 B TH	57	-	57	-	56	-	56	-	56	-	56	-	56	-	56	-	56	-	56	-	55	-	54	-	672
Trinity Square (67814)	4 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
	3 B TH	283	3	283	2	283	2	283	2	281	3	278	7	281	4	279	2	275	3	276	1	274	2	271	5	3,383
	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	1,025	1,025	12,000	
	Total Market Units	283	3	283	2	283	2	283	2	281	3	278	7	281	4	279	2	275	3	276	1	274	2	271	5	3,383
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	1,025	1,025	12,000	

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  
 (3) See the Guide to the Annual Information Return for the definition of an RGI and Market unit.

# Social Housing Annual Information Return

Year end: December 31, 2018

Housing York Inc.

**General Subsidy - Part VI SHRA - RGI Rental Schedule**

Page A8

Project	Unit Type 1	Total Units 2	Prev. Year Total Indexed Benchmark Mkt Rents (Prev. AIR) 3	Curr. Year Market Rent Index (1.00xx) 4	Curr. Year Indexed Benchmark Market Rent (Col 3 x Col. 4) 5	Current Actual Market Rent Per Month 6	Current RGI Unit Months (A7Total) 7	Actual Market Rents RGI Units (Col 6 x Col. 7) 8	Indexed Benchmark Market Rents RGI Units (Col 5 x Col. 7) 9	Current Rental Income RGI Units 10
Glenwood Mews	2 B TH	12	906	1.018	922	1,028	132	135,696	121,704	
	3 B TH	48	1,036	1.018	1,055	1,113	420	467,460	443,100	
	4 B TH	4	1,104	1.018	1,124	1,239	48	59,472	53,952	
Keswick Gardens	1 B Apt	87	836	1.013	847	985	917	903,245	776,699	
	2 B Apt	33	952	1.013	964	1,136	156	177,216	150,384	
Springbrook Gardens	2 B TH	36	1,140	1.018	1,161	1,314	301	395,514	349,461	
	3 B TH	54	1,279	1.018	1,302	1,470	384	564,480	499,968	
	4 B TH	3	1,375	1.018	1,400	1,604	36	57,744	50,400	
Mulock Village	2 B TH	33	1,090	1.018	1,110	1,269	286	362,934	317,460	
	3 B TH	68	1,230	1.018	1,252	1,431	687	983,097	860,124	
	4 B TH	3	1,321	1.018	1,345	1,575	36	56,700	48,420	
Heritage East Sr (67805)	1 B Apt	28	892	1.013	904	1,028	336	345,408	303,744	
	2 B Apt	27	1,035	1.013	1,048	1,196	269	321,724	281,912	
Heritage East Fam (67869)	1B Apt	16	892	1.013	904	1,023	144	147,312	130,176	
	2B Apt	44	1,035	1.013	1,048	1,193	384	458,112	402,432	
	3B Apt	6	1,175	1.013	1,190	1,323	60	79,380	71,400	
Hadley Grange	1 B Apt	56	917	1.013	929	1,058	595	629,510	552,755	
	2 B Apt	24	1,061	1.013	1,075	1,231	148	182,188	159,100	
Brayfield Manor	2 B TH	16	1,092	1.018	1,112	1,245	144	179,280	160,128	
	3 B TH	60	1,233	1.018	1,255	1,404	473	664,092	593,615	
	4 B TH	5	1,321	1.018	1,345	1,539	48	73,872	64,560	
Oxford Village	1 B Apt	28	798	1.013	808	892	273	243,516	220,584	
	2 B Apt	8	923	1.013	935	1,062	41	43,542	38,335	
Rose Town	1 B Apt	93	940	0.985	926	1,039	1,001	1,040,039	926,926	
	2 B Apt	32	1,074	0.985	1,058	1,201	329	395,129	348,082	
Woodbridge Lane (site redeveloped)	2 B Apt		921	-						
	3 B Apt		1,037	-						
	4 B Apt		1,105	-						
Trinity Square (67813)	2 B TH	28	1,148	1.018	1,169	1,277	202	257,954	236,138	
	3 B TH	29	1,298	1.018	1,321	1,432	179	256,328	236,459	
	3 B TH (G)	17	1,339	1.018	1,363	1,519	96	145,824	130,848	
	4 B TH	6	1,408	1.018	1,433	1,594	72	114,768	103,176	
Trinity Square (67814)	2 B TH	12	1,132	1.018	1,152	1,241	132	163,812	152,064	
	3 B TH	8	1,281	1.018	1,304	1,395	96	133,920	125,184	
Thornhill Green (67868)	3 B TH	93	1,251	1.018	1,274	1,456	444	646,464	565,656	
	4 B TH	8	1,320	1.018	1,344	1,530	48	73,440	64,512	
<b>Total</b>		<b>1,025</b>					<b>8,917</b>	<b>10,759,172</b>	<b>9,539,458</b>	<b>4,311,609</b>

For 2008 See  
Shnoification 07-09  
(Enter as 0.00 or -0.00)

A7 Total Column

Line 501

For 2009 Shnoification 08-05 Future years released annually

# Social Housing Annual Information Return

Year end: December 31, 2018

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	<b>701</b>	<b>5,851,551</b>
Mortgage principal and interest payment (shelter component only)	Line 550	<b>703</b>	<b>7,289,376</b>
Less total indexed benchmark revenue	From SM Subsidy Estimate/Approved Budget	<b>705</b>	<b>13,403,485</b>
<b>Operating subsidy</b>	Lines 701 + 703 - 705	<b>709</b>	<b>(262,558)</b>

### II. RGI subsidy

Indexed benchmark market rents for RGI units	A8 Col. 09	<b>713</b>	<b>9,539,458</b>
Actual market rents for RGI units	A8 Col. 08	<b>714</b>	<b>10,759,172</b>
Lesser of Line 713 or Line 714		<b>715</b>	<b>9,539,458</b>
Actual rental income from RGI households	A8 Col. 10	<b>718</b>	<b>4,311,609</b>
<b>RGI subsidy</b>	Line 715 - 718	<b>719</b>	<b>5,227,849</b>

### III. Surplus repayment

<b>Revenue</b>			
Shelter occupancy revenue	Line 510	<b>741</b>	<b>8,658,525</b>
Investment income & non rental revenue	Line 521 + 522	<b>742</b>	<b>422,371</b>
Net subsidy entitlement for the year	Line 549, 709, 719	<b>743</b>	<b>6,265,012</b>
<b>Total revenue</b>	Line 741 to 743	<b>744</b>	<b>15,345,908</b>
<b>Less:</b>			
Total shelter expenses	Line 565	<b>750</b>	<b>15,362,611</b>
<b>Net income/loss - provincial reformed-shelter</b>	Lines 744 - 750	<b>751</b>	<b>(16,703)</b>
Operating reserve allowance	D1 Line 3085 or 3095	<b>755</b>	<b>0</b>
<b>Surplus/(Deficit)</b>	Lines 751 - 755	<b>759</b>	<b>0</b>
<b>Surplus repayable</b>	50% of Line 759 (only if surplus)	<b>760</b>	<b>0</b>
<b>Less: Service manager approved reduction</b>	Enter \$ ( up to the value in Line 760)	<b>764</b>	<b>0</b>
<b>Net surplus repayable</b>	Line 760 - 764	<b>769</b>	<b>0</b>

# Social Housing Annual Information Return

Year end: December 31, 2018

Housing York Inc.

**General Subsidy - Part VI SHRA (Section 110 )**

Page A9

## A9 - CONTINUED

### V. Subsidy for the year

Operating subsidy	Line 709	771	(262,558)
RGI subsidy	Line 719	772	5,227,849
Property taxes	Line 549	773	1,299,720
Additional subsidy		774	
Subtotal	Line 771 to 774	779	6,265,012
Less:			
Surplus repayment	Line 769	782	0
Reduction in subsidy (Section 113 (9) SHRA)		783	
Subtotal	Line 782 to 783	785	0
<b>Net subsidy entitlement for the year</b>	Line 779 - 785	789	6,265,012

### V. Current year settlement

Net subsidy for the year	Line 789	791	6,265,012
Less Subsidy received the year		792	6,616,564
<b>Settlement - subsidy payable to Group (repayable to SM)</b>		795	(351,552)

MMAH 01/09

# Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2018

**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	<b>801</b>		<input style="width: 80px;" type="text"/>
Property taxes	line 549	<b>806</b>	<input style="width: 80px;" type="text"/>	<b>0</b>
Mortgage principal and interest	line 550	<b>807</b>	<input style="width: 80px;" type="text"/>	<b>0</b>
Subtotal	Line 801 to 807	<b>809</b>	<input style="width: 80px;" type="text"/>	<b>0</b>
Less:				
Actual rents for RGI units	line 501	<b>811</b>	<input style="width: 80px;" type="text"/>	<b>0</b>
Non-Rental Revenue (including interest)	line 521 and 522	<b>812</b>	<input style="width: 80px;" type="text"/>	<b>0</b>
Surplus repayment (from below)	Line 829	<b>813</b>	<input style="width: 80px;" type="text"/>	<b>0</b>
Reduction in subsidy (Section 113 (9) SHRA)		<b>814</b>	<input style="width: 80px;" type="text"/>	
Subtotal	Line 811 to 814	<b>816</b>	<input style="width: 80px;" type="text"/>	<b>0</b>
Additional Subsidy		<b>817</b>	<input style="width: 80px;" type="text"/>	
<b>Net subsidy entitlement for the year</b>	Line 809 - 816 + 817	<b>819</b>	<input style="width: 80px;" type="text"/>	<b>0</b>

### II. Surplus repayment

Indexed Operating costs	Line 801	<b>821</b>		<input style="width: 80px;" type="text"/>
Less:				
Operating costs (actual)	line 548	<b>822</b>	<input style="width: 80px;" type="text"/>	<b>0</b>
Operating reserve allowance	Line 3107 or 3112	<b>823</b>	<input style="width: 80px;" type="text"/>	<b>0</b>
Subtotal	Line 822 to 823	<b>825</b>	<input style="width: 80px;" type="text"/>	<b>0</b>
<b>Surplus</b>	Line 821 - 825	<b>826</b>	<input style="width: 80px;" type="text"/>	<b>0</b>
<b>Surplus repayable</b>	50% of Line 826	<b>827</b>	<input style="width: 80px;" type="text"/>	<b>0</b>
Less: Service manager approved reduction	Enter \$ (up to the value in Line 827)	<b>828</b>	<input style="width: 80px;" type="text"/>	
<b>Net surplus repayment</b>	Line 827 - 828	<b>829</b>	<input style="width: 80px;" type="text"/>	<b>0</b>

### III. Current year settlement

Net subsidy for the year	Line 819	<b>831</b>		<input style="width: 80px;" type="text"/>
Less Subsidy received for the year		<b>832</b>	<input style="width: 80px;" type="text"/>	
<b>Current year settlement</b>	Line 831 - 832	<b>833</b>	<input style="width: 80px;" type="text"/>	<b>0</b>

# Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2018

## Revenue and Expenses-All programs except Provincial Reformed

Program Revenue	Provincial Reformed				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	
<b>Occupancy Revenue (Shelter)</b>								
RGI-Income Tested Units					5,224,017			
Market Rent						6,909,694		
Gross occupancy revenue	0	0	0	0	5,224,017	6,909,694	0	
Less: vacancy loss on market units						126,939		
Subtotal	0	0	0	0	5,224,017	6,782,755	0	
<b>Investment income</b>								
Non-rental revenue/income					62,665	67,419		
Subsidy - Rent Supp (i.e. OCHAP & CHSP)					300,243	347,290		
Subsidy - Operating Subsidy					1,338,521	2,229,523		
Subsidy - Capital Subsidy					2,600,000			
Subsidy- Other (describe)						164,786		
<b>AHP Provincial Funding</b>								
Total Revenue	0	0	0	0	9,525,446	9,591,773	0	
<b>Shelter Expenses:</b>								
Maint & Admin (see B1 schedules below)								
Utilities(see B1 schedules below)	0	0	0	0	3,976,944	3,418,999	0	
Insurance	0	0	0	0	1,301,457	1,093,678	0	
Bad Debts					171,316	128,522		
Other					1,239	549		
<b>Lease Payments</b>						1,524,455		
Capital reserve contribution								
Subtotal Operating Expenses					2,912,254	2,161,525		
Municipal property taxes								
Mortgage principal and interest	0	0	0	0	8,363,210	8,327,728	0	
Other (describe)					849,982	570,854		
Other (describe)								
<b>Capital Expenditures</b>								
<b>Operations Reserve Contrib</b>								
Total Shelter Expenses	0	0	0	0	9,525,446	9,591,773	0	
<b>Net income (loss) - Shelter</b>	0	0	0	0	0	0	0	
Subsidy settlement-pay (repayable to SM)	0							
MNP-83 line-1690								
Shelter Surplus(Deficit) after settlement	0	0	0	0	0	0	0	
<b>Gifts and Donations</b>								
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.

B1 Schedules

Year end: December 31, 2018

## Revenue and Expenses-All programs except Provincial Reformed

### 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										
1541 B					995,104	753,052				
1541 C					659,893	626,820				
1541 D					73,595	78,575				
1541 E					45,673	44,211				
1541 F					146,483	292,766				
1541 G					302,095	244,742				
1541 H					58,720	64,489				
1541 I					65,345	41,856				
1541 J					96,972	60,547				
1541 K					100,947	128,177				
1541 L					0					
1541 P					2,544,828	2,335,235				0
<b>Subtotal Maintenance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,544,828</b>	<b>2,335,235</b>	<b>0</b>			<b>0</b>

### Administration

Salaries, wages and benefits										
Management fees										
Materials and Services					1,136,612	860,139				
Other (describe)					295,504	223,625				
Other (describe)										
Other (describe)										
<b>Subtotal Administration</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,432,116</b>	<b>1,083,764</b>	<b>0</b>			<b>0</b>
<b>Total Maintenance and Administration</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,976,944</b>	<b>3,418,999</b>	<b>0</b>			<b>0</b>

### LINE - 1542 - UTILITIES

Electricity										
Fuel					768,579	552,707				
Water and Sewage					167,993	214,812				
Other (describe)					364,885	326,159				
<b>Total Utilities</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,301,457</b>	<b>1,093,678</b>	<b>0</b>			<b>0</b>





This Page Intentionally left blank.

# Social Housing Annual Information Return MUNICIPAL NON-PROFIT HOUSING CORPORATIONS

December 31, 2018

Housing York Inc.

Page B3

## Unit Activity

Unit type	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				
	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	0.00	
<b>GEARED-TO-INCOME</b>																
<b>Market</b>																
Bachelor																0.00
1 Bed Apt																0.00
2 Bed Apt																0.00
3 Bed Apt																0.00
3 Bed Apt																0.00
2 Bed TH																0.00
3 Bed TH																0.00
4 Bed TH																0.00
																0.00
<b>Total Market</b>																<b>0.00</b>
<b>Total Project</b>																<b>0.00</b>

**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

# Social Housing Annual Information Return

Year end: December 31, 2018

Housing York Inc.

## Subsidy Entitlement Calculation- Section 95 NHA - MNP

Page B4

**Operating costs:**

Budget

Previous year	From line 1640 Pr. Yr. Budget	<b>1635</b>	<input style="width: 90%;" type="text"/>
Inflation factor	2008 See Table Below, 2009 onward MAH SH Notification	<b>1636</b>	<input style="width: 90%;" type="text"/>
Budgeted Operating Costs	Line 1635 x 1636	<b>1640</b>	<input style="width: 90%; background-color: #ccccff;" type="text" value="0"/>
Actual Operating Costs	line 1548-1547	<b>1641</b>	<input style="width: 90%; background-color: #ccccff;" type="text" value="0"/>

**Allowable costs**

Lesser of budget or actual	Lesser of 1640 and 1641	<b>1645</b>	<input style="width: 90%; background-color: #ccccff;" type="text" value="0"/>
Municipal taxes	line 1549	<b>1646</b>	<input style="width: 90%; background-color: #ccccff;" type="text" value="0"/>
Mortgage principal and interest	line 1550	<b>1647</b>	<input style="width: 90%; background-color: #ccccff;" type="text" value="0"/>
Capital reserve contribution	line 1547	<b>1648</b>	<input style="width: 90%; background-color: #ccccff;" type="text" value="0"/>
<b>Total</b>	Lines 1645 to 1649	<b>1650</b>	<input style="width: 90%; background-color: #ccccff;" type="text" value="0"/>

**Adjusted Total Revenue**

Rent Inflation Factor	From MAH	<b>1651</b>	<input style="width: 90%;" type="text"/>
-----------------------	----------	-------------	--

Unit Type	Market Units	Prior Year Minimum Market Rent	Minimum Market Rent <small>Line 1651 x Column B</small>	Minimum Annual Market Rent <small>A x C x 12</small>
	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	<b>1654</b>	<input style="width: 90%;" type="text"/>
Net minimum annual market revenue	Line 1653 - 1654	<b>1655</b>	<input style="width: 90%; background-color: #ccccff;" type="text" value="0"/>
Market rent revenue		<b>1656</b>	<input style="width: 90%; background-color: #ccccff;" type="text" value="0"/>
<b>Adjusted market revenue</b>	Greater of line 1655 or 1656	<b>1660</b>	<input style="width: 90%; background-color: #ccccff;" type="text" value="0"/>
Geared-to-income rent		<b>1661</b>	<input style="width: 90%; background-color: #ccccff;" type="text" value="0"/>
Non-Rental revenue(including interest)		<b>1662</b>	<input style="width: 90%; background-color: #ccccff;" type="text" value="0"/>
<b>Adjusted total revenue</b>	Line 1660 to 1663	<b>1665</b>	<input style="width: 90%; background-color: #ccccff;" type="text" value="0"/>

**Subsidy Entitlement**

Subsidy Paid (Maximum Federal Assistance and Municipal Contribution)	Line 1650 - 1665	<b>1680</b>	<input style="width: 90%; background-color: #ccccff;" type="text" value="0"/>
Settlement - subsidy payable to Group (repayable to SM)		<b>1685</b>	<input style="width: 90%;" type="text"/>
		<b>1690</b>	<input style="width: 90%; background-color: #ccccff;" type="text" value="0"/>

# Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2018

## 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 01	Rent Supplement 02	Limited Dividend 03	Section 26 & 27 04	TTP 05	Maple Glen 05	Provincial Reformed 06	Post-1985 Urban Native 07	Pre-1986 Urban Native 08
2101 Households	833				31	66	720		
2105 Households	3				18	16	293		
2106 Households	4				1	2	12		
2107 TOTAL	840	0			60	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 Households	8						394		
2113 \$	19,995						23,964		
Non-RGI households and RGI households with incomes above the HILs									
2116 Households	1						206		

##### Seniors-RGI households with incomes at or below the HILs

2121 Households	825				13	66	326		
2123 \$	20,235				19,474	20,887	22,805		
Non-RGI households and RGI households with incomes above the HILs									
2125 Households	2				15	16	87		

##### Non-elderly singles

RGI households with incomes at or below the HILs									
2131 Households					18				
2133 \$					13,025				
Non-RGI households and RGI households with incomes above the HILs									
2135 Households					3				

##### Special needs

RGI households with incomes at or below the HILs									
2141 Households									
2143 \$									
Non-RGI households and RGI households with incomes above the HILs									
2145 Households									

### III. ADDITIONAL REQUIREMENTS - Service Level Standards

Households receiving RGI whose household income is at or below the household income limit established in regulation.

High need households  
Units modified to provide physical accessibility

Households receiving support services  
(All of the above information is as of year end.)

Unit of Measure	Public Housing 01	Rent Supplement 02	Section 95 MNP 05	Provincial Reformed 06
2101 Households	833	0	66	720
2102 Households	724			492
2103 Households	2			91
2104 Households				15

Current Household Income Limit amounts by Service manager are found in O. Reg. 368/01 Tables 6 and 7

# Social Housing Annual Information Return

Year end: December 31, 2018

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	52	50
Keswick Gardens	90	89
Springbrook Gardens	65	58
Mulock Village	84	83
Heritage East - Seniors	49	49
Heritage East - Family	52	48
Hadley Grange	61	63
Brayfield Manor	57	56
Oxford Village	27	27
Rosetown	103	112
Woodbridge Lane	-	-
Trinity Square	60	65
Thornhill Green	41	42
<b>Total</b>	<b>741</b>	<b>742</b>

### II. Move-outs and Vacancies

	Unit Move-outs during year	Vacancy months during year	Vacant units at year end
<b>Geared-to-income</b>	-		7
<b>Market units</b>	-		5
<b>Special needs units</b>			
<b>Total</b>	<b>0</b>	<b>0</b>	<b>12</b>

**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

# Social Housing Annual Information Return

December 31, 2018

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

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

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

**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

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