

The Regional Municipality of York

Housing York Inc.
June 15, 2017

Report of the
General Manager
and
Chief Financial Officer

2016 Financial Statements

1. Recommendations

It is recommended that:

1. The Board approve the draft 2016 Financial Statements and explanatory notes for Housing York Inc. and submit them to York Region, as the Service Manager and sole Shareholder of the Corporation.
2. The Board approve the 2016 Annual Information Return for the Housing York Inc. Provincial Reform Program and submit it to York Region, as the Service Manager.

2. Purpose

This report seeks approval for the draft 2016 Financial Statements (Attachment 1) for Housing York Inc. (Housing York), along with the 2016 Annual Information Return (Attachment 2), a housing program report mandated under the *Housing Services Act, 2011*.

The 2016 Housing York Annual Report (Attachment 3) highlights key activities to further the strategic initiatives in the multi-year plan. This year's annual report focusses on matters of interest to tenants and will be shared broadly. In addition to providing paper copies in tenant common areas, elements of the report will be displayed on Housing York's electronic message boards and on the web-site.

3. Background

Housing York's audited financial statements comply with Regional and legislative requirements

Housing York prepares annual audited financial statements that are consolidated with the Region's financial statements. Housing York's audit is performed concurrently with the Region's audit, by the same external auditors, ensuring that related-party transactions, such as subsidy transfers and payroll costs, are fully examined at the corporate and shareholder level.

In addition to the financial statements, the auditors review the Annual Information Return which is required under the *Housing Services Act, 2011*. The Annual Information Return is a summary of the financial, operating, and statistical information of Housing York's Provincial Reform portfolio. The Region, as Service Manager, uses this information to verify subsidy entitlement, assess compliance with the *Housing Services Act, 2011*, and for forecasting and budgeting purposes.

The audited financial statements and audited Annual Information Return are presented to the Board in draft. Board approval is required prior to submission to the Region.

Housing York's portfolio operates under three distinct funding formulas

Housing York's portfolio includes a total of 2,645 housing units operated under three main portfolios:

- Public Housing
- Provincial Reform
- Regional Housing

Each portfolio has different funding rules and eligibility for subsidy. The three portfolios are consolidated for financial statement and reporting purposes.

4. Analysis and Implications

The balance sheet remains healthy

Table 1 summarizes Housing York's balance sheet as of December 31, 2016, with comparative figures for 2015.

Table 1
Consolidated Balance Sheet
as at December 31, 2016

	2016 (\$000)	2015 (\$000)	Increase/ Decrease (\$000)	Increase/ Decrease (%)
Assets				
Current assets	9,196	7,554	1,642	22%
Restricted cash and investments	7,994	8,026	-32	0%
Property holdings	139,017	144,018	-5,001	-3%
Total Assets	156,207	159,598	-3,391	-2%
Liabilities				
Current liabilities	15,486	11,328	4,158	37%
Building finance	58,961	68,231	-9,270	-14%
Total Liabilities	74,448	79,559	-5,111	-6%
Equity				
Reserve funds	6,791	5,623	1,168	21%
Shareholder contribution	71,231	71,232	-1	0%
Retained earnings	3,737	3,183	554	16%
Total Equity	81,759	80,038	1,721	2%

Note: Totals may not add due to rounding

In 2016, total assets were \$156.2 million, a decrease of 3.4 million (-2%) compared to 2015, resulting from:

- A \$1.6 million increase in current assets mainly due to two bonds that matured and were redeemed in 2016
- A \$5.0 million decrease in property holdings due to amortization of our buildings

In 2016, total liabilities were \$74.4 million, a decrease of 5.1 million (-6%) compared to 2015, resulting from:

- A \$4.2 million increase in current liabilities due mainly to accounting rules that require Thornhill Green's mortgage be reclassified from a long-term liability to a short-term liability as it is renewable within 12 months of the fiscal year-end

- A \$9.3 million decrease in building financing – the reclassification, as noted above, as well as the \$5 million reduction in mortgages payable

In 2016, total equity was \$81.7 million, an increase of \$1.7 million (2%) compared to 2015, resulting from an additional \$1.2 million in reserve fund contributions and an increase in retained earnings.

Housing York generated an operating surplus of \$553,168 in 2016

Table 2 summarizes Housing York's Statement of Revenue, Expenditures and Retained Earnings as of December 31, 2016 with comparative figures for 2015.

Table 2
Consolidated Statement of Revenue,
Expenditures and Retained Earnings, as at December 31, 2016

	2016 (\$000)	2015 (\$000)	Increase/ Decrease (\$000)	Increase/ Decrease (%)
Revenue				
Rental and other income	22,514	21,013	1,501	7%
Government subsidies	10,851	8,557	2,294	27%
Total Revenue	33,365	29,570	3,795	13%
Expenses				
Mortgage payments	9,043	9,140	-97	-1%
Administration and maintenance	11,614	10,661	953	9%
Property taxes	3,159	3,004	155	5%
Utilities	3,616	3,112	504	16%
Public Housing Capital	1,353	1,127	226	20%
Contribution to Capital Reserves	4,026	1,991	2,035	102%
Total Expenses	32,811	29,035	3,776	13%
Surplus	553	535	19	4%
Retained Earnings, End of Year	3,737	3,183	554	17%

Note: Totals may not add due to rounding

Total revenues were \$33.4 million in 2016, an increase of \$3.8 million (13%) over 2015. The increase in revenues was mainly driven by the inclusion of the Richmond Hill Hub (\$1.7 million) and additional Regional subsidies to address capital needs (\$1.6 million).

Total expenses were \$32.8 million in 2016, an increase of \$3.8 million (13%) over 2015. The increase in expenses resulted mainly from additional costs related to the Richmond Hill Hub (\$1.4 million) and additional contributions to the Capital Reserve (\$2.0 million).

The surplus of \$553,168 was allocated to Retained Earnings resulting in a balance of \$3.7 million.

Link to key Council-approved plans

Housing York's 2016 Financial Statements support the Region's housing goals as outlined in corporate strategies such: as Vision 2051; the Sustainability Strategy; the Region's 2015-2019 Strategic Plan – From Vision to Results; and the Regional Official Plan.

5. Financial Considerations

Housing York ended the year in a positive position. The following are indicators of its net financial position as at December 31, 2016:

- Total liabilities decreased by 6% or \$5.1 million, improving debt to equity ratio by 8.4% mainly due to the reduction in mortgages payable
- Retained Earnings increased from \$3.2 million to \$3.7 million. An increasing level of Retained Earnings will better position Housing York to address future financial needs
- Capital Reserve funds increased to \$5.7 million from \$4.8 million mainly due to the increased level of investment in capital repairs and replacement.

6. Local Municipal Impact

Housing York provides safe, well maintained affordable housing throughout local municipalities in York Region.

7. Conclusion

Housing York continues to operate in accordance with program requirements and funding formula expectations. Prudent financial management led to a \$553,168 surplus in 2016 which is higher than the \$445,402 budget projection.

2016 Financial Statements

For more information on this report, please contact Michelle Willson, Chief Financial Officer at 1-877-464-9675 ext. 76064.

The Senior Management Group has reviewed this report.

Recommended by:

Rick Farrell
General Manager

Michelle Willson
Chief Financial Officer

Approved for Submission:

Katherine Chislett
President

May 31, 2017

Attachments (3)

#7465372

Accessible formats or communication supports are available upon request

Attachment 1

DRAFT #7
May 23, 2017

Financial Statements of

HOUSING YORK INC.

Year ended December 31, 2016

INDEPENDENT AUDITORS' REPORT

To the Board of Directors of Housing York Inc.

We have audited the accompanying financial statements of Housing York Inc., which comprise the balance sheet as at December 31, 2016, the statements of revenue, expenditures and retained earnings and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information. The financial statements have been prepared by management in accordance with the financial reporting provisions of Section 80(2) of the Housing Services Act, 2011 and guidance in its application issued by the Housing Branch of the Regional Municipality of York.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the financial reporting provisions of Section 80(2) of the Housing Services Act, 2011 and guidance in its application issued by the Housing Branch of the Regional Municipality of York, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Housing York Inc. as at December 31, 2016, and its results of operations and its cash flows for the year then ended in accordance with the financial reporting provisions of Section 80(2) of the Housing Services Act, 2011 and guidance in its application issued by the Housing Branch of the Regional Municipality of York.

Basis of Accounting

Without modifying our opinion, we draw attention to note 1 to the financial statements, which describes the basis of accounting. The financial statements are prepared to assist Housing York Inc. to meet the requirements of the Housing Branch of the Regional Municipality of York. As a result, the financial statements may not be suitable for another purpose.

Restriction on Use

Our report is intended solely for Housing York Inc. and Housing Branch of the Regional Municipality of York and should not be used by parties other than Housing York Inc. or the Housing Branch of the Regional Municipality of York.

DRAFT

Chartered Professional Accountants, Licensed Public Accountants

Vaughan, Canada

HOUSING YORK INC.

DRAFT Balance Sheet

December 31, 2016, with comparative information for 2015

	2016	2015
Assets		
Current assets:		
Cash	\$ 8,292,911	\$ 6,639,587
Accounts receivable:		
Rents	185,471	266,839
Harmonized sales tax	229,049	161,700
Other	48,923	83,058
Prepaid expenses	439,737	403,277
	<u>9,196,091</u>	<u>7,554,461</u>
Restricted cash and investments:		
Rental deposits	784,587	635,923
Reserve fund deposits	2,968,439	1,942,771
Emergency Power Plan Reserve	577,556	598,090
Insurance Reserve	180,000	185,324
Operations Reserve	110,100	47,400
Shelter Furniture Replacement Reserve	240,618	30,000
Reserve fund investments (note 5)	3,132,576	3,081,583
Operating fund investments (note 5)	—	1,504,789
	<u>7,993,876</u>	<u>8,025,880</u>
Property holdings (note 2)	138,781,068	143,782,094
Furniture and fixtures	235,632	235,632
	<u>\$ 156,206,667</u>	<u>\$ 159,598,067</u>

	2016	2015
Liabilities and Shareholder's Equity		
Current liabilities:		
Accounts payable and accrued liabilities	\$ 3,117,946	\$ 2,739,130
Deferred revenue	1,237,043	1,028,628
Amounts due to Regional Municipality of York, without interest or terms of repayment	1,861,012	2,559,617
Current portion of mortgages payable (note 3)	9,270,569	5,001,026
	<u>15,486,570</u>	<u>11,328,401</u>
Building financing:		
Loan agreements (note 3)	5,834,000	5,834,000
Mortgages payable (note 3)	53,126,886	62,397,455
	<u>58,960,886</u>	<u>68,231,455</u>
Shareholder's equity (note 4):		
Reserve fund for Capital Repair and Replacement	5,682,726	4,762,354
Reserve fund for Emergency Power Plan Project	577,556	598,090
Reserve fund for Insurance Reserve	180,000	185,324
Reserve for Operations	110,100	47,400
Reserve Fund for Shelter Furniture Replacement	240,618	30,000
Shareholder's equity	71,231,606	71,231,606
Retained earnings	3,736,605	3,183,437
	<u>81,759,211</u>	<u>80,038,211</u>
	<u>\$ 156,206,667</u>	<u>\$ 159,598,067</u>

See accompanying notes to financial statements.

On behalf of the Board:

_____ Director

_____ Director

HOUSING YORK INC.

DRAFT Statement of Revenue, Expenditures and Retained Earnings

Year ended December 31, 2016, with comparative information for 2015

	2016 Budget	2016 Actual	2015 Actual
Revenue:			
Rental	\$ 21,069,427	\$ 21,110,697	\$ 19,576,265
Non-rental	973,901	850,472	902,246
Operating subsidies (note 6)	12,591,864	10,850,720	8,557,220
Operating surplus	445,402	553,166	534,601
	<u>35,080,594</u>	<u>33,365,055</u>	<u>29,570,332</u>
Expenditures:			
Mortgage payments (note 3)	9,105,852	9,043,029	9,140,458
Administration and maintenance	10,782,065	10,709,794	9,969,447
Property taxes	3,357,652	3,159,485	3,004,072
Utilities	3,820,979	3,616,258	3,112,389
Capital	1,586,220	1,353,152	1,126,851
Insurance	576,080	442,237	466,149
Shelter	150,828	148,322	128,640
Bad debts	107,355	136,208	47,773
	<u>29,487,031</u>	<u>28,608,485</u>	<u>26,995,779</u>
Excess of revenue over expenditures before the undernoted	5,593,563	4,756,570	2,574,553
Contribution to Capital Reserve (note 4)	5,104,261	4,025,719	1,991,252
Contribution to Operations Reserve (note 4)	43,900	62,700	23,700
Excess of revenue over expenditures	<u>\$ 445,402</u>	668,151	559,601
Retained earnings, beginning of year		3,183,437	3,052,836
Internal allocations:			
Contribution from Insurance Reserve (note 4)		(114,983)	(25,000)
Emergency Power Plan - additional contribution (note 4)		—	(404,000)
Retained earnings, end of year		<u>\$ 3,736,605</u>	<u>\$ 3,183,437</u>

See accompanying notes to financial statements.

HOUSING YORK INC.

DRAFT Statement of Cash Flows

Year ended December 31, 2016, with comparative information for 2015

	2016	2015
Cash provided by (used in):		
Operating activities:		
Excess of revenue over expenditures	\$ 668,151	\$ 559,601
Amortization of income-producing properties which does not involve cash	5,001,026	6,214,898
Cash contributions to/from reserves	1,052,849	(238,257)
Change in non-cash operating working capital:		
Accounts receivable	48,154	(45,603)
Prepaid expenses	(36,460)	51,972
Accounts payable and accrued liabilities	378,816	562,962
Deferred revenue	208,415	39,738
Amounts due to/from Regional Municipality of York	(698,605)	857,313
	<u>6,622,346</u>	<u>8,002,624</u>
Financing activities:		
Principal repayment	(5,001,026)	(6,214,898)
Investing activities:		
Restricted cash:		
Rental deposits	(148,664)	(6,921)
Reserve fund deposits	(1,025,668)	(909,168)
Reserve fund investments	(50,993)	(54,866)
Emergency Power Plan Reserve	20,534	(321,973)
Insurance Reserve fund	5,324	(5,324)
Operations Reserve	(62,700)	(23,700)
Shelter Furniture Replacement Reserve	(210,618)	(30,000)
Operating fund investments	<u>1,504,789</u>	<u>532,250</u>
	<u>32,004</u>	<u>(819,702)</u>
Increase in cash	1,653,324	968,024
Cash, beginning of year	6,639,587	5,671,563
Cash, end of year	<u>\$ 8,292,911</u>	<u>\$ 6,639,587</u>

See accompanying notes to financial statements.

HOUSING YORK INC.

DRAFT Notes to Financial Statements

Year ended December 31, 2016

Housing York Inc. (the "Corporation") was incorporated in accordance with Section 182 of the Ontario Business Corporations Act on January 1, 2003. The Regional Municipality of York (the "Region") is the sole shareholder of the Corporation.

1. Significant accounting policies:

(a) Basis of presentation:

The financial statements have been prepared in accordance with accounting policies that comply with Section 80(2) of the Housing Services Act, 2011 (the "Act") and guidance in its application issued by the Housing Branch of the Region. Canadian generally accepted accounting principles ("Canadian GAAP") has been interpreted to mean Canadian public sector accounting standards and the 4200 standards for government not-for-profit organizations.

The basis of accounting used in these financial statements materially differs from Canadian GAAP because:

(i) Amortization:

Beginning in 2012, amortization is not provided on property holdings and furniture and fixtures over the estimated useful lives of these assets. This currently includes Tom Taylor Place, Leeder Place family shelter, Kingview Court Expansion, Mackenzie Green, Lakeside Residences, Belinda's Place Women Shelter, and Richmond Hill Hub.

Amortization is not provided on Provincial Reform Program property holdings over the estimated useful lives of these assets but rather at a rate equal to the annual principal repayments on these mortgages.

(ii) Income-producing properties:

Income-producing properties that were transferred to the Public Housing Program on December 14, 2000 by the Province of Ontario are carried at a nominal value of \$1 as the fair value of the properties was not readily available at the time of the transfer.

Income-producing properties that are reported for the Provincial Reform Program include land, buildings, equipment and other capitalized costs and are recorded at cost, net of any government grants or contributions.

HOUSING YORK INC.

DRAFT Notes to Financial Statements (continued)

Year ended December 31, 2016

1. Significant accounting policies (continued):

As described in the Act, costs incurred by the Provincial Reform Program to modernize or improve existing income-producing properties, which have the effect of extending the useful life of the property or increasing its value, are funded from the Capital Repair and Replacement Reserve. The Public Housing Program has no Capital Repair and Replacement Reserve; therefore, these expenses are reflected as operating expenses. The Regional Housing Program is expected to be self-sustaining and funds its own Capital Repair and Replacement Reserve through surplus operating funds.

During 2004, the Region implemented the Regional Housing Program which the Corporation manages on behalf of the shareholder. A long-term lease agreement was created for each leased property. The land, building and equipment for the leased sites are not reflected in the Corporation's book of accounts.

In 2016, the Corporation added a new building known as Richmond Hill Hub. The building features 202 mixed units and a youth shelter. The building is owned by the Corporation and 360 Kids operates the youth shelter. Social Services provides funding for the administration and maintenance costs of the youth shelter.

Property	Addition year	Ownership type
Armitage Garden	2004	Leased
Blue Willow	2006	Leased
Tom Taylor Place	2008	Owned
Kingview Court Expansion	2011	Owned
Mapleglen Residences	2012	Leased
Mackenzie Green	2013	Owned
Lakeside Residences	2014	Owned
Belinda's Place Women Shelter	2015	Owned
Richmond Hill Hub	2016	Owned

The sites owned by the Corporation are recorded on the books at transfer cost between the shareholder and the Corporation.

HOUSING YORK INC.

DRAFT Notes to Financial Statements (continued)

Year ended December 31, 2016

1. Significant accounting policies (continued):

(iii) Other property holdings:

- (a) The Corporation owns the Blue Door Shelters site, a non-revenue-producing property location with multiple buildings that serve as emergency shelters. Porter Place, the men's shelter, receives subsidy under the Act and is, therefore, reported in the same manner as the Corporation's other Provincial Reform Program locations.
- (b) In 2009, the Corporation added a new family shelter building known as Leeder Place to the Blue Door Shelters site. The old Leeder Place family shelter has been closed and its disposition is under review.
- (c) In 2015, the Corporation added a new women's shelter building known as Belinda's Place Women Shelter. The building is owned by the Corporation and operated by the Salvation Army. Social Services provides funding for the administration and maintenance costs.

(iv) Appropriations to/from Capital Repair and Replacement Reserve fund:

Appropriations to/from the Capital Repair and Replacement Reserve fund are reported on the statement of revenue, expenditures and retained earnings. Expenditures made from Capital Repair and Replacement Reserve fund are reported within this fund and not on the statement of revenue, expenditures and retained earnings. Interest income earned on investments of Capital Repair and Replacement Reserve fund is credited directly to the Capital Repair and Replacement Reserve fund and is not reported on the statement of revenue, expenditures and retained earnings.

(v) Financial instruments:

Financial instruments are recorded at fair value on initial recognition.

Under Program Instruction 2008-02 issued by the Region, the Corporation subsequently records its investments at book value. Gains or losses associated with capital reserve investments are recognized at redemption.

Financial instruments are adjusted by transaction costs incurred on acquisition and financing costs.

HOUSING YORK INC.

DRAFT Notes to Financial Statements (continued)

Year ended December 31, 2016

1. Significant accounting policies (continued):

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the statement of revenue, expenditures and retained earnings.

Long-term debt is recorded at cost.

(b) Other reserve funds:

The Corporation established reserve funds from retained earnings for expenditures approved by the Board of Directors. These funds are specifically restricted for emergency power plan and insurance deductible expenditures. These are discussed further in note 4.

(c) Bad debts:

The funding formula does not recognize a provision for doubtful accounts. Therefore, bad debts are recognized as an expense in the year that write-off has occurred. The Corporation applies a collection of tenant accounts policy, which indicates that former tenant arrears that meet certain criteria are eligible for write-off annually.

(d) Operations:

As at December 31, 2016, the portfolio consists of 37 multi-residential buildings and three emergency shelter sites, and one condominium unit. While the Corporation owns the shelter sites, daily operations are provided by Blue Door Shelters, Salvation Army and 360 Kids through an operating agreement.

(e) Subsidy reconciliation - operating subsidies:

The Corporation is subsidized for certain occupancy costs relating to Provincial Reform Program and Public Housing Program properties administered by the Corporation. Any surplus funding received must be repaid in full to the Region. The Regional Housing Program is not eligible to receive operating subsidy.

The final subsidy amount to be received by the Corporation for the current fiscal year will not be determined until the Service Manager reviews the Corporation's financial and statistical returns. Corporation's management considers the subsidy receivable (payable) to include all appropriate adjustments for non-allowable costs. Any adjustments to the subsidy will be accounted for in the year it is determined.

HOUSING YORK INC.

DRAFT Notes to Financial Statements (continued)

Year ended December 31, 2016

1. Significant accounting policies (continued):

(f) Furniture and fixtures:

Furniture and fixtures are recorded at cost.

(g) Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenditures during the year. Significant items subject to such estimates and assumptions include the carrying amount of property holdings. Actual results could differ from those estimates.

2. Property holdings:

	2016	2015
Incoming-producing properties:		
Land	\$ 25,232,345	\$ 25,232,345
Buildings	96,232,555	96,232,555
	121,464,900	121,464,900
Less accumulated amortization	59,067,445	54,066,419
Net book value	\$ 62,397,455	\$ 67,398,481
Other properties:		
Land	\$ 8,439,742	\$ 8,439,742
Buildings	68,703,864	68,703,864
	77,143,606	77,143,606
Less accumulated amortization	759,993	759,993
Net book value	\$ 76,383,613	\$ 76,383,613
Total property holdings:		
Land	\$ 33,672,087	\$ 33,672,087
Buildings	164,936,419	164,936,419
	198,608,506	198,608,506
Less accumulated amortization	59,827,438	54,826,412
Net book value	\$ 138,781,068	\$ 143,782,094

HOUSING YORK INC.

DRAFT Notes to Financial Statements (continued)

Year ended December 31, 2016

3. Mortgages payable:

(a) Mortgages payable applicable to buildings in the Provincial Reform Program:

Property	Particulars	2016	2015
Glenwood Mews	Mortgage payable, bearing interest at 1.120% per annum with blended monthly payments of \$33,423, maturing February 1, 2020	\$ 3,037,310	\$ 3,402,224
Keswick Gardens	Mortgage payable, bearing interest at 6.996% per annum with blended monthly payments of \$70,011, maturing January 1, 2025	6,057,643	6,464,662
Springbrook Gardens	Mortgage payable, bearing interest at 5.912% per annum with blended monthly payments of \$87,877, maturing January 1, 2024	7,967,779	8,538,753
Mulock Village	Mortgage payable, bearing interest at 2.105% per annum with blended monthly payments of \$71,887, maturing March 1, 2022	7,930,535	8,525,820
Heritage East	Mortgage payable, bearing interest at 1.850% per annum with blended monthly payments of \$73,639, maturing October 1, 2020	8,430,167	9,151,260
Hadley Grange	Mortgage payable, bearing interest at 4.486% per annum with blended monthly payments of \$43,297, maturing February 1, 2018	4,566,889	4,875,983
Brayfield Manor	Mortgage payable, bearing interest at 5.940% per annum with blended monthly payments of \$70,757, maturing July 1, 2028	7,129,175	7,546,576
Oxford Village	Mortgage payable, bearing interest at 1.830% per annum with blended monthly payments of \$14,781, maturing June 1, 2025	2,086,563	2,224,522
Rose Town	Mortgage payable, bearing interest at 1.880% per annum with blended monthly payments of \$39,771, maturing December 1, 2022	2,706,473	3,128,727
Trinity Square	Mortgage payable, bearing interest at 2.315% per annum with blended monthly payments of \$68,160, maturing March 1, 2025	7,460,946	8,098,982
Thornhill Green	Mortgage payable, bearing interest at 2.112% per annum with blended monthly payments of \$36,679, maturity December 1, 2017	4,377,434	4,721,341
Blue Door Shelters - Porter Place	Mortgage payable, bearing interest at 4.443% per annum with blended monthly payments of \$8,609, maturing September 1, 2018	646,541	719,631
		62,397,455	67,398,481
Less current portion		9,270,569	5,001,026
		\$ 53,126,886	\$ 62,397,455

On March 1, 2017, the mortgage for Mulock Village was renewed. The terms described above are in accordance with the new agreement.

HOUSING YORK INC.

DRAFT Notes to Financial Statements (continued)

Year ended December 31, 2016

3. Mortgages payable (continued):

Principal repayments are as follows:

2017	\$ 9,270,569
2018	9,480,229
2019	4,826,056
2020	11,938,785
2021	3,992,234
Thereafter	22,889,583
	<hr/> \$ 62,397,455 <hr/>

(b) Tom Taylor Place:

Tom Taylor Place, a 50-unit facility in the Town of Newmarket, opened on October 1, 2008. The building was constructed by the Region through the New Affordable Housing Program, which offers funding partnerships with the federal and provincial governments. The building is owned by the Corporation; however, the financial reporting does not fall under the Act like the other income-producing properties owned by the Corporation.

The Corporation purchased the land for this building in January 2006 for \$315,000. Financing for the building was structured in 2009, which includes Regional debentures and other loan agreements which are described below:

Amount payable to shareholder (i)	\$ 4,434,000
Federal forgivable loan (ii)	1,400,000
	<hr/> 5,834,000
Shareholder contribution (iii)	3,720,635
	<hr/> \$ 9,554,635 <hr/>

(i) The amount payable to the shareholder is made up of two components:

A long-term loan in the amount of \$2,334,000 is repayable to the Region from rent revenue generated at the building. The Region has debentured this amount on the Corporation's behalf. Repayment terms are based on a 30-year amortization schedule.

HOUSING YORK INC.

DRAFT Notes to Financial Statements (continued)

Year ended December 31, 2016

3. Mortgages payable (continued):

The remaining amount payable to shareholder is \$2,100,000 for a second debenture financed by the Region. Under the New Affordable Housing Program, the province flows funds to the Corporation which, in turn, forwards the funds to the Region to pay the debenture. These provincial contributions are forgivable advances subjected to similar terms and conditions applicable to federal forgivable loan as discussed below. The term of the Regional debenture is 20 years.

- (ii) The federal forgivable loan of \$1,400,000 is provided through the Canada-Ontario New Affordable Housing Program agreement. This loan is to be fully forgiven on the last day of the month at the end of the term of the loan. The term of the loan is 20 years maturing in 2028 and the amounts are forgiven provided all terms and conditions of the agreement are satisfied by the Corporation. The loan is interest-bearing with the interest rate, being the higher of the average posted rate offered by major Canadian lending institutions for a commercial first mortgage having a five-year term, plus 2% or the interest rate applicable to the first mortgage registered against title to the property, plus 2%. The interest, however, is to be fully forgiven on an annual basis provided all terms and conditions of the agreement are satisfied by the Corporation.
- (iii) The shareholder contribution in the amount of \$3,720,635 represents a gift from the Region to the Corporation to fully finance the cost of the Tom Taylor Place not covered by the Canada-Ontario New Affordable Housing Program.

(c) Blue Door Shelters - Leeder Place:

The new Leeder Place family shelter, with a construction cost valued at \$2,836,826, was developed by the Region on existing lands owned by the Corporation. It was gifted to the Corporation without any financing obligations.

(d) Kingview Court Expansion:

Kingview Court Expansion, a 39-unit facility in the Town of King, opened on October 26, 2011. The building was constructed through the New Affordable Housing Program, which offers funding partnerships with the federal and provincial governments by the Region with a cost of \$7,847,469, including \$98,644 in furniture and fixtures. The building is owned by the Corporation and it was gifted without any financing obligations. The financial reporting does not fall under the Act like the other income-producing properties owned by the Corporation.

HOUSING YORK INC.

DRAFT Notes to Financial Statements (continued)

Year ended December 31, 2016

3. Mortgages payable (continued):

(e) Mackenzie Green:

Mackenzie Green, a 140-unit facility in the Town of Richmond Hill, opened on March 15, 2013. The building was constructed with funding provided through: Canada-Ontario Affordable Housing Program 2009 Extension of \$16,800,000; York Region Investing in Ontario Funding of \$11,011,000; Developing Opportunities for Ontario Renters Funding of \$2,409,000; and Social Housing Development Charges Reserve of \$1,350,871. The building is owned by the Corporation and it was gifted with a \$5,850,000 financial obligation serviced through tenants rent. The financial reporting is similar to the other properties not covered by the Act.

(f) Lakeside Residences:

Lakeside Residences, a 97-unit facility in the Town of Georgina, was purchased on June 15, 2014. The building was constructed with funding provided through: Investment in Affordable Housing for Ontario Program of \$12,489,748; York Region Investing in Ontario Funding of \$5,788,386; York Region Social Housing Development Reserve of \$1,178,795 and the Sundry Revenue account of \$17,393. The building is owned by the Corporation and it was gifted with no financial obligation. The financial reporting is similar to the other properties not covered by the Act.

(g) Belinda's Place Women Shelter:

Belinda's Place Women Shelter is a women's shelter that was built by the Region on land leased from the Town of Newmarket. This building is owned by the Corporation but operated by a third-party provider through an operating agreement. This building features 28 emergency beds and 9 transitional units.

(h) Richmond Hill Hub:

Richmond Hill Hub, a 202-unit facility in the Town of Richmond Hill, opened on January 28, 2016. The building is owned by the Corporation and features a youth shelter which is operated by a third-party provider.

HOUSING YORK INC.

DRAFT Notes to Financial Statements (continued)

Year ended December 31, 2016

4. Reserve funds:

In addition to the Capital Reserve fund that has always been maintained by the Corporation, the Board of Directors and the Region have approved additional reserves for specified purposes.

(a) Capital Repair and Replacement Reserve fund:

In accordance with the Act, the use of the Capital Repair and Replacement Reserve fund is limited to the replacement, enhancement or repair of existing capital assets, or the purchase of new capital assets for the Provincial Reform Program. Funding for capital expenditures is obtained through the Region, through the subsidy payment process, and through an annual operating surplus sharing agreement.

Buildings in the Regional Housing Program contribute a significant portion of annual surplus operating funds to a Capital Repair and Replacement Reserve fund for future major repairs and replacements within this program. For presentation purposes, all capital reserve funds are reported on a consolidated basis.

The Corporation does not maintain a Capital Repair and Replacement Reserve fund account for the Public Housing Program.

The Corporation has a 10-year capital plan for managing expenses from capital reserves, which has been approved through a separate process.

	2016	2015
Balance, beginning of year	\$ 4,762,354	\$ 4,952,608
Funding from Region	1,622,846	329,085
Transfer in from operating	2,402,873	1,662,167
Interest earned	75,300	68,772
Capital expenditures	(3,180,647)	(2,250,278)
Net activity	920,372	(190,254)
Balance, end of year	\$ 5,682,726	\$ 4,762,354

HOUSING YORK INC.

DRAFT Notes to Financial Statements (continued)

Year ended December 31, 2016

4. Reserve funds (continued):

(b) Emergency Power Plan:

Following the examination of the Corporation's emergency power capabilities in a long-term power outage, the Board of Directors approved the use of \$910,500 from retained earnings to fund emergency power upgrades in several apartment buildings. The multi-year plan addresses operational and tenant safety issues. A major generator installation was scheduled for completion in 2014, which was later deferred to 2015, along with a second major generator installation. An additional \$404,000 from retained earnings was requested and approved in the 2015 budget to cover the cost of the two installations.

	2016	2015
Balance, beginning of year	\$ 598,090	\$ 276,117
Direct costs	(20,534)	(82,027)
Additional contribution	–	404,000
Balance, end of year	\$ 577,556	\$ 598,090

(c) Insurance Reserve:

The Corporation maintains property insurance on all buildings through the Social Housing Services Corporation. This is a pooled insurance program available for housing providers in Ontario.

The Corporation takes all reasonable measures to mitigate insurance claims through aggressive risk management strategies. However, the unpredictable nature of insurance claims has the potential to create unforeseen impacts on operating expenses on a year-over-year basis as frequency and severity of incidents cannot be forecasted.

As an alternative to using operating funds on an as-required basis for insurance-related costs, the Board of Directors approved the establishment of a reserve fund to facilitate a more predictable draw on operating expenses.

HOUSING YORK INC.

DRAFT Notes to Financial Statements (continued)

Year ended December 31, 2016

4. Reserve funds (continued):

Insurance costs related to deductibles on claims and small settlements will be paid from the Insurance Reserve fund. The combination of the insurance policy and the Insurance Reserve fund provides financial protection from catastrophic loss.

	2016	2015
Balance, beginning of year	\$ 185,324	\$ 180,000
Contribution to reserve	25,000	25,000
Discretionary contribution to reserve	89,983	—
Claims paid, net of recoveries	(120,307)	(19,676)
Net activity	(5,324)	5,324
Balance, end of year	\$ 180,000	\$ 185,324

(d) Operating Contingency Reserve:

Management established a Contingency Fund for maintenance costs for two properties: Mackenzie Green and Lakeside Residences. In 2016, surplus funds from two shelters, Belinda's Place Women Shelter and Richmond Hill Hub, were added to the reserve for future administration and maintenance costs.

	2016	2015
Balance, beginning of year	\$ 47,400	\$ 23,700
Contribution to reserve	42,217	23,700
Contribution to reserve - Shelters	20,483	—
Balance, end of year	\$ 110,100	\$ 47,400

HOUSING YORK INC.

DRAFT Notes to Financial Statements (continued)

Year ended December 31, 2016

4. Reserve funds (continued):

(e) Shelter Furniture Replacement Reserve:

Management established a furniture replacement fund specifically designated for furniture enhancements at the various emergency and transitional housing facilities owned by the Corporation and operated by Social Services.

	2016	2015
Balance, beginning of year	\$ 30,000	\$ –
Contribution to reserve	230,000	30,000
Direct costs	(19,382)	–
Balance, end of year	\$ 240,618	\$ 30,000

(f) Shareholder's equity:

Mackenzie Green was constructed by the Region and was gifted to the Corporation with a \$5,850,000 financing obligation serviced through tenants rent. As amortization is not provided on Mackenzie Green, the contribution of Mackenzie Green was recognized as a direct increase in shareholder's equity in the amount of \$37,420,871 in 2013.

Lakeside Residences was constructed by the Region and was gifted to the Corporation. As amortization is not provided on Lakeside Residences, the contribution of Lakeside Residences was recognized as a direct increase in the shareholder's equity in the amount of \$19,405,805 in 2014.

	2016	2015
Balance, beginning and end of year	\$ 71,231,606	\$ 71,231,606

HOUSING YORK INC.

DRAFT Notes to Financial Statements (continued)

Year ended December 31, 2016

5. Restricted investments:

During 2005, the Corporation adopted an Investment Strategy Policy, which includes the management of mandatory investment of the Capital Repair and Replacement Reserve fund, as well as the investment of surplus operating funds. The policy prescribes to a conservative investment approach that carries a low to moderate risk tolerance similar to investment strategies adopted by the Region.

(a) Reserve fund investments:

Under the requirements of the Act, housing providers are required to invest their Capital Repair and Replacement Reserve fund in an investment pool designed for housing providers. The Corporation has participated in this mandatory program since its inception and, from time to time, adjusts its investment mix to reflect its risk profile and to improve its overall returns.

Reserve fund investments comprise the following:

	2016	2015
Security description:		
Social Housing Canadian Short Term Bond Fund	\$ 3,123,093	\$ 3,072,375
Social Housing Canadian Bond Fund	3,525	3,394
Social Housing Canadian Equity Fund	5,958	5,814
Total reserve fund investments	\$ 3,132,576	\$ 3,081,583

HOUSING YORK INC.

DRAFT Notes to Financial Statements (continued)

Year ended December 31, 2016

5. Restricted investments (continued):

(b) Operating fund investments:

Surplus operating funds are invested to improve upon the return that would otherwise be made earning bank interest. Surplus operating funds would include restricted funds from retained earnings and short-term cash flow excesses not needed to support operations. Investments of this nature typically fall into a short-term investment horizon of three months to four years. The investments matured and were redeemed in 2016. Operating fund investments in 2015 comprise the following:

2015	Par value	Maturity date	Yield to maturity
Security description:			
CIBC Bank Deposit Note	\$ 1,000,000	January 14, 2016	2.302%
Province of Ontario Bond	500,000	September 8, 2016	1.736%
Unamortized premiums (discounts)	4,789		
Total operating fund investments	\$ 1,504,789		

6. Related party transactions:

(a) During the year, the Corporation received net subsidies as summarized below:

	2016	2015
Subsidies:		
Provincial Reform Program	\$ 6,503,592	\$ 6,565,280
Public Housing Program	3,075,004	2,725,002
Blue Door Shelters	115,632	115,644
Other	1,958,092	80,702
	11,652,320	9,486,628
Less surplus subsidy payable to System Service Manager	801,600	929,408
	\$ 10,850,720	\$ 8,557,220

HOUSING YORK INC.

DRAFT Notes to Financial Statements (continued)

Year ended December 31, 2016

6. Related party transactions (continued):

The Region provided contracted services of personnel, rental of office space and other administrative costs. The cost of these services, aggregating \$5,842,739 (2015 - \$7,393,339), was charged to administration and maintenance.

- (b) Buildings in the Regional Housing Program are financed by the Region. The collection of tenants' rent is used to pay the financing costs and the Corporation issued payments to the Region to fund the debentures payable. The payments issued for Armitage Garden, Blue Willow Terrace, Tom Taylor Place, Mapleglen Residences and Mackenzie Green amounted to \$1,527,017 (2015 - \$1,532,316).

7. Financial risks and concentration of credit risk:

- (a) Credit risk:

Credit risk refers to the risk that a counterparty may default on its contractual obligations, resulting in a financial loss. The Corporation is exposed to credit risk with respect to the accounts receivable and cash.

The Corporation assesses, on a continuous basis, accounts receivable and writes off any amounts that are not considered to be collectible during the year. The maximum exposure to credit risk of the Corporation at December 31, 2016 is the carrying value of these assets.

- (b) Liquidity risk:

Liquidity risk is the risk that the Corporation will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Corporation manages its liquidity risk by monitoring its operating requirements. The Corporation prepares a budget to ensure it has sufficient funds to fulfill its obligations.

Accounts payable and accrued liabilities are generally due immediately within receipt of an invoice.

8. Subsequent events:

A new development, Sutton Youth Shelter will be added to the Corporation's portfolio in Fall 2017. This building in the Town of Sutton will be owned by the Corporation but operated by a third-party provider through an operating agreement. This building will feature 16 long-term beds and 10 short-term beds.

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

Identification

Page A1

Corporation name Housing York Inc.		I.D. No.	Year end (dd/mm/year) December 31, 2016	
CMSM/DSSAB The Regional Municipality of York				
Corporation address 1091 Gorham Road Newmarket, Ontario L3Y 8X7	Mailing address - same -	Program type	Y/N	# of units
		(A) PROVINCIAL REFORMED	Y	1,039
		(B) OTHER PROGRAMS		
		1. Sect 95 - MNP		
		2. Sect 95 - Private		
		3. Sect 26/27		
		4. Limited Dividend		
		5. Public Housing	Y	872
		6. Regional Program	Y	734
		7. Post 85 urban native		
Contact name Cristian Cupen	Position Finance Program Manager	Telephone number 905-830-4444 x72742	Fax number 905-895-5724	
	e-mail address cristian.cupen@york.ca	SHRA Section 103 No	SHRA Section 110 Market & RGI Yes	SHRA Section 106 100 % RGI 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
	Jack Heath	Chair	
Signature	Name	Position	Date
	Gino Rosati	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, 2016

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, 2016

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
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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
--------------------------------------	--	------------------	------------

Social Housing Annual Information Return

Year end: December 31, 2016

Housing York Inc.

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, 2016

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)

Shelter Occupancy revenue			
Rent-geared-to-income units	501	4,007,943	
Market units	502	4,476,424	
Gross occupancy revenue	Lines 501 + 502	504	8,484,367
Less: Vacancy loss on market units	505	61,978	
Subtotal	Lines 504 - 505	510	8,422,389
Investment income (includes interest)	521	51,909	
Non-rental revenue (parking, laundry, etc.)	Coin Laundry, Parking, Tenant Recoveries	522	263,779
Net Subsidy Entitlement for the Year	Line 789 or Line 819	525	6,180,971
Total Revenue	Lines 510 to 525	530	14,919,049
Shelter expenses			
Maintenance and administration	From A4 - Schedules Below	541	3,953,186
Utilities	From A4 - Schedules Below	542	1,115,575
Insurance		543	144,173
Bad debts		544	124,311
Mandatory transfer to capital reserve fund	From SM Subsidy Estimate/Approved Budget	547	693,482
Subtotal Operating expenses	Lines 541 to 547	548	6,030,726
Property taxes		549	1,269,260
Mortgage principal and interest (excluding Sector Support and/or non-shelter component)		550	7,396,217
Total Shelter Expenses	Lines 548 to 550	565	14,696,203
NET INCOME (LOSS) - Provincial Reformed -Shelter	Lines 530 - 565	570	222,846
Gifts and donations - (describe)	575		
Non shelter revenue (net)	Line 629 Col 3	576	16,512
Sector support (net) (co-ops only)		577	
Non-Shelter Net Income (Loss)	Lines 575 to 577	578	16,512
Net Income(Loss)-Provincial Reformed Total	Line 570 + Line 578	580	239,358

(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	313,808
Post-85 Urban Native(federal)	"	587	0
Consolidated Net Income(Loss)	Line 580 + Lines 581 - 587	589	553,166

CORPORATE STATEMENT OF ACCUMULATED SURPLUS (DEFICIT)

	Provincial Reformed			
	Shelter	Non-Shelter	Other Programs	Consolidated
BALANCE, BEGINNING OF YEAR	590			0
Net income for the year	591	222,846	313,808	553,166
Other *	592			0
BALANCE, END OF YEAR	599	222,846	313,808	553,166

* Approved Spending as per Board of Directors.

Social Housing Annual Information Return

Year end: December 31, 2016

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	1,042,770
Building and equipment	541 B	697,014
Elevators	541 C	24,393
Electrical systems	541 D	33,880
Heating, air, ventilation and plumbing	541 E	162,172
Grounds	541 F	297,293
Painting	541 G	105,680
Waste Removal	541 H	120,334
Security	541 I	28,832
Other - (describe) <u>Life Safety Systems</u>	541 J	62,120
Other - (describe)	541 K	
Other - (describe)	541 L	
Subtotal Maintenance	541 P	2,574,487

Administration

Salaries, wages and benefits	541 Q	1,015,920
Management fees	541 R	
Materials and Services	541 S	362,778
Other - (describe)	541 T	
Other - (describe)	541 U	
Other - (describe)	541 V	
Subtotal Administration	541 Y	1,378,698
TOTAL MAINTENANCE AND ADMINISTRATION	541 Z	3,953,186

LINE - 542 - UTILITIES

Electricity	542 A	603,286
Fuel	542 B	101,635
Water and Sewage	542 C	410,653
Other - (describe)	542 D	
TOTAL UTILITIES	542 H	1,115,575

Social Housing Annual Information Return

Year end: December 31, 2016

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	47,656	0	47,656
Other (describe) _____	614	0	0	0
Total non-shelter revenue	Lines 610 to 614 615	47,656	0	47,656
NON-SHELTER EXPENSES				
Operating costs				
Maintenance salaries, wages and benefits	620	2,973	0	2,973
Maintenance materials and services	621	2,973	0	2,973
Utilities	622	3,899	0	3,899
Administration	623	991	0	991
Other (describe) <u>Grounds Keeping</u>	624	612	0	612
Subtotal Non-Shelter Operatng Exp	Lines 620 to 624 625	11,448	0	11,448
Property taxes	626	2,940	0	2,940
Mortgage principal and interest	627	16,756	0	16,756
Total non-shelter expenses	Lines 625 to 627 628	31,144	0	31,144
NET NON-SHELTER INCOME (LOSS)	Lines 615 - 628 629	16,512	0	16,512

Social Housing Annual Information Return

Year end: December 31, 2016

Housing York Inc.

Capital Reserve Fund (Housing)

Page A6

See Attached Schedule for Capital Reserve Activity

BALANCE, BEGINNING OF YEAR

Previous year's line 690

	Provincial	Blue Door	Regional	
	Reformed		Program	Total
651	1,034,245			1,034,245

Revenue

Mandatory transfer from operations

Line 547 /1547

652	693,482			693,482
-----	---------	--	--	---------

Investment income/(loss)

654	16,353			16,353
-----	--------	--	--	--------

Other Addn'l subsidy capital subsidy

655	1,313,640			1,313,640
-----	-----------	--	--	-----------

Total

Lines 652 to 655

660	3,057,720	0	0	3,057,720
-----	-----------	---	---	-----------

Expenses (by item or category)

Roofing

671	11,995			11,995
-----	--------	--	--	--------

Building

672	1,636,138			1,636,138
-----	-----------	--	--	-----------

Flooring

673	115,187			115,187
-----	---------	--	--	---------

Elevators

674	4,884			4,884
-----	-------	--	--	-------

Electrical

675	8,955			8,955
-----	-------	--	--	-------

Equipment

676	0			0
-----	---	--	--	---

Grounds

677	522,580			522,580
-----	---------	--	--	---------

Heating & Ventilation

678	14,757			14,757
-----	--------	--	--	--------

Plumbing Capital

679	0			0
-----	---	--	--	---

Life Safety

680	130,642			130,642
-----	---------	--	--	---------

Minor Capital

681	106,508			106,508
-----	---------	--	--	---------

Capital Overheads

682	476,198			476,198
-----	---------	--	--	---------

683				0
-----	--	--	--	---

Total expenses

Lines 671 to 683

685	3,027,844	0	0	3,027,844
-----	-----------	---	---	-----------

BALANCE, END OF YEAR

Lines 651 + 660 - 685

690	29,876	0	0	29,876
-----	--------	---	---	--------

ASSETS, END OF YEAR

Cash and investments

Line 310

695				
-----	--	--	--	--

DIFFERENCE Under (Over) Funded

Lines 690 - 695

699	29,876	0	0	29,876
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Instructions:

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

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

Year end: December 31, 2016

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

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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		10		10		10		10		10		11		11		11		11		11		11		11	126
	3 B TH	37	1	37	1	38		38		37	1	37	1	36	2	38		38		37	1	37	1	37	1	38	456
	4 B TH	2		2		2		3		3		3	1	3	1	3	1	4		4		4		4		4	39
Keswick Gardens	1 B Apt	75	1	75	1	75	1	74		74		74		73	1	74		73	1	73	1	73	1	73	1	73	894
	2 B Apt	12		12		12		12		12		12		12		12		12		12		12		10	2	144	
Springbrook Gardens	2 B TH	26	-	26	-	26	-	25	2	27		27		27		27		27		27		27		26	1	321	
	3 B TH	34	-	34	-	34	1	34	2	34	2	36		35		35	1	35		35		34		34		420	
	4 B TH	2		2		2		2		2	1	3		3		3		3		3		3		3		32	
Mulock Village	2 B TH	23		23		23		23		23		23		23		23		23		24		24		25		280	
	3 B TH	56	1	56	1	57		57		56	1	57		56	1	55	2	55	2	57		57		56	1	684	
Heritage East	4 B TH	3		3		3		3		3		3		3		3		3		3		3		3		36	
	1 B Apt	36	-	35	1	35	1	36	-	36	-	36	-	37	2	38	1	39	-	38	1	38	1	38	1	460	
	2 B Apt	51	1	51	1	51	1	50	2	50	2	49	2	52	2	52	2	53	1	52	2	52	2	53	1	635	
Hadley Grange	3 B Apt	6	-	6	-	6	-	6	-	6	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	65	
	1 B Apt	45	1	46		45	1	45	1	45	1	45	1	45	1	45	1	46		46		46		46		552	
	2 B Apt	10		10		10		10		10	1	11		11		11		11		11		11		11		128	
Brayfield Manor	2 B TH	12		12		12		12		12		12		12		12		12		12		12		12		144	
	3 B TH	41	2	41	2	42	1	43		43		43		42		40		39		41		42		42		504	
	4 B TH	4		4		4		4		4		4		4		4		4		4		4		4		48	
Oxford Village	1 B Apt	22		22		21	1	21	1	21	1	21	1	21		21		21		20	1	21		20	1	258	
	2 B Apt	3		3		3		3		3		3		3		3		3		3		3		3		36	
	1 B Apt	73		72	1	73		72	1	73		73		81		81		81		81	1	80	2	81	1	927	
Rose Town	2 B Apt	26		27		26	1	26	1	27		27		27		27		27		27		27		27		323	
	2 B Apt	3		3		3		3		3		3		3		3		3		3		3		3		36	
	3 B Apt	3	4	3	4	3	4	3	4	3	4	3	4	3	4	3	4	3	4	3	4	3	4	3	4	84	
Woodbridge Lane	4 B Apt	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24	
	2 B TH	15		15		15		15		15		15		15		15		15		15		15		15		180	
	3 B TH	15		14		14		14		14		14		14		14		14		14		14		14		169	
Trinity Square (67813)	3 B TH (G)	7		7		7		7		7		6	1	6		6		6		6		6		6		78	
	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	
Trinity Square (67814)	3 B TH	7		7		7		7		7		7		7		8		8		8		8		8		89	
	3 B TH	37		37		37		37		37		37		36	1	36	1	37		38		38		38		447	
	4 B TH	3		3		3		3		3		3		3		3		3		3		3		3		36	
Thornhill Green (67868)																										-	
																										-	
Total RGI Units		717	12	716	13	717	13	716	15	718	15	720	11	727	16	729	14	732	9	734	12	734	12	733	14	8,849	

GEARED TO INCOME

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

Year end: December 31, 2016

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

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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	2		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	18	
	3 B TH	10		9	1	8	2	8	2	8	2	8	2	9	1	9	1	10		10		10		10	120	
	4 B TH	1	1	1	1	1	1	1		1		1													9	
Keswick Gardens	1 B Apt	11		11		11		13		13		13		13		13		13		13		13		13	150	
	2 B Apt	21		21		21		20	1	21		21		21		21		21		21		21		21	252	
Springbrook Gardens	2 B TH	10		10		10		9		9		9		9		9		8	1	9		9		9	111	
	3 B TH	20		19	1	20		19		18		18	1	17	1	18	1	19		19	1	20		20	230	
	4 B TH	1		1		-		-		-		-		-		-		-		-		-		-	2	
Mulock Village	2 B TH	10		10		10		10		10		10		10		10		9	1	9		9		8	116	
	3 B TH	10	1	11		11		10	1	10	1	11		11		11		11		11		10	1	10	132	
	4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Heritage East	1 B Apt	8	-	7	1	7	1	7	1	7	1	7	1	5	-	5	-	5	-	5	-	5	-	5	78	
	2 B Apt	19	-	19	-	19	-	18	1	18	1	20	-	17	-	17	-	17	-	17	-	17	-	17	217	
	3 B Apt	-	-	-	-	-	-	-	-	-	-	1	-	1	-	1	-	1	-	1	-	1	-	1	7	
Hadley Grange	1 B Apt	10		10		10		10		10		10		10		10		10		10		9	1	10	120	
	2 B Apt	14		14		14		14		13		13		13		13		13		13		13		13	160	
Brayfield Manor	2 B TH	4		4		4		4		4		4		4		4		4		4		4		4	48	
	3 B TH	16	1	16	1	16	1	17		17		17		16	2	18	2	20	1	17	2	16	2	16	216	
	4 B TH	1		1		1		1		1		1		1		1		1		1		1		1	12	
Oxford Village	1 B Apt	6		6		6		6		6		6		7		7		7		7		7		7	78	
	2 B Apt	5		5		5		5		5		5		4	1	5		5		5		5		4	60	
Rose Town	1 B Apt	20		20		20		20		20		20		12		12		11	1	11		11		11	189	
	2 B Apt	6		5		5		5		5		5		5		5		5		5		5		5	61	
Woodbridge Lane	2 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	3 B Apt	1		1		1		1		1		1		1		1		1		1		1		1	12	
	4 B Apt	1		1		1		1		1		1		1		1		1		1		1		1	12	
Trinity Square (67813)	2 B TH	13		13		13		13		13		12	1	13		13		13		13		13		13	156	
	3 B TH	13		13	1	13	1	14		14		14		14		14		14		14		14		14	167	
	3 B TH (G)	11		11		11		11		11		11		12		12		12		12		12		12	138	
	4 B TH																								-	
Trinity Square (67814)	2 B TH	1		1		1		1		1		1		1		1		1		1		1		1	12	
	3 B TH	1		1		1		1		1		1		1		1		-		-		-		-	7	
Thornhill Green (67868)	3 B TH	56		56		56		56		56		56		56		56		55		55		55		54	669	
	4 B TH	5		5		5		5		5		5		5		5		5		5		5		5	60	
																									-	
Total Market Units		307	3	303	7	302	7	301	7	300	6	303	5	291	5	292	4	294	4	290	3	288	5	287	5	3,619
Total Portfolio Units		1,039		1,039		1,039		1,039		1,039		1,039		1,039		1,039		1,039		1,039		1,039		1,039		12,468

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

Social Housing Annual Information Return

Year end: December 31, 2016

Housing York Inc.

General Subsidy - Part VI SHRA - RGI Rental Schedule

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Project	Unit Type 1	Total Units 2	Prev. Year	Curr. Year	Curr. Year	Current	Current	Actual	Indexed	Current	
			Total Indexed Benchmark Mkt Rents (Prev. AIR) 3	Market Rent Index (1.00xx) 4	Indexed Market Rent (Col 3 x Col. 4) 5	Actual Market Rent Per Month 6	RGI Unit Months (A7 Total) 7	Market Rents RGI Units (Col 6 x Col. 7) 8	Benchmark Market Rents RGI Units (Col 5 x Col. 7) 9	Income RGI Units 10	
Glenwood Mews	2 B TH	12	906	1.000	906	994	126	125,244	114,156		
	3 B TH	48	1,036	1.000	1,036	1,076	456	490,656	472,416		
	4 B TH	4	1,104	1.000	1,104	1,198	39	46,722	43,056		
Keswick Gardens	1 B Apt	87	810	1.017	824	952	894	851,088	736,656		
	2 B Apt	33	922	1.017	938	1,099	144	158,256	135,072		
Springbrook Gardens	2 B TH	36	1,140	1.000	1,140	1,272	321	408,312	365,940		
	3 B TH	54	1,279	1.000	1,279	1,423	420	597,660	537,180		
	4 B TH	3	1,375	1.000	1,375	1,552	32	49,664	44,000		
Mulock Village	2 B TH	33	1,090	1.000	1,090	1,228	280	343,840	305,200		
	3 B TH	68	1,230	1.000	1,230	1,384	684	946,656	841,320		
	4 B TH	3	1,321	1.000	1,321	1,524	36	54,864	47,556		
Heritage East	1 B Apt	44	864	1.017	879	992	450	446,400	395,550		
	2 B Apt	71	1,003	1.017	1,020	1,154	635	732,790	647,700		
	3 B Apt	6	1,139	1.017	1,158	1,280	65	83,200	75,270		
Hadley Grange	1 B Apt	56	888	1.017	903	1,040	552	574,080	498,456		
	2 B Apt	24	1,028	1.017	1,045	1,210	128	154,880	133,760		
Brayfield Manor	2 B TH	16	1,092	1.000	1,092	1,223	144	176,112	157,248		
	3 B TH	60	1,233	1.000	1,233	1,379	504	695,016	621,432		
	4 B TH	5	1,321	1.000	1,321	1,512	48	72,576	63,408		
Oxford Village	1 B Apt	28	773	1.017	786	879	258	226,782	202,788		
	2 B Apt	8	894	1.017	909	1,046	36	37,656	32,724		
Rose Town	1 B Apt	93	908	1.020	926	1,022	927	947,394	858,402		
	2 B Apt	32	1,037	1.020	1,058	1,181	323	381,463	341,734		
Woodbridge Lane	2 B Apt	3	889	1.020	907	1,006	36	36,216	32,652		
	3 B Apt	8	1,002	1.020	1,022	1,128	84	94,752	85,848		
	4 B Apt	3	1,068	1.020	1,089	1,200	24	28,800	26,136		
Trinity Square (67813)	2 B TH	28	1,148	1.000	1,148	1,235	180	222,300	206,640		
	3 B TH	28	1,298	1.000	1,298	1,385	169	234,065	219,362		
	3 B TH (G)	18	1,339	1.000	1,339	1,469	78	114,582	104,442		
	4 B TH	6	1,408	1.000	1,408	1,542	72	111,024	101,376		
Trinity Square (67814)	2 B TH	12	1,132	1.000	1,132	1,200	132	158,400	149,424		
	3 B TH	8	1,281	1.000	1,281	1,349	89	120,061	114,009		
Thornhill Green (67868)	3 B TH	93	1,251	1.000	1,251	1,409	447	629,823	559,197		
	4 B TH	8	1,320	1.000	1,320	1,481	36	53,316	47,520		
Total		1,039						8,849	10,404,650	9,317,630	4,007,943

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

For 2009 Snrnotification 08-05 Future years released annually

A7 Total Column

Line 501

Social Housing Annual Information Return

Year end: December 31, 2016

Housing York Inc.

General Subsidy - Part VI SHRA (Section 110)

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I. Operating subsidy

Total indexed benchmark operating costs	From SM Subsidy Estimate/Approved Budget	701	5,754,396
Mortgage principal and interest payment (shelter component only)	Line 550	703	7,396,217
Less total indexed benchmark revenue	From SM Subsidy Estimate/Approved Budget	705	13,325,743
Operating subsidy	Lines 701 + 703 - 705	709	(175,130)

II. RGI subsidy

Indexed benchmark market rents for RGI units	A8 Col. 09	713	9,317,630
Actual market rents for RGI units	A8 Col. 08	714	10,404,650
Lesser of Line 713 or Line 714		715	9,317,630
Actual rental income from RGI households	A8 Col. 10	718	4,007,943
RGI subsidy	Line 715 - 718	719	5,309,687

III. Surplus repayment

Revenue			
Shelter occupancy revenue	Line 510	741	8,422,389
Investment income & non rental revenue	Line 521 + 522	742	315,689
Net subsidy entitlement for the year	Line 549, 709, 719	743	6,403,817
Total revenue	Line 741 to 743	744	15,141,895
Less:			
Total shelter expenses	Line 565	750	14,696,203
Net income/loss - provincial reformed-shelter	Lines 744 - 750	751	445,692
Operating reserve allowance	D1 Line 3085 or 3095	755	0
Surplus/(Deficit)	Lines 751 - 755	759	445,692
Surplus repayable	50% of Line 759 (only if surplus)	760	222,846
Less: Service manager approved reduction	Enter \$ (up to the value in Line 760)	764	0
Net surplus repayable	Line 760 - 764	769	222,846

Social Housing Annual Information Return

Year end: December 31, 2016

Housing York Inc.

General Subsidy - Part VI SHRA (Section 110)

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A9 - CONTINUED

V. Subsidy for the year

Operating subsidy	Line 709	771	(175,130)
RGI subsidy	Line 719	772	5,309,687
Property taxes	Line 549	773	1,269,260
Additional subsidy		774	
Subtotal	Line 771 to 774	779	6,403,817
 Less:			
Surplus repayment	Line 769	782	222,846
Reduction in subsidy (Section 113 (9) SHRA)		783	
Subtotal	Line 782 to 783	785	222,846
Net subsidy entitlement for the year	Line 779 - 785	789	6,180,971

V. Current year settlement

Net subsidy for the year	Line 789	791	6,180,971
Less Subsidy received the year		792	6,503,507
Settlement - subsidy payable to Group (repayable to SM)		795	(322,536)

MMAH 01/09

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2016

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

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I. Subsidy for the year

Indexed Benchmark operating costs	From SM Subsidy Estimate/Approved Budget	801		
Property taxes		line 549 806	<input style="width: 50px;" type="text" value="0"/>	0
Mortgage principal and interest		line 550 807	<input style="width: 50px;" type="text" value="0"/>	0
Subtotal		Line 801 to 807 809	<input style="width: 50px;" type="text" value="0"/>	0
Less:				
Actual rents for RGI units		line 501 811	<input style="width: 50px;" type="text" value="0"/>	0
Non-Rental Revenue (including interest)		line 521 and 522 812	<input style="width: 50px;" type="text" value="0"/>	0
Surplus repayment (from below)		Line 829 813	<input style="width: 50px;" type="text" value="0"/>	0
Reduction in subsidy (Section 113 (9) SHRA)		814	<input style="width: 50px;" type="text"/>	
Subtotal		Line 811 to 814 816	<input style="width: 50px;" type="text" value="0"/>	0
Additional Subsidy		817	<input style="width: 50px;" type="text"/>	
Net subsidy entitlement for the year		Line 809 - 816 + 817 819	<input style="width: 50px;" type="text" value="0"/>	0

II. Surplus repayment

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

III. Current year settlement

Net subsidy for the year		Line 819 831		
Less Subsidy received for the year		832	<input style="width: 50px;" type="text"/>	
Current year settlement		Line 831 - 832 833	<input style="width: 50px;" type="text" value="0"/>	0

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2016

Revenue and Expenses-All programs except Provincial Reformed

Page B1

Program	Line	Provincial Reformed	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral		
		MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend	Public Housing	Region Program	UNative-Post85
Revenue		581	582	583	584	585	586	587
Occupancy Revenue (Shelter)								
RGI-Income Tested Units	1501					4,985,813		
Market Rent	1502						8,146,178	
Gross occupancy revenue	1504	0	0	0	0	4,985,813	8,146,178	0
Less: vacancy loss on market units	1505						433,594	
Subtotal	1510	0	0	0	0	4,985,813	7,712,584	0
Investment income	1521					28,412	28,115	
Non-rental revenue/income	1522					290,885	288,737	
Subsidy - Rent Supp (i.e. OCHAP & CHSP)	1523							
Subsidy - Operating Subsidy	1525					3,075,005	0	
Subsidy - Capital Subsidy	1526							
Subsidy- Other (describe)	1527						164,786	
Total Revenue	1530	0	0	0	0	8,380,115	8,194,222	0
Shelter Expenses:								
Maint & Admin (see B1 schedules below)	1541	0	0	0	0	4,150,354	2,519,645	0
Utilities(see B1 schedules below)	1542	0	0	0	0	1,411,506	1,072,116	0
Insurance	1543					170,806	120,329	
Bad Debts	1544					10,089	11,897	
Other	1545						1,527,017	
Capital reserve contribution	1547						1,568,988	
Subtotal Operating Expenses	1548	0	0	0	0	5,742,755	6,819,992	0
Municipal property taxes	1549					822,218	1,018,206	
Mortgage principal and interest	1550							
Other (describe)	1551					1,353,152		
Other (describe)	1561						42,217	
Total Shelter Expenses	1565	0	0	0	0	7,918,125	7,880,414	0
Net income (loss) - Shelter	1570	0	0	0	0	461,990	313,808	0
Subsidy settlement-pay.(repayable to SM)	1571	0				461,990		
Shelter Surplus(Deficit) after settlement	1572	0	0	0	0	0	313,808	0
Gifts and Donations	1575							
Non-Shelter Surplus(Deficit) Net	1576	0	0	0	0	0	0	0
Program Net Income (Loss)	1580	0	0	0	0	0	313,808	0

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2016

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	Federal Unilateral	
	MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend	Public Housing	Region Program	UNative-Post85
	581	582	583	584	585	586	587
Maintenance salaries, wages and benefits					1,254,035	642,655	
Building and equipment					569,244	455,276	
Elevators					84,177	67,367	
Electrical systems					27,636	24,946	
Heating, air, ventilation and plumbing					75,446	135,915	
Grounds					172,164	143,906	
Painting					47,190	37,960	
Waste Removal					91,866	88,616	
Security					27,914	55,039	
Other <u>Life Safety Systems</u>					82,058	58,703	
Other <u>Shelter</u>					148,322		
Other							
Subtotal Maintenance	0	0	0	0	2,580,052	1,710,383	0

Administration

Salaries, wages and benefits	1541 R				1,219,104	619,639	
Management fees	1541 S						
Materials and Services	1541 T				351,197	189,623	
Other (describe)	1541 U						
Other (describe)	1541 V						
Other (describe)	1541 W						
Subtotal Administration	1542 Y	0	0	0	1,570,302	809,262	0
Total Maintenance and Administration	1541 Z	0	0	0	4,150,354	2,519,645	0

LINE - 1542 - UTILITIES

Electricity	1542 A				945,001	619,639	
Fuel	1542 B				158,210	183,383	
Water and Sewage	1542 C				308,295	269,094	
Other (describe)	1542 D						
Total Utilities	1542 E	0	0	0	1,411,506	1,072,116	0

Social Housing Annual Information Return

Year end: December 31, 2016

Housing York Inc.

Subsidy Entitlement Calculation- Section 95 NHA - MNP

Page B4

Operating costs:

Budget

Previous year

From line 1640 Pr. Yr. Budget

1635

Inflation factor

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

1.016

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

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

Line 1650 - 1665

1680

0

Subsidy Paid (Maximum Federal Assistance and Municipal Contribution)

1685

Settlement - subsidy payable to Group (repayable to SM)

1690

0

Social Housing Annual Information Return

Year end: **December 31, 2016**

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 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-1985 Urban Native 08
RGI households with incomes at or below the HILs										
Households assisted by program (at end of year)	2101 Households	826				27	62	715		
Non-RGI households and RGI households with incomes above the HILs										
Households assisted by program (end of year)	2105 Households	5				22	20	305		
Vacant units (end of year)	2106 Households	41				1	2	19		
Total households (All units under administration)	2107 TOTAL	872	0			50	84	1,039	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

Total number of targeted households	2111 Households	10						406		
Average annual gross household income	2113 \$	16,947						20,473		
Non-RGI households and RGI households with incomes above the HILs										
Total number of non-targeted households	2115 Households					1		205		

Seniors-RGI households with incomes at or below the HILs

Total number of targeted households	2121 Households	816				12	62	309		
Average annual gross household income	2123 \$	18,882				19,720	20,014	21,551		
Non-RGI households and RGI households with incomes above the HILs										
Total number of non-targeted households	2125 Households	5				20	20	100		

Non-elderly singles

RGI households with incomes at or below the HILs										
Total number of targeted households	2131 Households					15				
Average annual gross household income	2133 \$					12,788				
Non-RGI households and RGI households with incomes above the HILs										
Total number of non-targeted households	2135 Households					1				

Special needs

RGI households with incomes at or below the HILs										
Total number of targeted households	2141 Households									
Average annual gross household income	2143 \$									
Non-RGI households and RGI households with incomes above the HILs										
Total number of non-targeted households	2145 Households									

III. ADDITIONAL REQUIREMENTS - Service Level Standards

	Unit of Measure	Public Housing 01	Rent Supplement 02	Section 95 MNP 05	Provincial Reformed 06
Households receiving RGI whose household income is at or below the household income limit established in regulation.	2101 2151 Households	826	0	62	715
High need households	2152 Households	728			610
Units modified to provide physical accessibility	2153 Households	2			91
Households receiving support services (All of the above information is as of year end.)	2154 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, 2016

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	53
Keswick Gardens	90	83
Springbrook Gardens	65	63
Mulock Village	84	84
Heritage East - Seniors	47	47
Heritage East - Family	52	49
Hadley Grange	57	57
Brayfield Manor	57	58
Oxford Village	27	23
Rosetown	100	108
Woodbridge Lane	9	7
Trinity Square	60	60
Thornhill Green	41	41
Total	741	733

II. Move-outs and Vacancies

	Unit Move-outs during year	Vacancy months during year	Vacant units at year end
Geared-to-income	-		14
Market units	-		5
Special needs units			
Total	0	0	19

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, 2016

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

1,039

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



2016 Housing York Annual Report

Highlights work done in 2016 to:



Strengthen community health



Build long-term financial sustainability



Effectively manage assets



Provide good governance and strengthen organizational capacity





2016 | Good Neighbour recipients



Strengthen community health



Partnered with more than **20 community agencies** to provide services including community safety, health care and healthy living programs, employment readiness, community building and youth leadership



All Housing York staff completed Mental Health First Aid Basic training to identify and respond to mental health issues



Held over 100 tenant meetings and activities to engage tenants and provide information on fire safety and capital work projects

Community Engagement: Good Neighbour Awards and Connecting Lakeside

Our community members nominated more than 40 fellow tenants for **Good Neighbour Awards**. The 10 winning tenants were all recognized for their willingness to help others and build pride in their communities. Our Good Neighbours care about their home and their neighbours and help to build healthy, welcoming communities.

A group of tenants at Lakeside Residences in Keswick formed a working group as part of our **Connecting Lakeside initiative**. The group has been joined by other tenants from our nearby Keswick Gardens and Pineview Terrace properties to develop some practical ideas to address safety and accessibility issues faced by seniors and others with mobility challenges in the local community.

The Good Neighbour Awards





Trinity Square | City of Markham



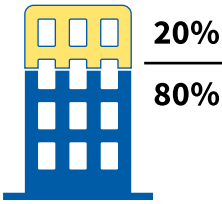
Build long-term financial sustainability

A balanced 2016 budget:

Total revenue: \$33.4 million  Total expenses: \$32.8 million



Total financial reserves for future costs of major repairs, mitigate insurance costs and pay for significant unexpected costs



80 per cent of our units are subsidized and 20 per cent of our units are market rent units

\$569 million

Insured value of our properties



Developing alternative rent models

Rent subsidies enable low and moderate income households to afford their homes. There are different kinds of rent subsidies. Housing York has developed a new and innovative rent model that provides a range of affordable rents to cover all operating expenses. The new rent model provides simple program rules and predictable rent payments for tenants.

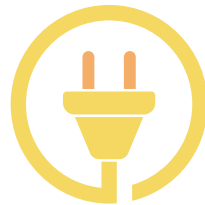
The new model was implemented at our newest building, the Richmond Hill Hub, making it financially self-sufficient in 2016 – its first year of operation. As we learn from experience at the Richmond Hill Hub, this model will be refined for implementation in future properties.



Effectively manage assets



Completed over **80 major capital projects** including kitchen upgrades, elevator modernization, garage and parking lot upgrades



Saved enough electricity to power **20** apartment units for one year by completing four energy saving upgrades at three Housing York properties



Contributed over **\$4.5 million** in reserves to help pay for future building upgrades and repairs



Kitchen upgrades



Parking lot upgrades



Elevator upgrades

Thank you for your co-operation during construction

Key 2016 upgrades and enhancements to our properties

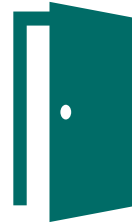
- Kitchen upgrades at Rose Town
- Exterior siding replacement at Glenwood Mews
- Exterior lighting and parking lot upgrades at Hadley Grange and Fairy Lake Gardens
- Elevator modernization at Evergreen Terrace and Fairy Lake Gardens
- Underground parking garage repair at Heritage East

An exciting new development moving forward in the City of Vaughan



Proposed Woodbridge Redevelopment at 275 Woodbridge Avenue

When it is completed in 2019, our new building will offer central air conditioning, accessible units, a street-level commercial/community service space, amenity space and indoor and outdoor play areas for children.



The new building will provide **162 units** to our property portfolio.

Existing Housing York building at 275 Woodbridge Avenue





Provide good governance and strengthen organizational capacity

An all-tenant survey was conducted in 2016 to help us find out how well we are responding to our tenants' needs. The survey found:

90%

find it is easy or very easy to request a repair and are treated with courtesy when repair work is being done

95%

find notices, letters and forms clear and easy to complete

89%

agree administrative matters like rent payments and annual paperwork are handled smoothly



Housing York's 2017 to 2020 Plan: Achieving New Heights Through Innovation and Sustainability

The Housing York Board of Directors has established its new 2017 to 2020 plan. The plan and its strategic directions came after consultations with nearly 270 stakeholders, including tenants, housing staff and community support agencies.

More than 100 tenants from 10 Housing York family and seniors communities were involved in focus-group consultations. While most of these groups were conducted in English, some were offered in Cantonese and Russian.

The new plan calls for innovation, creative thinking and new measures to ensure long-term financial stability.

2016 Financial highlights

Where the money comes from

2016 Revenue by source - \$000's



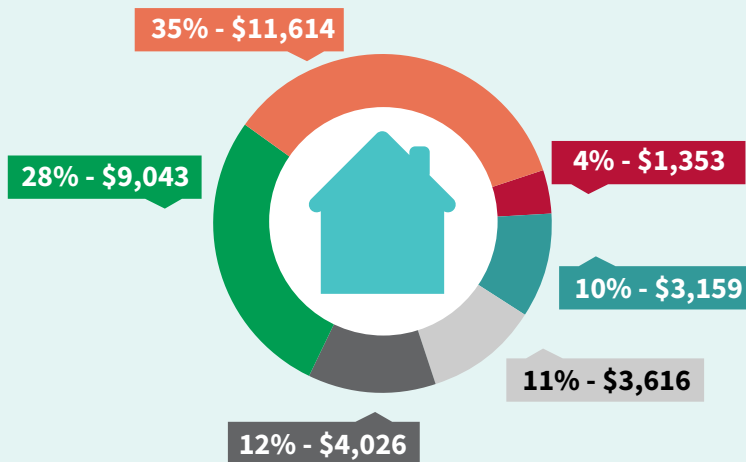
67% - \$22,514
Tenant rents

33% - \$10,851
Government subsidies

Total operating revenue \$33,365

Where the money goes

2016 Operating expenses - \$000's

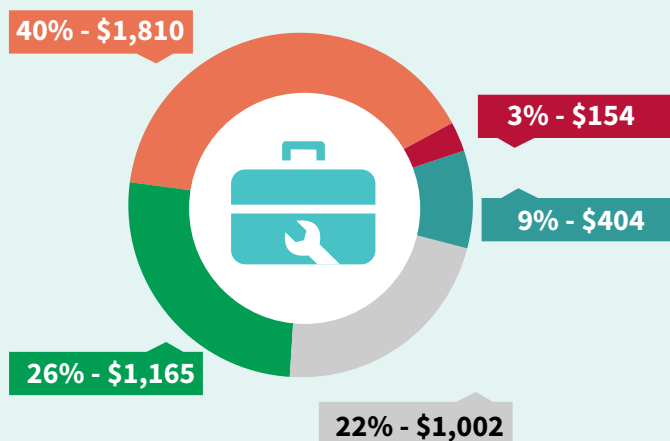


- Public housing capital
- Property taxes
- Utilities
- Contribution to capital reserves
- Mortgage payments
- Maintenance, administration

Total operating expenses \$32,811

Capital work

2016 Capital expenditures - \$000's



- Equipment and furnishings (such as appliances and furniture)
- Heating, ventilation, air conditioning, mechanical, electrical
- Site upgrades and grounds
- Exterior building repairs (such as windows, doors and roof)
- Interior building repairs

Total capital expenses \$4,535



About Housing York

- We provide affordable housing options in all nine of York Region's cities and towns
- We have more than 4,000 residents, 2,600 units and 37 housing communities
- Fifty-eight per cent of our tenants are over 60 years of age
- The insured value of our properties is estimated at \$569 million

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Accessible formats and communication supports are available upon request