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REPORT ON THE RESULTS OF APPLYING SPECIFIED AUDITING PROCEDURES ON THE ANNUAL INFORMATION RETURN

To the Regional Municipality of York (the "Service Manager")

As specifically agreed, we have performed the procedures described in Appendix A, to assist the Service Manager in assessing Housing York Inc.'s (the "Corporation") compliance with the Social Housing Reform Act and regulations and the information in the Annual Information Return for the year ended December 31, 2007. This engagement to apply agreed-upon procedures was performed in accordance with standards established by The Canadian Institute of Chartered Accountants. The sufficiency of the procedures is solely the responsibility of the specified users of the report. Consequently, we make no representation regarding the sufficiency of the procedures described in Appendix A either for the purpose for which this report has been requested or for any other purpose.

The results of our procedures are documented in Appendix A. Our audit of the Corporation's financial statements for the year ended December 31, 2007 was not directed to the information in the Annual Information Return. The procedures in Appendix A do not constitute an audit of the Annual Information Return and, therefore, we express no opinion on the information in the Annual Information Return for the year ended December 31, 2007. Had we performed additional procedures, other matters might have come to our attention that we would have reported to you.

This letter is for use solely by the Service Manager in assessing the Corporation's compliance with the Social Housing Reform Act and regulations and the information in the Annual Information Return, and is not intended to be and should not be used by anyone else.

A handwritten signature in black ink that reads 'KPMG LLP' in a stylized, cursive-like font. A horizontal line is drawn underneath the signature.

Chartered Accountants, Licensed Public Accountants

Toronto, Canada

March 14, 2008

Housing York Inc.

Results of Specified Auditing Procedures on the Annual Information Return ("AIR")

For the year ended December 31, 2007

APPENDIX A

SPECIFIED AUDITING PROCEDURES ON THE ANNUAL INFORMATION RETURN	RESULTS OF SPECIFIED AUDITING PROCEDURES ON THE ANNUAL INFORMATION RETURN
1. Obtain the completed Annual Information return (AIR) from those delegated by the Board of Directors to complete the AIR for the year ending December 31, 2007.	We obtained the completed Annual Information Return (AIR) from those delegated by the Board of Directors to complete the AIR for the year ending December 31, 2007.
2. Read the management representations requested in the AIR Page A2 and the corresponding responses from the Corporation.	We read the management representations requested in the AIR Page A2 and the corresponding responses from the Corporation.
3. Ask the questions on the AIR Page A2 to those delegated by the Board of Directors to complete the AIR for the year ending December 31, 2007 and comment on any different responses.	We asked the questions on the AIR Page A2 to those delegated by the Board of Directors to complete the AIR for the year ending December 31, 2007 and found no differences in responses.
4. Ask the questions on the AIR Page A2 to a representative of the Board of Directors and comment on any different responses.	We asked the questions on the AIR Page A2 to a representative of the Board of Directors and found no differences in responses.
5. Agree the underlying financial records of the Corporation to the audited financial statements for the period ending December 31, 2007.	We found no significant exceptions.
6. Agree the description of the items and related amounts (Line 310 to Line 395) on Page A3 of the AIR to the underlying financial records of the Corporation.	We found no significant exceptions.
7. Agree the description of the items and related amounts (Line 501 to Line 599) on Page A4 (and A4 Schedules) of the AIR to the underlying financial records of the Corporation.	We found no significant exceptions.

Housing York Inc.

Results of Specified Auditing Procedures on the Annual Information Return ("AIR") (continued)

For the year ended December 31, 2007

APPENDIX A

SPECIFIED AUDITING PROCEDURES ON THE ANNUAL INFORMATION RETURN	RESULTS OF SPECIFIED AUDITING PROCEDURES ON THE ANNUAL INFORMATION RETURN
8. Agree the description of the items and related amounts (Line 610 to Line 629) on Page A5 of the AIR to the underlying financial records of the Corporation.	We found no significant exceptions.
9. Agree the description of the items and related amounts (Line 651 to Line 699) on Page A6 of the AIR to the underlying financial records of the Corporation.	We found no significant exceptions.
10. Agree the description of the items and related amounts (Line 701 to Line 795) on Page A7 of the AIR to the underlying financial records of the Corporation.	We found no significant exceptions.
11. Agree the description of the items and related amounts (Line 801 to Line 833) on Page A8 of the AIR to the underlying financial records of the Corporation.	We found no significant exceptions.
12. Agree the description of the items and related amounts (Line 1501 to Line 1580) on Page B1 (and B1 Schedules) of the AIR to the underlying financial records of the Corporation.	We found no significant exceptions.
13. Agree the description of the items and related amounts (Line 1610 to Line 1629) on Page B2 of the AIR to the underlying financial records of the Corporation.	We found no significant exceptions.
14. Agree the description of the items and related amounts (Line 1635 to Line 1690) on Page B3 of the AIR to the underlying financial records of the Corporation.	We found no significant exceptions.

SOCIAL HOUSING - ANNUAL INFORMATION RETURN

SECOND YEAR - PROVINCIAL REFORMED PROGRAM (under SHRA)

AND OTHER HOUSING PROGRAMS

Identification

Page A1

Corporation name		I.D. No.	Year end (dd/mm/year)	
Housing York Inc.			December 31, 2007	
CMSM/DSSAB				
Corporation address	Mailing address	Program type	Y/N	# of units
1091 Gorham Street, Unit # 104 Newmarket, ON L3Y 8X7	1091 Gorham Street, Unit # 104 Newmarket, ON L3Y 8X7	(A) PROVINCIAL REFORMED	Y	937
		(B) OTHER PROGRAMS		
		1. Sect 95 - MNP		
		2. Sect 95 - Private		
		3. Sect 26/27		
		4. Limited Dividend		
		5. Public Housing	Y	872
		6. Pre-86 Urban native		
		7. Post 85 urban native		
Contact name	Position	Telephone number	Fax number	
Katherine Campbell	Program Manager, Fin. & Admin.	905-830-4444 x2732	905-895-5724	
	e-mail address	SHRA Section 103	SHRA Section 110	SHRA Section 106
	katherine.campbell@york.ca	Yes	No	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
	Brenda Hogg	Chair	
Signature	Name	Position	Date
	Vito Spatafora	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 second benchmark year. 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 prescribe by the Minister, SHRA 113(2).

Social Housing Annual Information Return

Year End: December 31, 2007

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, 2007

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	5,853,524
-other (describe) <u>Operating</u>		312	6,767,826
Subsidies receivable from the service manager		320	
Accounts receivable-tenants	Balance Sheet Notes & Details - A3S	321	203,829
Accounts receivable-other (describe) <u>Sundry A/R, Ppd. Exps., GST</u>		322	785,091
Capital Assets (at cost):			
Shelter		325	115,661,384
Non-shelter		327	
Sector support (co-ops only)		329	
Total	Lines 325 to 329	330	115,661,384
Accumulated amortization		334	22,062,070
Net capital assets	Lines 330 - 334	335	93,599,313
Other assets - (describe) _____		350	
TOTAL ASSETS	Lines 310 + 312 + 320 + 321+322+335 + 350	355	107,209,584

LIABILITIES

Subsidies payable to the service manager		360	1,612,649
Mortgage loans		368	93,284,313
Other loans-(describe) _____		370	
Other liabilities-(describe) <u>A/P, Payroll, Accrual and Deferral</u>		375	3,933,889

SURPLUS

Contributed surplus		380	
Capital reserve fund (housing)		384	5,443,552
Other reserves-(describe) _____		386	1,136,278
Accumulated surplus/(deficit)	Balance Sheet Notes & Details - A3S	390	1,798,903

TOTAL LIABILITIES AND SURPLUS

	Lines 360 to 390	395	107,209,584
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Social Housing Annual Information Return

Year end: December 31, 2007

Housing York Inc.

Supplemental Information (Corporate Balance Sheet)

Page A3S

Balance Sheet Notes and Details

Capital Reserve Fund

- Invested in SHSC	310 A	4,763,092
- To be transferred (current yr. cont.)	310 B	
- Federal Groups (funds invested in GIC's, etc.)	310 C	
- Other (describe) <u>Bank</u>	310 D	1,090,432
- Total Capital Reserves	310	5,853,524

Accounts Receivable

- Current Tenants	321 A	131,410
- Former Tenants	321 B	72,419
- Allowance for Bad Debts	321 C	
- Other (describe) _____	321 D	
- Total Accounts Receivable - Tenants	321	203,829

Accumulated Surplus/(Deficit)

- Provincially Reformed	390 A	1,798,903
- Federal Programs	390 B	
- Total Accumulated Surplus/(Deficit)	390	1,798,903

Social Housing Annual Information Return

Year end: December 31, 2007

Housing York Inc.

Statement of Operations and Accumulated Surplus (Corporate)

Page A4

(A) Statement of Operations (Revenue and Expenses) Provincial Reformed (Section 103 and 106)

Shelter Occupancy revenue

Rent-geared-to-income units	501	3,050,106
Market units	502	3,547,884
Gross occupancy revenue	Lines 501 + 502	504 6,597,990
Less: Vacancy loss on market units	505	118,592
Subtotal	Lines 504 - 505	510 6,479,398

Investment income

521 178,274

Non-rental revenue (parking, laundry, etc.)

522 112,435

Net Subsidy Entitlement for the Year

Line 789 or Line 819 525 6,380,948

Total Revenue

530 13,151,055

Shelter expenses

Maintenance and Administration	From A4 - Schedules Below	541	2,854,385
Utilities	From A4 - Schedules Below	542	771,910
Insurance		543	78,737
Bad Debts		544	77,459
Mandatory transfer to capital reserve fund	From Benchmark	547	538,415
Subtotal Operating Expenses	Lines 541 to 547	548	4,320,906
Property taxes		549	1,001,578
Mortgage principal and interest (excluding Sector Support and/or non-shelter component)		550	7,720,297
Total Shelter Expenses	Lines 548 to 550	565	13,042,781

NET INCOME (LOSS) - Provincial Reformed -Shelter

Lines 530 - 565 570 108,274

Gifts and donations

575

Non shelter revenue (net)

Line 629 Col 3 576 32,437

Sector support (net) (co-ops only)

577

Non-Shelter Net Income (Loss)

Lines 575 to 577 578 32,437

Net Income(Loss)-Provincial Reformed Total

Line 570 + Line 578 580 140,711

(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)

Pre-85 Urban Native(federal)

" 586 0

Post-85 Urban Native(federal)

" 587 0

Consolidated Net Income(Loss)

589 140,711

CORPORATE STATEMENT OF ACCUMULATED SURPLUS (DEFICIT)

		Provincial Reformed			
		Shelter	Non-Shelter	Other Programs	Consolidated
BALANCE, BEGINNING OF YEAR	590	1,681,083			1,681,083
Net income for the year	591	108,274	9,437	(0)	117,711
Other	592				0
BALANCE, END OF YEAR	599	1,789,357	9,437	(0)	1,798,794

Social Housing Annual Information Return

Year end: December 31, 2007

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	862,110
Building and equipment	541 B	632,533
Elevators	541 C	22,405
Electrical systems	541 D	45,349
Heating, air, ventilation and plumbing	541 E	108,793
Grounds	541 F	151,150
Painting	541 G	101,278
Waste Removal	541 H	79,777
Security	541 I	25,748
Other - (describe) Life Safety Systems	541 J	57,724
Other - (describe)	541 K	
Other - (describe)	541 L	
Subtotal	541 P	2,086,867

Administration

Salaries, wages and benefits	541 Q	551,994
Management fees	541 R	
Materials and Services	541 S	215,524
Other - (describe)	541 T	
Other - (describe)	541 U	
Other - (describe)	541 V	
Subtotal	541 Y	767,518
TOTAL MAINTENANCE AND ADMINISTRATION	541 Z	2,854,385

LINE - 542 - UTILITIES

Electricity	542 A	413,910
Fuel	542 B	201,308
Water and Sewage	542 C	156,692
Other - (describe)	542 D	
TOTAL UTILITIES	542 H	771,910

Social Housing Annual Information Return

Year end: December 31, 2007

Housing York Inc.

Non-Shelter Income (Loss) - Provincial Reformed

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NON-SHELTER REVENUE

		Care 01	Commercial & Other 02	Total 03
Commercial rent	610			0
Grants from Ministry of Health	611			0
Grants from Ministry of Community & Social Ser.	612			0
Other (describe) <u>ACL/Keswick Day Care</u>	613	48,500		48,500
Other (describe) <u>PH Energy Mgmt. Debt Repayment</u>	614			0
Total non-shelter revenue	Lines 610 to 614 615	48,500	0	48,500

NON-SHELTER EXPENSES

Operating costs

Maintenance salaries, wages and benefits	620	2,464		2,464
Maintenance materials and services	621	2,464		2,464
Utilities	622	13,875		13,875
Administration	623	821		821
Other (describe) <u>Grounds Keeping</u>	624	389		389
Subtotal Non-Shelter Operatng Exp	Lines 620 to 624 625	20,013	0	20,013
Property taxes	626	2,273		2,273
Mortgage principal and interest	627	16,777		16,777
Total non-shelter expenses	Lines 625 to 627 628	39,063	0	39,063
NET NON-SHELTER INCOME (LOSS)	Lines 615 - 628 629	9,437	0	9,437

Social Housing Annual Information Return

Year end: December 31, 2007

Housing York Inc.

Capital Reserve Fund (Housing)

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		Provincial Reformed	Section 95 MNP	Program Name	Total
BALANCE, BEGINNING OF YEAR	Previous year's line 690	651	6,142,997		6,142,997
Revenue					
Mandatory transfer from operations	Line 547 /1547	652	538,415	0	538,415
Investment income		654	276,347		276,347
Other _____		655			0
Total	Lines 652 to 655	660	6,957,759	0	6,957,759
Expenses (by item or category)					
Roofing		671	587,619		587,619
Building		672	454,670		454,670
Flooring		673	198,424		198,424
Elevator		674	28,900		28,900
Electrical		675	37,521		37,521
Equipment		676	83,618		83,618
Grounds		677	134,889		134,889
Life Safety Systems		678	39,355		39,355
Heating, Ventilation, Plumbing		679	151,031		151,031
Painting		680	(6,000)		(6,000)
		681			0
		682			0
		683			0
Total expenses	Lines 671 to 683	685	1,710,028	0	1,710,028
BALANCE, END OF YEAR	Lines 651 + 660 - 685	690	5,247,731	0	5,247,731
ASSETS, END OF YEAR					
Cash and investments	Line 310	695	5,248,310		5,248,310
DIFFERENCE Under (Over) Funded	Lines 690 - 695	699	(579)	0	(579)

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
Second Year Return
Housing York Inc.**

Year end: December 31, 2007

Unit Activity Data Report - Section 103, 106, Rent Supp.

Page D2

	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	
GEARED TO INCOME	Glenwood Mews	2 B TH	9.00	-	9.00	-	9.00	-	9.00	-	9.00	-	9.00	-	8.00	-	9.00	-	9.00	-	9.00	-	9.00	1.00	9.00	1.00	109
		3 B TH	36.16	3.84	39.35	0.65	38.07	1.93	40.00	1.00	40.00	1.00	38.27	2.73	37.00	4.00	37.03	3.97	33.73	3.27	35.00	2.00	36.24	1.76	34.00	3.00	474
		4 B TH	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	36
	Keswick Gardens	1 B Apt	66.04	3.96	67.93	1.07	66.00	4.00	66.91	3.09	67.75	2.25	69.74	1.26	69.49	2.51	71.56	2.44	71.50	2.50	73.71	0.29	74.00	-	73.00	1.00	862
		2 B Apt	7.00	1.00	7.18	0.82	8.00	-	7.00	-	7.00	-	8.00	-	8.00	-	8.00	-	8.00	1.00	8.00	1.00	8.71	0.29	9.00	-	98
	Springbrook Gardens	2 B TH	21.00	-	21.00	-	21.00	1.00	21.00	1.00	22.54	0.46	22.24	0.76	23.00	-	23.00	-	23.00	-	23.00	-	23.00	-	23.00	-	269
		3 B TH	31.33	1.67	33.00	-	33.00	-	33.00	-	33.00	-	32.00	-	31.00	-	32.00	-	30.00	-	30.00	-	31.00	-	30.00	1.00	382
		4 B TH	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	1.59	0.41	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	24
	Mullock Village	2 B TH	20.56	1.44	21.00	1.00	21.00	1.00	21.00	1.00	21.77	1.23	21.37	1.63	22.00	1.00	19.07	1.93	20.10	0.90	21.00	-	21.00	-	22.00	-	263
		3 B TH	58.01	1.99	58.72	1.28	60.75	0.25	61.00	-	58.30	1.70	56.08	3.92	58.36	1.64	60.00	-	60.00	1.00	60.00	1.00	60.04	0.96	60.00	1.00	726
		4 B TH	2.84	0.16	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	2.07	0.93	2.00	1.00	36
	Heritage East	1 B Apt	37.00	-	37.00	-	37.00	-	36.00	1.00	38.00	-	38.00	-	38.00	-	38.00	-	38.00	-	37.42	0.58	38.00	-	38.00	-	452
		2 B Apt	36.21	1.79	36.83	1.17	36.97	2.03	37.17	2.83	37.20	3.80	38.00	3.00	39.04	2.96	41.10	0.90	42.00	-	42.00	1.00	41.97	1.03	43.00	-	492
		3 B Apt	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	2.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	3.00	-	25
	Hadley Grange	1 B Apt	45.00	-	45.00	-	45.00	-	46.00	-	46.00	-	46.74	0.26	45.00	1.00	45.00	1.00	45.20	0.80	45.00	1.00	46.00	-	46.00	-	550
		2 B Apt	5.00	1.00	5.00	1.00	5.00	1.00	5.00	1.00	5.00	1.00	5.00	1.00	5.00	1.00	5.00	1.00	5.00	1.00	5.00	1.00	5.00	1.00	4.55	1.45	72
	Brayfield Manor	2 B TH	11.00	-	11.00	-	11.00	-	11.00	-	11.00	-	11.00	-	11.00	-	11.00	-	11.00	-	11.00	-	11.00	-	11.00	-	131
		3 B TH	42.00	-	42.01	1.99	42.00	2.00	42.10	1.90	43.00	1.00	41.30	0.70	41.00	1.00	38.36	0.64	39.00	-	39.00	-	38.00	1.00	37.79	2.21	498
		4 B TH	5.00	-	5.00	-	5.00	-	5.00	-	4.00	-	4.00	-	3.62	0.38	2.00	1.00	2.55	0.45	3.00	-	5.00	-	5.00	-	51
	Oxford Village	1 B Apt	18.00	1.00	19.93	0.07	19.00	-	18.00	-	18.00	-	19.00	-	19.00	-	19.00	-	19.00	-	18.00	1.00	18.00	1.00	18.59	0.41	227
		2 B Apt	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	24
	Rosetown	1 B Apt	74.92	2.08	75.50	1.50	75.00	1.00	74.00	2.00	74.88	1.12	76.00	1.00	74.00	2.00	73.30	2.70	75.00	1.00	75.00	1.00	76.00	-	76.00	-	915
		2 B Apt	14.00	-	14.00	-	14.00	-	14.00	-	14.00	1.00	14.00	1.00	13.55	0.45	14.00	-	14.00	-	14.36	0.64	14.00	1.00	15.00	-	173
	Woodbridge Lane	2 B Apt	2.84	0.16	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	36
		3 B Apt	8.00	-	8.00	-	8.00	-	8.00	-	7.00	-	7.00	-	7.00	-	6.00	-	6.00	-	5.00	-	5.00	-	5.00	-	80
		4 B Apt	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	12
	Trinity Square (67813)	2 B TH	13.84	0.16	14.00	-	14.00	-	14.00	-	14.55	0.45	13.70	1.30	13.59	3.41	14.00	3.00	14.90	2.10	15.00	3.00	16.48	1.52	16.33	1.67	191
		3 B TH	17.00	-	17.00	-	16.00	1.00	16.00	1.00	15.00	2.00	14.30	1.70	14.59	2.41	14.00	3.00	12.60	4.40	14.00	4.00	14.04	3.96	17.33	0.67	206
		3 B TH (G)	7.00	1.00	8.00	-	8.00	-	9.00	-	8.00	1.00	8.00	1.00	8.00	1.00	8.00	1.00	7.00	1.00	7.00	1.00	8.00	-	8.00	-	101
		4 B TH	4.00	-	4.00	-	4.00	-	4.00	-	4.00	-	4.00	-	4.00	-	4.00	-	4.00	-	4.00	-	4.00	-	4.00	-	48
	Trinity Square (67814)	2 B TH	12.00	-	12.00	-	12.00	-	11.00	-	11.00	-	11.00	-	11.00	-	11.00	-	11.00	-	11.00	-	11.00	-	11.00	-	135
		3 B TH	6.00	1.00	6.00	1.00	6.75	0.25	7.00	-	7.00	-	7.00	-	7.00	-	7.00	-	7.00	-	7.00	-	7.00	-	7.00	-	84
	Total RGI Units		622	22	634	12	633	15	633	16	634	18	631	21	626	25	625	23	624	19	626	19	636	15	639	14	7,782

**Social Housing
Annual Information Return
Second Year Return
Housing York Inc.**

Year end: December 31, 2007

Unit Activity Data Report - Section 103, 106, Rent Supp.

Page D2

MARKET	Glenwood Mews	2 B TH	2.97	0.03	2.50	0.50	3.00	-	3.00	-	3.00	-	3.00	-	4.00	-	3.00	-	3.00	-	3.00	-	2.00	-	2.00	-	35	
		3 B TH	7.00	1.00	8.00	-	7.04	0.96	7.00	-	7.00	-	7.00	-	7.00	-	9.00	2.00	9.97	1.03	9.04	0.96	11.00	-		-	102	
		4 B TH	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	12	
	Keswick Gardens	1 B Apt	17.00		17.00	1.00	16.00	1.00	16.90	0.10	17.00		16.00		15.00		13.00		13.00		13.00		13.00		13.00		182	
		2 B Apt	23.62	1.38	24.18	0.82	25.00		25.00	1.00	25.00	1.00	24.00	1.00	24.00	1.00	24.00	1.00	22.54	1.46	23.00	1.00	23.71	0.29	24.00		298	
	Springbrook Gardens	2 B TH	12.00	3.00	13.43	1.57	12.49	1.51	13.00	1.00	12.45	0.55	13.00	-	13.00	-	13.00	-	13.00	-	13.75	0.25	13.00	-	13.00	-	163	
		3 B TH	19.00	2.00	19.68	1.32	20.00	1.00	21.00	-	21.00	-	21.97	0.03	22.00	1.00	21.00	1.00	23.54	0.46	24.00	-	23.00	-	23.00	-	266	
		4 B TH	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	12	
	Mullock Village	2 B TH	11.00	-	11.00	-	11.00	-	11.00	-	10.00	-	10.00	-	10.00	-	11.93	0.07	11.00	1.00	11.33	0.67	12.00	-	11.00	-	133	
		3 B TH	6.17	1.83	6.11	1.89	6.00	1.00	6.00	1.00	7.00	1.00	7.50	0.50	8.00	-	8.00	-	7.00	-	7.00	-	7.00	-	7.00	-	90	
		4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Heritage East	1 B Apt	7.00	-	7.00	-	7.00	-	7.00	-	6.00	-	6.00	-	6.00	-	6.00	-	6.00	-	6.00	-	6.00	-	6.00	-	76	
		2 B Apt	32.00	-	31.50	0.50	30.13	0.87	30.00	-	29.00	-	29.00	-	28.00	-	28.00	-	27.80	0.20	26.00	1.00	27.00	-	27.00	-	348	
		3 B Apt	3.00	-	3.00	-	3.00	-	3.00	-	3.00	-	4.00	-	5.00	-	5.00	-	5.00	-	5.00	-	5.00	-	3.00	-	47	
	Hadley Grange	1 B Apt	10.00	1.00	10.00	1.00	10.07	0.93	10.00	-	10.00	-	9.00	-	9.59	0.41	10.00	-	9.57	0.43	10.00	-	10.00	-	10.00	-	122	
		2 B Apt	18.00	-	18.00	-	18.00	-	18.00	-	18.00	-	18.00	-	17.00	1.00	18.00	-	18.00	-	18.00	-	18.00	-	18.00	-	216	
	Brayfield Manor	2 B TH	5.00	-	5.00	-	5.00	-	5.00	-	5.00	-	4.54	0.46	5.00	-	5.00	-	5.00	-	5.00	-	5.00	-	5.00	1.00	61	
		3 B TH	18.00	-	16.00	-	16.00	-	16.00	-	16.00	-	17.54	0.46	17.00	1.00	19.23	1.77	20.00	1.00	20.68	0.32	20.94	0.06	20.00	-	222	
		4 B TH	-	-	-	-	-	-	-	-	1.00	-	1.00	-	1.00	-	2.00	-	2.00	-	2.00	-	-	-	-	-	9	
	Oxford Village	1 B Apt	9.00	-	7.58	0.42	9.00	-	10.00	-	10.00	-	9.00	-	9.00	-	9.00	-	9.00	-	9.00	-	9.00	-	9.00	-	109	
		2 B Apt	6.00	-	6.00	-	6.00	-	6.00	-	6.00	-	6.00	-	6.00	-	6.00	-	6.00	-	6.00	-	6.00	-	6.00	-	72	
	Rosetown	1 B Apt	16.00	-	16.00	-	16.00	1.00	16.00	1.00	16.04	0.96	15.44	0.56	17.00	-	16.00	1.00	16.00	1.00	16.33	0.67	17.00	-	17.00	-	201	
		2 B Apt	17.39	0.61	18.00	-	18.00	-	18.00	-	17.00	-	17.00	-	18.00	-	18.00	-	18.00	-	17.00	-	17.00	-	17.00	-	211	
	Woodbridge Lane	2 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		3 B Apt	-	-	-	-	-	-	-	-	-	-	1.00	1.00	-	1.00	-	1.00	1.00	1.00	1.00	2.00	2.00	1.00	2.00	1.00	16	
		4 B Apt	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	24	
	Trinity Square (67813)	2 B TH	14.00	-	14.00	-	14.00	-	14.00	-	11.13	1.87	12.00	1.00	10.00	1.00	10.00	1.00	11.00	-	10.00	-	10.00	-	8.01	1.99	145	
		3 B TH	10.00	1.00	10.00	1.00	10.00	1.00	11.00	-	11.00	-	11.00	1.00	9.00	2.00	9.04	1.96	10.00	1.00	9.00	1.00	9.00	1.00	10.00	-	130	
		3 B TH (G)	10.00	-	10.00	-	9.00	1.00	6.10	2.90	7.46	1.54	9.00	-	9.00	-	9.00	-	9.00	1.00	9.00	1.00	10.00	-	10.00	-	115	
		4 B TH	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	2.00	-	24	
	Trinity Square (67814)	2 B TH	-	-	-	-	-	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	9	
		3 B TH	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	1.00	-	12	
	Total Market Units			281	12	281	10	279	10	281	7	277	8	280	5	279	7	280	9	283	11	283	9	283	3	280	4	3,462
	Total Portfolio Units			937		937		937		937		937		937		937		937		937		937		937		937		11,244

Instructions:

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

Housing York Inc.

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MMAH 01/08

Social Housing Annual Information Return

Year end: December 31, 2007

Housing York Inc.

General Subsidy - Part VI SHRA (Section 103)

Page A7

I. Mortgage subsidy

Principal and interest expense	Line 550	701	7,720,297
Affordable mortgage payment (from final Benchmark)	From Previous AIR	705	6,431,722
Subsidy phase-in		706	
Subtotal	Lines 705 - 706	708	6,431,722
Mortgage subsidy	Lines 701 - 708	709	1,288,575

II. RGI subsidy

Indexed benchmark market rents for RGI units	Sch. D1 Col. 11	713	7,416,311
Actual market rents for RGI units	Sch. D1 Col. 10	714	7,732,095
Lesser of Line 713 or Line 714		715	7,416,311
Actual rental income from RGI households	Sch. D1 Col. 12	718	3,050,106
RGI subsidy	Line 715 - 718	719	4,366,205

III. Mandatory payment

Benchmark market rents for all units	Sch. D1 Rents Col. 4	725	10,541,172
Indexed market rents for all units	Sch. D1 Rents Col. 7	726	10,815,564
Benchmark vacancy loss	From Final Benchmark	727	98,750
Benchmark non rental revenue	From Final Benchmark	728	118,062
Indexed market rent revenue	Line 726 - 727 + 728	729	10,834,876
Benchmark revenue	Line 725 - 727 + 728	730	10,560,484
Excess of indexed market revenue over benchmark revenue	Line 729 - 730	731	274,392
Benchmark operating costs	From Final Benchmark	732	4,127,898
Housing provider portion associated with costs to be retained	Line 731 x 732 / 730	733	107,255
Mandatory payment	Line 731 - 733	735	167,137

Social Housing Annual Information Return

Year end: December 31, 2007

Housing York Inc.

General Subsidy - Part VI SHRA (Section 103)

Page A7

A7 - CONTINUED

IV. Surplus repayment

Revenue:

Market units	Line 502 - Line 505	741	3,429,292
RGI units	Line 501	742	3,050,106
RGI subsidy	Line 719	743	4,366,205
Subtotal	Lines 741 to 743	745	10,845,603
Investment	line 521	747	178,274
Non-rental revenue	line 522	748	112,435
Total revenue	Lines 745 to 748	750	11,136,312

Operating costs (s. 103 (11))

Line 548 751 4,320,906

Net Actual Operating Income

Line 750 - 751 752 6,815,406

Less:

Affordable mortgage payment(benchmark)	Line 705	755	6,431,722
Mandatory payment	Line 735	756	167,137
Operating reserve allowance	Line 3085 or 3095	757	0
Subtotal	Line 755 to 757	759	6,598,859
Surplus/(Deficit)	Line 752 - 759	760	216,547

Surplus repayable

50% of Line 760 (only if surplus) 762 108,273

Less: Service manager approved reduction (if less than 50%)

\$ 764

Net surplus repayable

Line 762 - 764 769 108,273

Social Housing Annual Information Return

Year end: December 31, 2007

Housing York Inc.

General Subsidy - Part VI SHRA (Section 103)

Page A7

A7 - CONTINUED

V. Subsidy for the year

Mortgage subsidy	Line 709	771	1,288,575
RGI subsidy	Line 719	772	4,366,205
Property taxes	Line 549	773	1,001,578
Additional subsidy		774	
Subtotal	Line 771 to 774	779	6,656,358
Less:			
Mandatory payment	Line 730	781	167,137
Surplus repayment	Line 769	782	108,273
Reduction in subsidy (Section 113 (9) SHRA)		783	
Subtotal	Line 781 to 783	785	275,410
Net subsidy entitlement for the year	Line 779 - 785	789	6,380,948

V. Current year settlement

Net subsidy for the year	Line 789	791	6,380,948
Less Subsidy received the year		792	7,003,620
Settlement - subsidy payable to Group (repayable to SM)		795	(622,672)

MMAH 01/08

Social Housing Annual Information Return

Year end: December 31, 2007

Housing York Inc.

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

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I. Subsidy for the year

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Benchmark operating costs	From Previous AIR	801	
Operating cost index	O.Reg. 339/01 - Table 3 (enter as displayed in table)	802	
Indexed operating costs	line 801 x 802	803	0
Property taxes	line 549	806	0
Mortgage principal and interest	line 550	807	0
Subtotal	Line 801 to 807	809	0
Less:			
Actual rents for RGI units	line 501	811	0
Non-Rental Revenue (including interest)	line 521 and 522	812	0
Surplus repayment (from below)	Line 829	813	0
Reduction in subsidy (Section 112 (9) SHRA)		814	
Subtotal	Line 811 to 814	816	0
Additional Subsidy		817	
Net subsidy entitlement for the year	Line 809 - 816 + 817	819	0

II. Surplus repayment

Indexed Operating costs	Line 803	821	0
Less:			
Operating costs (actual)	line 548	822	0
Operating reserve allowance	Line 3107 or 3112	823	0
Subtotal	Line 822 to 823	825	0
Surplus	Line 821 - 825	826	0
Surplus repayable	50% of Line 826	827	0
Less: Service manager approved reduction (if less than 50%)	\$	828	
Net surplus repayment	Line 827 - 828	829	0

III. Current year settlement

Net subsidy for the year	Line 819	831	0
Less Subsidy received for the year		832	
Current year settlement	Line 831 - 832	833	0

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2007

Revenue and Expenses-All programs except Provincial Reformed

Page B1

			Provincially Reformed	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral
			MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend	Public Housing	UNative-Pre86	UNative-Post85
			581	582	583	584	585	586	587
Occupancy Revenue (Shelter)							4,610,311		
RGI-Income Tested Units			1501						
Market Rent			1502						
Gross occupancy revenue			1504	0	0	0	4,610,311	0	0
Less: vacancy loss on market units			1505						
Subtotal			1510	0	0	0	4,610,311	0	0
Investment income			1521				78,751		
Non-rental revenue/income			1522				96,724		
Subsidy - Rent Supp (i.e. OCHAP & CHSP)			1523						
Subsidy -see Guide to Annual Information Return			1525				1,328,640		
Subsidy- Other-(describe)			1526						
Subsidy- Other-(describe)			1527						
Total Revenue			1530	0	0	0	6,114,426	0	0
Shelter Expenses:									
Maint & Admin (see B1 schedules below)			1541	0	0	0	2,786,334	0	0
Utilities(see B1 schedules below)			1542	0	0	0	1,055,766	0	0
Insurance			1543				75,690		
Bad Debts			1544				1,437		
Other			1545						
Capital reserve contribution			1547						
Subtotal Operating Expenses			1548	0	0	0	3,919,227	0	0
Municipal property taxes			1549				789,536		
Mortgage principal and interest			1550						
Other - (describe)			1551				1,207,952		
Other - (describe)			1561						
Total Shelter Expenses			1565	0	0	0	5,916,715	0	0
Net income (loss) - Shelter			1570	0	0	0	197,711	0	0
Subsidy settlement-pay.(repayble to SM)			1571	0			197,711		
Shelter Surplus(Deficit) after settlement			1572	0	0	0	(0)	0	0
Gifts and Donations			1575						
Non-Shelter Surplus(Deficit) Net			1576	0	0	0	0	0	0
Program Net Income (Loss)			1580	0	0	0	(0)	0	0

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2007

Revenue and Expenses-All programs except Provincial Reformed

B1 Schedules

Line - 1541 - Maintenance and Administration

Maintenance

		Provincially Reformed	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral
		MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend	Public Housing	UNative-Pre86
		581	582	583	584	585	586
							UNative-Post85
							587
Maintenance salaries, wages and benefits	1541 A					811,068	
Building and equipment	1541 B					305,239	
Elevators	1541 C					69,934	
Electrical systems	1541 D					40,027	
Heating, air, ventilation and plumbing	1541 E					94,320	
Grounds	1541 F					129,472	
Painting	1541 G					37,948	
Waste Removal	1541 H					60,937	
Security	1541 I					1,389	
Other(describe) Life Safety Systems	1541 J					73,332	
Other(describe)	1541 K						
Other (Public Housing Non-Recurring)	1541 L						
Subtotal Maintenance	1541 P	0	0	0	0	1,623,666	0

Administration

Salaries, wages and benefits	1541 R					853,078	
Management fees	1541 S						
Materials and Services	1541 T					309,590	
Other(describe)	1541 U						
Other(describe)	1541 V						
Other(describe)	1541 W						
Subtotal Administration	1542 Y	0	0	0	0	1,162,668	0
Total Maintenance and Administration	1541 Z	0	0	0	0	2,786,334	0

LINE - 1542 - UTILITIES

Electricity	1542 A					634,676	
Fuel	1542 B					268,026	
Water and Sewage	1542 C					130,064	
Other(describe) Energy Mgmt. Debt Repayment	1542 D					23,000	
Total Utilities	1542 E	0	0	0	0	1,055,766	0

Social Housing Annual Information Return

Year end: December 31, 2007

Housing York Inc.

Non-Shelter - All programs except Provincial Reformed

Page B2

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PROGRAM		Provincial Reformed	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral
		MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend	Public Housing	UNative-Pre86	UNative-Post86
REVENUE		581	582	583	584	585	586	587
Commercial rent	1610							
Grants from Ministry of Health	1611							
Grants from MCSS	1612							
Other (describe)	1613							
Other (describe)	1614							
Other (describe)	1615							
Other (describe)	1616							
Other (describe)	1617							
Other (describe)	1618							
Total Non-Shelter Revenue	1619	0	0	0	0	0	0	0
EXPENSES								
Maintenance salaries, wages and benefits	1620							
Maintenance materials and services	1621							
Utilities	1622							
Administration	1623							
Other (describe)	1624							
Subtotal Non-Shelter Operatng Expenses	1625	0	0	0	0	0	0	0
Property taxes	1626							
Mortgage principal and interest	1627							
Total non-shelter expenses	1628	0	0	0	0	0	0	0
Non-Shelter Surplus (Deficit) Net	1629	0	0	0	0	0	0	0

Social Housing Annual Information Return MUNICIPAL NON-PROFIT HOUSING CORPORATIONS

December 31, 2007

Housing York Inc.

Unit Activity

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Unit type	NUMBER OF UNITS OCCUPIED and VACANT																								
	1st Month		2nd Month		3rd Month		4th Month		5th Month		6th Month		7th Month		8th Month		9th Month		10th Month		11th Month		12th Month		Average
	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	
GEARED-TO-INCOME																									0.00
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Market	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
																							Total Market	0.00	
																							Total Project	0.00	

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.

Social Housing Annual Information Return

Year end: December 31, 2007

Housing York Inc.

Subsidy Entitlement Calculation- Section 95 NHA - MNP

Page B4

Operating costs:

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Budget

Previous year

From 2006 line 1640

1635

Inflation factor

See table below

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

1.026

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

Less: Budgeted vacancy loss

current year budget

1654

Net minimum annual market revenue

Line 1653 - 1654

1655

0

Market rent revenue

1656

0

Adjusted market revenue

Greater of line 1655 or 1656

1660

0

Geared-to-income rent

1661

0

Non-Rental revenue(including interest)

1662

0

Adjusted total revenue

Line 1660 to 1663

1665

0

Subsidy Entitlement

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, 2007**

Housing York Inc.

Statistical Information

Page C1

All Units Under Administration by Service Manager

I. Households assisted by program type-at year end

RGI households with incomes at or below the HILs

Households assisted by program (at end of year)

Unit of Measure	Public Housing	Rent Supplement	Limited Dividend	Section 26 & 27	Section 95 PNP	Section 95 MNP	Provincial Reformed	Post-1985 Urban Native	Pre-1986 Urban Native
	01	02	03	04	05	05	06	07	08
2101 Households	872						643		
2105 Households							294		
2106 Households									
2107 TOTAL	872	0			0	0	937	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 the HILs

Total number of targeted households

Average annual gross household income

Non-RGI households and RGI households with incomes above the HILs

Total number of non-targeted households

2111 Households	10						346		
2113 \$	28,872						16,252		
2115 Households									

Seniors-RGI households with incomes at or below the HILs

Total number of targeted households

Average annual gross household income

Non-RGI households and RGI households with incomes above the HILs

Total number of non-targeted households

2121 Households	862						288		
2123 \$	15,919						19,124		
2125 Households							127		

Non-elderly singles

RGI households with incomes at or below the HILs

Total number of targeted households

Average annual gross household income

Non-RGI households and RGI households with incomes above the HILs

Total number of non-targeted households

2131 Households							14		
2133 \$							12,738		
2135 Households							-		

Special needs

RGI households with incomes at or below the HILs

Total number of targeted households

Average annual gross household income

Non-RGI households and RGI households with incomes above the HILs

Total number of non-targeted households

2141 Households									
2143 \$									
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.

2101

Unit of Measure	Public Housing	Rent Supplement	Section 95 MNP	Provincial Reformed
	01	02	05	06
2151 Households	872	0	0	643
2152 Households	703			521
2153 Households	2			81
2154 Households				73

High need households

Units modified to provide

physical accessibility

Households receiving support services

(All of the above information is as of year end.)

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

Social Housing Annual Information Return Year end: December 31, 2007 Housing York Inc.	
Targeting Plans	Page C2

Housing York Inc.

Page C2

I. Minimum RGI Unit Requirements	
Project address / Portfolio No.	Total RGI
	Units at Year End
	Required Actual
Glenwood Mews	52 46
Keswick Gardens	90 82
Springbrook Gardens	65 55
Mulock Village	84 84
Heritage East	97 84
Hadley Grange	52 51
Brayfield Manor	57 53
Oxford Village	27 21
Rosetown	93 91
Woodbridge Lane	9 9
Trinity Square	40 64
Total	666 639

Total

II. Move-outs and Vacancies			
	Unit Move-outs during year	Vacancy months during year	Vacant units at year end
Geared-to-income	66	n/a	14
Market units	67	n/a	4
Special needs units	-	n/a	-
Total	133	n/a	18

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?

Total

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

C

Social Housing Annual Information Return

December 31, 2007

Housing York Inc.

General Subsidy - Part VI SHRA - Operating Reserve

Page D3

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

Allowable operating reserve per unit

3030

Total allowable operating reserve

Line 3025 x line 3030

3035

**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

Net Operating Income-AMP(Actual)

Line 752

3045

Affordable Mortgage Payment-benchmark

Line 705

3047

Mandatory Payment

Line 735

3048

Subtotal

Line 3040+ line 3045 - line 3047 & 3048

3060

Operating reserve eligibility determinant

Line 3035 - 3060)

3070

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

Total allowable operating reserve

Line 3035

3075

Accumulated surplus, beginning of year

Line 3040

3080

Operating reserve allowance (to line 757)

Line 3075 - line 3080

3085

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

Net Operating Income (AMP Actual)

Line 3045

3090

Affordable Mortgage Payment-benchmark

Line 3047

3091

Mandatory Payment

Line 3048

3092

Operating reserve allowance (to line 757)

Line 3090 - line 3091 (if positive)

3095

Calculation for General Subsidy - 100% RGI (Complete section only if sheet A8 completed)

Accumulated surplus beginning of year

Line 3002

3100

Indexed benchmark operating costs

Line 803

3101

Actual operating costs for the year

Line 822

3102

Difference

Line 3101 - 3102

3103

Operating reserve eligibility determinant

Line 3035 - (3002 + 3103)

3104

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

Total allowable operating reserve

Line 3035

3105

Accumulated surplus, beginning of year

Line 3002

3106

Operating reserve allowance (to line 823)

Line 3105 - line 3106

3107

If line 3104 is positive operating reserve calculation is:

Benchmark Operating Costs

Line 3101

3110

Actual operating costs

Line 3102

3111

Operating reserve allowance (to line 823)

Line 3110 - Line 3111

3112