

Identification

Corporation name
Toronto Community Housing Corporation
CMSM/DSSAB

I.D. No.	Year end (yyyy/mm/dd)
	2022/12/31

Corporation address	Mailing address
931 Yonge Street Toronto, Ontario M4W 2H2	<same>

Program type	Y/N	# of units
1. Public housing	Y	42,516
2. Rent supplement	Y	6,609
3. Sect 26/27	N	
4. Sect 95 - PNP	Y	
5. Sect 95 - MNP	Y	2,913
6. Section 103	N	
7. Section 106	N	
8. Section 110	N	
9. Urban native	N	
Provincial Reformed	Y	5,562
		57,600

Contact name	Position
Lily Chen	Chief Financial Officer & Treasurer
	eMail address
	Lily.Chen@Torontohousing.ca

Telephone number	Fax number
(416) 981-4316	(416) 981-4808

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
Signature	Name	Position	Date

Note to auditors:

Auditors are required to complete/approve the reports on Financial Information contained in the Annual Information Return. (this is now provided in the Financial Statements)

Instructions

This form to be used by all Private Non-Profit Housing Corporations, Municipal Non-Profit Housing Corporations, and Co-operative Housing Corporations. It may be used by Local Housing Corporations.

Social Housing Annual Information Return

Year End: [December 31, 2022](#)

Corporation: Toronto Community Housing Corporation

Management Representation Report

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Note 1: The Housing Services Act, 2011 and its regulations are referred to as HSA 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 both formerly federal and formerly provincial projects. The questions should be answered with respect to the provisions of the HSA and/or any formerly federal operating agreement that your corporation may be governed by.

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 rent required? 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 serious deficiencies in internal controls or operations? (If yes, attach a copy of the letter.) Y N
- 6) Were expenses 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 invest its Capital Reserve Fund as required? Y N NA
- 9) Did the corporation make all transfers to and expenditures from the Capital Reserve Fund as required? Y N NA
- 10) Did the corporation comply with the requirement in the HSA to participate in a system for group insurance of housing providers? Y N NA

MORTGAGE

- 11) Is the corporation in compliance with its obligation not to mortgage or encumber, replace or amend the mortgage? Y N
- 12) Are all other mortgages the corporation may have in good standing? Y N
- 13) Is the corporation free and clear of material contingent liabilities and legal disputes? Y N

SHB 01/02

Combined Statistical Information

I. Households assisted by program type

	Unit of Measure	Public Housing	Rent Supplement	Limited Dividend	Section 26	Section 27	Section 95 PNP	Section 95 MNP	Provincial Reformed	Post-1985 Urban Native	Pre-1986 Urban Native	Service Agreements (Part VII.1)
		Program 01	Program 02	Program 03	Program 04	Program 04	Program 05	Program 06	Program 06	Program 07	Program 08	
RGI households with incomes at or below the HILs												
Targeted households assisted by program (at year end)	2101 Households	37,875	4,912					1,325	4,430			
RGI households with incomes above the HILs	2102 Households	559	48					28	53			
Households in market/low-end of market units	2103 Households	1,672	1,289					1,485	928			
Total number of non-targeted households (at year end)	2105 Households	2,231	1,337				0	1,513	981	0	0	0
Vacant units	2106 Households	2,410	360					75	151			
Households receiving other forms of housing assistance	2107 Households											

II. Household types assisted and average before-tax adjusted family net incomes (at year end)

Families

RGI households with incomes at or below the HILs												
Total number of targeted households surveyed	2111 Households	11,383	724					425	635			
Average annual adjusted family net income surveyed	2113 \$	\$ 22,001	\$ 22,466					\$ 21,228	\$ 21,982			
RGI households with incomes above the HILs and all non-RGI households												
Total number of non-targeted households surveyed	2115 Households	941	445					648	362			

Seniors

RGI households with incomes at or below the HILs												
Total number of targeted households surveyed	2121 Households	20,138	2,728					541	2,881			
Average annual adjusted family net income surveyed	2123 \$	\$ 21,061	\$ 19,602					\$ 22,633	\$ 21,282			
RGI households with incomes above the HILs and all non-RGI households												
Total number of non-targeted households surveyed	2125 Households	1,042	540					545	455			

Non-elderly singles

RGI households with incomes at or below the HILs												
Total number of targeted households surveyed	2131 Households	5,869	1,387					331	663			
Average annual adjusted family net income surveyed	2133 \$	\$ 13,478	\$ 13,225					\$ 14,547	\$ 14,754			
RGI households with incomes above the HILs and all non-RGI households												
Total number of non-targeted households surveyed	2135 Households	248	352					320	164			

Special needs

RGI households with incomes at or below the HILs												
Total number of targeted households surveyed	2141 Households	485	73					28	251			
Average annual adjusted family net income surveyed	2143 \$	\$ 20,610	\$ 20,467					\$ 28,929	\$ 21,394			
RGI households with incomes above the HILs and all non-RGI households												
Total number of non-targeted households surveyed	2145 Households											

Definitions for reporting to CMHC page 4 of the SMAIR:

Seniors - 60 or older

Non-elderly singles - below 60

Special Needs category covers households receiving care or support services. Care or support services means:

- (i) on site personal support services where personal medical or nursing care, rehabilitation or counselling activities is provided to project residents on a regular basis on-site;
- (ii) special facilities where special dedicated spaces, facilities or equipment is provided to support the provision of personal medical or nursing care, rehabilitation or counselling activities;
- (iii) special needs where an individual requires on-site special facilities, and/or on-site personal support services due to physical, social or emotional condition or disability; or
- (iv) special purpose housing where hostel or self-contained housing is used as a principal residence and includes on-site care services and facilities, excluding food, relating to residents' common physical, social and emotional condition or disability.

Within each household type, the total number of targeted and non-targeted households assisted-will be reported along with the average annual before-tax adjusted family net incomes for targeted households.

Before-tax adjusted family net income (AFNI) is net income (i.e., line 23600) as indicated on the Canada Revenue Agency Notice of Assessments of household members, less any Registered Disability Savings Plan income and plus any Registered Disability Savings Plan amounts repaid. The before-tax adjusted family net income of household members who are full-time students is not to be reported.

For 2022 calendar year reporting, "Year End" means December 31, 2022.

Social Housing Service Manager Annual Information Return

For the year ended December 31, 2022

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Service Level Standards

I. Service Level Standards

		Social Housing								
	Unit of Measure	Public Housing	Rent Supplement	Section 95 MNP	Provincial Reformed	RGI assistance that follows Part V rules under the HSA (excluding UNH)	RGI assistance under post-EOA UNH	Service Manager funded portable housing benefits - Schedule 4.1 (excludes COHB)	Service Manager funded forms of assistance - Schedule 4.2 (excludes COHB)	Service Manager funded portable housing benefits - Schedule 4.3 (excludes COHB)
		Program 01	Program 02	Program 06	Program 06	Column 05	Column 06	Column 07	Column 08	Column 09
Households receiving assistance whose household income is at or below the HILs established in regulation.*	2151 Households	37,875	4,912	1,325	4,430	N/A	N/A	N/A	N/A	N/A
High need households.**	2152 Households	31,373	4,393	1,114	3,974					
Units modified to provide physical accessibility	2153 Households	515	78	28	264					
Households receiving support services	2154 Households									

II. Alternate Forms of Assistance that Count Towards Service Levels

TOTAL number of households receiving alternate forms of assistance	2210 Households							N/A	N/A	N/A
Average before-tax adjusted family net income (AFNI)	2215 \$									
TOTAL Service Manager expenditures for alternate forms of assistance <small>(Exclude Service Manager administration charges)</small>	2220 \$									

***Other Service Manager Funded Forms of Assistance under Schedule 4.2:**
(Please provide a short description below on the form(s) of assistance, e.g., rent supplement, flat rate benefit, housing allowance)
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Housing Division-MMAH - Updated January, 2023

Links to e-Laws Ontario

For prescribed service level standards, see O. Reg. 367/11, Schedule 4:
<https://www.ontario.ca/laws/regulation/110367#BK215>

See O. Reg. 370/11 for:

*Current Household Income Limits by Service Manager (Schedule 2)

**Current High Need Income Limits by Service Manager (Schedule 1)

<https://www.ontario.ca/laws/regulation/110370>

For the requirements of the Portable Housing Benefit Framework for Service Manager funded Portable Housing Benefits, see O. Reg. 367/11, Schedule 4.1:

<https://www.ontario.ca/laws/regulation/110367#BK216>

For the requirements of Service Manager funded forms of assistance that can count towards service levels, see O. Reg. 367/11, Schedule 4.2 (effective July 1, 2022):

<https://www.ontario.ca/laws/regulation/110367%23BK216%09#BK233>

For the requirements of other Service Manager funded portable housing benefits that can count towards service levels, see O. Reg. 367/11, Schedule 4.3 (effective July 1, 2022):

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<https://www.ontario.ca/laws/regulation/110367%23BK216%09#BK234>

Service Manager-Funded Housing Assistance & Rent Reduction that Does Not Count Towards Service Levels

Purpose

The purpose of this table is to identify Service Manager expenditures for financial housing assistance or rent reduction which is not counted towards service level standards

Service Manager Funded Housing Assistance and Rent Reduction

Rent Supplement	Portable Housing Benefit	Other Expenditures Enabling Reduced Rent	TOTAL
Column 01	Column 02	Column 03	Column 04

Households Assisted with Service Manager Funded Housing Assistance or Rent Reduction, by Type

2155	HH					-
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Total Service Manager Expenditures, by Type

2156	\$					-
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Additional Information on Columns 01-03 (as needed)

2157

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