

# Ottawa Community Housing Corporation

Financial statements  
December 31, 2023



# Independent auditor's report

To the Board of Directors of  
**Ottawa Community Housing Corporation**

## Opinion

We have audited the financial statements of **Ottawa Community Housing Corporation** [the "Corporation"], which comprise the balance sheet as at December 31, 2023, and the statement of operations and surplus, statement of reserves and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements, in all material respects, the financial position of the Corporation as at December 31, 2023, and its results of operations and its cash flows for the year then ended in accordance with the reporting provisions of the *Housing Services Act* and the guidance in their application provided by the City of Ottawa as Service Manager [the "financial reporting framework"].

## Basis for opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the Corporation in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Emphasis of matter – Basis of accounting and restriction on use

We draw attention to note 2 to the financial statements, which describes the basis of accounting. The financial statements are prepared to assist the Corporation to comply with the reporting provisions of the financial reporting framework. As a result, the financial statements may not be suitable for another purpose. Our opinion is not modified in respect of this matter. Our report is intended solely for the Corporation and the Service Manager and should not be used by parties other than the Corporation or the Service Manager.

## Responsibilities of management and those charged with governance for the financial statements

Management is responsible for the preparation of the financial statements in accordance with the financial reporting framework 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.

In preparing the financial statements, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Corporation's financial reporting process.



### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*Ernst & Young LLP*

Ottawa, Canada  
May 16, 2024

Chartered Professional Accountants  
Licensed Public Accountants



# Ottawa Community Housing Corporation

Incorporated under the laws of Ontario

## Balance sheet

[in thousands of Canadian dollars]

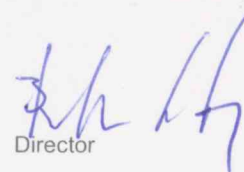
As at December 31

	2023	2022
	\$	\$
		<i>[restated – see note 3]</i>
<b>Assets</b>		
<b>Current</b>		
Cash and cash equivalents	43,327	49,855
Investments	10,548	—
Rent receivable	3,739	4,220
Other accounts receivable	6,820	3,583
Other advances <i>[note 18]</i>	5,856	1,792
HST receivable	7,870	3,763
Prepaid expenses	4,308	4,445
<b>Total current assets</b>	<b>82,468</b>	<b>67,658</b>
Capital assets, net <i>[note 4]</i>	523,784	420,322
<b>Total assets</b>	<b>606,252</b>	<b>487,980</b>
<b>Liabilities and net assets</b>		
<b>Current</b>		
Subsidies payable – City of Ottawa [Service Manager] <i>[note 16]</i>	6,553	9,679
Accounts payable and accrued liabilities <i>[note 16]</i>	44,908	36,532
Accrued interest on long-term debt	1,021	824
Prepaid rents	4,390	3,718
WSIB benefits provision – current <i>[note 12]</i>	515	533
Current portion of long-term debt <i>[note 6]</i>	11,874	11,173
<b>Total current liabilities</b>	<b>69,261</b>	<b>62,459</b>
Employee benefits costs <i>[note 11]</i>	5,152	5,085
WSIB benefits provision – future <i>[note 12]</i>	4,011	3,551
Deferred revenue <i>[note 5]</i>	53,761	14,812
Long-term debt <i>[note 6]</i>	380,118	304,113
Asset retirement obligation <i>[note 13]</i>	7,925	7,504
<b>Total liabilities</b>	<b>520,228</b>	<b>397,524</b>
Contingent liabilities and commitments <i>[notes 14 and 15]</i>		
<b>Net assets</b>		
Contributed surplus <i>[note 8]</i>	2,400	2,400
Reserves <i>[note 9]</i>	83,624	88,056
<b>Total net assets</b>	<b>86,024</b>	<b>90,456</b>
	<b>606,252</b>	<b>487,980</b>

See accompanying notes

On behalf of the Board:

  
Director

  
Director

## Ottawa Community Housing Corporation

### Statement of operations and surplus

[in thousands of Canadian dollars]

Year ended December 31

	2023	2022
	\$	\$
		<i>[restated – see note 3]</i>
<b>Revenue</b>		
Rents	<b>84,417</b>	84,109
Subsidies <i>[note 16]</i>		
Service manager	<b>56,407</b>	50,043
Service manager – safer communities	<b>2,932</b>	2,720
Government transfers <i>[note 5]</i>	<b>21,962</b>	25,793
Other revenue	<b>5,562</b>	5,701
	<b>171,280</b>	168,366
<b>Operating costs</b>		
Utilities	<b>28,431</b>	26,459
Building operations	<b>30,167</b>	27,683
Staffing costs	<b>43,273</b>	41,554
Administration and other	<b>6,874</b>	7,333
	<b>108,745</b>	103,029
<b>Fixed costs</b>		
Municipal taxes <i>[note 16]</i>	<b>1,336</b>	1,645
Interest on long-term debt	<b>10,876</b>	11,146
Depreciation of capital assets	<b>12,944</b>	12,588
	<b>25,156</b>	25,379
<b>Total costs</b>	<b>133,901</b>	128,408
Net revenue before reserve contribution for the year	<b>37,379</b>	39,958
Contributions to reserves	<b>(37,379)</b>	(39,958)
<b>Net surplus for the year</b>	<b>—</b>	—

See accompanying notes

## Ottawa Community Housing Corporation

### Statement of reserves

[in thousands of Canadian dollars]

Year ended December 31

	Capital Reserve	Vehicle	Investment in Capital Assets [Equity Program]	COVID 19 and Stabilization Reserve Fund	Equity Operating Reserve Fund	Public Housing Operating Reserve Fund	Community Reinvestment Fund	Green Fund	Total	
									2023	2022
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Balance, beginning of year</b> <i>[refer to note 3]</i>	9,897	1,674	34,273	8,761	793	2,710	24,698	5,250	88,056	90,694
Contributions from operations	18,156	—	—	(2,739)	15,206	6,756	—	—	37,379	39,958
Other contributions	5,109	—	—	—	—	—	—	350	5,459	4,987
Realized value from Infrastructure Ontario and CMHC financing <i>[note 4]</i>	25,469	—	—	—	—	—	—	—	25,469	10,724
Interest income	415	65	—	338	31	107	961	204	2,121	1,339
Expenses	(71,311)	(559)	—	—	—	—	(2,469)	(521)	(74,860)	(59,646)
Interfund transfers and internal loans	21,697	630	(12,895)	1,212	(15,294)	(6,806)	12,530	(1,074)	—	—
<b>Balance, end of year</b>	<b>9,432</b>	<b>1,810</b>	<b>21,378</b>	<b>7,572</b>	<b>736</b>	<b>2,767</b>	<b>35,720</b>	<b>4,209</b>	<b>83,624</b>	<b>88,056</b>

*[restated-see note 3]*

See accompanying notes

## Ottawa Community Housing Corporation

### Statement of cash flows

[in thousands of Canadian dollars]

Year ended December 31

	2023	2022
	\$	\$
		<i>[restated – see note 3]</i>
<b>Operating activities</b>		
Net revenue before reserve contribution for the year	37,379	39,958
Add item not affecting cash		
Depreciation of capital assets	12,944	12,588
Recognition of deferred revenue	—	25,793
Changes in non-cash working capital balances related to operations		
Rent receivable and accounts receivable	(2,756)	(927)
HST receivable and prepaid expenses	(3,970)	(1,310)
Subsidies payable – City of Ottawa [Service Manager]	(3,126)	8,368
Accounts payable and accrued liabilities	8,376	9,317
Accrued interest on long-term debt	197	14
Prepaid rents	672	263
Employee benefits costs	67	111
WSIB benefits costs	442	439
Asset retirement obligation	421	7,504
<b>Cash provided by operating activities</b>	<b>50,646</b>	<b>102,118</b>
<b>Investing activities</b>		
Purchase of investments	(10,548)	—
Interest earned on reserves balance	2,121	1,339
<b>Cash (used in) provided by investing activities</b>	<b>(8,427)</b>	<b>1,339</b>
<b>Financing activities</b>		
Mortgages, loans and debentures additions	89,190	13,886
Mortgages, loans and debentures repayments	(12,484)	(11,495)
Net deferred revenue additions(draws)	60,911	(546)
<b>Cash provided by financing activities</b>	<b>137,617</b>	<b>1,845</b>
<b>Capital activities</b>		
Other contributions made to reserves	(16,503)	(25,272)
Acquisition of capital assets	(90,937)	(40,809)
Other advances	(4,064)	(1,792)
Capital expense charged to reserves	(74,860)	(59,646)
<b>Cash used in capital activities</b>	<b>(186,364)</b>	<b>(127,519)</b>
<b>Net decrease in cash during the year</b>	<b>(6,528)</b>	<b>(22,217)</b>
Cash and cash equivalents, beginning of year	49,855	72,072
<b>Cash and cash equivalents, end of year</b>	<b>43,327</b>	<b>49,855</b>
<b>Supplemental cash flow disclosure</b>		
Cash paid for interest	10,876	11,146

See accompanying notes

# Ottawa Community Housing Corporation

## Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

### 1. Organization

Ottawa Community Housing Corporation ["OCHC" or the "Corporation"] provides and manages quality, safe and affordable housing for low- and moderate-income households in Ottawa.

Most of the mortgaged properties of the Corporation are governed by operating agreements with the Province of Ontario and/or Canada Mortgage and Housing Corporation ["CMHC"]. These agreements include provision for approval of rental rates, depreciation charges and contributions to the Capital Reserve.

The operating agreements are administered by the Service Manager ["City of Ottawa"] under the *Housing Services Act* ["HSA"]. The HSA came into force on January 1, 2012 and replaces the former *Social Housing Reform Act*.

The Corporation is a non-profit organization under paragraph 149(1)(d) of the *Income Tax Act* (Canada) and, as such, is not subject to income taxes.

### 2. Summary of significant accounting policies

These financial statements have been prepared in accordance with the reporting requirements of the HSA and of the City of Ottawa, which generally conform to Canadian public sector accounting standards ["PSAS"]. However, the basis of accounting differs from PSAS due to the following:

- [a] Capital repairs and replacement, including the acquisition of office furniture and equipment, are charged directly to the Capital Reserve in the statement of reserves [rather than being capitalized on the balance sheet and depreciated over their useful lives].
- [b] Capital assets governed by the reporting requirements of the HSA and of the City of Ottawa are recorded at the net value of the outstanding debt corresponding to those assets. Any asset retirement costs and obligations related to assets governed by the HSA are not included in the financial statements.
- [c] When outstanding debt corresponding to assets governed by the reporting requirements of the HSA and of the City of Ottawa is refinanced at an amount greater than the outstanding debt, the difference is recorded as an increase to capital assets and the Capital Assets Reserve.
- [d] Depreciation of capital assets [including land] governed by the reporting requirements of the HSA and of the City of Ottawa is provided on the same basis as the principal repayments on the corresponding debt during the year.
- [e] Interest income, realized and unrealized gains and losses, and any impairment related to marketable securities are recorded directly to the statement of reserves rather than being recorded in the statement of operations and surplus.
- [f] Grants for capital purposes [repairs] are recognized as revenue in the Capital Reserve upon progress completion of the repairs or new developments in accordance with the grant agreements.

The following is a summary of the significant accounting policies used in the preparation of the Corporation's financial statements:

#### Functional currency

The financial statements are stated in thousands of Canadian dollars, which is the functional currency.



# Ottawa Community Housing Corporation

## Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

### Use of estimates

The preparation of these financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the year. Actual results could differ from those estimates.

### Revenue recognition

The Corporation recognizes subsidies as revenue when received or receivable, if all conditions required for the subsidy are met, the amount to be received can be reasonably estimated and collection is reasonably assured. The Corporation recognizes rent revenue when earned.

The largest component of OCHC's housing portfolio is rent-geared-to-income ["RGI"], which is governed by the HAS legislative framework. RGI provides affordable housing to eligible low-income families in subsidized housing, and households pay no more than 30 per cent of their income towards rent, while the Service Manager pays OCHC the subsidy to cover the difference between RGI rent and market rent. The RGI operating subsidy is recognized based on the approved fiscal allocation by the Service Manager and adjusted based on annual reconciliation of actual revenue and expenses, performed subsequent to the year-end. Any further adjustments are recorded in the year of the Service Manager approval.

### Financial instruments

The Corporation's financial instruments consist of cash and cash equivalents, investments, rent receivable, other accounts receivable, HST receivable, subsidies payable, accounts payable and accrued liabilities and long-term debt. The carrying values of the Corporation's financial instruments approximate their fair values unless otherwise noted.

### Cash and cash equivalents

Cash and cash equivalents include cash on hand and highly liquid investments with original maturities of 90 days or less as at the balance sheet date.

### Investments

Investments include interest-bearing instruments with maturities of 365 days or less as at the balance sheet date.

### Capital assets and depreciation

Capital assets governed by the reporting requirements of the HSA and of the City of Ottawa are recorded at the net value of the outstanding debt corresponding to those assets, less accumulated depreciation. All other capital assets [i.e., Equity Program] are recorded at cost less accumulated depreciation. Cost includes the original cost of the land, buildings, and other related costs, including any asset retirement obligations.

Depreciation of capital assets [including land] governed by the reporting requirements of the HSA and of the City of Ottawa is provided on the same basis as the principal repayments on the corresponding debt during the year. All other capital assets [i.e., Equity Program] are depreciated using the straight-line method based on the estimated useful lives of the assets, which range from 30 to 60 years.

# Ottawa Community Housing Corporation

## Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

### Government transfers

Government transfers are transfers of monetary assets or tangible capital assets from a government to an individual, an organization or another government for which the government making the transfer does not receive any goods or services directly in return, as would occur in a purchase/sale or other exchange transaction; expect to be repaid in the future, as would be expected in a loan; or expect a direct financial return, as would be expected in an investment.

Where the Corporation is the recipient entity, a transfer without eligibility criteria or stipulations is recognized as revenue when the transfer is authorized. A transfer with eligibility criteria but without stipulations is recognized as revenue when the transfer is authorized and all eligibility criteria have been met. A transfer with or without eligibility criteria but with stipulations is recognized as revenue in the period the transfer is authorized and all eligibility criteria have been met, except when and to the extent that the transfer gives rise to an obligation that meets the definition of a liability for the Corporation, which is then recorded as deferred revenue.

### Reserves

Capital repairs and replacement, including the acquisition of office furniture and equipment, are charged directly to the Capital Reserve in the statement of reserves.

Interest income realized, unrealized gains and losses and any impairment related to investments are recorded directly to the statement of reserves rather than being recorded in the statement of operations and surplus.

When outstanding debt corresponding to assets governed by the reporting requirements of the HSA and of the City of Ottawa is refinanced at an amount greater than the outstanding debt, the difference is recorded as an increase to capital assets and Capital Reserve.

### Employee future benefits and pension agreements

The Corporation has adopted the following policies with respect to employee benefit plans:

- [i] The Corporation's contributions to a multi-employer defined benefit pension plan are expensed when contributions are due;
- [ii] The costs of termination benefits and compensated absences are recognized when an event that obligates the Corporation occurs. Costs include projected future income payments, health care continuation costs and fees paid to independent administrators of these plans, calculated on a present value basis;
- [iii] The costs of post-retirement employee benefits are actuarially determined using the projected unit credit actuarial cost method. The discount rate is based on the Corporation's internal cost of borrowing, and all other assumptions are based on management's best estimate of future events. Actuarial gains or losses are amortized over the expected remaining service life of the related employee groups; and
- [iv] The costs of the workplace safety and insurance obligations ["WSIB"] are actuarially determined based on the present value of future benefits on existing claims. The discount rate is based on the Corporation's internal cost of borrowing. Actuarial gains and losses are amortized over the term of the liabilities.

# Ottawa Community Housing Corporation

## Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

### 3. Changes in accounting policies

#### PS 1201

PS 1201, *Financial Statement Presentation* replaces PS 1200, *Financial Statement Presentation*. This standard establishes general reporting principles and standards for the disclosure of information in government financial statements. The standard introduces the statement of remeasurement gains and losses separate from the statement of operations. Requirements in PS 2601 - *Foreign Currency Translation*, PS 3450 - *Financial Instruments*, and PS 3041 - *Portfolio Investments*, which are required to be adopted at the same time, can give rise to the presentation of gains and losses as remeasurement gains and losses.

Upon review, OCHC concluded that the impact of these new standards is minimal as 1) the Corporation transacts mainly in Canadian dollars, and 2) the Corporation has no financial assets or liabilities requiring remeasurement gains and losses.

#### PS 3280

PS 3280, *Asset Retirement Obligations*, was issued by the Public Sector Accounting Standards Board in August 2018. It is effective for fiscal years beginning on or after April 1, 2022.

The Corporation adopted PS 3280 on January 1, 2023. This standard requires public sector entities to recognize liabilities for legal obligations to incur costs associated with the retirement of tangible capital assets arising on their acquisition, construction, or development or through their normal use, and to expense those costs systematically over the life of the asset.

As discussed in note 2 - Significant accounting policies, the Corporation did not apply PS 3280 for units that are governed by the HSA and the City of Ottawa reporting regulations.

The Corporation elected to apply the modified retrospective application approach. On initial application of the standard, the Corporation recognized at the beginning of the first period presented:

- (a) A liability for any existing asset retirement obligations related to the Corporation's Equity Portfolio, adjusted for accumulated accretion to that date;
- (b) An asset retirement cost capitalized as an increase to the carrying amount of the related tangible capital assets related to the Corporation's Equity Portfolio;
- (c) Accumulated depreciation on that capitalized cost; and
- (d) An adjustment to the opening balance of the reserves.

These amounts were measured using information and assumptions on the day of initial adoption. The amount recognized as an asset retirement cost was measured as of the date the asset retirement obligation was incurred and is depreciated straight-line over the expected remaining useful lives of the affected buildings. Accumulated depreciation was measured for the period from the date the liability would have been recognized had the provisions of this standard been in effect to the date of transition.

## Ottawa Community Housing Corporation

### Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

The adoption of PS 3280 resulted in an adjustment of assets, liabilities, reserves, and expenses. The table below reconciles the Corporation's previously reported December 31, 2022 financial statement line items to the restated amounts as a result of adopting PS 3280.

	<b>2022</b>		<b>2022</b>
	<b>Previously</b>	<b>Changeover</b>	<b>Restated</b>
	<b>stated</b>	<b>adjustment</b>	
<b>Balance sheet</b>			
Capital assets, net	417,358	2,964	420,322
Total assets	485,016	2,964	487,980
Asset Retirement Obligation	—	7,504	7,504
Total Liabilities	390,020	7,504	397,524
Reserves	92,596	(4,540)	88,056
Total net assets	94,996	(4,540)	90,456
<b>Statement of operations and surplus</b>			
Depreciation of capital assets	12,513	75	12,588
Total - fixed costs	25,304	75	25,379
Total costs	128,333	75	128,408
Net revenue before reserve contribution for the year	40,033	(75)	39,958
<b>Statement of reserves</b>			
Balance, beginning of year	95,159	(4,465)	90,694
Contribution from operations	40,033	(75)	39,958
Balance, end of year	92,596	(4,540)	88,056
<b>Notes to financial statements</b>			
Capital assets <i>[note 4]</i>			
Asset retirement cost	—	7,504	7,504
Total cost	783,454	7,504	790,958
Less accumulated depreciation	366,096	4,540	370,636
Net book value	417,358	2,964	420,322

## Ottawa Community Housing Corporation

### Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

#### 4. Capital assets

Capital assets consist of the following:

	2023	2022
	\$	\$
		<i>[restated, see note 3]</i>
Land	<b>82,283</b>	82,283
Prepaid land leases	<b>1,104</b>	1,104
Buildings and equipment	<b>816,052</b>	700,067
Asset retirement cost [note 13]	<b>7,925</b>	7,504
	<b>907,364</b>	790,958
Less accumulated depreciation	<b>383,580</b>	370,636
<b>Net book value</b>	<b>523,784</b>	420,322

#### Capital asset additions

In 2023, two properties [2022 – nil] with a net book value of \$13,481 [2022 – nil] were refinanced with Infrastructure Ontario ["IO"]. The loan agreement with IO required a market evaluation and Environmental Site Assessment for each property. As a result, the Corporation borrowed \$13,481 [2022 – nil] from IO, which represents the fair value of the two properties [2022 – nil]. The Corporation used \$1,005 [2022 – nil] to repay the outstanding mortgages, and the remaining balance of \$12,476 [2022 – nil] was transferred to the Capital Reserve and the Corporation recorded a corresponding increase in the property value.

In 2020, OCHC received an approval from the City of Ottawa Council to work with CMHC and submitted an application for capital repair funding under the National Housing Co-Investment Fund ["NHCF"] Capital Repairs and Renewal Program to fund capital repair work for the Equity and Public program in 2020–2028. In 2021, OCHC executed the credit agreement with CMHC agreement under NHCF to provide \$100,145 in repayable loans and \$65,412 in forgivable loans from 2021–2028. All drawdowns will be issued upon the completion of the work. In 2023, OCHC has received a total of \$12,993 [2022 – \$10,724] of the CMHC NHCF Capital Repairs repayable loan; it was transferred to the Capital Reserve, and the Corporation recorded a corresponding increase in the property value.

#### 933 Gladstone Avenue

In 2017, the Board of Directors approved the purchase of seven acres of vacant land at 933 Gladstone Avenue for future development. The land was acquired on May 11, 2017, at a cost of \$7,140 and funded 50% through a line of credit and 50% by the Corporation through the Community Reinvestment Fund ["CRF"]. Prior to the commencement of any phases of development, up to \$9,000 of required infrastructural work will be completed. Phase 1 of the development will include approximately 336 units and work is expected to commence in 2024. This phase of the multi-year construction project will cost approximately \$163,405, which is anticipated to be funded from various sources, including the City of Ottawa, CMHC mortgage financing and government transfers, and an equity contribution from the Corporation. In 2023, the Corporation incurred \$6,307 [2022 – \$1,780] in pre-development costs, which were funded by the CRF and capitalized.

# Ottawa Community Housing Corporation

## Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

### *Rochester Redevelopment [811 Gladstone Avenue [Phase 1] and 818 Gladstone Avenue [Phase 2]]*

#### *Phase 1*

In 2017, the Board of Directors approved the demolition of 26 existing end-of-lifecycle townhomes from the Rochester Heights community to replace them with development of 108 new affordable housing apartments within a six-storey building and 32 affordable stacked townhomes. The construction commenced in fall 2019 and was completed in 2023 at a total cost of approximately \$52,569. The Corporation has secured the City of Ottawa funding of \$20,434 provided under the Investment in Affordable Housing [\$12,611], Social Infrastructure Fund [\$5,694], and Action Ottawa contributions [\$2,129]. The remaining construction costs are financed from the CRF and a combination of CMHC mortgage financing and government transfers. In 2023, the Corporation incurred and capitalized \$5,951 [2022 – \$4,546] in legal, design and construction costs.

#### *Phase 2*

The Rochester Phase 2 project involves the demolition of 78 townhomes and the full redevelopment of the 4.2-acre site to align with the City of Ottawa's objectives of mixed-use and heightened density, with affordable housing in close proximity to rapid transit [Gladstone LRT station]. Construction for the 273 units commenced in November 2023, with the multi-year project expected to cost \$141,335. The Corporation has secured \$12,000 in Capital Grant funding and \$1,150 in Action Ottawa contributions, totalling \$13,150. The remaining construction costs are financed from the CRF and a combination of CMHC mortgage financing and government transfers. In 2023, the Corporation incurred \$5,338 [2022 – \$2,704] in pre-development costs, which were funded by the CRF and capitalized.

#### *715 Mikinak*

In 2019, following a City of Ottawa Request for Proposal, OCHC was selected to bid in partnership with the City of Ottawa on a CMHC affordable housing initiative at 715 Mikinak. The project includes the construction of three buildings, resulting in 271 affordable housing units. In 2019, the Board of Directors approved the construction of two buildings, and in February 2021, the Board of Directors approved advancing the construction of building three. Construction commenced at the end of 2021 and will be completed in 2024 at a total cost of approximately \$116,580. The Corporation has secured \$7,000 in Housing and Homelessness Plan funding, \$850 in Capital Grant funding, \$5,300 in Action Ottawa and municipal contributions, \$2,625 in the Ontario Priorities Housing Initiative ["OPHI"], and \$24,150 in Priority Projects for Municipalities Initiative ["PPM"] funding, totalling \$39,925. The remaining construction costs will be financed by various sources, including the CRF and CMHC through the NHCF New Construction Stream. In 2023, design and construction costs of \$66,364 [2022 – \$27,968] were funded from the CRF and capitalized.

The land for 715 Mikinak was accrued under the Federal Lands Initiative ["FLI"], which is led by CMHC. FLI supports the transfer of surplus federal lands and buildings to eligible proponents. This is available at discounted to no cost to be developed or renovated for use as affordable housing. In 2021, the land was transferred to OCHC from the City of Ottawa at nominal value of \$1.

# Ottawa Community Housing Corporation

## Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

### *505 and 515 Branch Street*

The City of Ottawa entered into an agreement with CMHC under the Rapid Housing Initiative ["RHI"], which is focused on addressing urgent housing needs of vulnerable Canadians. In 2020, the City of Ottawa partnered with OCHC to construct 32 modular units under CMHC's RHI program. In February 2021, the Board of Directors approved the construction project, which commenced at the end of 2021 and will be completed in 2024 at a total estimated cost of \$11,000. The project will provide an even mix of two- and three-bedroom units. The Corporation has secured \$5,855 in RHI funding, \$4,000 in Social Service Relief Funding, and \$3,383 in Action Ottawa and municipal contributions, totaling \$13,238. In 2023, the Corporation incurred \$5,260 [2022 – \$937] in design and construction costs, which were capitalized.

### *Zibi Development: Block 206*

In response to an OCHC-issued expression of interest, a proposal was received from development partners Dream and Theia, and Windmill Dream Ontario 206 LP, for the acquisition of homes in the Zibi development to provide high-quality affordable housing. In 2022, the Board of Directors approved the acquisition of 19 homes located on two floors within Block 206 of a 25-storey high-rise in the Zibi development. These homes represent 19 new affordable homes below Ottawa's average rent, to become homes for the working middle class outpaced by the soaring rental costs in the City of Ottawa. The project is estimated to be completed by March 2024 at an estimated cost of \$7,327. In 2023, the Board of Directors approved OCHC to secure mortgage financing for the 19 new homes within the Zibi development of up to \$6,000. Mortgage financing has since been secured with Scotiabank. In 2023, OCHC paid construction deposits totalling \$3,603 [2022 – \$1,792] toward the purchase price which were funded by the CRF.

### *Minto: Tanglewood/Chesterton Townhouse Communities*

In 2023, OCHC entered into negotiations with Minto Apartment REIT ("Minto") regarding an acquisition opportunity for 311 three- and four-bedroom townhomes in Minto's Tanglewood and Chesterton communities.

On December 7, 2023, the Board of Directors approved that OCHC close on the Tanglewood property (122 homes) in the amount of \$32,200, plus applicable fees and taxes, as per the purchase and sale agreement (PSA). In addition, the Board approved that, should satisfactory financing be arranged, OCHC close on the Chesterton property in the amount of \$53,800, plus applicable taxes and fees, as per the PSA by March 31, 2024. OCHC has secured temporary bridge financing from Scotiabank for up to one year, expiring February 14, 2025. The Corporation returned to the Board in January 2024 and obtained approval to secure MLI Select long-term financing for both properties. In 2023, OCHC paid deposits totalling \$462 on the purchase.

### *Shearwater Court*

Shearwater Court is a 74-townhouse community that was constructed in 1982. The overall community is a candidate for redevelopment given it has reached the end of its lifecycle. The project requires the demolition of a nine-home townhouse block and utilizes unused lands to construct a six-storey midrise building (45 homes), leaving 65 existing homes in place but in need of a redevelopment plan. OCHC is currently working with all levels of government to secure funding and financing to advance the project. In 2023, the Corporation incurred \$487 [2022 – \$38] in design costs, which were capitalized.

# Ottawa Community Housing Corporation

## Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

### *200 Beausoleil Drive [formerly Chapel/Friel Street]*

In early 2022, the Board approved the 200 Beausoleil Drive project (formerly Chapel/Friel Street) to continue to bring this project to a shovel-ready state. Diamond Schmitt Architects were engaged in June 2022 to lead the design. The project was initially conceived as a 12-storey building, but after review of the new Official Plan and Secondary Plan, it was increased to 20 storeys. The project will add 159 homes to the portfolio, serving singles and couples in a 15-minute community. OCHC is currently working with all levels of government to secure funding and financing to advance the project. In 2023, the Corporation incurred \$717 [2022 – \$241] in design costs, which were capitalized.

### *Uplands Community House*

The Corporation continues the development of a common area for residents in the Uplands community. Atelier 292 Architects were engaged to lead the design. OCHC is currently working with all levels of government to secure funding and financing to advance the project. In 2023, the Corporation incurred \$93 [2022 – \$nil] in design costs, which were capitalized.

## 5. Deferred revenue

Deferred revenue represents the government transfers for which the eligibility criteria with stipulations have not yet been met.

	2023 \$	2022 \$
<b>Balance, beginning of year</b>	<b>14,812</b>	15,358
Add government transfers received during the year		
City of Ottawa Capital Grant [818 Gladstone]	6,000	—
Ontario Affordable Housing Program [811 Gladstone]	—	6,598
CMHC RHI & Ontario SSRF [505 and 515 Branch Street]	7,870	—
City of Ottawa Capital Grant [Mikinak Phase 1]	—	8,000
MMAH OPHI [Mikinak Phase 2]	1,050	—
City of Ottawa Housing and Homelessness Plan [Mikinak Phase 2]	2,800	3,500
MMAH PPM [Mikinak Phase 2]	13,500	—
CMHC NHCF [Mikinak Phase 2]	7,729	—
CMHC NHCF, Capital Repair and Renewal Program [2023]	8,662	7,149
CMHC NHCF, Capital Repair and Renewal Program [2023]	13,300	—
	<b>60,911</b>	25,247
Less government transfers recognized as revenue		
CMHC NHCF, New Construction [811 Gladstone]	—	2,170
Ontario Affordable Housing Program [811 Gladstone]	—	16,474
CMHC NHCF, Capital Repair and Renewal Program [2023]	8,662	7,149
CMHC NHCF, Capital Repair and Renewal Program [2023]	13,300	—
	<b>21,962</b>	25,793
<b>Balance, end of year</b>	<b>53,761</b>	14,812



## Ottawa Community Housing Corporation

### Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

In 2023, the eligibility criteria with stipulations related to the following funding received by the Corporation were not met. Therefore, the Corporation has a balance of \$53,761 in deferred revenue for the following government transfers:

	<b>2023</b>	<b>2022</b>
	\$	\$
CMHC NHCF [Mikinak Phase 2]	<b>7,729</b>	—
City of Ottawa Capital Grant [818 Gladstone]	<b>6,000</b>	—
CMHC RHI & Ontario SSRF [505 and 515 Branch Street]	<b>8,870</b>	1,000
City of Ottawa Capital Grant [Mikinak Phase 1]	<b>9,000</b>	9,000
MMAH OPHI [Mikinak Phase 2]	<b>2,362</b>	1,312
City of Ottawa Housing and Homelessness Plan [Mikinak Phase 2]	<b>6,300</b>	3,500
MMAH PPM [Mikinak Phase 2]	<b>13,500</b>	—
<b>Deferred revenue</b>	<b>53,761</b>	14,812

#### Canada Mortgage and Housing Corporation, National Housing Co-Investment Fund, New Construction

The NHCF New Construction Program supports the new construction of mixed-income, mixed-tenure, mixed-use affordable housing. This stream develops new, high-performing affordable housing located close to necessary supports and amenities, from public transit and jobs to daycares, schools, and healthcare.

In 2020, OCHC entered into an agreement with CMHC under the NHCF, New Construction stream to fund approximately \$167,916 towards new development. The funding will be in the form of government transfers of approximately \$10,819 and low-interest repayable loans of \$157,097 that would be used towards the development of Rochester Heights Phase 1 and Phase 2, and part of Gladstone Village Phase 1. No CMHC NHCF New Construction funding was recognized as government transfers revenue for the year ended December 31, 2023 [2022 – \$2,170].

In 2022, OCHC entered into an agreement with CMHC under NHCF to fund approximately \$73,396 towards 715 Mikinak. The funding will be in the form of government transfers of approximately \$7,729 and low-interest repayable loans of \$65,666. In 2023, the Corporation received a government transfer of \$7,729 to cover development costs of 715 Mikinak [2022 – nil]. The funding is not repayable as long as the project is operated within the terms and conditions entered into with the CMHC.

# Ottawa Community Housing Corporation

## Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

### **Canada Mortgage and Housing Corporation National Housing Co-Investment Fund, Capital Repair and Renewal Program**

The NHCF Capital Repair and Renewal Program supports the preservation and revitalization of the existing community and affordable housing.

In 2020, OCHC obtained approval from the City of Ottawa Council to work with CMHC and to submit an NHCF Capital Repair and Renewal Program application. The funding is in the form of forgivable loans of approximately \$65,412 and low-interest repayable loans of \$100,145 that would be used in 2021–2028 to support the preservation and revitalization of the existing housing Public and Equity stock representing approximately 11,000 OCHC units. In 2023, the Corporation received a government transfer of \$8,662 [2022 – \$7,149]. The funding is not repayable as long as the terms and conditions entered into with the CMHC are met. The CMHC NHCF funding of \$8,662 towards the Public and Equity Programs was recognized as government transfers revenue for the year ended December 31, 2023.

In 2022, OCHC obtained approval from the City of Ottawa Council to work with CMHC and to submit an NHCF Capital Repair and Renewal Program application. The funding is in the form of forgivable loans of approximately \$13,300 that would be used in 2023–2025 to support the preservation and revitalization of the existing housing Municipal Non-for-Profit and Provincial Reformed Portfolios. In 2023, the Corporation received a government transfer of \$13,300 [2022 – nil]. The funding is not repayable as long as the terms and conditions entered into with the CMHC are met. The CMHC NHCF funding of \$13,300 towards Municipal Not-for-Profit and Provincial Reformed programs was recognized as government transfers revenue as at December 31, 2023.

### **Canada-Ontario Affordable Housing Program**

The Canada-Ontario Affordable Housing Program loans are not repayable as long as the project is operated within the terms and conditions of the agreement entered into with the Ministry of Municipal Affairs and Housing. As at December 31, 2023, the Corporation is in compliance with the terms and conditions of these agreements.

In 2018, the City of Ottawa approved a government transfer of \$18,305 towards the development of 811 Gladstone, of which nil was received in 2023 [2022 – \$6,598]. The funding is not repayable as long as the project is operated within the terms and conditions entered into with the City of Ottawa. The balance of the funding will be received in 2024.

The 811 Gladstone project was substantially completed in August 2022 and occupied with the prescribed level of affordable units. The loan total of \$16,474 was recognized as revenue for the year ended December 31, 2022.

### **Canada Mortgage and Housing Corporation, Rapid Housing Initiative and Ontario Social Service Relief Fund**

The CMHC RHI is focused on addressing urgent housing needs of vulnerable Canadians. The Social Services Relief Fund ["SSRF"] is part of the up to \$4 billion being provided to Ontario municipalities under the federal-provincial Safe Restart Agreement. The Agreement will help municipalities protect the health and well-being of the people of Ontario while delivering critical public services, such as public transit and shelters, as the province continues down the path of economic recovery.

## Ottawa Community Housing Corporation

### Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

In 2021, a combined total of \$9,856 in the form of government transfers was secured under RHI and SSRF towards the development of 505 and 515 Branch Street, of which \$7,870 was received in 2023 [2022 – nil]. The funding is not repayable so long as the project is operated within the terms and conditions entered into with CMHC. The construction of 505 and 515 Branch Street is in progress [note 4]; therefore, the recognition criteria with stipulations are not met and the funding is recorded as deferred revenue.

#### **City of Ottawa Affordable Housing Project Capital Grant**

In 2019, City Council approved capital funds from the Affordable Housing Reserve fund to support the creation of new affordable housing. The funding is in the form of conditional capital contributions and contributions in lieu of development charges in support of the City's 10-year Capital Investment Plan for Affordable Housing.

In 2019, the City of Ottawa approved a government transfer of \$10,000 towards the development of 715 Mikinak Phase 1, of which nil was received in 2023 [2022 – \$8,000]. The funding is not repayable as long as the project is operated within the terms and conditions entered into with the City of Ottawa. The construction of 715 Mikinak is in progress [note 4]; therefore, the recognition criteria with stipulations are not met and the funding is recorded as deferred revenue.

In 2023, City of Ottawa approved a government transfer of \$12,000 towards the development of 818 Gladstone, of which \$6,000 was received this year. The funding is not repayable as long as the project is operated within the terms and conditions entered into with the City of Ottawa. The construction of 818 Gladstone is in progress [note 4]; therefore, the recognition criteria with stipulations are not met and the funding is recorded as deferred revenue.

#### **Ministry of Municipal Affairs and Housing – Ontario Priorities Housing Initiative**

The Ministry of Municipal Affairs and Housing ["MMAH"] Ontario Priorities Housing Initiative ["OPHI"] allocated \$17,700 in funding to the City of Ottawa to support the Action Ottawa and Ontario Renovates programs and to provide capital grants for the creation and maintenance of affordable rental housing.

In 2021, the City of Ottawa approved a government transfer of \$2,625 toward the development of 18 units in Phase 2 of 715 Mikinak, of which \$1,050 was received in 2023 [2022 – nil]. The funding is not repayable as long as the project is operated within the terms and conditions entered into with the City of Ottawa. The construction of 715 Mikinak is in progress [note 4]; therefore, the recognition criteria with stipulations are not met and the funding is recorded as deferred revenue.

#### **City of Ottawa Housing and Homelessness Plan**

In 2022, the City of Ottawa approved a government transfer of \$7,000 under the Housing and Homelessness Plan towards the development of 24 units in Phase 2 of 715 Mikinak, of which \$2,800 was received in 2023 [2022 – \$3,500]. The funding is not repayable as long as the project is operated within the terms and conditions entered into with the City of Ottawa. The construction of 715 Mikinak is in progress [note 4]; therefore, the recognition criteria with stipulations are not met and the funding is recorded as deferred revenue.

## Ottawa Community Housing Corporation

### Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

#### Ministry of Municipal Affairs and Housing – Priority Projects for Municipalities

The PPM allocated \$24,150 in new funding to the City of Ottawa towards the construction of 138 units of 715 Mikinak. In 2023, the City of Ottawa approved a government transfer of \$24,150 towards the development. As a result of securing PPM funding, the City of Ottawa reallocated \$9,150 of previously allocated Capital Grants for other affordable housing projects.

In 2023, the City of Ottawa approved incremental government transfers of \$15,000 towards 138 units of 715 Mikinak, of which \$13,500 was received in 2023 [2022 – nil]. The funding is not repayable as long as the project is operated within the terms and conditions entered into with the City of Ottawa. The construction of 715 Mikinak is in progress [note 4]; therefore, the recognition criteria with stipulations are not met and the funding is recorded as deferred revenue.

#### 6. Long-term debt

	2023	2022
	\$	\$
Mortgages	22,665	26,918
Debentures – Public Program	762	1,410
Debentures – Infrastructure Ontario	246,437	239,815
Line of credit	8,316	8,808
Construction Loans – CMHC	85,219	22,585
Capital Repair Loans – CMHC	28,593	15,750
<b>Total long-term debt</b>	<b>391,992</b>	<b>315,286</b>
Less: current portion of long-term debt	11,874	11,173
	<b>380,118</b>	<b>304,113</b>

In 2023, the Corporation, working with IO, the City of Ottawa and the Ministry of Housing, refinanced two [2022 – nil] properties with long-term debt negotiated with IO. By extending the amortization period on new debt with a fixed interest rate, the Corporation generated additional funds for capital repair. The City of Ottawa has provided a commitment to extend the period of the mortgage subsidy on these two properties and provides payments directly to IO as a payment guarantee. The refinancing was secured in the form of a promissory note in the amount of \$13,481 [2022 – nil] for long-term financing. The note is repayable over 30 years at an interest rate of 4.60% [2022 – nil], compounded monthly.

In 2023, the Corporation bridge-financed Vachon Place for one and a half months in the amount of \$42 [2022 – nil] from the Capital Fund at an interest rate of 5.97%. This internal loan was included in the 2023 IO refinancing, and as at December 31, 2023, a principal balance of nil was outstanding.

In 2023, the Corporation bridge-financed Lady Stanley Place for three and a half months in the amount of \$143 [2022 – nil] from the Capital Fund at an interest rate of 6.01%. This internal loan was included in the 2023 IO refinancing, and as at December 31, 2023, a principal balance of nil was outstanding.

# Ottawa Community Housing Corporation

## Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

In 2020, OCHC entered into an agreement with CMHC under NHCF, New Construction program to fund approximately \$167,916 of new development. The funding will be in the form of forgivable loans of approximately \$10,819 and low-interest repayable loans of \$157,097 that will be used towards the development of Rochester Heights Phase 1 and Phase 2 and part of Gladstone Village Phase 1. In 2023, OCHC recorded a repayable loan of \$3,395 [2022 – \$3,111] to fund development costs of 811 Gladstone. The loan has a 10-year term and an interest rate of 1.77%.

In 2020, OCHC obtained approval from the City of Ottawa Council to work with CMHC and to submit an NHCF Capital Repair and Renewal Program application. The funding is in the form of forgivable loans of approximately \$65,412 and low-interest repayable loans of \$100,145 that would be used in 2021–2028 to support the preservation and revitalization of the existing housing Public and Equity stock representing approximately 11,000 OCHC units. In 2023, OCHC has received a total of \$12,993 [2022 – \$10,724] in the form of repayable loans. The loans have a 10-year term and interest rates ranging from 1.70% – 3.59% [2022 – 1.70% – 3.30%].

In 2022, OCHC entered into an agreement with CMHC under NHCF, to fund the construction of 715 Mikinak for approximately \$65,666 in repayable loans and \$7,729 in forgivable loans. In 2023, OCHC received a repayable loan of \$58,863 [2022 – \$50]. The loan has a 10-year term and an interest rate of 3.38%.

Principal repayments required for the years from 2024 to 2028 and thereafter for the Corporation's outstanding debt are expected to be approximately as follows:

	\$
2024	11,874
2025	11,869
2026	12,235
2027	12,469
2028	11,229
Thereafter	332,316
	<u>391,992</u>

### 7. Credit facility

The Corporation may avail up to \$2,000 with a chartered bank in the form of an operating credit line and/or standby letters of credit and/or letters of guarantee. In 2023, the Corporation had a credit facility in the amount of \$516 [2022 – \$130], which was not drawn during the year. These instruments bear interest at the bank's prime rate. The rate charged by a chartered bank includes a commission of 2.00% per annum and other fees of 0.25% per annum.

In 2016, the Corporation secured \$6,000 of a non-revolving bank loan with a chartered bank to fund 50% of the purchase price for parcels of vacant land for the construction of social housing. This instrument bears interest at the bank's prime rate plus 0.25% per annum.

In 2021, the Corporation secured \$30,000 of revolving interim financing to assist with cash flow during construction as required. This instrument takes the form of banker's acceptance and bears interest at the bank's prime rate less 1% per annum. There is an additional acceptance fee of 1% payable at the time of each avallment.

# Ottawa Community Housing Corporation

## Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

### 8. Contributed surplus

The contributed surplus of \$2,400 includes a balance of \$1,650, representing the net assets of the predecessor company [the City of Ottawa Non-Profit Housing Corporation] that was transferred to the Corporation effective September 2, 2002. The remaining \$750 represents the land value for the Crichton Street property that was gifted by the shareholder in 2010.

### 9. Reserves

The Corporation has the following reserves:

#### [a] Capital Reserve

The Capital Reserve is used for the renovation or improvement of the contributing property for work that meets the definition of capital repairs and maintenance. In addition, acquisitions of new capital assets required to maintain and manage the portfolio are expensed against the Capital Reserve.

Contributions are made on an annual basis in accordance with program requirements or operating agreements.

The contributions from operations amounted to \$18,156 in 2023 [2022 – \$14,643], which included \$352 [2022 – \$188] from the Housing and Homelessness Investment Plan approved by City Council.

In 2023, the Corporation received funding under the following federal and provincial programs, which aim to improve and preserve the quality of social housing through capital renovations and retrofits of the existing portfolio:

- Canada-Ontario Community Housing Initiative – Year 3 [“COCHI3”] – \$114 [2022 – \$1,875]
- Canada-Ontario Community Housing Initiative – Year 4 [“COCHI4”] – \$2,399 [2022 – \$2,399]
- Canada-Ontario Community Housing Initiative – Year 5 [“COCHI5”] – \$2,517 [2022 – nil]

The funds were received in agreed schedules related to the delivery of associated capital work.

The initial funding under the COCHI3 was provided in 2021. The multi-year retrofits commenced in 2021 and were completed in 2022. The following table shows funding recognized and eligible expenditures incurred for the related projects:

	Funding \$	Expenditures \$
2022	1,875	3,094
2023	114	465
	1,989	3,559

## Ottawa Community Housing Corporation

### Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

The first milestone payment under COCHI4 was recognized during 2022. The multi-year retrofits commenced in 2022 and are expected to be completed in 2024. The following table shows funding recognized and eligible expenditures incurred for the related projects:

	<b>Funding</b>	<b>Expenditures</b>
	\$	\$
2022	2,399	616
2023	2,399	2,242
	<u>4,798</u>	<u>2,858</u>

The first milestone payment under COCHI5 was recognized during 2023. The multi-year retrofits commenced in 2023 and are expected to be completed in 2024. The following table shows funding recognized and eligible expenditures incurred for the related projects:

	<b>Funding</b>	<b>Expenditures</b>
	\$	\$
2023	2,517	\$2,318

In 2023, the Capital Reserve received a transfer of \$8,662 [2022 – \$7,149] from the Equity and Public Housing Operating Reserve Funds to reflect the recognition of government transfers revenue from the CMHC NHCF, Capital Repair and Renewal Program.

In 2023, the Capital Reserve received a transfer of \$13,300 [2022 – nil] from the Municipal-Non-Profit and Provincial Reformed Portfolio Operating Reserve Funds to reflect the recognition of government transfers revenue from the CMHC NHCF, Capital Repair and Renewal Program.

In 2023, the Capital Reserve received \$365 [2022 – \$446] from the Investment in Capital Assets Reserve to recognize annual amortization.

In 2023, \$630 [2022 – \$630] was transferred from the Capital Reserve to the Vehicle Reserve to support purchasing of new vehicles.

In 2023, the Corporation bridge-financed Lady Stanley Place and Vachon Place and recorded \$5 and nil [2022 – nil and nil] in interest expense and \$143 and \$42 [2022 – nil and nil] in principal repayments, respectively (*note 4*).

#### **[b] Vehicle Reserve**

The Vehicle Reserve is used for the acquisition of new vehicles. In 2023, \$559 [2022 – \$59] was expensed during the year for the purchase of new vehicles. The Vehicle Reserve received \$630 [2022 – \$630] from the Capital Reserve to support vehicle renewal planning.

# Ottawa Community Housing Corporation

## Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

### **[c] Investment in Capital Assets Reserve**

The Investment in Capital Assets Reserve consists of housing acquisitions within the Equity Program, which are net of depreciation.

In 2023, the Corporation decreased the Investment in Capital Assets Reserve by \$12,895 [2022 – \$19,302 increase], which reflects an increase of \$86,826 [2022 – \$37,769] due to capitalization of ongoing developments and outgoing transfers of \$99,721 [2022 – \$18,467] due to the following interfund transfers:

- \$365 [2022 – \$446] transferred to the Capital Reserve to recognize annual amortization;
- \$1,002 [2022 – \$548] transferred to the CRF to recognize annual amortization; and
- \$98,354 [2022 – \$17,473] transferred to the CRF to reflect receipt of financing for new developments.

### **[d] Equity Operating Reserve Fund**

The Equity Operating Reserve Fund is a discretionary reserve that was identified in 2018 as a replacement of the Federal Operating Surplus, which was discontinued in 2018 with the consent of the City of Ottawa. In 2023, \$86 [2022 – nil] was transferred from the Green Fund.

In 2023, \$15,206 [2022 – \$20,217] was recognized in the Equity Operating Reserve Fund and then transferred as follows:

- Nil [2022 – \$18,644] transferred to the CRF to reflect recognition of revenue from government transfers for new development; and
- \$15,206 [2022 – \$1,573] transferred to the Capital Reserve to reflect recognition of government transfers revenue from CMHC NHCF, Capital Repair and Renewal Program.

### **[e] Public Housing Operating Reserve Fund**

Effective January 1, 2009, the Corporation has an operating agreement with the City of Ottawa. The subsidy funding for the Public Program follows a formula similar to the Provincial Reformed Program and allows for both an Operating and a Capital Reserve for the Public Housing Program. Contributions are made at year-end in amounts set down in the subsidy calculations.

### **[f] Community Reinvestment Fund**

The CRF is a discretionary reserve that exists to maintain or develop housing or services. In 2014, the divestiture strategy of selling scattered units was reviewed and approved by the Board of Directors. The proceeds from such sales are to be contributed to the CRF and used to support new housing development.



## Ottawa Community Housing Corporation

### Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

In 2023, the net interfund transfer to the CRF was \$12,530 [2022 – \$2,301], which reflects incoming transfers of \$86,826 [2022 – \$37,769] to the Investment in Capital Assets Reserve to recognize ongoing developments and outgoing transfers of \$99,356 [2022 – \$21,426] due to the following transfers:

- \$1,002 [2022 – \$548] transferred from the Investment in Capital Assets Reserve to recognize annual amortization; and
- \$98,354 [2022 – \$20,878] transferred from the Investment in Capital Assets Reserve to offset receipt of financing for new developments.

#### **[g] Green Fund**

The Green Fund was established in 2010 from grants received under the EcoENERGY Retrofit and Ontario Homes Energy Savings programs. The use of the reserve, which is at the discretion of management, is to support specific operational or capital expenditures that increase the environmental sustainability of the Corporation. Further contributions to the reserve may come from:

- Net receipts from energy grants that have not formed part of the budget envelope of the Capital Works Program;
- A proportion of net savings generated from sustainability projects when systems are in place to adequately quantify such savings; and
- A proportion of new income generated by sustainability projects [i.e., sale of energy].

In 2023, the Corporation received contributions of \$350 [2022 – \$673] from grants, rebates and photovoltaic electricity sales to support green initiatives.

#### **[h] COVID-19 and Stabilization Reserve Fund**

The COVID-19 and Stabilization Reserve Fund was set up in 2020 to mitigate the economic impacts associated with the COVID-19 pandemic and other future emergency pressures.

In 2023, a net amount of \$1,527 was contributed to [2022 – \$402] the Public Operating Reserve Fund to help to mitigate economic pressures.

### **10. Pension agreements**

The Corporation makes contributions to the Ontario Municipal Employees Retirement Fund [“OMERS”], which is a multi-employer plan, on behalf of most of its employees. The plan is a defined benefit plan, which specifies the amount of the retirement benefit to be received by the employees based on length of service and rates of pay. The Corporation’s contribution to the OMERS plan for 2023 was \$3,730 [2022 – \$3,469] for current services and is included as an expense in the current fiscal year. These contributions were matched with identical employee contributions for both years.

## Ottawa Community Housing Corporation

### Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

#### 11. Employee benefits costs

Employee benefits costs consist of the following:

	2023	2022
	\$	\$
Post-retirement benefits	3,309	3,306
Vested employee benefits	1,843	1,779
	<b>5,152</b>	<b>5,085</b>

The defined benefit plan relating to post-retirement benefits provides medical benefits to the Corporation's employee bargaining units and is applicable to employees who retire between the ages of 55 and 65 with an unreduced pension.

The continuity for post-retirement benefits for 2023 is as follows:

	2023	2022
	\$	\$
<b>Balance, beginning of year</b>	<b>3,306</b>	3,273
Service cost	83	120
Interest cost	108	72
Amortization of actuarial gain	(92)	(64)
Benefits paid	(96)	(95)
<b>Balance, end of year</b>	<b>3,309</b>	3,306

The liability for post-retirement benefits is calculated based on estimates of future outlays required under contractual agreements with the Corporation's employee bargaining units. These estimates are based on several assumptions regarding the expected costs of benefits, which are dependent on the demographic makeup of the bargaining units, future interest rates, and inflation rates. The Corporation engages the services of an actuarial consulting firm to provide a determination of the Corporation's obligation for post-retirement benefits.

Due to the complexities in valuing the plan, an actuarial valuation is conducted every three years. The liabilities reported in these financial statements are based on a valuation as at June 30, 2023.

Gains and losses are generated each year due to changes in certain assumptions and clarifications to the plan previously provided by the Corporation. These gains and losses are not expensed in the current year, but rather are amortized over the expected average remaining service life of the related employee groups. In 2022, amortization began with a 2021 gain of \$100. Amortization for a 2022 gain of \$442 commenced in 2023. Several estimates and assumptions are utilized in determining an actuarial valuation of benefit plans. The significant actuarial assumptions adopted in measuring the Corporation's accrued obligation for post-retirement and benefit cost for post-retirement benefits are as follows:

## Ottawa Community Housing Corporation

### Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

	<u>2023</u>	<u>2022</u>
Discount rate	4.6%	5.1%
Health care inflation rate	7.0% grading linearly to 4.0% in 2040	7.0% grading linearly to 4.0% in 2040

#### 12. WSIB

The Corporation is a Schedule 2 Employer under the *Workplace Safety and Insurance Act of Ontario* and, as such, assumes full responsibility for financing its workplace safety insurance costs. The accrued obligation represents the present value of future benefits on existing claims.

The continuity for WSIB benefits costs for 2023 is as follows:

	<u>2023</u>
	\$
<b>Balance, beginning of year</b>	<b>4,084</b>
Service cost	<b>683</b>
Interest cost	<b>140</b>
Amortization of actuarial loss	<b>151</b>
Benefits paid	<b>(532)</b>
<b>Balance, end of year</b>	<b>4,526</b>
Less: current portion of WSIB benefits costs	<b>515</b>
	<b>4,011</b>

The liability for WSIB benefits is calculated based on the present value of future benefits on existing claims. The Corporation engages the services of an actuarial consulting firm to provide a determination of the Corporation's obligation for future WSIB benefits.

Due to the complexities in valuing the future benefit costs, actuarial valuations are conducted on a periodic basis. The liabilities reported in these financial statements are based on a valuation as at December 31, 2023.

Gains and losses are generated for each valuation due to changes in certain assumptions and changes in existing claims previously provided by the Corporation. These gains and losses are not expensed in the current year, but rather are amortized over the term of the liabilities, which is approximately 10 years.

A number of estimates and assumptions are utilized in determining an actuarial valuation of the future benefit costs. The significant actuarial assumptions adopted in measuring the Corporation's present value of future benefits per the most recent valuation are as follows:

## Ottawa Community Housing Corporation

### Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

	<b>2023</b>	<b>2022</b>
	%	%
Discount rate	<b>4.50</b>	2.75
Loss of earnings	<b>1.75</b>	0.25
Health care benefits	<b>0.50</b>	(1.00)
Fully indexed survivor benefits	<b>2.50</b>	1.00
Non-economic loss awards	<b>2.50</b>	1.00

#### 13. Asset retirement obligation

The Corporation has recognized liabilities for legal obligations to incur costs associated with the retirement of tangible capital assets arising on their acquisition, construction or development or through their normal use.

Following an internal assessment, the Corporation concluded that it is appropriate to recognize an asset retirement obligation relating to future asbestos abatement costs in the Corporation's Equity Program, which management has determined to be 100 years after the building's initial construction. The undiscounted value of the asset retirement obligation was calculated using an asbestos abatement cost per square foot model with both internal and external inputs. The Corporation did not use a present value technique to measure the asset retirement obligation.

A reconciliation of the beginning and ending aggregate carrying amount of the asset retirement obligation is as follows:

	<b>2023</b>	<b>2022</b>
	\$	\$
		<i>[restated, see note 3]</i>
<b>Balance, beginning of year</b>	<b>7,504</b>	7,504
Adjustment to fair value from changes in estimates	<b>421</b>	—
Estimated recoveries	—	—
<b>Balance, end of year</b>	<b>7,925</b>	7,504

#### 14. Contingent liabilities

In the normal course of operations, the Corporation becomes involved in various claims and legal proceedings. While the final outcome with respect to claims and legal proceedings pending as at December 31, 2023 cannot be predicted with certainty, it is the opinion of management that their resolution will not have a material adverse effect on the Corporation's financial position or results of operations.

# Ottawa Community Housing Corporation

## Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

### 15. Commitments

The Corporation has contractual commitments on capital projects as at December 31, 2023 in the amount of \$166,746 [2022 – \$111,478].

### 16. Related party transactions

The Corporation transacts with its sole shareholder, the City of Ottawa, and its subsidiaries, who also act as the Service Manager for the subsidized programs. The transactions include receipt of subsidy payments and capital grants, purchases of electricity and water and sewage services and payment of property taxes. These transactions are all in the normal course of business for the Corporation and are recorded at their exchange value, which approximates cost.

#### Revenue and accounts payable/receivable

Total Service Manager revenue amounted to \$59,339 [2022 – \$52,763], with a balance of subsidies payable of \$6,553 as at December 31, 2023 [2022 – \$9,679].

The amount receivable from the City of Ottawa for capital and other grants amounted to \$5,419 [2022 – \$2,558].

#### Expenses and accounts payable

The following expenses are included in the statement of operations and surplus:

	2023	2022
	\$	\$
Municipal taxes	1,336	1,645
Electricity charges	8,619	7,725
Water and sewage costs	13,274	12,601

Included within accounts payable and accrued liabilities on the balance sheet as at December 31, 2023 is a balance payable of \$2,600 [2022 – \$2,977].

### 17. Capital management

In managing capital, the Corporation focuses on liquid resources available for operations and capital expenditures. The Corporation's objective is to have sufficient liquidity to manage both operating and capital expenditures. The need for sufficient liquidity is considered in the preparation of an annual budget and in the monitoring of cash flows and actual results compared to the budget. As at December 31, 2023, the Corporation has met its objective of having sufficient liquidity to meet its current obligations.

## Ottawa Community Housing Corporation

### Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

#### 18. Other advances

During the 2022 fiscal year, OCHC entered into an agreement to acquire 19 apartments located on two floors within Block 206 of a 25-storey high-rise in the Zibi development. In 2023, additional deposits of \$3,603 [2022 – \$1,792] were made to the vendor to secure the purchase of these units, with the remaining balance to be paid upon closing in 2024.

In 2023, OCHC entered negotiations with Minto regarding an acquisition opportunity for 311 three- and four-bedroom townhomes in two established communities (*See note 4*).

On December 7, 2023, the Board of Directors approved that OCHC close on the Tanglewood Estates property (122 homes) in the amount of \$32,200, plus applicable fees and taxes, as per the PSA. In addition, the Board approved that should satisfactory financing be arranged, that OCHC close on the Chesterton property in the amount of \$53,800, plus applicable taxes and fees, as per the PSA by March 31, 2024. OCHC has secured temporary bridge financing from Scotiabank for up to one year, expiring February 14, 2025. The Corporation returned to the Board in January 2024 and obtained approval to secure MLI Select long-term financing for both properties. In 2023, OCHC paid deposits totalling \$462 on the purchase.

#### 19. Financial instruments and risk management

##### Credit risk

The Corporation is exposed to credit risk on the rent receivable from tenants and on other receivables from other parties. In order to reduce its credit risk, the Corporation has adopted credit policies that include the regular review of outstanding receivables. The Corporation does not have a significant exposure to any individual tenant or other parties.

##### Interest rate risk

The investments with flexible interest rates will expose the Corporation to interest rate risk. There is risk of market value adjustments on investments, which may result in cash flow risk. As at December 31, 2023, the Corporation has no holdings in equities or bonds.

The short-term bank credit facilities bear interest at fluctuating rates. Due to the positive cash flows of the Corporation, there has been no need to use the credit facility in the last few years; thus, the exposure to interest rate risk on this facility is nominal. All other financial assets and liabilities, in the form of receivables and payables, are non-interest bearing. There is an interest rate risk in the Equity Program with regard to refinancing of mortgages at renewal.

# Ottawa Community Housing Corporation

## Notes to financial statements

[in thousands of Canadian dollars]

December 31, 2023

### Market risk

Market risk includes the risk arising from changes in interest rates and the risks arising from the failure of a party to a financial instrument to discharge an obligation when it is due.

Concentration of risk exists when a significant portion of the portfolio is invested in securities with similar characteristics or subject to similar economic, political or other conditions. The Corporation has adopted an investment policy, with a target mix of investment types designed to achieve optimal return within reasonable risk tolerance. As at December 31, 2023, the Corporation has no holdings in equities or bonds.

### 20. Subsequent events

#### *Acquisition of Tanglewood and Chesterton Townhouse Communities from Minto Apartment REIT*

On February 15, 2024, OCHC completed its acquisition of the Tanglewood and Chesterton communities from Minto and took ownership of the Tanglewood and Chesterton properties. The Corporation has arranged temporary bridge financing for the purchase price of \$86,000 (excluding transaction costs), expiring February 14, 2025. The Corporation will return to the Board this year to obtain approval to secure MLI Select long-term financing for both properties.

## Schedule of mortgages, debentures and loans

Institution	Program and property	Maturity date	Renewal date if different from maturity	Interest rate %	Principal 12/31/2022 \$	Mortgage renewal issued in 2023 \$	Repayments 2023		Yearly payment \$	Principal 12/31/2023 \$
							Interest \$	Principal \$		
<b>Bank of Montreal</b>										
<b>Provincial Reformed</b>										
	Hintonburg Place	2028/03/01		6.011%	2,561,117	—	138,597	429,859	568,456	2,131,258
<b>Equity General</b>										
	Head Office	2024/07/08	2024/07/08	1.960%	2,153,514	—	41,615	72,196	113,811	2,081,318
	Carson Road	2041/01/01	2026/01/01	3.800%	2,428,270	—	89,623	95,861	185,484	2,332,409
	Arlington	2044/01/01	2029/01/01	3.910%	3,103,235	—	118,343	97,414	215,757	3,005,821
	Gladstone Village	N/A		Prime +.25%	3,500,000	—	251,542	—	251,542	3,500,000
<b>Total Bank of Montreal</b>					<b>13,746,136</b>	<b>—</b>	<b>639,720</b>	<b>695,330</b>	<b>1,335,050</b>	<b>13,050,806</b>
<b>Canada Mortgage and Housing Corporation</b>										
<b>Equity</b>										
	811 Gladstone Ave	2073/09/01	2031/06/01	1.770%	22,534,530	3,394,921	415,176	81,304	230,547	25,848,147
	715 Mikinak Road,	2072/06/02	2032/07/01	3.380%	50,843	58,862,715	457,076	—	457,076	59,370,634
<b>Various Projects</b>										
	Equity & Public	2062/01/01	2032/01/01	1.700%	5,026,287	—	84,436	91,498	175,934	4,934,789
	Equity & Public	2063/09/01	2032/06/01	3.300%	10,723,848	8,506,860	469,931	58,518	528,449	19,172,190
	Equity & Public	2063/08/31	2033/09/01	3.590%	—	4,486,366	14,333	—	14,333	4,486,366
<b>Total Canada Mortgage and Housing Corporation</b>					<b>38,335,508</b>	<b>75,250,862</b>	<b>1,440,952</b>	<b>231,320</b>	<b>1,406,339</b>	<b>113,812,126</b>
<b>Scotia Mortgage and Line of Credit</b>										
<b>Provincial Reformed</b>										
	Marion Dewar Place	2024/05/01		5.830%	4,733,767		261,489	428,532	690,021	4,305,235
<b>Community Sponsored</b>										
	Carson/Paul; Riddell; Edgeworth 460; Tweedsmuir; Beausejour 2; Ashgrove	2027/06/01		Floating+1.10%	5,308,295		148,065	492,142	640,207	4,816,153
<b>Total Scotia Mortgage and Line of Credit</b>					<b>10,042,062</b>	<b>—</b>	<b>409,554</b>	<b>920,674</b>	<b>1,330,228</b>	<b>9,121,388</b>
<b>Ottawa Community Housing Corporation</b>										



### Schedule of mortgages, debentures and loans

Institution	Program and property	Maturity date	Interest rate %	Principal 12/31/2022 \$	Mortgage renewal issued in 2023 \$	Repayments 2023			Principal 12/31/2023 \$
						Interest \$	Principal \$	Yearly payment \$	
<b>Toronto-Dominion Bank</b>									
<b>Equity General</b>									
	380 Somerset St	2026/04/01	2.700%	2,821,689	—	74,279	120,763	195,042	2,700,926
<b>Provincial Reformed</b>									
	Lady Stanley Place	2023/08/01	6.005%	332,310	—	7,424	332,310	339,734	—
	Vachon Place	2023/11/01	5.967%	1,426,032	(1,190,104)	71,377	235,928	307,305	—
	McAuley Place	2024/06/01	6.100%	4,139,893	—	231,166	665,923	897,089	3,473,970
	Scotthill	2024/12/01	6.752%	3,218,443	—	196,664	584,336	781,000	2,634,107
<b>Total Toronto-Dominion Bank</b>				<b>11,938,367</b>	<b>(1,190,104)</b>	<b>580,910</b>	<b>1,939,260</b>	<b>2,520,170</b>	<b>8,809,003</b>
<b>Grand total all mortgages</b>				<b>74,062,073</b>	<b>74,060,758</b>	<b>3,071,136</b>	<b>3,786,584</b>	<b>6,591,787</b>	<b>144,793,323</b>

## Schedule of mortgages, debentures and loans

Debentures	Maturity date	Interest rate %	Principal 12/31/2022 \$	Repayments 2023		Principal 12/31/2023 \$
				Interest \$	Principal \$	
<b>Debentures – Public Program</b>						
Various Projects	2023/01/01 to 2026/01/01	6.09%	1,409,661	87,514	647,502	762,158
<b>Total debentures – Public Program</b>			<b>1,409,661</b>	<b>87,514</b>	<b>647,502</b>	<b>762,158</b>

## Schedule of debentures – Infrastructure Ontario

Institution	Program and property	Maturity date	Interest rate %	Principal 12/31/2022 \$	Mortgage renewal issued in 2023 \$	Repayments 2023			Principal 12/31/2023 \$
						Interest \$	Principal \$	Yearly payment \$	
<b>Infrastructure Ontario</b>									
<b>Various Projects</b>		2040/08/16	4.960%	14,092,722	—	687,471	511,677	1,199,148	13,581,045
<b>Equity General</b>									
	312 Cumberland	2036/06/01	4.710%	3,126,745	—	143,635	169,801	313,436	2,956,944
	Richelieu Court	2036/07/15	4.600%	883,612	—	39,643	47,954	87,597	835,658
	Ron Kolbus Place	2043/12/16	4.540%	3,634,400	—	162,815	105,971	268,786	3,528,429
	Den Haag	2045/07/02	3.680%	6,010,943	—	218,287	174,013	392,300	5,836,930
	3225 Uplands Drive	2050/03/02	2.710%	1,876,606	—	50,273	47,198	97,471	1,829,408
	1290 Coldrey Avenue	2050/11/17	2.730%	3,624,559	—	97,857	87,818	185,675	3,536,741
<b>Tranche 1-2012</b>									
	Lebreton1; Fairlea Court; Rockingham; Hasenack Place; Lebreton 55-65; Blohm Court	2042/07/03	3.930%	20,047,755	—	775,468	693,820	1,469,288	19,353,935
<b>Tranche 2-2012</b>									
	Allard Place, Strathcona: Sentier	2042/12/03	3.870%	7,416,734	—	282,613	250,637	533,250	7,166,097
<b>Tranche 1-2013</b>									
	Strathcona: Renovations 1 Gilmour May Nickson Place	2043/08/02	4.340%	9,516,996	—	407,315	290,948	698,263	9,226,048
<b>Tranche 2-2013</b>									
	Bruyère & Bélanger Manor Eva Taylor Strathcona: Nancy Smith Orchard Grove Revell Court	2043/12/02	4.530%	13,457,747	—	601,546	392,854	994,400	13,064,893
<b>Tranche-2014</b>									
	Strathcona: Wiggins, 206-296 Silver Heights	2044/11/03	3.810%	7,770,067	—	292,026	231,417	523,443	7,538,650
<b>Tranche-2015</b>									
	Thornccliffe Court; Spadina Place; Nepean Place	2045/10/15	3.790%	10,315,085	—	385,942	289,802	675,744	10,025,283

## Schedule of debentures – Infrastructure Ontario

Institution	Program and property	Maturity date	Interest rate %	Principal 12/31/2022 \$	Mortgage renewal issued in 2023 \$	Repayments 2023			Principal 12/31/2023 \$
						Interest \$	Principal \$	Yearly payment \$	
<b>Tranche 1-2016</b>	212 Bronson Avenue; 1433 Mayview; 507 Riverdale	2046/05/02	3.610%	8,539,394	—	304,386	236,400	540,786	8,302,994
<b>Tranche 2-2016</b>	Cahill Place; Cairine Court; Dubeau Court; Bathgate Court; Lebreton 2; Strathcona Wiggins 301-427; Strathcona Goulburn 300; St. Laurent Place	2046/08/02	3.270%	33,355,049	—	1,076,561	949,638	2,026,199	32,405,411
<b>Tranche 1-2017</b>	Loretta/Young; Shearwater Court; Karsh Court; McCartin Place; Strathcona: Wiggins 310, 320 and 430	2047/06/01	3.450%	27,311,981	—	930,916	722,093	1,653,009	26,589,888
<b>Tranche 2-2017</b>	Lebreton 3; St. Peter's Court; Hunt Club	2047/11/01	3.740%	12,971,586	—	479,665	321,397	801,062	12,650,189
<b>Tranche 2018</b>	Woodland Place; Winthrop Court; Strathcona: Renovations 2	2048/09/04	3.750%	8,251,803	—	306,130	194,035	500,165	8,057,768
<b>Tranche 2019</b>	Tapiola Court; Woodland Place; Lavigne Court; Brian Courns Place	2049/09/03	2.950%	20,071,771	—	585,387	500,434	1,085,821	19,571,337
<b>Tranche 2020</b>	Cumberland/George; Beausejour 4	2050/03/02	2.710%	5,609,173	—	150,265	141,073	291,338	5,468,100
<b>Tranche 2021</b>	Haley Court; Christie Place; Cameron Court; Esson Place	2051/06/24	2.920%	21,930,708	—	633,710	500,766	1,134,476	21,429,942
<b>Tranche 2023</b>	Lady Stanley Place; Vachon Place	2053/12/15	4.600%	—	13,481,000	—	—	—	13,481,000
<b>Infrastructure Ontario</b>				239,815,436	13,481,000	8,611,911	6,859,746	15,471,657	246,436,689

## Internal loans

As at December 31, 2023

Internal Borrowing	Program and property	Maturity date	Interest rate %	Principal	Mortgage renewal		Repayments 2023			Principal
				12/31/2022 \$	Issued in 2023 \$	Discharged in 2023 \$	Interest \$	Principal \$	Yearly payment \$	Dec 31/2023 \$
<b>Provincial Reformed</b>										
	Lady Stanley Place	2023/08/01	6.005%	—	143,273	—	5,091	143,273	148,364	—
	Vachon Place	2023/11/01	5.967%	—	41,627	—	278	41,627	41,905	—
<b>GRAND TOTAL ALL INTERNAL LOANS</b>				—	184,900	—	5,369	184,900	190,269	—