ANNUAL REPORT

2024-2025

Newfoundland and Labrador Housing

Newfoundland & Labrador

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Message from the Chair

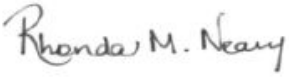
I am pleased to present the 2024-25 Annual Report for the Newfoundland and Labrador Housing Corporation (NLHC). The report provides an overview of key activities, achievements, and financial information for the fiscal year 2024-25.

NLHC's mandate is to develop and administer housing assistance policy and programs for the benefit of low-to-moderate income households throughout the province. This includes seniors, youth, Indigenous persons, persons with disabilities and those experiencing or at risk of homelessness. The Corporation's programs and services support residents of the province to access safe, suitable and affordable housing, which is essential to the social, financial, and physical well-being of individuals and communities. In 2024-25, NLHC made significant progress towards the following three strategic goals:

- Increasing access to affordable and adequate housing;
- Addressing homelessness; and
- Optimizing NLHC-owned housing supply.

As we reflect on the accomplishments of the 2024-25 year, on behalf of the Board of Directors, I would like to extend our sincere gratitude to all our employees and community partners for their continued commitment to addressing the emerging and diverse housing needs of residents throughout our vast province.

This report was prepared under the direction of the Board of Directors of NLHC, in accordance with the requirements of the **Transparency and Accountability Act**. NLHC is a Category One Government Entity and its Board of Directors is accountable for the actual results reported in this document.



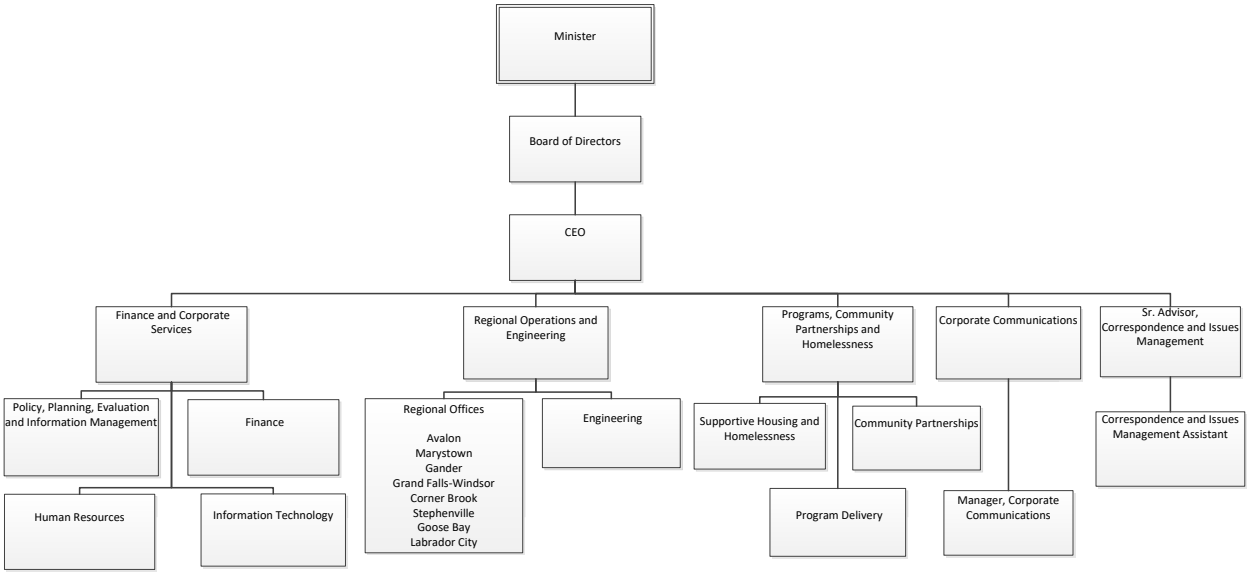
Rhonda Neary
Chair

Corporate Overview

Newfoundland and Labrador Housing Corporation (NLHC) is a provincial Crown Corporation that operates under the authority of the **Housing Corporation Act**. It is governed by a Board of Directors appointed by the Lieutenant Governor-in-Council. Composed of individuals who represent various geographic areas and interest groups, the Board of Directors reports to the Government of Newfoundland and Labrador through the Minister Responsible for NLHC. The Chief Executive Officer is an ex-officio member of the Board and holds primary responsibility for the day-to-day operations of NLHC.

Board of Directors	
Rhonda Neary (Chair)	Portugal Cove-St. Philips
David Loveys (Vice-chair)	Conception Bay South
Karen Alexander	Paradise
Derrick House	Kippens
Colin O'Brien	Happy Valley-Goose Bay
Fraser W. Piccott	St. John's
Bernard Bromley	St. Anthony
Noreen Careen	Labrador City
Liz Palmera-Nunez	St. John's
Darlene Spracklin-Reid	St. John's
Alan Doody, Interim CEO (Non-voting)	St. John's

Organizational Structure

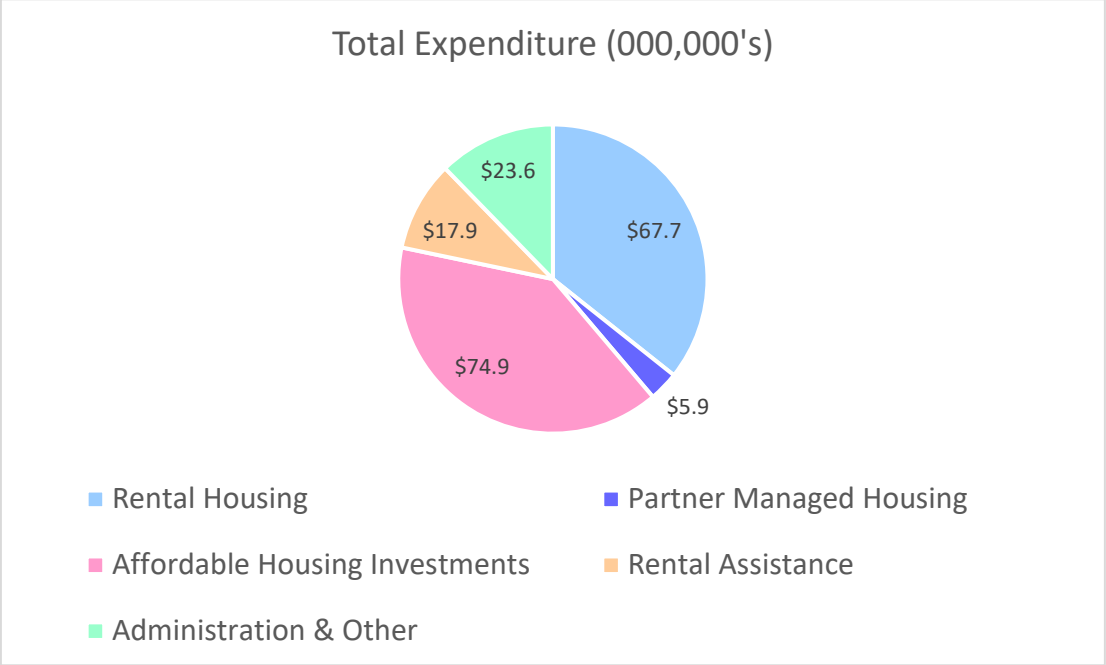


Staff and Budget

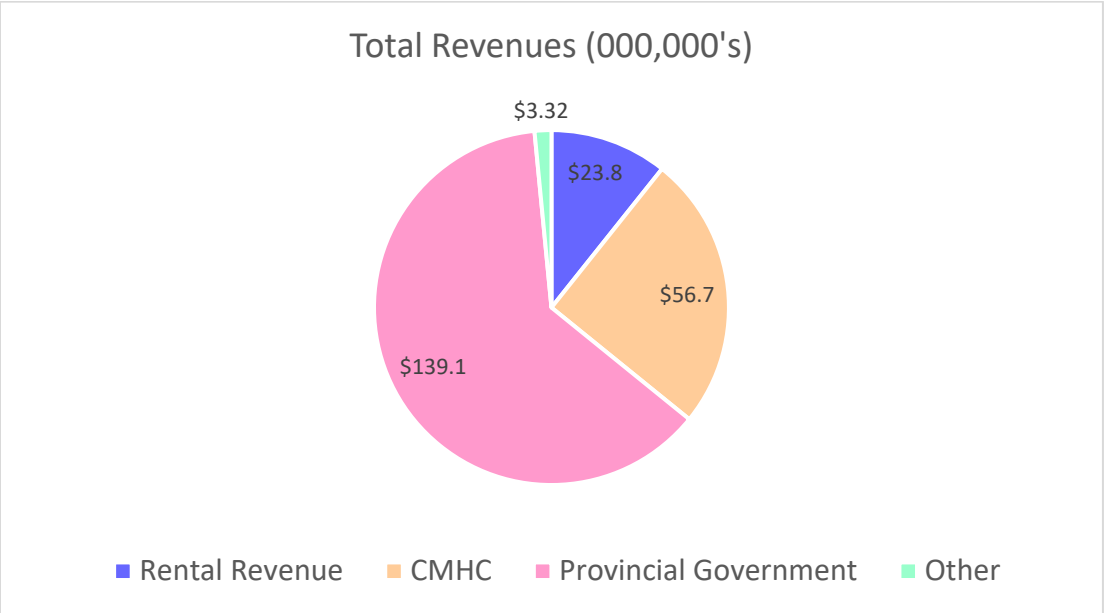
As of March 31, 2025 there were a total of 333 permanent and temporary positions across NLHC's four regions: Eastern, Central, Western and Labrador. In addition to NLHC's headquarters in St. John's, there are seven other offices located throughout the province.

Geographic Area	Location	Number of Positions
Eastern Newfoundland	St. John's	229
	Marystown	7
Central Newfoundland	Gander	10
	Grand Falls-Windsor	25
Western Newfoundland	Corner Brook	37
	Stephenville	11
Labrador	Happy Valley-Goose Bay	10
	Labrador City	4
Total		**333**

In 2024-25, NLHC's total expenditures were $189.9 million. (Refer to the audited financial statements for further details.)



In 2024-25, NLHC's total revenues were $222.9 million. (Refer to the audited financial statements for further details.)



Vision

Where everyone has access to a safe and affordable place to call home.

Mandate

NLHC's mandate, derived from the **Housing Corporation Act,** is to develop and administer housing assistance policy and programs for the benefit of low to moderate income households throughout the province.

Lines of Business

To support the diverse range of housing needs in the province, NLHC delivers a wide range of programs across the full housing continuum. NLHC's programs are designed to support individuals and families with low-to-moderate incomes who require assistance in accessing or maintaining safe, suitable and affordable housing. As such, the programs serve both renters and homeowners; they support vulnerable populations including those experiencing homelessness, those fleeing gender-based violence, seniors, youth, Indigenous persons and persons with disabilities. An overview of these programs is outlined below:

Rental Housing Program provides for the operation and maintenance of the Corporation's over 5,500 social housing units throughout the province, serving over 12,000 individuals. Tenants pay rental rates based on 25 per cent of their net monthly income.

Tenant and Community Relations Program provides supports and services to tenants along a continuum, spanning from individual supports, to family supports, to eviction prevention and community development initiatives delivered through our community and neighbourhood centres.

Partner-Managed Housing Program provides financial and technical support to partner-managed and cooperative housing providers offering subsidized housing throughout the province.

Rental Assistance Program provides rental subsidies to over 2,500 households to access affordable, adequate and suitable rental accommodations in the private market.

Affordable Rental Housing Program provides financial support to private and community housing developers to create new affordable rental units. Support is provided through capital funding in the form of a forgivable loan for new construction projects, conversion from non-residential or additions to an existing residential structure. Funding amounts are determined by a combination of project location and other attributes. Projects that exceed minimum accessibility, energy efficiency, and duration of affordability requirements as well as proximity to healthcare and geographical location receive additional financial incentives.

Home Repair Programs, comprised of the Provincial Home Repair Program, the Home Energy Savings Program and the Home Modification Program, provide financial assistance to low-income homeowners to complete much needed repairs to their homes, make energy efficiency improvements or support accessibility requirements for seniors and persons with disabilities. It enables individuals and families to exercise choice and self-determination and remain in their own homes.

First-time Homebuyers Program assists individuals and families to transition from the rental market to home ownership. Eligible households are provided a grant of 50 per cent of the legal closing costs up to a maximum of $1,500, plus a repayable loan up to five per cent of the purchase price of a new or existing home, up to an established maximum purchase price.

Secondary and Basement Suite Incentive Program is designed to grow the availability of affordable housing options throughout Newfoundland and Labrador. The program provides funding to help homeowners create a new, self-contained

secondary or basement suite within their property that is to be rented at below market rates for a period of five years.

Emergency Shelter Program operates a toll free 24/7 emergency shelter telephone line and engages a range of shelter operators to respond to required temporary shelter placement for individuals experiencing homelessness.

Supportive Living Program provides operating grants to non-profit organizations province-wide to prevent and end homelessness, foster long-term housing stability, and develop support services space to provide on-site and outreach services. This program includes a number of supportive housing options with 24/7 staffing and supports.

Transition Housing Program provides funding to the province's ten transition houses to provide safe short-term accommodations, services and resources to support women and their children who are vulnerable to, at risk of, or who have been subjected to intimate partner violence.

NLHC's programs facilitate a variety of community-based housing partnerships, and have provided direct assistance to more than 21,000 individual clients (in more than 11,700 households) across the province in the 2024-25 year. Additional information about programs and services offered by NLHC can be found at: https://www.nlhc.nl.ca/.

Table 1- Corporate Overview of Households and Clients Served

Program	Households	Clients
NLHC Housing	5,255	12,197
Rental Assistance Programs	2,715	3,409
Partner Managed Housing	986	1,228
Co-op Housing and Federal Portfolio	130	n/a[1]
Investment in Affordable Housing	920[2]	1,169
Affordable Rental Housing Program	8	10
Home Modification Program	430[3]	695[3]
Provincial Home Repair Program	973[3]	1,113[3]
Home Energy Savings Program	372	429
Workplace NL	n/a[4]	5[5]
Emergency Shelters	n/a[4]	1,737
Transition House Program	n/a[4]	939
TOTAL	11,789	21,931

[1] Individual client data is not applicable as these programs serve households.
[2] The total number of affordable housing units that are in operation and providing rental housing services.
[3] Inclusive of forgivable and repayable loan commitments.
[4] Household data is not applicable as these programs serve/count individual clients.
[5] Inspections completed for Workplace NL formally known as Workplace Health, Safety and Compensation Commission clients.

Highlights and Partnerships

As in previous years, NLHC's ongoing commitment to bolster access to affordable housing, address homelessness and optimize NLHC-owned housing stock in the 2024-25 year has yielded strong partnerships and notable results worthy of being highlighted.

Significant progress has been made to stimulate development of affordable rental housing and support first-time home-buyers' transition from the rental market to home ownership through further advancement of the Government of Newfoundland and Labrador's Five-Point Plan. 46 out of the 461 units approved through the Five Point Plan Loan Program are in active construction while 41 basement/secondary suites have been approved under the Secondary and Basement Suite Incentive Program. With the assistance of the First-Time Homebuyer's Program, 209 homes were purchased by individuals or families in the 2024-25 year.

NLHC continues to work with partners to meet targets of the National Housing Strategy (NHS) and to build more affordable housing that reflects the needs of the community. One example of this collaborative work is a partnership with the Community Housing Transformation Centre (CHTC) to establish a $1.5 million Newfoundland and Labrador Community Housing Growth Fund. The fund supports non-profit, co-operative and Indigenous organizations and registered charities to pursue the creation of affordable housing with planning and pre-development work, allowing them to take advantage of funding opportunities from all levels of government. Launched in 2024, by March 31, 2025 it has offered support to 15 projects. The successful funding recipients include: a new housing project that will add an additional 20 units for seniors in Mount Pearl; a 60-unit housing development in St. John's specifically for seniors as well; a mixed-income, community-led housing cooperative that will feature 30 homes in Portugal Cove-St. Phillip's; 12 affordable units in Corner Brook; and, eight affordable housing units serving seniors, newcomers, young adults and those experiencing homelessness in Port Rexton.

Great strides have been made toward serving people experiencing homelessness in shelters throughout Newfoundland and Labrador. In 2024-25, NLHC signed an agreement as part of the Federal Government's Unsheltered Homelessness and Encampments Initiative (UHEI), that will see an additional $2 million invested in measures to address unsheltered homelessness throughout the province. New investments through this agreement include the construction of 10 new provincially owned micro-homes in St. John's – to be built on NLHC-owned land – as well as funding to support the operations of End Homelessness St. John's (EHSJ), including its Housing Outreach Team and its Supported Referrals Program. These investments will make meaningful and lasting impacts in our shared efforts to support individuals who are experiencing or at risk of homelessness, or who are unsheltered. The agreement recognizes the Government of Newfoundland and Labrador's significant investments in emergency shelter and transitional housing, anticipated to be over $30 million during each year of the agreement (2024-25 to 2025-26).

To further ensure quality and safe operations in emergency shelters throughout the province, and following extensive, in-depth consultations with individuals, organizations and community partners, Provincial Shelter Standards were released in July 2024. These standards apply to all emergency shelters in receipt of funding from the Government of Newfoundland and Labrador. Key objectives entail quality and safe operations in emergency shelters that ensure basic needs are met; lowering barriers to shelter access; and the need to be housing-focused and support those in shelter to secure more stable housing options.

In partnership with the Government of Canada and the Town of Happy Valley-Goose Bay (HVGB), the Government of Newfoundland and Labrador facilitated the opening of 16 new affordable homes. Built through a federal investment of $5 million from the third phase of the Rapid Housing Initiative (RHI), these new affordable units are owned and operated by NLHC. These additional units target the areas of greatest need as one- and two-bedroom units are in highest demand. Four of the homes consist of two-bedrooms

while the other 12 are one-bedroom units. All 16 were constructed with universal design features, two of which are fully accessible while another six are visitable.

Delivering on commitments and strengthening partnerships has rendered great successes in the 2024-25 year that will have lasting impacts on the lives of individuals and households served by NLHC's programs and initiatives.

Report on Performance

Issue One: Increasing Access to Affordable and Adequate Housing

NLHC's programs support the diverse housing needs of both renters and homeowners throughout the province. NLHC's 2024-25 accomplishments directly support vulnerable households including young adults, Indigenous people, persons with disabilities, seniors, and those experiencing homelessness or fleeing violence.

Home repair, accessibility modification and energy efficiency programs play a particularly key role in supporting the affordability needs of low-income homeowners. Not only do the accomplishments of these programs support seniors in rural areas to age in place, but they benefit diverse populations to maintain suitable housing in urban and rural areas.

Throughout the 2024-25 year, NLHC implemented a number of measures designed to enhance access to suitable and affordable housing. Increased demand and growing waitlists show that such measures have impacts not only on the housing market, but directly benefit individuals and families who require assistance to access affordable housing. Newfoundland and Labrador's commitments under its bilateral agreement related to the NHS include a 15 per cent expansion target for social rental housing by March 31, 2028. This equates to an increase of 894 units to the affordable housing market. The accomplishments presented here build upon the work already accomplished and the continued progress toward this target.

Goal

By March 31, 2026, NLHC will have increased access to affordable and adequate housing for individuals and families with low-to-moderate incomes.

2024-25 Objective

By March 31, 2025, NLHC will have continued to increase access to affordable and adequate housing for individuals and families with low-to-moderate incomes.

2024-25 Indicator	Accomplishments
500 new households receiving rental benefits.	In 2024-25, 815 new households received rental benefits.
Number of affordable housing projects provided final approval.	In 2024-25, 37 affordable housing projects received final approval.
900 households approved for financial assistance for home repairs.	In 2024-25, 973 households were provided approval for financial assistance for home repairs.
300 households approved for financial assistance for accessibility modifications.	In 2024-25, 430 households were provided approval for financial assistance for accessibility modifications.
175 households approved for financial assistance for energy efficiency upgrades.	In 2024-25, 372 households were provided approval for financial assistance for energy efficiency upgrades.
Work commenced or completed on construction of new NLHC units.	In the 2024-25-year, construction commenced on 32 NLHC units in Pleasantville neighborhood of St. John's and completed on 16 new NLHC units in HVGB. Planning work commenced for new units in the Western and Central regions and on the design of a 40-unit apartment building for the St. John's neighborhood of Pleasantville.
Review of home repair programs completed.	In 2024-25, an evaluation and review of NLHC home repair programs was completed. The report is expected to be finalized in late Spring 2025.

Discussion of Results:

Projects that support the diverse housing needs of both renters and homeowners made substantial impacts on the lives of residents throughout the province this past year. New affordable housing was constructed; portable rental benefits were expanded; and, financial assistance for home repairs, accessibility modifications, and energy efficiency upgrades was provided. For example, work advanced on NLHC's Affordable Rental Housing Program (ARHP), a provincial investment of over $80 million to provide one-time capital funding in the form of a forgivable loan to assist in the creation of affordable

rental homes throughout the province. Of the 64 successful proponents, 40 have been given final approval to date. This important $80 million investment is expected to support the construction of approximately 800 new affordable rental housing units throughout the province. A federal investment of $5 million resulted in the construction of 16 units in the town of HVGB. These new builds are owned and operated as part of NLHC's rental housing portfolio. By the end of 2024, individuals and families occupied all 16 new affordable homes. Further, a total of 815 households received rental benefits in the 2024-25 year. Given the high rental rates throughout the province and the lack of affordable housing, the impact of these rental benefits for 815 clients cannot be underestimated. A total of 973 households were approved for financial assistance for home repairs; 430 households were approved for financial assistance for accessibility modifications; and 372 households were approved for financial assistance for energy efficiency upgrades. These significant accomplishments to increase access to adequate and affordable housing in the 2024-25 year have positively impacted the lives of individuals and families residing in over 2,600 households throughout this vast province.

2025-26 Objective

By March 31, 2026, NLHC will have further increased access to affordable and adequate housing for individuals and families with low-to-moderate incomes.

Indicators:

- Increase the number of new households receiving rental benefits by 200 households.
- Continue to progress the number of affordable housing units available through project approvals, housing units started and completed.
- Increase the number of households approved for financial assistance for home repairs by 900 households, accessibility modifications by 350 households and energy efficiency upgrades by 250 households
- Advanced or completed work on additional NLHC units.
- Began the implementation of recommendations from the Home Repair review.

Issue Two: Addressing Homelessness

Similar to trends across the country, the prevalence of homelessness has increased throughout the province in the last number of years. Affordable and supportive housing play important roles in addressing homelessness and maintaining and providing successful tenancies. Strong partnerships and coordination of expertise and resources can effectively focus efforts to address the needs of those experiencing or at risk of homelessness, and support housing stability for residents throughout the province.

In response to this, NLHC implemented a number of initiatives in the 2024-25 year in an effort to support the most vulnerable individuals and families throughout Newfoundland and Labrador. By maintaining and enhancing key partnerships, NLHC has supported eviction prevention measures, coordinated homelessness responses, expanded shelter and supportive housing options, and continued to prioritize access to social housing units and rental assistance in the private market for those experiencing homelessness or fleeing gender-based violence.

These initiatives assisted individuals and families to exit homelessness as well as prevented new inflows into homelessness. The accomplishments presented here demonstrate that collaborative efforts and a targeted approach have real-world impacts on vulnerable populations, resulting in enhanced housing stability and decreased homelessness.

Goal

By March 31, 2026, NLHC will have increased targeted and coordinated responses to support housing stability for people experiencing or at risk of homelessness.

2024-25 Objective

By March 31, 2025, NLHC will have implemented further initiatives and supported new partnerships to improve housing stability for those experiencing or at risk of homelessness.

2024-25 Indicator	Accomplishments
250 individuals will have received eviction prevention funding.	In 2024-25, 356 individual households received eviction prevention funding.
Increased supports for Outreach positions.	In 2024-25, approximately $130,000 in funding was provided to EHSJ to hire two additional Outreach workers.
Increased staffed, low-barrier emergency shelter options.	In December 2024, funding from NLHC made it possible for The Gathering Place to add 10 new emergency shelter beds. In addition, funding from NLHC facilitated Connections for Seniors to open a new 16 bed low-barrier emergency shelter on Patrick Street in St. John's in February 2025.
Commenced implementation of shelter standards.	In July 2024, Shelter Standards were released and since then a dedicated Shelter Standards Supervisor has been hired to work with NLHC staff and operators to implement recommendations from the Shelter Standards report.
Increased number of transitional and/or supportive housing options.	In 2024-25, over 92 individuals were provided transitional living services at Horizons @ 106. On Nov 5, 2025, through funding from NLHC, The Gathering Place officially completed construction of Mercy House containing 52 new supportive and transitional living spaces and which commenced intake in February 2025. On August 16, 2024, NLHC announced a $1.3 million investment toward the acquisition and operation of a new transitional housing initiative in Gander in partnership with the Central Residential Services Board. By February 2025, 15 transitional housing beds and supports were operational at this site. In 2024-25, a supportive living provider, Empowerment Housing, expanded into two additional NLHC units and now provides supportive living services to 12 individuals that were previously experiencing homelessness.

2024-25 Indicator	Accomplishments
Prioritized access to affordability measures and housing for individuals experiencing homelessness.	In 2024-25, 452 households on NLHC's waitlist, coded as Unsheltered or Displaced, were served through NLHC's rental housing/rental assistance programs.
Further progress on the new Integrated Health, Housing, Treatment and Supportive Hub in Happy Valley-Goose Bay (the Hub).	During May 2024, NLHC and the Design Team (Woodford Architecture and Lateral Office) hosted a series of four public information sessions in HVGB. In early November 2024, meetings were held with the operator (Nunatsiavut Government) and NL Health Services to confirm the configuration and workflows of the staffing complement and health services on site. This input has supported the design team to advance the final design of the Hub in 2024-25.

Discussion of Results:

Throughout the course of the 2024-25 year, NLHC, in collaboration with community partners, increased a number of targeted and coordinated responses to support housing stability for people experiencing or at risk of homelessness.

The Housing Stability Fund assisted 356 individual households in 2024-25, exceeding the target of supporting 250 individuals, with eviction prevention funding. A great number of these interventions prevented evictions and diverted the potential need for emergency shelter accommodations.

To advance the commitment to increase support for outreach positions, almost $130,000 in funding was provided by NLHC to EHSJ to expand their Outreach Team by two positions. This funding directly impacted the lives of those experiencing or at risk of homelessness. As a result of this funding, the Outreach Team had the resources to conduct 308 shelter/community agency visits and 190 mobile/unsheltered visits. In addition, 314 housing NLHC applications and 240 tax returns were completed. A total of 1,479 client interactions were logged over the course of the 2024-25 year.

As of March 31, 2025, 75 individuals were residing at the Horizons @ 106. Since opening in 2024, a total of 17 individuals were assisted in successfully transitioning to more stable housing: two moved into social housing; one individual moved into community housing and 13 individuals acquired a private rental with the assistance of an affordable rental benefit. Collaborative efforts to best serve this population has accomplished great successes, particularly with integration of health services onsite at the Horizons @ 106.

Addressing homelessness requires targeted and coordinated responses among all orders of government, in conjunction with community partners, to institute effective accomplishments that support housing stability for people experiencing or at risk of homelessness.

2025-26 Objective

By March 31, 2026, NLHC will have further implemented targeted and coordinated responses to improve the system and supports for those experiencing or at risk of homelessness.

Indicators:

- Maintain eviction prevention support by providing funding assistance to a minimum of 250 individuals annually.
- Continue to increase the number of transition and/or supporting housing options available.
- Further progress made on the implementation of Shelter Standards.
- Prioritized access to affordability measures and housing for individuals experiencing homelessness.

Issue Three: Optimizing NLHC-owned Housing Stock

NLHC achieved a number of accomplishments in improved quality, energy efficiency and accessibility in NLHC-owned housing stock this past year. As the largest landlord in the province, NLHC provides safe and affordable homes to over 12,000 individuals throughout Newfoundland and Labrador. As such, initiatives accomplished in the 2024-25 year have greatly contributed to enhanced living conditions for all those residing in NLHC homes.

Preserving, repairing and upgrading public housing stock to meet the needs of current and future tenants is a priority for NLHC and aligns with key focus areas of the federal NHS. The NHS has targets that would see 100 per cent of established baseline of social housing units preserved to 2028, while also targeting repairs to 20 per cent of the baseline units.

Planning and investing in major repairs for vacant units results in individuals and families being provided access to affordable housing in a timely manner. Maintaining and improving the quality of all NLHC-owned units and enhancing energy and accessibility features improves living conditions for tenants. Finally, exploring best use options for housing stock in new and innovative ways ensures NLHC continues to meet the diverse housing needs of a range of clients.

Goal

By March 31, 2026, NLHC will have enhanced its housing stock to improve living conditions for clients.

2024-25 Objective

By March 31, 2025, NLHC will have further improved its housing stock to meet clients' evolving needs.

2024-25 Indicator	Accomplishments
600 exterior renovations completed.	In 2024-25, 678 exterior renovations were completed.
150 interior renovations completed.	In 2024-25, 155 interior renovations were completed.
500 units with improved energy efficiency.	In 2024-25, 523 units received energy efficiency improvements.
Accessibility features incorporated in NLHC-owned units to meet clients' needs.	In 2024-25, 98 accessibility features were incorporated in NLHC-owned units and met clients' needs.
75 civil infrastructure upgrades completed.	In 2024-25, 190 civil infrastructure upgrades were completed.
Underutilized housing stock reviewed for future use.	In 2024-25: • One underutilized NLHC unit was sold in Gander. • Six underutilized units were recommended for sale in Avalon, as well as one in Grand Falls-Windsor. • NLHC identified 13 units as having no demand. • Four units in Avalon, 32 units in Corner Brook and one unit in Stephenville were demolished. Corner Brook's units will be replaced with new builds. • Two NLHC units in Avalon are being used by community groups for supportive housing initiatives.

Discussion of Results:

In 2024-25, by improving the quality, energy efficiency and accessibility of housing stock, NLHC not only extended and enhanced the long-term viability of its stock, but ensured timely and appropriate modifications met the evolving needs of tenants.

Of the 75 civil infrastructure upgrades planned to be completed in the 2024-25 year, the target was exceeded by an additional 115. Similarly, the target to complete 600 exterior renovations was exceeded by 78; energy efficiency upgrades was exceeded by 23; and, the target to complete 150 interior renovations was exceeded by five.

NLHC's target to incorporate accessibility features in NLHC-owned units to meet clients' needs saw 98 individual units modified to include accessibility features. A review of underutilized housing stock to determine best future use is a continuous initiative and through which a number of units in rural areas were deemed to have no demand, have been sold or earmarked for sale; some units have been designated for demolition, to be replaced by new builds; while other units have been reserved for community partners to use for the direct benefit of vulnerable populations.

These accomplishments have all advanced the Corporation's overall goal to improve the quality, energy efficiency and accessibility of our housing stock.

2025-26 Objective

By March 31, 2026, NLHC will have modernized and improved its housing stock and related infrastructure to improve living conditions for clients.

Indicators:

- Advance the renovation efforts on existing housing units by completing 600 exterior renovations, 150 interior renovations and 500 units with energy efficiency upgrades.
- 50 accessibility features incorporated in NLHC-owned units to meet client's needs.
- Advance civil infrastructure by completing 125 upgrades to support housing and community development.
- Develop and progress recommendations for underutilized housing stock.

Opportunities and Challenges

Economic uncertainty, caused by the threat of trade tariffs and counter-tariffs, is anticipated to negatively impact the housing supply chain, labour force and construction costs. These challenges emerged as potential barriers to success for NLHC in early 2025. The scope and depth of impact tariffs and counter-tariffs will have on the housing market more broadly and on the work of NLHC specifically remains to be seen. Despite these looming threats of economic uncertainty, throughout the 2024-25 year, NLHC addressed market demand for affordable housing, implemented innovative, long-lasting solutions to curb homelessness, and improved the quality of its housing stock. All of this directly resulted in the enhanced living conditions of NLHC's clients. Furthermore, these accomplishments contributed to a reduction in core housing need and an increase in affordable housing options to meet expanding demand.

In recognition of current and future challenges, a meeting was held in August 2024 to discuss further opportunities of collaboration between the Atlantic Ministers responsible for Housing and the Federal Minister of Housing and Infrastructure. Atlantic Ministers proposed a targeted federal investment to meet the immediate housing needs across Atlantic Canada and match the significant provincial investments in the region. This mutual desire for collaboration is a critical step toward ensuring all Atlantic Canadians, including all residents of Newfoundland and Labrador, have access to adequate housing.

The Atlantic Innovation Initiative was established in 2023 as a result of the region's collaborative commitment to seeking innovative solutions to accelerate housing supply in the face of current and emerging challenges. This work was advanced throughout the 2024-25 year. One of the results of this vital partnership has been a collaboration with the Off-site Construction Research Centre (OCRC). In the Spring of 2025, OCRC commenced a project to complete an in-depth analysis for off-site construction and modular housing viability in the Atlantic region. The final report is expected in early 2026.

While the opportunity to bolster affordable housing supply by means of off-site construction and modular housing in the province remains to be seen, great strides have taken place in the 2024-25 year to advance traditional construction of affordable housing. Through a co-investment of Provincial and Federal Governments, significant and much-needed housing developments are on the horizon. A combined total of $44 million was announced in February 2025 to help build over 280 new homes in the province. This co-investment opportunity proceeds from the federal Government's Affordable Housing Fund (AHF) and NLHC's ARHP. The AHF provides funding through low-interest and/or forgivable loans or contributions to partner organizations for new affordable housing and the renovation and repair of existing, affordable and community housing. This $14.6 billion program is under the NHS and gives priority to projects that help people who need it most.

The 26 projects receiving funding through the federal AHF are also proponents of the NLHC's $80 million ARHP, first announced in November 2023. These projects account for $17.9 million of the total ARHP funding, which supports private and community sector construction projects with a one-time forgivable loan. Successful proponents of this program will own and manage their projects and rent to lower income households at or below rates established by NLHC, based on annual market reports published by Canada Mortgage and Housing Corporation (CMHC).

Further expansion of NLHC-owned housing stock is expected by Fall 2025. In October 2024, two contracts with a combined value of $1.8 million were awarded to develop provincially-owned homes in Labrador West. This will further assist six individuals or families to secure safe and affordable housing in Labrador. Four new one-bedroom homes will be constructed under the first contract, valued at $1.3 million. This fourplex will feature two fully accessible one-bedroom units on the main level, as well as two one-bedroom units on the second level. These four units are replacing two NLHC units that were destroyed by fire in 2022. Extensive interior and exterior renovations to two three-bedroom homes that have been vacant since 2019 will be covered under the

second contract, valued at $470,000. In recent years NLHC has faced challenges of advancing work to repair vacant units in remote areas of Labrador as well as rebuild irreparable units in such geographically isolated locations. These projects will make a substantial impact to address housing needs in the area and strengthen these communities.

In an effort to expand affordable housing options and meet the diverse range of needs for residents of the province, not only has NLHC repaired hundreds of units and offered them to tenants, but it has made further investments in providing rental subsidies for one and two-bedroom units. This reduces wait-times for individuals and families in core housing need. The expansion of shelter options and innovative, collaborative efforts to provide transitional housing with wrap-around services has also helped to alleviate chronic homelessness and provide a pathway for many to access affordable housing.

Awareness of local need and anticipation of potential future challenges are essential qualities of NLHC and enable its effective adaptation. As challenges arise, opportunities are created for NLHC to develop, administer and implement dynamic housing assistance programs and initiatives to meet the current and emerging needs of residents throughout the vast geography of the province.

Financial Information

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION

FINANCIAL STATEMENTS

MARCH 31, 2025

Newfoundland Labrador

Newfoundland Labrador Housing Corporation

Management's Report

Management's Responsibility for the Newfoundland and Labrador Housing Corporation Financial Statements

The financial statements have been prepared by management in accordance with Canadian public sector accounting standards and the integrity and objectivity of these statements are management's responsibility. Management is also responsible for all of the notes to the financial statements, and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that transactions are properly authorized, assets are safeguarded and liabilities are recognized.

Management is also responsible for ensuring that transactions comply with relevant policies and authorities and are properly recorded to produce timely and reliable financial information.

The Board of Directors is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises these responsibilities through the Board. The Board reviews internal financial information on a quarterly basis and external audited financial statements yearly.

The Auditor General conducts an independent audit of the annual financial statements of the Corporation, in accordance with Canadian generally accepted auditing standards, in order to express an opinion thereon. The Auditor General has full and free access to financial management of the Newfoundland and Labrador Housing Corporation.

On behalf of the Newfoundland and Labrador Housing Corporation.

Mr. Mike Tizzard, CPA
Chief Executive Officer (A)

Melissa Penney
Director of Finance

2 Canada Drive, P.O. Box 220, St. John's, NL, Canada A1C 5J2 t 709.724.3208 f 709.724.3240

OFFICE OF THE AUDITOR GENERAL
NEWFOUNDLAND AND LABRADOR

INDEPENDENT AUDITOR'S REPORT

To the Chairperson and Members of the Board of Directors
Newfoundland and Labrador Housing Corporation
St. John's, Newfoundland and Labrador

Opinion

I have audited the financial statements of the Newfoundland and Labrador Housing Corporation (the Corporation), which comprise the statement of financial position as at March 31, 2025, statement of operations, statement of change in net debt, and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at March 31, 2025, and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

I conducted my audit in accordance with Canadian generally accepted auditing standards. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am independent of the Corporation in accordance with the ethical requirements that are relevant to my audit of the financial statements in Canada, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other Information

Management is responsible for the other information. The other information comprises the information included in the annual report but does not include the financial statements and my auditor's report thereon. The annual report is expected to be made available to me after the date of this auditor's report.

My opinion on the financial statements does not cover the other information and I will not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated. When I read the annual report, if I conclude that there is a material misstatement therein, I am required to communicate the matter to those charged with governance.

INDEPENDENT AUDITOR'S REPORT (cont.)

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, 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 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

My 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 my 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, I exercise professional judgment and maintain professional skepticism throughout the audit. I 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 my 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.

INDEPENDENT AUDITOR'S REPORT (cont.)

- 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 I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I 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 I identify during my audit.

SANDRA RUSSELL, CPA
Deputy Auditor General

December 10, 2025
St. John's, Newfoundland and Labrador

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
STATEMENT OF FINANCIAL POSITION
As at March 31, 2025

	2025 (000's)	2024 (000's)
FINANCIAL ASSETS		
Cash	$ 61,081	$ 20,820
Accounts receivable (Note 3)	4,265	3,294
Land held for sale (Note 4)	9	9
Due from government and other government organizations (Note 5)	49,816	42,687
Loans receivable (Note 6)	7,374	5,177
Receivables from municipalities - land transfers (Note 7)	422	426
	122,967	72,413
LIABILITIES		
Accounts payables and accrued liabilities (Note 8)	17,030	14,540
Employee future benefits (Note 9)	23,285	22,668
Due to government and other government organizations (Note 10)	1,493	1,630
Asset retirement obligations (Note 11)	152,736	141,051
Deferred revenue (Note 12)	59,171	43,492
Long-term debt (Note 13)	50,707	56,307
	304,421	279,688
Net debt	(181,454)	(207,275)
NON-FINANCIAL ASSETS		
Tangible capital assets (Note 14)	108,356	101,490
Inventories held for use	514	436
Prepaid expenses (Note 15)	4,898	4,613
	113,768	106,539
Accumulated deficit	$ (67,686)	$ (100,736)

Contingent liabilities (Note 16)
Contractual rights (Note 17)
Contractual obligations (Note 18)
Trust under administration (Note 22)

Signed on behalf of the Corporation: _____ **Chairperson** _____ **Member**

The accompanying notes are an integral part of these financial statements.

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
STATEMENT OF OPERATIONS
For the Year Ended March 31

	2025 Budget (000's) (Unaudited) (Note 26)	2025 Actual (000's)	2024 Actual (000's)
REVENUES (Note 19)			
Province of Newfoundland and Labrador operating grant	$ 136,813	$ 139,123	$ 82,826
CMHC revenue	62,028	56,710	55,354
Other government sources	230	453	431
Rent	23,679	23,808	23,304
Interest	1,043	1,757	1,362
Land sales	-	2	-
Gain on sale of tangible capital assets	-	17	176
Profit from land sales by muncipalities	30	122	50
Other	527	970	1,786
	224,350	222,962	165,289
EXPENSES (Note 19)			
Rental operations	60,510	67,692	61,997
Partner managed housing	6,670	5,854	6,352
Affordable housing investments (Note 20)	112,432	74,922	52,757
Rent supplement	23,903	17,852	15,298
Administration	20,835	23,592	21,430
	224,350	189,912	157,834
Annual surplus	-	33,050	7,455
Accumulated deficit, beginning of year	(100,736)	(100,736)	(108,191)
Accumulated deficit, end of year	$ (100,736)	$ (67,686)	$ (100,736)

The accompanying notes are an integral part of these financial statements.

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
STATEMENT OF CHANGE IN NET DEBT
For the Year Ended March 31

	2025 Budget (000's) (Unaudited) (Note 26)	2025 Actual (000's)	2024 Actual (000's)
Annual surplus	$ -	$ 33,050	$ 7,455
Changes in tangible capital assets (Note 14)			
Acquisition of tangible capital assets	(34,590)	(10,560)	(5,130)
Increase in tangible capital assets due to asset retirement obligations revaluation	-	(13,924)	(6,728)
Net book value of tangible capital asset disposals and write-downs	-	185	202
Amortization of tangible capital assets	4,300	17,433	10,561
	(30,290)	(6,866)	(1,095)
Changes in other non-financial assets			
Net (acquisition) use of inventories held for use	-	(78)	42
Net acquisition of prepaid expenses	-	(285)	(363)
	-	(363)	(321)
(Increase) decrease in net debt	(30,290)	25,821	6,039
Net debt, beginning of year	(207,275)	(207,275)	(213,314)
Net debt, end of year	$ (237,565)	$ (181,454)	$ (207,275)

The accompanying notes are an integral part of these financial statements.

NEWFOUNDLAND AND LABRADOR HOUSING CORPORATION
STATEMENT OF CASH FLOWS
For the Year Ended March 31

	2025 (000's)	2024 (000's)
Operating transactions		
Annual surplus	$ 33,050	$ 7,455
Adjustment for non-cash items and change in non-cash operating items:		
Increase in provision for doubtful accounts, loans receivable	274	224
Amortization of tangible capital assets	17,433	10,561
Gain on sale of tangible capital assets	(17)	(176)
Gain on settlement of asset retirement obligations	(425)	(967)
Settlement of asset retirement obligations	(2,276)	(365)
Revaluation of asset retirement obligations	14,385	6,959
Increase in tangible capital assets due to asset retirement obligations revaluation	(13,924)	(6,728)
Write-down of tangible capital assets	6	32
Employee future benefits	617	156
Deferred revenue	15,679	12,828
Forgivable loans	(3,810)	4,358
Other (Note 23)	(6,110)	(3,941)
Cash provided from operating transactions	54,882	30,396
Capital transactions		
Proceeds, net of selling costs, on sale of tangible capital assets	196	346
Cash used to acquire tangible capital assets	(10,560)	(5,130)
Cash applied to capital transactions	(10,364)	(4,784)
Investing transactions		
Decrease in receivable from muncipalities - land transfers	4	38
Repayment of loans and advances	1,126	1,254
Forgivable loans	3,810	(4,358)
Loans and advances	(3,597)	(1,502)
Cash provided from (applied to) investing transactions	1,343	(4,568)
Financing transactions		
Debt assumed	-	-
Debt retired	(5,600)	(5,554)
Cash applied to financing transactions	(5,600)	(5,554)
Increase in cash	40,261	15,490
Cash, beginning of year	20,820	5,330
Cash, end of year	$ 61,081	$ 20,820

The accompanying notes are an integral part of these financial statements.

1. Nature of operations

The Newfoundland and Labrador Housing Corporation (the Corporation) operates under the authority of the Housing Corporation Act. The purpose of the Corporation is to provide cost-effective housing and related programs for the benefit of the residents of the Province of Newfoundland and Labrador with priority given to those most in need. Its affairs are governed by a Board of Directors appointed by the Lieutenant-Governor in Council.

The Corporation is a Crown entity of the Province of Newfoundland and Labrador (the Province) and as such is not subject to Provincial or Federal income taxes.

2. Summary of significant accounting policies

(a) Basis of accounting

The Corporation is classified as an Other Government Organization as defined by Canadian public sector accounting standards (CPSAS). These financial statements are prepared by management in accordance with CPSAS for provincial reporting entities as established by the Canadian Public Sector Accounting Board. The Corporation does not prepare a statement of remeasurement gains and losses as the Corporation does not enter into relevant transactions or circumstances that are being addressed by that statement. Outlined below are the significant accounting policies followed.

(b) Financial instruments

The Corporation's financial instruments recognized on the statement of financial position consist of cash, accounts receivable, due from government and other government organizations, loans receivable, receivables from municipalities - land transfers, accounts payable and accrued liabilities, due to government and other government organizations and long-term debt.

The Corporation generally recognizes a financial instrument when it enters into a contract which creates a financial asset or financial liability. The Corporation subsequently measures all of its financial assets and financial liabilities at cost or amortized cost. Financial assets measured at cost include cash, due from government and other government organizations, and receivables from municipalities - land transfers. Accounts receivable and loans receivable are measured at amortized cost as disclosed in Note 3 and Note 6, respectively. All financial assets are assessed annually for impairment. When financial assets are impaired, impairment losses are recorded in the statement of operations. Financial liabilities measured at cost include accounts payable and accrued liabilities and due to government and other government organizations. Long-term debt is measured at amortized cost as disclosed in Note 13.

Interest attributable to financial instruments is reported in the statement of operations.

2. Summary of significant accounting policies (cont.)

(c) Cash

Cash includes cash in the bank.

(d) Land held for sale

Land held for sale is recorded at the lower of cost and net realizable value.

(e) Loans receivable

Loans receivable are recorded at amortized cost. Valuation allowances are made when collection is in doubt and is estimated based on the value of accounts referred to a collection agency and the accounts with reported arrears balances.

(f) Liability for contaminated sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. A liability for a contaminated site is recognized based on management's best estimate of all costs directly attributable to remediation activities, including the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site, and is recorded net of any expected recoveries.

A liability for the remediation of a contaminated site is recognized when a site is generally not in productive use and all of the following criteria are met:

- an environmental standard exists;
- contamination exceeds the environmental standard;
- the Corporation:
    - is directly responsible, or
    - accepts responsibility;
- it is expected that future economic benefits will be given up; and
- a reasonable estimate of the amount can be made.

(g) Employee future benefits

The cost of retirement life insurance and health care benefits and accumulating, non-vesting sick leave benefits are actuarially determined using management's best estimate of the long-term inflation rate, compensation increases, discount rate and health care cost trends.

2. Summary of significant accounting policies (cont.)

(g) Employee future benefits (cont.)

The employees of the Corporation are subject to the Public Service Pensions Act, 2019. Employee contributions are matched by the Corporation and remitted to Provident[10] from which pensions will be paid to employees when they retire. This plan is a multi-employer, defined benefit plan, providing a pension on retirement based on the member's age at retirement, length of service and the average of their best 6 years of earnings for service on or after January 1, 2015, and, for service before January 1, 2015, the higher of the average of the frozen best 5 years of earnings up to January 1, 2015, or the average of the best 6 years of earnings for all service.

(h) Tangible capital assets

Tangible capital assets are recorded at cost, which includes amounts that are directly related to the acquisition, design, construction, development, improvement or betterment of the assets. Cost includes overhead directly attributable to construction and development, as well as interest costs that are directly attributable to the acquisition or construction of the asset.

The cost, less residual value, of the tangible capital assets, excluding land, is amortized on a straight-line basis over their estimated useful lives as follows:

Rental properties	40 years
Office buildings	40 years
Furniture and office equipment	10 years
Maintenance tools and equipment	10 years
Computer hardware and software	4 years
Vehicles	5 years

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Corporation's ability to meet its mandate, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the statement of operations.

Contributed capital assets are recorded as revenue at their fair market value on the date of donation, except in circumstances where fair value cannot be reasonably determined, which are then recognized at nominal value. Transfers of capital assets from related parties are recorded at carrying value.

2. Summary of significant accounting policies (cont.)

(i) Inventories held for use

Inventories held for use include rental property parts and supplies and are recorded at the lower of historical cost and replacement cost.

(j) Prepaid expenses

Prepaid expenses include property taxes, insurance, licenses and rent and are recorded as an expense over the periods expected to benefit from it.

(k) Revenues

Revenues are recognized in the period in which the transactions or events occurred that gave rise to the revenues. Exchange transactions are transactions where goods or services are provided to a payor for consideration. These transactions include performance obligations for the Corporation arising directly from a payment or promise of consideration by a payor. These transactions are not necessarily exchanges of fair or equal value.

The Corporation's rent revenue is an exchange transaction, with performance objections outlined in rental agreements. The Corporation's performance obligation for rent revenue is to maintain the premise in a good state of repair and fit for habitation during the tenancy and shall comply with a law respecting health, safety or housing. Tenants make payments on a monthly basis and rental terms are considered month to month. The Corporation satisfies its performance obligations with the passage of time.

All revenues are recorded on an accrual basis, except when the accruals cannot be determined with a reasonable degree of certainty or when their estimation is impracticable.

Government transfers are recognized as revenues 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. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulations related to the liabilities are settled. Government transfers consist of funding from the Province and Canada Mortgage and Housing Corporation (CMHC).

Interest income is accounted for using the effective interest method for all loans, other than the impaired portion of loans. Recognition of interest in accordance with the terms of the original loan agreement ceases when a loan becomes impaired.

2. Summary of significant accounting policies (cont.)

(l) Expenses

Expenses are reported on an accrual basis. The cost of all goods consumed and services received during the year is recorded as an expense.

Government transfers are recognized as expenses in the period in which the transfer is authorized and all eligibility criteria have been met. Government transfers include grants and subsidies under the Corporation's social programs.

(m) Measurement uncertainty

The preparation of financial statements, in conformity with CPSAS, requires management to make estimates and assumptions that affect the reporting amounts of assets and liabilities, and disclosure of contingent assets and liabilities, at the date of the financial statements and the reported amounts of the revenues and expenses during the period. Items requiring the use of significant estimates include the useful life of tangible capital assets, estimated employee future benefits, estimated cost of asset retirement obligations, impairment of assets and liabilities for contaminated sites.

Estimates are based on the best information available at the time of preparation of the financial statements and are reviewed annually to reflect new information as it becomes available. Measurement uncertainty exists in these financial statements. Actual results could differ from these estimates.

(n) Asset retirement obligations

The Corporation accounts for an asset retirement obligation when the following criteria have been met: (a) there is a legal obligation to incur retirement costs in relation to a tangible capital asset; (b) the past transactions or event giving rise to the liability has occurred; (c) it is expected that future economic benefits will be given up and (d) a reasonable estimate of the amount can be made.

The asset retirement obligation is initially measured using the best estimate of the amount required to retire a tangible capital asset at the financial statement date. At the time of recognition the asset retirement obligation is recorded as a liability and the carrying value of the related tangible capital asset is increased by the same amount. The Corporation amortizes the increased carrying value of tangible capital assets over its remaining useful life.

When the Corporation identifies an asset retirement obligation in connection with a tangible capital asset that has not been recognized, a liability is recorded and the entire estimated cost of the asset retirement obligation is expensed in the same accounting period. Due to the uncertainty of building retirement dates and the large range of

2. Summary of significant accounting policies (cont.)

(n) Asset retirement obligations (cont.)

retirement for other assets the Corporation has not discounted the costs associated with asset retirement obligations and cannot reliably estimate the timing of expenditures.

The Corporation reconsiders the carrying amount of the liability for an asset retirement obligation at each financial reporting date as new information becomes available regarding the estimated cost to settle the liability.

3. Accounts receivable

	2025	2024
	(000's)	(000's)
Harmonized sales tax receivable	**$ 2,636**	$ 1,680
Rents	**2,195**	2,369
Other	**626**	491
	5,457	4,540
Less: Provision for doubtful accounts	**(1,192)**	(1,246)
	$ 4,265	$ 3,294

4. Land held for sale

	2025 (000's)	2024 (000's)
Land held for sale, beginning fo the year	$ 9	$ 9
Land development costs incurred during the year	-	-
	9	9
Less: cost of earned sales recognized during the year	-	-
Land held for sale, end of year	$ 9	$ 9

In September 1998, the Province directed the Corporation to divest of the majority of its land holdings. Land held for sale is valued at the lower of cost and net realizable value. The estimated net realizable value is determined using management's best estimates of future sales and costs. Management recognizes that changes in future conditions, such as market demand, assumed in making these estimates, are not predictable. Consequently, adjustments to the carrying value of the asset are possible depending upon the impact of any changes and management's best estimate of them.

5. Due from government and other government organizations

	2025 (000's)	2024 (000's)
CMHC	$ 49,407	$ 27,101
Province of Newfoundland and Labrador	188	15,389
Municipalities	221	197
	$ 49,816	$ 42,687

6. Loans receivable

	2025 (000's)	2024 (000's)
Forgivable loans bearing no interest	**$ 66,166**	$ 62,356
Promissory notes bearing fixed interest rates ranging from 0.67% to 10.5%, repayable in blended monthly principal and interest payments with due dates ranging from April 2025 to January 2054. These notes are unsecured and can be retired prior to maturity.	**4,960**	4,902
Mortgages bearing fixed interest rates ranging from 0% to 6.2%, repayable in blending monthly principal and interest payments with due dates ranging from June 2031 to May 2044. These mortgages are secured and can be retired prior to maturity.	**4,397**	1,984
Less: provision for forgivable loans	**(66,166)**	(62,356)
Less: provision for doubtful accounts	**(1,983)**	(1,709)
	$ 7,374	$ 5,177

Forgivable loans bearing no interest are advanced to recipients subject to meeting certain eligibility criteria and are recorded through grants and subsidies expense when advanced. Forgiveness terms include an amortization period ranging between 1 and 25 years, during which time the unamortized portion of the loan is required to be repaid only upon sale of the property. As such, there is a low likelihood of required repayment.

7. Receivable from municipalities - land transfers

In September 1998, the Province directed the Corporation to enter into agreements with municipalities to transfer its banked and developed industrial and commercial land. The agreements will transfer these lands to the municipalities under a mortgage arrangement and provide for a share of future land sales revenue to the Corporation.

The receivable is valued at the lower of the carrying value of the land at the date of transfer and the Corporation's share of the net realizable value of the land as outlined in the agreements. The estimated net realizable value is determined using management's best estimates of future sales. Management recognizes that changes in future conditions, such as

7. Receivable from municipalities - land transfers (cont.)

market demand, assumed in making these estimates are not predictable. Consequently, adjustments to the carrying value of the receivable from municipalities re: land transfers are possible depending on the impact of any changes and management's best estimate of them.

For the year ended March 31, 2025, 21 agreements were in place for the transfer of land to municipalities at a carrying value of $422,000 (2024 - $426,000).

8. Accounts payable and accrued liabilities

	2025	2024
	(000's)	(000's)
Trade accounts payable	**$12,300**	$ 9,883
Salaries and benefits payable	**380**	266
Accrued leave	**2,275**	2,503
Liability for contaminated sites (Note 8(a))	**907**	877
Other	**1,168**	1,011
	$17,030	$14,540

(a) Liability for contaminated sites

The Corporation recognized an estimated environmental liability of $847,000 related to the removal of abandoned fuel storage facilities in the Stephenville Industrial Park (2024 - $847,000). A report from an independent consulting firm with expertise in engineering and environmental services was used as a basis of measurement. No expenditures were incurred during the fiscal year ended March 31, 2025. There are no estimated recoveries anticipated.

The Corporation also recognized an estimated environmental liability of $60,000 related to soil remediation at Empire Avenue, St. John's (2024 - $30,000). The nature of the liability is related to the removal of underground fuel storage tanks. Historical costs of previous work of this nature were used as a basis of measurement. No expenditures were incurred during the fiscal year ended March 31, 2025. There are no estimated recoveries anticipated.

A liability has not been recognized in relation to the following contaminated site, since based on past experience, it is not expected that future economic benefits would be given up:

8. Accounts payable and accrued liabilities (cont.)

(a) Liability for contaminated sites (cont.)

Name of the Contaminated Site	Nature of Contamination
Octagon Pond Area, Paradise	Hydrocarbons and various heavy metals in soil and ground water

A liability has not been recognized in relation to the following contaminated sites since a reasonable estimate of the amount could not be made, due to the unknown extent of contamination:

Name of the Contaminated Site	Nature of Contamination
Various Locations, St. John's	Underground fuel storage tanks
Stephenville Industrial Park	Abandoned fuel storage facilities (in addition to above costs)
Gander Industrial Park	Soil contamination
Carpenter's Loop, Hopedale	Soil contamination
Laura's Lane, Makkovik	Soil contamination

9. Employee future benefits

Information about obligations for retirement benefits and other employee future benefits is as follows:

(a) Pension Plan

The Corporation and its employees contribute to the Public Service Pension Plan in accordance with the Public Service Pensions Act, 2019 (the Act). The plan is administered by Provident[10], including payment of pension benefits to employees to whom the Act applies.

The plan provides a pension to employees based on the member's age at retirement, their length of service and rates of pay. The maximum contribution rate for eligible employees was 11.85% (2024 - 11.85%). The Corporation contributes an amount equal to the employee contributions to the plan. The pension expense for the Corporation for the year ended March 31, 2025 was $1,741,358 (2024 - $1,598,510).

9. Employee future benefits (cont.)

(b) Retirement and other employee future benefit liabilities

	2025				2024
	Retirement life insurance and health care benefits	**Severance pay**	**Accumulating non-vesting sick leave benefits**	**Total employee future benefits**	Total employee future benefits
	(000's)	**(000's)**	**(000's)**	**(000's)**	(000's)
Accrued employee future benefit obligations, end of year	**$ 27,570**	**$ 52**	**$ 748**	**$ 28,370**	$ 26,780
Unamortized actuarial loss, end of year	**(4,867)**	**-**	**(218)**	**(5,085)**	(4,112)
Employee future benefits liability, end of year	**$ 22,703**	**$ 52**	**$ 530**	**$ 23,285**	$ 22,668

9. Employee future benefits (cont.)

(c) Change in employee future benefits liability

	2025				2024
	Retirement life insurance and health care benefits	**Severance pay**	**Accumulating non-vesting sick leave benefits**	**Total employee future benefits**	Total employee future benefits
	(000's)	**(000's)**	**(000's)**	**(000's)**	(000's)
Current period benefit cost	**$ -**	**$ -**	**$ 65**	**$ 65**	$ 88
Interest on accrued benefit obligation	**1,212**	**-**	**36**	**1,248**	1,049
Amortization of actuarial losses (gains)	**246**	**-**	**39**	**285**	(148)
Employee future benefits expense	**1,458**	**-**	**140**	**1,598**	989
Less: benefits payments	**(795)**	**(28)**	**(158)**	**(981)**	(833)
Changes in employee future benefits liability	**$ 663**	**$ (28)**	**$ (18)**	**$ 617**	$ 156

(d) Retirement and other employee future benefits

i. Retirement life insurance and health care benefits

All retired employees of the Corporation are eligible to participate in the group insurance plans. Under the plans, the Corporation pays up to 50% of the total premium charged towards the benefits of both active employees and retirees for life insurance and health care benefits. The Corporation pays 100% of retirees' life insurance premiums after age 65. There are no fund assets associated with these group insurance plans.

9. Employee future benefits (cont.)

(d) Retirement and other employee future benefits (cont.)

ii. Severance pay

Effective May 1, 2014, there will be no further accumulation of severance pay service for unionized employees. Unionized employees who qualified for severance pay on that date could elect to either receive all, or a portion of severance pay accumulated as at April 30, 2014 in advance of resignation, retirement, expiry of recall rights or defer receiving their entitlement to a later date.

On May 31, 2018, the Province enacted legislation affecting severance pay for executives, managers, and non-management/non-union employees. As a result of the legislation, executive, managers and non-management/non-union employees with at least one year of service were entitled to one week of salary for each complete year of service, up to a maximum of 20 weeks, no additional severance accrued beyond May 31, 2018. Employees impacted by this change could elect to either receive all of their entitlement by March 31, 2019, or defer receiving their entitlement to a later date.

The severance liability as at March 31, 2025 represents severance owing to unionized and management employees who deferred receiving their severance entitlement.

iii. Accumulating, non-vesting sick leave benefits

All unionized employees hired before May 4, 2004 are credited with 2 days per month and all unionized employees hired thereafter are credited with 1 day per month for use as paid absences in the year due to illness. Employees are allowed to accumulate unused sick day credits each year, up to the allowable maximum provided in their respective employment agreement. Accumulated credits may be used in future years to the extent that the employee's illness exceeds the current year's allocation of credits. The use of accumulated sick days for sick leave compensation ceases on termination of employment. The benefit costs and liabilities are included in the financial statements.

iv. Actuarial valuation

The accrued benefit obligations, excluding severance, for employee future benefit plans as at March 31, 2025, have been extrapolated based on a second valuation performed as at March 31, 2024.

9. Employee future benefits (cont.)

(d) Retirement and other employee future benefits (cont.)

iv. Actuarial valuation (cont.)

Assumptions about future events used in the calculation of the accrued employee future benefit obligations are as follows:

	2025	2024
Long-term inflation rate	**2.00%**	2.00%
Compensation increase	**3.00%**	3.00%
Disount rate	**4.48%**	4.75%
Health care cost trend	**4.00%**	4.00%

Other assumptions used in the valuation include termination rates, plan participation rates, utilization rates and mortality rates.

Actuarial assumptions are reviewed and assessed on a regular basis to ensure that the accounting assumptions take into account various changing conditions and reflect the Corporation's best estimate of expectations over the long-term.

v. Experience gains or losses

Experience gains or losses are amortized over seven years for sick leave benefits and thirteen years for retirement life insurance and health care benefits, which is the estimated average remaining service life of active participants. The amortization amount will be included with retirement costs in the financial statements commencing in the year subsequent to the year in which the experience gain or loss arose.

10. Due to government and other government organizations

	2025 (000's)	2024 (000's)
CMHC - accrued interest payable	$ 572	$ 615
Federal government business enterprise	2	1
Provincial government	-	2
Provincial government business enterprise	13	17
Muncipalities	906	995
	$ 1,493	$ 1,630

11. Asset retirement obligations

The Corporation's asset retirement obligations relate to asbestos found in buildings and disposal of oil tanks, septic systems, water wells and air conditioning systems.

The asset retirement obligation for asbestos is amortized on a straight-line basis over the original 40-year useful life of buildings due to buildings having no estimated retirement date. Oil tank asset retirement obligations are expensed in the year of asset acquisition. Water well and septic system asset retirement obligations are amortized on a straight-line basis over ranges of 15-30 years and 15-25 years, respectively.

The liabilities were estimated using a quote provided by an independent third party with expertise in engineering and environmental consulting. During the year ended March 31, 2025 there were additions of $14,385,000 (2024 - $6,959,000) related to a revised estimate of existing asset retirement obligations. During the year ended March 31, 2025 there was expenditures of $2,276,000 (2024 - $365,000) related to the retirement of asset retirement obligation. There was a gain of $425,000 (2024 - $967,000) as a result of settlement of asset retirement obligations in the year ended March 31, 2025. A summary of the liability can be found in the table below:

	Asbestos (000's)	Oil Tanks (000's)	Other (000's)	Total (000's)
Balance, March 31, 2023	$ 130,215	$ 4,633	$ 576	$ 135,424
Additions	6,439	232	288	6,959
Gain on settlement of asset retirement obligations	(961)	(6)	-	(967)
Settlement of obligations	(57)	(308)	-	(365)
Balance, March 31, 2024	135,636	4,551	864	141,051
Additions	13,882	461	42	14,385
Gain on settlement of asset retirement obligations	(412)	(13)	-	(425)
Settlement of asset retirement obligations	(2,072)	(204)	-	(2,276)
Balance, March 31, 2025	**$ 147,034**	**$ 4,795**	**$ 906**	**$ 152,735**

12. Deferred revenue

	Balance, beginning of year (000's)	Billings/receipts during year (000's)	Transferred to revenue (000's)	Balance, end of year (000's)
CMHC Affordable Housing Program	$ 15,353	$ 11,797	$ (12,297)	$ 14,853
CMHC Provincial Home Repair Program	6,795	3,578	(5,659)	4,714
CMHC Rent Supplement Program	603	-	(163)	440
CMHC Co-Investment Fund	8,660	-	(1,422)	7,238
Seniors Resource Centre Association of Newfoundland and Labrador	174	-	(174)	-
Province of Newfoundland and Labrador	8,934	24,925	(2,310)	31,549
Town of Happy Valley-Goose Bay	2,973	-	(2,596)	377
	$ 43,492	$ 40,300	$ (24,621)	$ 59,171

Deferred revenue from CMHC relates to the unearned balance of funds from CMHC for programs as outlined under various federal-provincial agreements. The deferred revenue will be recognized as revenue when the related expenses are incurred. As of March 31, 2025, CMHC funding in the amount of $27,245,000 (2024 - $31,411,000) was received but not earned.

Deferred revenue from Seniors Resource Centre Association of Newfoundland and Labrador Inc. relates to the unearned balance of funds from Seniors Resource Centre Association of Newfoundland and Labrador Inc. as outlined under a contribution agreement. The deferred revenue will be recognized as revenue when the related expenses are incurred. As of March 31, 2025, Seniors Resource Centre Association of Newfoundland and Labrador Inc. had zero dollars remaining as the Partnership Agreement ended August 31, 2024 (2024 - $174,000 was received but not earned).

Deferred revenue from Province of Newfoundland & Labrador relates to the unearned balance of funds from Province of Newfoundland & Labrador as outlined under a contribution agreement. The deferred revenue will be recognized as revenue when the related capital

12. Deferred Revenue (cont.)

expenditures are incurred. As of March 31, 2025, Province of Newfoundland & Labrador funding in the amount of $31,549,000 (2024 - $8,934,000) was received but not earned.

Deferred revenue from the Town of Happy Valley-Goose Bay relates to the unearned balance of funds from the Town of Happy Valley-Goose Bay as outlined under a contribution agreement. The deferred revenue will be recognized as revenue when the related capital expenditures are incurred. As of March 31, 2025, Town of Happy Valley-Goose Bay funding in the amount of $377,000 (2024 - $2,973,000) was received but not earned.

13. Long-term debt

Long-term debt reported on the statement of financial position is comprised of the following:

	2025	2024
	(000's)	(000's)
Long-term debt obligations arising from the Canada-Newfoundland Social Housing Agreement of April 1997 payable to CMHC, bearing fixed interest rates ranging from 8.00% to 19.75%, repayable in blended quarterly principal and interest payments of $2,762,421 with due dates ranging from January 2026 to January 2038. This debt is not secured and cannot be retired prior to maturity. The principal and interest payments required are funded entirely through the annual CMHC grant pursuant to the Canada - Newfoundland Social Housing Agreement of April 1997.	**$ 47,579**	$ 52,011
CMHC fixed rate term debentures, at variable interest rates of 0.67% to 4.51% repayable in blended monthly installments of $79,526, with final due dates ranging from April 2025 to January 2030. This debt is not secured and can be retired prior to maturity.	**1,913**	3,081
CMHC forgivable loan arising under the CMHC Federal Lands Initiative with an anticipated substantial project completion date of March 15, 2026.	**1,215**	1,215
	$ 50,707	$ 56,307

13. Long-term debt (cont.)

Anticipated annual principal repayments over the next five years and thereafter are as follows:

	(000's)
2026	$ 5,546
2027	5,494
2028	5,893
2029	5,523
2030	5,648
2031 - 2038	21,388
Forgivable loan	1,215
	$ 50,707

Interest expense for the year on outstanding debt totaled $6,833,000 (2024 - $7,334,000) and is included in interest and bank charges in the segmented information by object (Note 19).

14. Tangible capital assets

March 31, 2025

	Land	Rental properties	Office buildings	Furniture and office equipment	Maintenance tools and equipment	Computer hardware	Computer software	Vehicles	Total
	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)
Cost									
Opening balance	$ 58,717	$ 383,424	$ 9,724	$ 246	$ 86	$ 1,843	$ 2,953	$ 2,387	$ 459,380
Additions	157	10,091	-	-	-	116	-	196	10,560
Asset retirement obligations revaluation	-	13,858	66	-	-	-	-	-	13,924
Disposals	(134)	(2,807)	-	-	-	-	-	(100)	(3,041)
Write-downs	-	(769)	-	-	-	-	-	-	(769)
Closing balance	58,740	403,797	9,790	246	86	1,959	2,953	2,483	480,054
Accumulated amortization									
Opening balance	-	344,530	6,955	244	86	1,538	2,913	1,624	357,890
Amortization	-	16,753	285	1	-	112	33	249	17,433
Disposals	-	(2,762)	-	-	-	-	-	(100)	(2,862)
Write-downs	-	(763)	-	-	-	-	-	-	(763)
Closing balance	-	357,758	7,240	245	86	1,650	2,946	1,773	371,698
Net book value	**$ 58,740**	**$ 46,039**	**$ 2,550**	**$ 1**	**$ -**	**$ 309**	**$ 7**	**$ 710**	**$ 108,356**

14. Tangible capital assets (cont.)

March 31, 2024

	Land	Rental properties	Office buildings	Furniture and office equipment	Maintenance tools and equipment	Computer hardware	Computer software	Vehicles	Total
	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)
Cost									
Opening balance	$ 57,718	$ 375,352	$ 9,693	$ 246	$ 86	$ 1,546	$ 2,953	$ 2,199	$ 449,793
Adjustments	258	(258)	-	-	-	-	-	-	-
Additions	852	3,620	-	-	-	297	-	361	5,130
Asset retirement obligations revaluation	-	6,697	31	-	-	-	-	-	6,728
Disposals	(111)	(1,665)	-	-	-	-	-	(173)	(1,949)
Write-downs	-	(322)	-	-	-	-	-	-	(322)
Closing balance	58,717	383,424	9,724	246	86	1,843	2,953	2,387	459,380
Accumulated amortization									
Opening balance	-	336,489	6,704	242	86	1,476	2,835	1,566	349,398
Amortization	-	9,937	251	2	-	62	78	231	10,561
Disposals	-	(1,606)	-	-	-	-	-	(173)	(1,779)
Write-downs	-	(290)	-	-	-	-	-	-	(290)
Closing balance	-	344,530	6,955	244	86	1,538	2,913	1,624	357,890
Net book value	**$ 58,717**	**$ 38,894**	**$ 2,769**	**$ 2**	**$ -**	**$ 305**	**$ 40**	**$ 763**	**$ 101,490**

14. Tangible capital assets (cont.)

Cost of rental properties at March 31, 2025, includes work in progress of $12,416,000 (2024 - $6,122,000) and land includes $2,005,000 (2024 - $1,848,000) of work in progress. Work in progress is not being amortized as it is not yet available for use. There were no contributed tangible capital assets during the year (2024 - $0).

In accordance with current accounting standards, intangible assets and items inherited by right of the Crown, such as Crown lands, are not recognized as tangible capital assets.

15. Prepaid expenses

Prepaid expenses consist of:

	2025	2024
	(000's)	(000's)
Property taxes and other municipal fees	**$ 4,002**	$ 3,899
Insurance costs	**233**	204
Workers compensation fees	**322**	254
Software licenses	**335**	250
Rent	**6**	6
	$ 4,898	$ 4,613

16. Contingent liabilities

(a) Guaranteed debt

The Corporation has provided loan guarantees pursuant to the Canada-Newfoundland Social Housing Agreement in respect of certain CMHC debt of partner managed housing operators. For the year ended March 31, 2025, the amount of the principal outstanding under this guarantee, and limit of the guarantee, was $5,397,000 (2024 - $8,462,000). There was no provision for losses during the year on the loan guarantees (2024 - $0). Guaranteed debt for partner managed housing and other housing operators have maturity dates ranging from April 2025 to January 2030 at interest rates varying from 0.67% to 10.5%.

(b) Legal liabilities

A number of small claims have been filed against the Corporation for alleged breach of contract, general damages and personal claims. These claims have not progressed far enough to enable the formation of a definite opinion as to their outcomes. Therefore, the likelihood and the amount of loss to the Corporation is not determinable at this time.

17. Contractual rights

Contractual rights are rights to economic resources arising from contracts or agreements that will result in revenues and assets in the future. The Corporation has entered into the Social Housing Agreement (1997), the CMHC – Newfoundland and Labrador Bilateral Agreement under the 2017 National Housing Strategy, and the National Housing Co-investment Fund Contribution Agreement (2023). The contractual rights of the Corporation for future assets and revenues are $138,784,000 (2024 - $166,273,000) for the Social Housing Agreement (1997), $82,287,000 (2024 - $103,055,000) for CMHC-Newfoundland and Labrador Bilateral Agreement, and $7,238,000 (2024 - $8,660,000) for the National Housing Co-investment Fund Contribution Agreement.

18. Contractual obligations

	2025	2024
	(000's)	(000's)
Uncompleted purchase and construction contracts	**$10,697**	$16,055
Commitments under lending programs	**22,619**	5,266
Commitments under grant programs	**4,744**	5,194
Lease of transitional housing property	**14,093**	21,902
	$52,153	$48,417

Contractual obligations are those to outside organizations and individuals in respect of contracts entered into on or before March 31, 2025. These contractual obligations will become liabilities when the terms of the contracts are met.

19. Segmented information by object

The Corporation reports its revenue and expenses by program area as outlined in its approved budget.

19. Segmented information by object (cont.)

	Rental operations		Partner managed housing		Affordable housing investments		Rent supplement		Land development		Administration		Total	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)
Revenues														
Province of Newfoundland and Labrador operating grant	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$139,123	$ 82,826	$139,123	$82,826
CMHC revenue	-	-	-	-	28,916	25,563	176	201	-	-	27,618	29,590	56,710	55,354
Other government sources	229	190	-	-	224	241	-	-	-	-	-	-	453	431
Rent	23,808	23,304	-	-	-	-	-	-	-	-	-	-	23,808	23,304
Interest	-	-	-	-	-	-	-	-	-	-	1,757	1,362	1,757	1,362
Land sales	-	-	-	-	-	-	-	-	2	-	-	-	2	-
Gain on sale of tangible capital assets	17	176	-	-	-	-	-	-	-	-	-	-	17	176
Profit from land sales by Municipalities	-	-	-	-	-	-	-	-	122	50	-	-	122	50
Other	-	-	-	-	-	-	-	-	-	-	970	1,786	970	1,786
	24,054	23,670	-	-	29,140	25,804	176	201	124	50	169,468	115,564	222,962	165,289
Expenses														
Rental property operating costs	28,297	29,378	-	-	-	-	-	-	-	-	-	-	28,297	29,378
Amortization	16,575	9,738	428	428	-	-	-	-	-	-	430	395	17,433	10,561
Grants and subsidies	9,365	9,243	5,415	5,916	74,643	52,530	17,852	15,298	-	-	-	-	107,275	82,987
Other administration	-	-	-	-	-	-	-	-	-	-	3,420	2,827	3,420	2,827
Salaries and benefits	5,853	5,327	-	-	-	-	-	-	-	-	18,668	17,270	24,521	22,597
Interest and bank charges	7,065	7,517	11	8	-	-	-	-	-	-	1,074	938	8,150	8,463
Valuation allowances	537	794	-	-	279	227	-	-	-	-	-	-	816	1,021
	67,692	61,997	5,854	6,352	74,922	52,757	17,852	15,298	-	-	23,592	21,430	189,912	157,834
Annual (deficit) surplus	$(43,638)	$(38,327)	$ (5,854)	$ (6,352)	$(45,782)	$(26,953)	$(17,676)	$(15,097)	$ 124	$ 50	$145,876	$ 94,134	$ 33,050	$ 7,455

20. Affordable Housing Investments by Program

	2025	2024
	(000's)	(000's)
Emergency Housing	$ 37,745	$ 22,568
Affordable Housing	9,577	671
Transition Housing	9,244	11,286
Supportive Living	8,341	8,465
Home Repair & Modifications	5,983	5,981
Provincial Housing & Homelessness Partnership	2,463	1,064
Home Energy Savings	1,247	2,317
Down Payment Assistance	312	88
Provincial Homelessness Fund	10	2
Hurricane Fiona Rent Relief	-	315
	$ 74,922	$ 52,757

21. Related party transactions

(a) Transactions with related parties

	2025	2024
	(000's)	(000's)
REVENUES		
Province of Newfoundland and labrador operating grant		
Consolidated Revenue Fund	$139,123	$ 82,826
Rent		
Consolidated Revenue Fund	148	160
Newfoundland and Labrador Health Services	13	13
EXPENSES		
Rental operations		
Consolidated Revenue Fund	113	113
Newfoundland and Labrador Hydro	142	41

21. Related party transactions (cont.)

	2025 (000's)	2024 (000's)
Expenses (cont.)		
Partner managed housing		
Newfoundland and Labrador Health Services	**579**	776
Affordable housing investments		
Newfoundland and Labrador Health Services	**175**	175
Administration		
Consolidated Revenue Fund	**272**	284
Memorial University	**148**	-
College of the North Atlantic	**5**	1
Newfoundland and Labrador Hydro	**1**	1

(b) Balances due from and to related parties

Due from Government and other government organizations		
Consolidated Revenue Fund	**$ -**	$ 15,383
Newfoundland and Labrador Health Services	**188**	6
Due to Government and other government organizations		
Consolidated Revenue Fund	**-**	2
Newfoundland and Labrador Hydro	**13**	17

These transactions are in the normal course of business measured at the exchange amount.

22. Trust under administration

For the year ended March 31, 2025, the balance of funds held in trust was $3,182,000 (2024 - $3,206,000). The funds are held on behalf of various non-profit housing groups to provide for the future replacement or repair of capital items.

23. Statement of cash flows – other

	2025 (000's)	2024 (000's)
Accounts receivable	$ (917)	$ (858)
Accounts receivable - provision for doubtful accounts	(54)	319
Due from government and other government organizations	(7,129)	(6,009)
Accounts payable and accrued liabilities	2,490	2,744
Due to government and other government organizations	(137)	184
Inventories held for use	(78)	42
Prepaid expenses	(285)	(363)
	$ (6,110)	$ (3,941)

24. Financial risk management

The Corporation recognizes the importance of managing risks and this includes policies, procedures and oversight designed to reduce risks identified to an appropriate threshold. The risks that the Corporation is exposed to through its financial instruments are credit risk, market risk, and liquidity risk. There was no significant change in the Corporation's exposure to these risks or its processes for managing these risks from the prior year.

Credit risk

Credit risk is the risk that the Corporation will incur a loss due to the failure by its debtors to meet their contractual obligations. The Corporation is exposed to credit risk with respect to cash, accounts receivable, due from government and other government organizations, loans receivable, and receivables from municipalities – land transfers. The Corporation's maximum exposure to credit risk is the carrying amounts of these financial instruments. The Corporation is not exposed to significant credit risk with its cash because this financial instrument is held with a Chartered Bank. The Corporation is not exposed to significant credit risk with due from government and other government organizations and receivables from municipalities - land transfers because of their nature.

The Corporation has policies and procedures for the monitoring and collection of accounts receivable, due from government and other government organizations, loans receivable, and receivables from municipalities - land transfers so as to mitigate potential credit losses. Also, the Corporation has mitigated its exposure to credit risk on its mortgage loans receivable through claims on real estate properties should borrowers default on paying the loans. In the case of a foreclosure, the Corporation has the option of evicting the tenant and selling the real estate property, using the proceeds to clear the mortgage debt.

24. Financial risk management (cont.)

Credit risk (cont.)

An estimated impairment of accounts receivable for $1,192,000 (2024 - $1,246,000) has been provided for through an allowance for decline in value, as disclosed in Note 3. An estimated impairment of loans receivable for $1,983,000 (2024 - $1,709,000) has been provided for through an allowance for decline in value, as disclosed in Note 6. The Corporation classifies its loans receivable as impaired in accordance with Note 2(e). The Corporation classifies its accounts receivable as impaired when collection is in doubt and is based on analysis of the balance.

At March 31, 2025, the aging of loans receivable that are past due but not impaired, are as follows:

	(000's)
30 days	$ 68
60 days	212
90 days	99
Over 90 days	68
	$ 447

Accounts receivable and loans receivable which are not impaired or past due are considered collectible by the Corporation. There are no provisions for doubtful accounts for the other financial instruments, as all amounts are considered collectible.

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency (foreign exchange) risk, interest rate risk and other price risk. The Corporation is not exposed to significant currency (foreign exchange) risk or other price risk.

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The interest rate exposure relates to cash, loans receivable and long-term debt. For the year ended March 31, 2025, the interest rate exposure on cash is such that a change of 25 basis points in interest rates would result in an increase/decrease in annual surplus of $102,000 (2024 - $33,000). The interest rate risk on loans receivable is considered to be low because the interest rates are fixed to maturity. The Corporation is subject to the risks associated with long-term debt financing, including the risk that debt will not be refinanced on terms as favorable as those of the existing debts. There is no interest rate risk on long-term debt obligations arising from the Canada-Newfoundland Social Housing Agreement as interest rates are fixed to maturity. For the year ended March 31, 2025, the increase/decrease in annual surplus for each one point change in interest rates on the CMHC fixed rate term debentures amounts to $15,000 (2024 - $23,000).

24. Financial risk management (cont.)

Liquidity risk

Liquidity risk is the risk that the Corporation will not be able to meet its financial liabilities and contractual obligations as they fall due. The liquidity risk, relating mainly to accounts payable and accrued liabilities, due to government and other government organizations, asset retirement obligations, long-term debt, and contractual obligations, is considered to be low. The anticipated annual principal repayments on the Corporation's long-term debt is disclosed in Note 13. The Corporation maintains adequate cash to ensure all its financial liabilities and contractual obligations can be met when they fall due. The Corporation has an authorized credit facility totaling $3,000,000 (2024 - $3,000,000), which is unused as at March 31, 2025.

25. Self-insurance

With the exception of certain high-risk projects, the Corporation follows the policy of self-insuring its rental properties for property damage such as fire, water and vandalism. The costs of these repairs are charged to rental properties expenses.

26. Budgeted figures

Budgeted figures have been provided for comparison purposes and have been derived from the estimates approved by the Board of Directors and the Lieutenant-Governor in Council. Budgeted figures included in the financial statements are not audited.

27. Non-financial assets

The recognition and measurement of non-financial assets is based on their service potential. These assets will not provide resources to discharge liabilities of the Corporation. For non-financial assets, the future economic benefit consists of their capacity to render service to further the Corporation's objectives.

28. Integration into core government

It was announced by the Deputy Premier and Minister of Finance and President of Treasury Board at the Second Session of the 50th General Assembly of the House of Assembly on March 20th, 2024 that the Corporation will be integrated into core government as a dedicated Department of Housing. No date has been set for this integration.