HOUSING YORK INC.

Building Strong Communities

Housing York Inc.
Activity Report

to the

Board of Directors

For the
First Quarter
January 1, 2005 to March 31, 2005

Housing York Inc. Activity Report
March 31, 2005

Highlights

Targeting Plan

- HYI's target plan is established through the *Social Housing Reform Act, 2000*, and its regulations, and forms part of York Region's required service level standard as mandated under the Act. At the end of the first quarter, the market percentage is 28% of the portfolio which is 3% over plan, however the number of buildings with units over target has actually reduced.

Move Out Activity

- 2005 move-out activity was lower than 2004 by 24 units or 31%. This reflects the trend that was emerging during the last quarter of 2004 when move-out activity returned to expected trends, unlike the first part of 2004 when unprecedented turnover was experienced.

Tenant Accounts Receivable

- The 2005 business plan objective for current tenant arrears as a percentage of rent revenue is 4.0%. First quarter results are .8% better than the same period last year and 2.08% better than last quarter. Like 2004, the results have been normalized to reflect outstanding tenant rent charges only.
- As a result of recent efforts surrounding non rent charges, a new chart is introduced to identify the type and dollar value of tenant delinquency being managed. Non rent charges represent retroactivity, maintenance, utility and NSF charges. Collection strategies for rent versus non rent charges differ under provisions of governing legislation and efforts to reduce both are continuing.

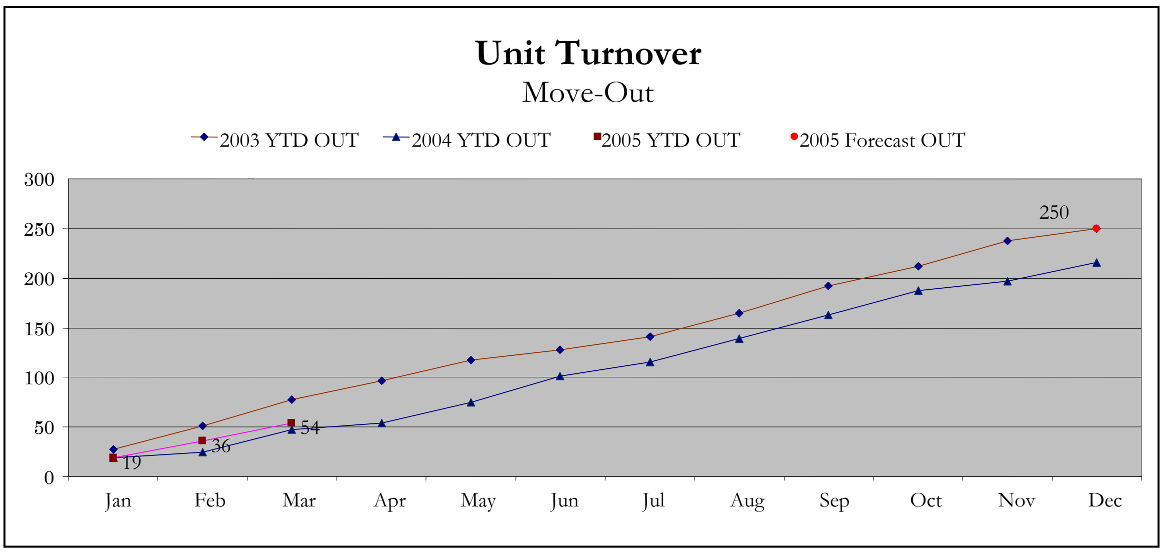
Targeting Plan

Table 1

Target Market Units Compared to Actual March 31, 2005				
Program	**Total Units**	**Target Plan Market Units**	**1st Quarter Market Units**	**1st Quarter RGI Units**
Non-Profit	823	206	219	604
Public Housing	872	0	0	872
Regional	58	58	58	0

Move Out Activity

Table 2



Move-Out	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2003 YTD OUT	19	25	47	54	75	101	115	139	163	187	197	216
2004 YTD OUT	27	51	78	97	117	128	141	165	192	212	238	250
2005 YTD OUT	19	36	54									
2005 Forecast OUT												250

Tenant Accounts Receivable

Table 3

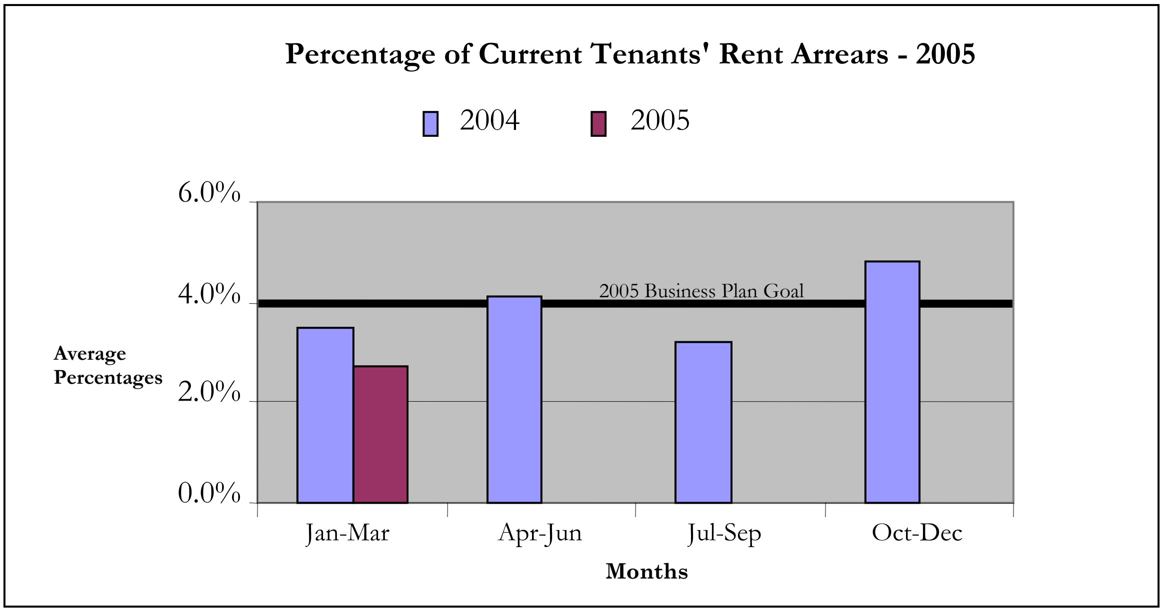
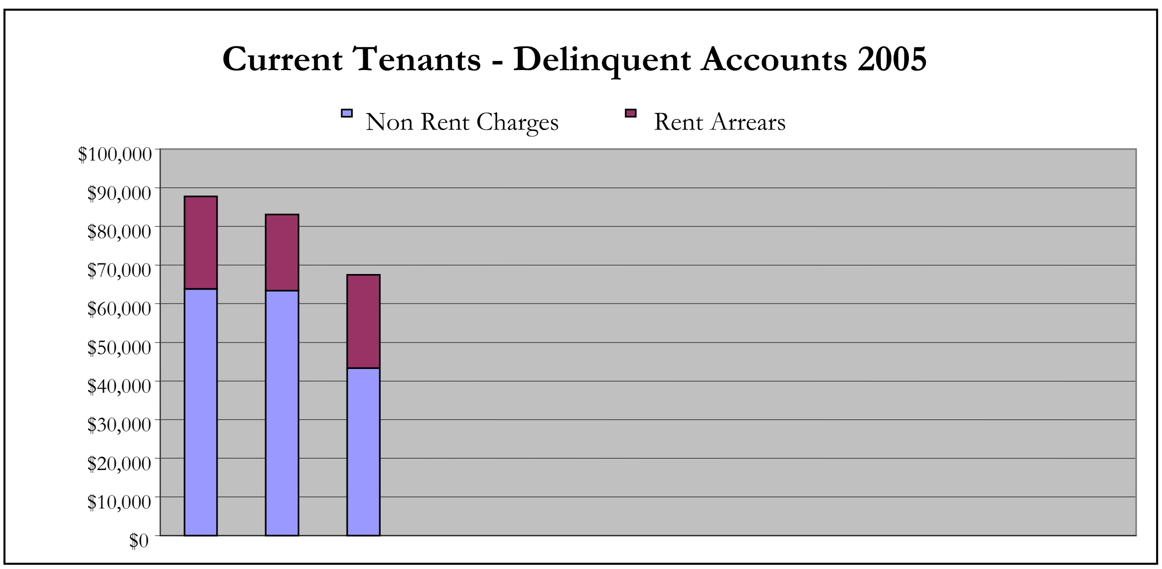


Table 4



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Rent Arrears	$23,858	$19,664	$24,136									
Non Rent Charges	$63,846	$63,397	$43,310									