



**Housing York Inc.
Activity Report**

to the

Board of Directors

**For the
Mid-Year 2004
January to June**

Housing York Inc. Activity Report Mid-Year 2004

Highlights

Targeting Plan

- In total HYI has about 1% more market units than its target market plan at the end of second quarter comprised of variances in all buildings except Springbrook Village and Hadley Grange. The mix of RGI and market units is assessed in every building as units turn over with the view that incoming tenancies are matched to available units within the guidelines of the target market 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.

Move Out Activity

- 2004 move-out activity is also exceeding expectations compared to last year and the business plan target of 216 has been revised upward to 250.
- This level of activity is consistent with trends in the non-profit sector and reflects a more competitive rental market.

Tenant Accounts Receivable

- The year-to-date results in outstanding receivables greater than 30 days as a percentage of net rent revenue is consistent with business plan objectives. As more history becomes available for this indicator, it is expected that seasonal fluctuations may become apparent allowing for more predictability with the collection of tenant accounts.

Housing York Inc. Portfolio

Table 1

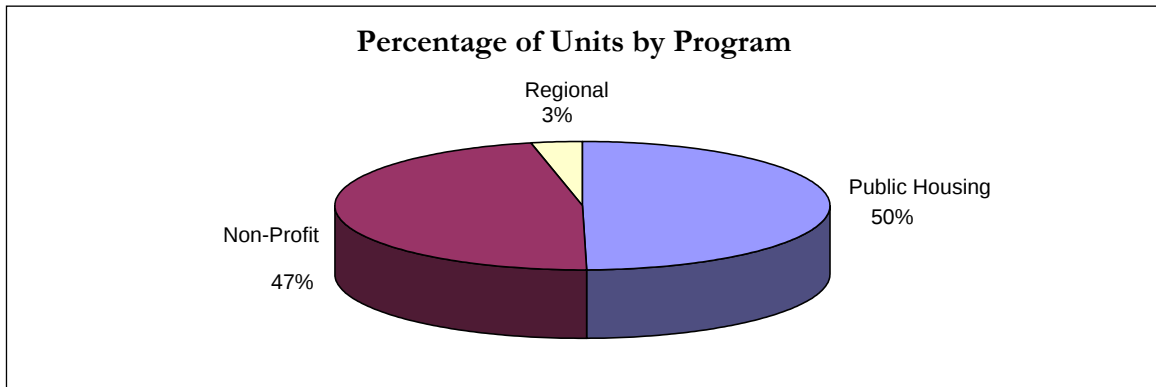


Table 2

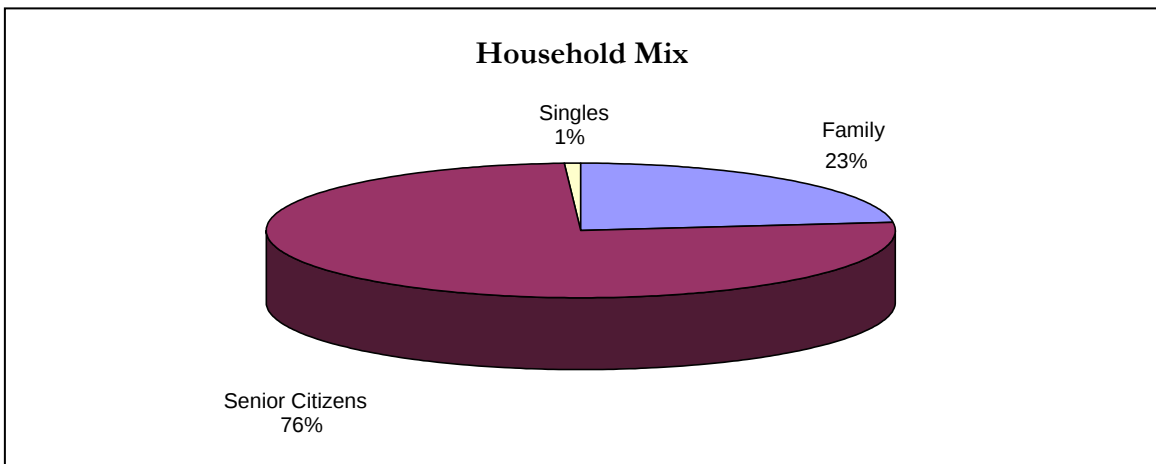


Table 3

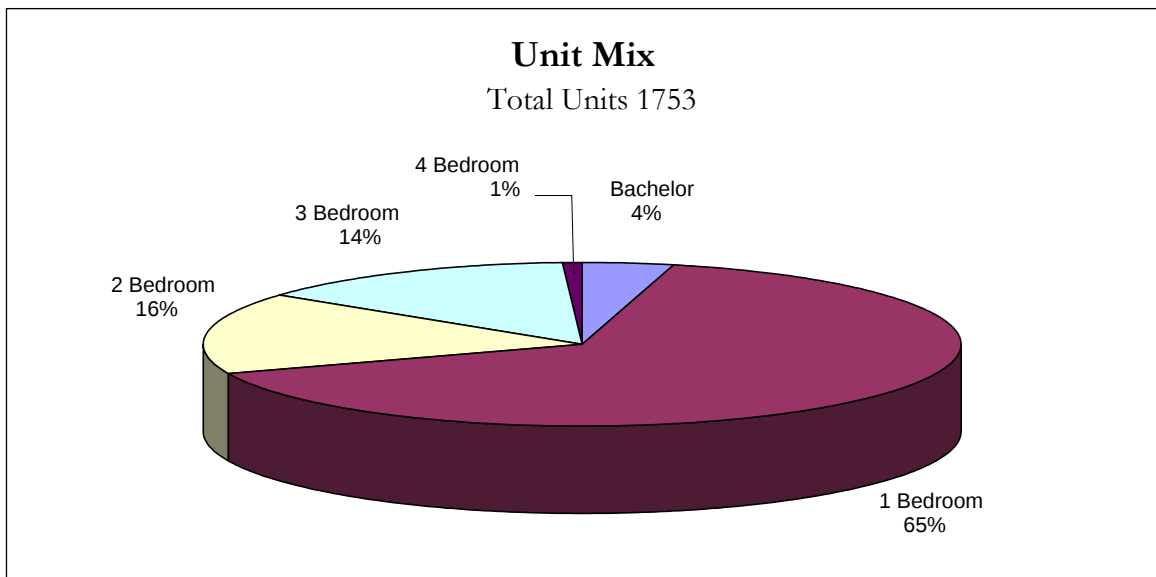


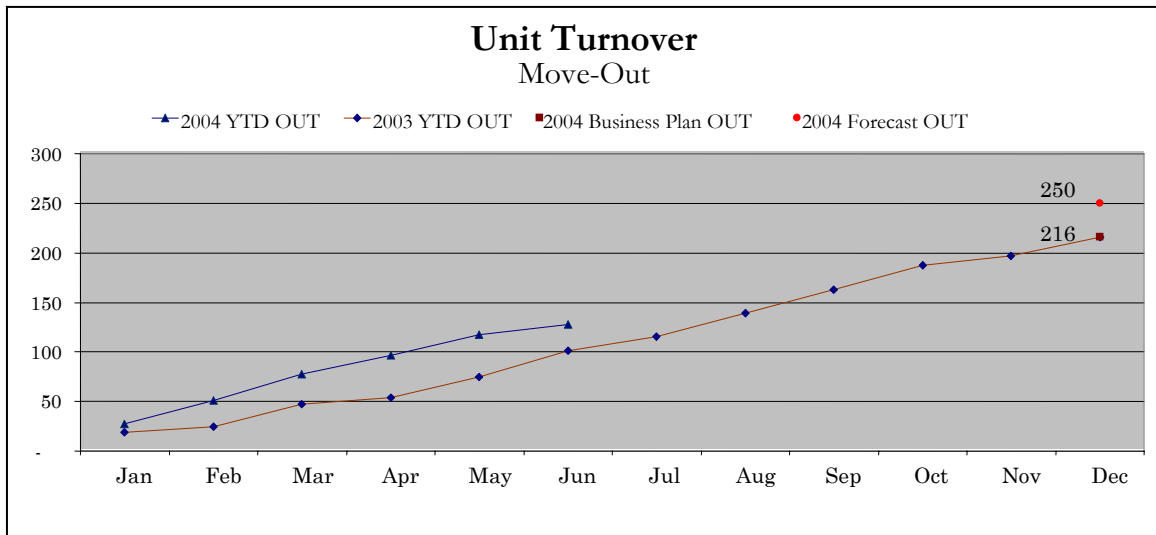
Table 4

Targeting Plan

Target Market Units Compared to Actual Mid-Year 2004				
Program	Total Units	Target Plan Market Units	2 nd Quarter Market Units	2 nd Quarter RGI Units
Non-Profit	823	206	215	608
Public Housing	872	0	4	868
Regional	58	7	7	51

Table 5

Move Out Activity



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

Table 6

Tenant Accounts Receivable

