HOUSING YORK INC.

Building Strong Communities

Housing York Inc.
Activity Report

to the

Board of Directors

For the
Third Quarter
July 1, 2006 to September 30, 2006

Housing York Inc. Activity Report
September 30, 2006

Highlights

Targeting Plan

- A target plan is a set number of rent-geared-to-income units versus the number of market rent units. All housing providers are required to follow their target plan and fill vacancies with either rent-geared-to-income or market applicants depending on the current target plan. HYI's target is applicable to the Provincial Reform program and is set at 27% market and 73% rent-geared-to-income. At the end of the third quarter, the actual number of market rent units is 260 or 28%, which is a small variance of 9 units or 1% over plan.
- The unit count for Regional Housing has been adjusted in Table 1 to include the 60 new units at Blue Willow Terrace that were transferred to HYI in September. All of these are classified as market units. For informational purposes a significant number of new tenants are scheduled to move in during October.

Move Out Activity (Turnover)

- 2006 move-out activity is trending higher than 2005 by 11 units as would be expected due to the increase in the portfolio size. At the present time there are no indications that turnover will exceed the annual projection in the business plan.

Tenant Accounts Receivable

- The percentage of current tenant rent arrears against rent charged is reported at 4.2% in the third quarter. Minor fluctuations throughout 2006 are noted, however, from a year to date perspective the results average 3.7% which compares favourably to 3.2% in 2005 and 3.9% in 2004 despite the larger number of units being managed.
- Table 4 identifies the composition of tenant arrears broken down between "Rent" and "Non Rent" categories. Non- rent charges are made up of retroactive charges, damages, utilities and NSF charges. Payment plans are in place for $63,019 or 59% of the total amounts owing by current tenants.

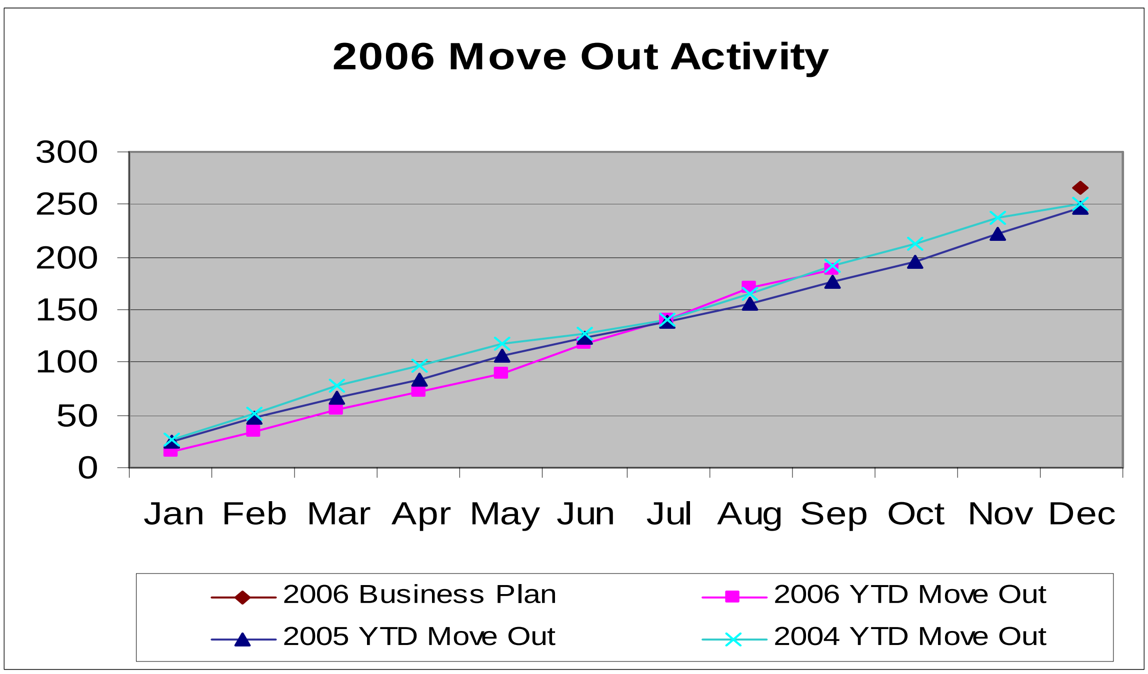
Targeting Plan
(Rent Geared-to-Income versus Market)

Table 1

Target Market Units Compared to Actual September 30, 2006				
Program	**Total Units**	**Target Plan Market Units**	**3rd Quarter Market Units**	**3rd Quarter RGI Units**
Provincial Reform	937	251	260	677
Public Housing	872	0	0	872
Regional Housing	118	118	118	0

Move Out Activity (Turnover)

Table 2



Move Out Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2006 Business Plan												265
2006 YTD Move Out	16	35	55	73	89	117	140	171	188			
2005 YTD Move Out	24	47	67	84	106	123	138	155	177	196	223	246
2004 YTD Move Out	27	51	78	97	17	128	141	165	192	212	238	250

Tenant Accounts Receivable

Table 3

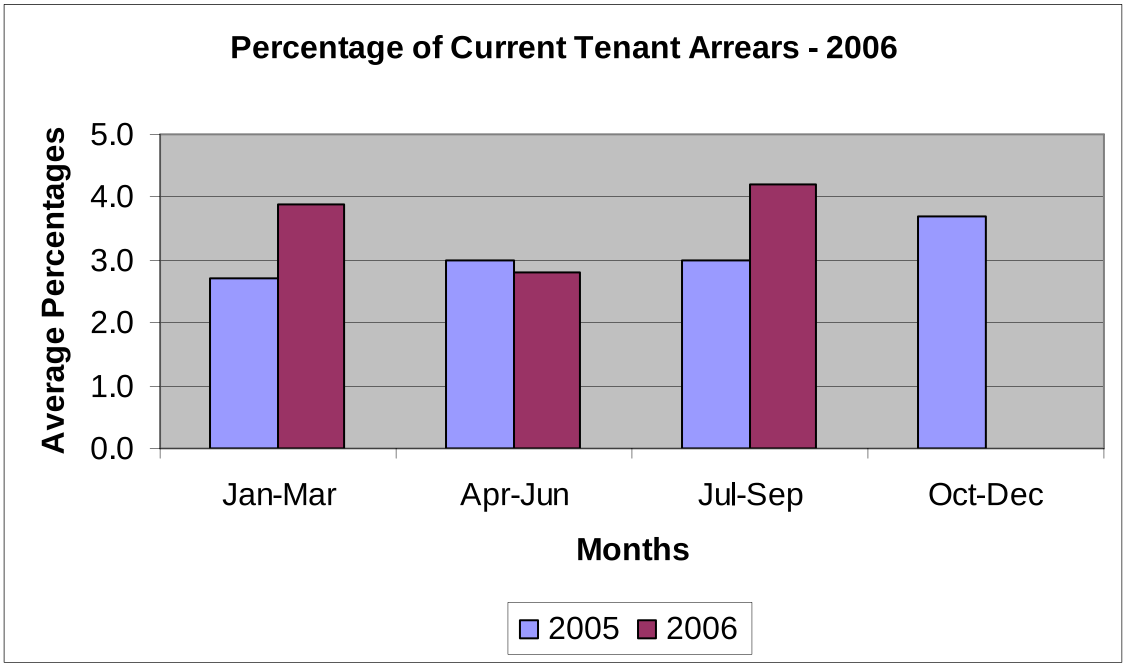
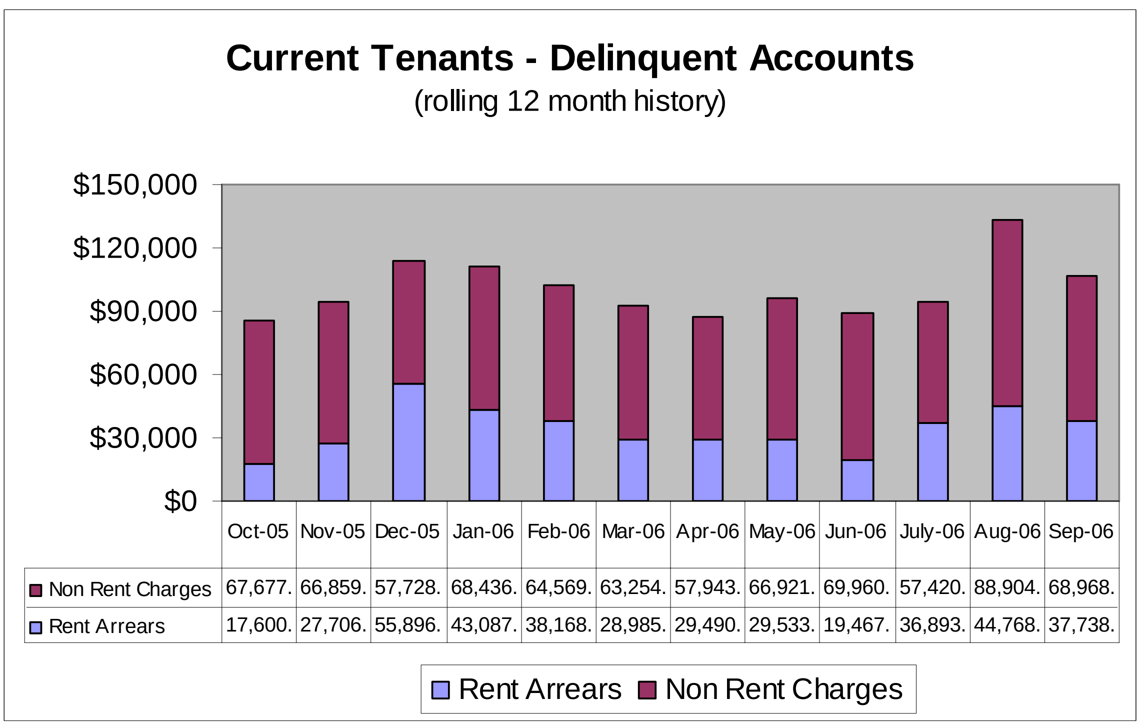


Table 4



	Oct-05	Nov-05	Dec-05	Jan-06	Feb-06	Mar-06	Apr-06	May-06	Jun-06	July-06	Aug-06	Sep-06
Non Rent Charges	67,677.	66,859.	57,728.	68,436.	64,569.	63,254.	57,943.	66,921.	69,960.	57,420.	88,904.	68,968.
Rent Arrears	17,600.	27,706.	55,896.	43,087.	38,168.	28,985.	29,490.	29,533.	19,467.	36,893.	44,768.	37,738.

Submitted by: Douglas Manson, Manager, Housing York Inc.
Date: November 2, 2006