HOUSING YORK INC.

Building Strong Communities

Housing York Inc.
Activity Report

to the

Board of Directors

For the
Third Quarter
July 1, 2005 to September 30, 2005

Housing York Inc. Activity Report
September 30, 2005

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. Our target is 25% market and 75% rent-geared-to-income. At the end of the third quarter, the actual number of market rent units is 27% which is a small variance of 2% over plan.

Move Out Activity (Turnover)

- 2005 move-out activity is trending slightly lower than 2004 by 15 units. Lower turnover assists with reducing costs related to restoring units when they became vacant.

Tenant Accounts Receivable

- Our 2005 business plan set a goal of 4% for rent arrears, relative to rent revenue. For the third quarter, we achieved a result better than the goal by managing rent arrears at only 3% of rent revenue.
- Table 4 identifies the type and the amount of tenant arrears. Total tenant arrears is broken down between “Rent” and “Non Rent”. Non Rent charges are made up of retroactive charges, damages, utilities and NSF charges. Payment plans are in place with tenants for $71,273 or 74.3% of the total amount owing.

Targeting Plan

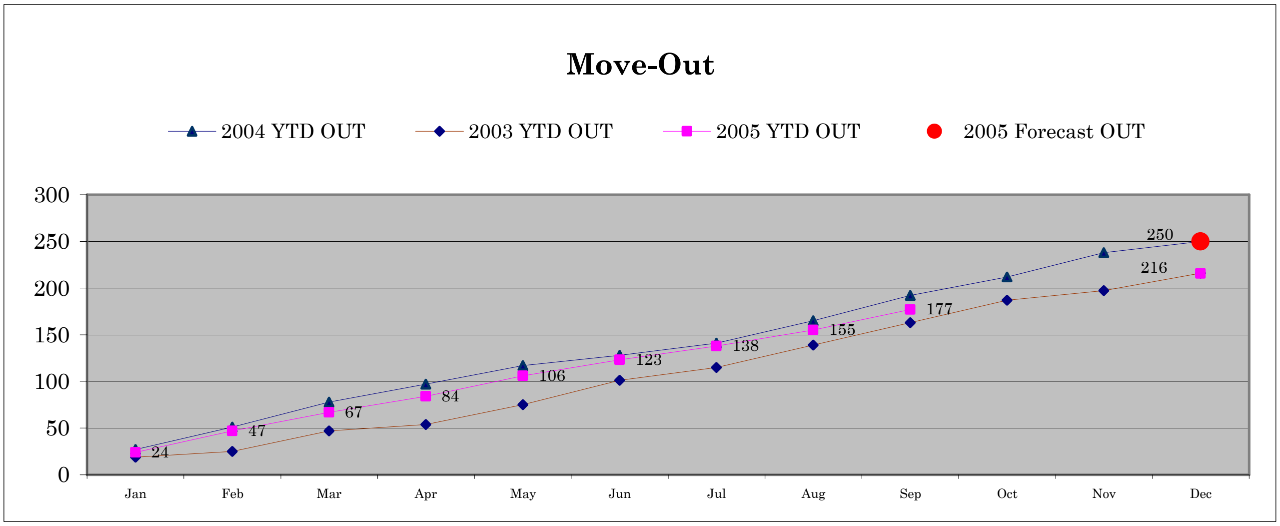
(Rent Geared-to-Income versus Market)

Table 1

Target Market Units Compared to Actual September 30, 2005				
Program	**Total Units**	**Target Plan Market Units**	**3rd Quarter Market Units**	**3rd Quarter RGI Units**
Non-Profit	837	211	226	611
Public Housing	872	0	0	872
Regional	58	58	58	0

Move Out Activity (Turnover)

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	24	47	67	84	106	123	138	155	177			
2005 Forecast OUT												250

Tenant Accounts Receivable

Table 3

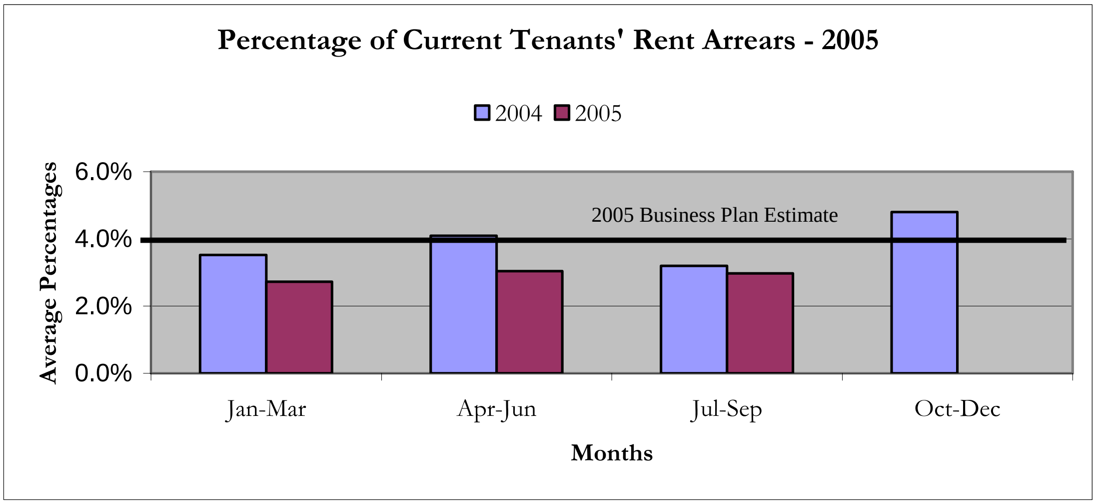
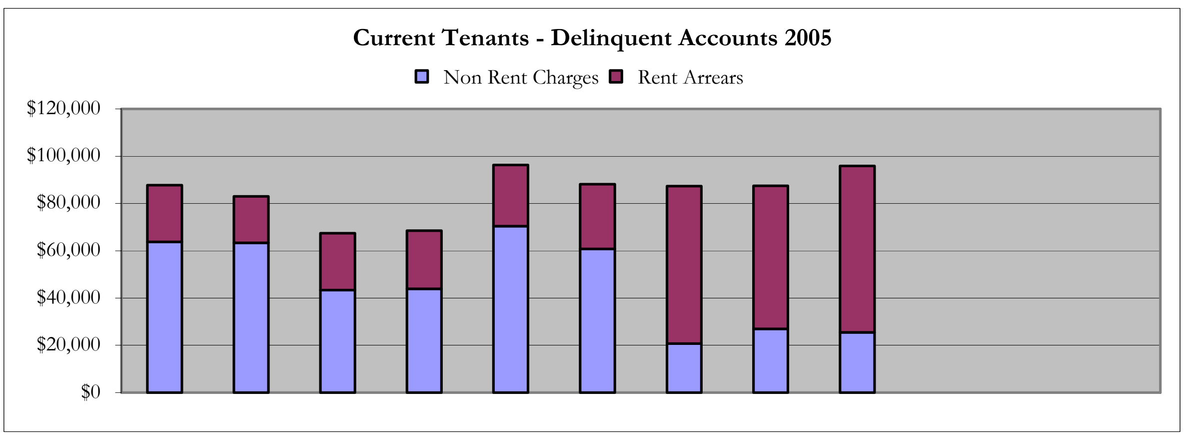


Table 4



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Rent Arrears	$23,858	$19,664	$24,136	$24,628	$25,929	$27,387	$20,677	$27,015	$25,398			
Non Rent Charges	$63,846	$63,397	$43,310	$43,911	$70,383	$60,780	$66,693	$60,499	$70,521			