



**Housing York Inc.
Activity Report**

to the

Board of Directors

**For the
Second Quarter
April 1, 2005 to June 30, 2005**

Housing York Inc. Activity Report

June 30, 2005

Highlights

Targeting Plan

- HYI must follow a target plan established through the *Social Housing Reform Act, 2000*. The target plan sets out the number of rent geared-to-income units versus the number of market rent units and our plan forms part of York Region's overall service level standard.. At the end of the second quarter, the number of market rent units is 27% of the provincial reform program which is 2% over plan. There is no change since last quarter.

Move Out Activity (Turnover)

- 2005 move-out activity is trending slightly lower than 2004 by 5 units. At mid year, move out activity is tracking as expected and does not exceed projections in the business plan.

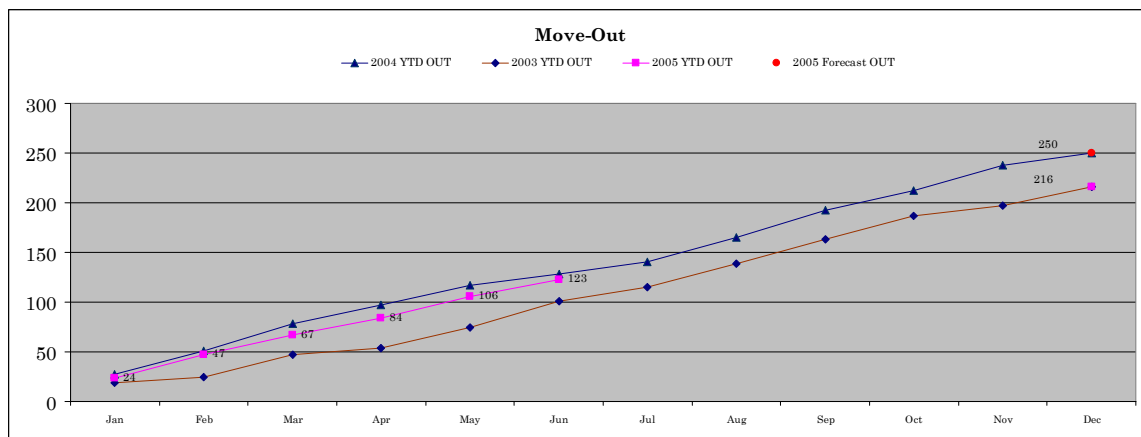
Tenant Accounts Receivable

- The 2005 business plan target for current rent arrears as a percentage of rent revenue is no more than 4%. Second quarter results at 3.0% is better then the business plan target.
- As a result of recent efforts to address non-rent charges, Table 4 introduces the type and dollar value of tenant delinquency being managed. Non-rent charges represent retroactivity of rent arrears, maintenance, utility and NSF charges. Collection strategies for rent versus non-rent differ under provisions of governing legislation however efforts to reduce both are continuing. At the end of the second quarter there are payment plans in place for \$53,892 or 61.1% of the total amount owing in both the rent and non-rent categories.

Table 1

Target Market Units Compared to Actual June 30, 2005				
Program	Total Units	Target Plan Market Units	2nd Quarter Market Units	2nd Quarter RGI Units
Non-Profit	837	211	228	609
Public Housing	872	0	0	872
Regional	58	58	58	0

Table 2

[illegible]

Tenant Accounts Receivable

Table 3

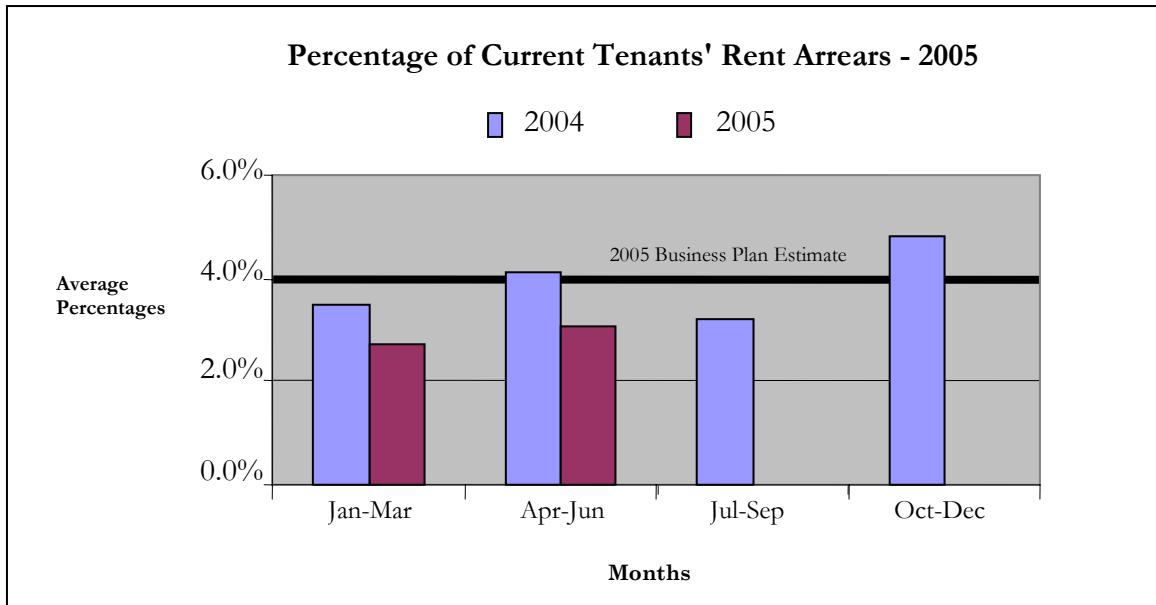
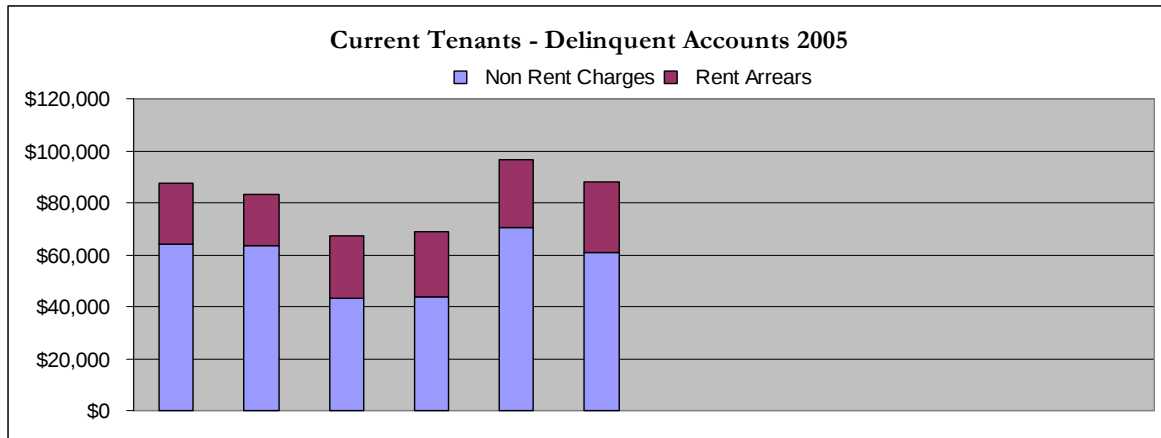


Table 4



	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						
■ Non Rent Charges	\$63,846	\$63,397	\$43,310	\$43,911	\$70,383	\$60,780						