



Housing Services Notice

Date: July 9, 2013

HSN#: 2013-05

This applicable legislation/policy is to be implemented effective this date by the housing provider(s) under the following programs:

Please note, if your program is **not checked**, this change is **not applicable** to your project.

- Federal Non-Profit Housing Program
- Federal Section 26/27 Housing Program
- Federal Urban Native Non-Profit Housing Program
- Private Non-Profit Housing Program
- Municipal Non-Profit Housing Program (Pre-1986)
- Local Housing Corporation
- Local Housing Corporation—Rent Supplement Programs
- Nipissing District Housing Registry

Subject: **2014 Market Rent Index Table**
 2014 Indices for Mixed Non-Profit Projects
 2014 Indices for 100% RGI Non-Profit Projects

Reference:

- *Social Housing Notification Release 13-03 dated July 4, 2013*

Background:

The Ministry of Municipal Affairs and Housing provides indices for costs and revenues to calculate subsidies under the Housing Services Act, 2011 (HSA) on an annual basis. The indices which need to be used in the calculation of subsidies for 2014 are in the tables attached to this Housing Services Notice. Also attached are guidelines for their use.

Action: These indices for costs and revenues will be used to calculate subsidies for fiscal years beginning between January 1st, 2014 and December 31st, 2014

2014 Market Rent Index Table

	Apartments	Townhouses
North Bay CA	0.008%	0.004%
West Nipissing Town	-0.014%	0.008%

If you have any questions or concerns regarding this or any other Housing Services Notice, please contact the Housing Services Administrator assigned to your portfolio:

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Attachments: Attachment A – 2014 Market Rent Index
Attachment B – 2014 Indices for Mixed Non-Profit Projects
Attachment C – 2014 Indices for 100% RGI Non-Profit Projects
Attachment D – Guide for 2014 Market Rent Index
Attachment E – Guide for 2014 Indices for Mixed Non-Profit and 100% RGI
Projects

2014 Market Rent Index Table

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		RMS CMHC 2011-12 % change	2014 Rent Control Guideline	2014 MRI	RMS CMHC 2011-12 % change	2014 Rent Control Guideline	2014 MRI
Barrie	Barrie CMA	3.7%	0.8%	0.8%	9.3%	0.8%	0.8%
Barrie	Zone 1 - South	3.7%	0.8%	0.8%	9.3%	0.8%	0.8%
Barrie	Zone 2 - North	3.7%	0.8%	0.8%	9.3%	0.8%	0.8%
Belleville	Belleville CA	3.6%	0.8%	0.8%	-0.3%	0.8%	-0.3%
Belleville	Zone 1 - City of Belleville	3.6%	0.8%	0.8%		0.8%	0.8%
Belleville	Zone 2 - City of Quinte West	3.7%	0.8%	0.8%		0.8%	0.8%
Bracebridge Town	Bracebridge Town	3.1%	0.8%	0.8%		0.8%	0.8%
Brantford	Brantford CMA	4.0%	0.8%	0.8%	6.3%	0.8%	0.8%
Brant City	Brant City	4.0%	0.8%	0.8%	6.3%	0.8%	0.8%
Brockville CA	Brockville CA	2.5%	0.8%	0.8%	-4.5%	0.8%	-4.5%
Chatham	Chatham-Kent CA	1.6%	0.8%	0.8%	-5.8%	0.8%	-5.8%
Chatham	Zone 1 - Chatham City	1.7%	0.8%	0.8%		0.8%	0.8%
Chatham	Zone 2 - Wallaceburg	5.6%	0.8%	0.8%	2.2%	0.8%	0.8%
Chatham	Zone 3 - Rest of Kent	-1.5%	0.8%	-1.5%	2.7%	0.8%	0.8%
Cobourg CA	Cobourg CA	2.8%	0.8%	0.8%		0.8%	0.8%
Collingwood CA	Collingwood CA	4.6%	0.8%	0.8%		0.8%	0.8%
Cornwall	Cornwall CA	2.7%	0.8%	0.8%	-2.3%	0.8%	-2.3%
Cornwall	Zone 1 - City Centre	3.7%	0.8%	0.8%	-2.5%	0.8%	-2.5%
Cornwall	Zone 2 - City North	1.6%	0.8%	0.8%		0.8%	0.8%
Cornwall	Zone 3 - Outlying Areas	7.2%	0.8%	0.8%		0.8%	0.8%
Elliot Lake CA	Elliot Lake CA	4.1%	0.8%	0.8%	4.4%	0.8%	0.8%
Georgian Highlands Town	Georgian Highlands Town		0.8%	0.8%		0.8%	0.8%
Gravenhurst Town	Gravenhurst Town		0.8%	0.8%		0.8%	0.8%
Greater Napanee Town	Greater Napanee Town	1.4%	0.8%	0.8%		0.8%	0.8%
Guelph	Guelph CMA	3.5%	0.8%	0.8%		0.8%	0.8%
Guelph	Zone 1 - West	2.8%	0.8%	0.8%		0.8%	0.8%
Guelph	Zone 2 - South	5.0%	0.8%	0.8%	1.7%	0.8%	0.8%

2014 Market Rent Index Table

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		RMS CMHC 2011-12 % change	2014 Rent Control Guideline	2014 MRI	RMS CMHC 2011-12 % change	2014 Rent Control Guideline	2014 MRI
Guelph	Zone 3 - East	1.3%	0.8%	0.8%		0.8%	0.8%
Haldimand Town	Haldimand Town	-0.6%	0.8%	-0.6%		0.8%	0.8%
Hamilton	Hamilton CMA	0.6%	0.8%	0.6%	3.4%	0.8%	0.8%
Hamilton	Zone 1 - Downtown Core	4.3%	0.8%	0.8%		0.8%	0.8%
Hamilton	Zone 2 - Central East	2.4%	0.8%	0.8%		0.8%	0.8%
Hamilton	Zone 3 - East End	1.4%	0.8%	0.8%	-1.0%	0.8%	-1.0%
Hamilton	Zone 4 - Central	3.7%	0.8%	0.8%		0.8%	0.8%
Hamilton	Zone 5 - West End	6.8%	0.8%	0.8%		0.8%	0.8%
Hamilton	Zone 6 - Mountain	5.0%	0.8%	0.8%	10.9%	0.8%	0.8%
Hamilton	Zone 7 - Grimsby and Stoney Creek	4.5%	0.8%	0.8%		0.8%	0.8%
Hamilton	Zone 8 - Burlington	1.4%	0.8%	0.8%	3.3%	0.8%	0.8%
Hamilton	Zone 9 - Ancast./Dundas/Flambor./Glanbrk.	-0.1%	0.8%	-0.1%		0.8%	0.8%
Hawkesbury CA	Hawkesbury CA	2.3%	0.8%	0.8%	-0.3%	0.8%	-0.3%
Huntsville Town	Huntsville Town	1.1%	0.8%	0.8%		0.8%	0.8%
Ingersoll Town	Ingersoll Town	3.9%	0.8%	0.8%		0.8%	0.8%
Kawartha Lakes CA	Kawartha Lakes CA	1.6%	0.8%	0.8%	-1.5%	0.8%	-1.5%
Kenora CA	Kenora CA	2.5%	0.8%	0.8%		0.8%	0.8%
Kingston	Kingston CMA	4.6%	0.8%	0.8%		0.8%	0.8%
Kingston	Zone 1 - Downtown Kingston	6.3%	0.8%	0.8%		0.8%	0.8%
Kingston	Zone 2 - Southwestern Kingston City	2.6%	0.8%	0.8%		0.8%	0.8%
Kingston	Zone 3 - Northern Kingston City	3.1%	0.8%	0.8%		0.8%	0.8%
Kingston	Zone 4 - Rest of Kingston CMA	6.8%	0.8%	0.8%		0.8%	0.8%
Kitchener	Kitchener CMA	2.4%	0.8%	0.8%	-1.9%	0.8%	-1.9%
Kitchener	Zone 1 - Kitchener (East)	4.4%	0.8%	0.8%	-2.5%	0.8%	-2.5%
Kitchener	Zone 2 - Kitchener (Central)	-3.0%	0.8%	-3.0%		0.8%	0.8%
Kitchener	Zone 3 - Kitchener (West)	0.8%	0.8%	0.8%	-1.4%	0.8%	-1.4%

2014 Market Rent Index Table

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		RMS CMHC 2011-12 % change	2014 Rent Control Guideline	2014 MRI	RMS CMHC 2011-12 % change	2014 Rent Control Guideline	2014 MRI
Kitchener	Kitchener City	2.2%	0.8%	0.8%	-1.9%	0.8%	-1.9%
Kitchener	Zone 4 - Waterloo City	3.1%	0.8%	0.8%	-1.9%	0.8%	-1.9%
Kitchener	Zone 5 - Cambridge City	2.4%	0.8%	0.8%	-2.0%	0.8%	-2.0%
Kitchener	Zone 6 - Two Townships	3.7%	0.8%	0.8%		0.8%	0.8%
Lambton Shores City	Lambton Shores City	-8.1%	0.8%	-8.1%		0.8%	0.8%
Leamington CA	Leamington CA	1.3%	0.8%	0.8%	2.0%	0.8%	0.8%
London	London CMA	4.3%	0.8%	0.8%	1.3%	0.8%	0.8%
London	Zone 1 - Downtown North	12.0%	0.8%	0.8%		0.8%	0.8%
London	Zone 2 - Northeast	2.8%	0.8%	0.8%	1.4%	0.8%	0.8%
London	Zone 3 - North	8.3%	0.8%	0.8%		0.8%	0.8%
London	Zone 4 - Northwest	3.6%	0.8%	0.8%		0.8%	0.8%
London	Zone 5 - Southwest	1.6%	0.8%	0.8%	2.0%	0.8%	0.8%
London	Zone 6 - South Central	-4.8%	0.8%	-4.8%		0.8%	0.8%
London	Zone 7 - South	4.9%	0.8%	0.8%	6.3%	0.8%	0.8%
London	Zone 8 - East	2.5%	0.8%	0.8%	2.6%	0.8%	0.8%
London	Zone 9 - St. Thomas	4.4%	0.8%	0.8%		0.8%	0.8%
London	Zone 10 - Strathroy-Caradoc	2.3%	0.8%	0.8%		0.8%	0.8%
London	Zone 11 - Rest of CMA	-3.4%	0.8%	-3.4%		0.8%	0.8%
Midland CA	Midland CA	3.0%	0.8%	0.8%		0.8%	0.8%
Mississippi Mills Town	Mississippi Mills Town		0.8%	0.8%	1.4%	0.8%	0.8%
Norfolk CA	Norfolk CA	2.1%	0.8%	0.8%		0.8%	0.8%
North Bay CA	North Bay CA	7.2%	0.8%	0.8%	0.4%	0.8%	0.4%
North Perth Town	North Perth Town	4.7%	0.8%	0.8%	0.0%	0.8%	0.0%
Orillia CA	Orillia CA	0.2%	0.8%	0.2%	0.0%	0.8%	0.0%
Oshawa	Oshawa CMA	0.3%	0.8%	0.3%	5.8%	0.8%	0.8%
Oshawa	Zone 1 - Oshawa (North)	2.3%	0.8%	0.8%	2.9%	0.8%	0.8%
Oshawa	Zone 2 - Oshawa (S./Central)	-0.9%	0.8%	-0.9%	2.7%	0.8%	0.8%

2014 Market Rent Index Table

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		RMS CMHC 2011-12 % change	2014 Rent Control Guideline	2014 MRI	RMS CMHC 2011-12 % change	2014 Rent Control Guideline	2014 MRI
Oshawa	Oshawa City (Zone 1-2)	0.4%	0.8%	0.4%	2.8%	0.8%	0.8%
Oshawa	Zone 3 - Whitby	-0.6%	0.8%	-0.6%		0.8%	0.8%
Oshawa	Zone 4 - Clarington	2.6%	0.8%	0.8%		0.8%	0.8%
Ottawa	Ottawa CMA	2.0%	0.8%	0.8%	2.9%	0.8%	0.8%
Ottawa	01-Downtown	1.7%	0.8%	0.8%	-2.6%	0.8%	-2.6%
Ottawa	02-Sandy Hill/Lowertown		0.8%	0.8%	-1.6%	0.8%	-1.6%
Ottawa	03-Glebe/Old Ottawa South	1.3%	0.8%	0.8%	-2.7%	0.8%	-2.7%
Ottawa	04-Alta Vista/Hunt Club	4.4%	0.8%	0.8%	4.7%	0.8%	0.8%
Ottawa	05-Carlington/Iris	2.1%	0.8%	0.8%	4.3%	0.8%	0.8%
Ottawa	06-Chinatown/Hintonburg/Westboro N	2.7%	0.8%	0.8%	15.8%	0.8%	0.8%
Ottawa	07-New Edinb./Manor Park/Overbrook	4.2%	0.8%	0.8%	2.4%	0.8%	0.8%
Ottawa	08-Westboro S/Hampton Pk/Britannia	-1.1%	0.8%	-1.1%	3.2%	0.8%	0.8%
Ottawa	09-Hunt Club South Keys	2.4%	0.8%	0.8%	1.1%	0.8%	0.8%
Ottawa	10-Vanier	2.4%	0.8%	0.8%	-2.6%	0.8%	-2.6%
Ottawa	11-Gloucester North Orleans	0.6%	0.8%	0.6%	3.0%	0.8%	0.8%
Ottawa	12-Eastern Ottawa Surrounding Areas	4.6%	0.8%	0.8%	17.1%	0.8%	0.8%
Ottawa	13-Nepean	2.5%	0.8%	0.8%	2.9%	0.8%	0.8%
Ottawa	14-Wester Ottawa Areas	6.3%	0.8%	0.8%	1.1%	0.8%	0.8%
Owen Sound CA	Owen Sound CA	3.7%	0.8%	0.8%		0.8%	0.8%
Pembroke CA	Pembroke CA	1.3%	0.8%	0.8%	0.1%	0.8%	0.1%
Petawawa CA	Petawawa CA	7.8%	0.8%	0.8%		0.8%	0.8%
Peterborough	Peterborough CMA	0.6%	0.8%	0.6%	3.9%	0.8%	0.8%
Peterborough	Zone 1 - Downtown	1.5%	0.8%	0.8%	1.9%	0.8%	0.8%
Peterborough	Zone 2 - Rest of CA	-0.2%	0.8%	-0.2%	6.3%	0.8%	0.8%
Port Hope CA	Port Hope CA	6.0%	0.8%	0.8%		0.8%	0.8%
Prince Edward County	Prince Edward County	-0.1%	0.8%	-0.1%	-3.2%	0.8%	-3.2%
Sarnia CA	Sarnia CA	6.2%	0.8%	0.8%	-1.0%	0.8%	-1.0%

2014 Market Rent Index Table

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		RMS CMHC 2011-12 % change	2014 Rent Control Guideline	2014 MRI	RMS CMHC 2011-12 % change	2014 Rent Control Guideline	2014 MRI
Saugeen Shores Town	Saugeen Shores Town	7.1%	0.8%	0.8%		0.8%	0.8%
Sault Ste. Marie	Sault Ste. Marie CA	5.5%	0.8%	0.8%		0.8%	0.8%
Sault Ste. Marie	Zone 1 - Downtown	0.4%	0.8%	0.4%		0.8%	0.8%
Sault Ste. Marie	Zone 2 - City East	8.7%	0.8%	0.8%		0.8%	0.8%
Sault Ste. Marie	Zone 3 - City West	4.1%	0.8%	0.8%		0.8%	0.8%
South Huron Town	South Huron Town		0.8%	0.8%		0.8%	0.8%
St. Catharines	St. Catharines-Niagara CMA	3.1%	0.8%	0.8%	3.1%	0.8%	0.8%
St. Catharines	Zone 1 - St. Catharines (Core)	3.8%	0.8%	0.8%		0.8%	0.8%
St. Catharines	Zone 2 - St. Catharines (Remainder)	2.6%	0.8%	0.8%	5.8%	0.8%	0.8%
St. Catharines	Zone 3 - Niagara Falls (Core)	3.9%	0.8%	0.8%		0.8%	0.0%
St. Catharines	Zone 4 - Niagara Falls (Remainder)	2.5%	0.8%	0.8%	3.0%	0.8%	0.8%
St. Catharines	Zone 5 - Wellend	3.4%	0.8%	0.8%		0.8%	0.8%
St. Catharines	Zone 6 - Niagara-on-the- Lake/Wainfleet/Pt.Colb./Thorald/Pelham	2.2%	0.8%	0.8%		0.8%	0.8%
St. Catharines	Zone 7 - Fort Erie	0.5%	0.8%	0.5%		0.8%	0.8%
Stratford CA	Stratford CA	3.0%	0.8%	0.8%	1.5%	0.8%	0.8%
Sudbury	Greater Sudbury CMA	3.8%	0.8%	0.8%		0.8%	0.8%
Sudbury	Zone 1 - Lockerby	4.8%	0.8%	0.8%		0.8%	0.8%
Sudbury	Zone 2 - New Sudbury	6.3%	0.8%	0.8%		0.8%	0.8%
Sudbury	Zone 3 - Old Sudbury	3.7%	0.8%	0.8%		0.8%	0.8%
Sudbury	Zone 4 - Remainder Metropolitan Area	-1.9%	0.8%	-1.9%		0.8%	0.8%
Temiskaming Shores CA	Temiskaming Shores CA	2.7%	0.8%	0.8%		0.8%	0.8%
Thunder Bay	Thunder Bay CMA	5.3%	0.8%	0.8%		0.8%	0.8%
Thunder Bay	Zone 1 - North Ward	7.9%	0.8%	0.8%		0.8%	0.8%
Thunder Bay	Zone 2 - South Ward	2.2%	0.8%	0.8%		0.8%	0.8%
Tillsonburg CA	Tillsonburg CA	2.2%	0.8%	0.8%		0.8%	0.8%
Timmins CA	Timmins CA	5.6%	0.8%	0.8%	-7.0%	0.8%	-7.0%

2014 Market Rent Index Table

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		RMS CMHC 2011-12 % change	2014 Rent Control Guideline	2014 MRI	RMS CMHC 2011-12 % change	2014 Rent Control Guideline	2014 MRI
Toronto	Toronto CMA	3.4%	0.8%	0.8%	2.0%	0.8%	0.8%
Toronto	Zone 1 - Former City of Toronto (Central)	7.7%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 2 - Former City of Toronto (East)	1.5%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 3 - Former City of Toronto (North)	2.2%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 4 - Former City of Toronto (West)	9.2%	0.8%	0.8%	4.0%	0.8%	0.8%
Toronto	Zone 5 - Etobicoke (South)	2.2%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 6 - Etobicoke (Central)	-6.5%	0.8%	-6.5%	1.7%	0.8%	0.8%
Toronto	Zone 7 - Etobicoke (North)	-1.4%	0.8%	-1.4%	0.5%	0.8%	0.5%
Toronto	Zone 8 - York	2.4%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 9 - East York	1.6%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 10 - Scarborough (Central)	2.1%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 11 - Scarborough (North)	2.4%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 12 - Scarborough (East)	2.5%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 13 - North York (Southeast)	4.5%	0.8%	0.8%	0.2%	0.8%	0.2%
Toronto	Zone 14 - North York (Northeast)	3.3%	0.8%	0.8%	-2.3%	0.8%	-2.3%
Toronto	Zone 15 - North York (Southwest)	5.4%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 16 - North York (N.Central)	3.6%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 17 - North York (Northwest)	2.9%	0.8%	0.8%	6.5%	0.8%	0.8%
Toronto	Zone 18 - Mississauga (South)	2.1%	0.8%	0.8%	2.3%	0.8%	0.8%
Toronto	Zone 19 - Mississauga (Northwest)	2.9%	0.8%	0.8%	1.2%	0.8%	0.8%
Toronto	Zone 20 - Mississauga (Northeast)	2.7%	0.8%	0.8%	4.3%	0.8%	0.8%
Toronto	Zone 21 - Brampton (West)	2.6%	0.8%	0.8%	16.4%	0.8%	0.8%
Toronto	Zone 22 - Brampton (East)	2.9%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 23 - Oakville	6.6%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 24 - Caledon	0.0%	0.8%	0.0%		0.8%	0.8%
Toronto	Zone 25 - R. Hill, Vaughan, King	1.1%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 26 - Aurora, Newmkt, Whit-St.	3.1%	0.8%	0.8%		0.8%	0.8%

2014 Market Rent Index Table

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		RMS CMHC 2011-12 % change	2014 Rent Control Guideline	2014 MRI	RMS CMHC 2011-12 % change	2014 Rent Control Guideline	2014 MRI
Toronto	Zone 27 - Markham	1.2%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 28 - Pickering/Ajax/Uxbridge	0.8%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 29 - Milton, Halton Hills	1.4%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 30 - Orangeville	1.1%	0.8%	0.8%		0.8%	0.8%
Toronto	Zone 31 - Bradford, W. Gwillimbury	2.8%	0.8%	0.8%		0.8%	0.8%
West Nipissing Town	West Nipissing Town	-1.4%	0.8%	-1.4%		0.8%	0.8%
Windsor	Windsor CMA	3.9%	0.8%	0.8%		0.8%	0.8%
Windsor	Zone 1 - Centre	3.9%	0.8%	0.8%		0.8%	0.8%
Windsor	Zone 2 - East Inner	8.4%	0.8%	0.8%		0.8%	0.8%
Windsor	Zone 3 - East Outer	3.1%	0.8%	0.8%		0.8%	0.8%
Windsor	Zone 4 - West	2.1%	0.8%	0.8%		0.8%	0.8%
Windsor	Zone 5 - Amherstburg Township	12.7%	0.8%	0.8%		0.8%	0.8%
Windsor	Zone 6 - Remainder	-1.3%	0.8%	-1.3%		0.8%	0.8%
Woodstock CA	Woodstock CA	28.4%	0.8%	0.8%	2.5%	0.8%	0.8%

Note: Empty Cells may imply no units exist for the area or data for the area is suppressed by CMHC to protect confidentiality.

Attachment B

2014 Indices Mixed Non-Profit Projects HSA O. Reg. 369			
	Item	Index Description	2014 Index
Benchmark Costs	<i>Administration and maintenance</i>	Ontario CPI All-items	0.49%
	<i>Insurance</i>	Ontario CPI - homeowner's home and mortgage insurance sub-index	1.14%
	<i>Bad Debt</i>	Market Rent Index	MRI* Table
	<i>Electricity</i>	Ontario CPI – Electricity sub- index	3.21%
	<i>Water</i>	Ontario CPI – Water sub-index	6.42%
	<i>Natural Gas</i>	Ontario CPI – Natural gas sub- index	4.11%
	<i>Oil and Other Fuel</i>	Ontario CPI – Oil and other fuel sub-index	-3.11%
	<i>Capital Reserves</i>	Ontario CPI All-items	0.49%
Benchmark Revenues	<i>Indexed Market Rent</i>	Market Rent Index	MRI Table
	<i>Vacancy Loss</i>	Market Rent Index	MRI Table
	<i>Non-Rental Revenue</i>	Factor of 1	Factor of 1

* MRI = Market Rent Index

Attachment C

2014 Indices 100% RGI Non-Profit Project HSA O. Reg. 369			
	Item	Index Description	2014 Index
Benchmark Costs	<i>Administration and Maintenance</i>	Ontario CPI All-items	0.49%
	<i>Insurance</i>	Ontario CPI - Homeowner's Home and Mortgage Insurance sub-index	1.14%
	<i>Bad Debt</i>	Ontario CPI All-items	0.49%
	<i>Electricity</i>	Ontario CPI – Electricity sub- index	3.21%
	<i>Water</i>	Ontario CPI – Water sub-index	6.42%
	<i>Natural Gas</i>	Ontario CPI – Natural Gas sub-index	4.11%
	<i>Oil and Other Fuel</i>	Ontario CPI – Oil and Other Fuel sub-index	-3.11%
	<i>Capital Reserves</i>	Ontario CPI All-items	0.49%

Guide for 2014 Market Rent Index Table

The **2014 Market Rent Index Table** is similar in structure to the Market Rent Index Table issued by the ministry in the past. The following notes outline how to identify the applicable market rent index for zones within each Service Manager's service area.

Using the "2014 Market Rent Index Table" to Identify Applicable MRI

- The ministry has provided the final 2014 market rent index for all Service Managers in the "**2014 Market Rent Index Table.**"
- The 2014 market rent index can be identified in the highlighted columns titled:
 - "Apartment" **2014 Market Rent Index**
 - "Row (Townhouse)" **2014 Market Rent Index**
- Service Managers will then identify the applicable market rent index for the **respective service area**, according to the CA, CMA or zone provided in the 2014 Market Rent Index Table.
- The applicable CA, CMA or zone for apartments or row (townhouses) will be selected by the Service Managers from either:
 - The CA, CMA or zone encompassing the service area in question, or
 - The CA, CMA or zone that is closest to the service area in question, as identified by the service manager.

How to Identify Boundaries for Zones listed in 2014 Market Rent Index Table

- Many of the Rental Market Reports published by the Canada Mortgage and Housing Corporation (CMHC) include descriptions of the boundaries of the surveyed zones. Please see the CMHC website under "rental market surveys/Ontario" to access the free reports.

How to apply the "2014 Market Rent Index Table" as Populated

- The final figure for the 2014 market rent index is the lesser of the Rent Control Guideline and the percentage change in the local average rent.

Attachment D

Guide for 2014 Market Rent Index Table

- If CMHC data is not available at the zone level, the missing data should be replaced with data from the applicable CA or CMA level.
- If CMHC data is not available at the zone, CA or CMA level, the missing data should be replaced with the average Ontario-wide statistic.
 - Ontario-wide weighted average rental change used in 2014 table:
 - i. Apartments: 0.8%
 - ii. Townhouses: 0.8%
- Note: The 2014 Market Rent Index can be zero, a positive or negative number in accordance with the funding formula outlined in the Ontario Regulation 369/11.

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Guide for 2014 Index Tables

The following notes describe two documents provided by the ministry for application in the Housing Services Act, 2011 (HSA) subsidy calculation:

- 2014 Mixed Non-Profit Index Table
- 2014 100% RGI Non-Profit Index Table

2014 Index Table – Mixed Non-Profit Projects

The **2014 Mixed Non-Profit Index Table** presents a combination of indices for costs and revenues for non-profit projects. Please note that the indices for the non-profit revenue items are listed in the **2014 Market Rent Index Table** due for release in September.

2014 Index Table – 100% RGI Non-Profit Projects

The 2014 100% RGI Non-Profit Index Table presents a list of indices for individual costs items for 100% RGI non-profit projects.

Applying the Indices

The numbers provided in the 2014 tables are percentages. To apply these indices in the subsidy calculation process, the number provided in the table will need to be converted into an “index factor,” as instructed in HSA O. Reg. 369\11 Section 6.1.

For example: **2.34%** converts to a “factor” of **1.0234**

This factor is calculated by applying the following:

- Express the cost index as a decimal figure
- Add 1.0 to the decimal figure

For example:

- Index = 2.34%
- Decimal = 0.0234 plus 1.0
- Index factor = 1.0234

Or conversely (for a negative index):

For example:

Attachment E

- Index = -2.34%
- Decimal = -0.0234 plus 1.0
- Index factor = 0.977

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