



## Housing Services Notice

**Date: July 9, 2013**

**HSN#: 2013-06**

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

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**Subject: 2014 Minimum Market Rent for Municipal Non-Profits**

**Reference:**

- *Social Housing Notification Release 13-04 dated July 4, 2013*

**Background:**

Starting with the 1997 fiscal year, the Ministry developed an annual Rent Inflation Factor, which is to be used in the calculation of subsidy for projects subsidized under the Municipal Non-Profit Program (1978-1985). The Rent Inflation Factor is used to determine the Minimum Market Rent that is expected to be charged. If a non-profit housing provider does not increase market rents by this rent inflation factor, it will be subject to a reduction in subsidy.

**Non-Profit's Responsibility**

The applicable Rent Inflation Factor, is inserted on line 441, page 3a, of the Municipal Non-Profit Operating Budget Form 819 (01/95). When used in the budget form, the factor is expressed as 1 plus a decimal number (e.g. 2.30% would be expressed as 1.0230). The Rent

Inflation Factor is then multiplied by the actual market rents charged in 2013 to determine the Minimum Market Rent for 2014.

If a provider feels that it cannot charge market rents at this Minimum Market Rent level, an application may be made to the DNSSAB for an exemption when the 2014 budget is submitted. The application must include supporting evidence to clearly demonstrate the inability to charge the Minimum Market Rent.

**Action:** Municipal Non-Profit Housing Corporations are to use the 2014 Rent Inflation Factors to determine the Minimum Market Rent level for the 2014 market rents.

If an exemption from the Minimum Market Rent level is required, an application must be submitted along with the 2014 budget. The application must include evidence to clearly support the inability to charge the Minimum Market Rent.

### 2014 Rent Inflation Factors

REGION	APARTMENTS	TOWNHOUSES
STURGEON FALLS	1.008	1.008
NORTH BAY	1.008	1.008

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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Cc: Tom Belanger, Director, Housing Services- DNSSAB

Attachments: 2014 Rent Inflation Factors  
 Facteurs d'inflation du loyer de l'an 2014

## 2014 Rent Inflation Factors

<b><u>Central Region</u></b>	<u>Apartments</u>	<u>Townhouses</u>
Lindsay	1.008	1.008
Vaughan	1.008	1.008
Brock	1.008	1.008
Ajax	1.008	1.008
Whitby	1.008	1.008
Haliburton County	1.008	1.008
Bracebridge	1.008	1.008
Gravenhurst	1.008	1.008
Hastings	1.008	1.008
Brampton	1.008	1.008
Mississauga	1.008	1.008
Millbrook	1.008	1.008
Barrie	1.008	1.008
Oshawa	1.008	1.008

<b><u>Eastern Region</u></b>	<u>Apartments</u>	<u>Townhouses</u>
Finch	1.008	1.008
Williamsburg	1.008	1.008
Winchester	1.008	1.008
Loughborough	1.008	1.008
Thurlow	1.008	1.008
Athens	1.008	1.008
Gananocque	1.008	1.008
Napanee	1.008	1.008
Goulborn	1.008	1.008
Osgoode	1.008	1.008
Ottawa	1.008	1.008
Cumberland	1.008	1.008
Prescott and Russell Counties	1.008	1.008
Renfrew County	1.008	1.008
South Crosby	1.008	1.008
Rideau	1.008	1.008

<b><u>Metro Region</u></b>	<u>Apartments</u>	<u>Townhouses</u>
All areas	1.008	1.008

<b><u>Northern Region</u></b>	<u>Apartments</u>	<u>Townhouses</u>
Elliot Lake	1.008	1.008
Hearst	1.008	1.008
Kapuskasing	1.008	1.008
Timmins	1.008	1.008

Sturgeon Falls	1.008	1.008
North Bay	1.008	1.008
Parry Sound	1.008	1.008
Espanola	1.008	1.008
Webbwood	1.008	1.008
Onaping Falls	1.008	1.008

**Northwestern Region**

	<u>Apartments</u>	<u>Townhouses</u>
Kenora	1.008	-
Sioux Lookout	-	1.008
Keewatin	1.008	-
Thunder Bay	1.008	1.008

**Southern Region**

	<u>Apartments</u>	<u>Townhouses</u>
St. George	1.008	-
Brantford	1.008	-
Simcoe	1.008	-
Dundas	1.008	-
Glanbrook	1.008	-
Hamilton	-	1.008
Stoney Creek	1.008	-
Fonthill	1.008	-
Thorold	-	1.008
Niagara Falls	-	1.008
Eramosa	1.008	1.008
Erin	1.008	1.008
Maryborough	1.008	1.008

**Southwestern Region**

	<u>Apartments</u>	<u>Townhouses</u>
Bruce County	1.008	1.008
Port Stanley	1.008	-
Tilbury West	1.008	1.008
London E &W	1.008	1.008
Remainder of Middlesex County	1.008	1.008
Stratford	1.008	-
Tillsonburg	1.008	-
Woodstock	1.008	-

## Facteurs d'inflation du loyer de l'an 2014

<b><u>Région du Centre</u></b>	<b><u>Appartements</u></b>	<b><u>Maisons en rangée</u></b>
Lindsay	1,008	1,008
Vaughan	1,008	1,008
Brock	1,008	1,008
Ajax	1,008	1,008
Whitby	1,008	1,008
Comté de Haliburton	1,008	1,008
Bracebridge	1,008	1,008
Gravenhurst	1,008	1,008
Hastings	1,008	1,008
Brampton	1,008	1,008
Mississauga	1,008	1,008
Millbrook	1,008	1,008
Barrie	1,008	1,008
Oshawa	1,008	1,008

<b><u>Région de l'Est</u></b>	<b><u>Appartements</u></b>	<b><u>Maisons en rangée</u></b>
Finch	1,008	1,008
Williamsburg	1,008	1,008
Winchester	1,008	1,008
Loughborough	1,008	1,008
Thurlow	1,008	1,008
Athens	1,008	1,008
Gananocque	1,008	1,008
Napanee	1,008	1,008
Goulborn	1,008	1,008
Osgoode	1,008	1,008
Ottawa	1,008	1,008
Cumberland	1,008	1,008
Comtés de Prescott et Russell	1,008	1,008
Comté de Renfrew	1,008	1,008
South Crosby	1,008	1,008
Rideau	1,008	1,008

<b><u>Région de la CUT</u></b>	<b><u>Appartements</u></b>	<b><u>Maisons en rangée</u></b>
Tous les secteurs	1,008	1,008

<b><u>Région du Nord</u></b>	<b><u>Appartements</u></b>	<b><u>Maisons en rangée</u></b>
Elliot Lake	1,008	1,008
Hearst	1,008	1,008
Kapuskasing	1,008	1,008
Timmins	1,008	1,008
Sturgeon Falls	1,008	1,008

North Bay	1,008	1,008
Parry Sound	1,008	1,008
Espanola	1,008	1,008
Webbwood	1,008	1,008
Onaping Falls	1,008	1,008

**Région du Nord-Ouest**

	<u>Appartements</u>	<u>Maisons en rangée</u>
Kenora	1,008	-
Sioux Lookout	-	1,008
Keewatin	1,008	-
Thunder Bay	1,008	1,008

**Région du Sud**

	<u>Appartements</u>	<u>Maisons en rangée</u>
St. George	1,008	-
Brantford	1,008	-
Simcoe	1,008	-
Dundas	1,008	-
Glanbrook	1,008	-
Hamilton	-	1,008
Stoney Creek	1,008	-
Fonthill	1,008	-
Thorold	-	1,008
Niagara Falls	-	1,008
Eramosa	1,008	1,008
Erin	1,008	1,008
Maryborough	1,008	1,008

**Région du Sud-Ouest**

	<u>Appartements</u>	<u>Maisons en rangée</u>
Comté de Bruce	1,008	1,008
Port Stanley	1,008	-
Tilbury West	1,008	1,008
London E & W	1,008	1,008
Reste du Comté de Middlesex	1,008	1,008
Stratford	1,008	-
Tillsonburg	1,008	-
Woodstock	1,008	-