

Directive

Directive: 2019 Market Rent Index & Indices for Non-Profit Projects

Issue Date: September 26, 2018

Directive No.: DIR2018-04

Applicable Policy: N/A

Type: Operational

The policies and procedures in this Directive are to be implemented by Housing Providers/Cooperatives funded by the Municipality under the following programs.

Provincial Non-Profit Housing Providers

- | | |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Gananoque Family Housing | <input checked="" type="checkbox"/> Gananoque Housing Inc. |
| <input checked="" type="checkbox"/> Legion Village 96 Seniors Residence | <input checked="" type="checkbox"/> Twp. of Bastard & South Burgess Housing Corp. |
| <input checked="" type="checkbox"/> Brockville Municipal Non-Profit Housing Corp. | <input checked="" type="checkbox"/> South Crosby Non-Profit Housing Corp. – Pineview |
-

Federal Non-Profit Housing Providers

- | | |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <input type="checkbox"/> Athens & District Non-Profit Housing Providers | <input type="checkbox"/> Marguerita Residence Corp. |
| <input type="checkbox"/> Gananoque Housing Inc. | <input type="checkbox"/> South Crosby Non-Profit Housing Corp. – Rideau Lakes |
-

Federal/Provincial Cooperative Housing

- Shepherds Green Cooperative Homes Inc.
-

Affordable Housing Providers

- | | |
|------------------------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> Elgin Seniors Housing Development | <input type="checkbox"/> 2049515 Ontario Inc. |
| <input type="checkbox"/> Housing Department | |
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Housing Providers

- | | |
|-------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> UCLG Social Housing Provider | <input type="checkbox"/> Rent Supplement Program |
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BACKGROUND

Each year, the Ministry provides indices for costs and revenues to calculate subsidies under the *Housing Services Act (HSA)*. The indices to be used for 2019 are contained in this Directive.

PURPOSE

The purpose of this Directive is to advise housing providers of the index factors to be used in the calculation of subsidy for 2019.

ACTION TO BE TAKEN

Housing providers shall use the index factors in the table below to calculate subsidies. The percentages provided in the 2019 tables have been converted into "index factors", as instructed in O. Reg. 369/11, Section 13 (1) (i.e. percentage converted to a decimal plus 1.0). Some benchmark index factors vary for townhouses and apartments.

COSTS	MIXED NON-PROFIT HOUSING PROVIDERS		100% RGI NON-PROFIT HOUSING PROVIDERS
	TOWNHOUSES	APARTMENTS	TOWNHOUSES AND APARTMENTS
Administration and maintenance	1.0227	1.0227	1.0227
Insurance	1.033	1.033	1.033
Bad Debt	1.018	1.0	1.0227
Electricity	0.8909	0.8909	0.8909
Water	1.051	1.051	1.051
Natural Gas	0.9725	0.9725	0.9725
Oil and Other Fuel	1.2122	1.2122	1.2122
Capital Reserves	1.0227	1.0227	1.0227
REVENUES			
Indexed Market Rent	1.018	1.0	
Vacancy Loss	1.018	1.0	
Non-rental revenue	1.0	1.0	

REFERENCE

SH Notification 18-01

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Date