

Directive

Directive: 2015 Minimum Market Rent for Municipal Non-Profits (Section 95)

Issue Date:	August 11, 2014	Directive No.:	DIR2014-06
Revision Date:	N/A	Revision No.:	N/A

Applicable Policy: N/A

Type: Legislative

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

Federal Non-Profit Housing Providers

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

Federal/Provincial Cooperative Housing

- Shepherds Green Cooperative Homes Inc.
-

Housing Providers

- | | |
|--|--|
| <input type="checkbox"/> UCLG Public Housing | <input type="checkbox"/> Rent Supplement Program |
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PURPOSE

This directive is to advise the annual Rent Inflation Factor to be used in the calculation of subsidy for projects subsidized under the Municipal Non-Profit Program (1978-1985).

ACTION TO BE TAKEN

The Rent Inflation Factor from the table below is inserted on Line 441, page 3A of the Municipal NP Operating Budget Form 819(01/95). Rent Inflation Factors to be used for 2015 are shown in the table below. Actual 2014 market rents are multiplied by the Rent Inflation Factor to determine the Minimum Market Rent for 2015.

2014 Rent Inflation Factors	Apartments and Townhouses
Athens	1.016
Gananoque	1.016
South Crosby	1.016

An application for exemption may be submitted with the 2015 budget if a provider feels that it is unable to charge the Minimum Market Rent. Evidence to clearly support the inability to charge Minimum Market Rent must be included with the application.

REFERENCES

SH Notification Release 14-03

If you have any questions, please contact the following:

Chris Morrison, Manager, Housing Department

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Fax: (613) 342-8908



Chris Morrison, Manager
Housing Department



Date

SH *notification*

social housing

Subject: 2015 Minimum Market Rent for Municipal Non-Profits (Section 95)

Legislation/Regulation

Release 14-03

Operational

The annual Rent Inflation Factor is 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, they will be subject to a reduction in subsidy.

PROCEDURE

The Rent Inflation Factor, from the attached 2015 list, is inserted on Line 441, page 3A, of the Municipal NP Operating Budget Form 819(01/95). When used in the budget, the factor is expressed as 1 plus a decimal number (e.g. 2.1% would be expressed as 1.021). The Rent Inflation Factor is then multiplied by the actual market rents charged in 2013 to determine the Minimum Market Rent for 2015.

If a provider feels that it cannot charge market rents at this Minimum Market Rent level, an application may be made to the Service Manager for an exemption when the 2015 budget is submitted. The application must include supporting evidence to clearly demonstrate the inability to charge the Minimum Market Rent.

ACTION REQUIRED

- Municipal Non-Profit Housing Providers (1978 - 1985) are to use the attached 2015 Rent Inflation Factors to determine the Minimum Market Rent level for the 2015 market rents.
- If an exemption from the Minimum Market Rent level is required, an application must be submitted along with the 2015 budget. The application must include evidence to clearly support the inability to charge the Minimum Market Rent.

If you have any questions, please contact your respective Service Manager.

For additional information about the rent factors, please contact

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Ministry of Municipal Affairs and Housing

Attachment: [2015 Rent Inflation Factors](#)

2015 Rent Inflation Factors

Central Region	<u>Apartments</u>	<u>Townhouses</u>
Lindsay	1.016	1.016
Vaughan	1.016	1.016
Brock	1.016	1.016
Ajax	1.016	1.016
Whitby	1.016	1.016
Haliburton County	1.016	1.016
Bracebridge	1.016	1.016
Gravenhurst	1.016	1.016
Hastings	1.016	1.016
Brampton	1.016	1.016
Mississauga	1.016	1.016
Millbrook	1.016	1.016
Barrie	1.016	1.016
Oshawa	1.016	1.016

Eastern Region	<u>Apartments</u>	<u>Townhouses</u>
Finch	1.016	1.016
Williamsburg	1.016	1.016
Winchester	1.016	1.016
Loughborough	1.016	1.016
Thurlow	1.016	1.016
Athens	1.016	1.016
Gananocque	1.016	1.016
Napanee	1.016	1.016
Goulborn	1.016	1.016
Osgoode	1.016	1.016
Ottawa	1.016	1.016
Cumberland	1.016	1.016
Prescott and Russell Counties	1.016	1.016
Renfrew County	1.016	1.016
South Crosby	1.016	1.016
Rideau	1.016	1.016

Metro Region	<u>Apartments</u>	<u>Townhouses</u>
All areas	1.016	1.016

Northern Region	<u>Apartments</u>	<u>Townhouses</u>
Elliot Lake	1.016	1.016
Hearst	1.016	1.016
Kapuskasing	1.016	1.016
Timmins	1.016	1.016

Sturgeon Falls	1.016	1.016
North Bay	1.016	1.016
Parry Sound	1.016	1.016
Espanola	1.016	1.016
Webbwood	1.016	1.016
Onaping Falls	1.016	1.016
<u>Northwestern Region</u>	<u>Apartments</u>	<u>Townhouses</u>
Kenora	1.016	
Sioux Lookout		1.016
Keewatin	1.016	
Thunder Bay	1.016	1.016
<u>Southern Region</u>	<u>Apartments</u>	<u>Townhouses</u>
St. George	1.016	
Brantford	1.016	
Simcoe	1.016	
Dundas	1.016	
Glanbrook	1.016	
Hamilton		1.016
Stoney Creek	1.016	
Fonthill	1.016	
Thorold		1.016
Niagara Falls		1.016
Eramosa	1.016	1.016
Erin	1.016	1.016
Maryborough	1.016	1.016
<u>Southwestern Region</u>	<u>Apartments</u>	<u>Townhouses</u>
Bruce County	1.016	1.016
Port Stanley	1.016	
Tilbury West	1.016	1.016
London E &W	1.016	1.016
Remainder of Middlesex County	1.016	1.016
Stratford	1.016	
Tillsonburg	1.016	
Woodstock	1.016	