

Directive

Directive: 2016 Minimum Market Rent for Municipal Non-Profits (Section 95)

Issue Date:	August 11, 2015	Directive No.:	DIR2015-07
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 2016 are shown in the table below. Actual 2015 market rents are multiplied by the Rent Inflation Factor to determine the Minimum Market Rent for 2016.

2014 Rent Inflation Factors	Apartments and Townhouses
Athens	1.020
Gananoque	1.020
South Crosby	1.020

An application for exemption may be submitted with the 2016 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 15-04

If you have any questions, please contact the following:

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Chris Morrison, Manager
Housing Department



Date

SH *notification*

social housing

Subject: 2016 Minimum Market Rent for Municipal Non-Profits (Section 95)

Legislation/Regulation

Release 15-04

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 2016 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 2014 to determine the Minimum Market Rent for 2016.

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 2016 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 2016 Rent Inflation Factors to determine the Minimum Market Rent level for the 2016 market rents.
- If an exemption from the Minimum Market Rent level is required, an application must be submitted along with the 2016 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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****Originally Signed by****

Keith Extance
Director, Housing Funding & Risk Management Branch
Ministry of Municipal Affairs and Housing

Attachment: 2016 Rent Inflation Factors

2016 Rent Inflation Factors

<u>Central Region</u>	<u>Apartments</u>	<u>Townhouses</u>
Lindsay	1.020	1.020
Vaughan	1.020	1.020
Brock	1.020	1.020
Ajax	1.020	1.020
Whitby	1.020	1.020
Haliburton County	1.020	1.020
Bracebridge	1.020	1.020
Gravenhurst	1.020	1.020
Hastings	1.020	1.020
Brampton	1.020	1.020
Mississauga	1.020	1.020
Millbrook	1.020	1.020
Barrie	1.020	1.020
Oshawa	1.020	1.020

<u>Eastern Region</u>	<u>Apartments</u>	<u>Townhouses</u>
Finch	1.020	1.020
Williamsburg	1.020	1.020
Winchester	1.020	1.020
Loughborough	1.020	1.020
Thurlow	1.020	1.020
Athens	1.020	1.020
Gananocque	1.020	1.020
Napanee	1.020	1.020
Goulborn	1.020	1.020
Osgoode	1.020	1.020
Ottawa	1.020	1.020
Cumberland	1.020	1.020
Prescott and Russell Counties	1.020	1.020
Renfrew County	1.020	1.020
South Crosby	1.020	1.020
Rideau	1.020	1.020

<u>Metro Region</u>	<u>Apartments</u>	<u>Townhouses</u>
All areas	1.020	1.020

<u>Northern Region</u>	<u>Apartments</u>	<u>Townhouses</u>
Elliot Lake	1.020	1.020
Hearst	1.020	1.020
Kapuskasing	1.020	1.020
Timmins	1.020	1.020

Sturgeon Falls	1.020	1.020
North Bay	1.020	1.020
Parry Sound	1.020	1.020
Espanola	1.020	1.020
Webbwood	1.020	1.020
Onaping Falls	1.020	1.020

Northwestern Region

	<u>Apartments</u>	<u>Townhouses</u>
Kenora	1.020	1.020
Sioux Lookout	1.020	1.020
Keewatin	1.020	1.020
Thunder Bay	1.020	1.020

Southern Region

	<u>Apartments</u>	<u>Townhouses</u>
St. George	1.020	1.020
Brantford	1.020	1.020
Simcoe	1.020	1.020
Dundas	1.020	1.020
Glanbrook	1.020	1.020
Hamilton	1.020	1.020
Stoney Creek	1.020	1.020
Fonthill	1.020	1.020
Thorold	1.020	1.020
Niagara Falls	1.020	1.020
Eramosa	1.020	1.020
Erin	1.020	1.020
Maryborough	1.020	1.020

Southwestern Region

	<u>Apartments</u>	<u>Townhouses</u>
Bruce County	1.020	1.020
Port Stanley	1.020	1.020
Tilbury West	1.020	1.020
London E & W	1.020	1.020
Remainder of Middlesex County	1.020	1.020
Stratford	1.020	1.020
Tillsonburg	1.020	1.020
Woodstock	1.020	1.020