

## City Guideline – 2017- 4: 2018 Market Rent Index & Indices for Non-Profit Projects

Date issued	Effective date
August 15, 2017	Immediately

### Applicability to Social Housing programs

The City Guideline is applicable to the programs for which there is an "X" in the table below:

Applicability	Program
X	Housing Services Act, Part VII Housing Projects, <b>Market and Rent-Geared-to-Income</b> , Section 78 Housing Providers (formerly 110)
	Housing Services Act, Part VII Housing Projects, <b>100% Rent-Geared-to-Income</b> , Section 78 Housing Providers (formerly 110)
	<b>Federal Non-Profit Housing, Section 26/27</b>
	<b>Federal Non-Profit Housing, Section 95</b>
	<b>Rent Supplement Programs for Sections 26, 27, 95 and New Affordable Housing Providers</b>
	<b>Toronto Community Housing Corporation</b>

If your program is not checked in the Applicability column, this City Guideline does **not** apply.

### About City Guidelines

Under the authority of the Housing Services Act, the City of Toronto, Shelter, Support and Housing Administration (SSHA) Division City Guidelines and Rent-Geared-to-Income (RGI) Manual are the authority for housing administration and RGI administration for social housing providers in the City of Toronto.

City Guidelines are the City of Toronto's mandatory policies and procedures that social housing providers must follow. City Guidelines are most often issued when a Local Rule is established by the City of Toronto, the Rent-Geared-to-Income (RGI) manual is updated, or other relevant legislative changes or operational requirements occur. City Guidelines which impact RGI have been incorporated into the RGI Manual.

Please see [www.toronto.ca/socialhousing](http://www.toronto.ca/socialhousing) for more information.

## Background

The [Ministry of Housing](#) (MH) provides indices for costs and revenues to calculate subsidies under the Housing Services Act, 2011 (HSA) on an annual basis, needed for the calculation for 2018 subsidies. This document provides a summary and links to this indices, in addition to direction for specified social housing providers to utilize this.

### What you should know about Market Rent Indices

- There are different Market Rent Indices (MRI) for each of the rent districts in Toronto.
- Apartments and townhouses each have separate MRI tables.
- Housing providers are required to use the correct MRI to calculate your subsidy.
- There are no MRI for stacked row housing, for any units considered to be stacked row housing, providers should use the apartment MRI.

**Table 1 - 2018 Toronto Market Rent Indices (MRI)**

Toronto District	Rent District Codes	Apartment Average Rent	(Row) Townhouse Average Rent
		2018 Market Rent Index	2018 Market Rent Index
Toronto Zone 1 - Former City of Toronto (Central)	M1A1	-1.1 %	0.0 %
Toronto Zone 2 - Former City of Toronto (East)	M1A2	1.8 %	0.0 %
Toronto Zone 3 - Former City of Toronto (North)	M1A3	1.8 %	0.0 %
Toronto Zone 4 - Former City of Toronto (West)	M1A4	1.8 %	1.8 %
Toronto Zone 5 - Etobicoke (South)	M1C1	1.8 %	0.0 %
Toronto Zone 6 - Etobicoke (Central)	M1C2	1.8 %	1.8 %

Toronto Zone 7 - Etobicoke (North)	M1C3	0.7 %	0.9 %
Toronto Zone 8 - York	M1F	1.8 %	0.0 %
Toronto Zone 9 - East York	M1B	1.8 %	1.8 %
Toronto Zone 10 - Scarborough (Central)	M1E1	1.8 %	1.8 %
Toronto Zone 11 - Scarborough (North)	M1E2	1.8 %	0.0 %
Toronto Zone 12 - Scarborough (East)	M1E3	0.7 %	0.0%
Toronto Zone 13 - North York (Southeast)	M1D1	1.8%	-1.0 %
Toronto Zone 14 - North York (Northeast)	M1D2	1.8 %	-1.4 %
Toronto Zone 15 - North York (Southwest)	M1D3	1.8 %	0.0 %
Toronto Zone 16 - North York (North Central)	M1D5	1.8 %	0.0 %
Toronto Zone 17 - North York (Northwest)	M1D4	1.8 %	1.8 %

## Actions required

Social housing provider RGI administrators (SHPs) must take the following actions:

1. All Market and Rent-Geared-to-Income, Section 78 Housing Providers must use the 2018 Market Rent Indices Documents, as listed in Table 1, to calculate the operating and RGI subsidies for their fiscal year beginning in 2018.

## Questions

If you have any questions, please contact your Housing Consultant or the HSS:

### **Housing Stability Services**

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