

CITY GUIDELINE

Number: 2014-5

Date Issued: September 5, 2014

Effective Date: January 1, 2015

The policies and procedures in this City Guide following programs:	line are to be implemented under the		
HSA*, Section 78, Market and RGI**	Non-Profit Housing Section 95		
HSA, Section 78, 100% RGI	Rent Supplement Programs		
Federal Non-Profit Housing Section 26/27	Toronto Community Housing Corporation		
Please note: If your program is not checked, this City Guideline does not apply to your project.			
* Housing Services Act. formerly section 110 of the Social H	lousing Reform Act **Rent-Geared-to-Income		

Subject: 2015 Market Rent Indices for Non-Profit Housing Providers

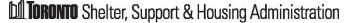
Background:

Market Rent Indices are used to calculate the Operating and Rent-Geared-to-Income (RGI) Subsidies for HSA Section 78 (formerly Section 110 under the SHRA) non-profit housing corporations. The Market Rent Indices are issued each year by the Ministry of Municipal Affairs and Housing (MMAH), and are adjusted to reflect changes in the market rents for the area.

What you should know about the Market Rent Indices

- ✓ There are different Market Rent Indices for each of the rent districts in Toronto.
- ✓ Apartments and townhouses each have separate Market Rent Index tables.
- \checkmark It is important to use the correct Market Rent Index to calculate your subsidy.
- ✓ There are no Market Rent Indices for stacked row housing. For any units considered to be stacked row housing, providers should use the apartment Market Rent Index.

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Action Required:

1. All Section 78, mixed market and RGI non-profit housing providers must use the 2015 Market Rent Indices to calculate the Operating and RGI Subsidies for their fiscal year beginning in 2015.

Helpful Hint:

- \checkmark A Budget Tool is available on the Social Housing Unit website.
 - Go to <www.toronto.ca/housing/social_housing/providers.htm> Click on Other Resources
 Scroll down to Budget tool – section 78 mixed (choose either multiple or single project).

For more information, or if you have questions or concerns, please contact your Social Housing Consultant.

Original Signed

Rob Cressman Director, Social Housing

Attachment: Appendix A – 2015 Market Rent Index (HSA Section 78, Market and RGI)

Appendix A to City Guideline 2014-5			
2015 Market Rent Index for HSA, s.78 Market and RGI (formerly SHRA, s.110 Market & RGI)			
District	Rent District Codes	Apartment 2015 Market Rent Index	Row (townhouse) 2015 Market Rent Index
Toronto (Central)	M1A1	0.4%	1.6%
Toronto (East)	M1A2	1.6%	1.6%
Toronto (North)	M1A3	1.6%	1.6%
Toronto (West)	M1A4	0.1%	1.6%
Toronto Etobicoke (South)	M1C1	1.6%	1.6%
Toronto Etobicoke (Central)	M1C2	1.6%	1.3%
Toronto Etobicoke (North)	M1C3	1.6%	1.6%
Toronto York (Borough)	M1F	1.6%	1.6%
Toronto East York (Borough)	M1B	1.6%	1.1%
Toronto Scarborough (Central)	M1E1	1.1%	1.6%
Toronto Scarborough (North)	M1E2	1.6%	1.6%
Toronto Scarborough (East)	M1E3	1.6%	1.6%
Toronto North York (Southeast)	M1D1	1.2%	1.6%
Toronto North York (Northeast)	M1D2	1.6%	1.6%
Toronto North York (Southwest)	M1D3	-0.6%	1.6%
Toronto North York (North Central)	M1D5	1.6%	1.6%
Toronto North York (Northwest)	M1D4	1.6%	1.6%

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