

CITY GUIDELINE

Number: 2014-5

Date Issued: September 5, 2014

Effective Date: January 1, 2015

The policies and procedures in this City Guideline are to be implemented under the following programs:

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|--|--|
| <input checked="" type="checkbox"/> HSA*, Section 78, Market and RGI** | <input type="checkbox"/> Non-Profit Housing Section 95 |
| <input type="checkbox"/> HSA, Section 78, 100% RGI | <input type="checkbox"/> Rent Supplement Programs |
| <input type="checkbox"/> Federal Non-Profit Housing Section 26/27 | <input type="checkbox"/> 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 Housing 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.
- ✓ 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.

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:

- ✓ 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

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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%