

# CITY GUIDELINE

**Number:** 2014-6

**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:

- |   |   |
|---|---|
| <input type="checkbox"/> HSA*, Section 78 Market and RGI**        | <input checked="" 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:** Required Rent Increases for 2015 Low End of Market Rents

## Background:

Required Rent Increases for 2015 Low End of Market (LEM) rents are listed in the attached Appendix A – table of Required Rent Increases for 2015 Low End of Market Rents.

Required Rent Increases are based on:

- average Canada Mortgage and Housing Corporation (CMHC) market rent increases/decreases by rent district, or
- the Ontario Rent Control Guideline, where CMHC data was not available.

Where CHMC recorded decreases in rent, the Required Rent Increase is zero. Where CMHC recorded increases greater than the Rent Control Guideline, the Required Rent Increase is equal to the Rent Control Guideline.

What you should know about the Required Rent Increases:

- ✓ There are different Required Rent Increases for each of the rent districts in Toronto.
- ✓ Apartments and townhouses each have separate columns in the Required Rent Increase table.
- ✓ For stacked row housing, providers should use the Required Rent Increases for apartments.

### **Action Required:**

1. For the 2015 budget year, all Section 95 social housing providers must increase their low end of market (LEM) rents by the Required Rent Increase for their rent district.
2. If Section 95 housing providers want to increase LEM **rents by more or less** than the Required Rent Increase for their rent district, they must submit a business case to their Social Housing Consultant.

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 – Required Rent Increases for 2015 Low End of Market Rents**

## Appendix A to City Guideline 2014-6

### Required Rent Increases for 2015 Low End of Market Rents

#### Non-Profit Housing Section 95

District	Rent District Codes	Apartment	Row (townhouse)
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%