

**Subject:** 2021 Cost and Revenue Indices – Peel Living

**Date:** October 26, 2020

**Replaces:** 2020 Cost and Revenue Indices – Peel Living HIP P&P dated July 10, 2019

**Applicable to** The policy and procedures contained in this document apply to Peel Living.

**Content** This document contains the following information:

<a href="#">Legislation</a>
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Appendix 1: <a href="#">Table 1: 2021 Indices Mixed Non-Profit Projects Index, HSA, O. Reg. 369/11</a> <a href="#">Table 2: 2021 Indices 100% RGI Non-Profit Projects Index, HSA, O. Reg. 369/11</a>
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**Legislation** *Housing Services Act, 2011, O. Reg. 369/11*

**Purpose** The purpose of this document is to communicate the 2021 indices for costs and revenues to calculate subsidies for Peel Living under the *Housing Services Act, 2011* (HSA).

The Cost Indices for mixed non-profit and 100% RGI non-profit projects are used to calculate operating subsidies.

The Market Rent Index is used to calculate the operating and rent-gear (RGI) subsidies for non-profit housing providers funded under section 78 of the HSA (formerly section 110 under the SHRA). The Ministry of Housing (MOH) issues the Market Rent Indices each year that reflect changes in the market rents for each area.

*Please note that the Province may adjust the 2021 Market Rent Index in response to Covid-19. The Region will advise Providers if there is a change.*

**Mixed Non-Profit Projects** Mixed Non-Profit Projects are to use Appendix 1, Table 1, which presents a combination of indices for costs and revenues for mixed projects. In addition, they are to use the MRI Table in Appendix 2 to determine indices for Benchmark Revenues which varies depending on location as based on information from the MOH.

**100% RGI Non-Profit Projects** 100% RGI Non-Profit Projects are to use Appendix 1, Table 2, which presents indices for costs for 100% RGI projects.

**Applying the Indices** The numbers provided in the 2021 tables are percentages and must be converted into an “index factor” before it can be used to prepare your budget form for your 2021 fiscal year (O. Reg. 369/11).

The following are examples of a Positive Index and a Negative Index:

Positive Index Example		Negative Index Example	
Index	= 2.34%	Index	= (2.34)%
Decimal	= 0.0234	Decimal	= (0.0234)
Index Factor	= 0.0234 plus 1 = 1.0234	Index Factor	= (0.0234) plus 1 = 0.9766

**Questions** If you have any questions pertaining to this document, please contact your Housing Programs Specialist at the Region of Peel.

**Attachments** Appendix 1:  
Table 1: 2021 Indices Mixed Non-Profit Projects Index  
Table 2: 2021 Indices 100% Non-Profit Projects Index

Appendix 2: 2021 Market Rent Index by Project - Peel Living.

**Appendix 1**

**Table 1: 2021 Indices Mixed Non-Profit Projects Index, HSA, O. Reg. 369/11**

	<b>Item</b>	<b>Index description</b>	<b>2021 Index</b>
<b>Benchmark Costs</b>	<i>Administration and maintenance</i>	Ontario CPI all-items	-0.43%
	<i>Insurance</i>	Ontario CPI - homeowner's home and mortgage insurance sub-index	5.92%
	<i>Bad Debt</i>	Market Rent Index	Appendix 2
	<i>Electricity</i>	Ontario CPI - Electricity sub-index	-13.07%
	<i>Water</i>	Ontario CPI - Water sub-index	3.01%
	<i>Natural Gas</i>	Ontario CPI - Natural gas sub-index	-5.57%
	<i>Oil and Other Fuel</i>	Ontario CPI - Oil and other fuel sub-index	-26.83%
	<i>Capital Reserves</i>	Ontario CPI all-items	-0.43%
<b>Benchmark Revenues</b>	<i>Indexed Market Rent</i>	Market Rent Index	Appendix 2
	<i>Vacancy Loss</i>	Market Rent Index	Appendix 2
	<i>Non-Rental Revenue</i>	Factor of 1	Factor of 1

**Table 2: 2021 Indices 100% RGI Non-Profit Projects Index, HSA, O. Reg. 369/11**

	<b>Item</b>	<b>Index description</b>	<b>2021 Index</b>
<b>Benchmark Costs</b>	<i>Administration and maintenance</i>	Ontario CPI all-items	-0.43%
	<i>Insurance</i>	Ontario CPI - homeowner's home and mortgage insurance sub-index	5.92%
	<i>Bad Debt</i>	Ontario CPI all-items	-0.43%
	<i>Electricity</i>	Ontario CPI - Electricity sub-index	13.07%
	<i>Water</i>	Ontario CPI - Water sub-index	3.01%
	<i>Natural Gas</i>	Ontario CPI - Natural gas sub-index	-5.57%
	<i>Oil and Other Fuel</i>	Ontario CPI - Oil and other fuel sub-index	-26.83%
	<i>Capital Reserves</i>	Ontario CPI all-items	-0.43%

**Appendix 2: 2021 Market Rent Index – Peel Living**

Source: Region of Peel, based on MOH Information

<b>Districts</b>	<b>Row (Townhouse)</b>	<b>Apartment</b>
Brampton (East)	1.5%	1.5%
Brampton (West)	1.5%	1.5%
Mississauga (Northeast)	-2.5%	1.5%
Mississauga (Northwest)	1.5%	1.5%
Mississauga (South)	1.5%	1.5%
Caledon	1.5%	1.5%

**Appendix 2: 2021 Market Rent Index – Peel Living**
*Source: Region of Peel, based on MOH Information*

No.	Project Name	MRI District	Building Type (Row/Apt/Mixed)	Weighted Avg	2021 MRI	Total Units
21	Westwood Place	Mississauga (Northeast)	Apartment	0.029%	1.5%	41
22	Wedgewood Court	Mississauga (Northeast)	Apartment	0.057%	1.5%	81
23	Ridgewood Court	Mississauga (Northeast)	Apartment	0.101%	1.5%	144
25	The Conover	Mississauga (Northeast)	Apartment	0.075%	1.5%	106
27	Brittania Place	Mississauga (Northeast)	Apartment	0.086%	1.5%	123
28	Fletcher's View	Mississauga (Northeast)	Apartment	0.071%	1.5%	101
29	Hammond Road	Mississauga (South)	<b>Group Home</b>	0.004%	1.5%	8
30	Gardenview Court	Mississauga (Northeast)	Apartment	0.127%	1.5%	180
31	Springfield Gardens	Mississauga (Northwest)	Apartment	0.167%	1.5%	238
32	Drury Crescent	Brampton (East)	<b>Group Home</b>	0.006%	1.5%	8
34	Lakeview Promenade	Mississauga (South)	<b>Mixed</b>	0.083%	1.5%	122
35	Colonial Terrace	Mississauga (Northwest)	Row	0.044%	1.5%	126
36	Creditbend Terrace	Mississauga (Northeast)	Row	0.048%	-2.5%	69
37	Whillans Gate	Brampton (West)	Apartment	0.086%	1.5%	122
38	Chelsea Gardens	Brampton (East)	Apartment	0.120%	1.5%	250
39	Stationview Place	Caledon	<b>Mixed</b>	0.058%	1.5%	82
40	The Redmond	Mississauga (Northeast)	Apartment	0.088%	1.5%	125
41	Pinnacle View	Caledon	Apartment	0.020%	1.5%	29
42	Clipstone Court	Brampton (West)	Row	0.004%	1.5%	6
43	H.I.A.P.H.	Mississauga (South)	<b>Group Home</b>	0.003%	1.5%	7
44	Garden Gate Circle	Brampton (West)	Row	0.045%	1.5%	64
45	Weaver's Hill	Mississauga (Northeast)	Apartment	0.179%	1.5%	254
46	Surveyor's Point	Mississauga (Northeast)	Apartment	0.111%	1.5%	158

**Appendix 2: 2021 Market Rent Index for Peel Living Projects**

47	Derrybrae Place	Mississauga (Northeast)	Apartment	0.091%	1.5%	129
48	Fair Oaks Place	Brampton (West)	<b>Mixed</b>	0.104%	1.5%	148
49	The Castlebrooke	Mississauga (South)	Apartment	0.084%	1.5%	120
50	Confederation Place	Mississauga (Northeast)	Apartment	0.085%	1.5%	121
52	Lakeside Court	Mississauga (South)	<b>Mixed</b>	0.061%	1.5%	91
53	Gran Columbia	Mississauga (Northwest)	Row	0.027%	1.5%	77
			Weighted Avg MRI	2.064%		3130