
Housing Services Notice **No: 22-03**

APPLICABLE TO:

<input checked="" type="checkbox"/>	Municipal & Private Non Profit
<input checked="" type="checkbox"/>	Co-operatives
<input type="checkbox"/>	Federal Non Profits
<input type="checkbox"/>	OCHAP/CSHP
<input type="checkbox"/>	Rent Supplement

DATE: **September 23, 2022**

<input checked="" type="checkbox"/>	Mandatory
<input type="checkbox"/>	For Information

SUBJECT: 2023 Market Rent, Cost and Revenue Indices for Housing Providers

Background

On an annual basis, the Ministry of Municipal Affairs & Housing provides indices for costs and revenues to calculate subsidies under the *Housing Services Act, 2011*.

Market Rent Indices

The Ministry has released the **2023** market rent indices, as shown on Appendix A. The market rent index is calculated as the lesser of the rent control guideline and the change in local average rents, by zone within Niagara Region Housing Services' (NRHS) service area.

Housing providers should use the market rent index to develop their operating budget for **2023**.

Cost and Revenue Indices

Two Index Tables are shown on the attached Appendix B – one for 100% RGI non-profit providers and one for non-profit providers with mixed Income portfolios (RGI and market).

The numbers provided in Appendices A & B are percentages. To apply these indices in the subsidy calculation process, convert the number into an index factor by expressing the index as a decimal figure and adding 1.0. For example, 1.2% converts to a factor of 1.012.

Service Manager's Role

NRHS will calculate housing providers' **2023** operating budget using the **2023** indices for both 100% RGI Non-Profit projects and Mixed (RGI & Market) Non-Profit projects.

Housing Provider's Role

Housing providers are required to develop their **2023** operating budget in accordance with the **2023** indices as attached.

Housing providers are also reminded that the following information is required to be forwarded to NRHS 90 days prior to the start of their fiscal year:

- Market rents/housing charges for fiscal **2023**
- Estimated total RGI revenue
- Estimated property taxes (include copy of the latest final tax bill)
- Estimated mortgage payments

If you have any questions regarding the **2023** market rent indices, please contact your Housing Program Accountant or your Housing Administrator at 905-980-6000.

Donna Woiceshyn, Director Housing Services

Enclosure:

1. Appendix A - 2023 Market Rent Index by Area and Unit Type
2. Appendix B - 2023 Indices

Appendix A

2023 Market Rent Index by Area and Unit Type

Apartment Units			
Area	% Change per CMHC	2023 Rent Control Guideline	NRHS 2023 Market Rent Index
Fort Erie	13.8%	2.5%	2.5%
Niagara Falls Non-Core	7.1%	2.5%	2.5%
Niagara Falls Core & Non-Core (combined average)	7.6%	2.5%	2.5%
St. Catharines Core	7.0%	2.5%	2.5%
St. Catharines Non-Core	3.6%	2.5%	2.5%
Welland	3.3%	2.5%	2.5%
Smithville	4.8%	2.5%	2.5%

Townhouse Units			
Area	% Change per CMHC	2023 Rent Control Guideline	NRHS 2023 Market Rent Index
Niagara Falls Non-Core	-9.8%	2.5%	-9.8%
St. Catharines Non-Core	-9.8%	2.5%	-9.8%
St. Catharines Core	-9.8%	2.5%	-9.8%
Welland	-9.8%	2.5%	-9.8%
Smithville	-9.8%	2.5%	-9.8%

Mixed Unit Portfolio			
Area	% Change per CMHC	2023 Rent Control Guideline	NRHS 2023 Market Rent Index
Fort Erie	2.0%	2.5%	2.0%
Niagara Falls Non-Core	-1.4%	2.5%	-1.4%
Niagara Falls Core & Non-Core (combined average)	-1.1%	2.5%	-1.1%
St. Catharines Non-Core	-3.1%	2.5%	-3.1%
St. Catharines Core	-1.4%	2.5%	-1.4%
Thorold	-2.5%	2.5%	-2.5%
Welland	-3.3%	2.5%	-3.3%
Beamsville	-2.5%	2.5%	-2.5%
Crystal Beach	2.0%	2.5%	2.0%
Port Colborne	-2.5%	2.5%	-2.5%

Appendix B
2023 Indices for Mixed (RGI/Market) Non Profit Projects
(HSA O.Reg. 369/11, s. 6 (1))

Benchmark Costs	Item	Description	2023 Index
Benchmark Costs	Administration and maintenance	Ontario CPI all items	7.78%
	Insurance	Ontario CPI – homeowner’s home and mortgage insurance sub-index	8.22%
	Bad Debt	Market Rent Index	Appendix A
	Electricity	Ontario CPI – Electricity sub-index	3.74%
	Water	Ontario CPI – Water sub-index	3.50%
	Natural Gas	Ontario CPI – Natural Gas sub-index	16.08%
	Oil and Other Fuel	Ontario CPI – Oil and other fuel sub-index	85.78%
	Capital Reserves	Ontario CPI all items	7.78%
Benchmark Revenues	Indexed Market Rent	Market Rent Index	Appendix A
	Vacancy Loss	Market Rent Index	Appendix A
	Non Rental Revenue	Factor of 1	Factor of 1

2023 Indices 100% RGI Non Profit Projects
HSA O.Reg. 369/11, s. 13 (1))

Benchmark Costs	Item	Description	2023 Index
Benchmark Costs	Administration and Maintenance	Ontario CPI all items	7.78%
	Insurance	Ontario CPI – Homeowner’s home and mortgage insurance sub-index	8.22%
	Bad Debt	Ontario CPI – All-items	7.78%
	Electricity	Ontario CPI – Electricity sub-index	3.74%
	Water	Ontario CPI – Water sub-index	3.50%
	Natural Gas	Ontario CPI – Natural Gas sub-index	16.08%
	Oil and Other Fuel	Ontario CPI – Oil and other fuel sub-index	85.78%
	Capital Reserves	Ontario CPI – All items	7.78%