



## Housing Services Notice

**Date: December 15, 2020**

**HSN#: 2020-12**  
**REVISED**

This applicable legislation/policy is to be implemented effective this date by the housing provider(s) under the following programs:

Please note, if your program is **not checked**, this change does not apply to your project.

- Federal Non-Profit Housing Program
- Federal Section 26/27 Housing Program
- Federal Urban Native Non-Profit Housing Program
- Private Non-Profit Housing Program
- Municipal Non-Profit Housing Program (Pre-1986)
- Local Housing Corporation
- Local Housing Corporation—Rent Supplement Programs
- Nipissing District Housing Registry

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**Subject: 2021 Market Rent Index Table REVISED**  
**2021 Indices for Mixed Non-Profit Projects**  
**2021 Indices for 100% RGI Non-Profit Projects**

### Background:

The Ministry of Municipal Affairs and Housing provides indices for benchmark costs and revenues to calculate subsidies under the Housing Services Act, 2011 (HSA) on an annual basis. These indices, which need to be used in the calculation of subsidies for 2021, can be found in the tables attached to this Housing Services Notice. Also attached are guidelines for their use.

### Action:

These indices for costs and revenues will be used to calculate subsidies for the fiscal year January 1, 2021 to December 31, 2021.

**Market Rent Indices:**

2021 Market Rent Index Table		
	Apartments	Townhouses
North Bay CA	0.0% (1.000)	0.0% (1.000)
West Nipissing Town	-2.2% (0.978)	0.0% (1.000)

**Cost Indices:**

Cost Indices for 100% RGI and mixed RGI/market rent projects can be found in the attachments to this notice. **Cost indices relating to the Market Rent Index will be revised to reflect the changes to the Market Rent Index as highlighted above.**

If you have any questions or concerns regarding this or any other Housing Services Notice, please contact the Housing Services Administrator assigned to your portfolio:

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Sincerely,

Dee Johnson  
 Supervisor, Housing Programs  
 Housing Services, DNSSAB

**Attachments:**

- Attachment A - 2021 Market Rent Index **REVISED**
- Attachment B - 2021 Indices for Mixed Non-Profit Projects
- Attachment C - 2021 Indices for 100% RGI Non-Profit Projects
- Attachment D - Guide for 2021 Market Rent Index **REVISED**
- Attachment E - Guide for 2021 Indices for Mixed Non-Profit and 100% RGI Projects