

Attachment B

2016 Indices for Mixed Non-Profit Projects HSA O. Reg. 369			
	Item	Index Description	2016 Index
Benchmark Costs	<i>Administration and maintenance</i>	Ontario CPI All-items	0.95%
	<i>Insurance</i>	Ontario CPI - homeowner's home and mortgage insurance sub-index	14.71%
	<i>Bad Debt</i>	Market Rent Index	MRI* Table
	<i>Electricity</i>	Ontario CPI – Electricity sub- index	7.16%
	<i>Water</i>	Ontario CPI – Water sub-index	6.16%
	<i>Natural Gas</i>	Ontario CPI – Natural gas sub- index	-16.77%
	<i>Oil and Other Fuel</i>	Ontario CPI – Oil and other fuel sub-index	-15.16%
	<i>Capital Reserves</i>	Ontario CPI All-items	0.95%
Benchmark Revenues	<i>Indexed Market Rent</i>	Market Rent Index	MRI Table
	<i>Vacancy Loss</i>	Market Rent Index	MRI Table
	<i>Non-Rental Revenue</i>	Factor of 1	Factor of 1

* MRI = Market Rent Index