



Housing Services Notice

Date: November 26, 2024

HSN#: 2024-06

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 Section 95 Non-Profit Housing Program
- Federal Section 26/27 Non-Profit Housing Program
- Federal Urban Native Non-Profit Housing Program
- Private Non-Profit Housing Program (Provincial Reformed)
- Municipal Non-Profit Housing Program (Pre-1986)
- Local Housing Corporation
- Rent Supplement Programs
- Affordable Housing Program (AHP)/Investment in Affordable Housing Program (IAH)/Social Infrastructure Fund (SIF)
- Housing Access (Centralized Waiting List Services)

**Subject: 2025 Market Rent Index Table
2025 Indices for Mixed Non-Profit Projects
2025 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 fiscal years beginning in 2025, 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 beginning from January 1, 2025 to December 31, 2025.

Market Rent Indices:

2025 Market Rent Index Table		
	Apartments	Townhouses
North Bay CA	2.5% (1.025)	2.5% (1.025)
West Nipissing Town	2.5% (1.025)	2.5% (1.025)

Cost Indices:

Cost Indices for 100% RGI and mixed RGI/market rent projects can be found in the attachments to this notice.

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

Dan Malette	705-474-2151 ext. 43149	dan.malette@dnssab.ca
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Sincerely,

Tyler Venable
 Manager, Housing Programs
 Housing Services, DNSSAB

Attachments:

- Attachment A – Guide for 2025 Market Rent Index Table
- Attachment B – Guide for 2025 Indices for Mixed Non-Profit and 100% RGI Projects
- Attachment C – 2025 Indices for Mixed Non-Profit Projects
- Attachment D – 2025 Indices for 100% RGI Non-Profit Projects
- Attachment E – 2025 Market Rent Index