



**County of Simcoe**  
**Social Services**  
 Social Housing Department  
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**DIRECTIVE**

**EFFECTIVE DATE: AUGUST 8, 2011**

**NUMBER: 2011-01**

The policies, procedures and County requirements in this Directive are to be implemented by housing providers that are funded under the following Programs, which are administered by the County:

Please note if your program is not checked, this Directive is not applicable to your project(s), and is for information purposes only.

✓	Non Profit Programs (Section 110 SHRA, formally Section 103)		Urban Native Programs (Post 85, Pre 86)
	Federal Non-Profit (Section 95 Private/Municipal)		Rent Supplement Programs
	Simcoe County Housing Corporation		Federal Non Profit (Section 27)

**SUBJECT: 2012 INDICIES FOR COSTS AND REVENUE TO BE USED IN 2012 FISCAL YEAR BUDGETS FOR MIXED NON-PROFIT PROJECTS (PROJECTS THAT HAVE A COMBINATION OF MARKET AND RGI TENANTS)**

**BACKGROUND**

The 2012 Index Table presents a combination of indices for costs and revenues for mixed non-profit projects.

As revenue items and cost items for mixed non-profit projects were indexed in 2011, the standard single-year index is required for 2012. The indices for the mixed non-profit revenues and cost items are listed below.

**PROCEDURE**

The applicable index, from the attached 2012 list, is used to determine the 2012 Benchmark Operating Costs and Benchmark Revenues. When used in the budget, the indices are expressed as 1 plus a decimal number (e.g. 2.6% would be expressed as 1.026).

The 2012 Benchmark Cost index is then multiplied by the 2011 Benchmark Operating Costs to determine the 2012 Benchmark Operating Costs. The 2012 Benchmark Revenue index is then multiplied by 2011 Benchmark Revenues to determine the 2012 Benchmark Revenue.

**2012 Indices Mixed Non-Profit Projects  
SHRA O.Reg. 339  
\*Use weighted average of unit type/zone**

	<b>Item</b>	<b>Index Description</b>	<b>2012 Index</b>
Benchmark Costs	Admin and Maintenance	Ontario CPI all-items	4.04%
	Insurance	Ontario CPI - homeowner's home and mortgage insurance sub-index	(0.84)%
	Bad Debt*	Market Rent Index	2012 Market Rent Index Table (below)
	Electricity	Ontario CPI - Electricity Sub-Index	(0.31)%
	Water	Ontario CPI - Water sub-index	6.38%
	Natural Gas	Ontario CPI - Natural gas sub-index	(10.65)%
	Oil and Other Fuel	Ontario CPI - Oil and other fuel sub-index	34.08%
	Capital Reserves	Ontario CPI all-items	4.04%
Benchmark Revenues	Indexed Market Rent*	Market Rent Index	2012 Market Rent Index Table (below)
	Vacancy Loss*	Market Rent Index	2012 Market Rent Index Table (below)
	Non-Rental Revenue	Factor of 1	Factor of 1

**2012 Market Rent Index Table**

District	(Row) Townhouse Average Rent			Apartments Average Rents		
	RMS CMHC 2009-2010	2012 Rent Control	2012 MRI	RMS CMHC 2009-2010	2012 Rent Control	2012 MRI
	% change	Guideline		% change	Guideline	
Barrie CA	0.0%	3.1%	0.0%	1.9%	3.1%	1.9%
Collingwood CA	0.0%	3.1%	0.0%	5.0%	3.1%	3.1%
Midland CA	0.0%	3.1%	0.0%	0.9%	3.1%	0.9%
Orillia CA	5.0%	3.1%	3.1%	4.5%	3.1%	3.1%
Bradford, W. Gwillimbury	0.0%	3.1%	0.0%	-0.4%	3.1%	-0.4%

**Note:** Barrie CA will be used for all providers in Barrie and Angus. Midland CA will be used for all providers in Midland and Coldwater.

If you have any further questions, please contact your Program Supervisor.