



**County of Simcoe
Social Services**
1110 Highway 26,
Midhurst, Ontario L0L 1X0

Main Line (705) 722-3132
Toll Free 1-866-893-9300
Fax (705) 722-4720
simcoe.ca



DIRECTIVE

ISSUE DATE: September 6, 2012

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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.

<input checked="" type="checkbox"/>	Non Profit Programs (Housing Services Act, 2011 (HSA))	<input type="checkbox"/>	Urban Native Programs (Post 85, Pre 86)
<input type="checkbox"/>	Federal Non-Profit (Section 95 Municipal)	<input type="checkbox"/>	Rent Supplement Programs
<input type="checkbox"/>	Federal Non-Profit (Section 95 Private)	<input type="checkbox"/>	Federal Non Profit (Section 27)

SUBJECT: 2013 INDICIES FOR COSTS AND REVENUE TO BE USED IN 2013 FISCAL YEAR BUDGETS FOR MIXED NON-PROFIT PROJECTS (PROJECTS THAT HAVE A COMBINATION OF MARKET AND RGI TENANTS)

BACKGROUND

The 2013 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 2012, the standard single-year index is required for 2013. The indices for the mixed non-profit revenues and cost items are listed below.

PROCEDURE

The applicable index, from the attached 2013 list, is used to determine the 2013 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 2013 Benchmark Cost index is then multiplied by the 2012 Benchmark Operating Costs to determine the 2013 Benchmark Operating Costs. The 2013 Benchmark Revenue index is then multiplied by 2012 Benchmark Revenues to determine the 2013 Benchmark Revenue.

2013 Indices Mixed Non-Profit Projects HSA O. Reg. 369 *Use weighted average of unit type/zone			
	Item	Index Description	2013 Index
Benchmark Costs	Admin and Maintenance	Ontario CPI all-items	1.24%
	Insurance	Ontario CPI - homeowner's home and mortgage insurance sub-index	(0.68)%
	Bad Debt*	Market Rent Index	2013 Market Rent Index Table (below)
	Electricity	Ontario CPI - Electricity Sub-Index	7.51%
	Water	Ontario CPI - Water sub-index	6.31%
	Natural Gas	Ontario CPI - Natural gas sub-index	(10.90)%
	Oil and Other Fuel	Ontario CPI - Oil and other fuel sub-index	2.33%
	Capital Reserves	Ontario CPI all-items	1.24%
Benchmark Revenues	Indexed Market Rent*	Market Rent Index	2013 Market Rent Index Table (below)
	Vacancy Loss*	Market Rent Index	2013 Market Rent Index Table (below)
	Non-Rental Revenue	Factor of 1	Factor of 1

2013 Market Rent Index Table						
District	Apartments Average Rent			(Row) Townhouse Average Rents		
	RMS CMHC 2010-2011 % change	2013 Rent Control Guideline	2013 MRI	RMS CMHC 2010-2011 % change	2013 Rent Control Guideline	2013 MRI
Barrie CA	3.0%	2.5%	2.5%	1.7%	2.5%	1.7%
Collingwood CA	2.3%	2.5%	2.3%		2.5%	2.5%
Midland CA	(0.1)%	2.5%	(0.1)%		2.5%	2.5%
Orillia CA	0.6%	2.5%	0.6%		2.5%	2.5%
Bradford, W. Gwillimbury	4.4%	2.5%	2.5%	0.6%	2.5%	0.6%

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.