



# SOCIAL HOUSING POLICIES



<b>DIVISION:</b>	Social and Community Services		
<b>POLICY SECTION:</b>	Social Housing	<b>EFFECTIVE DATE:</b>	9/26/2014
<b>SUBJECT:</b>	Housing Providers – Cost and Revenue Indices		
<b>POLICY NUMBER:</b>	2014 – NP – 02	<b>SUPERCEDES:</b>	2012-01

## 1. PURPOSE

1.1 This policy is intended for use by all County of Simcoe housing providers that operate a designated housing project under the Housing Services Act, (HSA) 2011.

<input checked="" type="checkbox"/>	Municipal & Private Non-Profit	Rent	<input type="checkbox"/>	Supplement *
<input checked="" type="checkbox"/>	Co-Operatives		<input type="checkbox"/>	*including former OCHAP/CSHP CWL
<input type="checkbox"/>	Federal Non-Profit		<input type="checkbox"/>	Simcoe County Housing

1.2 The purpose of this policy is to ensure the communication of the annual indices for cost and revenues used to calculate subsidies under the Housing Services Act (HSA) 2011. These annual indices are to be used in the budget planning for mixed non-profit projects (projects that have a combination of market and Rent-Geared-to-Income tenants).

## 2. POLICY STATEMENT

2.1 Cost and revenue indices are updated annually by the Ministry of Municipal Affairs and Housing. The County of Simcoe in its capacity as Service Manager designated under the Housing Services Act is required to provide cost and revenue indices to pertinent providers for the determination of subsidy.

## 3. REFERENCES

Housing Services Act, 2011, section 11(1)  
O. Reg. 369/11

#### **4. SCOPE**

- 4.1 By following the procedures outlined below, the housing provider will be able to determine their required benchmark operating and benchmark revenue for their annual subsidy estimate.
- 4.2 County of Simcoe staff will use the submitted information to make subsidy calculations.

#### **5. PROCEDURES**

- 5.1 When Ministry of Municipal Affairs and Housing sends their annual indices to the County of Simcoe, County staff will provide the updated information to housing providers within 30 days.
- 5.2 The applicable index, 2013 sample attached as Appendix A, is used to determine the annual Benchmark Operating Costs and Benchmark Revenues.
- 5.3 When used in the subsidy estimate, the indices are expressed as 1 plus a decimal number (e.g. 0.8% would be expressed as 1.008).
- 5.4 The [current year] Benchmark Cost index is then multiplied by the [previous year] Benchmark Operating costs to determine the new Benchmark Operating Costs. The [current year] Benchmark revenue index is then multiplied by the [previous year] Benchmark Revenues to determine the new Benchmark Revenue.
- 5.5 Providers will submit their required subsidy estimates 90 days prior to their fiscal year end.
- 5.6 Contact your Program Supervisor with any questions or concerns.