

TABLE 1

HDN# 2021 - 250

**2021 Indices for Mixed Non-Profit Projects
Housing Services Act, O.Reg 369**

Item		Index Description	2021 Index (%)	2021 Factor
Benchmark Costs	Administration and Maintenance	Ontario CPI all-items	-0.43%	0.9957
	Insurance	Ontario CPI - Homeowner's Home and Mortgage Insurance Sub-index	5.92%	1.0592
	Bad Debt *	Market Rent Index	2021 Market Rent Index (MRI) Table 3	2021 Market Rent Index (MRI) Table 4
	Electricity	Ontario CPI - Electricity sub-index	-13.07%	0.8693
	Water	Ontario CPI - Water sub-index	3.01%	1.0301
	Natural Gas	Ontario CPI - Natural gas sub-index	-5.57%	0.9443
	Oil & Other Fuels	Ontario CPI - Oil and other fuel sub-index	-26.83%	0.7317
	Capital Reserves	Ontario CPI - all items	-0.43%	0.9957
Benchmark Revenues	Indexed Market Rent *	Market Rent Index	2021 Market Rent Index (MRI) Table 3	2021 Market Rent Index (MRI) Table 4
	Vacancy Loss *	Market Rent Index	2021 Market Rent Index (MRI) Table 3	2021 Market Rent Index (MRI) Table 4
	Non-Rental Revenue	Factor of 1	0.00%	1.0000

* Housing Providers with units in different zones must use the weighted average as provided on Table 3 and Table 4.

TABLE 2

HDN# 2021 - 250

**2021 Indices for 100% RGI Non-Profit Projects
Housing Services Act, O.Reg 369**

	Item	Index Description	2021 Index (%)	2021 Factor
Benchmark Costs	Administration and Maintenance	Ontario CPI all-items	-0.43%	0.9957
	Insurance	Ontario CPI - homeowner's home and mortgage insurance sub-index	5.92%	1.0592
	Bad Debt	Ontario CPI - all items	-0.43%	0.9957
	Electricity	Ontario CPI - Electricity sub-index	-13.07%	0.8693
	Water	Ontario CPI - Water sub-index	3.01%	1.0301
	Natural Gas	Ontario CPI - Natural gas sub-index	-5.57%	0.9443
	Oil & Other Fuels	Ontario CPI - Oil and other fuel sub-index	-26.83%	0.7317
	Capital Reserves	Ontario CPI all items	-0.43%	0.9957

TABLE 3

<p align="center">City of London and County of Middlesex 2021 Market Rent Index Percentages (MRI) Schedule</p>							
Housing Provider	Market Rent Index		Zone		Units	Weighted Average	
	Apartment	Townhouse	Zone #	Zone Name			
Argyle Manor Non-Profit	0.00%		8	East			
Artisan Co-operative		0.00%	2	Northeast			
Bethany Residences Non-Profit	0.00%		8	East			
Bonaventure Housing Co-operative		0.00%	8	East			
Bridge End Co-operative		0.00%	4	Northwest			
Chelsea Green Home Society - Jalna Chelsea Green Home Society - Wavell		0.00%	7 8	South East			60 60
Chelsea Green Home Society Portfolio WA			Weighted Average		120	0.00%	
Columbus Non-Profit	0.00%		10	Strathroy-Caradoc			
Country Spirit Housing Co-operative		0.00%	7	South			
Delaware Non-Profit	0.00%		11	Rest of CMA			
Delta Place Co-operative	0.00%		5	Southwest			
Fifty Plus Co-operative	0.00%		2	Northeast			
Forest Quarter Family Non-Profit		0.00%	5	Southwest			
Genesis Co-operative		0.00%	8	East			
Gilzean's Creek Co-operative		0.00%	10	Strathroy-Caradoc			
Glencoe Non-Profit	0.00%		11	Rest of CMA			
Good News Non-Profit		0.00%	8	East			
Interfaith (London) Non-Profit		0.00%	5	Southwest			
Latin-American/Canadian Non-Profit		0.00%	8	East			
London Non-Profit Multicultural Residences		0.00%	7	South			
London Polonia - Deveron Crescent		0.00%	7	South			54
London Polonia - Shelborne Street		0.00%	7	South			68
London Polonia - South Street.	0.00%		1	Downtown North			40
London Polonia Portfolio WA			Weighted Average		162	0.00%	
London Town Co-operative		0.00%	4	Northwest			
Lucan Non-Profit	0.00%		11	Rest of CMA			
Lutheran Non-Profit	0.00%		4	Northwest			
Marconi Non-Profit - Marconi Boulevard Marconi NP - Bentley Street		0.00%	8 2	East Northeast			60 60
Marconi Non-Profit Portfolio WA			Weighted Average		120	0.00%	
Melbourne Non-Profit	0.00%		11	Rest of CMA			
Oaklands Co-operative		0.00%	8	East			
Odell-Jalna - Jalna Blvd.		0.00%	7	South			64
Odell-Jalna - Shelborne Street		0.00%	7	South			67
Odell-Jalna - Ottaway Place	0.00%		1	Downtown North			60
Odell-Jalna Residences - Wavell		0.00%	8	East	55		
Odell-Jalna Portfolio WA			Weighted Average		246	0.00%	
Pam Gardens - 711 Pond Mills Road		0.00%	7	South	65		
Pam Gardens - 1369 Commissioners Road	0.00%	0.00%	5	Southwest	54/20		
Pam Gardens - 730 Deveron Crescent		0.00%	7	South	65		
Pam Gardens Portfolio WA			Weighted Average		204	0.00%	
Sherwood Forest Non-Profit	0.00%		4	Northwest			
Spirit of 1919 Housing Co-operative		0.00%	8	East			
St. Martin's Co-operative		0.00%	2	Northeast			
Strathroy & District Christian Retirement	0.00%		10	Strathroy-Caradoc			
Tanglewood Orchard Co-operative	0.00%	0.00%	7	South			10/62
Tanglewood Orchard Co-operative WA			Weighted Average		72	0.00%	
Topuddle Co-operative	0.00%		8	East			
Whiteoak Heritage Housing Co-operative		0.00%	7	South			
William Mercer Wilson Non-Profit	0.00%		5	Southwest			
Windy Woods Co-operative	0.00%	0.00%	5	Southwest			90/30
Windy Woods Co-operative WA			Weighted Average		120	0.00%	
Wonderland Non-Profit	0.00%		5	Southwest			
ZONE DESCRIPTIONS							
Zone 1 - Downtown North North to Oxford St., East to Adelaide St. and bound by the Thames River to the West and the South							
Zone 2 - Northeast North of Oxford St., East of Adelaide St., West of Clarke Rd., North to the River and Kilally Rd.							
Zone 3 - North North of Oxford St, West of Adelaide St. (except portion North of the River), City Boundary to the North and River to the West.							
Zone 4 - Northwest South to Riverside Dr. & River, West to Sanatorium Rd area, North to City Boundary & West of River boundary with Zone 3.							
Zone 5 - Southwest West of Wharncliffe Rd., South of Thames River to Southdale Rd., South to Lambeth, West of the Byron area.							
Zone 6 - South Central Old South area - East of Wharncliffe Rd., West of Adelaide St., North of Baseline Rd., and South of the Thames River.							
Zone 7 - South East of Wharncliffe Rd., South of Zone 6 and Thames River to the 401 Highway and then to the eastern boundary of the City.							
Zone 8 - East East of Adelaide St. South of Oxford St. (ex. sec. East of Clarke Rd.) to Eastern City boundary & to South branch of Thames River.							

**City of London and County of Middlesex
2021 Market Rent Index Percentages (MRI) Schedule**

Zone 9 - St. Thomas Not applicable

Zone 10 - Strathroy-Caradoc Town of Strathroy

Zone 11 - Rest of CMA Remainder of Middlesex County not described as City of London or Town of Strathroy.

TABLE 4

City of London and County of Middlesex 2021 Market Rent Index Factors Schedule							
Housing Provider	Market Rent Factor		Zone		Units	Weighted Average	
	Apartment	Townhouse	Zone #	Zone Name			
Argyle Manor Non-Profit	1.0000		8	East			
Artisan Co-operative		1.0000	2	Northeast			
Bethany Residences Non-Profit	1.0000		8	East			
Bonaventure Housing Co-operative		1.0000	8	East			
Bridge End Co-operative		1.0000	4	Northwest			
Chelsea Green Home Society - Jalna		1.0000	7	South	60		
Chelsea Green Home Society - Wavell		1.0000	8	East	60		
Chelsea Green Home Society Portfolio WA					Weighted Average	120	1.0000
Columbus Non-Profit	1.0000		10	Strathroy-Caradoc			
Country Spirit Housing Co-operative		1.0000	7	South			
Delaware Non-Profit	1.0000		11	Rest of CMA			
Delta Place Co-operative	1.0000		5	Southwest			
Fifty Plus Co-operative	1.0000		2	Northeast			
Forest Quarter Family Non-Profit		1.0000	5	Southwest			
Genesis Co-operative		1.0000	8	East			
Gilzean's Creek Co-operative		1.0000	10	Strathroy-Caradoc			
Glencoe Non-Profit	1.0000		11	Rest of CMA			
Good News Non-Profit		1.0000	8	East			
Interfaith (London) Non-Profit		1.0000	5	Southwest			
Latin-American/Canadian Non-Profit		1.0000	8	East			
London Non-Profit Multicultural Residences		1.0000	7	South			
London Polonia - Deveron Crescent		1.0000	7	South	54		
London Polonia - Shelborne Street		1.0000	7	South	68		
London Polonia - South Street	1.0000		1	Downtown North	40		
London Polonia Portfolio WA					Weighted Average	162	1.0000
London Town Co-operative		1.0000	4	Northwest			
Lucan Non-Profit	1.0000		11	Rest of CMA			
Lutheran Non-Profit	1.0000		4	Northwest			
Marconi Non-Profit - Marconi Boulevard		1.0000	8	East	60		
Marconi Non-Profit Portfolio WA					Weighted Average	60	1.0000
Marconi NP - Bentley Street		1.0000	2	Northeast	60		
Melbourne Non-Profit	1.0000		11	Rest of CMA			
Oaklands Co-operative		1.0000	8	East			
Odell-Jalna - Jalna Blvd.		1.0000	7	South	64		
Odell-Jalna - Shelborne Street		1.0000	7	South	67		
Odell-Jalna - Ottawa Place	1.0000		1	Downtown North	60		
Odell-Jalna Residences - Wavell		1.0000	8	East	55		
Odell-Jalna Portfolio WA					Weighted Average	246	1.0000
Pam Gardens - 1369 Commissioners Road	1.0000	1.0000	5	Southwest	54/20		
Pam Gardens - 711 Pond Mills Road		1.0000	7	South	65		
Pam Gardens - 730 Deveron Crescent		1.0000	7	South	65		
Pam Gardens Portfolio WA					Weighted Average	204	1.0000
Sherwood Forest Non-Profit	1.0000		4	Northwest			
Spirit of 1919 Housing Co-operative		1.0000	8	East			
St. Martin's Co-operative		1.0000	2	Northeast			
Strathroy & District Christian Retirement	1.0000		10	Strathroy-Caradoc			
Tanglewood Orchard Co-operative	1.0000	1.0000	7	South	10/62		
Tanglewood Orchard Co-operative WA					Weighted Average	72	1.0000
Tolpuddle Co-operative	1.0000		8	East			
Whiteoak Heritage Housing Co-operative		1.0000	7	South			
William Mercer Wilson Non-Profit	1.0000		5	Southwest			
Windy Woods Co-operative	1.0000	1.0000	5	Southwest	90/30		
Windy Woods Co-operative WA					Weighted Average	120	1.0000
Wonderland Non-Profit	1.0000		5	Southwest			

ZONE DESCRIPTIONS	
Zone 1 - Downtown North	North to Oxford St., East to Adelaide St. and bound by the Thames River to the West and the South
Zone 2 - Northeast	North of Oxford St., East of Adelaide St., West of Clarke Rd., North to the River and Kilally Rd.
Zone 3 - North	North of Oxford St, West of Adelaide St. (except portion North of the River), City Boundary to the North and River to the West.
Zone 4 - Northwest	South to Riverside Dr. & River, West to Sanatorium Rd area, North to City Boundary & West of River boundary with Zone 3.
Zone 5 - Southwest	West of Wharnclyffe Rd., South of Thames River to Southdale Rd., South to Lambeth, West of the Byron area.
Zone 6 - South Central	Old South area - East of Wharnclyffe Rd., West of Adelaide St., North of Baseline Rd., and South of the Thames River.
Zone 7 - South	East of Wharnclyffe Rd., South of Zone 6 and Thames River to the 401 Highway and then to the eastern boundary of the City.
Zone 8 - East	East of Adelaide St. South of Oxford St. (ex. sec. East of Clarke Rd.) to Eastern City boundary & to South branch of Thames River.
Zone 9 - St. Thomas	Not applicable

Zone 10 - Strathroy-Caradoc Town of Strathroy

Zone 11 - Rest of CMA Remainder of Middlesex County not described as City of London or Town of Strathroy.

	Apartment	Townhouse
London CMA	0.8%	0.8%
London Zone 1 - Downtown North	0.8%	0.8%
London Zone 2 - Northeast	0.8%	0.8%
London Zone 3 - North	0.8%	0.8%
London Zone 4 - Northwest	0.8%	0.8%
London Zone 5 - Southwest	0.8%	0.8%
London Zone 6 - South Central	-4.8%	0.8%
London Zone 7 - South	0.8%	0.8%
London Zone 8 - East	0.8%	0.8%
London Zone 9 - St. Thomas	0.8%	0.8%
London Zone 10 - Strathroy-Caradoc	0.8%	0.8%
London Zone 11 - Rest of CMA	-3.4%	0.8%

2014 Market Rent Index Table							
Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		RMS CMHC 2011-12 % change	2014 Rent Control Guideline	2014 MRI	RMS CMHC 2011-12 % change	2014 Rent Control Guideline	2014 MRI
Kitchener	Kitchener City	2.2%	0.8%	0.8%	-1.9%	0.8%	-1.9%
Kitchener	Zone 4 - Waterloo City	3.1%	0.8%	0.8%	-1.9%	0.8%	-1.9%
Kitchener	Zone 5 - Cambridge City	2.4%	0.8%	0.8%	-2.0%	0.8%	-2.0%
Kitchener	Zone 6 - Two Townships	3.7%	0.8%	0.8%		0.8%	0.8%
Lambton Shores City	Lambton Shores City	-8.1%	0.8%	-8.1%		0.8%	0.8%
Leamington CA	Leamington CA	1.3%	0.8%	0.8%	2.0%	0.8%	0.8%
London	London CMA	4.3%	0.8%	0.8%	1.3%	0.8%	0.8%
London	Zone 1 - Downtown North	12.0%	0.8%	0.8%		0.8%	0.8%
London	Zone 2 - Northeast	2.8%	0.8%	0.8%	1.4%	0.8%	0.8%
London	Zone 3 - North	8.3%	0.8%	0.8%		0.8%	0.8%
London	Zone 4 - Northwest	3.6%	0.8%	0.8%		0.8%	0.8%
London	Zone 5 - Southwest	1.6%	0.8%	0.8%	2.0%	0.8%	0.8%
London	Zone 6 - South Central	-4.8%	0.8%	-4.8%		0.8%	0.8%
London	Zone 7 - South	4.9%	0.8%	0.8%	6.3%	0.8%	0.8%
London	Zone 8 - East	2.5%	0.8%	0.8%	2.6%	0.8%	0.8%
London	Zone 9 - St. Thomas	4.4%	0.8%	0.8%		0.8%	0.8%
London	Zone 10 - Strathroy-Caradoc	2.3%	0.8%	0.8%		0.8%	0.8%
London	Zone 11 - Rest of CMA	-3.4%	0.8%	-3.4%		0.8%	0.8%
Midland CA	Midland CA	3.0%	0.8%	0.8%		0.8%	0.8%
Mississippi Mills Town	Mississippi Mills Town		0.8%	0.8%	1.4%	0.8%	0.8%
Norfolk CA	Norfolk CA	2.1%	0.8%	0.8%		0.8%	0.8%
North Bay CA	North Bay CA	7.2%	0.8%	0.8%	0.4%	0.8%	0.4%
North Perth Town	North Perth Town	4.7%	0.8%	0.8%	0.0%	0.8%	0.0%
Orillia CA	Orillia CA	0.2%	0.8%	0.2%	0.0%	0.8%	0.0%
Oshawa	Oshawa CMA	0.3%	0.8%	0.3%	5.8%	0.8%	0.8%
Oshawa	Zone 1 - Oshawa (North)	2.3%	0.8%	0.8%	2.9%	0.8%	0.8%
Oshawa	Zone 2 - Oshawa (S./Central)	-0.9%	0.8%	-0.9%	2.7%	0.8%	0.8%