

2021 Indices for Benchmark Costs and Revenues				
Table 1	Mixed Non-Profit Projects	Benchmark Itemized	%	Factor
Table 2	100% RGI Non-Profit Projects	Benchmark Costs	%	Factor
Table 3	Mixed Non-Profit Projects by Housing Provider	Market Rent, Vacancy	% *Weighted if applicable	
Table 4	Mixed Non-Profit Projects by Housing Provider	Loss, Bad Debt	Factor *Weighted if applicable	
* Housing Providers with units in different zones must use the weighted average as provided on Table 3 and Table 4.				

TABLE 1

HDN# 2021 - 251

**2022 Indices for Mixed Non-Profit Projects
Housing Services Act, O.Reg 369**

	Item	Index Description	2022 Index (%)	2022 Factor
Benchmark Costs	Administration and Maintenance	Ontario CPI all-items	3.71%	1.0371
	Insurance	Ontario CPI - Homeowner's Home and Mortgage Insurance Sub-index	3.52%	1.0352
	Bad Debt *	Market Rent Index	2022 Market Rent Index (MRI) Table 3	2022 Market Rent Index (MRI) Table 4
	Electricity	Ontario CPI - Electricity sub-index	18.61%	1.1861
	Water	Ontario CPI - Water sub-index	3.42%	1.0342
	Natural Gas	Ontario CPI - Natural gas sub-index	17.20%	1.1720
	Oil & Other Fuels	Ontario CPI - Oil and other fuel sub-index	35.82%	1.3582
	Capital Reserves	Ontario CPI - all items	3.71%	1.0371
Benchmark Revenues	Indexed Market Rent *	Market Rent Index	2022 Market Rent Index (MRI) Table 3	2022 Market Rent Index (MRI) Table 4
	Vacancy Loss *	Market Rent Index	2022 Market Rent Index (MRI) Table 3	2022 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 - 251

**2022 Indices for 100% RGI Non-Profit Projects
Housing Services Act, O.Reg 369**

	Item	Index Description	2022 Index (%)	2022 Factor
Benchmark Costs	Administration and Maintenance	Ontario CPI all-items	3.71%	1.0371
	Insurance	Ontario CPI - homeowner's home and mortgage insurance sub-index	3.52%	1.0352
	Bad Debt	Ontario CPI - all items	3.71%	1.0371
	Electricity	Ontario CPI - Electricity sub-index	18.61%	1.1861
	Water	Ontario CPI - Water sub-index	3.42%	1.0342
	Natural Gas	Ontario CPI - Natural gas sub-index	17.20%	1.1720
	Oil & Other Fuels	Ontario CPI - Oil and other fuel sub-index	35.82%	1.3582
	Capital Reserves	Ontario CPI all items	3.71%	1.0371

TABLE 3

<p align="center">City of London and County of Middlesex 2022 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	1.20%		8	East			
Artisan Co-operative		1.20%	2	Northeast			
Bethany Residences Non-Profit	1.20%		8	East			
Bonaventure Housing Co-operative		1.20%	8	East			
Bridge End Co-operative		1.20%	4	Northwest			
Chelsea Green Home Society - Jalna		1.20%	7	South	60		
Chelsea Green Home Society - Wavell		1.20%	8	East	60		
Chelsea Green Home Society Portfolio WA					Weighted Average	120	1.20%
Columbus Non-Profit	1.20%		10	Strathroy-Caradoc			
Country Spirit Housing Co-operative		1.20%	7	South			
Delaware Non-Profit	1.20%		11	Rest of CMA			
Delta Place Co-operative	1.20%		5	Southwest			
Fifty Plus Co-operative	1.20%		2	Northeast			
Forest Quarter Family Non-Profit		1.20%	5	Southwest			
Genesis Co-operative		1.20%	8	East			
Gilzean's Creek Co-operative		1.20%	10	Strathroy-Caradoc			
Glencoe Non-Profit	1.20%		11	Rest of CMA			
Good News Non-Profit		1.20%	8	East			
Interfaith (London) Non-Profit		1.20%	5	Southwest			
Latin-American/Canadian Non-Profit		1.20%	8	East			
London Non-Profit Multicultural Residences		1.20%	7	South			
London Polonia - Deveron Crescent		1.20%	7	South	54		
London Polonia - Shelborne Street		1.20%	7	South	68		
London Polonia - South Street.	1.20%		1	Downtown North	40		
London Polonia Portfolio WA					Weighted Average	162	1.20%
London Town Co-operative		1.20%	4	Northwest			
Lucan Non-Profit	1.20%		11	Rest of CMA			
Lutheran Non-Profit	1.20%		4	Northwest			
Marconi Non-Profit - Marconi Boulevard		1.20%	8	East	60		
Marconi NP - Bentley Street		1.20%	2	Northeast	60		
Marconi Non-Profit Portfolio WA					Weighted Average	120	1.20%
Melbourne Non-Profit	1.20%		11	Rest of CMA			
Oaklands Co-operative		1.20%	8	East			
Odell-Jalna - Jalna Blvd.		1.20%	7	South	64		
Odell-Jalna - Shelborne Street		1.20%	7	South	67		
Odell-Jalna - Ottaway Place	1.20%		1	Downtown North	60		
Odell-Jalna Residences - Wavell		1.20%	8	East	55		
Odell-Jalna Portfolio WA					Weighted Average	246	1.20%
Pam Gardens - 711 Pond Mills Road		1.20%	7	South	65		
Pam Gardens - 1369 Commissioners Road	1.20%	1.20%	5	Southwest	54/20		
Pam Gardens - 730 Deveron Crescent		1.20%	7	South	65		
Pam Gardens Portfolio WA					Weighted Average	204	1.20%
Sherwood Forest Non-Profit	1.20%		4	Northwest			
Spirit of 1919 Housing Co-operative		1.20%	8	East			
St. Martin's Co-operative		1.20%	2	Northeast			
Strathroy & District Christian Retirement	1.20%		10	Strathroy-Caradoc			
Tanglewood Orchard Co-operative	1.20%	1.20%	7	South	10/62		
Tanglewood Orchard Co-operative WA					Weighted Average	72	1.20%
Tolpuddle Co-operative	1.20%		8	East			
Whiteoak Heritage Housing Co-operative		1.20%	7	South			
William Mercer Wilson Non-Profit	1.20%		5	Southwest			
Windy Woods Co-operative	1.20%	1.20%	5	Southwest	90/30		
Windy Woods Co-operative WA					Weighted Average	120	1.20%
Wonderland Non-Profit	1.20%		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.							

TABLE 4

City of London and County of Middlesex 2022 Market Rent Index Factors Schedule							
Housing Provider	Market Rent Factor		Zone		Units	Weighted Average	
	Apartment	Townhouse	Zone #	Zone Name			
Argyle Manor Non-Profit	1.0120		8	East			
Artisan Co-operative		1.0120	2	Northeast			
Bethany Residences Non-Profit	1.0120		8	East			
Bonaventure Housing Co-operative		1.0120	8	East			
Bridge End Co-operative		1.0120	4	Northwest			
Chelsea Green Home Society - Jalna		1.0120	7	South	60		
Chelsea Green Home Society - Wavell		1.0120	8	East	60		
Chelsea Green Home Society Portfolio WA					Weighted Average	120	1.0120
Columbus Non-Profit	1.0120		10	Strathroy-Caradoc			
Country Spirit Housing Co-operative		1.0120	7	South			
Delaware Non-Profit	1.0120		11	Rest of CMA			
Delta Place Co-operative	1.0120		5	Southwest			
Fifty Plus Co-operative	1.0120		2	Northeast			
Forest Quarter Family Non-Profit		1.0120	5	Southwest			
Genesis Co-operative		1.0120	8	East			
Gilzean's Creek Co-operative		1.0120	10	Strathroy-Caradoc			
Glencoe Non-Profit	1.0120		11	Rest of CMA			
Good News Non-Profit		1.0120	8	East			
Interfaith (London) Non-Profit		1.0120	5	Southwest			
Latin-American/Canadian Non-Profit		1.0120	8	East			
London Non-Profit Multicultural Residences		1.0120	7	South			
London Polonia - Deveron Crescent		1.0120	7	South	54		
London Polonia - Shelborne Street		1.0120	7	South	68		
London Polonia - South Street.	1.0120		1	Downtown North	40		
London Polonia Portfolio WA					Weighted Average	162	1.0120
London Town Co-operative		1.0120	4	Northwest			
Lucan Non-Profit	1.0120		11	Rest of CMA			
Lutheran Non-Profit	1.0120		4	Northwest			
Marconi Non-Profit - Marconi Boulevard		1.0120	8	East	60		
Marconi Non-Profit Portfolio WA					Weighted Average	60	1.0120
Marconi NP - Bentley Street		1.0120	2	Northeast	60		
Melbourne Non-Profit	1.0120		11	Rest of CMA			
Oaklands Co-operative		1.0120	8	East			
Odell-Jalna - Jalna Blvd.		1.0120	7	South	64		
Odell-Jalna - Shelborne Street		1.0120	7	South	67		
Odell-Jalna - Ottaway Place	1.0120		1	Downtown North	60		
Odell-Jalna Residences - Wavell		1.0120	8	East	55		
Odell-Jalna Portfolio WA					Weighted Average	246	1.0120
Pam Gardens - 1369 Commissioners Road	1.0120	1.0120	5	Southwest	54/20		
Pam Gardens - 711 Pond Mills Road		1.0120	7	South	65		
Pam Gardens - 730 Deveron Crescent		1.0120	7	South	65		
Pam Gardens Portfolio WA					Weighted Average	204	1.0120
Sherwood Forest Non-Profit	1.0120		4	Northwest			
Spirit of 1919 Housing Co-operative		1.0120	8	East			
St. Martin's Co-operative		1.0120	2	Northeast			
Strathroy & District Christian Retirement	1.0120		10	Strathroy-Caradoc			
Tanglewood Orchard Co-operative	1.0120	1.0120	7	South	10/62		
Tanglewood Orchard Co-operative WA					Weighted Average	72	1.0120
Tolpuddle Co-operative	1.0120		8	East			
Whiteoak Heritage Housing Co-operative		1.0120	7	South			
William Mercer Wilson Non-Profit	1.0120		5	Southwest			
Windy Woods Co-operative	1.0120	1.0120	5	Southwest	90/30		
Windy Woods Co-operative WA					Weighted Average	120	1.0120
Wonderland Non-Profit	1.0120		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%