

TABLE 1

HDN# 2022 - 260

**2023 Indices for Mixed Non-Profit Projects
Housing Services Act, O.Reg 369**

	Item	Index Description	2023 Index (%)	2023 Factor
Benchmark Costs	Administration and Maintenance	Ontario CPI all-items	7.78%	1.0778
	Insurance	Ontario CPI - Homeowner's Home and Mortgage Insurance Sub-index	8.22%	1.0822
	Bad Debt *	Market Rent Index	2023 Market Rent Index (MRI) Table 3	2023 Market Rent Index (MRI) Table 4
	Electricity	Ontario CPI - Electricity sub-index	3.74%	1.0374
	Water	Ontario CPI - Water sub-index	3.50%	1.0350
	Natural Gas	Ontario CPI - Natural gas sub-index	16.08%	1.1608
	Oil & Other Fuels	Ontario CPI - Oil and other fuel sub-index	85.78%	1.8578
	Capital Reserves	Ontario CPI - all items	7.78%	1.0778
Benchmark Revenues	Indexed Market Rent *	Market Rent Index	2023 Market Rent Index (MRI) Table 3	2023 Market Rent Index (MRI) Table 4
	Vacancy Loss *	Market Rent Index	2023 Market Rent Index (MRI) Table 3	2023 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# 2022 - 260

**2023 Indices for 100% RGI Non-Profit Projects
Housing Services Act, O.Reg 369**

	Item	Index Description	2023 Index (%)	2023 Factor
Benchmark Costs	Administration and Maintenance	Ontario CPI all-items	7.78%	1.0778
	Insurance	Ontario CPI - homeowner's home and mortgage insurance sub-index	8.22%	1.0822
	Bad Debt	Ontario CPI - all items	7.78%	1.0778
	Electricity	Ontario CPI - Electricity sub-index	3.74%	1.0374
	Water	Ontario CPI - Water sub-index	3.50%	1.0350
	Natural Gas	Ontario CPI - Natural gas sub-index	16.08%	1.1608
	Oil & Other Fuels	Ontario CPI - Oil and other fuel sub-index	85.78%	1.8578
	Capital Reserves	Ontario CPI all items	7.78%	1.0778

TABLE 3

City of London and County of Middlesex 2023 Market Rent Index Percentages (MRI) Schedule						
Housing Provider	Market Rent Index		Zone		Units	Weighted Average
	Apartment	Townhouse	Zone #	Zone Name		
Argyle Manor Non-Profit	-0.40%		8	East		
Artisan Co-operative		2.50%	2	Northeast		
Bethany Residences Non-Profit	-0.40%		8	East		
Bonaventure Housing Co-operative		-5.50%	8	East		
Bridge End Co-operative		2.50%	4	Northwest		
Chelsea Green Home Society - Jalna		2.50%	7	South	60	
Chelsea Green Home Society - Wavell		-5.50%	8	East	60	
Chelsea Green Home Society Portfolio WA				Weighted Average	120	-1.50%
Columbus Non-Profit	-9.90%		10	Strathroy-Caradoc		
Country Spirit Housing Co-operative		2.50%	7	South		
Delaware Non-Profit	2.50%		11	Rest of CMA		
Delta Place Co-operative	2.50%		5	Southwest		
Fifty Plus Co-operative	2.50%		2	Northeast		
Forest Quarter Family Non-Profit		-4.80%	5	Southwest		
Genesis Co-operative		-5.50%	8	East		
Gilzean's Creek Co-operative		2.50%	10	Strathroy-Caradoc		
Glencoe Non-Profit	2.50%		11	Rest of CMA		
Good News Non-Profit		-5.50%	8	East		
Interfaith (London) Non-Profit		-4.80%	5	Southwest		
Latin-American/Canadian Non-Profit		-5.50%	8	East		
London Non-Profit Multicultural Residences		2.50%	7	South		
London Polonia - Deveron Crescent		2.50%	7	South	54	
London Polonia - Shelborne Street		2.50%	7	South	68	
London Polonia - South Street.	2.50%		1	Downtown North	40	
London Polonia Portfolio WA				Weighted Average	162	2.50%
London Town Co-operative		2.50%	4	Northwest		
Lucan Non-Profit	2.50%		11	Rest of CMA		
Lutheran Non-Profit	2.50%		4	Northwest		
Marconi Non-Profit - Marconi Boulevard		-5.50%	8	East	60	
Marconi NP - Bentley Street		2.50%	2	Northeast	60	
Marconi Non-Profit Portfolio WA				Weighted Average	120	-1.50%
Melbourne Non-Profit	2.50%		11	Rest of CMA		
Oaklands Co-operative		-5.50%	8	East		
Odell-Jalna - Jalna Blvd.		2.50%	7	South	64	
Odell-Jalna - Shelborne Street		2.50%	7	South	67	
Odell-Jalna - Ottaway Place	2.50%		1	Downtown North	60	
Odell-Jalna Residences - Wavell		-5.50%	8	East	55	
Odell-Jalna Portfolio WA				Weighted Average	246	0.71%
Pam Gardens - 711 Pond Mills Road		2.50%	7	South	65	
Pam Gardens - 1369 Commissioners Road	2.50%	-4.80%	5	Southwest	54/20	
Pam Gardens - 730 Deveron Crescent		2.50%	7	South	65	
Pam Gardens Portfolio WA				Weighted Average	204	1.78%
Sherwood Forest Non-Profit	2.50%		4	Northwest		
Spirit of 1919 Housing Co-operative		-5.50%	8	East		
St. Martin's Co-operative		2.50%	2	Northeast		
Strathroy & District Christian Retirement	-9.90%		10	Strathroy-Caradoc		
Tanglewood Orchard Co-operative	2.50%	2.50%	7	South	10/62	
Tanglewood Orchard Co-operative WA				Weighted Average	72	2.50%
Tolpiddle Co-operative	-0.40%		8	East		
Whiteoak Heritage Housing Co-operative		2.50%	7	South		
William Mercer Wilson Non-Profit	2.50%		5	Southwest		
Windy Woods Co-operative	2.50%	-4.80%	5	Southwest	90/30	
Windy Woods Co-operative WA				Weighted Average	120	0.68%
Wonderland Non-Profit	2.50%		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.						
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 2023 Market Rent Index Factors Schedule						
Housing Provider	Market Rent Factor		Zone		Units	Weighted Average
	Apartment	Townhouse	Zone #	Zone Name		
Argyle Manor Non-Profit	0.9960		8	East		
Artisan Co-operative		1.0250	2	Northeast		
Bethany Residences Non-Profit	0.9960		8	East		
Bonaventure Housing Co-operative		0.9450	8	East		
Bridge End Co-operative		1.0250	4	Northwest		
Chelsea Green Home Society - Jalna		1.0250	7	South	60	
Chelsea Green Home Society - Wavell		0.9450	8	East	60	
Chelsea Green Home Society Portfolio WA				Weighted Average	120	0.9850
Columbus Non-Profit	0.9010		10	Strathroy-Caradoc		
Country Spirit Housing Co-operative		1.0250	7	South		
Delaware Non-Profit	1.0250		11	Rest of CMA		
Delta Place Co-operative	1.0250		5	Southwest		
Fifty Plus Co-operative	1.0250		2	Northeast		
Forest Quarter Family Non-Profit		0.9520	5	Southwest		
Genesis Co-operative		0.9450	8	East		
Gilzean's Creek Co-operative		1.0250	10	Strathroy-Caradoc		
Glencoe Non-Profit	1.0250		11	Rest of CMA		
Good News Non-Profit		0.9450	8	East		
Interfaith (London) Non-Profit		0.9520	5	Southwest		
Latin-American/Canadian Non-Profit		0.9450	8	East		
London Non-Profit Multicultural Residences		1.0250	7	South		
London Polonia - Deveron Crescent		1.0250	7	South	54	
London Polonia - Shelborne Street		1.0250	7	South	68	
London Polonia - South Street	1.0250		1	Downtown North	40	
London Polonia Portfolio WA				Weighted Average	162	1.0250
London Town Co-operative		1.0250	4	Northwest		
Lucan Non-Profit	1.0250		11	Rest of CMA		
Lutheran Non-Profit	1.0250		4	Northwest		
Marconi Non-Profit - Marconi Boulevard		0.9450	8	East	60	
Marconi Non-Profit Portfolio WA				Weighted Average	60	0.9450
Marconi NP - Bentley Street		1.0250	2	Northeast	60	
Melbourne Non-Profit	1.0250		11	Rest of CMA		
Oaklands Co-operative		0.9450	8	East		
Odell-Jalna - Jalna Blvd.		1.0250	7	South	64	
Odell-Jalna - Shelborne Street		1.0250	7	South	67	
Odell-Jalna - Ottaway Place	1.0250		1	Downtown North	60	
Odell-Jalna Residences - Wavell		1.0250	8	East	55	
Odell-Jalna Portfolio WA				Weighted Average	246	1.0250
Pam Gardens - 1369 Commissioners Road	1.0250	0.9520	5	Southwest	54/20	
Pam Gardens - 711 Pond Mills Road		1.0250	7	South	65	
Pam Gardens - 730 Deveron Crescent		1.0250	7	South	65	
Pam Gardens Portfolio WA				Weighted Average	204	1.0178
Sherwood Forest Non-Profit	1.0250		4	Northwest		
Spirit of 1919 Housing Co-operative		0.9450	8	East		
St. Martin's Co-operative		1.0250	2	Northeast		
Strathroy & District Christian Retirement	0.9010		10	Strathroy-Caradoc		
Tanglewood Orchard Co-operative	1.0250	1.0250	7	South	10/62	
Tanglewood Orchard Co-operative WA				Weighted Average	72	1.0250
Tolpuddle Co-operative	0.9960		8	East		
Whiteoak Heritage Housing Co-operative		1.0250	7	South		
William Mercer Wilson Non-Profit	1.0250		5	Southwest		
Windy Woods Co-operative	1.0250	0.9520	5	Southwest	90/30	
Windy Woods Co-operative WA				Weighted Average	120	1.0068
Wonderland Non-Profit	1.0250		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.						
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