

**TABLE 1****HDN# 2023 - 267**

**2024 Indices for Mixed Non-Profit Projects  
Housing Services Act, O.Reg 369**

	<b>Item</b>	<b>Index Description</b>	<b>2024 Index (%)</b>	<b>2024 Factor</b>
<b>Benchmark Costs</b>	Administration and Maintenance	Ontario CPI all-items	3.12%	1.0312
	Insurance	Ontario CPI - Homeowner's Home and Mortgage Insurance Sub-index	5.53%	1.0553
	Bad Debt *	Market Rent Index	2024 Market Rent Index (MRI) Table 3	2024 Market Rent Index (MRI) Table 4
	Electricity	Ontario CPI - Electricity sub-index	3.04%	1.0304
	Water	Ontario CPI - Water sub-index	3.75%	1.0375
	Natural Gas	Ontario CPI - Natural gas sub-index	4.55%	1.0455
	Oil & Other Fuels	Ontario CPI - Oil and other fuel sub-index	-36.99%	0.6301
	Capital Reserves	Ontario CPI - all items	3.12%	1.0312
<b>Benchmark Revenues</b>	Indexed Market Rent *	Market Rent Index	2024 Market Rent Index (MRI) Table 3	2024 Market Rent Index (MRI) Table 4
	Vacancy Loss *	Market Rent Index	2024 Market Rent Index (MRI) Table 3	2024 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# 2023 - 267**

**2024 Indices for 100% RGI Non-Profit Projects  
Housing Services Act, O.Reg 369**

	<b>Item</b>	<b>Index Description</b>	<b>2024 Index (%)</b>	<b>2024 Factor</b>
<b>Benchmark Costs</b>	Administration and Maintenance	Ontario CPI all-items	3.12%	1.0312
	Insurance	Ontario CPI - homeowner's home and mortgage insurance sub-index	5.53%	1.0553
	Bad Debt	Ontario CPI - all items	3.12%	1.0312
	Electricity	Ontario CPI - Electricity sub-index	3.04%	1.0304
	Water	Ontario CPI - Water sub-index	3.75%	1.0375
	Natural Gas	Ontario CPI - Natural gas sub-index	4.55%	1.0455
	Oil & Other Fuels	Ontario CPI - Oil and other fuel sub-index	-36.99%	0.6301
	Capital Reserves	Ontario CPI all items	3.12%	1.0312

**TABLE 3**

City of London and County of Middlesex 2024 Market Rent Index Percentages (MRI) Schedule							
Housing Provider	Market Rent Index		Zone		Units	Weighted Average	
	Apartment	Townhouse	Zone #	Zone Name			
Argyle Manor Non-Profit	2.50%		8	East			
Artisan Co-operative		-3.00%	2	Northeast			
Bethany Residences Non-Profit	2.50%		8	East			
Bonaventure Housing Co-operative		2.50%	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		2.50%	8	East			60
<b>Chelsea Green Home Society Portfolio WA</b>							<b>Weighted Average</b>
Columbus Non-Profit	2.50%		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		0.30%	5	Southwest			
Genesis Co-operative		2.50%	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		2.50%	8	East			
Interfaith (London) Non-Profit		0.30%	5	Southwest			
Latin-American/Canadian Non-Profit		2.50%	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
<b>London Polonia Portfolio WA</b>					<b>Weighted Average</b>	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		2.50%	8	East			60
Marconi NP - Bentley Street		-3.00%	2	Northeast	60		
<b>Marconi Non-Profit Portfolio WA</b>					<b>Weighted Average</b>	120	-0.25%
Melbourne Non-Profit	2.50%		11	Rest of CMA			
Oaklands Co-operative		2.50%	8	East			
Odell-Jalna - Jalna Blvd.		2.50%	7	South			64
Odell-Jalna - Shelborne Street		2.50%	7	South			67
Odell-Jalna - Ottawa Place	2.50%		1	Downtown North			60
Odell-Jalna Residences - Wavell		2.50%	8	East	55		
<b>Odell-Jalna Portfolio WA</b>					<b>Weighted Average</b>	246	2.50%
Pam Gardens - 711 Pond Mills Road		2.50%	7	South	65		
Pam Gardens - 1369 Commissioners Road	2.50%	0.30%	5	Southwest	54/20		
Pam Gardens - 730 Deveron Crescent		2.50%	7	South	65		
<b>Pam Gardens Portfolio WA</b>					<b>Weighted Average</b>	204	2.28%
Sherwood Forest Non-Profit	2.50%		4	Northwest			
Spirit of 1919 Housing Co-operative		2.50%	8	East			
St. Martin's Co-operative		-3.00%	2	Northeast			
Strathroy & District Christian Retirement	2.50%		10	Strathroy-Caradoc			
Tanglewood Orchard Co-operative	2.50%	2.50%	7	South			10/62
<b>Tanglewood Orchard Co-operative WA</b>					<b>Weighted Average</b>	72	2.50%
Tolpudde Co-operative	2.50%		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%	0.30%	5	Southwest			90/30
<b>Windy Woods Co-operative WA</b>					<b>Weighted Average</b>	120	1.95%
Wonderland Non-Profit	2.50%		5	Southwest			
<b>ZONE DESCRIPTIONS</b>							
<b>Zone 1 - Downtown North</b> North to Oxford St., East to Adelaide St. and bound by the Thames River to the West and the South							
<b>Zone 2 - Northeast</b> North of Oxford St., East of Adelaide St., West of Clarke Rd., North to the River and Kilally Rd.							
<b>Zone 3 - North</b> North of Oxford St., West of Adelaide St. (except portion North of the River), City Boundary to the North and River to the West.							
<b>Zone 4 - Northwest</b> South to Riverside Dr. & River, West to Sanatorium Rd area, North to City Boundary & West of River boundary with Zone 3.							
<b>Zone 5 - Southwest</b> West of Wharncliffe Rd., South of Thames River to Southdale Rd., South to Lambeth, West of the Byron area.							
<b>Zone 6 - South Central</b> Old South area - East of Wharncliffe Rd., West of Adelaide St., North of Baseline Rd., and South of the Thames River.							
<b>Zone 7 - South</b> East of Wharncliffe Rd., South of Zone 6 and Thames River to the 401 Highway and then to the eastern boundary of the City.							
<b>Zone 8 - East</b> East of Adelaide St. South of Oxford St. (ex. sec. East of Clarke Rd.) to Eastern City boundary & to South branch of Thames River.							
<b>Zone 9 - St. Thomas</b> Not applicable							
<b>Zone 10 - Strathroy-Caradoc</b> Town of Strathroy							
<b>Zone 11 - Rest of CMA</b> Remainder of Middlesex County not described as City of London or Town of Strathroy.							

**TABLE 4**

City of London and County of Middlesex 2024 Market Rent Index Factors Schedule						
Housing Provider	Market Rent Factor		Zone		Units	Weighted Average
	Apartment	Townhouse	Zone #	Zone Name		
Argyle Manor Non-Profit	1.0250		8	East		
Artisan Co-operative		0.9700	2	Northeast		
Bethany Residences Non-Profit	1.0250		8	East		
Bonaventure Housing Co-operative		1.0250	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		1.0250	8	East	60	
<b>Chelsea Green Home Society Portfolio WA</b>			<b>Weighted Average</b>		120	<b>1.0250</b>
Columbus Non-Profit	1.0250		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		1.0030	5	Southwest		
Genesis Co-operative		1.0250	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		1.0250	8	East		
Interfaith (London) Non-Profit		1.0030	5	Southwest		
Latin-American/Canadian Non-Profit		1.0250	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	
<b>London Polonia Portfolio WA</b>			<b>Weighted Average</b>		162	<b>1.0250</b>
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		1.0250	8	East	60	
<b>Marconi Non-Profit Portfolio WA</b>			<b>Weighted Average</b>		60	<b>1.0250</b>
Marconi NP - Bentley Street		0.9700	2	Northeast	60	
Melbourne Non-Profit	1.0250		11	Rest of CMA		
Oaklands Co-operative		1.0250	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	
<b>Odell-Jalna Portfolio WA</b>			<b>Weighted Average</b>		246	<b>1.0250</b>
Pam Gardens - 1369 Commissioners Road	1.0250	1.0030	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	
<b>Pam Gardens Portfolio WA</b>			<b>Weighted Average</b>		204	<b>1.0228</b>
Sherwood Forest Non-Profit	1.0250		4	Northwest		
Spirit of 1919 Housing Co-operative		1.0250	8	East		
St. Martin's Co-operative		0.9700	2	Northeast		
Strathroy & District Christian Retirement	1.0250		10	Strathroy-Caradoc		
Tanglewood Orchard Co-operative	1.0250	1.0250	7	South	10/62	
<b>Tanglewood Orchard Co-operative WA</b>			<b>Weighted Average</b>		72	<b>1.0250</b>
Tolpiddle Co-operative	1.0250		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	1.0030	5	Southwest	90/30	
<b>Windy Woods Co-operative WA</b>			<b>Weighted Average</b>		120	<b>1.0195</b>
Wonderland Non-Profit	1.0250		5	Southwest		
<b>ZONE DESCRIPTIONS</b>						
<b>Zone 1 - Downtown North</b> North to Oxford St., East to Adelaide St. and bound by the Thames River to the West and the South						
<b>Zone 2 - Northeast</b> North of Oxford St., East of Adelaide St., West of Clarke Rd., North to the River and Kilally Rd.						
<b>Zone 3 - North</b> North of Oxford St, West of Adelaide St. (except portion North of the River), City Boundary to the North and River to the West.						
<b>Zone 4 - Northwest</b> South to Riverside Dr. & River, West to Sanatorium Rd area, North to City Boundary & West of River boundary with Zone 3.						
<b>Zone 5 - Southwest</b> West of Wharncliffe Rd., South of Thames River to Southdale Rd., South to Lambeth, West of the Byron area.						
<b>Zone 6 - South Central</b> Old South area - East of Wharncliffe Rd., West of Adelaide St., North of Baseline Rd., and South of the Thames River.						
<b>Zone 7 - South</b> East of Wharncliffe Rd., South of Zone 6 and Thames River to the 401 Highway and then to the eastern boundary of the City.						
<b>Zone 8 - East</b> East of Adelaide St. South of Oxford St. (ex. sec. East of Clarke Rd.) to Eastern City boundary & to South branch of Thames River.						
<b>Zone 9 - St. Thomas</b> 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.