



**Durham Community Housing Directives**  
Housing Services Division  
605 Rossland Rd E, Whitby L1N 6A3  
905-668-7711 | 1-800-372-1102 | [durham.ca](http://durham.ca)

**Subject:** Operating Cost and Non-Rental Revenue Indices for 2023  
**Directive Number:** FIN 2022-02  
**Date:** September 20, 2022

## Purpose

To provide the Operating Cost and Non-Rental Revenue Indices for 2023 for housing providers under the Housing Services Act.

## Background

On an annual basis and as required under the Housing Services Act, the Ministry of Municipal Affairs and Housing (MMAH) publishes cost and revenue indices which are used to calculate housing provider subsidies.

The operating cost indices are compiled from data taken from the Ontario Consumer Price Index and its various sub-indices, as published by Statistics Canada.

## 2023 Indices

In accordance with MMAH's release of the operating cost indices, housing providers will use the indices in the following table to inflate the 2023 indexed benchmark costs for all fiscal years commencing in 2023.

<b>Cost</b>	<b>Regular Housing Providers</b>	<b>100% RGI Housing Providers</b>
Administration and Maintenance	1.0778	1.0778
Electricity	1.0374	1.0374
Water	1.035	1.035
Fuel (Natural Gas)	1.1608	1.1608
Insurance	1.0822	1.0822

<b>Cost</b>	<b>Regular Housing Providers</b>	<b>100% RGI Housing Providers</b>
Capital Reserves	1.0778	1.0778
Vacancy Loss	Market Rent Index for your project	n/a
Bad Debt Expense	Market Rent Index for your project	1.0778
Non-Rental Revenue (remains as originally benchmarked)	1.000	1.000

### **Effective Date**

---

This directive is effective for fiscal years commencing in 2023.

### **Legislative Authority**

---

Housing Services Act, s. 78(1)  
 Ontario Regulation 369/11, s. 6(1) and s. 13(1)