



## Durham Social Housing Directives

Housing Services Division | Financial Housing Services  
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<b>Subject:</b>	<b>Operating Cost and Rent Inflation Factors for MNP Providers for 2021</b>
<b>Directive Number:</b>	<b>FIN 2020-05</b>
<b>Date:</b>	<b>December 11, 2020</b>

### Purpose

To provide the Operating Cost Factor and updated Rent Inflation Factor for 2021 for all Municipal Non-Profit (MNP) Housing Providers governed by 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 for each Region a cost factor and rent inflation factor which are used to calculate housing provider subsidies.

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

Effective January 1, 2021, the rent control guideline for 2021 is revised to zero percent under section 120 (3.1) of the RTA to support the Provincial rent freeze period for 2021. As such, MMAH has revised the Rent Inflation Factors that were previously published.

### Operating Cost and Rent Inflation Factors and Effective Date

In accordance with MMAH's release of the operating cost and rent inflation factors, MNP housing providers will use the following factors to inflate the 2020 approved operating costs and the 2020 minimum rents, for all fiscal years commencing in 2021.

Item	Factor	Detail
Cost Factor	1.0252	This factor is recorded on Line 432 of the Annual MNP Subsidy Estimate form.
Rent Inflation	1.000	This factor is recorded on Line 441 of the Annual MNP Subsidy Estimate form.

## **Repealed Directive**

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This directive replaces Durham Community Housing Directive FIN 2020-03 Operating Cost and Rent Inflation Factors for MNP Providers for 2021 for 2021 that was issued prior to the introduction of the 2021 rent freeze period.

## **Legislative Authority**

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