



Durham Social Housing Directives

Housing Services Division | Financial Housing Services
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Subject:	Operating Cost and Non-Rental Revenue Indices for 2021
Directive Number:	FIN 2020-02
Date:	July 17, 2020

Purpose

To provide the Operating Cost and Non-Rental Revenue Indices for 2021 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.

Effective Date

In accordance with MMAH's release of the operating cost indices, housing providers will use the following indices to inflate the 2020 indexed benchmark costs, for all fiscal years commencing in 2021.

Cost	Regular Housing Providers	100% RGI Housing Providers
Administration and Maintenance	0.9957	0.9957
Electricity	0.8693	0.8693
Water	1.0301	1.0301
Fuel (Natural Gas)	0.9443	0.9443
Insurance	1.0592	1.0592

Cost	Regular Housing Providers	100% RGI Housing Providers
Capital Reserves	0.9957	0.9957
Vacancy Loss	Market Rent Index for your project	n/a
Bad Debt Expense	Market Rent Index for your project	0.9957
Non-Rental Revenue (remains as originally benchmarked)	1.000	1.000

Legislative Authority

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