



Durham Community Housing Directives
Housing Services Division
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Subject:	Operating Cost and Non-Rental Revenue Indices for 2022
Directive Number:	FIN 2021-03
Date:	August 27, 2021

Purpose

To provide the Operating Cost and Non-Rental Revenue Indices for 2022 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 2021 indexed benchmark costs, for all fiscal years commencing in 2022.

Cost	Regular Housing Providers	100% RGI Housing Providers
Administration and Maintenance	1.0371	1.0371
Electricity	1.1861	1.1861
Water	1.0342	1.0342
Fuel (Natural Gas)	1.1720	1.1720
Insurance	1.0352	1.0352

Cost	Regular Housing Providers	100% RGI Housing Providers
Capital Reserves	1.0371	1.0371
Vacancy Loss	Market Rent Index for your project	n/a
Bad Debt Expense	Market Rent Index for your project	1.0371
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)