



Housing Services Notice

Date: September 27, 2022

HSN#: 2022-11

This applicable legislation/policy is to be implemented effective this date by the housing provider(s) under the following programs:

Please note, if your program is **not checked**, this change does not apply to your project.

- Federal Non-Profit Housing Program
- Federal Section 26/27 Housing Program
- Federal Urban Native Non-Profit Housing Program
- Private Non-Profit Housing Program
- Municipal Non-Profit Housing Program (Pre-1986)
- Local Housing Corporation
- Local Housing Corporation—Rent Supplement Programs
- Nipissing District Housing Registry

Subject: 2023 Minimum Market Rent for Municipal Non-Profits (Section 95)

Background:

Starting with the 1997 fiscal year, the Ministry developed an annual Rent Inflation Factor, which is to be used in the calculation of subsidy for projects subsidized under the Municipal Non-Profit Program (1978-1985). The Rent Inflation Factor is used to determine the Minimum Market rent that is expected to be charged. If a non-profit housing provider does not increase market rents by this rent inflation factor, it will be subjected to a reduction in subsidy.

Non-Profit's Responsibility:

The applicable Rent Inflation Factor is inserted on line 441, Page 3a, of the Municipal Non-Profit Operating Budget Form 819 (01/95). When used on the budget form, the factor is expressed as 1 plus a decimal number (e.g. 1.2% would be 1.012). The Rent Inflation Factor is then multiplied by the Minimum Market Rent for 2021 to determine the Minimum Market Rent for 2023.

If a provider feels that it cannot charge market rents at this Minimum Market Rent level, an application may be made to the District of Nipissing Social Services Administration Board (DNSSAB) for an exemption when the 2023 budget is submitted. The application must include supporting evidence to demonstrate the ability to charge Minimum Market Rent.

Action:

Municipal Non-Profit Housing Corporations are to use the 2023 Rent Inflation Factors to determine the Minimum Market Rent Level for the 2023 market rents.

If an exception for the Minimum Market Rent level is required, an application must be submitted along with the 2023 budget. The application must include evidence to support the inability to charge the Minimum Market Rent.

2023 Rent Inflation Factors:

REGION	APARTMENTS	TOWNHOUSES
North Bay	1.025	1.025
Sturgeon Falls	1.025	1.025

If you have any questions or concerns regarding this or any other Housing Services Notice, please contact the Housing Services Administrator assigned to your portfolio:

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Sincerely,

Tyler Venable
 Manager, Housing Programs
 Housing Services, DNSSAB

Attachment – 2023 Rent Inflation Factors