

Housing in Peel Information Update

CATEGORY: Human Services

SUCATEGORY: Housing in Peel Information Update – September 2024

SUBJECT: 2025 Cost and Revenue Indices – PEEL LIVING

A. PURPOSE

The purpose of this document is to communicate the 2025 indices for costs and revenues to calculate subsidies under the Housing Services Act (HSA).

The Cost Indices for mixed non-profit and 100% RGI non-profit projects are used to calculate operating subsidies.

The Market Rent Index is used to calculate the operating and rent-gearred (RGI) subsidies for section 110 housing providers (formerly section 103).

B. MIXED NON-PROFIT PROJECTS

Mixed Non-Profit Projects are to use Appendix 1, which presents a combination of indices for costs and revenues for mixed projects and the MRI Table in Appendix 3 to determine indices for Benchmark Revenues.

C. 100% RGI NON-PROFIT PROJECTS

100% RGI Non-Profit Projects are to use Appendix 2, which presents indices for costs for 100% RGI projects.

D. APPLYING THE INDICES

The numbers provided in the 2025 tables are percentages and must be converted into an “index factor” before it can be used to prepare your budget form for your 2025 fiscal year (O. Reg. 369/11 section 6.1).

The following are examples of a Positive Index and a Negative Index:

Positive Index Example		Negative Index Example	
Index	= 2.34%	Index	= (2.34)%
Decimal	= 0.0234	Decimal	= (0.0234)
Index Factor	= 0.0234 plus 1 = 1.0234	Index Factor	= (0.0234) plus 1 = 0.9766

E. APPENDIX 1. 2025 INDICES MIXED NON-PROFIT PROJECTS INDEX

	Item	Index description	2025 Index
Benchmark Costs	<i>Administration and maintenance</i>	Ontario CPI all-items	2.97%
	<i>Insurance</i>	Ontario CPI - homeowner's home and mortgage insurance sub-index	8.78%
	<i>Bad Debt</i>	Market Rent Index	Appendix 2
	<i>Electricity</i>	Ontario CPI - Electricity sub-index	6.02%
	<i>Water</i>	Ontario CPI - Water sub-index	4.62%
	<i>Natural Gas</i>	Ontario CPI - Natural gas sub-index	-2.79%
	<i>Oil and Other Fuel</i>	Ontario CPI - Oil and other fuel sub-index	4.66%
	<i>Capital Reserves</i>	Ontario CPI all-items	2.97%
Benchmark Revenues	<i>Indexed Market Rent</i>	Market Rent Index	Appendix 3
	<i>Vacancy Loss</i>	Market Rent Index	Appendix 3
	<i>Non-Rental Revenue</i>	Factor of 1	Factor of 1

F. APPENDIX 2. 2025 Indices 100% RGI Non-Profit Projects Index

	Item	Index description	2025 Index
Benchmark Costs	<i>Administration and maintenance</i>	Ontario CPI all-items	2.97%
	<i>Insurance</i>	Ontario CPI - homeowner's home and mortgage insurance sub-index	8.78%
	<i>Bad Debt</i>	Ontario CPI all-items	2.97%
	<i>Electricity</i>	Ontario CPI - Electricity sub-index	6.02%
	<i>Water</i>	Ontario CPI - Water sub-index	4.62%
	<i>Natural Gas</i>	Ontario CPI - Natural gas sub-index	-2.79%
	<i>Oil and Other Fuel</i>	Ontario CPI - Oil and other fuel sub-index	4.66%
	<i>Capital Reserves</i>	Ontario CPI all-items	2.97%

G. APPENDIX 3. 2025 MARKET RENT INDEX (MRI) BY HOUSING PROVIDER (EXCLUDING PEEL HOUSING CORPORATION)

Districts	Row (Townhouse)	Apartment
Brampton (East)	2.5%	2.5%
Brampton (West)	2.5%	2.5%
Mississauga (Northeast)	-0.6%	2.5%
Mississauga (Northwest)	2.5%	2.5%
Mississauga (South)	2.5%	2.5%
Caledon	2.5%	2.5%

No.	Project Name	MRI District	Building Type (Row/Apt/Mixed)	2025 MRI	Total Units
21	Westwood Place	Mississauga (Northeast)	Apartment	2.5%	41

22	Wedgewood Court	Mississauga (Northeast)	Apartment	2.5%	81
23	Ridgewood Court	Mississauga (Northeast)	Apartment	2.5%	144
25	The Conover	Mississauga (Northeast)	Apartment	2.5%	106
27	Brittania Place	Mississauga (Northeast)	Apartment	2.5%	123
28	Fletcher's View	Mississauga (Northeast)	Apartment	2.5%	101
29	Hammond Road	Mississauga (South)	Group Home	2.5%	8
30	Gardenview Court	Mississauga (Northeast)	Apartment	2.5%	180
31	Springfield Gardens	Mississauga (Northwest)	Apartment	2.5%	238
32	Drury Crescent	Brampton (East)	Group Home	2.5%	8
34	Lakeview Promenade	Mississauga (South)	Mixed	2.5%	122
35	Colonial Terrace	Mississauga (Northwest)	Row	2.5%	126
36	Creditbend Terrace	Mississauga (Northeast)	Row	-0.6%	69
37	Whillans Gate	Brampton (West)	Apartment	2.5%	122
38	Chelsea Gardens	Brampton (East)	Apartment	2.5%	250
39	Stationview Place	Caledon	Mixed	2.5%	82
40	The Redmond	Mississauga (Northeast)	Apartment	2.5%	125
41	Pinnacle View	Caledon	Apartment	2.5%	29
42	Clipstone Court	Brampton (West)	Row	2.5%	6
43	H.I.A.P.H.	Mississauga (South)	Group Home	2.5%	7
44	Garden Gate Circle	Brampton (West)	Row	2.5%	64
45	Weaver's Hill	Mississauga (Northeast)	Apartment	2.5%	254
46	Surveyor's Point	Mississauga (Northeast)	Apartment	2.5%	158
47	Derrybrae Place	Mississauga (Northeast)	Apartment	2.5%	129
48	Fair Oaks Place	Brampton	Mixed		148

		(West)		2.5%	
49	The Castlebrooke	Mississauga (South)	Apartment	2.5%	120
50	Confederation Place	Mississauga (Northeast)	Apartment	2.5%	121
52	Lakeside Court	Mississauga (South)	Mixed	2.5%	91
53	Gran Columbia	Mississauga (Northwest)	Row	2.5%	77