

# Housing in Peel Information Update

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**CATEGORY: Human Services**

**SUCATEGORY: Housing in Peel Information Update – September 2024**

**SUBJECT: 2025 Cost and Revenue Indices**

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## **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-geared (RGI) subsidies for section 110 housing providers (formerly section 103).

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## **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.

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## **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.

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## **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
<b>Benchmark Costs</b>	<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 3
	<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%
<b>Benchmark Revenues</b>	<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%

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**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.	Housing Provider	MRI District	Building Type (Row/Apt/Mixed)	2025 MRI
69	Aghabi Place	Mississauga (Northeast)	Apartment	2.5%
76	Ahneen	Mississauga (Northwest)	Row	2.5%
51	Arbour Mill	Mississauga (Northeast)	Apartment	2.5%
113	Armagh House (alternative provider)	Mississauga (South)	Apartment	2.5%

100	Barbertown	Mississauga (Northeast)	Apartment	2.5%
92	Bayanihan	Mississauga (Northeast)	Apartment	2.5%
77	Bristol Road	Mississauga (Northeast)	<b>Mixed</b>	2.5%
78	Britannia Glen	Mississauga (Northwest)	Apartment	2.5%
101	Camille's Place	Mississauga (Northeast)	Apartment	2.5%
102	Cervantes Lions Court	Mississauga (Northeast)	Apartment	2.5%
93	Chegoggin	Brampton (West)	Apartment	2.5%
103	Coral Place	Mississauga (Northeast)	Apartment	2.5%
104	Dan Benedict	Mississauga (Northeast)	Apartment	2.5%
105	Edenwood	Mississauga (Northwest)	Apartment	2.5%
106	Erin Court	Mississauga (South)	Apartment	2.5%
79	Fletcher's Creek	Mississauga (Northeast)	Row	-0.6%
33	Forest Ridge	Mississauga (Northwest)	Apartment	2.5%
80	Forestwood	Mississauga (Northeast)	Apartment	2.5%
81	Forum Italia	Mississauga (Northeast)	Apartment	2.5%
82	Hope Villa	Mississauga (Northeast)	Row	-0.6%
107	ILGWU	Mississauga (Northeast)	Apartment	2.5%
94	Indo-Canadian	Brampton (West)	Row	2.5%
109	Kimbermount Place	Mississauga (Northwest)	Apartment	2.5%
108	Las Americas	Mississauga (Northeast)	Apartment	2.5%
83	Lom Nava	Mississauga (Northwest)	Row	2.5%
95	Mahogany Place	Brampton (West)	<b>Mixed</b>	2.5%
88	Neelands Place	Brampton (West)	Apartment	2.5%
96	Northwood Park	Brampton (West)	Row	2.5%
84	Shalimar	Mississauga (South)	<b>Stacked</b>	2.5%
90	St. Mary's Seniors	Brampton (West)	Apartment	2.5%
85	Tannery Gate	Mississauga (Northwest)	Apartment	2.5%
86	Tatry	Mississauga (Northeast)	Apartment	2.5%
70	Tomken Grove	Mississauga (Northeast)	Apartment	2.5%
71	Turtle Creek Manor	Mississauga (South)	Apartment	2.5%
91	Union Village	Brampton (West)	Apartment	2.5%
87	Villa Esparanza	Mississauga (Northeast)	Row	-0.6%
73	Windsor Hill	Mississauga (Northeast)	Apartment	2.5%
74	Wisma Mega Indah	Mississauga (Northeast)	Apartment	2.5%
75	Yarl	Mississauga (South)	Apartment	2.5%