

# Communiqué

Issue 2024-05

Date September 13, 2024

*The Requirements, Recommendations and Guidelines in this Communiqué are applicable to the social housing providers administered by the City of Hamilton.*

✓	Providers Under <i>Housing Services Act, 2011</i>
✓	Providers Under a Federal Operating Agreement
✓	Requirement
✓	Guidelines
	For Information Purposes Only

## **SUBJECT: 2025 Market Rent Index, Indices and Cost Factors**

The Ministry of Municipal Affairs and Housing (MMAH) provides Cost Factors and Indices to calculate subsidies under the Housing Services Act, 2011 (HSA) on an annual basis.

The following Social Housing Notifications are to be used in the calculation of rent and subsidies for **2025**:

1. SHN # 24-03 – 2025 Market Rent Index & Indices for Municipal Non-Profits and RGI Projects, including:
  - Attachment A – Guide for 2025 Market Rent Index.
  - Attachment B – Guide for 2025 Indices for Mixed Non-Profit and 100% RGI Projects.
  - Attachment C – 2025 Indices for Mixed Non-Profit Projects.
  - Attachment D – 2025 Indices for 100% RGI Non-Profit Projects.
  - Attachment E – 2025 Market Rent Index.
2. SHN # 24-04 – 2025 Minimum Market Rent Inflation Factors.
3. SHN # 24-05 – 2025 Unit Rent Factor for Private Non-profit Housing Corporations.
4. SHN # 24-06 – 2025 Cost Factors for Fiscal Year Budgets for Private and Municipal Non-Profit Housing Corporations

This information is available in both English and French.



City of Hamilton  
Housing Services Division  
Healthy and Safe Communities  
Pilar Homerston  
Program Manager, Social Housing

Individual Housing Provider Annual Subsidy Entitlements will be calculated using the above information and in conjunction with the City of Hamilton's Annual Budget Process. We anticipate that these will be available for release mid-December.

Housing Providers are encouraged to submit their own subsidy estimate calculations prior to November for review to their Housing Administration Officer.

Please contact your Housing Administration Officer if you have any questions.

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