

Guide for 2021 Index Tables

The following notes describe two documents provided by the ministry for application in the Housing Services Act, 2011 (HSA) subsidy calculation:

- 2021 Mixed Non-Profit Index Table
- 2021 100% RGI Non-Profit Index Table

2021 Index Table – Mixed Non-Profit Projects

The **2021 Mixed Non-Profit Index Table** presents a combination of indices for costs and revenues for non-profit projects. Please note that the indices for the non-profit revenue items are listed in the **2021 Market Rent Index Table** due for release in September.

2021 Index Table – 100% RGI Non-Profit Projects

The 2021 100% RGI Non-Profit Index Table presents a list of indices for individual costs items for 100% RGI non-profit projects.

Applying the Indices

The numbers provided in the 2021 tables are percentages. To apply these indices in the subsidy calculation process, the number provided in the table will need to be converted into an “index factor,” as instructed in HSA O. Reg. 369\11 Section 6.1.

For example: 2.34% converts to a “factor” of 1.0234

This factor is calculated by applying the following:

- Express the cost index as a decimal figure
- Add 1.0 to the decimal figure

For example:

- Index = 2.34%
- Decimal = 0.0234 plus 1.0
- Index factor = 1.0234

Or conversely (for a negative index):

For example:

- Index = -2.34%
- Decimal = -0.0234 plus 1.0
- Index factor = 0.977

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Attachment E

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