



County of Wellington
Social Services Department – Housing Services
DIRECTIVE

Directive Number: 2020-10

Effective Date: August 25, 2020

This directive has been developed by the County of Wellington in its role as Consolidated Municipal Service Manager (CMSM) and applies to housing providers funded under the following social housing programs:

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| | Provincially Reformed Non-Profit Housing Programmes |
| | Provincially Reformed Co-operative Housing Programmes (Co-ops) |
| √ | Municipal Non-Profit Housing Programme (Section 56.1 Pre-1986) |
| | Local Housing Corporation (LHC) |
| | Service Manager Funding Agreement (Post EOA) |

SUBJECT: 2021 Cost Factor and Rent Inflation Factor for Municipal Non-Profits

LEGISLATIVE REFERENCES: N/A

POLICY REFERENCES: N/A

DIRECTIVE REFERENCES: N/A

ATTACHED: N/A

BACKGROUND:

The cost factor is a regional inflationary/deflationary factor which is used in the calculation of operating subsidy in the budgets of municipal non-profit housing corporations with federal or municipal agreements that require the completion of annual operating budget. The cost factor for each region is reviewed annually and adjusted in accordance with changes in the Consumer Price Index for the cost of housing operations.

DIRECTION:

2021 cost factor for Wellington County and the City of Guelph is 2.76%
 2021 rent inflation factor for Wellington County and the City of Guelph is 1.5%

APPLICATION:

All federal municipal non-profit housing providers must use the cost factor in the calculation of the operating subsidy for their fiscal year beginning in 2021. The cost factor is used in Line

150 of the Municipal Non-Profit Operating Budget Form. The rent inflation factor is used in Worksheet B and is expressed as 1.5% in the budget form.

Please contact your Housing Programme Advisor if you require further clarification.



Mark Poste
Director of Housing



Alternative Formats Available Upon Request