



Housing Services Notice

Date: April 14, 2026

HSN#: 2026-01

This applicable legislation/policy is to be implemented effective this date by the housing provider(s) under the following programs:

Please note, if your program is **not checked**, this change does not apply to your project.

- Federal Section 95 Non-Profit Housing Program
 - Federal Section 26/27 Housing Program
 - Federal Urban Native Non-Profit Housing Program
 - Private Non-Profit Housing Program (Provincial Reformed)
 - Municipal Non-Profit Housing Program (Pre-1986)
 - Local Housing Corporation
 - Rent Supplement Programs
 - Affordable Housing Program (AHP)/Investment in Affordable Housing Program (IAH)/Social Infrastructure Fund (SIF)/Ontario Priorities Housing Initiative (OPHI)
 - Housing Access (Centralized Waiting List Services)
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Subject: Allowable Affordable Rents

Reference:

- *Average Rent Tables (see attachment)*
- *Contribution Agreements for Affordable Housing Programs*

Background:

Rental units that received funding under the Affordable Housing Programs (AHP, IAH, SIF, OPHI) are required to maintain “affordable” rents.

“Affordable” rents are generally defined as the greater of:

- 80% of the average market rent (AMR) for the area as determined by the annual Canada Mortgage and Housing Corporation (CMHC) survey, or

- The modified Ontario Works Shelter allowance as calculated by the Ontario Ministry of Municipal Affairs and Housing (MMAH).

In some geographic areas where CMHC rental housing data was not available, initial affordable rents for some Affordable Housing projects were set by an agreement with the DNSSAB and have been inflated annually by the rent increase guidelines as set by the MMAH.

The table attached has been issued by MMAH and shows average market rents (AMR) for the Nipissing District for bachelor, one-bedroom, two bedroom, three bedroom, and four-bedroom apartments. The rents calculated for the Nipissing District are weighted averages of the data from North Bay and West Nipissing (weighted by the number of units as surveyed by CMHC).

Where permitted in agreements, the DNSSAB will accept CMHC rent data specific to the municipality instead of the weighted average for the district. CMHC rent data can be found using CMHC's Market Information Portal:

<https://www03.cmhc-schl.gc.ca/hmip-pimh/#Profile/1/1/Canada>

Action:

Affordable Housing projects must ensure that their funded units have rents set at or below the applicable affordable amounts.

As needed, the DNSSAB can provide Affordable Housing providers with more information on the affordable rents specific to their projects.

If you have any questions or concerns regarding this or any other Housing Services Notice, please contact the Housing Services Administrator assigned to your portfolio:

Housing Access

705-474-2151 ext. 45589

housing.access@dnssab.ca

Sincerely,

Tana Corbeil
Supervisor, Housing Programs, DNSSAB