



DNSSAB Housing Services
Local Housing Policy

LHP – 2024-24

SUBJECT:	Rent Limits for Rent Supplement Programs		
DATE of ISSUE TO HOUSING PROVIDER:			
IMPLEMENTATION DATE:	July 1, 2024	APPROVED BY:	Tana Corbeil
REVISION DATE(S):	May 23, 2025	SIGNATURE:	<i>Tana Corbeil</i>
ASSOCIATED DOCUMENT(S):	75931EBBAA4B48F...		
RELATED POLICY(IES):			
ISSUED TO:	<ul style="list-style-type: none">○ Federal Section 95 Private Non-Profit Housing Program○ Federal Section 26/27 Housing Program○ Federal Urban Native Non-Profit Housing Program○ Private Non-Profit Housing Program○ Municipal Non-Profit Housing Program (Pre-1986)○ Local Housing Corporation○ Affordable Housing/Investment in Affordable Housing/Social Infrastructure Fund ProgramII DNSSAB Rent Supplement Programs○ DNSSAB Housing Access		

PURPOSE

To inform all housing stakeholders of the local rule, background, and compliance standard under the Housing Services Act, 2011 (HSA), and associated regulations related to the notification of household changes.

BACKGROUND

Rent Supplements are a vital component of DNSSAB’s suite of rental subsidies and increase the number of deeply affordable rental housing units in the Nipissing District. Rent Supplements are subsidies provided to landlords on behalf of a household that requires rental assistance. Supplements are calculated through a rent-gear-to-income (RGI) calculation. The difference between the household’s RGI rent and the rent charged for the unit represents the rent supplement assistance.

LOCAL RULE

Housing Services is proposing a rent limit of 30% above AMR for all-inclusive rental units and 20% above AMR for non-inclusive rental units. In addition, bachelor units would be considered as 1-bedroom units to provide further flexibility. The proposed rent limits are listed below and would be effective July 1st, 2024. Moving forward, the rent limits would be adjusted annually once the new AMR figures are provided to the DNSSAB by MMAH.



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September 1st of every year, rent amounts can be increased according to the Average Market Rent Increase (DNSSAB AMR) and subsidies would be adjusted accordingly for those eligible to receive a rental subsidy and an increase.

All-Inclusive Rental Units:

	1-Bedrom	2-Bedroom	3-Bedroom+
AMR	\$990	\$1,299	\$1,438
DNSSAB AMR	\$1,287	\$1,688	\$1,869

Non-Inclusive Rental Units:

	1-Bedrom	2-Bedroom	3-Bedroom+
AMR	\$964	\$1,202	\$1,438
DNSSAB AMR	\$1,188	\$1,558	\$1,725

ACTION

That Housing Program Administrators will implement LHP-2024-01 annually on September 1st using the Proposed Rent Limit for both all-inclusive rental units and non-inclusive rental units, as necessary.

RESOURCES CITED

2024 AMR Data & 2025 Allowable Rent Tables, Ministry of Municipal Affairs and Housing.

AUTHORIZATION

Original signed by:

Signed by:

Stacey Cyopeck

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Stacey Cyopeck
Director, DNSSAB Housing Programs

Date: 5/27/2025

Replaced By Policy #		Retirement Date:	
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