



Housing Services Notice

Date: March 31, 2021

HSN#: 2021-04
(replaces HSN #2020-05)

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 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
 - Local Housing Corporation—Rent Supplement Programs
 - Affordable Housing Programs (AHP, IAH, SIF, OPHI)
 - Housing Access (Centralized Waiting List Services)
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Subject: Allowable Affordable Rents

Reference:

- *Average Rents Tables (see attachments)*
- *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 agreement with the DNSSAB and have been inflated annually by the rent increase guidelines as set by the MMAH.

The two tables attached have been issued by MMAH and show average market rents (AMR) for Nipissing District. The table in Attachment A shows average rents for bachelor, one-bedroom, two-bedroom, three-bedroom, and four-bedroom apartments. The table in Attachment B, shows average rents for two-bedroom, and three-bedroom, and 4+ bedroom row or townhouses structures. The rents calculated for 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 preferable, 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>.

Action:

Affordable Housing projects must ensure that their funded units have rents set at or below 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 Programs Administrator assigned to your portfolio:

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