



Housing Services Notice

Date: September 4, 2019

HSN#: 2019-04

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 is **not applicable** 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 Program (AHP)/Investment in Affordable Housing Program (IAH)/Social Infrastructure Fund (SIF)
 - Housing Access (Centralized Waiting List Services)
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Subject: Allowable Affordable Rents

Reference:

- *Allowable Rents Table (see attachment)*
- *AHP/IAH Contribution Agreements*

Background:

Rental units receiving funding under the Affordable Housing Program (AHP) or the Investment in Affordable Housing for Ontario Program (IAH) 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 AHP projects were set by agreement with the DNSSAB and have been inflated annually by the rent increase guideline as set by the MMAH.

AHP or IAH housing projects that include units with affordable rents units and units with full market rents are possible, but only the units with affordable rents are eligible to receive AHP or IAH funding and only the affordable units are used in the calculation of average rent for the project.

The attached tables issued by MMAH show affordable rents for one bedroom, two bedroom, and three bedroom apartments. As a resource, MMAH has also provided a summary page of the average market rents for privately initiated structures with 3 or more units in areas with a population of more than 10,000.00 people. The rents for Nipissing are a weighted average 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 the CMHC rent data specific to the municipality instead of the weighted average for the district.

Rent data is also available for townhouse units. Please contact the DNSSAB for that information if it is applicable to your building type.

Action:

AHP and IAH projects must ensure that their funded units have rents set at or below the applicable affordable amounts.

As needed, the DNSSAB can provide AHP and IAH 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:

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