



Housing Services Notice

Date: May 14, 2024

HSN#: 2024-05

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 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)

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-schi.gc.ca/hmip-pimh>.

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:

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Sincerely,

Tyler Venable
Manager, Housing Programs, DNSSAB

Average Apartment Rents, Ontario, 2023

Table 4. Average Rent by Bedroom Count

Regional Market Area	Bachelor Rent	1 Bedroom Rent	2 Bedroom Rent	3 Bedroom Rent	4+ Bedroom Rent	Total Bedroom Rent
Ontario	\$1,271	\$1,482	\$1,697	\$1,991	\$2,974	\$1,607
City of Toronto	\$1,427	\$1,708	\$1,992	\$2,232	\$3,460	\$1,842
Central	\$1,407	\$1,676	\$1,925	\$2,157	\$2,726	\$1,807
Regional Municipality of Durham	\$1,036	\$1,396	\$1,640	\$1,895	**	\$1,607
Regional Municipality of Halton	\$1,243	\$1,623	\$1,853	\$1,864	**	\$1,776
City of Hamilton	\$1,017	\$1,326	\$1,543	\$1,668	\$1,870	\$1,425
District Municipality of Muskoka	\$981	\$1,050	\$1,325	\$1,391	**	\$1,258
Regional Municipality of Niagara	\$949	\$1,229	\$1,394	\$1,484	**	\$1,334
Regional Municipality of Peel	\$1,163	\$1,624	\$1,856	\$1,975	\$2,006	\$1,764
County of Simcoe	\$1,020	\$1,284	\$1,485	\$1,696	**	\$1,403
Regional Municipality of York	\$1,022	\$1,511	\$1,779	\$2,020	**	\$1,664
Eastern	\$1,132	\$1,355	\$1,566	\$1,878	\$3,100	\$1,468
City of Cornwall	\$833	\$900	\$1,092	\$1,111	**	\$1,023
County of Hastings	\$953	\$1,199	\$1,333	\$1,787	**	\$1,298
City of Kawartha Lakes	\$834	\$1,354	\$1,498	\$1,918	**	\$1,424
Haliburton County	**	**	**	**	**	**
City of Kawartha Lakes + Haliburton County	\$834	\$1,354	\$1,498	\$1,918	**	\$1,424
City of Kingston	\$1,035	\$1,333	\$1,612	\$1,850	**	\$1,523
County of Lanark	**	\$1,331	\$1,466	**	**	\$1,431
UC of Leeds and Grenville	\$872	\$965	\$1,208	\$1,284	**	\$1,158
County of Lennox and Addington	**	\$1,011	\$1,321	**	**	\$1,197
Prince Edward Division	**	\$1,085	\$1,092	**	**	\$1,093
County of Lennox & Addington + Prince Edward Division	**	\$1,033	\$1,248	**	**	\$1,164
County of Northumberland	\$1,044	\$1,450	\$1,447	\$1,778	**	\$1,461
City of Ottawa	\$1,172	\$1,415	\$1,713	\$2,032	\$3,360	\$1,544
City of Peterborough	\$877	\$1,173	\$1,411	\$1,640	**	\$1,325
UC of Prescott and Russell	\$632	\$770	\$1,209	**	**	\$1,097
County of Renfrew	\$812	\$930	\$1,071	\$1,569	**	\$1,047
Southwestern	\$984	\$1,237	\$1,485	\$1,636	**	\$1,382
City of Brantford	\$984	\$1,215	\$1,432	\$1,390	**	\$1,348
County of Bruce	**	\$1,040	\$1,464	\$1,491	**	\$1,383
Municipality of Chatham-Kent	\$761	\$1,065	\$1,151	\$1,031	**	\$1,102
County of Dufferin	**	\$1,285	\$1,414	\$1,550	**	\$1,341
County of Grey	\$820	\$996	\$1,113	\$1,184	**	\$1,072
County of Huron	**	\$779	\$864	**	**	\$829
County of Lambton	\$967	\$1,101	\$1,306	\$1,545	**	\$1,228
City of London	\$957	\$1,191	\$1,479	\$1,706	**	\$1,360
County of Norfolk	\$677	\$1,190	\$1,100	**	**	\$1,121
County of Oxford	\$936	\$1,186	\$1,383	\$1,990	**	\$1,330
City of St. Thomas	\$1,013	\$1,097	\$1,477	**	**	\$1,331
City of Stratford	\$1,058	\$1,403	\$1,445	\$1,456	**	\$1,422
Regional Municipality of Waterloo	\$1,164	\$1,346	\$1,658	\$2,039	**	\$1,574
County of Wellington	\$1,145	\$1,487	\$1,629	\$1,627	**	\$1,569
City of Windsor	\$856	\$1,055	\$1,253	\$1,341	**	\$1,128
Northeastern	\$833	\$1,005	\$1,251	\$1,334	**	\$1,158
Algoma District	\$705	\$929	\$1,084	\$1,017	**	\$1,024
Algoma DSSAB	\$705	\$929	\$1,084	\$1,017	**	\$1,024
Cochrane DSSAB	\$828	\$1,039	\$1,243	\$1,194	**	\$1,159
City of Greater Sudbury	\$877	\$1,043	\$1,361	\$1,527	**	\$1,232
Manitoulin District	**	**	**	**	**	**
Sudbury District	**	**	**	**	**	**
Manitoulin - Sudbury DSSAB	**	**	**	**	**	**
Nipissing DSSAB	\$718	\$964	\$1,202	\$1,438	**	\$1,132
Parry Sound DSSAB	**	**	**	**	**	**
City of Sault Ste. Marie	\$695	\$956	\$1,149	\$1,037	**	\$1,068
Timiskaming DSSAB	**	**	**	**	**	**
Northwestern	\$803	\$1,042	\$1,308	\$1,615	**	\$1,205
Kenora DSSAB	\$535	\$916	\$961	**	**	\$927
Rainy River DSSAB	**	**	**	**	**	**
Thunder Bay DSSAB	\$823	\$1,054	\$1,320	\$1,621	**	\$1,221

Source: CMHC, Rental Market Survey, October 2023

** Data suppressed to protect confidentiality, not statistically reliable or not available

Contact: Agnes Gozdzik | Community and Supportive Housing Division | Housing.Research@ontario.ca