

Affordable Housing Rent Table Guide

The question often is asked, what is affordable housing, and how do I know which rents I should use? The answer depends on many different factors including, what is the purpose that the rent tables will be used for, what are the goals of your housing development or program, and whether you are accessing project funding/financing that has their own requirements.

When building new rental units or ownership units, determine if units are exempt according to the rent charge/asking price using the Development Charges definition:

- *Development Charges Act* Exemptions for Affordable Housing (refer to the legislation or **see Appendix D** for the complete list). Note that not all municipalities charge development charges. Note that not all municipalities charge Development Charges.

When financing new rental units or ownership units, use the definitions as specified by the funder:

The program guidelines and terms of your agreement will specify affordability targets.

- Canada Mortgage and Housing Corporations (CMHC) Apartment Construction Loan Program, or Mortgage Loan Insurance Select. Consult CMHC directly for information on what rent targets to use.
- Build Canada Homes uses an income-based model. Consult the Build Canada Homes Framework for information on how the income-based rents are calculated.
- Federal/Provincial Capital Rental Housing Components, e.g. The Canada-Ontario Investment in Affordable Housing (IAH), Investment in Affordable Housing – Extensions (IAH-E), Social Infrastructure Fund (SIF), Canada Ontario Community Housing Initiative (COCHI), Ontario Priorities Housing Initiative (OPHI), use the 80% of the Canada Mortgage and Housing Corporation (CMHC) Average Market Rent (AMR), unless an approved local Alternate Average Market Rent (AMR) has been approved by the Ministry of Housing. **See Table Below.**



When there is an ability to deepen the affordability of rents:

- Review the HART targets to determine what the affordable Housing Deficit is and gear the units to meet the identified needs. See **Appendix B** for the Affordable Housing Deficit, and **Appendix C** for the HART Priority Populations.
- Aim for the income-based definition to ensure that units are actually affordable to those in need. **See Table below.**

Market Based Housing Rent Tables (AMR, AAMR)

- Use 100% of the AAMR to determine what the current housing market asking rents are. This can be used for determining what the current costs are in the community, and to assess market rents for mixed housing projects.
- The CMHC AMR includes the rents for sitting tenants which can be subject to rent control, as well as asking rents. Use the CMHC AMR for policy development when wanting to determine what tenants are paying and asked to pay in Brockville.

Rent Table	Room	Bachelor	One Bedroom	Two Bedroom	Three+ Bedroom
Income Based Leeds and Grenville Target (2025)	NA	\$930	\$1,140	\$1,360	\$1,640
CMHC AMR (2026) Brockville	NA	\$976	\$1,087	\$1,313	\$1,247
Leeds and Grenville AAMR (100%)	\$851	\$1,421	\$1,612	\$1,956	\$2,340
Leeds and Grenville AAMR (80%)	\$681	\$1,137	\$1,290	\$1,565	\$1,872

Source: The United Counties of Leeds and Grenville, Community Housing Department