

Directive

Directive: 2021 Alternate Average Market Rents (AAMR) for Leeds and Grenville

Issue Date: May 12, 2016	Directive No.: DIR2021-05
Revision Date: September 15, 2021	Revision No.: 5

Applicable Policy: The Investment in Affordable Housing (IAH) for Ontario (2014 Extension), the Ontario Priorities Housing Initiative (OPHI), and the Community Homelessness Prevention Initiative (CHPI) program guidelines.

Type: Operational

The policies and procedures in this Directive are to be implemented by Housing Providers/Cooperatives funded by the Municipality under the following programs.

Provincial Non-Profit Housing Providers

- | | |
|--|---|
| <input type="checkbox"/> Gananoque Family Housing | <input type="checkbox"/> Gananoque Housing Inc. |
| <input type="checkbox"/> Legion Village 96 Seniors Residence | <input type="checkbox"/> Twp. of Bastard & South Burgess Housing Corp. |
| <input type="checkbox"/> Brockville Municipal Non-Profit Housing Corp. | <input type="checkbox"/> South Crosby Non-Profit Housing Corp. – Pineview |

Federal Non-Profit Housing Providers

- | | |
|---|---|
| <input type="checkbox"/> Athens & District Non-Profit Housing Providers | <input type="checkbox"/> Marguerita Residence Corp. |
| <input type="checkbox"/> Gananoque Housing Inc. | <input type="checkbox"/> South Crosby Non-Profit Housing Corp. – Rideau Lakes |

Federal/Provincial Cooperative Housing

- Shepherds Green Cooperative Homes Inc.

Housing Providers

- Housing Department
- Marguerita Residence Corp. (RGI Service Agreement)
- Athens & District Non-Profit Housing (RGI Service Agreement)
- Rent Supplement Program, including Providers with expired Federal Operating Agreement

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BACKGROUND

Canada Mortgage and Housing Corporation (CMHC) publishes regional Average Market Rents (AMRs) annually that are used by various Ministry of Municipal Affairs and Housing (MMAH) funded programs. Presently, the CMHC AMR's for Leeds Grenville are based upon rental market survey data only from the City of Brockville, and does not include rental information from the eleven other municipalities in Leeds and Grenville.

Per the Investment in Affordable Housing (IAH) for Ontario (2014 Extension) and the Ontario Priorities Housing Initiative (OPHI) program guidelines, Service Managers may request alternate AMRs if CMHC AMRs are not available in certain communities and/or if the AMRs published by CMHC do not reflect the actual rental market in the region. As such, the United Counties of Leeds and Grenville's Housing Department undertakes a regional rental market survey annually to collect rental market information that includes the major rental markets throughout Leeds and Grenville.

The Leeds Grenville Alternate Average Market Rents (AAMR) are used as the basis for calculating affordable rents for the IAH Housing Allowance, OPHI Housing Allowance, the Homelessness Prevention Benefit, and the Energy and Utility Fund programs.

PURPOSE

This directive serves as notification of the Leeds Grenville Alternate Average Market Rent table for the IAH Housing Allowance, OPHI Housing Allowance, and CHPI funded programs.

ACTION TO BE TAKEN

The following Alternate Average Market Rents are to be used for the IAH Housing Allowance, OPHI Housing Allowance, the Homelessness Prevention Benefit, and the Energy and Utility Fund. Refer to program specific policies and procedures for further information regarding the application of the Leeds Grenville AAMR's to the relevant program.

Table One: The 2021 Leeds Grenville Alternate Average Market Rent Table

2021 Leeds Grenville Alternate Average Market Rent Table					
Room	Bachelor Unit	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
\$623	\$950	\$1,112	\$1,299	\$1,542	\$2,263

Note that the Canada-Ontario Housing Benefit also allows for a Service Manager to request the use of an Alternate Average Market Rent, however Leeds Grenville has elected to use the CMHC Average Market Rent issued by the Province as of this time.

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REFERENCE

N/A

If you have any questions, please contact the following:

Caroline Rigutto, Policy and Program Review Analyst

Phone: 613-342-3840, ext. 2368

E-mail: Caroline.Rigutto@uclg.on.ca

Fax: 613-342-8908

Sheri Getz, Policy and Program Review Analyst

Phone: 613-342-3840, ext. 2114

E-mail: Sheri.Getz@uclg.on.ca

Fax: 613-342-8908

Chris Morrison, Manager, Housing Department

Phone: 613-342-3840, ext. 2328

E-mail: Chris.Morrison@uclg.on.ca

Fax: 613-342-8908



**Chris Morrison, Manager
Housing Department**

September 15, 2021

Date