

# PROGRAM INSTRUCTION

## SETTING RENTS FOR AHP STRONG START COMMUNITIES

**Note: This Program Instruction replaces Program Instruction #2025-01 [AHP/IAH/OPHI]**

This Program Instruction applies to the following programs:

- ✓ AHP Strong Start Program
  - ✓ Tom Taylor Place (constructed in 2008)

### 1. Summary

This Program Instruction provides direction on setting market rents for housing providers operating buildings constructed under the Affordable Housing Program (AHP) – Strong Start.

### 2. Background

The Canada-Ontario AHP was designed to increase the supply of affordable housing. Contribution Agreements outline the specific rent rules that must be followed during the 20-year affordability period.

### 3. Action Required

#### Rent Rules for Buildings in Contribution Agreement Years 16 to 20

Tom Taylor Place is currently in Year 18 of its Contribution Agreement. Years 16 to 20 are referred to as the “phase-out period,” which is defined as the final five years of the Contribution Agreement. During this period, the following affordability requirements apply:

- **Rents for new tenants:** New tenancies are not subject to AHP rent restrictions, and rents can be set at the market rate determined by the housing provider
- **Rents for current tenants:** The [Rent Increase Guideline](#) for 2026 is 2.1% and applies to rent increases that take effect between January 1, 2026 and December 31, 2026

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## Applying the Rent Increase Guideline

1. Identify the current rent for the unit
2. Calculate the guideline rent increase by multiplying the current rent by the Rent Increase Guideline
3. Determine the new rent by adding the increase calculated in Step 2 to the current rent

Example of using the 2026 Rent Increase Guideline:

- Current rent is \$1,000
- Multiply the current rent by 2.1%
  - $\$1,000 \times 2.1\% = \$21$
  - $\$1,000 + \$21 = \$1,021$
- New guideline rent is \$1,021

### Example #1

A housing provider in Newmarket currently charging \$1,000 for a one-bedroom unit may raise the current tenant's rent by the 2026 Rent Increase Guideline of 2.1%, resulting in an increase of \$21.

### Example #2

A housing provider currently charging \$1,000 for a one-bedroom unit may determine the appropriate rent to charge a new market tenant when the unit becomes available.

**Authority:** Contribution Agreement

Please contact your Program Coordinator with any questions.

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This notice will be available in an accessible format or with communication supports upon request at 1-877-464-9675 or 905-830-4444 ext. 72119.