



Program Instructions

This Program Instruction applies to the following:

AHP Pilot - Community Rental Housing Program

- ✓ Sutton Youth Shelter (constructed in 2006)
- ✓ Blue Willow Terrace (constructed in 2006)
- ✓ Armitage Gardens (constructed in 2004)

ACHIEVING AFFORDABLE RENTS FOR AHP PILOT - COMMUNITY RENTAL HOUSING PROGRAM FUNDED UNITS

Note: This Program Instruction replaces Program Instruction N°2020-03 [AHP/IAH]

Effective Date: April 1, 2021

Summary

This Program Instruction provides direction for setting rents for new tenants to housing providers operating buildings constructed under the Affordable Housing Program (AHP) Pilot – Community Rental Housing Program.

For current tenants, rent increases are prohibited in 2021 due to the provincial rent freeze.

Background

The Canada-Ontario AHP is 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.

Action Required

Housing providers are required to follow the rental protocol outlined in their contribution agreements and as outlined in this Program Instruction.

Community and Health Services

Housing Services

1-877-464-9675

TTY 1-866-512-6228

york.ca

RENT RULES FOR BUILDINGS IN CONTRIBUTION AGREEMENT YEARS 11 TO 15

Blue Willow Terrace and Sutton Youth Shelter are currently in year 15 of their contribution agreements. The following requirements apply:

- **Rents for new tenants:** Rents for new tenants in 2021 must be at or below the most recent Canada Mortgage and Housing Corporation (CMHC) average market rent, provided in Table 1.

Table 1
Fall 2020 CMHC Average Market Rents for York Region

Zone	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom
Zone 25 Richmond Hill, Vaughan, King	\$1,109	\$1,383	\$1,591	\$1,842
Zone 26 Aurora, Newmarket, Whitchurch-Stouffville, East Gwillimbury, Georgina	\$764	\$1,312	\$1,420	\$1,716
Zone 27 Markham	\$1,029*	\$1,440	\$1,600	\$1,668
York Region (Zones 25-27)	\$995	\$1,370	\$1,537	\$1,465

*Note: The Zone 27 bachelor rent has been suppressed by CMHC. The Fall 2019 bachelor rate has been provided for use in 2021.

- **Rents for current tenants:** Beginning in year 11, the contribution agreements permit housing providers to increase rents annually by the provincial rent increase guideline plus 0.55%. However, in 2021, rents for current tenants who started rental agreements prior to 2021 cannot be increased. The Government of Ontario has frozen most residential rents for the period of January 1, 2021 and December 31, 2021. For more information refer to [Program Instruction 2020-08: Setting Market Rents for Current Tenants in AHP/IAH-Funded Communities During the 2021 Provincial Rent Freeze](#).

RENT RULES FOR BUILDINGS IN CONTRIBUTION AGREEMENT YEARS 16 TO 20

Armitage Gardens is in year 17 of its contribution agreement, which is referred to as the “phase-out period.”

- **Rents for new tenants:** Rents for new tenants are no longer subject to the AHP program rules and may be set at an amount determined by the housing provider and agreed to by the tenant.
- **Rents for current tenants:** During the phase-out period, the contribution agreements permit housing providers to increase rents annual by the provincial rent increase guideline plus 0.55%. However, in 2021, rents for current tenants who started rental agreements prior to 2021 cannot be increased. The Government of Ontario has frozen most residential rents for the period of January 1, 2021 and December 31, 2021. For more information refer to [Program Instruction 2020-08: Setting](#)

[Market Rents for Current Tenants in AHP/IAH-Funded Communities During the 2021 Provincial Rent Freeze.](#)

Authority: Contribution Agreement

Please contact your Program Coordinator with any questions.

April 2021

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

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