

Affordable Housing Program Rent Levels 2018

With regard to the AHP, rent levels are governed by the following principles:

1. Sitting tenants who have resided in their unit for 12 months or more may be charged with a Below Market Rent (BMR) rent increase. The rent increase guideline for 2018 is 1.8%. However, this cannot lead to an increase that exceeds 80% of the Average Market Rent (AMR) applicable to 2017.

The following tables show the 2016 and 2017 AMRs and BMRs (The 2017 AMRs and BMRs are used to determine the rent in 2018).

2017 AMR - BMR BURLINGTON						
Unit Type	AMR 2016	BMR 2016	1.8% increase	AMR 2017	BMR 2017	Annual Income limit
1 Bedroom	\$1,162	\$930	\$946	\$1,244	\$995	\$39,808
2017 AMR - BMR MILTON/HALTON HILLS						
Unit Type	AMR 2016	BMR 2016	1.8% increase	AMR 2017	BMR 2017	Annual Income limit
1 Bedroom Apt.	\$1,016	\$813	\$827	\$1,036	\$829	\$33,152
1 Bedroom (66%)	\$1,016	\$671	\$683	\$1,036	\$684	\$27,350
2 Bedroom	\$1,182	\$946	\$963	\$1,202	\$962	\$38,464
2 Bedroom TH	\$1,184	\$947	\$964	\$1,202	\$962	\$38,464
3+ Bedroom TH	\$1,528	\$1,222	\$1,244	\$1,594	\$1,275	\$51,008

Burlington: 1.8% rent increase for sitting tenants (\$946.00) does not exceed the 2017 BMR so all units can be increased by the full 1.8% guideline amount (shown in green).

Halton Hills (including Georgetown): 1.8% rent increase for sitting tenants does not exceed the 2017 BMR for the 1 Bedroom Apartments and the 3 bedroom townhouses – so they can be increased by the full 1.8% guideline amount (shown in green).

For the 2 bedroom Apartments and Townhouses, the increases are capped at the BMR rate which is \$962.00.

New incoming tenants: New incoming BMR tenants in 2018 should be charged with the new 2017 BMR.