

Affordable Housing Program Rent Levels 2025 - St. Andrew's

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 2025 is 2.5%. However, this cannot lead to an increase that exceeds 80% of the Average Market Rent (AMR) applicable to 2024.

The following tables show the 2023 and 2024 AMRs and BMRs.

The 2024 AMRs and BMRs are used to determine the rent in 2025.

Unit Type	AMR 2023	BMR 2023	Maximum Allowable Rent in 2024	Annual Guideline Increase for 2025 - 2.5%	AMR 2024	BMR 2024	Annual Income Limit	Maximum Allowable Rent Increase in 2025
1 Bedroom	\$1,410	\$1,128	\$1,128	\$1,156	\$1,481	\$1,185	\$47,392	2.5% increase to a max. \$1,185
1 Bedroom (at 66% AMR)	\$1,410	\$931	\$931	\$954	\$1,481	\$977	\$39,098	2.5% increase to a max. \$977
2 Bedroom	\$1,416	\$1,133	\$1,218	\$1,248	\$1,543	\$1,234	\$49,376	Rents cannot be increased by the full 2.5%
2 Bedroom TH	\$1,416	\$1,133	\$1,218	\$1,248	\$1,543	\$1,234	\$49,376	Rents cannot be increased by the full 2.5%
3+ Bedroom TH	\$1,791	\$1,433	\$1,433	\$1,469	\$1,791	\$1,433	\$57,312	Rents cannot be increased by the full 2.5%

Summary:

Georgetown:

1 bdrm units: 2.5% rent increase for sitting tenants does not exceed the 2024 BMR. Rents can be increased by the full 2.5% guideline amount.

2 bdrm units: 2.5% increase for sitting tenants **exceeds** the 2024 BMR. **Rents can be increased by a percentage not to exceed the maximum BMR Level of \$1,234.**

3 bdrm units: 2.5% rent increase for sitting tenants **exceeds** the 2024 BMR. **Rents can be increased by a percentage not to exceed the maximum BMR level of \$1,433.**

New incoming tenants: New incoming BMR tenants in 2025 should be charged as follows:

- BMR for 1 bdrm units should be set at the 2024 BMR level of \$1,185 (or \$977 for units at 66% AMR).
- BMR for 2 bdrm units should be set at the 2024 BMR Level of \$1,234.
- BMR for 3 bdrm units should be set at the 2024 BMR level of \$1,433.