

2026 Maximum Allowable Rental Rates (MARR) & Maximum Household Income Thresholds

Part I: MARR

The table below shows the maximum allowable rental rates for the Affordable Housing Investment Programs (AHIP) and Cornerstones funding programs, which is a reduced rental rate applicable to the affordable housing units, with maximum monthly rent being a percentage of the average market rental rate (AMRR). The percentage is set out in your Affordable Housing Agreement.

Monthly rent for affordable housing units cannot exceed your applicable MARR. At a minimum, 30% of total residential units must have rent payments that do not exceed 80% of the AMRR, for the AHIP, and 85% of the AMRR as detailed below.

The City of Edmonton utilizes the Canada Mortgage and Housing Corporation's annual publication of the [Rental Market Survey Data Tables](#) to determine the AMRR for both apartments and townhouses. The data set used for the AMRR is Edmonton zones 1-12.

Monthly rents may be no higher than the MARR amounts below.

<i>Apartments</i> (including heat and water)			
Unit Type	AMRR (Jan to Dec 2025)	AHIP MARR based on 80% AMRR (Jan to Dec 2026)	Cornerstones MARR based on 85% AMRR (Jan to Dec 2026)
Bachelor/Studio	\$1,108	\$886	\$942
1 Bedroom	\$1,285	\$1,028	\$1,092
2 Bedroom	\$1,581	\$1,265	\$1,344
3 Bedroom	\$1,775	\$1,420	\$1,509
4 Bedroom	\$2,077	\$1,662	\$1,765
5 Bedroom	\$2,430	\$1,944	\$2,066
6 Bedroom	\$2,843	\$2,274	\$2,417

<i>Row Housing / Duplex Housing / Semi-detached Housing / Single Detached Housing</i> (excluding heat and water)			
Housing Unit Type	AMRR (Jan to Dec 2025)	AHIP MARR based on 80% AMRR (Jan to Dec 2026)	Cornerstones MARR based on 85% AMRR (Jan to Dec 2026)
Bachelor/Studio	\$1,051	\$841	\$893
1 Bedroom	\$1,298	\$1,038	\$1,103
2 Bedroom	\$1,518	\$1,214	\$1,290
3 Bedroom	\$1,792	\$1,434	\$1,523
4 Bedroom	\$2,097	\$1,678	\$1,782
5 Bedroom	\$2,453	\$1,962	\$2,085
6 Bedroom	\$2,870	\$2,296	\$2,440

Part II: Maximum Household Income Thresholds

When an Affordable Housing Agreement refers to the maximum household income threshold by housing unit type, this means that the annual household income for occupants of the affordable housing unit cannot be higher than the amounts below.

Housing Unit Type	Maximum Household Income (Jan to Dec 2026)
One Person	\$43,500
Two Persons	\$63,500
Three Persons	\$72,000
Four Persons	\$72,000
Five Persons	\$75,000
Six Persons	\$75,000