

Maximum Allowable Rental Rates (MARR) & Maximum Household Income Thresholds for the AHIP Winter 2026 Intake

Part I: Maximum Allowable Rental Rate (MARR)

The table below shows the Maximum Allowable Rental Rates (MARR) for different housing unit types. The MARR is 80% of Median Market Rent (MMR) and the specific level of rent applicable to your project is outlined in the relevant affordable housing agreement. The City of Edmonton utilizes the [Government of Alberta's published Median Market Rents](#) to determine the MARR. 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.

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

Unit Type	Median Market Rent 2025	MARR based on 80% of (Jan to Dec 2026)
Bachelor	\$1,038	\$830
1 Bedroom	\$1,219	\$975
2 Bedroom	\$1,520	\$1,216
3 Bedroom	\$1,666	\$1,333
4+ Bedroom	\$1,933	\$1,546

Part II: Maximum Household Income Threshold by Housing Unit Type

When an Affordable Housing Agreement refers to the maximum 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 ([published annually in May by the Government of Alberta](#)).

Housing Unit Type	Maximum Household Income (Jan to Dec 2026)
Bachelor	\$43,500
1 Bedroom	\$51,500
2 Bedroom	\$63,500
3 Bedroom	\$72,000
4+ Bedroom	\$75,000