



Maximum Allowable Rental Rates (MARR) & Maximum Income Threshold

Affordable Housing Investment Plan (AHIP)

2021 Maximum Allowable Rental Rates (MARR) by Housing Unit Type

Part I: Calculating Maximum Allowable Rental Rate for 2021

The table below shows the maximum allowable rental rate (**MARR**), which is a reduced rental rate applicable to the affordable housing units, with maximum monthly rent being a percentage of the average monthly 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 average market rental rates, as detailed below.

The City of Edmonton utilizes the Canada Mortgage and Housing Corporation 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.

| For Apartment Units (including heat and water) | | |
|--|----------------------------------|---|
| Unit Type | AMRR (Jan to Dec 2020) | MARR based on 80% AMRR (Jan to Dec 2021) |
| Bachelor | \$883 | \$706 |
| One-Bedroom | \$1,028 | \$822 |
| Two-Bedroom | \$1,276 | \$1021 |
| Three-Bedroom | \$1,389 | \$1111 |
| Four-Bedroom | \$1618 | \$1294 |
| Five-Bedroom | \$1885 | \$1508 |
| Six-Bedroom | \$2196 | \$1759 |

| For Townhouse, Duplex, and Semi-Detached Units (excluding all utilities) | | |
|--|----------------------------------|---|
| Unit Type | AMRR (Jan to Dec 2020) | MARR based on 80% AMRR (Jan to Dec 2021) |
| Bachelor | \$870 | \$696 |
| One-Bedroom | \$1,019 | \$815 |
| Two-Bedroom | \$1,256 | \$1,005 |
| Three-Bedroom | \$1,392 | \$1,114 |
| Four-Bedroom | \$1628 | \$1302 |
| Five-Bedroom | \$1904 | \$1523 |
| Six-Bedroom | \$2228 | \$1782 |

2021 Maximum Income Thresholds by Household Size

Part II: Calculating the Maximum Income Threshold for Household Size for 2021

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

| Household Size | Maximum Annual Income (Jan to Dec 2021) |
|-----------------------|---|
| One Person | \$37,701 |
| Two Persons | \$57,237 |
| Three Persons | \$61,706 |
| Four Persons | \$73,861 |
| Five Persons | \$77,570 |
| Six Persons | \$77,570 |