



2024 Maximum Allowable Rental Rates (MARR) & Maximum Income Threshold Affordable Housing Investment Plan (AHIP)

Part I: Maximum Allowable Rental Rate

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'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.

For Apartment Units (including heat and water)		
Unit Type	AMRR (Jan to Dec 2023)	MARR based on 80% AMRR (Jan to Dec 2024)
Bachelor	\$948	\$758
One-Bedroom	\$1,126	\$901
Two-Bedroom	\$1,392	\$1,114
Three-Bedroom	\$1,542	\$1,234
Four-Bedroom	\$1,820	\$1,456
Five-Bedroom	\$2,147	\$1,718
Six-Bedroom	\$2,534	\$2,027

For Townhouse Units + Duplex / Semi-Detached / single detached (excluding heat and water)		
Unit Type	AMR (Jan to Dec 2023)	MARR based on 80% AMRR (Jan to Dec 2024)
Bachelor	\$948	\$806
One-Bedroom	\$1,059	\$900
Two-Bedroom	\$1,409	\$1,198
Three-Bedroom	\$1,525	\$1,296
Four-Bedroom	\$1,800	\$1,530
Five-Bedroom	\$2,123	\$1,805
Six-Bedroom	\$2,506	\$2,130

Part II: Maximum Income Threshold by Household Size

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 2024
One Person	\$47,600
Two Persons	\$67,500
Three Persons	\$73,500
Four Persons	\$73,500
Five Persons	\$73,500
Six Persons	\$73,500