

Communiqué

Issue 2025-12

August 12, 2025

The Requirements, Recommendations and Guidelines in this Communiqué are applicable to the social housing providers administered by the City of Hamilton.

☒	All Providers Under <i>Housing Services Act, 2011</i>
☒	Not for Profit Providers Under <i>Housing Services Act, 2011</i>
☒	Co-Operative Providers Under <i>Housing Services Act, 2011</i>
☒	Providers in receipt of Rent Supplements
☒	Access to Housing
☒	Requirement
☐	Recommendation
☒	Guidelines
☐	For Information Purposes Only

SUBJECT: 2026 Market Rent Index, Indices and Cost Factors

The Ministry of Municipal Affairs and Housing (MMAH) provides Cost Factors and Indices to calculate subsidies under the Housing Services Act, 2011 (HSA) on an annual basis.

The following Social Housing Notifications (SHN's) will be used in the calculation of rent and subsidies for **2026**:

1. SHN Release 25-02 - 2026 Market Rent Index & Indices for Municipal Non-Profits and RGI Projects including:
 - Attachment A - Guide for 2026 Market Rent Index.
 - Attachment B - Guide for 2026 Indices for Mixed Non-Profit and 100% RGI Projects.
 - Attachment C - 2026 Indices for Mixed Non-Profit Projects.
 - Attachment D - 2026 Indices for 100% RGI Non-Profit Projects.
 - Attachment E - 2026 Market Rent Index.
2. SHN Release 25-03 - 2026 Minimum Market Rent Inflation Factors for Municipal Non-Profits
3. SHN Release 25-04 - 2026 Unit Rent Factors for Private Non-Profit Housing Corporations



City of Hamilton
Housing Services Division
Health and Safe Communities Department
Pilar Homerston
Program Manager, Social Housing

4. SHN Release 25-05 – 2026 Regional Cost Factors for Private and Municipal Non-Profit Housing Corporations Budgets

Housing Provider Annual Subsidy Entitlements (ASE's) will be calculated using the above information and in conjunction with the City of Hamilton's Annual Budget Process. We anticipate ASE's will be available for release by December.

Housing Providers are encouraged to submit their own subsidy estimate calculations to their assigned Housing Administration Officer for review by October 31, 2025.

If you have any questions, please contact your Housing Officer:

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