

Communiqué

July 20, 2026

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

Social Housing Providers	Applicable
All Providers Under Housing Services Act, 2011	Yes
Not for Profit Providers Under Housing Services Act, 2011	Yes
Co-Operative Providers Under Housing Services Act, 2011	Yes
Providers in receipt of Rent Supplements	Yes
Access to Housing	Yes
Requirement	Yes
Recommendation	No
Guidelines	Yes

SUBJECT: 2027 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 **2027**:

1. SHN Release 26-01 – 2027 Market Rent Index & Indices for MNP & RGI
Projects including:

- Attachment A – Guide for 2027 Market Rent Index
 - Attachment B – Guide for 2027 Indices for Mixed Non-Profit and 100% RGI Projects
 - Attachment C – 2027 Indices for Mixed Non-Profit Projects
 - Attachment D – 2027 Indices for 100% RGI Non-Profit Projects
 - Attachment E – 2027 Market Rent Index
2. SHN Release 26-02 – 2027 Minimum Market Rent Inflation Factors for Municipal Non-Profits
3. SHN Release 26-03 – 2027 Unit Rent Factors for Private Non-Profit Housing Corporations including:
- Attachment 1 – 2027 Schedule for Unit Rent Factors for Apartments
 - Attachment 2 – 2027 Schedule for Unit Rent Factors for Townhouses
4. SHN Release 26-04 – Cost Factors for 2027 Fiscal Year Budgets for Private and Municipal Non-Profit Housing Corporations

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 early October.

Housing Providers are encouraged to submit their own subsidy estimate calculations prior to October for review to their Housing Administration Officer.

If you have any questions about these policy updates, please contact your Housing Administration Officer:

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