

Building Communities: The Role of Community Housing in City Building

Third Annual City Building Conference

University of Alberta School of Business

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Market Housing

Near Market
Housing

Rent Geared
to
Income

Seniors Housing
Accommodation
Only

Seniors Housing
with
Service Options

Seniors Housing with
Service Options &
Health Supports

Long-term Care

Seniors Congregate Living (4 or more units)

Family/Individual Community Housing

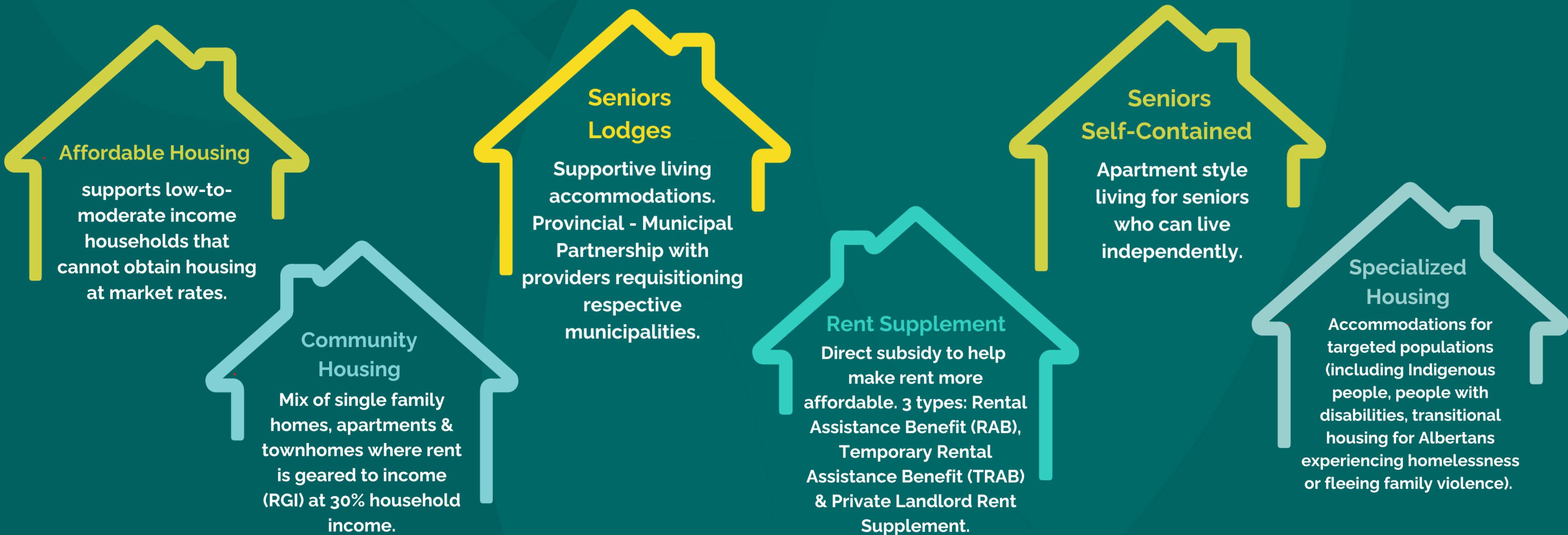
Seniors Lodge Program

Community Housing

ASCHA Members

Critical Role of Housing Programs

Housing programs occupy a critical role in Alberta's housing spectrum, which is demonstrated by the demand we are seeing. Below are the housing programs in Alberta:



Stronger Foundations



Strategy Release

Focused on expanding affordable housing & developing an asset strategy
Support up to 82k households
Redesigned rent supplement in 2021
Launched Find Housing Tool online tool

2021



Building Partnerships

Launch of the Affordable Housing Partnership Program
Developed the Affordable Housing Asset Management Framework

2022



Growth & Expansion

Budget 2024 Investments included:
\$125 million for 30 AHPP Projects
Changes to Social Housing Accommodation Regulation (SHAR)

2023



Recent Progress

Launch of the Seniors Lodge Review
35 Asset Transfers
Finalizing 3 year asset transfer plan
Since 2021, invested in 3300 units; 1600 completed/open, 1200 committed, 400 under construction

2024

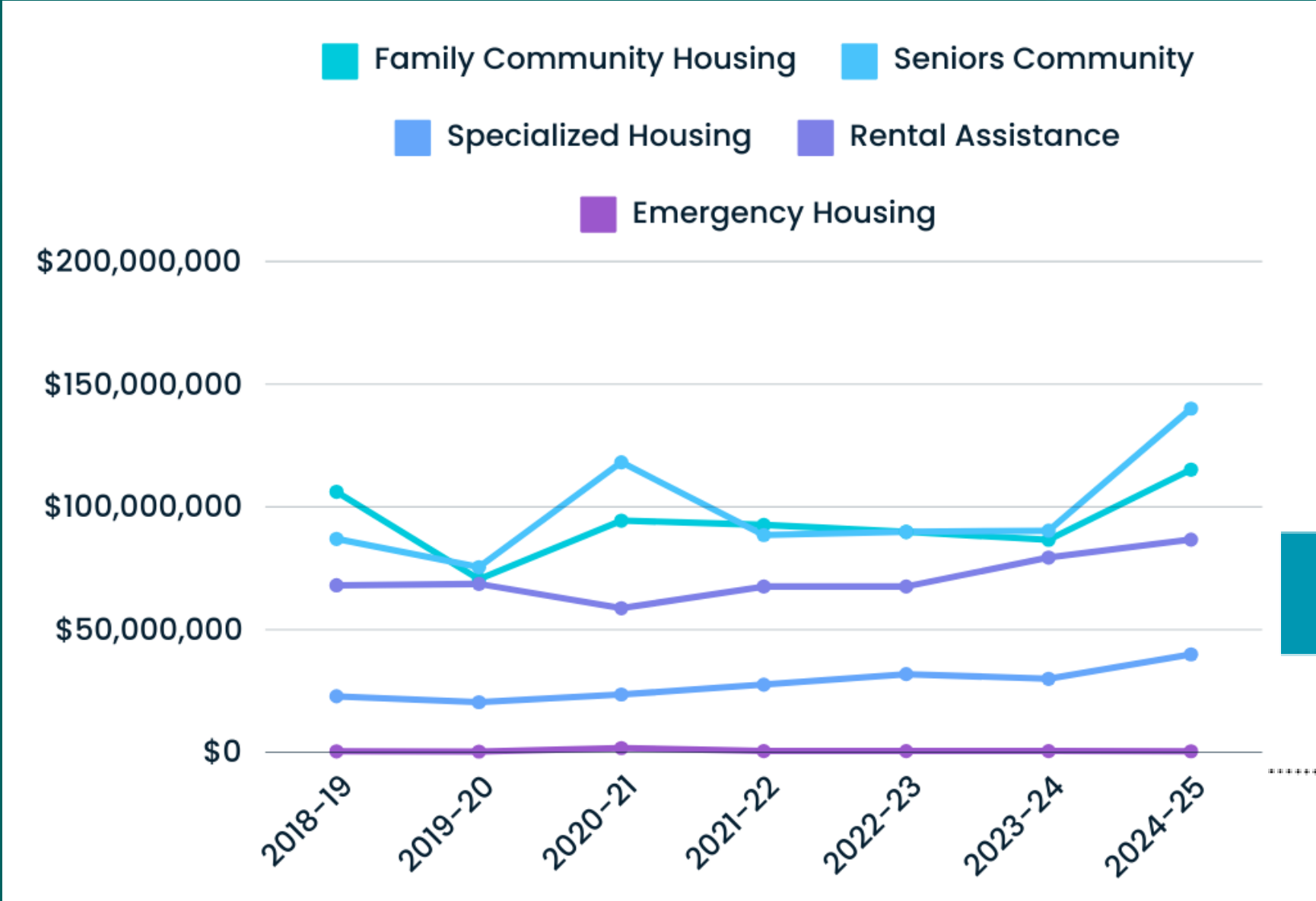


Next Steps

Capital Maintenance Strategy
Tenant Supports
Continuation on mixed models work

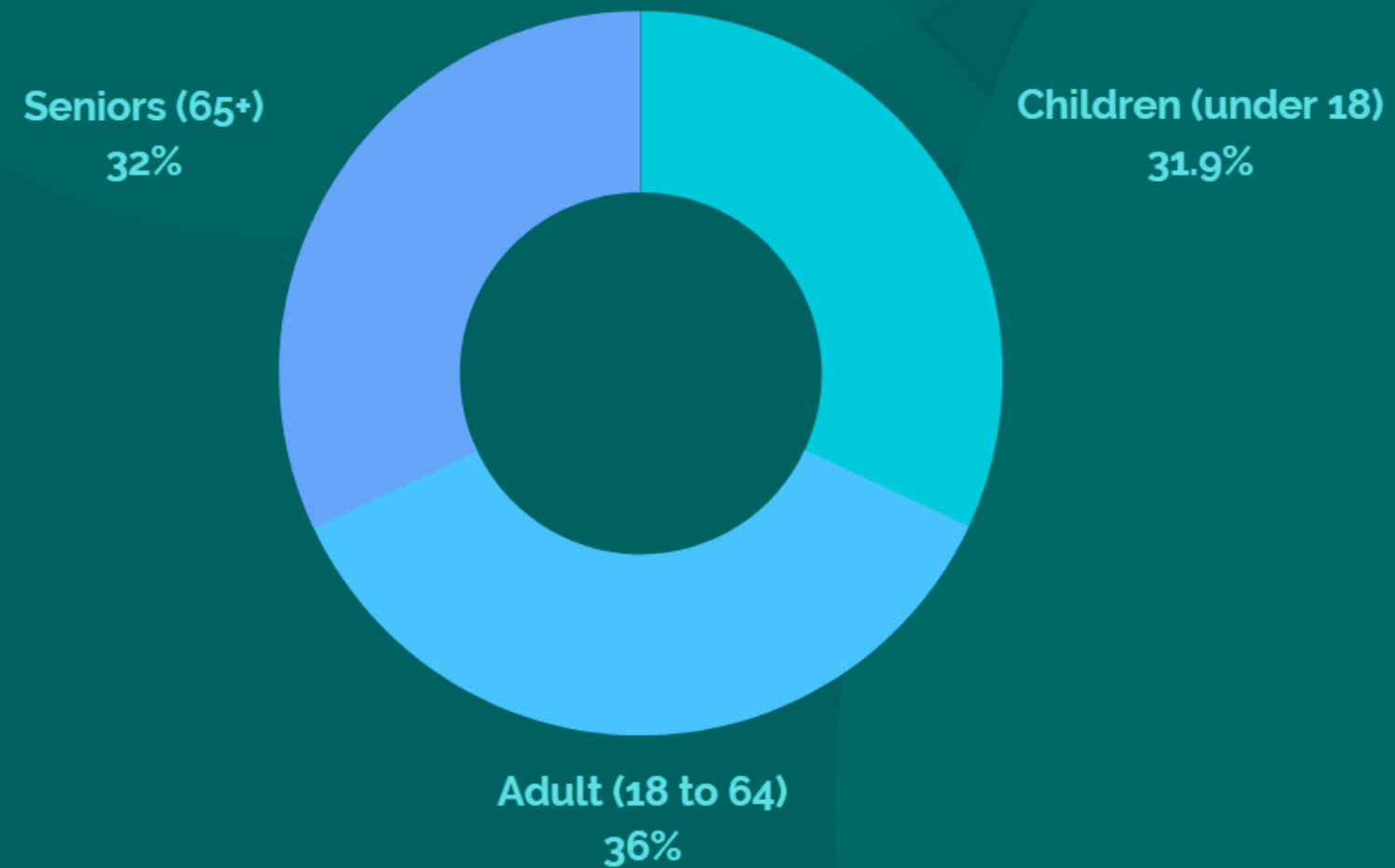
2025

2024 Budget Impacts on Housing



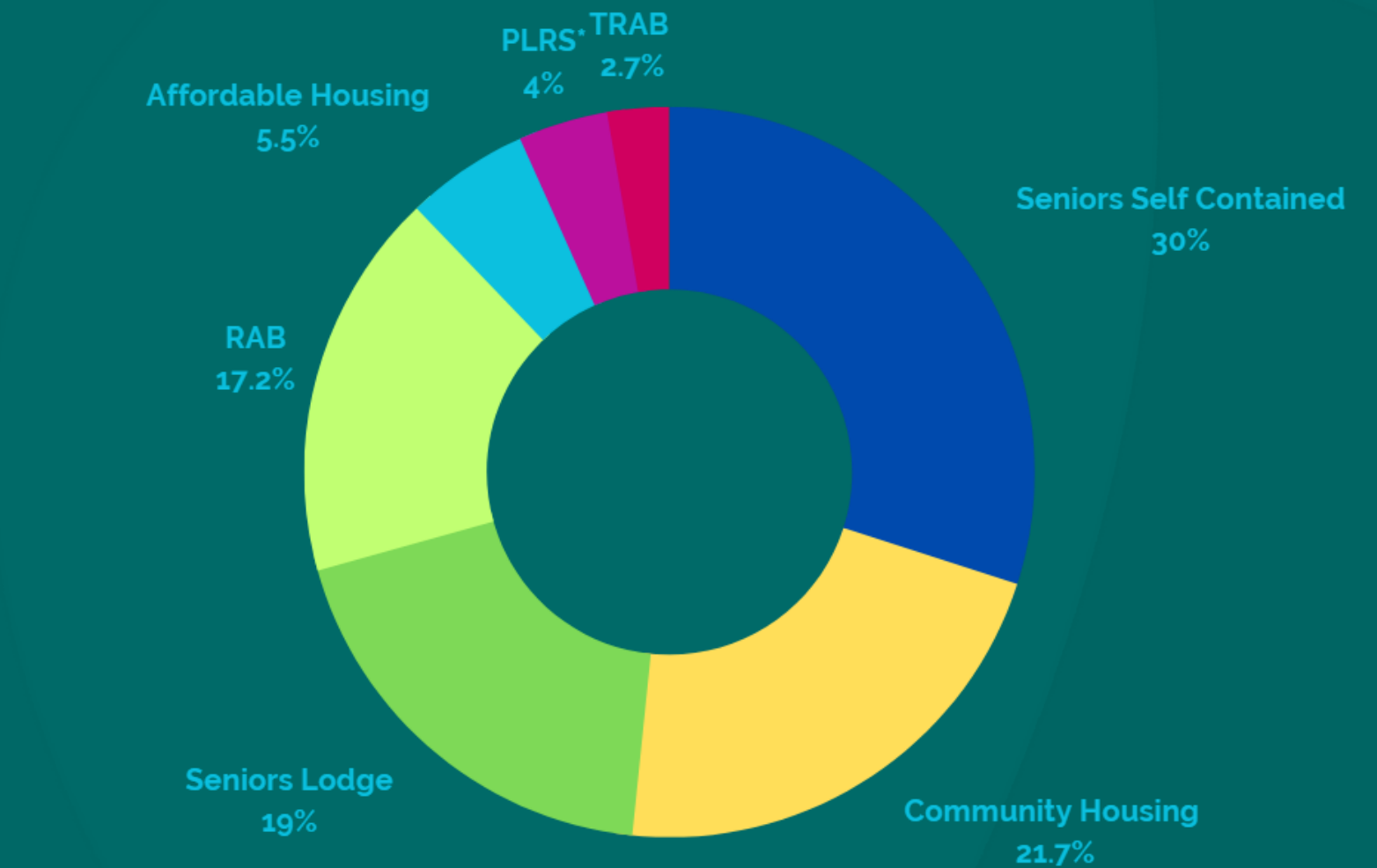
Alberta Social Housing Corp.	2024-25	2025-26	2026-27
Total	\$474,690,000	\$574,936,000	\$646,569,000
Capital	\$36,789,000	\$34,420,000	\$35,940,000
Total Exc. Capital	\$437,901,000	\$437,901,000	\$610,629,000

Albertans Served All Housing Programs



Source: Government of Alberta, 2022

Households by Program - 2022



Source: Government of Alberta

RAB : Rental Assistance Benefit
 TRAB: Temporary Rental Assistance Benefit
 PLRS: Private Landlord Rent Supplement

Challenges



- **Some Proposed Solutions**
- Index operational funding for Alberta Social Housing Corporation (ASHC) units
- Increase capital maintenance and renewal funding to address the backlog of repairs to ASHC units and extend to lodges owned by Housing Management Bodies
- Implement an Alberta Seniors Transition Tax Credit to incentivize seniors to live in congregate settings
- Substantially increase capital funding for new builds and acquisitions with a focus on longer-term planning
- Invest in tenant supports to help address the support needs of tenants
- 24/7 home care in seniors' congregate living settings