

a vision for Affordable Housing

Demand for housing is at a record high. Housing providers operate on a deficit funding model and receive operating grants from the Government of Alberta, creating reliance on government resourcing and preventing long-term planning. The affordable housing sector in Alberta and Canada is going through a time of transformation. Recognizing that the current model is unsustainable – based on deficit funding, socially and spatially exclusive housing and aging infrastructure – housing providers and governments are increasingly seeking to change the sector.

the VISION

Customer-focused. The sector is accessible, customer-focused, and easy to navigate for those who need it, and supported by a new approach to building, managing and delivering affordable housing that allows housing providers to be innovative, flexible and adaptable.

Sustainable. A modernized affordable housing sector in Alberta that is financially, socially and environmentally sustainable.

Affordable. The sector has the tools and capabilities to robustly fulfill its mandate of providing affordable, adequate, suitable and secure housing and creates a housing environment that supports tenant wellbeing.

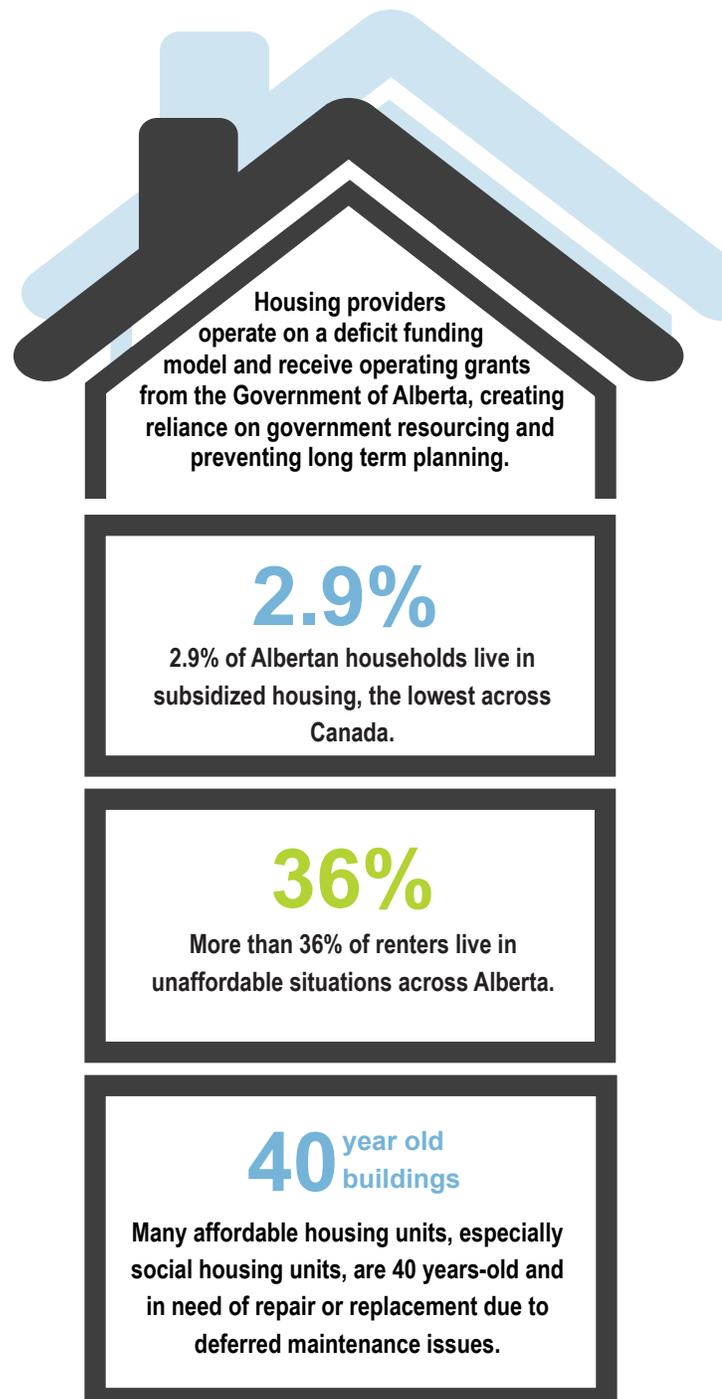
attaining the VISION

Support Better Outcomes for Tenants

- Harmonize housing services, funding and policy to better meet customer needs
- Improve coordination along the spectrum of housing options for seniors
- Facilitate access to non-housing supports, including education, work, recreation and transportation opportunities
- Ensure adequate provision of affordable housing beyond Alberta's urban centres
- Reform social assistance to adequately cover shelter costs and equitably treat tenants in affordable housing

Stabilize Revenue for Housing Providers

- Provide three-year operating budgets to support long term planning and consistency for customers
- Prioritize affordable housing in the disposition of public land
- Allow housing management bodies to access other financial tools to complement direct funding



attaining the **VISION**

Reduce Administrative Barriers

- Simplify income calculation procedures under the Social Housing Accommodation Regulation
- Establish an information sharing agreement with the Canada Revenue Agency
- Simplify rent adjustment procedures under the Social Housing Accommodation Regulation
- Eliminate asset testing as a requirement under the Social Housing Accommodation Regulation for affordable housing
- Amend eligibility requirements for Community Housing to allow privately sponsored individuals

Improve the Design of Affordable Housing

- Support housing providers to develop flexible ways of building housing that are responsive to demographic shifts
- Align provincial decision-making about future sites, revitalization efforts, and capital grant investment with relevant local and national guidelines regarding proximity to services and amenities
- Develop complete housing communities that allow for a range of housing options, from affordable rental to homeownership, in one area
- Support the design and construction of affordable housing that promotes financial, social and environmental sustainability

Foster Innovation in the Sector

- Encourage social procurement for projects that receive government funding to promote wider social benefits
- Create new legal structure to support social enterprises (profit for purpose organizations)
- Support capacity building in the housing sector through education and professional development opportunities
- Support housing research in Alberta by making data available open access

Modernize the Rent Geared-to-Income (RGI) System

- Modernize the RGI system by moving to a system of affordable set rents



**Capital Region
Housing**

The Way Home

short-term **RECOMMENDATIONS**

Customer Service and Experience

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- Establish an information sharing agreement with the Canada Revenue Agency
- Simplify income calculation procedures under the Social Housing Accommodation Regulation
- Eliminate asset testing as a requirement under the Social Housing Accommodation
- Amend eligibility requirements for Community Housing and rent supplements to allow privately sponsored individuals

Housing Sector Sustainability and Innovation

- Provide three-year operating budgets to support long term planning and consistency for customers
- Encourage social procurement for projects that receive government funding to promote wider social benefits
- Support housing research in Alberta by making data open access