

## Civida Housing Programs at a Glance

### Community Housing

Civida provides approximately 4,500 homes in the Community Housing program. In this subsidized housing program, tenants pay an affordable rent amount, either 30% of their adjusted gross monthly household income or the core shelter rates if they are receiving Income Support

Community Housing is governed by the *Social Housing Accommodation* and *Housing Accommodation Tenancies Regulation* in addition to the *Residential Tenancies Act*. Homes are located throughout Edmonton and Civida is the landlord.

#### Income Limits

Cannot exceed Household Income Limits (HILs).

#### Asset Limits

\$25,000 asset limit

#### Citizenship Status

Canadian Citizens, Permanent Residents, or Government assisted refugees. Privately sponsored immigrants are not eligible.

#### Income Limits for Continued Eligibility

Cannot exceed HILs set annually by the Government of Alberta.

### Security Deposit

A security deposit is required.

### Landlord References or Credit Checks

Landlord References required or RentSmart certificate. Credit checks are not done.

### Priority for Housing Allocation

Households must be point scored according to the *Social Housing Accommodation Regulation*. The household with the highest points has priority for the appropriate sized home.

### Near Market Housing

Civida provides approximately 600 Near Market Housing homes. In this program, the rent is set about 10- 20% below market rent for a similar sized unit in the area.

Near Market Housing is governed by the *Residential Tenancies Act*. Homes are located throughout Edmonton and Civida is the landlord.

#### Income Limits

Cannot exceed HILs or Median Household Income depending on the building.

#### Asset Limits

No asset limits.

#### Citizenship Status

No citizenship status requirements.

#### Income limits for Continued Eligibility

Cannot exceed HILs or Median Household Income depending on the building.

### Security Deposit

Security deposit is required.

### Landlord References or Credit Checks

Landlord references and/or credit checks required, or RentSmart certificate.

### Priority for Housing Allocation

Any priority as long as household qualifies.

### Private Landlord Rent Supplement

Civida provides Private Landlord Supplements (PLRS) on behalf of the Government of Alberta. Recipient households live in private rental homes and pay an affordable rent to their landlord. Civida pays a monthly rent supplement amount to the landlord to compensate for the difference between the tenant's affordable rent and the market rent.

The PLRS program is covered by the *Rent Supplement Regulation* and the *Social Housing Accommodation Regulation*. This program is administered with the City of Edmonton and surrounding communities. We are not accepting new applications as this program will end in 2029.

### Income Limits

Cannot exceed HILs set annually by the Government of Alberta.

### Asset Limits

\$25,000 asset limit.

### Citizenship Status

Canadian Citizens, Permanent Residents, or Government-assisted refugees. Privately sponsored immigrants are not eligible.

### Income Limits for Continued Eligibility

Cannot exceed HILs set annually by the Government of Alberta.

### Rent Supplement

Recipient pays 30% of monthly household income after deductions or core shelter rates. Landlord receives the supplement for the difference between tenant rent and market rent.

### Priority for Subsidy Allocation

Households must be point scored according to the *Social Housing Accommodation Regulation*. The household with the highest points has priority for the appropriately sized home.

### Rent Assistance Benefit

Formally called Direct Rent Supplement (RAB)/ Civida provides Rent Assistance Benefit (RAB) on behalf of the Government of Alberta. Recipient households live in private rental homes and receive a monthly supplement amount to help make their rent more affordable.

This program is administered within the City of Edmonton and surrounding communities. The RAB program is governed by the *Rent Supplement*

*Regulation and the Social Housing Accommodation Regulation.* This is the only program where the landlord is a private landlord and not Civida.

#### **Income Limits**

Cannot exceed HILs set annually by the Government of Alberta.

#### **Asset Limits**

\$25,000 asset limit.

#### **Citizenship Status**

Canadian Citizens, Permanent Residents, or Government assisted refugees. Privately sponsored immigrants are not eligible.

#### **Income Limits for Continued Eligibility**

Cannot exceed HILs set annually by the Government of Alberta.

#### **Rent Benefit**

Recipient receives a benefit equal to the difference between market rent and 30% of monthly household income after deductions up to maximum supplement amounts.

#### **Priority for Benefit Allocation**

Household must be point scored according to the *Social Housing Accommodation Regulation*. The household with the highest points has priority for the community they live in.

### **Temporary Rent Assistance Benefit**

Temporary Rent Assistance Benefit (TRAB) is a rent assistance program. It is for households living in one of the seven major Alberta cities: Calgary, Edmonton, Red Deer, Medicine Hat, Lethbridge, Wood Buffalo and Grand Prairie.

TRAB is a two-year benefit program for working households or for those in between jobs. It is designed for households who may have trouble receiving priority for regular Rental Assistance Benefit (RAB) or Community Housing but still need help making their housing affordable.

Civida will only administer it within the City of Edmonton and not any surrounding cities such as Sherwood Park or St. Albert.

#### **Income Limits**

Cannot exceed HILs set annually by the Government of Alberta.

#### **Asset Limits**

\$25,000 asset limit

#### **Citizenship Status**

Canadian Citizens, Permanent Residents, or Government assisted refugees. Privately sponsored immigrants are not eligible.

#### **Income Limits for Continued Eligibility**

Cannot exceed HILs set annually by the Government of Alberta. Can only receive benefit for two years.

#### **Rent Benefit**

The benefit amount is based on a flat rate that varies based on household size and municipality. The amount does not vary based on income like other rent assistance programs.

### Priority for Benefit Allocation

Applications are based on a first-come-first-served basis.

### Mixed Rent Geared to Income (RGI)

Mixed rental unit builds are comprised of a variety of programs including near market, market, and community housing. This is the newest program Civida offers and plans to continue with this model with all future new builds.

The program is administered within the City of Edmonton and Civida is the landlord for all the Mixed Income buildings. Market units are rented at current market rates, no subsidy or assistance is associated with market housing.

Civida has a variety of sizes and types of units, including some units that are wheelchair accessible. All future builds will include units that accessible.

Civida is proud to offer Mixed Income Housing. Our newest housing option will improve the well-being of children and families in our communities.