

APPENDIX 4DD

**ALBERTA'S  
AFFORDABLE  
HOUSING SYSTEM**

WHAT IS AFFORDABLE HOUSING?

Affordable housing includes government owned or supported housing provided by the public, non-profit, and private sectors for persons who because of financial, social or other circumstances are unable to obtain or maintain housing accommodation through the private market.



The **Alberta Housing Act (AHA)** enables most of Alberta's affordable housing programs.

**More than 350** diverse, community-based partners work with the Government of Alberta (GoA).  
**More than 100** Housing Management Bodies (HMBs) provide housing and related housing services to low-income Albertans.

Financial Support

Three orders of government support affordable housing in Alberta:

**1** The GoA, through the Alberta Social Housing Corporation (ASHC) provides funding for housing programs and owns and supports affordable housing units and HMBs.

ASHC owns **41%** of affordable housing units



Over the next five years, the Government of Alberta will invest nearly **\$1.2 billion** in housing renewal, preservation, maintenance and new supply.

**2** The federal government cost-shares about **35%** of annual operating costs.



**3** Municipalities provide funding and other supports to HMBs and other organizations who manage affordable housing units. Municipalities also own affordable housing units.



Housing Programs

Housing units supported by housing programs serve over 110,000 Albertans through...



**21% Affordable Housing Initiatives**  
For the development of housing units where the owner (private landlord, HMB, etc.) guarantees to rent at least 10 percent lower than market rates for up to 20 years

**24% Seniors Self-Contained**  
Apartment-type dwelling for low- and moderate-income seniors who are functionally independent for up to 20 years

**17% Seniors Lodges**  
Single- and double-occupancy, sitting rooms, meals, housekeeping and other services for functionally independent seniors

**18% Community Housing**  
Subsidized rental housing to low-income families, seniors, and individuals with special needs

**2% Special Needs (Private Non-profit)**  
Housing for individuals with special housing needs such as seniors, those with physical disabilities, and victims of family violence

**18% Rent Supplement**  
Assistance to households in need to obtain and maintain affordable and suitable rental housing

Factors that affect the system...

Limited supply

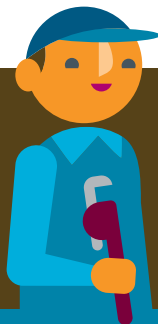
**More than 15,000** households are currently on the waitlist for social and affordable housing and housing supports.



The wait list is increasing steadily.

Aging infrastructure and increasing costs

**\$1 billion** estimated deferred maintenance cost of Alberta's social housing units.



Alberta population changes

EXPECTED POPULATION GROWTH

To grow by more than...



**900,000** people by 2025...

**2,100,000** people by 2041...



**43%** of this growth coming from other countries.

AGING POPULATION

**515,000** seniors in Alberta, expected to double to **1,000,000** in less than 20 years.



Complexity of needs

An increasing number of Albertans have diverse needs, including seniors, persons with disabilities, mental health and addiction challenges and chronically homeless Albertans.

