

# Housing Division Ministry of Seniors and Housing



Alberta

# Housing Operations

Alberta

# Housing Operations

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- **2019 Business Plan Review – Social Housing**
- **2019 Business Plan Review – Other Programs**
- **Alberta Social Housing Corporation Budget/Targets**
- **Cannabis**
- **Next Steps**
  - **2019 Operating Budget(s)**
  - **2018 Financial Information Package**
  - **2020-22 Business Plans**

# 2019 Business Plan Review

## Social Housing

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### Social Housing Operating Budget

- Staff reviewed HMB Appendix C submissions
  - Recommended 2019 Operating Budgets
- Cost pressures of \$10.7 million break down:
  - Carbon Levy - \$3.8 million
  - Support For Independence - \$1.9 million
  - Operational Pressures - \$5.0 million
- Represents a 5.5% increase to HMB total operating expenses from 2018



# 2019 Business Plan Review

## Social Housing

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### Tenant Support Worker (TSW)

- Target to provide TSW to HMB operators
- Currently in the developmental stage (PAHS)
- \$4.3 million is the estimated cost for 55 FTE's across the province



### Capital Maintenance and Renewal (CMR)

- Seeking continuation of CMR at \$50 million

# 2019 Business Plan Review

## Other Programs

### Rent Supplement Program (RSP) – Additional Funding

- HMBs requested an additional \$39.0 Million
- Based upon the prioritization of waitlist applicants through point scoring, the request is broken down as follows:

Prioritization Points Awarded	# of Units Required	# of Albertans Served	Funding Required (Millions)
30 +	1,307	2,425	\$8.9
28-29	308	526	\$2.1
26-27	469	819	\$3.4
24-25	674	1,102	\$4.6
23 and less	2,886	4,526	\$20.1
Totals	5,644	9,398	\$39.1



- Current estimated wait list is 18,850 low income households.

# ASHC Program Budget/Targets



	<i>(in 000s)</i>	
<b><u>Program Expense</u></b>	<b><u>2018/19</u></b>	<b><u>2019/20*</u></b>
Community Housing	46,608	46,608
Seniors' Housing	3,252	3,252
Seniors' Lodge	42,063	42,063
Rent Supplement	67,075	67,075
<b><u>Surplus Recoveries</u></b>	<b>8,655</b>	<b>8,655</b>

# Cannabis

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- Alberta does not and will not have directive policies related to smoking or growing/plants.
- HMBs may wish to take steps to mitigate the property damage risk of cannabis growth in multi-unit dwellings.
- Considerations:
  - A focus on the activity (smoking) and the equipment (hydroponics) rather than the substance.
  - Adhere to any municipal smoking bylaws and existing smoking policies in place.



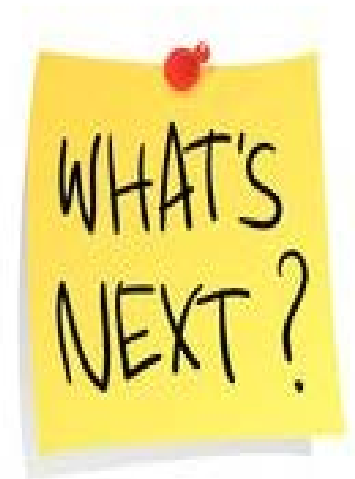


# Next Steps

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## 2019 HMB Budget

- Approval on HMB budgets will align with the release of government's fiscal budget.
- Target is 2019 tentatively approved budgets be sent to HMBs by December 1, 2018.



## 2018 Audit Package

- Expected to be sent to HMBs in December 2018
- Submissions required to be returned by March 31, 2019, as per legislation

# Next Steps

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## Business Plan Submission Cycle

- 2020-22 Business Plan Packages will be sent out April 1, 2019
  - Deadline for submission is June 30, 2019
- Budgets & identified cost pressures reviewed by the Housing Advisors
  - ↓
  - ↓
  - Operating Budget
    - Where pressures are
    - How can we help?
  - CMR Budget
    - Plan for future
    - Continual Improvements
- Consolidate results & trends and provide feedback

# Indigenous Housing Capital Program Overview

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- **Increase the supply of off-reserve, on- and off-settlement affordable housing units for Indigenous peoples in need**
  - **Construction (including additions/extensions), purchase, or repurpose**
  - **Rental or lease-to-purchase**
- **\$120 million in capital grants over multiple years**
  - **Operational funding not available through the IHCP**
- **Eligibility**
  - **Indigenous government or organization, or formal partnership with Indigenous government or organization**
- **Projects must remain affordable for minimum 20 years**
- **Applicants must contribute minimum of 5% capital costs**

# Indigenous Housing Capital Program Application Process and Timelines

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- Program website: [www.alberta.ca/ihcp](http://www.alberta.ca/ihcp)
- Applications accepted on a continuous basis, with soft deadlines at the end of each fiscal quarter
- Electronic submission of applications to: [SH.IHCP@gov.ab.ca](mailto:SH.IHCP@gov.ab.ca)
- Evaluation by IHCP Cross-Ministry Review Panel
- Recommendations made to Minister of Seniors and Housing for decision on projects to go forward
- Capital funding released on April 1, 2019 to successful applicants to coincide with 2019 construction season
- Questions: Contact Stephanie Fletcher, IHCP Program Advisor

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# Policy Planning and Analytics

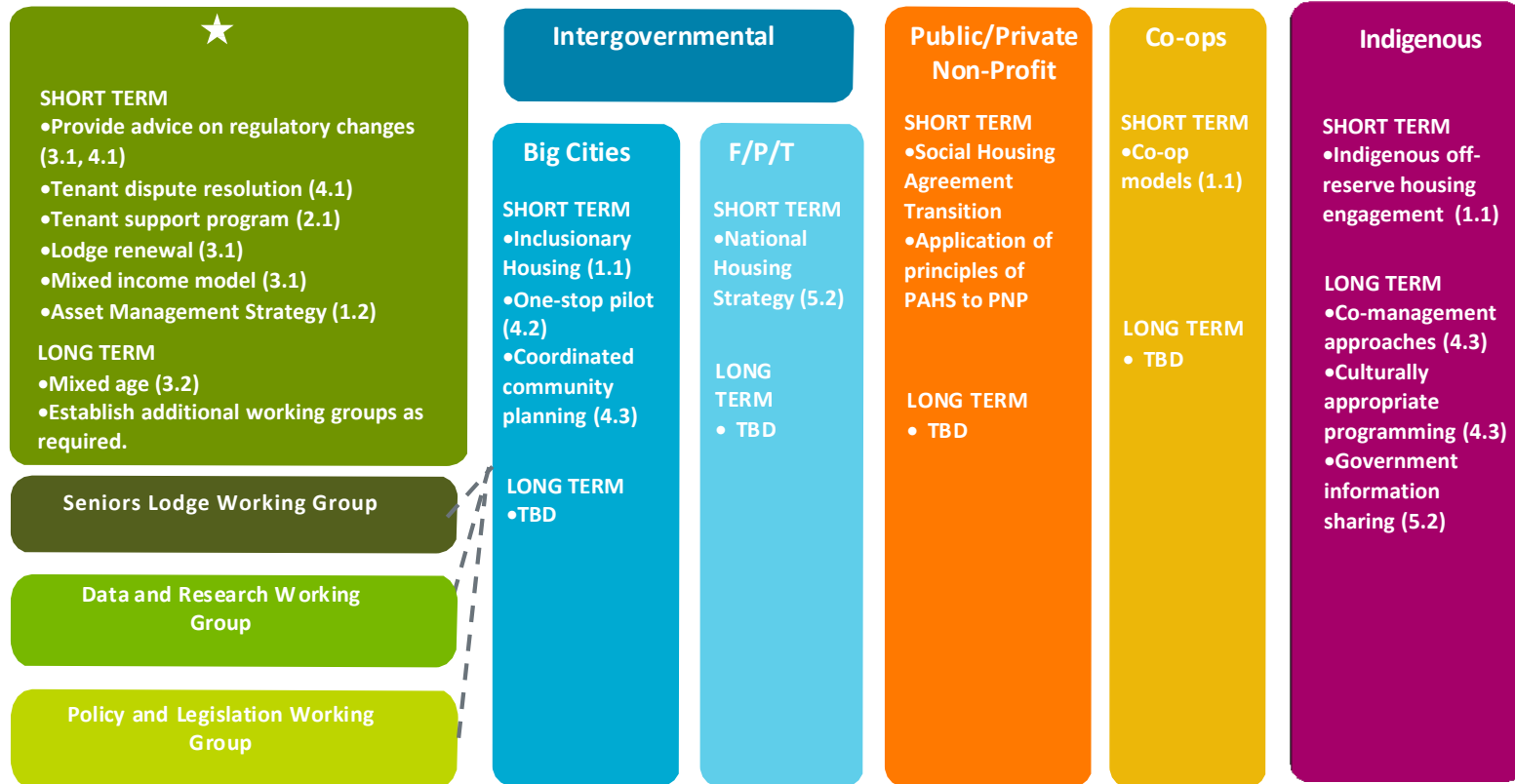
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# Topics

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- **Provincial Affordable Housing Strategy (PAHS) Advisory Structure**
- **PAHS Initiatives**
- **National Housing Strategy**
- **HMB Handbook**

# Provincial Affordable Housing Strategy (PAHS) Implementation: Advisory and Engagement Structure



★ Work falls directly under Steering Committee and Working Groups

----- = information sharing and connection point

Short Term = 18 to 24 months

Long Term = 24 months +

# PAHS Advisory Structure: *Policy and Legislation Working Group*

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- Provided advice and support on:
  - Implementation of regulation amendments;
  - Development of potential dispute resolution processes;
  - Development of potential tenant support program parameters; and
  - Ad hoc operational policy issues



# PAHS Advisory Structure: *Seniors' Lodge Working Group*

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- Supported the development of several actions to respond to Office of the Auditor General recommendations.
  - Development of the logic model and measures for the Seniors' Lodge Program;
- Focus shifting to work on the sustainability of the Seniors' Lodge Program now and into the future

# PAHS Advisory Structure: *Data and Research Working Group*

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- Provided advice and support on:
  - Partnering with the associations in the dissemination of research and best practices.
  - Geospatial model of housing needs.
- Internal work required before the working group can advise on data collection and information sharing.
- Meetings on hold until 2019.

# PAHS Advisory Structure: *Next Phase*

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- **Structure Considerations:**
  - Expansion of the steering committee membership and focus on broader housing system.
  - Shift Policy and Legislation working group to an ongoing operational policy discussion.
  - Continue the Seniors' Lodge working group to focus on the sustainability action in the PAHS.
  - Working groups formed for initiatives as needed.
- **Process Improvements:**
  - Timely communication, focused agendas, videoconferencing option.

# Provincial Affordable Housing Strategy: *Initiatives*

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**1- Investing Now and Future**

**2- Integrated Housing and Support**

**3- Successful Transition and Aging in Community**

**4- Fair and Flexible**

**5- A Sustainable System**

# Policy Updates: *HMB Handbook Refresh*

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- The Management Body Handbook is undergoing a review and refresh.
- The renewed Handbook will:
  - contain direction regarding the recent January 1, 2018 amendments, and
  - refresh policy direction and guidance related to the *Alberta Housing Act* and its regulations.
- Housing Policy has engaged with the Policy and Legislation working group to seek feedback and input on the project.
- It is anticipated the first phase of the refreshed Handbook will be released in early 2019.

# National Housing Strategy (NHS)

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- **NHS released on November 22, 2017**
  - **including the announcement of future federal funding commitments for the provinces/territories (PTs).**
    - Canada Community Housing Initiative
    - Canada Housing Benefit
    - PT Priorities
- **All PT Ministers (except Québec) have endorsed a multilateral Housing Partnership Framework.**
- **Seniors and Housing is currently leading bilateral negotiations on behalf of GOA.**
- **The bilateral agreement is expected to be finalized by the end of the year with federal funding flowing on April 1, 2019.**

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# Housing Capital Programs

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# Capital Planning

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## Capital Planning Framework

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Alberta Seniors and Housing

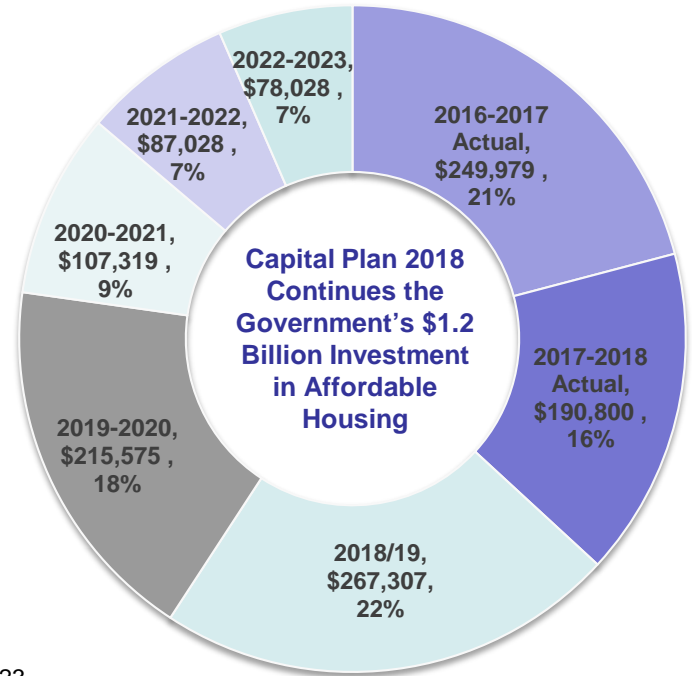
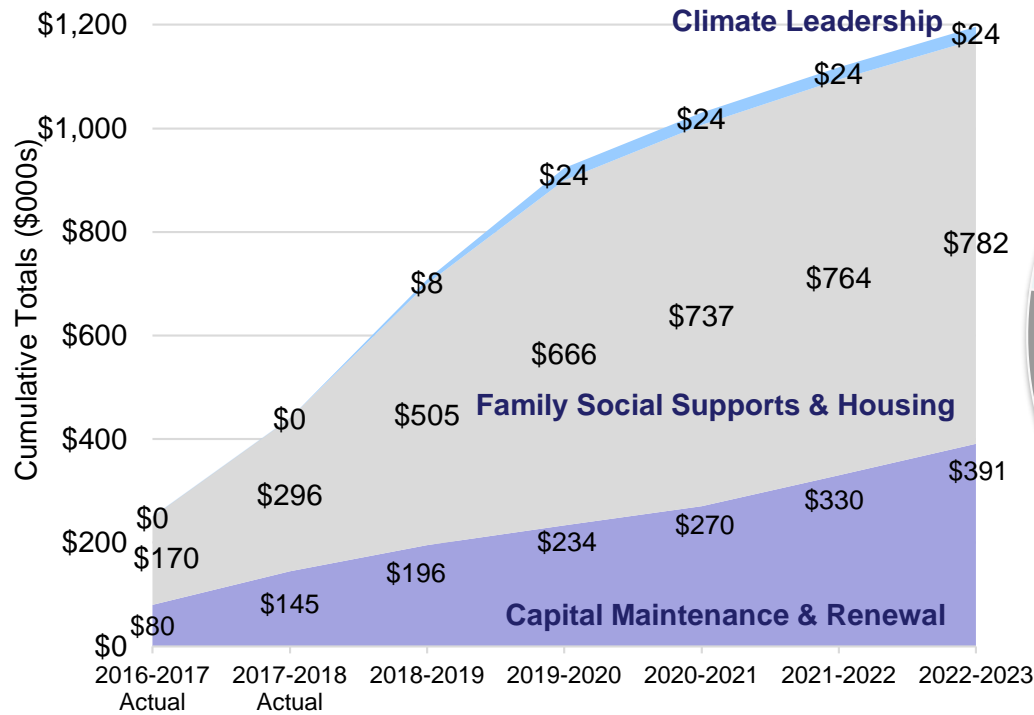
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# 2018 Capital Plan



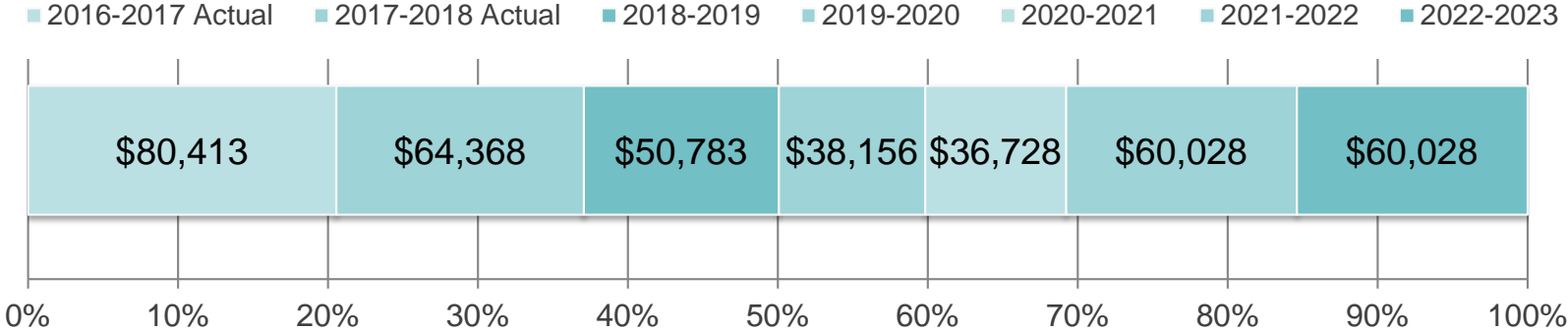
# 2018 Capital Plan by Program Envelope



## Capital Maintenance and Renewal

 Preservation (Maintenance)

 Health and Safety

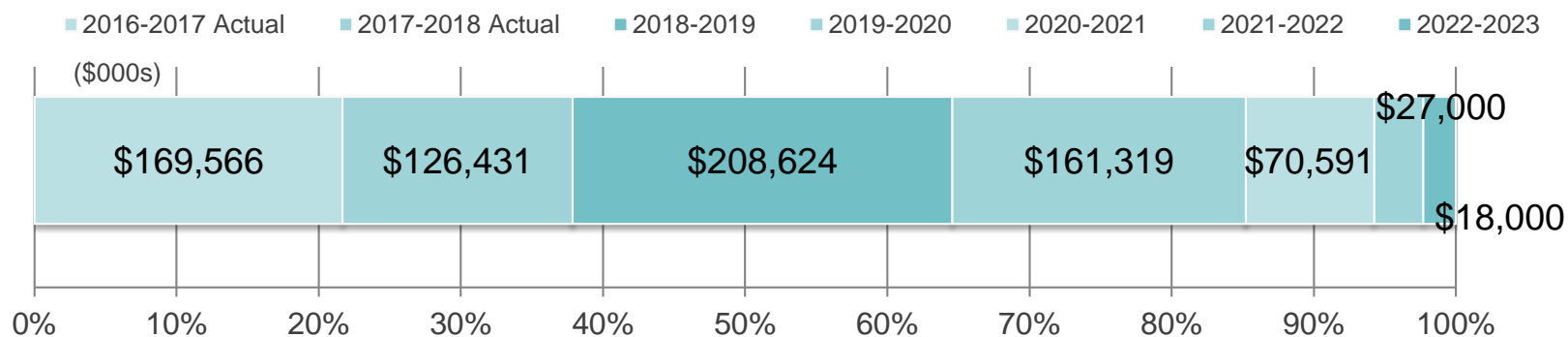


# 2018 Capital Plan by Program Envelope



## Family Social Supports and Housing

-  Family and Community Housing Development and Renewal
-  Seniors Housing Development and Renewal
-  New Housing Supply – Affordable and Specialized Housing
-  Indigenous Housing Capital Program
-  Planning for Affordable Housing



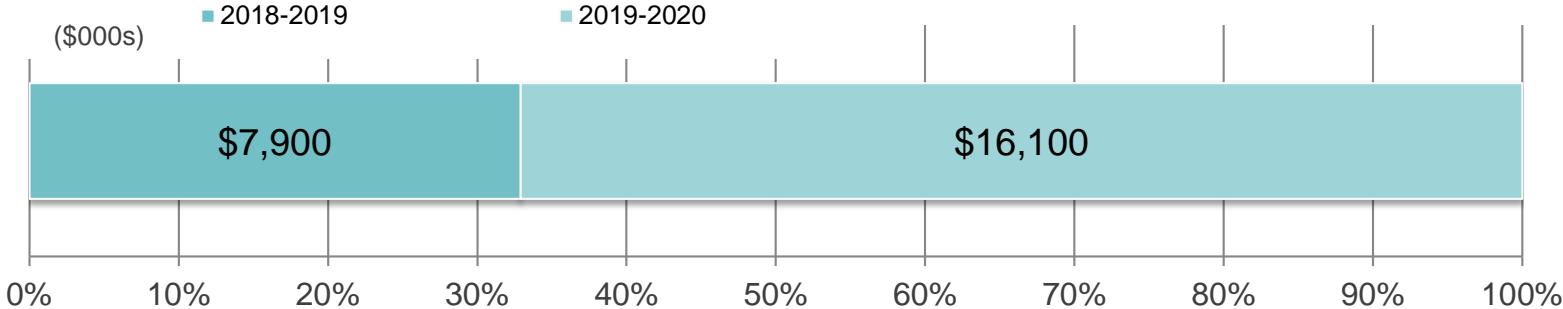
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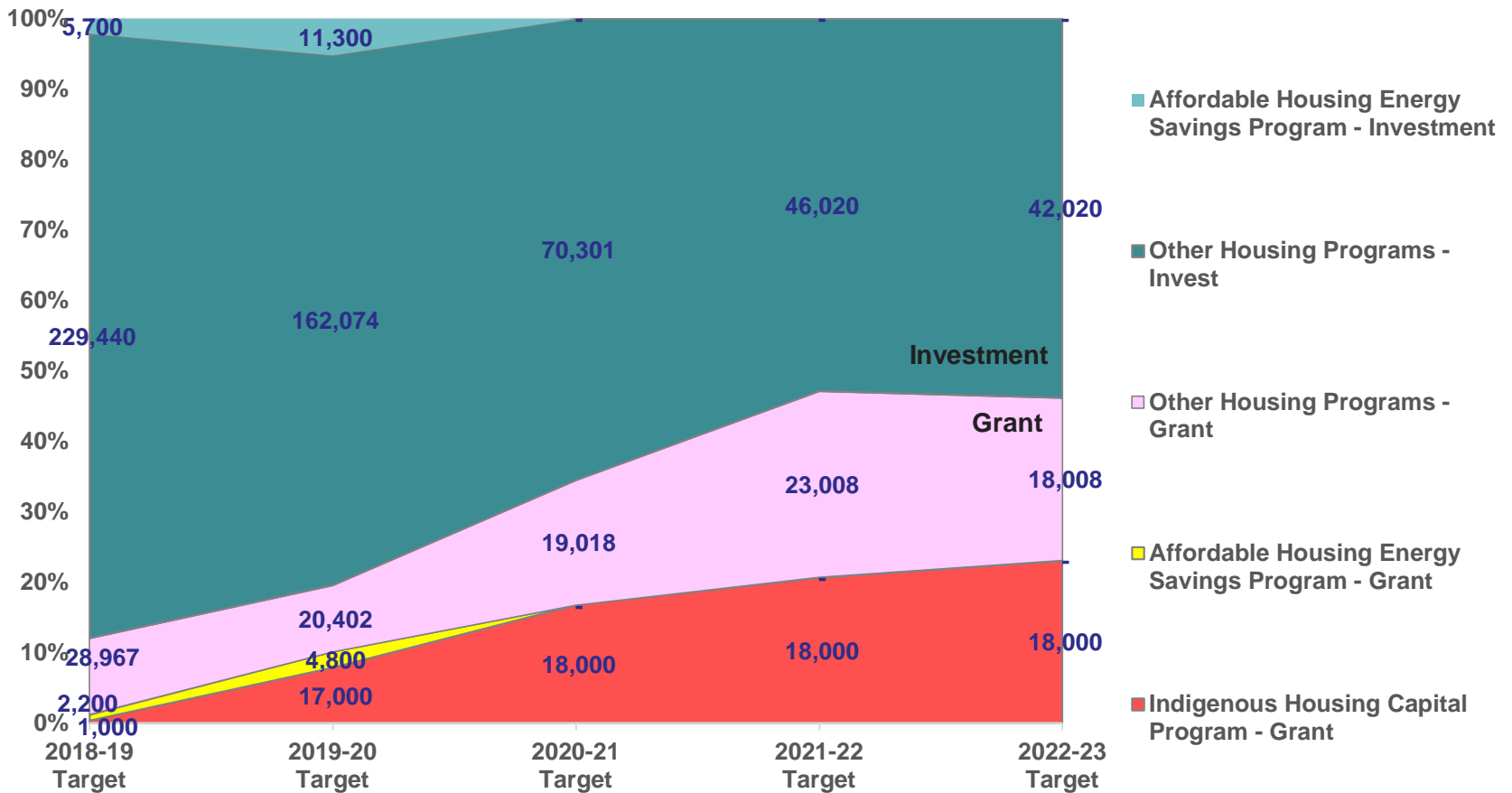
## Climate Leadership



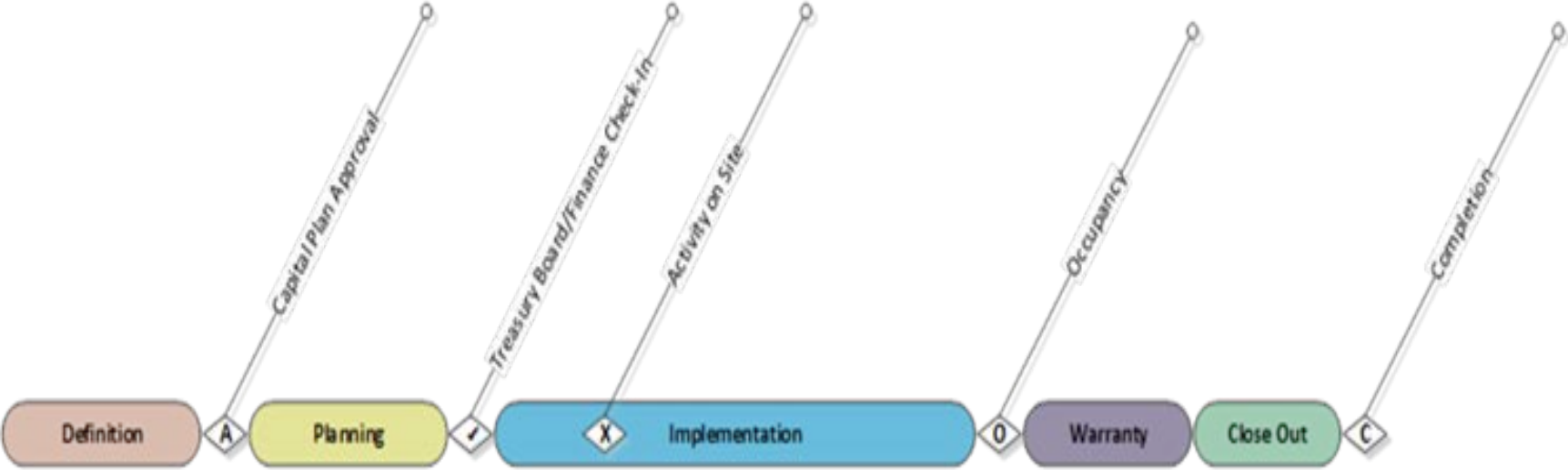
### Affordable Housing Energy Savings Program (AHESP)



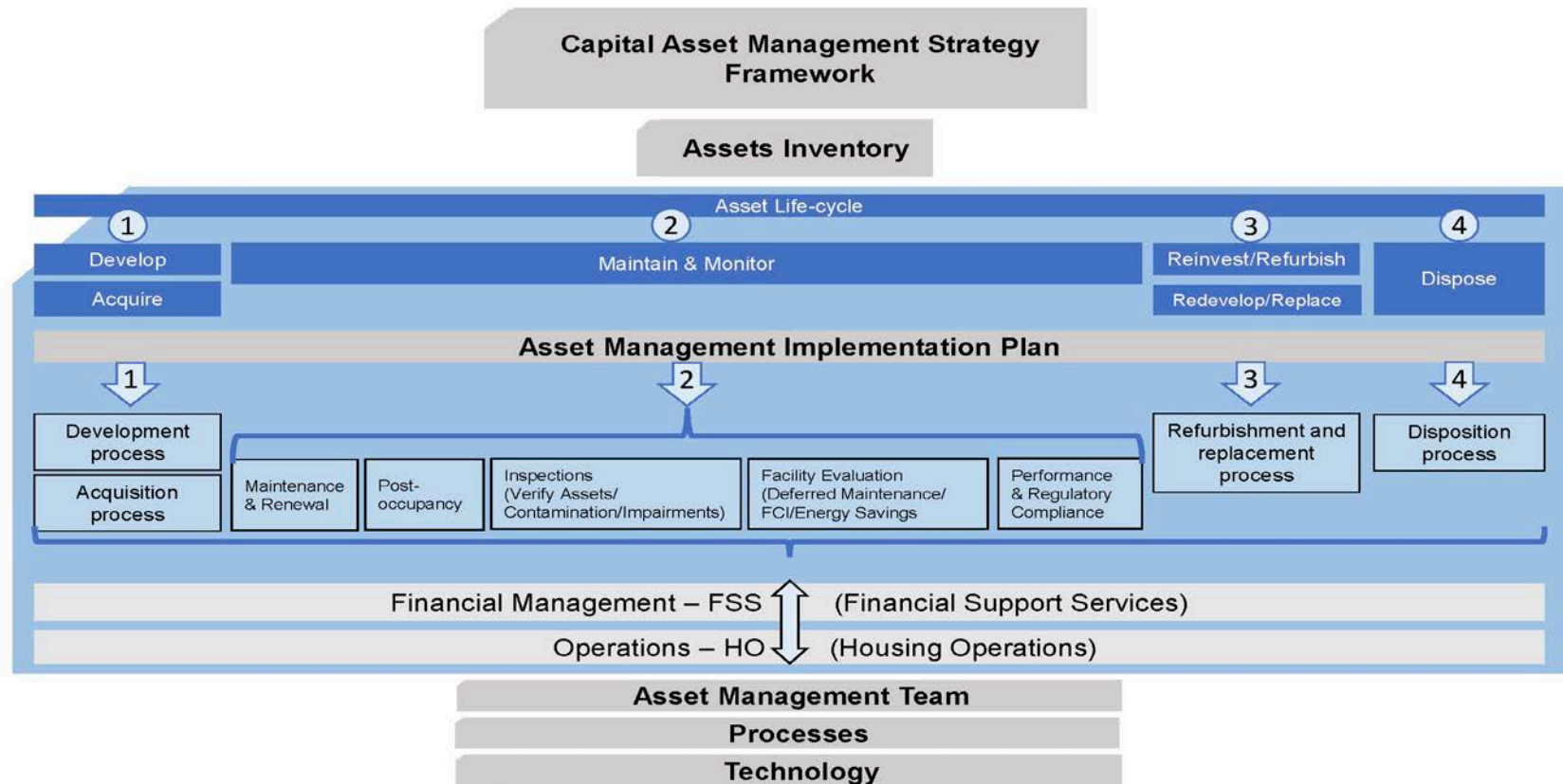
# Capital Investment vs. Capital Grant



# Capital Program and Project Delivery



# Capital Asset Portfolio



— **Thank You!** —

Questions?

Comments?

Suggestions?