



Report 2012

Refocused, restructured and reenergized...

Airdrie, AB—After three years of operations providing assistance to hundreds of people through the RentPlus Supplement Program and after purchasing 44 units of rental housing, for Airdrie Housing Limited, 2012 was a year to take stock and to take action.

Prominent among the Airdrie Housing 2012 Business Plan goals, was a commitment to define a plan to utilize the balance of capital municipal grant funds to best serve the needs of the community and to address sustainability for the organization.

In January of 2012, Airdrie Housing received a letter from the Ministry of Municipal Affairs approving a request to redirect the remaining capital grant dollars towards the development of a mixed use project incorporating 15 units of affordable housing along with commercial and retail space in close proximity to the urban core. Approval for this project allowed Airdrie Housing to actively implement the process of locating a site and begin the pre-development work. In December of 2012, an Expression of Interest proposal was submitted to the City for the former RCMP site. This project will be a major benefit to the community and address a defined gap in the affordable housing continuum. A community social service agency has also expressed interest in becoming an anchor tenant in the development. While this long-term project is still in the early stages, new developments are anticipated in the near future.

“We are excited and pleased to have the support and confidence of Airdrie City Council and the Province as we continue the journey of creating facilities in our community that not only adds much needed affordable housing units, but will continue to add to the social fabric of our community”, stated Airdrie Housing Board Chair Jim Hassett.

Additionally in 2012, Airdrie Housing restructured to include internal operations for Property Management that not only saw considerable savings in the budget at year end, but also resulted in a more client centred approach to lease administration.

“Absorbing the lease administration portion of Property Management ourselves has been a bit of a learning curve, but our tenants seem to be happier and we enjoy having more direct contact with them”, commented Managing Director Shelley Sweet.

“Outsourcing to professional Property Managers when we were just starting up was the right thing to do, but it was time for us to move to a more in-house style and I am glad that we did”, added Sweet.

Another change for the organization in 2012 was the stabilization of vacancy rates and the addition of wait lists.

“Our vacancy rates hovered at the zero percent mark all year resulting in increased revenues and the need to implement formalized wait lists”, said Sweet.

“It is through these statistics that we can define need and most accurately identify the gaps in rental units and where we should be focusing our energies for new development”.

The RentPlus Rent Supplement Program remained at capacity for the year at 85 families per month receiving supplements. of up to \$300 monthly. Grant funding for the program is anticipated to be available until mid 2014.

The changes and opportunities presented in 2012 have refocused and reenergized the organization. Airdrie Housing Limited moves into 2013 actively advancing the availability of affordable housing in our community with a holistic approach to service and a pragmatic approach to management and growth.

Mission:

To facilitate and manage affordable housing to meet the diverse needs of our community.

Capital Assets:

- Forty-four units purchased since 2009.
- One two-bedroom accessible condominium located at The Edge.
- Early stages of approval for a new development embracing the concept of a mixed-use building.
- Submission of EOI for vacant RCMP lands.



Client Snapshot:

“I’d like to thank you for all your help and also thank you as well for helping me to get to a better path in life . This is a very important place to help those in need. You helped me and if I can do anything to help give back I would love to do so. Please feel free to put me on your list to volunteer ...”

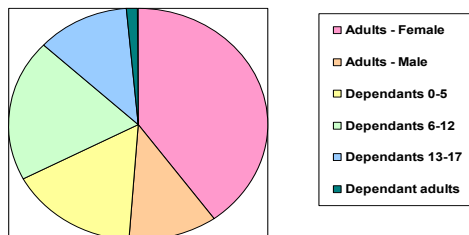
Former Airdrie Housing tenant who was able to move to market housing.



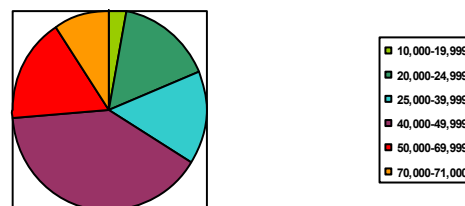
Client Statistics....

Airdrie Housing Limited:
Number of units: 44
Affordable 70%
Market 30%
Rent Supplements:
85 families/month

Current Program Demographics



Annual Income for RentPlus clients



Current wait list numbers:

Rent Supplement – 33

Housing – 57

Clients moved off of the rent supplement waitlist in 2012: 53

Clients moved off the waitlist for housing in 2012: 8 families

Client profiles: Current for December 2012

Age – 108 adults over 18; Children 0-5: 29;

6-12: 39; 13-17: 22; Dependant Adults; 3

Gender - For adults : 87 females and 21 Males = 108.

Total people is 201.

Provincial Core Needs Qualifying Income Levels for Airdrie 2012:

1 bedroom: \$37,500

2 bedroom: \$46,000

3 bedroom: \$53,000

Income levels

average annual income for a BridgeFund client is \$22,092.

average annual income for a RentPlus client is \$30,621.

average annual income for a housing client is \$25,538.

Rent to Income Ratios:

Before rent supplement: 48%

After rent supplement: 36%

Family makeup:

RentPlus supplement: married/common law 8%; separated/divorced 43%; single 47%; widowed 2%

BridgeFund supplement: married/common law 11%; separated/divorced 33%; single 56%

Housing units: married/common law 47%; separated/divorced 29%; single 18%; widowed 6%

Type of Income:

RentPlus supplement (one or more of these sources): employment 89%; social assistance/AISH 17%;

CPP or disability 13%; EI 3%; Other (private pension etc.) 10%; Child Tax and Child/Spousal support 63%

BridgeFund supplement (one or more of these sources): employment 0%; AISH/Social Assistance 83%; CPP or disability 33%; Child Tax and Child/Spousal support 28%

Housing Units (one or more of these sources): employment 45%; Social Assistance/AISH 26%; CPP or disability 29%; EI 6%; Other (private pension etc.) 10%; Child Tax and Child/Spousal support 32%

Monthly rent:

The monthly rent for BridgeFund clients average \$924.

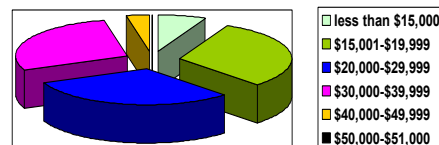
The monthly rent for RentPlus clients average \$1,131.

Airdrie Housing Units: (rents set at a minimum of 10% below market)

Mountainview Apartments: 1 bedroom - \$690; 2 bedroom - \$860; 3 bedroom - \$1100

Condominiums: 1 bedroom - \$850; 2 bedroom - \$990

Annual Income of Affordable Unit Clients



Annual Income for Bridge Fund Clients

