



## Report 2014

### Building our future...

**Airdrie, AB**—Airdrie Housing Limited began 2014 brimming with enthusiasm after a successful community engagement process with our future neighbors at the former RCMP site. Working together to create an integrated land use bylaw for approval by Council, the Airdrie Housing Project team and the residents found common ground on the site plan and proposed amendment to the land use bylaw. In June of 2014, Council approved the amendment and the next phase in the development of a three-storey mixed use building able to provide residential housing units with a mix of commercial and retail space was underway.

This approval started the search for a Design/Build team to bring the project to fruition. In the fall of 2014, Airdrie Housing Limited issued a Request for Information to gather input and ideas from the development community with regards to design and methodology.

“The input from the RFI was crucial in gathering the needed information to develop a formal Request for Proposals for the Design/Build team”, commented Managing Director Shelley Sweet.

“We really wanted the proponents to understand the full scope of the project and to feel good about the building and the vitality it will bring to the neighborhood. This project is not just about a building, it’s also about community”, added Sweet.

“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 2014, Airdrie Housing’s rent supplement programs and housing units continued to operate at capacity with 85 families per month receiving supplements and all 44 units of housing filled. 2014 also saw the last of the rent supplement funding depleted. In cooperation with Calgary Housing, all of the 85 families including those on the waitlist were transferred to the province’s Direct Rent Supplement Program.

With vacancy rates in Airdrie hovering at the 1.4% mark, a slight easement of the 1% of 2013, the average rent for a two bedroom apartment rose from \$1224 in 2013 to \$1322 (CMHC 2014 Fall Rental Market Report) and the gross monthly income for an affordable housing tenant is \$2128. That’s a rent to income ratio of close to 60% before taxes. The standard acceptable rent to income ratio is 30%. Rental rates for a two bedroom apartment with Airdrie Housing are \$860/month, 35% below market rates.

Providing affordable rental housing is the main focus of Airdrie Housing Limited and in 2014 we steadily continued to make strides to fulfill our mandate of facilitating and managing affordable housing to meet the diverse needs of our community. Developing more housing and increasing sustainability are the top priorities moving forward. The Board is committed to capitalizing on future opportunities and developing long term solutions and options to address affordable housing in our community. The ongoing support of Council is greatly appreciated.

#### 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.
- Successful land use amendment for vacant RCMP lands.
- RFP for Design/Build team underway proposing 15 more housing units plus commercial and retail space.



#### RentPlus by the numbers:

##### Duration of Program:

- 2009-20014

##### Total Disbursements:

- \$1,202,540

##### Total # of Recipients:

- 749 Unique Individuals
  - 354 adults
  - 395 dependents

“Airdrie Housing has been a god send for my husband and myself. I don’t know where we would have ended up if not for the housing. ...Thanks to all.”  
Airdrie Housing tenant and RentPlus client.



## Client Statistics....

### Airdrie Housing Limited:

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

### Current wait list numbers at the end of 2014:

Housing – 83 (55% have been waiting more than a year for an affordable unit)

Clients moved off of the rent supplement waitlist in 2014: 55

Clients moved off the waitlist for housing in 2014: 7 families

### Client profiles: Current for December 2014

**Age** – 102 adults over 18; Children 0-5: 25;

6-12: 39; 13-17: 21

**Gender** - For adults : 81% females and 19% Males

Total people is 191.

### Provincial Core Needs Qualifying Income Levels for Airdrie 2014:

**1 bedroom: \$43,000**

**2 bedroom: \$51,800**

**3 bedroom: \$55,000**

### 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: 57.5%

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 \$960.

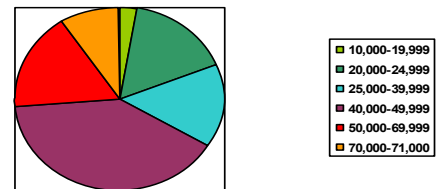
The monthly rent for RentPlus clients average \$1,273.

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

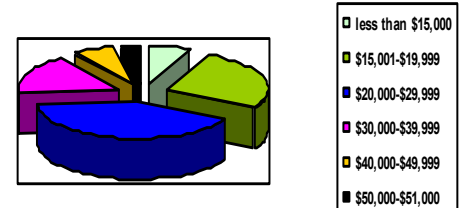
Mountainview Apartments: 1 bedroom - \$690; 2 bedroom - \$860; 3 bedroom - \$1100

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

Annual Income for RentPlus clients



Annual Income for Affordable Housing Clients



Annual Income for Bridge Fund Clients

