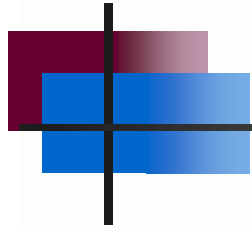


# *Leduc Regional Housing Foundation*

**City of Leduc  
Municipal Council**

**Nancy M. Laing, Executive Director**

June 22, 2020

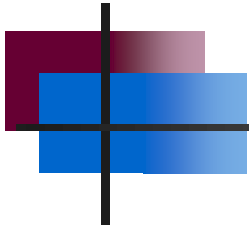


# Our Mission

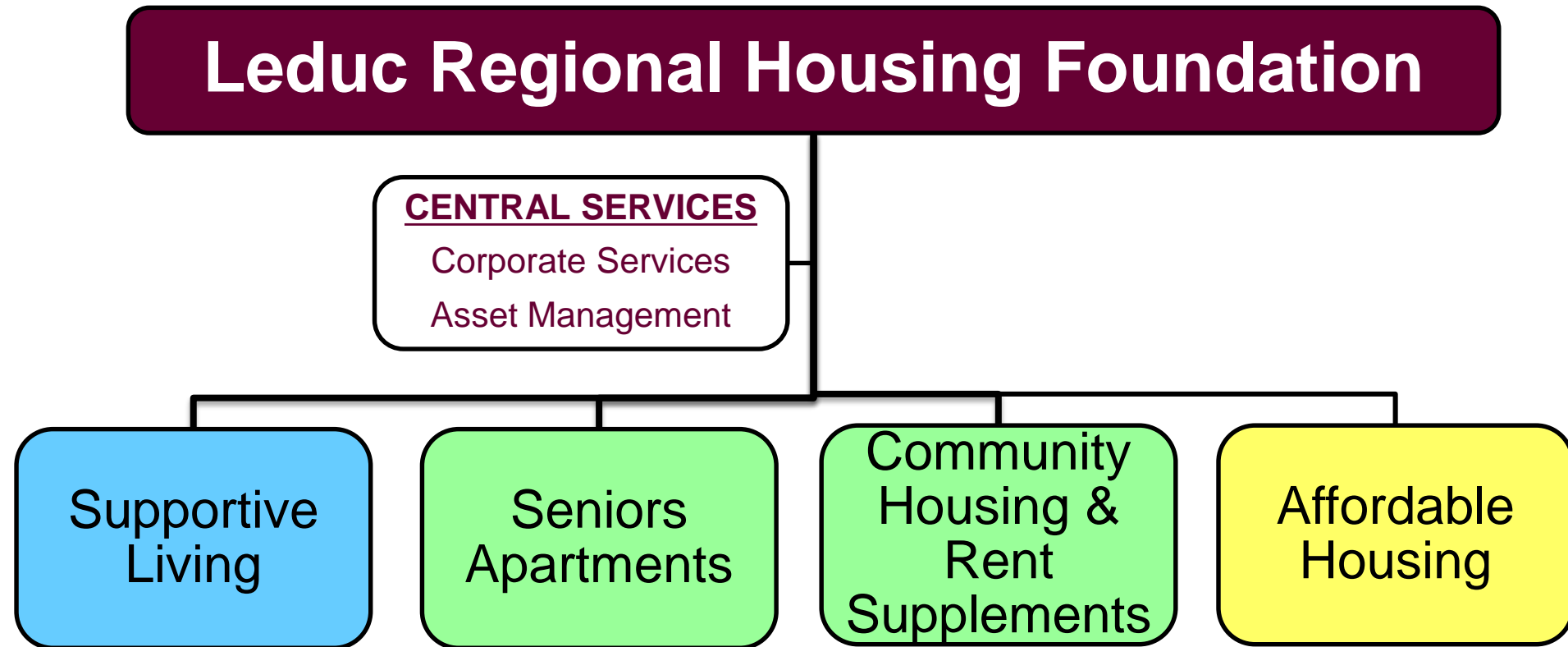
*Provide high quality,  
affordable housing & services to  
seniors, individuals and families of  
modest means.*

# Housing Spectrum

		Non-Market Housing Annual Income ≤ \$61,000 (3 bed)		Habitat For Humanity	Market Affordable	Market Housing
Homeless Shelters		Subsidized Housing	Affordable Housing			
		Alberta Government Community Housing Rent = 30% of Income	Leduc Foundation Affordable Housing Rent - 10/20% ↓ Market	Affordable Home Ownership	Home Ownership	Home Ownership
		Private Landlord Rent Supplement Rent = 30% of Income	Direct to Tenant Rent Supplement Maximum \$450/Month		Rental	Rental



# Program Streams





# Programs & Services

<b>Supportive Living</b>	<ul style="list-style-type: none"> <li>▪ 65+ age, low income (&lt; ~ \$29,000), functionally independent</li> <li>▪ Accommodation with hospitality services</li> <li>▪ Rent = 30% of Household Income + Service Package = \$1,350 per month</li> </ul>
<b>Supportive Living Supplement</b>	<ul style="list-style-type: none"> <li>▪ 65+ age, low income (&lt; ~ \$29,000), functionally independent</li> <li>▪ Accommodation provided in Non-profit or Private buildings</li> <li>▪ Devon, Beaumont (previously)</li> </ul>
<b>Seniors Apartments</b>	<ul style="list-style-type: none"> <li>▪ 65+ age, modest income (&lt;\$41,000), independent living</li> <li>▪ 1-bedroom rental accommodation</li> <li>▪ Rent = 30% of Household Income</li> </ul>
<b>Community Housing</b>	<ul style="list-style-type: none"> <li>▪ Linsford Townhouses - families</li> <li>▪ Bedrooms: 2 &lt; \$51,500, 3 &lt; \$61,000, 4 &lt; \$65,000</li> <li>▪ Rent = 30% of Household Income</li> </ul>
<b>Rent Supplement</b>	<ul style="list-style-type: none"> <li>▪ Seniors, Non-Seniors, Singles, Families</li> <li>▪ Units: B &lt;\$35,000 1 &lt;\$41,000 2 &lt; \$51,500, 3 &lt; \$61,000, 4 &lt; \$65,000</li> <li>▪ Private Landlord: Rent/income = 30%; Direct to Tenant: Max Subsidy = \$450</li> </ul>
<b>Affordable Housing</b>	<ul style="list-style-type: none"> <li>▪ Seniors, Non-Seniors, Singles, Families</li> <li>▪ High Income Limit (HIL) + 20%</li> <li>▪ Rent is a Flat rate, minimum of 10% below market (LRHF &lt;15-20%)</li> </ul>



# Program Eligibility

	Supportive Living + 2 SLRS	Seniors' Apts	Community Housing	Direct to Tenant Rent Supp	Private Landlord Rent Supp	Affordable Housing
Citizenship	X	X		X		X
Housing Income Limits (HILS)	-	X		X		+ 20-50%
Residency	Primary Relative	Previous 12 months or 10 years of life				←
Age	65+	65+	< 65			All
Functional Independence	X	X	-	-	-	-
Suitability	X	X	X	-	-	X
Assets		Pt. Score	< \$25,000			<\$50,000



Location	Program	Units
Leduc Region	Rent Supplements	~ 220

Calmar	Program	Units
Northern Lights Apartments	Seniors` Apt	8
Sunset Apartments		16
Shkola Suites	Affordable Housing	8

Devon	Program	Units
Goldring Manor	Seniors` Apts	24
Maddison Manor	Affordable Housing	28
Discovery Place	Supportive Living RS	2

Beaumont	Program	Units
Beauregard Manor	Seniors` Apts	12
Villa Beauregard	Affordable Housing	35

New Sarepta	Program	Units
Sunset Manor	Seniors' Apts	4



Warburg	Program	Units
Cloverleaf Manor	Supportive Living	60
• George Spady Intensive Supports		13/60



Leduc	Program	Units
Head Office	Administration	2
Ron Oleksiw Maintenance Shop		
Planeview Place	Supportive Living	121
West Grove Apartments	Seniors' Apts	50
Goldage Apartments		40
Linsford Gardens	Community Housing	28-64
The Willows	Affordable Housing	24
Yule Meadows		20
Connect Crossing		12
Leduc Terrace		12
Gaetz Landing		14+2C
Old Fire Hall	Commercial = C	2

Thorsby	Program	Units
Happy Haven	Seniors` Apts	16

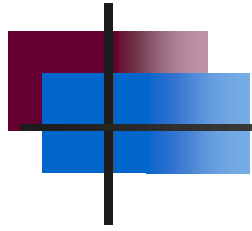
# Leduc Region

# LRHF Portfolio @ 31-Dec-2019

Municipality	SL	SL RS	SSC	CH	RS	AH	Units %
Leduc County			4		6		1%
<b>City of Leduc</b>	121		90	28*	144	82	62%
City of Beaumont		-	12		35	35	11%
Town of Devon		1	24		25	28	10%
Town of Calmar			24		8	8	5%
Town of Thorsby			16		3		3%
Village of Warburg	60				1		8%
<b>UNITS 533+RS</b>	181	1	170	28	222	153	100%

\* Linsford Gardens + 36 units - Summer 2020





# Seniors & Affordable Housing, Leduc

**West Grove Apartments**



**1983**

**The Willows**



**2007**

**Yule Meadows Manor**



**2008 (1978)**

**Goldage Apartments**



**1998 (1978)**

**Leduc Terrace**



**2011**

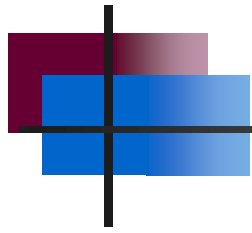
**Connect Crossing**



**Gaetz Landing**



**2015**



# Who We Serve



**\$8,400 / year**

**MONTHLY RENT = \$120+**

**MARKET RENT = \$1,000**

**Single  
Partnered  
Young / Old  
Children**



tenant support

- ✓ **FCSS (7)**
- ✓ **Leduc Food Bank**
- ✓ **AHS – Mental Health**

# 2019 Program Funding

	Supportive Living	Affordable Housing	Seniors Apartments	Community Housing
<b>Tenant Rent</b>	\$ 2,964,294	\$ 1,458,341	\$ 1,046,544	\$ 116,268
<b>Other Revenue</b>	\$ 122,932	103,317	\$ 159,782	\$ 1,718
<b>GoA Funding</b>	\$ 739,283	\$ -	\$ (3,861)	\$ 1,593,951
<b>Municipal Requisition</b>	\$ 500,440	\$ -	\$ -	\$ -
<b>Program Total</b>	<b>\$ 4,326,949</b>	<b>\$ 1,561,658</b>	<b>\$ 1,202,465</b>	<b>\$ 1,711,937</b>
<b>\$8,803,009</b>				



# 2020 Requisition

LRHF MEMBERS	2020 Equalized Assessment	% of Total EA	2020 Requisition	2019 Requisition	2019 - 2020 Change
Leduc County	\$8,423,397,999	44.51%	\$222,530	\$224,112	(\$1,582)
<b>City of Leduc</b>	\$6,168,713,130	32.59%	\$162,965	\$162,956	\$9
City of Beaumont	\$3,008,386,484	15.9%	\$79,475	\$77,776	\$1,699
Town of Devon	\$901,501,316	4.76%	\$23,815	\$23,905	(\$90)
Town of Calmar	\$269,881,970	1.43%	\$7,130	\$7,080	\$50
Town of Thorsby	\$95,721,956	0.51%	\$2,530	\$2,613	(\$83)
Village of Warburg	\$58,937,583	0.31%	\$1,555	\$1,558	(\$3)
<b>TOTAL</b>	\$18,926,540,438	100%	\$500,000	\$500,000	\$0

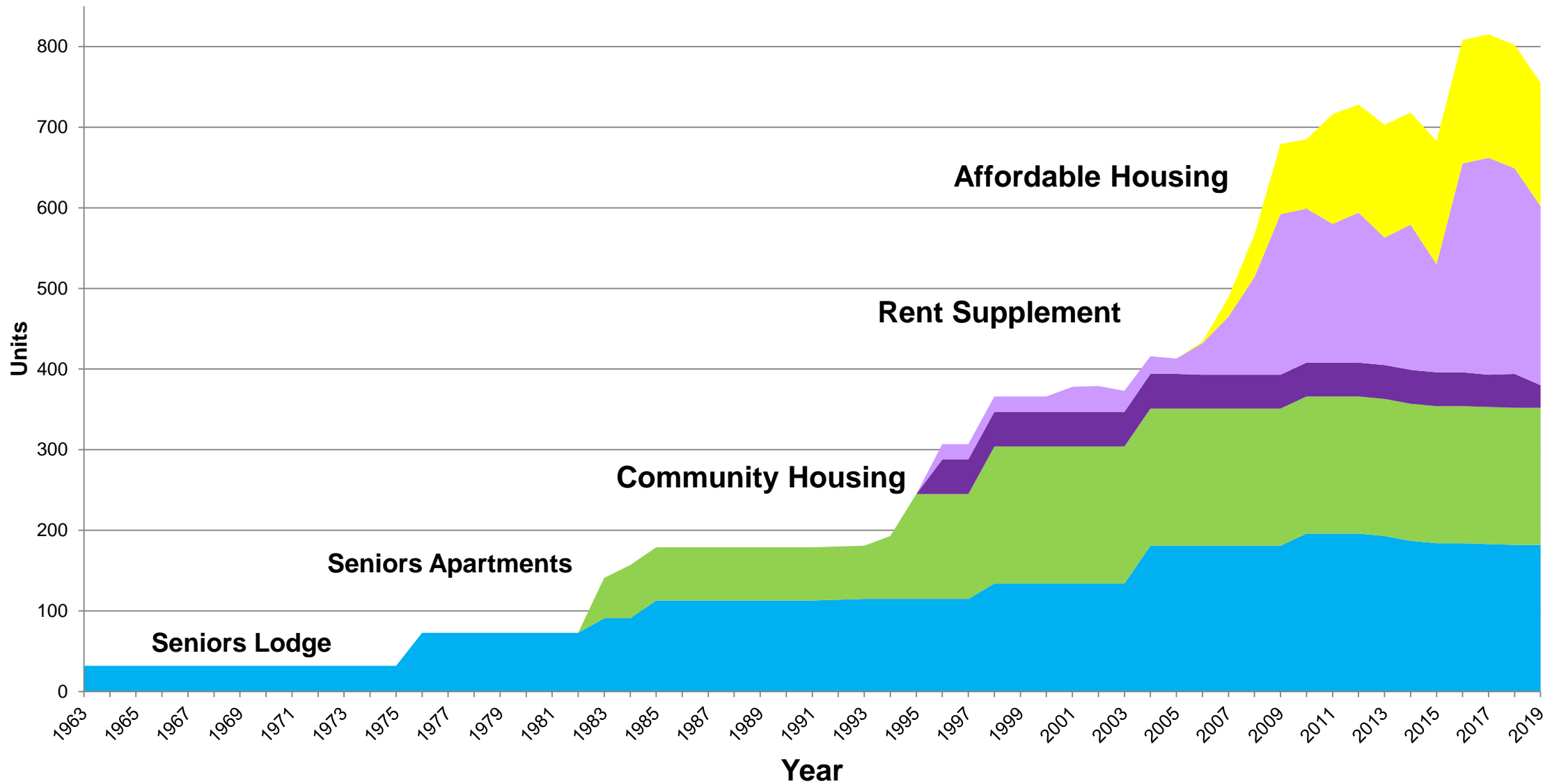


# Capital Assets & Development

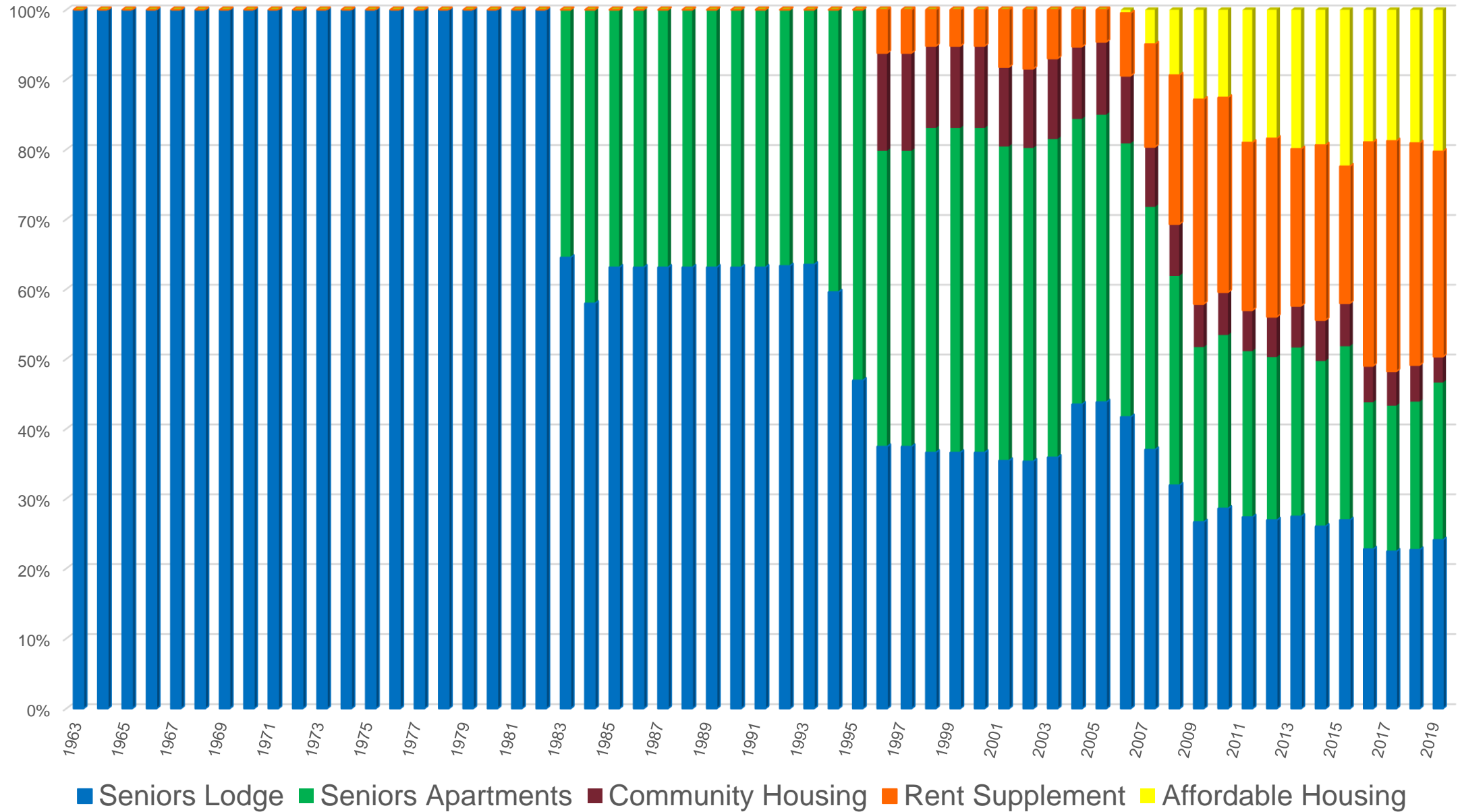
Assets				
Supportive Living	Seniors Apartments	Community Housing	Affordable Housing	Commercial
1 (2)	1 (8)	0 (1)	8 (8)	3 (3)
\$7,470,000	\$1,160,000	-	\$31,616,000	\$1,831,000
<b>\$42,077,000</b>				

- Capital Grants **\$25,000,000+**
- LRHF Leduc Region's AH Development Resource

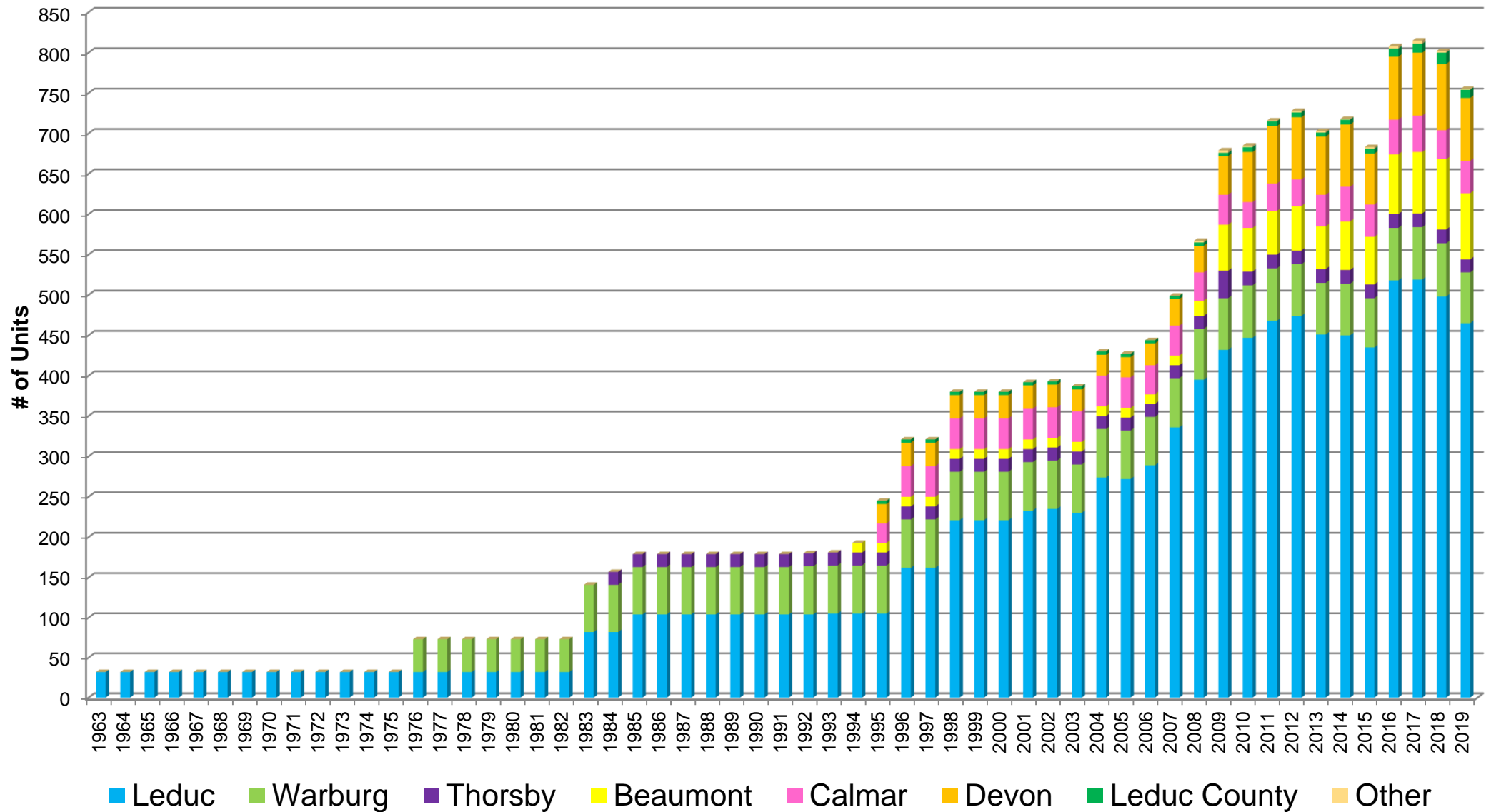
# Leduc Regional Housing Foundation Program Growth 1963 to 2019



# Leduc Regional Housing Foundation Program as % of Operation 1963-2019

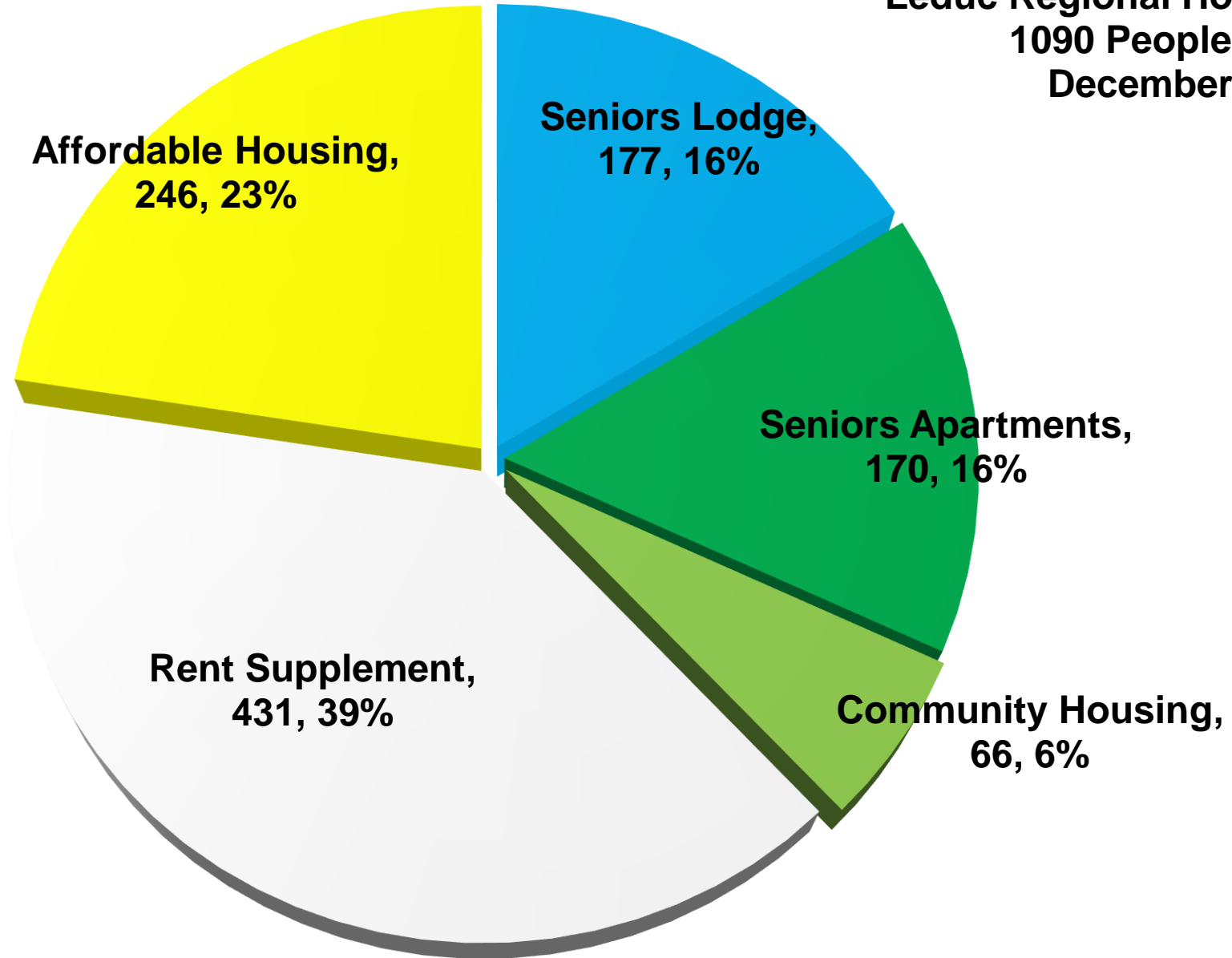


# Leduc Regional Housing Foundation # of Households Served by Community 1963 - 2019





**Leduc Regional Housing Foundation  
1090 People Housed @  
December 31, 2019**

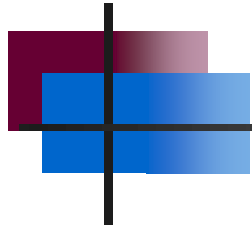




# LRHF Future Direction

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- Municipal Conversations
- Add Supports & Services through partnerships
- Complete Linsford Gardens, Leduc – July 2020
- Planeview Place Site Redevelopment 
- PP Rec Centre Revitalization (\$700,000) – August 2020 
- Affordable Housing Expansion 
  - Land in Leduc, Devon, Calmar
- New Executive Director – 2020



# Future Development

## Linsford Gardens 66 (+22) Apartments



July 2020

## Planeview Place Recreation Centre

### The Art Studio

Open 24 hours  
Stay 'n Play  
Local Artists Demos  
& Art Shows

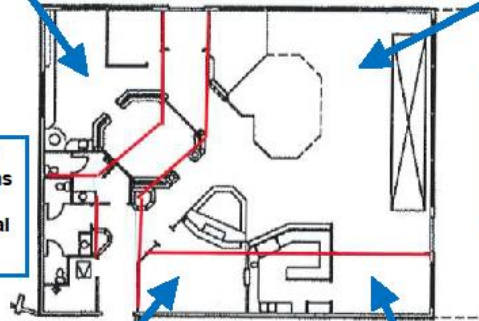


### Movies Etc.

Presentations  
Google Workshops  
Social Media



### Updated Washrooms & Mechanical System



### Hard Flooring throughout Sheltered Deck

### 24 Hour Café'

Late breakfast  
Afternoon Tea  
Bingo Lunch  
Evening Snack



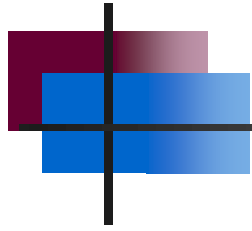
### Walker's Pub

Daily Happy Hour  
'The Place' to watch  
Sports  
Darts

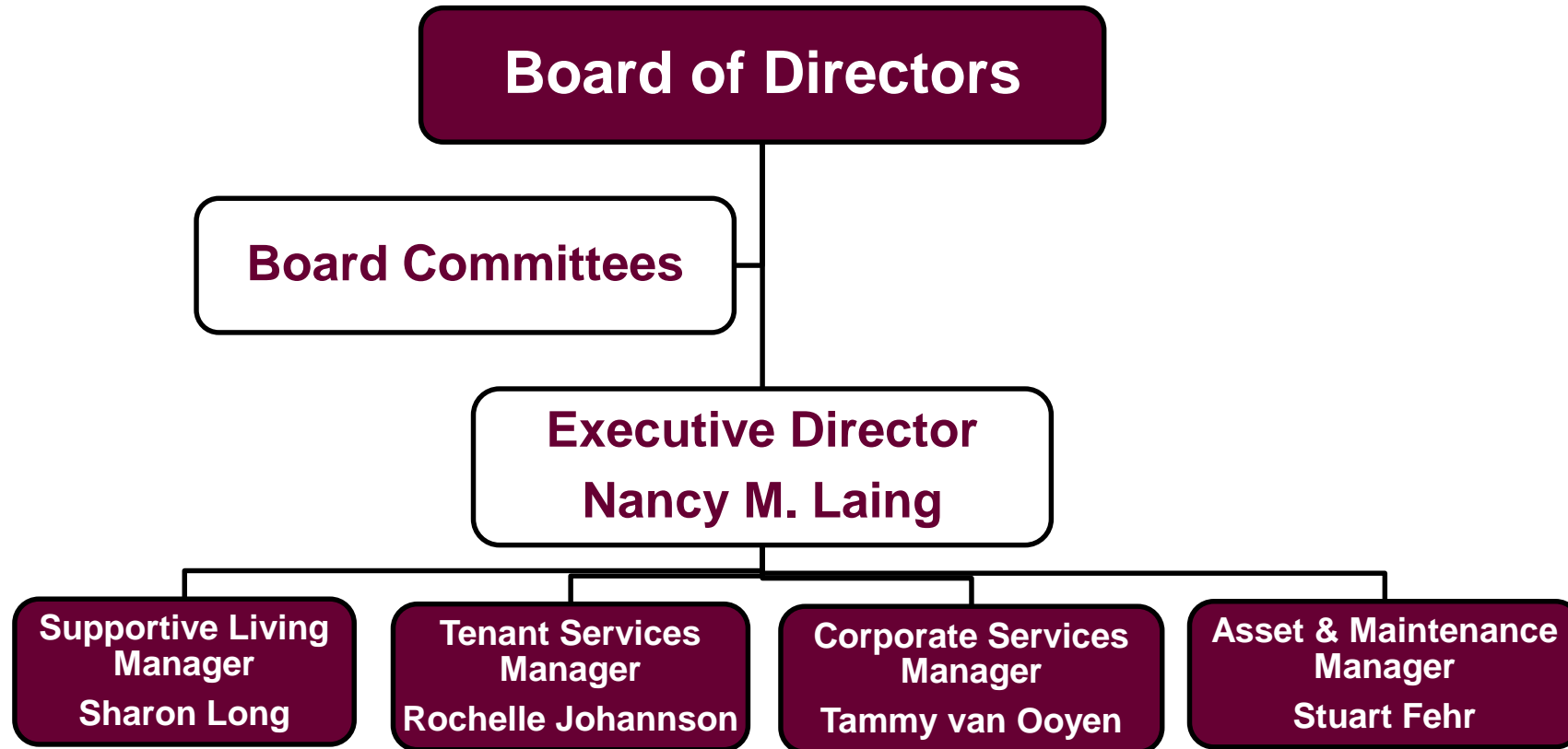


## Planeview Place Redevelopment





# Human Resources



♦ Professionalism ♦ Team Work ♦ Compassion ♦ Innovation ♦ Accountability

# Stakeholders & Partners . . .



## ■ Municipalities

- FCSS, Planning, Fire . . .



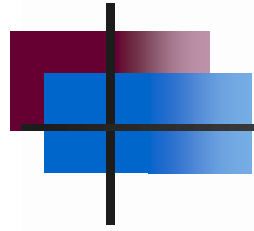
## ■ AB Government

- Seniors & Housing
- Community & Social Services
- Health – AHS: Home Care, Mental Health



## ■ Community Agencies including:





# Our Vision . . .



***Every senior, individual and family of modest means, that resides within the Leduc Region, lives in comfortable, safe and affordable housing.***

# Municipal Conversation

**Cancelled**



## **Municipal Conversation IV**

### **Housing Options for the Leduc Region “The Beaumont Perspective”**

**Wednesday, May 13, 2020  
Beaumont Community Centre (CCBCC)  
8:00 a.m. – 12:00 noon  
Breakfast available at 7:30 a.m.**

#### **DESIRED OUTCOME:**

**Be inspired to offer a full range of housing options within the Leduc Region to meet the housing needs of current and future citizens.**

**Facilitated by: Nolan Crouse, President, Nolan Crouse & Associates**



# Thank You All & Farewell!!



## Administration Office

5118 - 50 Avenue, Leduc, AB T9E 6V4

**Ph:** 780-986-2814 **Fax:** 780-986-4881

**Email:** [nmlaing@leducregionalhousing.ca](mailto:nmlaing@leducregionalhousing.ca)

**Website:** [www.leducregionalhousing.ca](http://www.leducregionalhousing.ca)