

# BLACKFALDS SENIORS HOUSING

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## PROJECT UPDATE JANUARY 2019

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- **Housing System Review**
- **Status update**
- **Phase 1 Affordable Housing Project**



- **Town of Blackfalds - providing the land and leading the community consultation - Council to have final decision on the project, including project type, rental and accommodation fees**



- **Lacombe Foundation - Public body operating since 1960 under the Alberta Housing Act, of which the Town of Blackfalds is a member**



- **The Bethany Group - Public Body operating since 1922 - and is the CEO for the Lacombe Foundation and provides health care and housing services to over 2,500 households throughout Central Alberta**



# HOUSING TENURE OPTIONS

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- **Rental Housing - Providing independent living, supportive living and facility living at market or regulated rents - developed through private capital and recovered through monthly rents, which also cover operating costs**



- **Homeownership - Single Family dwellings or multi family dwellings and condominiums - developed with private capital and recovered through sales price - homeowner responsible for all mortgage and operating costs, including utilities, property taxes and maintenance**



- **Life Lease - Capital provided by the clients, not requiring a mortgage with lower rents to only cover operating cost, majority of capital returned on client leaving the unit**



- **Housing Cooperative is a form of joint ownership under a rental model of financing and operations**



# SERVICE OPTIONS

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- **Independent living typically includes self contained living with full kitchens, 1 and 2 bedroom apartments. Community based services including home care or meals on wheels assist with residents to remain at home as long as possible. Residents have choice and the ability to live independently**



- **Supportive Living without Health Care typically includes housing, but also at least one meal per day, access to housekeeping and laundry services and activities. Resident typically chose supportive living to enable a good quality of life**



- **Supportive living with Health Care typically spaces designated by Alberta Health Services for clients that need access to medical staff on a scheduled or unscheduled basis**



# SURVEY RESPONDENTS DEMOGRAPHICS

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- **93 surveys where completed**

- **78 surveys from residents of Blackfalds and 15 from outside of Blackfalds**

- **41 respondents are under 55, while 52 are over 55, with 24 of those over 65 years of age**

- **16 respondents live alone while 75 live with their spouse, children or friends**

# HOUSING AND SERVICE OPTIONS

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- **75 of respondents are satisfied with their current housing, and 83 indicated they want to stay in Blackfalds and not have to move to access housing**

- **83 respondents indicated they are not interested in housing with access to meals, housekeeping and social activities at this time**

- **75 respondents indicated they would want access to these services in the future- with 63 indicating in 10 years or more**

- **68 respondents indicated they would rather own than rent**

- **65 respondents indicated they would prefer a bungalow or condominium style of housing**

# INCOME AND TENURE

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- There were 4 respondents indicating income of less than \$20,000 per year

- 22 respondents with income between \$20,000 and \$50,000

- 64 respondents indicated incomes of over \$50,000 per year

- 85 respondents own their current housing and only 6 indicate they are renters

- 72 respondents indicated they would need to sell their home





- **11 respondents indicated they could afford to pay \$750 or less per month for rent and 35 indicated they could afford between \$1,000 and \$2,000 per month for rent**



- **23 respondents indicated they could afford to pay \$1,000 or less for housing, with support services and 55 indicated they could afford between \$1,000 and \$1,800**



- **18 respondents indicated they could afford to purchase a unit at less than \$175,000, while 20 indicated that they could afford between \$175,000 and \$250,000**



- **24 respondents indicated it would depend on how much their house would sell for**



# OBSERVATIONS AND CONSIDERATIONS

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- Additional information in the survey on unit sizes, finishes, entryways, stairs, etc- that will be considered when moving to design

- The majority of respondents favor an independent living model that would allow for access to support services as they age

- The majority of respondents are under 65 and own their own home and have financial capacity to contribute without government assistance

- An integrated project that enables life lease, ownership and rental and the ability to add services at a later date appears feasible

- **Berry Architecture was hired to design the project**

- **Regular Design meetings with the Project Steering Committee have been held**

- **Application was made to the Province to fund a 12 unit mixed use project of rental and life lease units**

- **Community Input session on project designs**

- **Meeting with the Project Steering Committee agreed to proceed with Affordable Housing as Phase 1 and secure government funding for all 12 units**

# AFFORDABLE HOUSING PROJECT – PHASE 1

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- **12 units- rental housing targeting low to moderate income**
- **1 bedroom units with 3 in suite appliance, Surface parking and access to common washer and dryer services**
- **Rent Geared to Income, and/or rents at 80% of market- \$575 to \$800 per month- ,Heat , Water and Sewer Included**
- **Will require financial support from Government of at least 80% of costs- updated application will be submitted**
- **Eligibility to households with incomes of less than \$3,000 per month**
- **Applications to support demand, through a waiting list of eligible households is required.**



# SENIORS SELF CONTAINED APARTMENTS

- Owned by the Province of Alberta, regulated by the Alberta Housing Act
- Operated by a Public Housing Management Body such as The Bethany Group
- Rent is set at 30% of income plus electricity, parking, telephone and cable TV



# AFFORDABLE HOUSING PROJECT – PHASE 2

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- 12 units- market rental/life lease and/or condominium
- 1 , 2 and 3 bedroom units
- Surface and underground parking
- Rent Geared to Income, and/or rents at 80% of market- \$575 to \$800 per month- ,Heat , Water and Sewer Included
- Funded with support from Government of at least 80% of costs- updated application will be submitted
- No income restrictions
- Deposits and pre- sales would be required to secure financing and proceed with project



# LIFE LEASE HOUSING – BROOKSIDE

- **Capital Lease Payment ranges- \$169,000 to \$310,000- 100% returned on vacating of site**
- **Monthly Charge that covers taxes, utilities, maintenance and administration- \$700 to \$975 per month**
- **70 units- 1 Bedroom, 1 Bedroom & Den, 2 Bedroom- 57 units are Life Lease and 13 are market rental**
- **Access to meals and housekeeping services- resident operated social activities**



- **Get applications completed to support demand for Phase 1 affordable units**

- **Get expressions of interest completed to support demand for Phase 2**