



2017 ANNUAL REPORT



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2017 Recap – Message from the Chair



The St. Albert Housing Society (SAHS) has again enjoyed another active and successful year in 2017. SAHS would like to thank the City Council of St. Albert for their previous and ongoing support, and the businesses and citizens of St. Albert for their continued support of both the Housing Society and our HOMEconnection Program.

In 2017 SAHS closed the acquisition of an additional 10 units in Big Lake Pointe bringing the SAHS ownership position to 27 affordable housing units up from 17 units. The purchase was completed through a combination of bank financing and cash equity provided by the Society. This was an extremely important acquisition for SAHS and for the citizens of St. Albert as follows:

- The acquisition will ensure that all 27 units will remain as affordable units in perpetuity for the benefit of the citizens of St. Albert.
- Ownership of the additional assets will assist SAHS in participating financially in future projects, thereby, continuing to add to the much-needed stock of affordable rental housing units in St. Albert.
- The purchase of additional units will be an important step in the Society becoming more financially independent in the future.

Obtaining conventional financing as a non-profit entity to purchase the additional 10 units was extremely difficult, particularly without some type of government support or guarantee. The Society would like to especially thank the Canadian Western Bank (Bank) for their assistance in providing the financial support needed to complete the acquisition.

It is noted that SAHS entered into a 'Loan Agreement' with the Bank which has covenants specifying that most of the income generated from the 27 units has to be made available to pay down the debt and service the interest on the loan. This aligns with the Society's ambition to use the rental income from the 27 units to pay down the outstanding debt as quickly as possible. This strategy will allow SAHS to acquire additional units in the future and increase our operating and financial capacity over time.

The operating grants from the City of St. Albert have been and continue to be critical to the ongoing viability and success of SAHS. Without the City of St. Albert's support in providing an adequate level of operating grants the Society will not be able to meet the Bank's debt service coverage covenant which may force the Society to cut administrative costs substantially, negatively impacting its service capabilities and jeopardizing the HOMEconnection Program.

The 'Friends of the St. Albert Housing Society' is our charitable arm which operates our HOMEconnection Program. Our HOMEconnection Program provides temporary funding to individuals and families facing a housing "crisis" situation. It includes coordinated supports with other social agencies in addition to rent reductions below provincially approved levels. These supports are intended to provide the opportunity for clients to improve their life circumstances.



The HOMEconnection Program is funded directly by donations from the general public and through fund raising efforts by the St. Albert Housing Society. All monies received through donations are assigned directly to the Program. We are proud to report that 23 households received assistance from the HOMEconnection Program in 2017, impacting 58 lives.

For 2018 we are committed to reduce the Bank mortgage debt incurred on the purchase of the 10 additional units. We are also committed to working out a Memorandum of Agreement (MOA) with the City of St. Albert that will allow for an annual level of funding which will enable the Society to continue to reduce the mortgage debt and be in within the financial covenants per our loan agreement with the Bank.

We note that the 27 units owned by SAHS (which the Society views as being held 'in trust' for the citizens of St. Albert) have a tax assessed appraisal value of \$4,591k. As of December 31, 2017 SAHS Bank debt was \$736k. The difference of \$3,855k is equity and provides the City and the citizens of St. Albert a very healthy return on investment.

Gary Mitchell
Board Chair



Board of Directors

St. Albert Housing Society

Board Chair	Gary Mitchell
Board Vice-Chair	Cheryl Dumont
Board Secretary-Treasurer	Leo Vilks
Director	David McGreer
Director	Mark Garrett
Director	Ron Hierlihy
Director	Malcolm Parker

Friends of St. Albert Housing Society

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Who We Are – What We Do

About the St. Albert Housing Society

The St. Albert Housing Society (SAHS) was originally conceived through a St. Albert Council Affordable Housing Advisory Committee, with the mandate to address the critical affordable housing shortage in St. Albert. As a result, the St. Albert Housing Society was incorporated as a not-for-profit organization in 2007 with the goal of increasing the number of affordable rental units in St. Albert. To that end, SAHS owns rental units rented at 10% or more below market rates, grants temporary rental supplements to eligible individuals, and provides information and referral services.

The Society was instrumental in the development of a 118 unit mixed market affordable rental apartment complex: Big Lake Pointe. St. Albert Housing Society owns 27 units in the Big Lake Pointe complex, including several barrier-free units. Revenues generated from rental income is intended to support financing additional affordable housing options in the future.

Our rental housing units provide homes for:

- singles or families with limited income
- seniors
- families moving from domestic violence
- single parents
- people with disabilities

The **Friends of St. Albert Housing Society** is our charitable arm, soliciting contributions from local individuals, associations, and businesses.

The HOMEconnection Program was developed through this charitable arm and provides a temporary rental supplement — a modest means of transition to stable, safe, affordable, and healthy living arrangements.



What is Affordable Housing?

The Canada Mortgage and Housing Corporation considers housing to be affordable when less than 30 percent of a household's gross income is spent on shelter. The concept of affordable housing extends beyond government subsidized programs, and includes housing provided by the private, public, and non-profit sectors. It also includes all forms of temporary and permanent housing; rentals, ownership and co-operative ownership.



Housing—as a physical structure, a source of stability or stress, and a part of a neighborhood and community—affects residents' health. Health and housing partnerships are rooted in evidence that improvements in housing can support physical, mental, and behavioral health.

Families and individuals requiring affordable housing who pay more than 30 percent of their income are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. If housing consumes too much of a household's income, individuals or families can be forced to make difficult decisions that can affect their personal health. This may involve:

- Sacrifices in the quality on the diet
- Sacrifices in care for health or dental issues
- Households forced to work extra hours to cover housing costs; or
- Sharing of housing leading to overcrowded living conditions

Some community attitudes and stigmas are often attached with affordable housing which can hinder progress toward developing more affordable housing options. There are people in retail, service and hospitality industries who spend a majority of their income simply to pay for housing. Single parents, individuals receiving disability or other social supports, and families dealing with unanticipated job changes are experiencing even greater housing challenges. Lack of availability and the lack of affordability are creating a housing crisis in urban centers across the province. Affordable housing is a societal issue and not an individual problem.

Collaborative thinking is required and community participation is needed to understand the needs for more affordable impacts of affordable housing on developing human capital and leveraging social potential to build diverse and sustainable communities. Innovative ideas need to be acted on, some attitudes need to be changed to accept that public and affordable housing and awareness that affordable housing should not be considered a measure of one's value or ability to contribute to a community.



What the Society Provides

As evidenced by the demand for our suites and subsidy program, St. Albert continues to lack on the supply of affordable rental units. As part of the Society's work, staff respond to client information requests, field crisis calls, provide referrals, and serve as a public point of contact for the general community seeking information. In 2017, the Society responded to over 183 telephone inquiries and provided 37 agency referrals to clients/callers.

The St. Albert Housing Society sets out to provide:

- People in St. Albert obtain accommodation that is safe, affordable, and suitable to their needs.
- People have the ability to live in St. Albert close to family, friends, work, and personal networks. Social supports are essential to ensuring successful community integration and housing stability.
- Housing options are located near transportation, daycare, recreation, education, and community services.
- Stable and affordable housing leads to greater opportunities. Integrated community living is a basic human need and is fundamental to the wellbeing of individuals, families, and the community.
- Residents can move towards market housing or home ownership in St. Albert

Who We Serve

Demographics of the tenants within the affordable rental building at Big Lake Pointe where the Society owns 27 units include:

- Singles or families with limited income
- Seniors
- Single parents
- Individuals or families moving from domestic violence
- People with disabilities



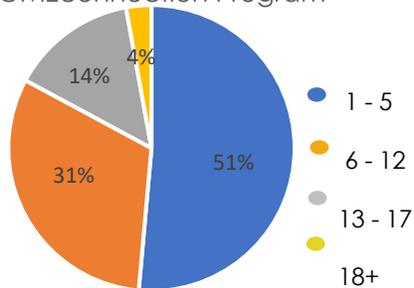
What the Society Provides

The HOMEconnection Program is a bridging program up to a year, to assist individuals and families of modest means to transition to stable, safe, affordable and healthy living arrangements to improve their life circumstances. A temporary rental supplement is provided to allow time to establish plans and take action needed to move to independent living and achieve positive change. The HOMEconnection Program is funded entirely through donations and charitable fundraising. As such, program capacity is limited to the level of funds raised.

2017 Program Highlights

- 23 Households received assistance in 2017
- 58 lives were directly impacted through the support of community donations. Most were families with children.
- In 2017, approximately \$62,119.00 was also provided to eligible residents through an agreement with SAHS and Capital Region Housing Corporation.
- 7 families received subsidy through private landlords from the HOMEconnection program.

Ages of Children Supported by HOMEconnection Program



On occasion, the St. Albert Housing Society is presented with opportunities to assist people who are experiencing exceptional circumstances, which present barriers to home stability. The Society has partnered with other agencies to help alleviate the immediate pressures to housing for those residing in the community and ineligible for other supports. In partnership with two of our partners, we provided one-time support to three families to enable them to secure stable housing arrangements

SAHS CLIENTS

"The support that I have received have provided my family and myself with so much more than financial stability. It has provided confidence, hope, faith in a community, and a foundation for growth for my family."

"I can honestly say with complete enthusiasm and genuine gratitude that the St. Albert Housing Society has given me the "lift" of support when I needed it the most. The future is very hopeful and secure.



Community Connections and Supporters

- St. Albert Salvation Army
- St. Albert Food Bank & Community Village
- Greater St. Albert Catholic Schools
- St. Vincent de Paul
- RCMP
- Seniors United Now
- Capital Region Housing Corporation
- St. Albert Family Resource Centre
- St. Albert Public Schools
- Stop Abuse in Families (SAIF) Society
- St. Albert Public Library
- Transitions
- Alberta Works

HOMEconnection Supporter

I lost everything, my home, and my heirlooms were sold to buy staples like toilet paper and milk. Let me tell you, as a proud woman, having to depend on St. Albert housing society, and it's support, are the ONLY reason my daughter and I are not on the streets. You do what you have to do to survive, especially when you have children. I went from being a wife with at home one day, to sitting in a car with my child, with 20 dollars in my purse and no place to go, to escape from family violence, in a heartbeat. If someone told me that could or would happen to me I would of told them they're crazy!

And here I am.

I went from looking after disabled people, to being disabled as a result of the abuse. I depend on the St. Albert food bank, St. Albert Housing, Legal Aide, and abuse counselling support. The St Albert Housing Society, helped my daughter and I appreciate their kindness with help and financial supplement every day!

I pray one day I will someday be able to repay every penny of assistance ... Somehow ...

So every dollar you give helps our children... puts a roof over us... helps the souls of us parents that find ourself in an extraordinary circumstance... helps fend off the tears, the fears... and gives us a safe place for our family.

From one parent to another... Thank you for the roof over my family, the food on my table, and mostly for the opportunity so that my child can smile and sleep and go to school, and not understand that we can be homeless.

I hope you know it's so appreciated.

From the bottom of my heart,

Thank you.



Thank you to Our 2017 Supporters

Thank you to our community donors, key funders, and volunteers who make things possible for those in need in our community. We couldn't do it without you!



Critical Mass Brewing
Campbell Liquor
Sun in a Gun
Paige Griffith Makeup Artist
Desa School of Karate

Edmonton Eskimos
Wine and Beyond
Kinetic Conditioning
Mission Fun and Games



DESIGN + BRANDING

