

Leduc Foundation
1958 to 2012
An Evolution

Action for Attainable Housing Development Workshop
St. Paul, Alberta
September 5, 2012

Where we are . . .

City of Edmonton



County of Wetaskiwin



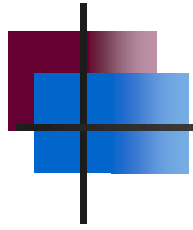
Where we began . . .

- **1958** Discussions between Province & municipalities
Town of Leduc donate land
- **1963** Established under Foundation Charter
Planeview Manor (32), Leduc – LF Owned
- **1976** Cloverleaf Manor (41), Warburg – AB Owned
- **1981** Planeview land sold to Province, \$ invested
- **1983** West Grove Apartments (50), Leduc
Cloverleaf Manor - 18 room addition
- **1984** Happy Haven Apartments (16), Thorsby
- **1985** Planeview Manor – 22 room addition
- **1989** Planeview Manor, Recreation Complex



Consolidation, Additions

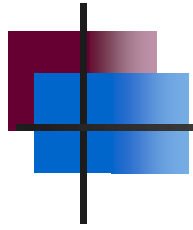
- **1993** Discussions Began: Seniors & Family Housing
- **1995** Seniors Apartments merged:
Beaumont, Devon, Calmar, Leduc, New Sarepta
- **1996** Community Housing merged: Calmar, Leduc
Established as Management Body
- **1998** Planeview Manor + 19 room addition (74)
- **2000** Cloverleaf Manor (60)
- **2004** \$2.1M HAPI Grant
Planeview Place – 47 room/suite addition (121)



Change in Focus

Community Housing

- 1996
 - Leduc – Linsford Townhouses – 42
 - Leduc – House – 1
 - Calmar Houses – 14
 - Private Landlord Rent Supplement – 33
- 2006
 - NSD - 5 single family dwellings



Economic Conditions

- ↑ Demand
- Municipal planning / delivery mechanism
- Maximize Existing and New resources
 - Good business strategies
 - Community re-investment
- Private sector meets 80 - 85% of needs
- Government / Non profits other 15 - 20%
- Management Bodies
 - Key role?



Affordable Housing

- Provincial Response to Economy:
 - ↑ funding to shelters, supports
 - Short term “soft” programs, e.g. Rent Supp
 - Limit frequency of rental increases
 - Standards for secondary (basement) suites
 - Funds to Municipalities
- 2007
 - Sold five houses
 - The Willows (24) – City of Leduc 2003 AH Grant



Provincial Budget 2007/08

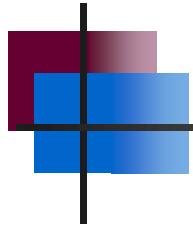
Funding to Municipalities for housing:

Criteria for Category 1 Funding – all 3, Category 2 Funding – 2 of 3, of the following:

1. Population growth over 2.79%
2. Vacancy rate under the provincial average of 1.7%
3. Average rental rate for a 2-bedroom unit over the provincial average of \$620

Municipality	2006 Population	Total Funding out of \$85M	Total Funding out of \$58M	Total Pop. Based Funding
(1) Beaumont	8,951	\$337,787	\$230,893	\$568,680
(1) Devon	6,361	\$240,048	\$164,083	\$404,131
(2) Leduc	16,967	\$382,030	\$254,687	\$636,717
				\$ 1,609,528

- Additional \$68M, application deadline August 31, 2007



LF Decision 2007

- **Collaborate with Municipalities**
 - Realize a comprehensive housing strategy
 - Policies, by-laws, neighbourhood mix
- **Partner with Municipalities & Agencies**
 - Provide housing expertise to develop/operate AH
 - Contribute \$\$ towards 30/35% non-grant funding
- **Nominal Sum Disposition**
 - Sale to tenants
 - Use funds to convert, buy or build



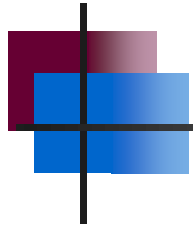
Municipal Options

- Municipalities develop & operate AH
- LF develops & operates AH
 - \$\$, partners
- Rent Supplement
- Secondary Suite grants
- Regional Partnership
 - transfer of funds
 - 3 year rotating program



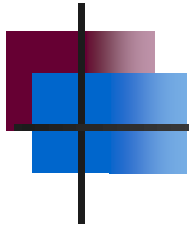
Municipal Decision

- **Regional Partnership**
 - Transfer funds to Leduc Foundation
 - 3 year program
 - LF develops, owns and operates housing
- **Rational**
 - LF Management Body with Municipal membership
 - Housing expertise
- **Financing**
 - Leduc County - \$3.5M debenture



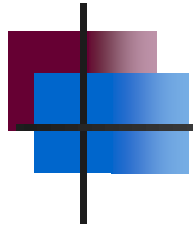
Administrative Steps

- **Municipal Resolutions**
 - Regional Partnership through LF
 - Regional AH Plan (Schedule A)
 - MSI & CE Program Conditional Grant Funding Agreement
 - RFP Application – sign letter
- **Leduc Foundation**
 - Regional RFP Application Preparation



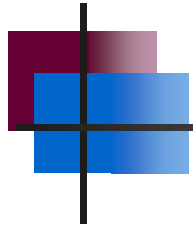
Leduc-Beaumont-Devon 3-Year Regional Affordable Housing Plan

	2007/08		2008/09	2009/10
Location	Leduc	Beaumont	Devon	Leduc
Project	March 2008 Yule Meadows Manor	October 2009 Villa Beauregard	February, 2011 Maddison Manor	July/Sept 2011 Connect Crossing Leduc Terrace
Acquisition	Purchase	New Construction	New Construction	New Construction
Type	Apartment	Apartment	Apartment	Stacked Housing
Units	20	35 (36)	28 (24)	24 (12)
Configuration	5 Bachelor 10 - 1 Bedroom 5 - 2 Bedroom	13 - 1 Bedroom 18 - 2 Bedroom 4 - 3 Bedroom	8 - 1 Bedroom 13 - 2 Bedroom 7 - 3 Bedroom	12 - 1 Bedroom 12 - 1 Bedroom Accessible
Client Served	Singles/Families	Singles/Families	Singles/Families	Singles/Couples
Occupancy	26	60	40	30



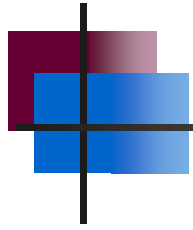
Yule Meadows Manor, Leduc





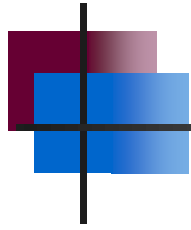
Villa Beauregard, Beaumont





Maddison Manor, Devon



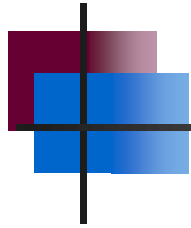


Connect Crossing, Leduc



Leduc Terrace, Leduc





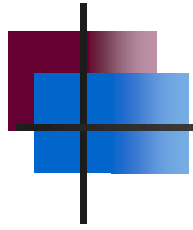
Financial Results

CAPITAL COSTS	2007/08 Budget	YM/VB ACTUAL	2008/09 Budget	MM ACTUAL	2009/10 Budget	CC/LT ACTUAL
Purchase/Land Costs	\$3,444,500	\$1,325,000	\$513,500	\$500,000	\$520,000	\$463,811
Building Costs	\$8,119,162	\$9,755,117	\$5,845,871	\$5,284,771	\$4,235,109	\$3,316,071
Total	\$11,563,662	\$11,080,117	\$6,359,371	\$5,784,771	\$4,755,109	\$3,779,882
FUNDING						
MSI / CE	\$1,609,528	\$754,563	\$1,554,167	\$1,150,611	\$1,504,909	\$876,333
Province Grant	\$6,819,522	\$6,987,904	\$2,897,393	\$2,898,729	\$1,578,892	\$1,580,590
Municipal Land	\$375,000	\$400,000	\$500,000	\$500,000	\$250,000	\$250,000
LF Land					\$250,000	
Provincial Land	\$375,000	\$400,000				
LF Cash	\$537,450	\$2,537,650	\$437,060		\$489,220	
Financing – LC	\$1,847,162		\$970,751	\$1,235,431	\$682,087	\$1,072,959
Total Funding	\$11,563,662	\$11,080,117	\$6,359,371	\$5,784,771	\$4,755,108	\$3,779,882



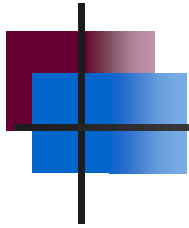
Other Happenings

- 2010 – Supportive Living Supplement (15)
 - 3-Year Pilot Project originated with Alberta Seniors
- 2010 – The Willows – Title Transferred
- Capital Region Board – Housing Committee
 - Non-market housing
 - 6 Sub-regions
- 2011/12 Affordable Housing Grant - \$1.2M



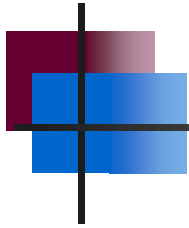
Calmar Affordable Housing





Leduc Foundation Portfolio

	Supportive Living	Supportive Living Supplement	Seniors Apartments	Community Housing	Rent Supplement	Affordable Housing
Leduc County			4		1	
City of Leduc	121		90	42	158	68
Town of Beaumont		3	12		3	35
Town of Devon		12	24		9	28
Town of Calmar			24		5	4 (8)
Village of Thorsby			16		5	
Village of Warburg	60				1	
Other - Breton					1	
UNITS	181	15	170	42	183	135 (8)
OCCUPANTS	176	16	172	106	363	269



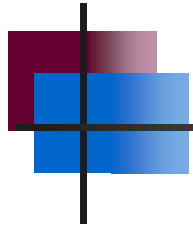
Housing Continuum

		Non-Market Housing Annual Income ≤ \$56,500 (3 bed)		Habitat For Humanity	Market Affordable	Market Housing
Homeless Shelters		Subsidized Housing	Affordable Housing	Affordable Home Ownership	Home Ownership	Home Ownership
		Alberta Government Community Housing Rent = 30% of Income	Leduc Foundation Affordable Housing Rent - 10/20% ↓ Market		Rental	Rental
		Private Landlord Rent Supplement Rent = 30% of Income	Direct to Tenant Rent Supplement Maximum \$500/Month			



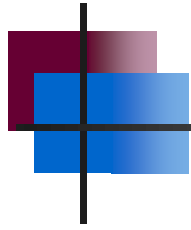
What's Next for LF?

- Capital Region Board (Leduc Sub-Region)
 - “Homes For Everyone”
 - Market Affordable Housing Initiatives
- New Regional Plan – What’s needed?
 - The Home Program
 - Habitat for Humanity
- Full Occupancy
- Crime Free Multi-Family Housing
- Add Support Services through partnerships



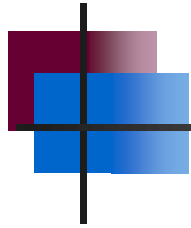
Our Mission is . . .

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



Our Vision . . .

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



Questions?

Administration Office

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