

# Community Housing Implementation Plan Report **Habitat for Humanity**

Priorities Committee

July 12, 2016

# Mayor's Task Force On Community Housing

Strathcona County's Mayor's Task Force on Community Housing has recommended that Planning and Development Services examine various topics regarding Community Housing opportunities within the County. This report is in response to the following item of the April 26, 2016 report:

*2.5 That Administration prepare a report on options for increasing Habitat for Humanity development in Strathcona County.*

# Process

This report is a collaborative effort between Planning and Development Services, Family and Community Services and Habitat for Humanity.



# Existing Conditions

The report offers statistics on Strathcona County Housing, Affordable Housing, Food Bank users and Municipal Subsidies. The statistics show that there is a need for increased community housing within Strathcona County.

Housing

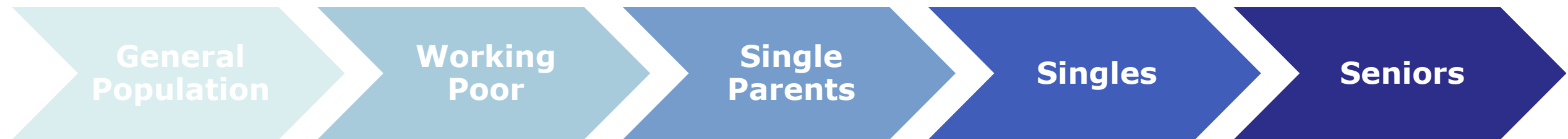
Affordable  
Housing

Food  
Bank

Municipal  
Subsidies

# Low Income Individuals

The report also includes several statistics regarding the amount of Strathcona residents who fall below the Low Income Measure (LIM). Low Incomes can be seen across a broad spectrum of individuals.



# Habitat for Humanity (HFH)

Habitat for Humanity believes in making affordable housing accessible to low-income families who could not otherwise afford to own a home.

They make this possible for families by:

- Building homes using volunteer labour and donated cash and building materials
- Selling these homes to partner families with a required commitment of 500 volunteer hours
- Offering families an affordable and sustainable no-interest, no down-payment mortgage, with monthly payments set at 25 % of gross income



**HABITAT HOME IN EMERALD HILLS**



# Social Benefits

The Habitat for Humanity program has seen significant social improvements in the lives of families after moving into a Habitat home.

Benefits can be seen in:

- Adults - Increased Self Esteem
- Children – Ability to Bring Friends Home
- Schools – Grade Increases
- Home Life – Reduced Stress



# Partnerships

Habitat for Humanity is involved in partnerships with several different types of organizations including:

- Women's Shelters;
- Seniors Associations;
- Housing Associations;
  - Developers; and
  - Municipalities.



# Education

Habitat for Humanity holds educational sessions for potential partner families and the public.

Among other things partner families are educated on home maintenance and neighbourliness.

# Restore

Habitat for Humanity currently operates four (4) ReStore locations within the Edmonton Area. They are looking for a potential location for a fifth on the south side of Edmonton. ReStore sell new and used building materials that have been donated. The revenue from the ReStore covers the cost of the Edmonton area HFH fundraising administration allowing the organization to place all of their fundraising money directly into the community.



# Past Involvement

Strathcona County provided grant funding totaling \$1,575,000 to assist in the creation of the twelve (12) existing Habitat for Humanity homes in Sherwood Park. This funding was provincial funding provided through the Provincial Municipal Sustainability Housing Program and Capital Enhancement Program.

# Projects

Community	Population	#Builds
Sherwood Park	68, 782	12
St. Albert	63, 255	35
Spruce Grove and Stony Plain	48, 163	23
Leduc	29, 304	5
Fort Saskatchewan	24, 040	12 (16 additional units planned for 2016)
Cold lake	15, 736	32
Edson	8, 646	15

# Assistance Needs

**Land is a challenge given the limited inventory designated for community housing projects and the expense involved in acquiring the lands. In order to increase Habitat for Humanity development in Strathcona County, options that focus on providing land have been identified.**

# Options

## Grants

Strathcona County could create a municipally funded grant program for Habitat for Humanity builds which would assist the organization in the purchase of lands within Strathcona County.

## Lands

Strathcona County could sell municipally owned lands to Habitat for Humanity at reduced costs.

## Developer Incentives

Strathcona County could provide incentives for developers to provide Community Housing opportunities that will indirectly aid Habitat for Humanity and other Community Housing Organizations. Some options for Developer Incentives have been identified under a separate report.

# Thank you

## Any Questions?



