



EVERY ALBERTAN DESERVES A HOME

APRIL 12, 2023



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MESSAGE FROM **NDP LEADER RACHEL NOTLEY**

All Albertans deserve a safe and affordable place to call home.

Today, more Albertans are living in insecure housing as the demand for permanent, affordable housing outstrips availability in communities across the province. Meanwhile, as the cost of rent and housing climbs, Albertans continue to experience the stress of crushing inflation.

The UCP have decreased the number of provincially supported affordable homes by 8,000 and they cut financial assistance programs that support Albertans. Many nonprofit and charitable community organizations are working hard to fill the gap, often without the resources required to make a meaningful impact on this growing problem.

Today, there are more than 25,000 Albertans on the waiting list for affordable housing and homelessness remains a major challenge. This is unacceptable.

Albertans deserve better.

They deserve a government ready to act on what matters.

That's why Alberta's NDP is releasing our proposal — *Every Albertan Deserves a Home* — as a clear plan to tackle the immense housing challenges facing Alberta communities today.

We commit to housing another 40,000 Albertans within the next five years.

We will stop the excuses and start getting shovels in the ground. We will build more than 8,550 housing units for Albertans in need, while also supporting municipalities and housing providers to operate more permanent supportive and transitional housing facilities.

We will focus on housing the people with the deepest need, including Albertans with disabilities, families fleeing domestic violence, and those experiencing homelessness. We will also expand mental health support and provide stable, predictable funding to shelters and agencies.

We will invest in more housing for Indigenous communities — where the need is even greater — under a new Indigenous Housing Strategy.

We will also begin the hard work of reforming income support and rental supplement programs to ensure Albertans never have to choose between paying the rent and buying groceries.

Affordable Housing is a provincial responsibility, and we cannot afford to fall short. Alberta's NDP will act so all Albertans can have a safe place to call home and have the support they need to live a healthy and dignified life.

MESSAGE FROM **NDP SENIORS AND HOUSING AND MENTAL HEALTH AND ADDICTIONS CRITIC LORI SIGURDSON**



Today, the urgency for more affordable housing is significant and clear. Over 25,000 Albertans are on waiting lists for affordable housing, and this only includes people who have been able to apply.

I was proud to be a part of an Alberta NDP government that made an historic investment in affordable housing and I am disappointed that the UCP did not maintain this level of investment.

Nearly 66,000 affordable housing units were supported by the NDP government in 2018-19, while only 58,000 units—8,000 fewer—were supported by the UCP government in 2021-22. The UCP have taken affordable housing in the wrong direction and are more interested in selling it than building it.

Despite these challenges, I am inspired by the work of Alberta housing providers. I know they would be able to do so much more with a government that

is fully invested in seeing the social housing sector thrive. Non-profit providers, municipalities, Housing Management Bodies, and many private companies have ideas and ambitions to increase affordable housing. They deserve willing partners in the provincial government to succeed.

We are committed to being that partner.

All Albertans deserve a safe and affordable place to call home, and this plan outlined in this paper includes many bold investments in affordable housing, as well as going further with commitments for renter stability and opportunities in home ownership.

Alberta is a great place to call home, and we want to make it easier for newcomers, seniors, young people and families to have stability so they can see their future here.





MESSAGE FROM **NDP COMMUNITY AND SOCIAL SERVICES CRITIC MARIE RENAUD**



No Albertan should be forced to sleep on the street or in an unsafe situation.

I have received messages from so many Albertans who feel like the UCP does not care about them or their families. After four years of cuts and chaos, more Albertans are struggling and more Albertans are living rough..

This has to end.

Alberta's NDP is ready to step up, which is why our plan for affordable housing includes real actions to house more Albertans and improve supports for families.

Our plan includes a transformational investment in affordable housing with wrap-around support which is critical to ending homelessness and extreme poverty in our province.

We will also ensure people with disabilities have more options in affordable housing and are a part of the process to create Inclusion and Accessibility legislation.

We will also support renters by increasing rental assistance and creating a rent bank which will provide funds to help Albertans avoid eviction when they face a crisis such as the loss of a job or a family emergency.

These are meaningful actions that will make a real difference in people's lives.

And that's what Albertans deserve from their government.

AFFORDABLE HOUSING TERMS AND DEFINITIONS

Affordable Housing: The definition of affordable housing varies depending on the organization providing housing, the type of housing, and the population it serves. The Canadian Housing Management Corporation states that housing is considered affordable when a household spends less than 30 per cent of their income before taxes to access local housing. Other definitions include simply being below market rates, but experts note that doesn't take into account people's income. And some organizations define housing as affordable when housing does not come at the expense of basic needs such as transportation or groceries.

The definition used in the document will refer to the 30 per cent of income standard since that is what is currently used in Government of Alberta documents. Where this varies, we will make note of it.

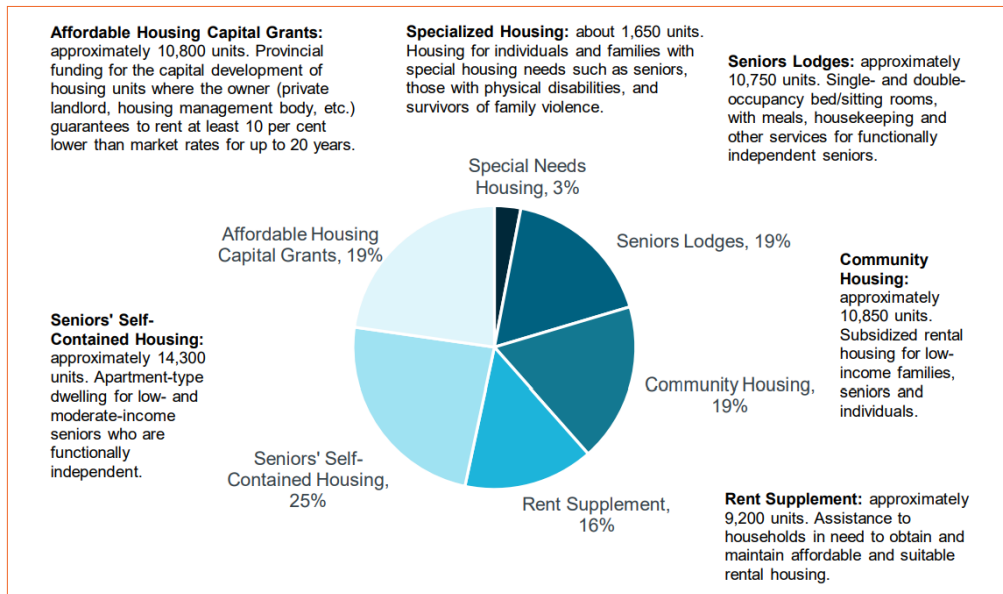
Core housing need: refers to when someone lives in housing that is not affordable and they are unable to access affordable housing nearby.

Types of housing the Government of Alberta funds¹

- **Community Housing:** Subsidized rental housing for low income families, seniors and individuals.
- **Seniors Lodges:** Single-and double-occupancy bed/sitting rooms, with meals, housekeeping and other services for functionally independent seniors.
- **Seniors self contained housing:** Apartment-type dwelling for low-and moderate-income seniors who are functionally independent.
- **Specialized Housing:** Housing for individuals and families with special housing needs such as people with disabilities and victims of family violence. Specialized Housing includes Permanent Supportive Housing and Transitional Housing which are explained below.
 - **Permanent Supportive Housing:** combines rental assistance with individualized, flexible, and support services to those with high needs related to physical or mental health, developmental disabilities, or substance use.²
 - **Transitional Housing:** Short-term, continuous accommodation that helps transition people from homelessness to permanent housing, which includes on-site support services. This is also commonly known as Bridge Housing. According to Homeward Trust in Edmonton, Residents stay an average of 30 to 90 days.³
- **Affordable Housing Capital Funding:** Provincial funding for the capital development of housing units where the owner (private landlord, Housing Management Bodies, etc.) guarantees to rent at least 10 per cent lower than market rates for up to 20 years.
- **Rental supplements:** Assistance to households in need to obtain and maintain affordable and suitable rental housing. This includes rental assistance and can be directed to tenants or landlords.
- **Additional Shelter Allowance:** This is a supplemental benefit for Income Support. Traditionally, this funding came from the former Ministry of Community and Social Services, while many of the other programs in this paper come from the former ministry of Seniors and Housing. This allowance does not meet the affordable housing standard above.



SETTING THE STAGE



Housing Continuum

Housing needs range greatly and so do potential policy solutions. Some families may require slightly-below-market subsidies, while others may require intensive health support. Below is a diagram of the housing continuum. It shows a range of different living situations and housing options from homelessness and emergency shelters, to variants of supportive and subsidized options, to market housing. Different affordable housing options and policies can meet individuals where they are at. Additionally, a variety of policies throughout the continuum allows for housing mobility and flexibility for a variety of people and needs. Our proposals will attempt to address the full continuum of affordable housing.



HOUSING NEED

The price of rent is increasing in Alberta. The February Rental Report from Rental.ca shows that, year over year, Alberta has had the highest increase in rent in the country at 14.6 per cent. It has increased by 22.7 per cent in Calgary.

Nearly 6,400 Albertans were experiencing homelessness in January 2022. Of those, an estimated 4,000 were relying on emergency shelters and/or sleeping rough.⁴ Homelessness has increased during the pandemic. In Edmonton, it went from 1,509 people in 2019 to 2,888 as of March 21, 2023. The Edmonton Coalition on Housing and Homelessness reported more than 200 deaths due to homelessness in 2021, well above historical figures.

Indigenous Albertans experience homelessness at a disproportionate rate. Although Indigenous people only make up seven per cent of the Alberta population, 41 per cent of people experiencing homelessness in Calgary⁵ and 50 per cent in Edmonton⁶ have Indigenous ancestry.

Currently, 25,000 Albertans are on the waiting list for affordable housing and still, despite this, our province has less government-supported affordable homes than the national average.⁷

RESPONSE TO GOVERNMENT POLICY

MAKING LIFE BETTER

The Alberta NDP government was proud to introduce the *Making Life Better* housing strategy in 2017, which included a record \$1.2 billion investment to build affordable units, increase the use of mixed-income buildings, and significantly increase the amount of allowable assets someone in affordable housing could have from \$7,000 to \$25,000. This plan generated substantial economic activity through construction of affordable housing.

UCP GOVERNMENT

While the UCP government has enjoyed attending ribbon cuttings for buildings that were funded and planned under the previous Alberta NDP government, they have failed to follow through with sustained capital funding to build and maintain affordable housing. In fact, the current government has done significant harm as the province currently supports 7,879 fewer affordable housing units than it did during the last year of the Alberta NDP government's term in 2018-2019.

Harmful cuts in this area from the UCP include:

- *An immediate, 24 per cent cut of \$44 million to rental assistance in Budget 2019;*
- *The Indigenous Housing Capital program was cut by \$36 million in Budget 2019;*
- *Maintenance and renewal funding cut in Budget 2020 by \$53 million over three years;*
- *Housing management bodies operating budget were cut by 3.5 per cent in Budget 2020*
- *2,700 people on income support lost their additional shelter benefit between September 2020 and May 2021*
- *The UCP's capital spending announced in Stronger Foundations was only \$238 million compared to \$1.2 billion announced by the previous Alberta NDP government.*

The chart below compares the total amount of affordable housing from the Alberta Department of Seniors and Housing annual reports from the Alberta NDP's last year in government in 2018-19 and throughout the UCP's term.

	2018-19 Annual Report	2019-20 Annual Report	2020-21 Annual Report	2021-22 Annual Report
Seniors Self-contained Housing	14,350	14,300	14,300	14,300
Seniors Lodges	10,325	10,400	10,450	10,750
Affordable Housing Capital Funding	16,575	13,600	11,300	10,800
Community Housing	10,800	10,800	10,800	10,850
Rent Assistance	11,500	8,900	8,300	9,200
Special Needs/ Specialized Housing	2,090	1,800	1,800	1,650
TOTAL	65,640	59,800	56,950	57,500
Waitlist	n/a	19,000	20,000	25,000

RESPONSE TO GOVERNMENT POLICY

As well, the UCP government has claimed an increase to rental assistance, but the 9,200 people being served in 2021-22 is 2,300 less than the number of people enrolled in 2018-19 despite increasing need across the province.

The UCP have not responded to calls for assistance in supporting operational funding for permanent supportive housing, leaving homes that can offer wrap-around services for people with complex mental health needs, to sit empty despite being fully constructed. The UCP refused to focus on permanent supportive housing, despite chambers of commerce and business associations calling for it to revitalize Calgary and Edmonton downtown cores.

Homeless support funding for shelters has also been inconsistent and unpredictable. Shelter capacity across the province has fluctuated, with 4,412 shelter beds available provincewide in March 2022, but only 3,543 beds being available six months later in September. These fluctuations leave people on the street with no place to go when the temperature drops dramatically in the fall and social agencies are left to scabble to deal with the emergency.

In 2019, when they took office, the UCP broke a promise made to keep Assured Income for the Severely Handicapped (AISH), the Seniors Benefit and other income support programs funded at the rate of inflation. The UCP cut income support by \$66 million in Budget 2021 and introduced a policy change to the additional shelter benefit – which is a part of income support – and required people to prove changes in circumstances through a very tedious process. As a result, 2,689 Albertans lost their additional shelter benefit from September 2020 to May 2021 alone and we suspect many more have lost the benefit since.⁸

The UCP released the Stronger Foundations Strategy in 2021, which includes plans to sell Alberta's affordable housing stock. The UCP claimed that all revenues gained from this would be used for future affordable housing but did not specify this in the legislation and then rejected Alberta NDP-proposed amendments to the Alberta Housing Act to require this revenue to remain in the Alberta Social and Housing Corporation.

The Stronger Foundations Strategy does set out targets to expand housing, but the UCP did not include the financial support necessary to expand housing. The UCP has yet to match the capital funding for affordable housing allocated by the former NDP Government.



PROPOSALS

The Alberta NDP recognizes access to housing is a human right and is committed to making important investments into affordable housing.

These following proposals will be guided by key principles:

Accessibility - new legislation proposed in this paper will help guide development to ensure new investments are accessible for Albertans

Inclusive Consultation - Housing Investments and policy changes should be made in consultation with people with lived experience, housing providers, the private sector, policy experts and researchers, and all levels of government.

Transparent Evaluation and Monitoring - Housing investments and policy development will be continually evaluated, monitored, and reported on to ensure its success.

1. PROVIDE PREDICTABLE, CONSISTENT FUNDING FOR SHELTER SPACES

Shelters are not a solution to solving poverty; however, they are necessary in providing immediate refuge for people with nowhere else to go.

Currently, government support for emergency shelters is episodic and volatile — it literally changes with the season.

People planning for transitional supports cannot do that work if they are unable to plan for the most basic of emergency shelter spots.

We will ensure stable funding to emergency shelters over multi-year cycles while developing more transitional housing.

We propose, specifically, consulting with social agencies on the development and establishment of a funding formula for shelters.



2. BUILD 8,500 MORE SOCIAL HOUSING UNITS

We propose increasing social housing by 8,500 units over five years.

This will be done in partnership and cost sharing with municipal and federal governments and housing providers.

Funding can be put towards a variety of sources, including housing management bodies, co-operative housing, and municipalities through grants to provide mixed-income housing. We will work with agencies and organizations on creating a clear grant process to make access to this capital support clear.

This investment will support many different Albertans. Whether someone is transitioning out of homelessness into supportive housing, or single parents or newcomers to Alberta are looking for support in market housing, it is vital to have more types of community housing to provide affordable options to more people.

Many of these units will serve a variety of different communities and needs, and therefore must be intentionally designed to offer wraparound supports, such as health and mental health services. A proposal on funding wrap around supports will be addressed later in this paper.

We estimate that building 8,500 more social housing units over five years in partnership with all levels of government will require \$1.5 billion in provincial investment to leverage over \$2.6 billion in funding from all levels of government and housing providers combined.

This investment would be the largest in Alberta's history and will support and increase all types of provincial housing. Below are subsections on how this investment will address homelessness, provide more housing for people with disabilities, give more options for seniors, and support newcomers to Alberta.

2.1) Addressing Homelessness

A significant portion of this investment will be aimed at ending homelessness through specific types of housing including Transitional Housing and permanent supportive housing.

Bridge Housing, which is designed to house someone for a short period of time, often between 30-90 days, to help them transition from homelessness to living in stable housing.

Permanent supportive housing is also another important investment, designed for people who have experienced chronic homelessness and require full time wrap-around support services, such as mental healthcare and social supports in order to maintain stable housing.

These types of projects fall under the current capital funding category titled specialized housing. There are only 1,650 units in this category, but there must be much more.

We propose increasing capital support building 2,000 more units for Albertans with the deepest housing need, in partnership with other levels of government and housing providers, will require \$470 million in provincial investment to capital funding over five years.

2.2) Housing for People with Disabilities

The Alberta government must invest more into affordable housing options for people with disabilities that are accessible, are designed to include wrap around support, and are not designed in a way that further excludes people with disabilities. It is important that people with disabilities are consulted in the design of affordable housing.

Proposal 4 will discuss wrap-around support in more detail and proposal 5 will discuss the creation of Inclusion and Accessibility Legislation which will ensure investment in affordable housing is accessible to all Albertans.

2.3) Seniors Housing

It is also fundamentally important to continue to invest in seniors housing, both in the expansion of independent self-contained housing and Seniors Lodges, where seniors live in communal places with shared services. These types of housing provide more affordable options for seniors to live in and are designed to have necessary wrap-around support such as Home Care.

The Alberta NDP government made substantial investment into seniors housing across the province and are committed to continuing that important investment. We will complete a geographic needs assessment to determine where more seniors housing is required.

2.4) Supporting Newcomers to Alberta

The Alberta government must invest in new and diverse affordable housing providers that reflect the communities in need, leverage civil society, and serve unmet needs. More community housing, through both capital funding and rental assistance, should be allocated to support newcomers since the need and impact is significant. Making affordable housing more accessible to newcomers shows they are supported in Alberta to make the province their permanent home. Many newcomers work low-wage jobs while they wait for their education, credentials, and qualifications to be recognized in Canada. Additionally, refugees in particular may spend up to 100 per cent of their income on housing.

Larger and extended families can spend upwards of 4 years waiting for affordable housing. The Alberta government needs to build new housing designed for newcomers which focus on head count, not just unit count, and which are designed around multi-generational and extended family living.

3. INCREASE RENTAL ASSISTANCE

We propose to increase the number of households who receive rental assistance by 11,000, bringing the total up to 20,000 over the next five years.

Rental assistance is meant to support individuals and families to access affordable housing. This funding can go directly to housing providers, tenants, or landlords to ensure that Albertans across the province, in both rural and urban communities do not spend more than 30 per cent of their income on housing. This funding can support people to find market housing and is therefore a more immediate stop-gap solution while additional housing is built.

We propose that the Government of Alberta work with housing providers to ensure this funding can be administered as quickly as possible.

This investment is important, given that 2,000 fewer people received rental assistance in 2021-22 under the UCP, compared to the NDP in 2018-19.

When completed, this increase to rental assistance will cost an additional \$87.5 M to the program annually.



4. PROVIDING MORE WRAPAROUND SUPPORT

We propose the provincial government take more responsibility in funding wrap-around services in affordable housing, including for permanent supportive housing and tenant support staff.

In addition to capital funding, affordable housing that is designed to end and prevent further homelessness requires ongoing operational support to provide wrap-around services. These services are essential in supporting Albertans struggling with multiple factors that undermine daily coping skills.

The *Making Life Better* 2017 strategy by the Alberta NDP government proposed that tenants and seniors in affordable housing have access to a tenant staff support worker, who ensures tenants have what they need to live comfortably in their home and are connected with other necessary community services. Different tenants will have different needs, including mental health support, personal care assistance, and help with budgeting, shopping, and cooking. The types of staff that can provide support include but are not limited to social workers, disability support workers, and various healthcare professionals. This work increases stability for tenants and decreases risk of eviction.

Operational support for wrap-around services is vital in addressing poverty, especially for people facing challenges regarding mental health and addictions. More substantive wrap-around services and secure housing provide stability for people in recovery from substance use addictions and therefore promotes more success in recovery. This, in combination with greater access to harm reduction services is vital in addressing the drug poisoning crisis and concerns of public safety.

Keeping people in stable housing saves costs throughout government services, including in health and the justice system. Providing more wrap around support will involve coordination from multiple ministries.

We propose the province provide \$46.5 million annually to provide operational funding for the increase of 2,000 specialized units mentioned in proposal 2.1 and offer more wraparound support to existing Affordable Housing.

5. SUPPORT INDIGENOUS-LED AND DESIGNED HOUSING, RESTORE INDIGENOUS HOUSING CAPITAL PROGRAM

We propose the government of Alberta work with Indigenous people and communities to create an Indigenous Housing Strategy, similar to what the Aboriginal Housing Management Association has done in British Columbia through the British Columbia urban Rural and Northern Indigenous Housing Strategy.

This strategy provides housing solutions for over 30,000 households in British Columbia.

We propose that the Alberta government work in partnership with Indigenous communities to support the development of an Alberta Indigenous Housing Strategy. We propose this strategy and work be immediately supported through investing \$120 million over five years into the Indigenous Housing Capital Program for Indigenous communities to use to build housing.

There is significant funding available for rapid housing through the National Housing Strategy through partnership with Indigenous led organizations. It is important for the provincial government to engage with Metis and First Nation Elders and Community Leaders so that provincial funding works alongside to support investments being made and work being done through the National Housing Strategy.

6. CREATE ACCESSIBILITY AND INCLUSION LEGISLATION

We propose, the government consult, draft, evaluate and implement Accessibility and Inclusion legislation.

Social and economic exclusion continues to be the lived experience of many disabled Albertans. An Alberta NDP government will develop an Alberta Accessibility Act, making an important commitment to building an inclusive province. An Alberta Accessibility Act will recognize accessibility as a human right and will outline a framework to identify, remove, and prevent barriers. The legislation will move Alberta beyond simply identifying accessibility as an aspirational goal to establishing provincial accessibility standards in a range of areas. A comprehensive whole-of-government approach to disability inclusion will help embed disability considerations across programs while identifying investments in key areas to drive change.

Accessibility legislation will enable action plans that will systematically identify, remove, and prevent barriers in areas such as built environments, information and communication, public transportation, transportation infrastructure, employment, procurement, and programs. Benefits of inclusion and removal of barriers will:

- *Improve the social and economic inclusion of disabled Albertans,*
- *Reduce poverty among disabled Albertans,*
- *Reduce reliance on disability income replacement supports through employment,*
- *Develop a clear and consistent definition and approach to inclusion and access to programs and services,*
- *Foster a culture of disability inclusion,*
- *Create a barrier free Alberta*



7. INCREASE THE THRESHOLD OF ALLOWABLE ASSETS TO ACCESS AFFORDABLE HOUSING ONCE THE WAITING LIST FOR AFFORDABLE HOUSING IS REDUCED

We propose increasing the income threshold for allowable assets above \$25,000 once the waiting list for affordable housing has been significantly reduced.

We were proud through our *Making Life Better* Strategy to raise the allowable asset limit from \$7,000 to \$25,000. This allows Albertans to still retain and accumulate wealth and savings while qualifying for affordable housing. The Government of Alberta should consult with housing providers on determining a timeline on when allowable assets should be increased and by what amount.

8. REFORM INCOME SUPPORT AND ADDITIONAL SHELTER BENEFIT

We recommend the provincial government consult with Albertans on Income Support and reverse UCP policies that have disqualified thousands from receiving shelter support.

The Alberta NDP is committed to consulting with Albertans on Income Support on how the program can be improved. This will be released in further detail in an Anti-Poverty policy paper. This is important regarding additional shelter benefits, which is a supplementary benefit, so that funding from income support helps Albertans secure stable housing. The Alberta NDP is committed to resetting harmful policies that have been used to disqualify thousands of Albertans receiving income support from the Shelter Benefit. We estimate this will cost \$18 million.

Albertans have told us how challenging it is to navigate income support programs and AISH. We are committed to working with Albertans enrolled in these programs to improve them so they are designed to ensure Albertans have safe and secure housing.

Support for Renters

9. CREATE RENT BANKS TO PROTECT PEOPLE FROM SUDDEN EVICTIONS

Rent Banks provide interest-free financial assistance to support low and moderate income renters during challenging times, so they can remain in their home and are not evicted. The Government of British Columbia established Rent Banks in November 2021.

We propose establishing rent banks to help people access funds during emergency circumstances such as job loss, or a family breakdown by providing interest free loans to cover immediate rent. We recommend investing \$10 million dollars as an initial investment.

10. REVIEW RENTER'S LEGISLATION AND POLICY

Massive increases to the cost of rent are having a devastating impact on many Albertans. This became clear in our consultations and the largest increases have actually occurred after those concluded.

Calgary, sure for example, saw a 23.3 per cent increase in rent costs in March when compared to the same month in 2022. A one-bedroom unit in Calgary currently costs, on average, \$1,560 per month while a two-bedroom unit costs \$1,920.

Former Alberta Premier Ed Stelmach struck a task force in 2007 to review housing policy, including rental legislation. At the time, reports indicate the average cost of rent for a one-bedroom unit was \$788 per month.

An all-party report was produced that recommended rent guidelines. The Stelmach government rejected the rent guideline recommendation but responded with \$285 million in new funding for affordable housing, targeting capital builds, increasing the rent supplement and more.

Clearly, the time has come for another review and it is important that renters, housing providers, and policy experts are a part of this process. It should be noted that there are many important considerations that must be taken into account before adopting any rental policies that currently exist in other Canadian provinces.



Supporting Affordable Home Ownership

11. EXPLORE CREATION OF ATTAINABLE HOMES PROGRAM

In addition to building social housing and analyzing rental policy, home ownership is an important part of housing policy. Affordable home ownership is a way to support families to have a stable future in market housing. This policy is especially impactful for newcomers to Alberta.

We propose that the provincial government study and consult on the creation of a provincewide attainable homes program.

Attainable homes programs are generally developed with the goal of making the path to homeownership easier and more affordable.

There are existing municipal offerings that could be enhanced through provincial funding or an entirely new program could be created. For example, Attainable Homes Calgary provides a loan on the down payment for a home so that qualifying participants only have to put \$2,000 forward initially. As well, the City of Edmonton's First Place Home Ownership Program offers a five-year deferral of the land portion on a mortgage. These programs — and others like them — have successful track records. As such there is value in determining whether the provincial government could play a positive role in helping more Albertans own a home.

CONCLUSION

All Albertans deserve a safe and affordable place to call home.

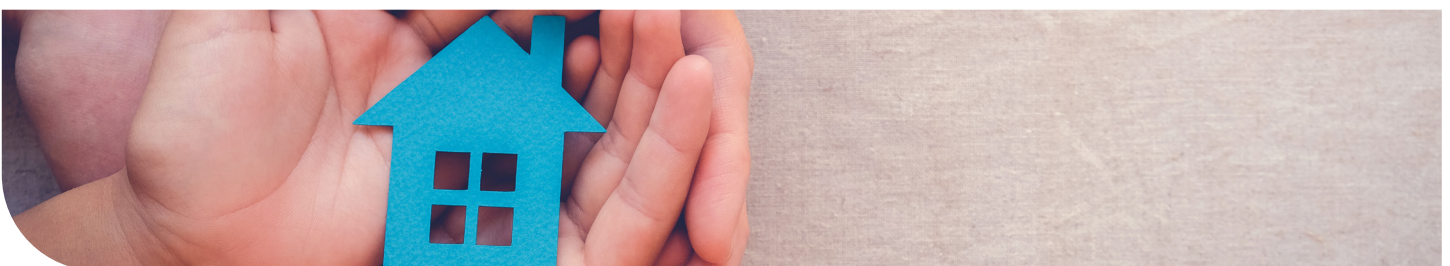
Achieving universal housing access will require the provincial government working in partnership with nonprofit organizations, housing providers, other levels of government, the private sector, and people with lived experience.

Our Alberta's Future Initiative has included many economic proposals to diversify the economy and create jobs. Another principle of our economic vision is ensuring inclusion and opportunity for all Albertans. When people have a home, they are able to be a part of their communities and participate in local economies.

We also recognize that strong social policy is good economic policy because ensuring people have access to homes will save costs across public services. Affordable housing means that people will be less reliant on shelters, less likely to need to access emergency rooms, and will reduce crime.

We are committed to increasing affordable housing and reducing homelessness and poverty.

Taken together, our policies proposed in this paper would significantly increase the amount of Albertans who can access affordable housing. We believe that in five years, over 40,000 more Albertans can access affordable housing.



COSTING SUMMARY

PROPOSAL	COSTS
Establishment of Shelter Funding Formula	Cost to be determined through consultation
Total Capital funding for Affordable Housing over 5 year plan	\$1.5 billion
Investment in Indigenous Housing Capital Plan	\$120 million
Increased operational funding for affordable housing	\$46 million
Increase to rental assistance	\$87 million
Initial funding for Rent Banks	\$10 million
Reversing cuts to additional shelter benefit	\$18 million

FOOTNOTES

¹Most definitions come from Government of Alberta publications, including Stronger Foundations.

²Definition from *Homeless Hub*.

³Definition from *Homeward Trust*

⁴Most Queen's Printer, Alberta Community and Social Services, Action Plan on Homelessness, September 2022, <https://open.alberta.ca/dataset/5601187b-7dfc-45ab-8238-8f4c0be3c634/resource/0e21de0d-1248-4594-8268-0d96860723a0/download/css-action-plan-on-homelessness.pdf>

⁵ <https://www.calgaryhomeless.com/discover-learn/learn-about-homelessness/homelessness-in-calgary/causes/#:~:text=Indigenous%20peoples%20are%20over%2Drepresented,in%20Calgary%20have%20Indigenous%20ancestry>

⁶<https://homewardtrust.ca/data-analytics-reporting/> - December 2022

⁷<https://nickfalvo.ca/ten-things-to-know-about-affordable-housing-in-alberta/>

⁸This was found from a FOIP by the Alberta NDP

⁹<https://www.nytimes.com/2017/02/26/world/canada/homeless-canada-medicine-hat-housing-first.htm>

ALBERTA'S FUTURE



Over the past three years, we have been consulting through our Alberta's Future project to develop ideas to build a more resilient and diversified economy. Through discussion and consultation, we have benefited from the input of Albertans from all walks of life.



Earlier in this project, we released papers on foundational items, modernizing primary healthcare with [Family Health Teams](#), physical and digital infrastructure ([Building Better Infrastructure](#) and [Bridging the Digital Divide](#)), and improving our post-secondary education system ([Strengthening Post-Secondary for a Resilient Future](#)), on targeted challenges ([Bringing New Energy to Downtown Calgary](#)), on childcare ([Early Learning and Affordable Childcare Strategy](#)), and rural broadband ([Internet & Future Connectivity: Bridging the Digital Divide](#)).



Likewise, we focused sectors that could help drive economic growth, for example, the [Competitiveness, Jobs, & Investment Growth Strategy for Alberta](#), releasing papers on technology and AI ([Growing Tech, Creating Jobs](#)), in valued-added energy opportunities ([Bitumen Beyond Combustion](#)), in hydrogen ([Hydrogen: A New Energy Source for Alberta's Future](#)), geothermal ([Picking Up Steam: Geothermal and Alberta's Energy Future](#)) and agriculture ([Agriculture and Agri-Food: Increasing Value-Added Processing and Production](#)).

Give Us Feedback

WE WANT YOUR FEEDBACK

Alberta's Future is an initiative to build a new economy that benefits every person in our province. We want you to share your thoughts and ideas on proposals like this one.

We welcome you to submit your own proposals too!

All of our proposals and those contributed by Albertans like you can be found at **AlbertasFuture.ca**. There, you can also register for in-person and online conversations happening right across Alberta.

We are also hosting this conversation on social media, using the hashtag **#ABFuture**.

Engage directly with NDP Leader Rachel Notley on YouTube, Twitter, Instagram, and Facebook



@RachelNotley

