

2014 **Alberta Seniors Housing**
Edition **Rental & Service Rate Report**

Executive Summary



Prepared by: SKORR Services

on behalf of:



2014 Alberta Seniors Housing Rental and Service Rate Report

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■ Executive Summary

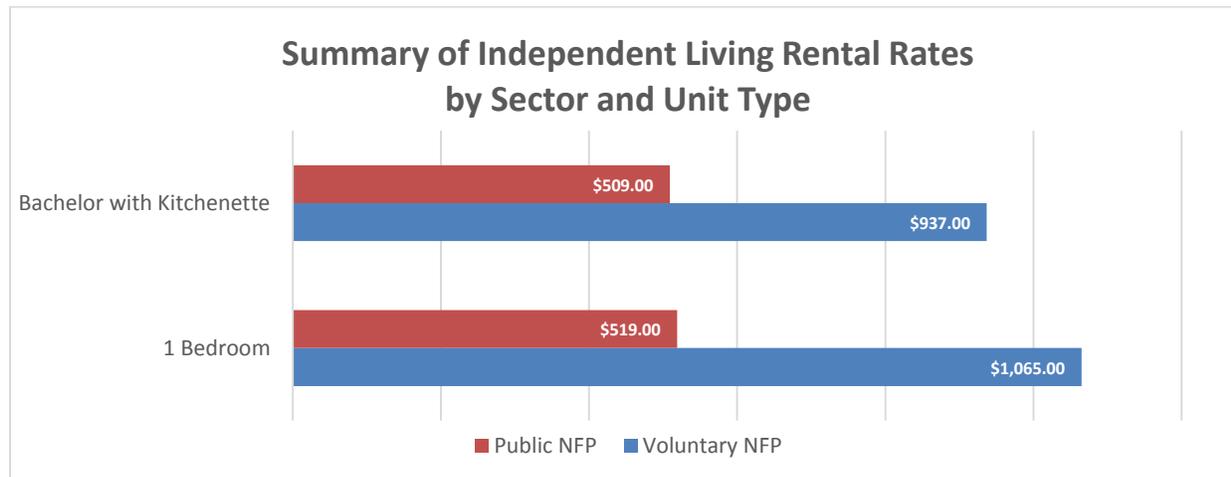
Although detailed analyses and explanations are available within the report, the following provides a few highlights from the 2014 Seniors Housing Rental Rates and Accommodation Fees Survey:

Independent Living

In most cases, the square footage of a unit has a direct correlation to the rental rates. Although the survey did not request the age of each site, it is believed the vast range of rental rates are linked to the age of the building, building amenities and in-suite amenities. Edmonton and Calgary rental rates were higher in most cases. Other anomalies included higher than normal rates in Fort McMurray. All of these factors are consistent with the overall housing rental market.

When doing a comparison of only Edmonton and Calgary, average Public Not-for-profit Independent Living rental rates are anywhere from 37% to 58% lower than the overall average apartment rental rates¹. If similar statistics were available for all rental rates for rural Alberta, it is anticipated that similar results would be found.

The following chart provides a summary of average Independent Living Rental Rates by sector and most common unit type:



Supportive Living

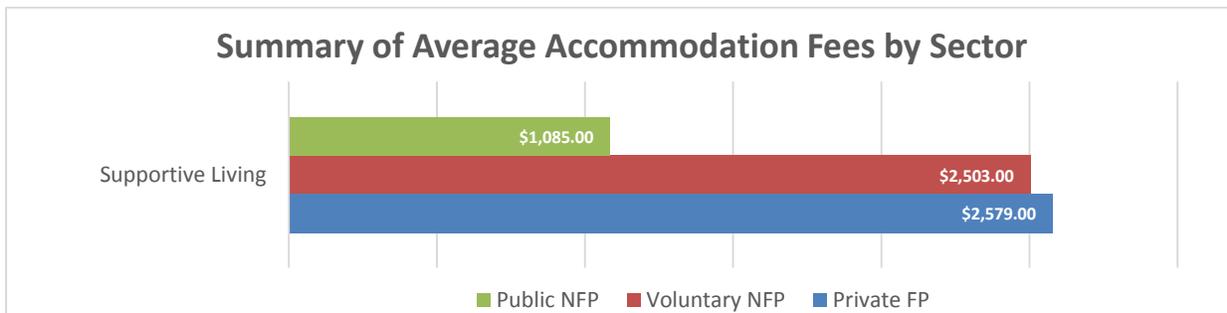
In most cases, the square footage of a unit and the number of services included at no additional charge has a direct correlation to the accommodation fee. It is believed the vast range of accommodation fees are also linked to the age of the building, building amenities and in-suite amenities.

Although Public Not-for-profit sites offering an RGI approach typically set their accommodation fee according to the government-mandated 30% rent base of the total household income combined with an additional charge for the service package fee, some offer a higher RGI percentage that is all-inclusive.

¹ Source: www.rentboard.ca

The fee structure for Voluntary Not-for-profit and Private For-profit sites is typically based on an all-inclusive accommodation fee for both the rent and whatever services are provided. Each site across all sectors is unique in the services included in their accommodation fees as well as the number of optional services that are available for an additional fee. Private For-profit and Voluntary Not-for-profit sites typically include more services in their fees or have more optional services available than the Public Not-for-profit sites.

The following chart provides a summary of average Supportive Living All-inclusive Accommodation Fees by sector:



Building and In-suite Amenities

There is a vast range of building and in-suite amenities that are offered by each site and these are detailed throughout the report. The age of the building and the size of the unit are likely linked to the amenities available.

Utilities

The vast majority include heat and water in the rental rates or accommodation fees. Although some have negotiated a set rate for power, internet, cable TV and telephone, the majority require residents to make arrangements directly. This is more prevalent for internet and telephone.

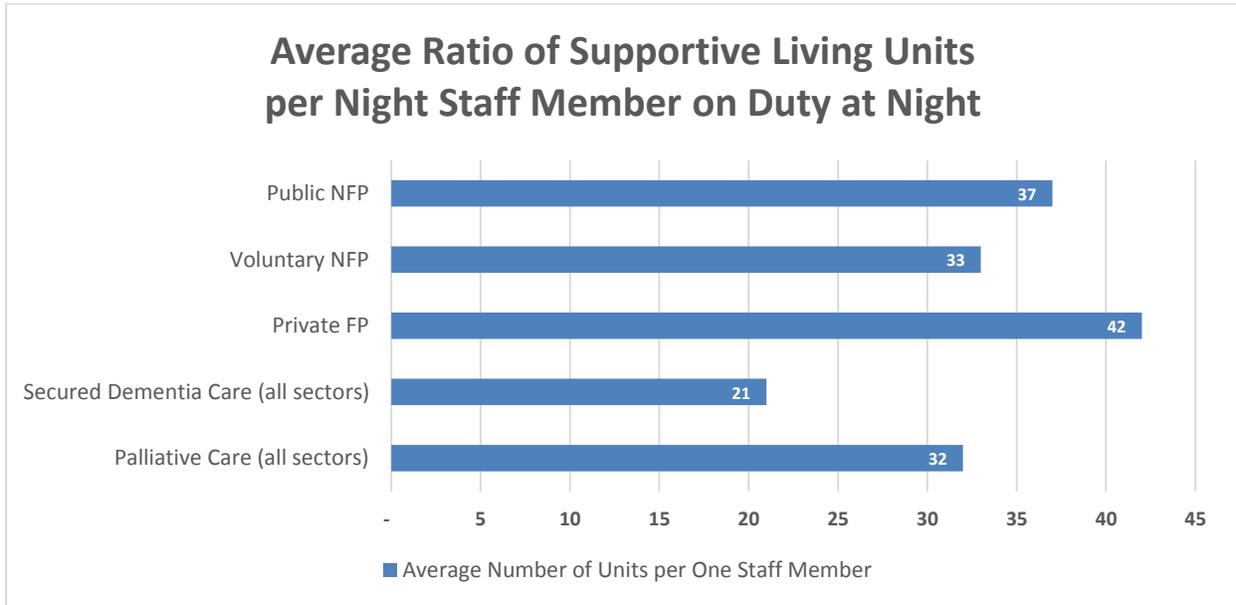
Night Staff on Duty

Independent Living sites typically have no staff on duty at night or only have a resident manager, caretaker or on-call supervisor in the event of an emergency.

Supportive Living sites and Personal Care Homes have a wide range of staff members on duty at night, both in quantity and the type of medical and non-medical staff members. This is detailed throughout the report.

Supportive Living sites with only one staff member on duty at night tend to have a higher ratio of units per staff member. Sites offering palliative care and secured (dementia) units tend to have a lower average ratio of units per staff member. With some units having more than one resident, it is important to note that the ratio of residents per staff member will be greater than the data included in this report.

The following chart provides a summary of the average ratio of Supportive Living units per staff member on duty at night by sector:



ASCHA is currently working with the Government of Alberta to assess buildings and staffing as it relates to fire and life safety. The goal is to further enhance safety through the use of a comprehensive risk matrix to determine the most effective use of the \$70 million grant committed by the Seniors Ministry for upgrades to existing senior care facilities.²

Fee Comparison

The report contains the range of fees charged for additional services not included in rental rates or accommodation fees. From parking and guest fees to monthly set utility rates and pet fees, this section of the report will provide you with a good overview of the additional fees in seniors housing across Alberta.

² [Government of Alberta Press Release](#)

■ 2014 Rental and Service Rate Report Fee Schedule

Regular Unsubsidized Fee Schedule

The following fee schedule represents the actual cost if this report had not been supplemented through grant funding from Alberta Seniors, Housing Division:

2014 Regular Report Costs	Regular Rate	ASCHA Member
Non-Participating Hard Copy	\$395.00	\$195.00
Non-Participating Electronic Version	\$250.00	\$125.00
Participating Hard Copy	\$195.00	\$95.00
Participating Electronic Version	\$125.00	\$62.50

2014 Rental & Service Rates Report Fee Schedule

ASCHA would like to take this opportunity to recognize the grant funding received from Alberta Seniors, Housing Division and thank all participating organizations for helping provide a valuable decision-making tool for housing providers across Alberta.

2014 Rental & Service Rates Report Subsidized Fee Schedule	Regular Subsidized Rate	ASCHA Member	Approximate Savings
Non-Participating Hard Copy	\$195.00	\$ 95.00	50%
Non-Participating Electronic Version	\$125.00	\$62.50	50%
Participating Hard Copy	\$65.00	\$35.00	60%
Participating Electronic Version	\$35.00	\$0.00	75% - 100%

Thank You

The Alberta Senior Citizens' Housing Association (ASCHA) extends its appreciation to all housing operators who completed the survey questionnaire.

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The logo for the Alberta Government, featuring the word "Alberta" in a stylized script font with a small blue square to the right, and the word "Government" in a simple sans-serif font below it.

