

RENTAL AND ACCOMMODATION FEES FOR ALBERTA'S SENIORS HOUSING INDUSTRY

PRELIMINARY REPORT as of March 15, 2017



■ Introduction and Methodology

The data from this report was compiled from the Alberta Online Seniors Housing Directory. This preliminary report highlights a sneak peek of what will be in the full report.

■ Preliminary Summary Data

Term	Definition
N=	Number of sites the analysis is based on
Low	The lowest recorded amount in that category
Median	The middle value of a measure when all the values are lined up from lowest to highest
Average	The average of recorded amounts in that category
High	The highest recorded amount

This preliminary report provides an overall summary of data included in the Alberta Seniors Online Housing Directory (the Directory) as of February 1, 2017. Where possible, the full report will include comparative data between the information compiled in this report and the 2014 Alberta Seniors Rental and Accommodation Fees Report, which gathered data through an online survey.

The preliminary data provided below does not distinguish between the types of housing offered (Independent Living or Supportive Living), nor the type of organization (Not-For-Profit or For-Profit).

■ Unit Types

The data compiled from the Directory includes data from 843 sites with a total of 45,692 units.

Of the 843 sites listed in the Alberta Seniors Online Housing Directory:

- 341 sites (40.5%) offer Studio/Bachelor units
- 595 sites (70.6%) offer 1 Bedroom units
- 150 sites (17.8%) offer 2 Bedroom units
- 6 sites (0.7%) offer 3 Bedroom units



■ Terms of Occupancy

Of the 683 sites that list their Terms of Occupancy in the Alberta Seniors Housing Directory:

- 650 sites (95.2%) offer rental/lease options
- 11 sites (1.6%) offer life lease options
- 10 sites (1.5%) offer both life lease and rental options
- 7 sites (0.7%) offer multiple options
- 3 sites (.04%) offer condominium purchase options
- 2 sites (.03%) offer condominium with rental, lease or purchase options

■ Rental and Accommodation Rates

Of the 387 sites in the Alberta Seniors Housing Directory that list a minimum rental rate, a maximum rental rate or both, the following chart provides an overview of the minimum and maximum monthly rates, including both the median and average.

Rental Rates	N=	Lowest Rate	Median Rate	Average Rate	Highest Rate
Minimum Rental Rates	321	\$120.00	\$825.00	\$958.57	\$4,450.00
Maximum Rental Rates	349	\$300.00	\$1,047.00	\$1,519.71	\$6,979.00

A total of 278 sites (33.0%) identify that a damage deposit is required.

■ Square Footage

Of the 487 sites in the Alberta Seniors Housing Directory that list a minimum square footage, a maximum square footage or both, the following chart provides an overview of the minimum and maximum unit sizes, including both the median and average.

Square Footage of Units	N=	Lowest Square Footage	Median Square Footage	Average Square Footage	Highest Square Footage
Minimum Square Footage	440	58	554	455	1,300
Maximum Square Footage	424	165	575	625	2,330

■ Rent Geared to Income

Of the 843 sites listed in the Alberta Seniors Housing Directory, 456 sites (54.1%) offer rent geared to income. Although some sites offer full service packages at a much higher percentage rate, typically the RGI rate for pure rent is based on 30% of the occupants' gross income.



■ Site Amenities

The following provides a summary of building amenities:

- 690 sites (81.9%) offer parking
- 640 sites (75.9%) offer on-site laundry facilities
- 526 sites (62.4%) are wheelchair accessible buildings
- 497 sites (59.0%) contain security systems
- 391 sites (46.4%) have elevators
- 157 sites (18.6%) offer scooter storage
- 100 sites (11.9%) allow pets
- 75 sites (8.8%) allow smoking

■ In-Suite Amenities

The following provides a summary of in-suite amenities:

- 498 sites (59.1%) offer units that are self-contained with either a full kitchen or kitchenette
- 430 sites (51.0%) offer wheelchair accessible units
- 290 sites (34.4 %) offer units with an emergency response system
- 112 sites (13.3%) offer units with in-suite laundry

■ Services

The following provides a summary of additional services available:

- 353 sites (41.9%) offer meal services
- 308 sites (36.5%) offer snack and beverage services
- 268 sites (31.8%) offer personal laundry services
- 87 sites (10.3%) offer dementia care

■ 24-hour Staffing

The following provides a summary of those sites that provide 24-hour staffing:

- 183 sites (21.7%) have 24-hour hospitality staff on duty
- 162 sites (19.2%) have 24-hour health care staff on duty

The above report is just a sneak peak of some of the preliminary data that has been gathered. Further analysis and observations will be included in the full report that will be released in April 2017.

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