

## **ASCHA Resolution 1-2024**

### **Capital Maintenance**

#### **Issue**

Alberta's subsidized housing stock is consistently underfunded, shortening its life span, and putting much needed inventory at risk. Without dedicated year-over-year funding towards maintenance, retrofits, and improvements, the housing stability of low-income Albertans is threatened.

#### **Background**

The Province of Alberta, through the Alberta Social Housing Corporation, is the primary owner of the majority of subsidized social housing stock in Alberta. The Province conducts an independent review of the condition of these buildings and provides a detailed report to inform the capital budget for each building.

Through the regular budget process, these buildings were funded to be maintained. This process is no longer effectively being executed, meaning that the capital maintenance needs of the buildings, dependent on condition and age, remain inadequately addressed. The Department of Seniors and Housing, which is accountable for the administration of ASHC, consistently underbudgets the capital maintenance allocations to the assets they own.

With increasing cost pressures, the life expectancy of these buildings is reduced, putting the available housing stock for thousands of vulnerable Albertans at risk.

New investments and predictable capital maintenance funding are identified as a need and were committed to by the Government of Alberta in its *Stronger Foundations* plan for existing aging housing stock. Maintaining and refurbishing housing properties operating government programs is fiscally prudent, especially if we need to move quickly enough by building new affordable housing to address demand.

#### **Impact**

Well-maintained and appropriate housing is important to Albertans to have a safe and appropriate place to live. Ongoing maintenance must be a consistent strategy to ensure the buildings remain relevant to Albertans. As the Province does not readily share the size of the capital maintenance deficit, it is unclear how large it is. It is anticipated to significantly exceed current budget allocations.

#### **Call to Action**

That the Government of Alberta provide a comprehensive 10-year fully funded Capital Maintenance Plan on all buildings within the Alberta Social Housing Corporation

**Submitted by the Board of Bridges Community Living**  
***Approved by ASCHA Members on March 12, 2024 at the ASCHA 2024 Annual General Meeting***