

**Name:** “Lethbridge Housing” (LHA)  
 314 – 3<sup>rd</sup> Street South  
 Lethbridge, Alberta T1J - 1Y9  
 Tel: (403) 329-0556 Fax: (403) 327-3906  
 “Lethbridge & Region Community  
 Housing Corporation” (L&RCHC)



- Membership:** 9 Board Members appointed by City Council as delegated by the Minister responsible for Housing; Blaine Hyggen (Councillor), Bal Boora, Shaun Ward, Colin Hirano, Nancy Russell, Catherine Hunt, Dora Tam, Wael Nasser & Hailey Winder.
- Mandate:** LHA has administered Federal/Provincial/Municipal cost-shared Social Housing programs in Southern Alberta since 1974. Currently employs 27 full-time and 8 part-time staff including building oversight. L&RCHC is a wholly owned subsidiary that administers ‘other housing’ activities, including Joint Ventures.  
**Social Housing Portfolio:** 273 “Community Housing” rental units for Families and 403 “Self-contained” apartments for Seniors, 7 units for “Special Needs”. Rent Supplement program<sup>1</sup>; PLRS - RGI (up to 300), Direct to Tenant (265), LEAF (32), Housing 1<sup>st</sup> (48), Secure First and Diversion (varies depending on demand and funding availability).  
**Special Projects/L&RCHC Portfolio:** Scenic Apts. (8) joint CMHA, Gemini Condos (8), Castle Apts (79) joint CMHA, Leaside Ave (16), Temple Blvd (5), Lemoyne (1), City Home (1).
- Background:** On behalf of its stakeholders, Lethbridge Housing assists population groups totalling nearly 1400 Households. ‘Social Housing’ rents are based on 30% of gross monthly income and include utilities except power, telephone, cable, and parking. ‘Other Housing’ rents are deemed to be ‘affordable’ aka below market, and or at market rates, depending on program and funding source.
- Current Issues:**
- Shortage of ‘income sensitive’ Rentals; >400 Applications (seek accommodation in the Social Housing portfolio or by way of Rent Supplements in privately owned dwellings), of which about 85% qualify under “Core Need Income” criteria as set by the “Federal/Provincial” regulations.
  - Tenancy turnover rates compare with those in the market (about 25% per annum), but are mainly due to changing demographics, socio-economic trends and availability, e.g. demand vs supply.
  - Clientele in all Housing programs have “greater needs”, e.g. income constraints, physical barriers, health issues, family dynamics, abuse, difficult behaviours.
  - Funding limitations re; development of new housing units and or additional rent subsidies.
  - Social Housing portfolio age and functionality, e.g. 1970’s – 80’s, large complexes, studio suites, maximum size is 4 bedrooms. However we have expanded two units to 5 bedrooms.
  - Operational costs; utilities, insurance, labour, health & safety.
  - Revenue limits re; legislated rental rates, e.g. IS, CPP, AISH, \$120 minimum rent.
  - Expectations within and by the Community/Municipality & around the Region.
  - Referral volumes i.e. from other Health and Social Services providers/professionals.
  - Supporting individual progress towards “Independence”, e.g. Case Management.
  - Immigration levels, migration trends and corresponding demands.
  - Organizational capacity, e.g. people, space, equipment.
- Meetings:** Board meets every third Tuesday; varies if a Statutory holiday. No regularly scheduled meeting in July & August. Meetings are held at the LHA Business Office (314 – 3<sup>rd</sup> Street South), starting at 4:30 PM and usually end by 7:00 PM.
- Sub-Committees:** The Board appoints an “Executive Committee” which comprises 3 positions; Chair, Vice-Chair and one Member at Large. Ad Hoc Committees are established for specific tasks.
- Travel & Expenses:**
- Per Industry Guidelines.
- References:**
- Brochures, Applications, Alberta Housing Act, Residential Tenancies Act
  - Strategic and Business Plans, Audited Financial Statements, Operational Reviews
  - Visit our Web-site; [www.lethbridgehousing.ca](http://www.lethbridgehousing.ca)
  - Email [info@lethbridgehousing.ca](mailto:info@lethbridgehousing.ca)
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