



North Peace Housing Foundation

6780 – 103rd Avenue, Peace River, Alberta T8S 0B6

Tel: (780) 624-2055 Fax: (780) 624-2065

Email: tammy.mensa@nphf.ca

To: The Board of Directors

From: Tammy Menssa, Executive Director

Date: May 27, 2022

Re: Amendments to Legislation and Regulations

1. Alberta Housing Act

Amendments to the Alberta Housing Act lay the groundwork to improve and expand Alberta's affordable housing system by enabling key initiatives under Stronger Foundations. It will simplify administration of affordable housing, increase opportunities for new partnerships, ensure oversight, and improve governance and capacity across the housing sector, creating a more diverse system that will meet the needs of Albertans with low income.

Specifically, the Act will now provide:

- The ability for the Alberta Social Housing Corporation (ASHC) to enter into joint ventures and partnerships,
- The ability for the Minister to define required board skill sets for housing management bodies (HMBs), and,
- The ability to work with affordable housing providers that provide affordable housing accommodation through partnership agreements (enabling stronger monitoring and compliance mechanisms), in addition to regulated social housing programs.

2. Management Body Operation and Administration Regulation (MBOAR)

In response to recommendations made by the Affordable Housing Review Panel, MBOAR was amended to include a requirement for HMB Boards to determine skill sets required for board members and establish a process for the appointment of members with the identified skill sets. The intent of this amendment is to support good governance in the social housing sector. The Ministry will not be asking for the replacement of current board member(s) nor to remove municipal representative, but rather to assess existing skill set and identify gaps, if any.

Another addition to MBOAR was formalizing the municipal authority over reserve funds for Seniors' Lodges from a ministerial order into the regulation. There is no change to existing municipal authority; rather it is now codified in regulation, increasing the transparency, and helping to clarify wherever there are instances of confusion around this authority. The regulation now makes it clear that HMBs must have municipal approval prior to establishing lodge reserve accounts. The requisitioned municipalities have the authority to approve the establishment of any lodge reserve accounts; both operational and capital and may establish a limit to the fund and determine the disposition of any excess to that limit.

The regulation also clarifies that if a municipality requests, the HMB must provide copies of the operating or capital budget or any other information relating to the maintenance and operation of the reserve funds.

Most other amendments were housekeeping amendments (i.e., removing redundant provisions respecting bylaws, standardizing language for 'board members' versus 'members').

3. Social and Affordable Housing Accommodation Exemption Regulation (SAHAER)

The government is replacing the Alberta Social Housing Corporation Exemption Regulation (ASHCER) with the new Social and Affordable Housing Accommodation Exemption Regulation (SAHAER). ASHCER provided municipal and education property tax exemptions to all Alberta Social Housing Corporation (ASHC) owned assets. SAHAER will maintain that exemption but will now also enable the tax exemption status to remain with the property if it is sold or transferred to a HMB or Affordable Housing Provider as long as the property continues to be used for social or affordable housing purposes.

Recommendation:

Accept as information.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read 'Tammy Mensa', written in a cursive style.

Tammy Mensa
Executive Director