



TOWN OF HIGH RIVER POLICY

Policy Number:	POL-08-106-00
Policy Name:	Workforce Housing Principles
Related Procedure Number:	N/A
Related Procedure Name:	N/A
Approval Date:	December 14, 2009
Revision Date:	
Policy Category:	Corporate Governance
Responsible Department:	Community Services

Background:

Employers seeking to locate in the Town need to first attract and then maintain a workforce. A key component to workforce recruitment and retention is affordable and centrally located housing. Workers who can only find affordable housing by living far from their jobs and enduring long commutes does not make for a satisfied workforce.

The lack of workforce and affordable housing is a significant hardship for low-income and working households and prevents them from meeting other basic needs, such as food, clothing, and transportation.

Policy Statement:

The Town of High River recognizes that having a variety of housing types is important in the establishment of a varied workforce and availability of housing for all income levels is critical for balanced and healthy growth of the Town. The Town of High River supports the development of Work Force Housing.

Guiding Principles:

All Town sponsored workforce and affordable housing projects should be developed using the following principles:

1. The Town supports housing projects in all areas of the community that are intended to meet the needs of local workers, retirees and similar groups of individuals that are income challenged.
2. The Town encourages the development of social housing projects in all areas of the community that may be required from time to time, but does not believe it

3. The Town shall own all “full unit” assets constructed as part of any Town sponsored/supported housing project. This will include the ability to transfer ownership of an asset to a second party for a period of time with Council approval.
4. Housing projects shall be undertaken on the basis of a partnership with a qualified agency, organization or corporation. The partner shall be responsible for design, building, operating, maintaining, financing, and client selection for the project.
5. The Town of High River may decide to act as the developer in establishing Work Force Housing, with Council approval.
6. The Town may contribute applicable grants from senior governments when available, and may make other financial contributions as Council of the day deems appropriate.
7. The Town shall encourage the provision of a variety of housing styles and types in all areas of the community in its housing projects to ensure the needs of all residents are respected and accommodated.
8. All workforce and affordable housing projects shall set out management practices which clearly identify the purpose of the housing, resident income criteria, resident number limits, and annual income review procedures.
9. Work Force Housing shall be planned and financed so that municipal taxes are not required for capital or operating costs.

Definitions:

Affordable Housing: Dwelling units whose total housing costs are deemed "affordable" to those that have a median income. A balanced market is commonly measured at 50% affordability for the median home. The commonly accepted guideline for housing affordability is a housing cost (including taxes, insurance and utilities), that does not exceed 30 to 35 percent of a household's gross income. Rates for affordable Housing are often below market value however tenants are expected to pay monthly rent.

Social Housing: Is an umbrella term referring to rental housing which may be owned and managed by the local government, by not-for-profit organizations, or by a combination of the two, usually with the aim of providing housing to those households in relative poverty. Rental rates for social housing are often heavily subsidized and programs have the ability to house families that are unable to pay monthly rents.

Relative Poverty: Refers to the condition of having fewer resources or income than others within the community preventing a means to afford basic human needs.

Workforce Housing: Refers to housing that serves working families or households and is affordable.

Related Document:

Municipal Development Plan:

- 2.3 Jobs and the Economy Goal – Uphold a high quality of life for residents by maintaining a balanced economy that promotes greater diversification and builds upon existing strengths found within the community and surrounding natural environment.

- 2.4 People and Housing Goal - Build upon the existing residential base of the town to provide a diverse range of quality housing to accommodate the varied socioeconomic and demographic make-up of the community while implements effective community design.
 - 2.4.1 Objective - Create a mix of housing types.
 - 2.4.1.2 Policy - Encourage a mix of housing types and forms that are integrated within all new residential neighborhoods.

End of Policy

Approval

This policy shall come into force and effect upon adoption by Council at a Regular or Special Meeting.

December 14, 2009 Meeting of Council
Resolution #399/2009

MAYOR/DEPUTY MAYOR

TOWN MANAGER/
DIRECTOR OF
LEGISLATIVE AND ADMINISTRATIVE SERVICES

DATE