



# Sustainable Tenancy Resources

## Muriel Ross Abdurahman Court

Heartland Housing Foundation encourages sustainable tenancies that are affordable to our tenants. Affordability is defined as rent that is no more than 30% of monthly gross (before tax) income. We understand not all applicants will have income at a level that allows for true affordability.

The chart below provides guidelines on what income ranges are considered a higher or lower risk to sustainable tenancies. While there is a maximum eligible income for our near-market apartments, there is no defined minimum income. However, we strongly encourage applicants to consider their financial ability to sustain a successful tenancy based on their monthly income.

When we receive applications that indicate a moderate, high, or very-high-risk tenancy based on the ratio of income to rent, we will connect with those applicants to review income sources, expenses, and available supports. With the applicant, we will establish if tenancy can be sustained based on income and offer resources or referrals to other housing options if necessary.

Situations in which rent is 50% or more of a tenant’s income are considered very high-risk for tenants. Applications indicating a very high-risk tenancy in terms of income to rent ratio will be considered and approved in rare circumstances on a case-by-case basis.

Unit Size	Monthly Rent	Monthly Income			
Studio	\$635	\$1,295 or less	\$1,296 - \$2,049	\$2,117 - \$2,999	\$3,000
1 Bedroom	\$900	\$1,836 or less	\$1,837 - \$2,903	\$3,000 - \$3,499	\$3,500
2 Bedroom	\$940	\$1,918 or less	\$1,919 - \$3,032	\$3,133 - \$4,374	\$4,374
3 Bedroom	\$995	\$2,030 or less	\$2,031 - \$3,210	\$3,317 - \$5,208	\$5,209

**High-Risk Tenancy** - Rent being 50% or more than monthly gross income

**High to Moderate-Risk Tenancy** - Rent being 31-49% of monthly gross income

**Moderate to Low-Risk Tenancy** - Rent being at 30% of income or less

**High Income Cutoff** - Ineligible for housing (income too high)

### Resources

Resources below are available in the community of Fort Saskatchewan through local or provincial providers. This list is not exhaustive but offers resources who can support connections with other resources not listed here (e.g., Alberta Works) and who may be able to provide supports around housing, income, financial planning, and more.

#### Family & Community Support Services (FCSS)

Various mental health, wellbeing, community and family resources, workshops, and supports.

**Phone:** 780-992-6267

**Web:** <https://www.fortsask.ca/en/living-here/family-and-community-services.aspx>

#### Families First Society

Range of supports for families including education, nutrition, healthy relationships, family violence supports, and more. The Steadfast Connector at Families First provides focused, personalized support with system navigation and accessing community resources.

**Phone:** 780-998-5595

**Web:** <https://familiesfirstsociety.ca/>

#### Rent Assistance Benefit Programs

The government of Alberta has redesigned and improved its Rent Supplement Program to meet the needs of Albertans in these difficult times.

The program includes:

- A temporary benefit for working Albertans and those between jobs: Temporary Rent Assistance Benefit (TRAB)
- A long-term benefit for those most in need: Rent Assistance Benefit (RAB)

This program is administrated through Civida in Edmonton.

**Phone:** 780-420-6161

**Website:** <https://civida.ca/rent-assistance/>

#### Careers Under Construction

Provides flexible and free services and programs to adults (18+) looking for and wanting to maintain employment in the Fort Saskatchewan and surrounding areas. Services include resume and cover letter development, career counselling, job search assistance, job search support services, career related workshops, computer courses and more.

**Phone:** 587-760-2010

**Web:** <https://careersunderconstruction.ca/>

*Every effort is made to ensure this list remains up to date, however Heartland Housing Foundation does not guarantee the information on other sites is accurate or current. Heartland Housing Foundation is not responsible for any special, indirect, incidental, or consequential damage that may arise from linking to these websites or to the service providers listed.*



# Sustainable Tenancy Resources

## Silver Birch Court

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Situations in which rent is 50% or more of a tenant’s income are considered very high-risk for tenants. Applications indicating a very high-risk tenancy in terms of income to rent ratio will be considered and approved in rare circumstances on a case-by-case basis.

Unit Size	Monthly Rent	Monthly Income			
1 Bedroom	\$920	\$1,879 or less	\$1,878 - \$2,968	\$3,067 - \$3,499	\$3,500
2 Bedroom	\$1095	\$2,236 or less	\$2,235 - \$3,532	\$3,650 - \$4,374	\$4,374
3 Bedroom	\$1155	\$2,358 or less	\$2,357 - \$3,726	\$3,850 - \$5,208	\$5,209
<b>High-Risk Tenancy</b> - Rent being 50% or more than monthly gross income					
<b>High to Moderate-Risk Tenancy</b> - Rent being 31-49% of monthly gross income					
<b>Moderate to Low-Risk Tenancy</b> - Rent being at 30% of income or less					
<b>High Income Cutoff</b> - Ineligible for housing (income too high)					

### Resources

Resources below are available in the community of Strathcona County through local or provincial providers. This list is not exhaustive but offers resources who can support connections with other resources not listed here (e.g., Alberta Works) and who may be able to provide supports around housing, income, financial planning, and more.

#### Family & Community Support Services (FCSS)

Various mental health, wellbeing, community and family resources, workshops, and supports.

**Phone:** 780-464-4044

**Web:** <https://www.strathcona.ca/council-county/administration/departments/family-and-community-services/>

#### Rent Assistance Benefit Programs

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