

Sustainable Tenancy Resources

Near Market Housing

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 on the next page 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.

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)

Sustainable Tenancy Resources

Near Market Housing

Silver Birch Court	Monthly Rent	Monthly Income			
1 Bedroom	\$976	\$1,952 or less	\$1,992 - \$3,148	\$3,253 - \$4,291	\$4,292
2 Bedroom	\$1,162	\$2,324 or less	\$2,371 - \$3,748	\$3,873 - \$5,291	\$5,292
3 Bedroom	\$1,226	\$2,452 or less	\$2,502 - \$3,955	\$4,087 - \$5,999	\$6,000
Muriel Ross Abdurahman Court	Monthly Rent	Monthly Income			
Studio	\$667	\$1,334 or less	\$1,361 - \$2,152	\$2,223 - \$3,624	\$3,625
1 Bedroom	\$900	\$1,800 or less	\$1,837 - \$2,903	\$3,000 - \$4,291	\$4,292
2 Bedroom	\$987	\$1,974 or less	\$2,014 - \$3,184	\$3,290 - \$5,292	\$5,292
3 Bedroom	\$1,045	\$2,090 or less	\$2,133 - \$3,371	\$3,483 - \$5,999	\$6,000
Silver Birch Manor	Monthly Rent	Monthly Income			
1 Bedroom	\$988	\$1,976 or less	\$2,016 - \$3,187	\$3,293 - \$4,291	\$4,292
1 Bedroom (large)	\$1,051	\$2,102 or less	\$2,145 - \$3,390	\$3,503 - \$4,291	\$4,292
1 Bedroom (extra-large)	\$1,119	\$2,238 or less	\$2,284 - \$3,610	\$3,730 - \$4,291	\$4,292
2 Bedroom	\$1,151	\$2,302 or less	\$2,349 - \$3,713	\$3,837 - \$5,291	\$5,292
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 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.

Strathcona County

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/>

Fort Saskatchewan

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

These programs are administrated by Heartland Housing Foundation

Phone: 780-400-3500

Website: <https://www.heartlandhousing.ca/rent-assistance-programs>

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.