

SILVERA'S PRIORITIES

ADVOCACY POSITIONS



Priority: Grow Affordable Housing

About Silvera for Seniors

Ensuring seniors in our community have a safe and affordable place to call home with the services and supports to meet their lifestyle needs and requirements matters to our Board of Directors, executives, partners, donors, employees, volunteers, residents, their families and the 700 seniors on our waiting list for affordable housing. Silvera is a trusted leader and a strong advocate for affordable (discounted) and well-priced market housing on behalf of seniors.

Silvera is a solutions-oriented community leader and a champion of seniors living in Calgary. We provide a diverse selection of housing with services and supports for independent older adults in 27 buildings in Calgary with 1,750 residents and 400 employees.

We are proud to partner with all orders of government to deliver on our commitment, to provide policy input to all orders of government, and to tirelessly advocate for issues and solutions that allow our seniors to live their best life and age with dignity. Our collective efforts can ensure that Calgary is a great city to age for all.

Background:

- Current inflationary cost-of-living pressures, including a 25% increase to average rental rates in Calgary over the past year, has made the need for affordable housing an urgent priority for our city.
- Over the last five years, Calgary has seen an increase of 18% of those that are 65+ and for those low-to-moderate income seniors on fixed income, housing affordability is becoming a critical risk to their financial and emotional well-being.
- Silvera for Seniors has an ambitious plan to grow the number of affordable housing units available to seniors who are at risk of being homeless in Calgary.
- Silvera's plan is aligned with the Government of Alberta's Stronger Foundations 10-year Affordable Housing Strategy and requires collaboration from all orders of government to execute.
- Silvera supports the overall objective outlined in the Stronger Foundations Strategy to create 25,000 affordable housing units. We also support the key policies/programs behind this strategy, including the Affordable Housing Asset Transfer Framework (AHATF), the Affordable Housing Partnership Program (AHPP), and implementing mixed market and other innovative housing models to improve financial viability of projects.
- By leveraging existing land/asset value and accessing funding/financing programs for all orders of government, Silvera has a clear path forward to contributing to the goal of adding 25,000 affordable housing units in Alberta and helping low-to-moderate income seniors in Calgary obtain safe, appropriate, and affordable housing. This capital growth strategy includes the following immediate priorities:

Livingston Terrace Completion -

16 additional affordable independent living units

Westview Residence East -

111 mixed market/affordable independent living units

Shawnessy Expansion

99 mixed market/affordable independent/supportive living units

Policy Priority:

The following Government of Alberta actions are required to support Silvera's immediate and long-term capital growth plan to increase housing for low-to-moderate income seniors in Calgary:

- Provide capital funding through the AHPP to support the completion of Silvera's Livingston Terrace project (currently under construction) by adding an additional 16 affordable housing units.
- Provide capital funding through the AHPP to support the optimization of affordable units in Silvera's mixed-market Westview Residence East project (construction ready)
- Complete the transfer of land at Silvera's Shawnessy location from the Alberta Social Housing Corporation (ASHC) to Silvera to support Silvera's expansion plans (land-use approvals in place) and provide capital funding through the AHPP to support the optimization of affordable units as part of the expansion at this location.
- Collaborate with Silvera to execute on a Collaborative Development Partnership (CDP) on the recently decommissioned Confederation Park site that will maximize taxpayer/community development value through an innovative development partnership and contribute to more seniors affordable housing in Calgary.
- Engage in discussions with Silvera in the medium to longer term to transfer ASHC assets operated by Silvera to Silvera under conditions that ensure long-term viability/leveraging of the asset for affordable seniors housing in Calgary.

