

CMHC Seniors' Housing Report – 2018

*Below you'll find a summary of the CMHC report. The regular font notes are directly from the report. **The bold notes are how Emmanuel Home fits into the commentary.***

1. 'Standard space' is defined as a space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. **We would fall into this category.**
2. Edmonton vacancy rate increased from 9.1% to 9.7%. **We budget for a 0.5% vacancy**
3. Average rent for a standard space decreased from \$3,296 to \$3,258. **Our rent schedule is attached to this document. Note that the North Wing rents are \$2,800 for a 2bdm, and \$2,100 for a 1bdm.**
4. Standard spaces that fall in the \$2500-\$2999 rent range have a 10.1% vacancy in Edmonton. The \$3,000-\$3,499 range has a 22.6% vacancy. The \$2,000-\$2,499 range has a 5.3% vacancy.
5. There are 2,340 1 bedroom standard spaces in Edmonton (7,101 in all of Alberta) and 709 2-bdrm spaces in Edmonton (1,801 in all of Alberta). **We currently have 6 2-bdrm spaces (building 30 more), and 122 1-bdrm spaces (building 20 more),**
6. In Edmonton, the average rent for a 1-bdrm space is \$2,717. For a 2-bdrm space, it is \$3,523.
7. 58.5% of the seniors' buildings in Edmonton are concrete, while 41.5% are wood frame. **We are concrete and steel throughout.**



Rental Rates

These prices are effective March 1, 2019

East Wing One bedroom (695 sq. feet) One bedroom with den (831 sq. feet) Two bedroom/one bath (971 sq. feet) Two bedroom/two baths (1231 sq. feet)	\$1610.00 \$1660.00 \$1820.00 \$2305.00
Centre Wing One bedroom (700 sq. feet)	\$1400.00
Centre Wing One bedroom - #124, #224, #324 - (755 sq. feet)	\$1495.00
West Wing One bedroom (540 sq. feet) – left unchanged from 2017	\$960.00
West Wing Studios	\$820.00
*Rents include all utilities, basic cable, and laundry facilities. Telephone & internet are not included and are the personal responsibility of the resident.	