



THINKHQ/METRO POLL

ALBERTANS' VIEWS ON AGE RESTRICTED HOUSING

NOVEMBER 2017

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RESEARCH METHODOLOGY



- Study fielded via online research panel
 - Field dates: November 9 to 13, 2017
 - Panel source: Voice of Alberta & Angus Reid Forum
- n=1314
- Weighted to reflect gender, age and region of Alberta population according to Stats Canada
- This online survey utilizes a representative but non-random sample, therefore margin of error is not applicable. However, a probability sample of this size would yield a margin of error of +/- 2.7 percentage points at a 95% confidence interval.
- Accuracy of sub-samples of the data decline based on sample sizes

REGIONAL SAMPLE SIZES AND MARGINS OF ERROR



| | Total Interviews (Unweighted) (n) | Total Interviews (Weighted) (n) | Margin of Error (Associated with a probability sample of this size) |
|---------------|---|---------------------------------------|--|
| ALBERTA TOTAL | 1314 | 1314 | +/- 2.7 |
| Calgary | 481 | 440 | +/- 4.5 |
| Edmonton | 368 | 401 | +/- 5.1 |
| North | 123 | 170 | +/- 8.8 |
| Central | 174 | 158 | +/- 7.4 |
| South | 168 | 145 | +/- 7.6 |



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In January 2017, a Queen's Bench judge ruled that age must be considered a prohibited ground for discrimination under Alberta's Human Rights Act, and gave the Province one year to make appropriate changes to legislation. This Fall, the Government of Alberta introduced and passed Bill 23, to comply with the Court's ruling. These changes significantly impact housing in Alberta, specifically buildings where the landlord or condo association have protective covenants to prevent people under the age of 18 from living there - so called, "Adult only" buildings.

The new rules will impact existing rental buildings and new developments starting January 1, 2018. For condo associations (and rentals by condo owners), there will be a 15-year phase in of the new rules. The legislation also excepts "seniors buildings" (i.e. aged 55+), and allows for programs which target housing for vulnerable populations to continue.



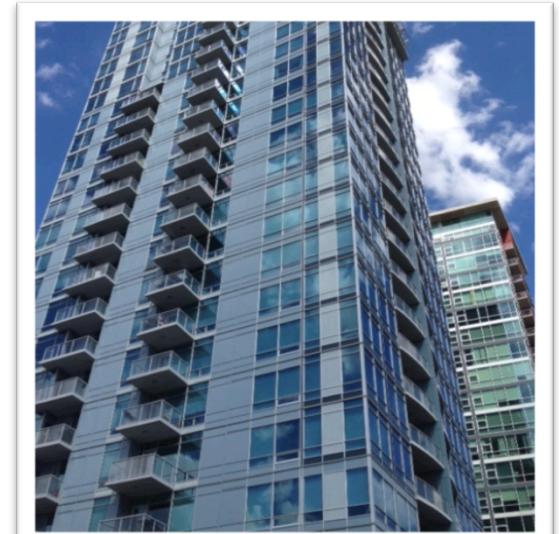
ALBERTANS' VIEWS ON AGE RESTRICTED HOUSING



While the Province did not appeal the ruling, it's one which they may wish never happened.

Public approval for “adult only” accommodations is high. Fully 83% approve of “senior’s only” buildings, while nearly two-thirds (64%) approve of buildings where children are prohibited (18+ buildings)

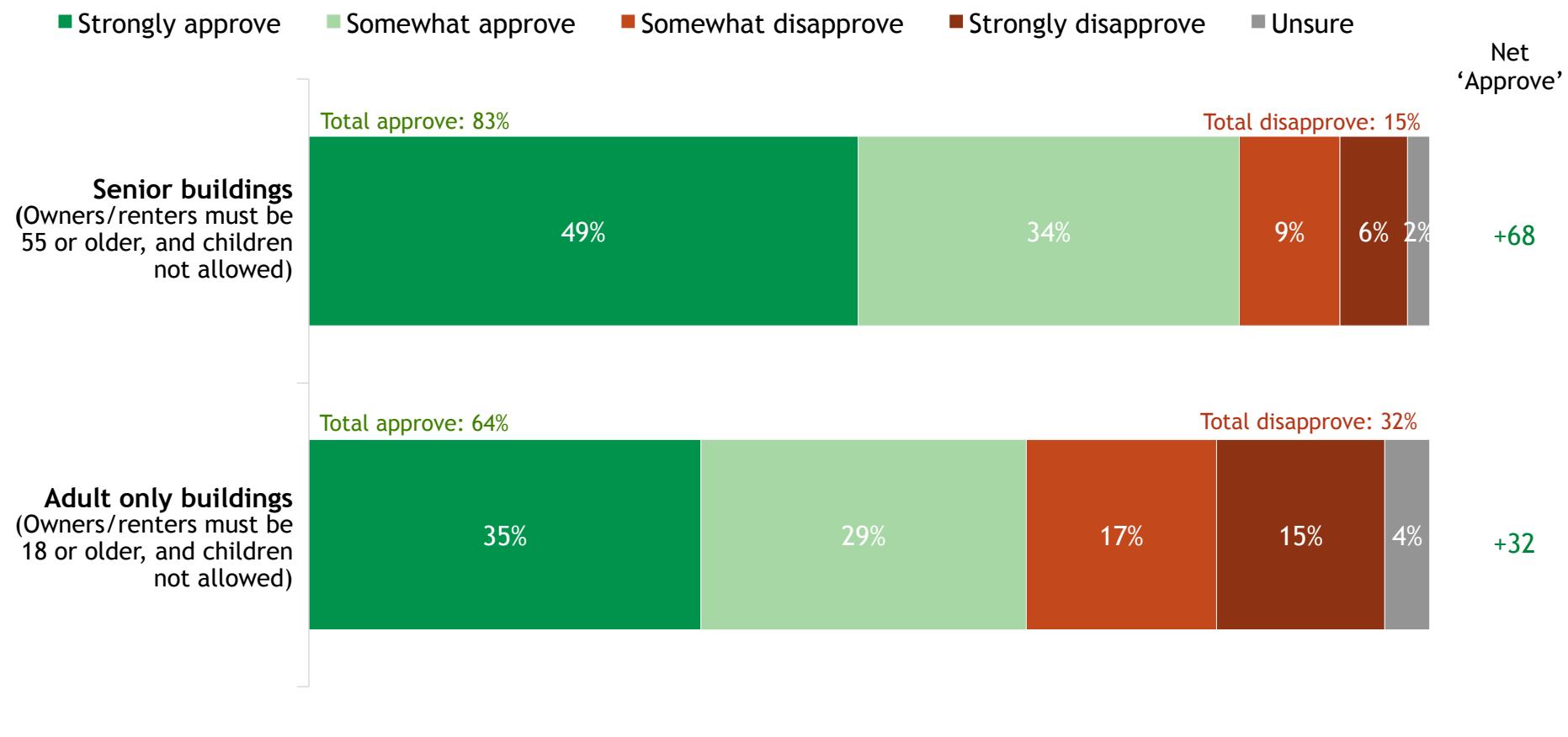
- Even a small majority of NDP voters and those under the age of 35 support the existence of 18+ buildings
- Those with young families are the least likely to support adult-only buildings (46%), though even this group is comfortable with “senior’s buildings”
- Over one-half (56%) of Albertans disapprove of the amendments in Bill 23, compared to 37% who support them
 - Support for these Human Rights Act amendments are highest among those planning to vote for the NDP in the next election (63%) and those with young families (51%)



PUBLIC APPROVAL OF CURRENTLY ALLOWED AGE RESTRICTIONS ON BUILDINGS IN ALBERTA



Currently in Alberta, building developers, condo associations and landlords may set age restrictions on the people who can own or rent units in a residential building. Do you personally approve or disapprove of developers, condo associations and landlords being able to institute the following types of age restrictions in their buildings?

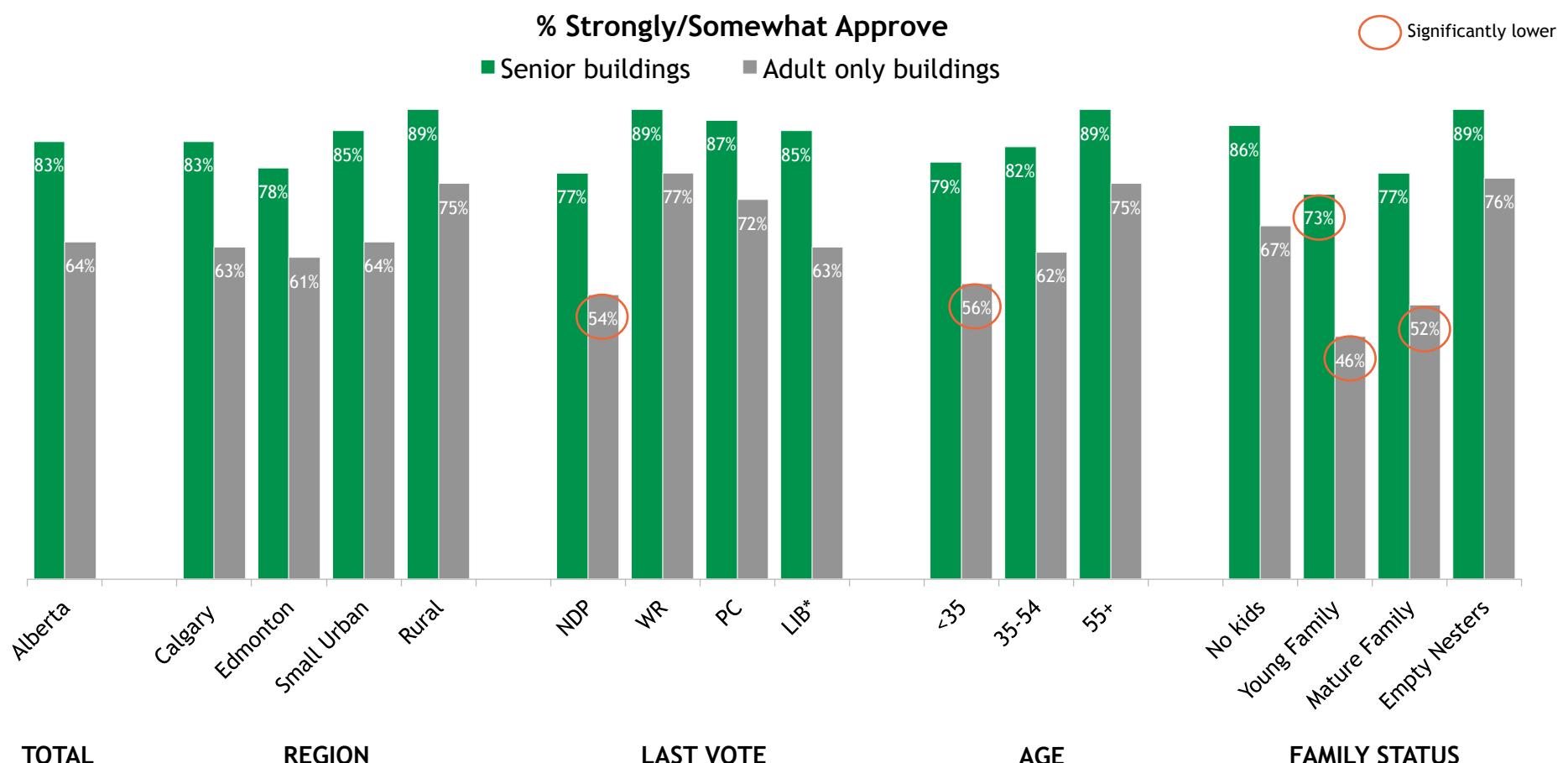


PUBLIC APPROVAL OF CURRENTLY ALLOWED AGE RESTRICTIONS ON BUILDINGS IN ALBERTA

-BY KEY DEMOGRAPHICS



Currently in Alberta, building developers, condo associations and landlords may set age restrictions on the people who can own or rent units in a residential building. Do you personally approve or disapprove of developers, condo associations and landlords being able to institute the following types of age restrictions in their buildings?



NEW PROVINCIAL GOVERNMENT AMENDMENT: AGE LIMITATIONS ON HOUSING



Survey Description

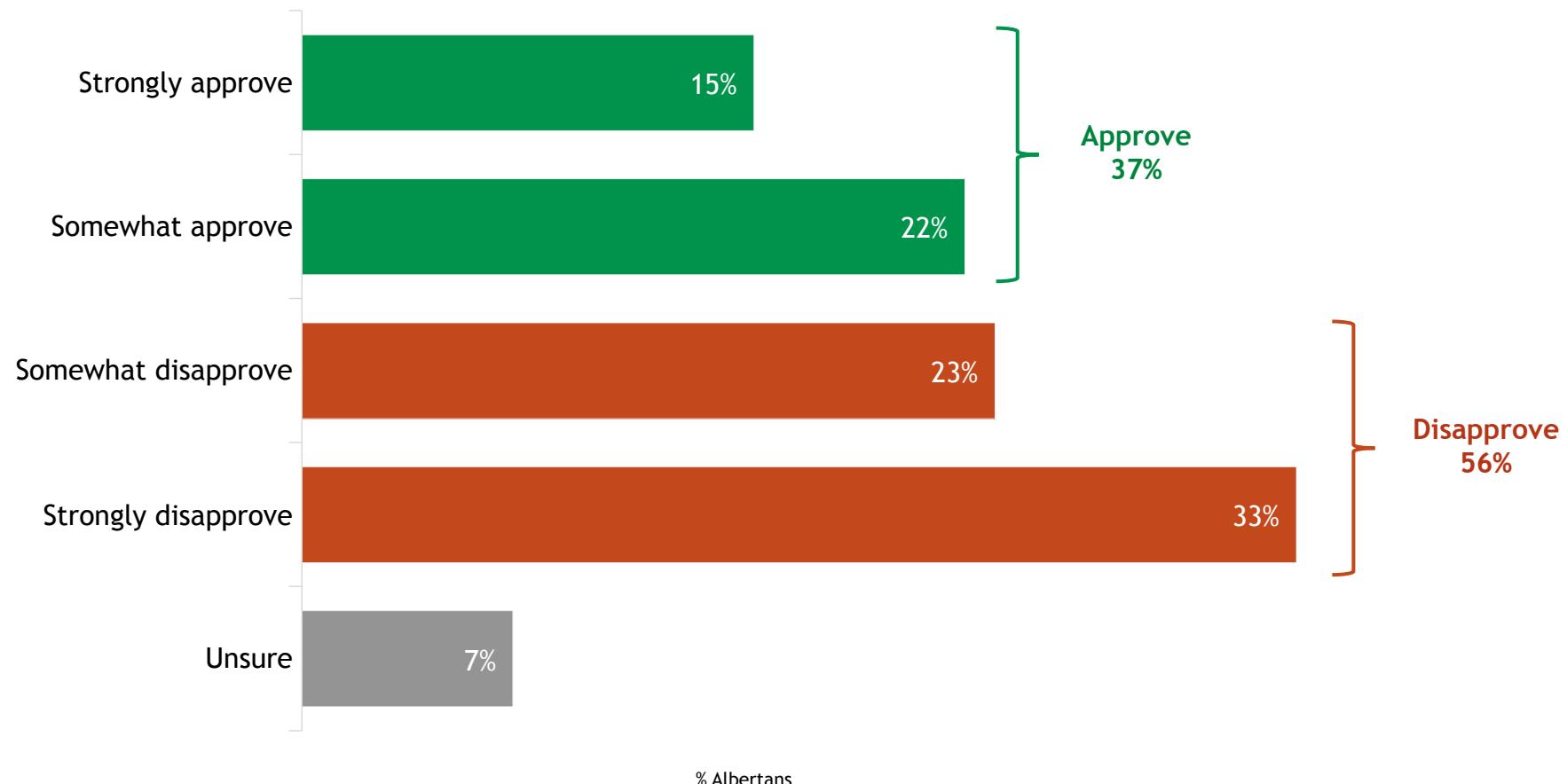
Recently, the Provincial Government announced its intention to amend Alberta's Human Rights Act to restrict age limitations on housing. Under the new rules, developers, condo associations and landlords will no longer be able to designate a building as "adult only", thereby restricting people with children from living there. One exception to the new rules will be for senior's housing - that is senior's only buildings where the minimum age is at least 55 or older.

For landlords, the new rules are expected to come into effect on January 1st of next year. For condo owners, condo associations have a 15-year transition period to fully adopt the new rules on age.

PUBLIC APPROVAL OF BILL 23



Generally speaking, would you say that you personally approve or disapprove of the Provincial Government's plans to change age limitations on housing in Alberta?



PUBLIC APPROVAL OF BILL 23

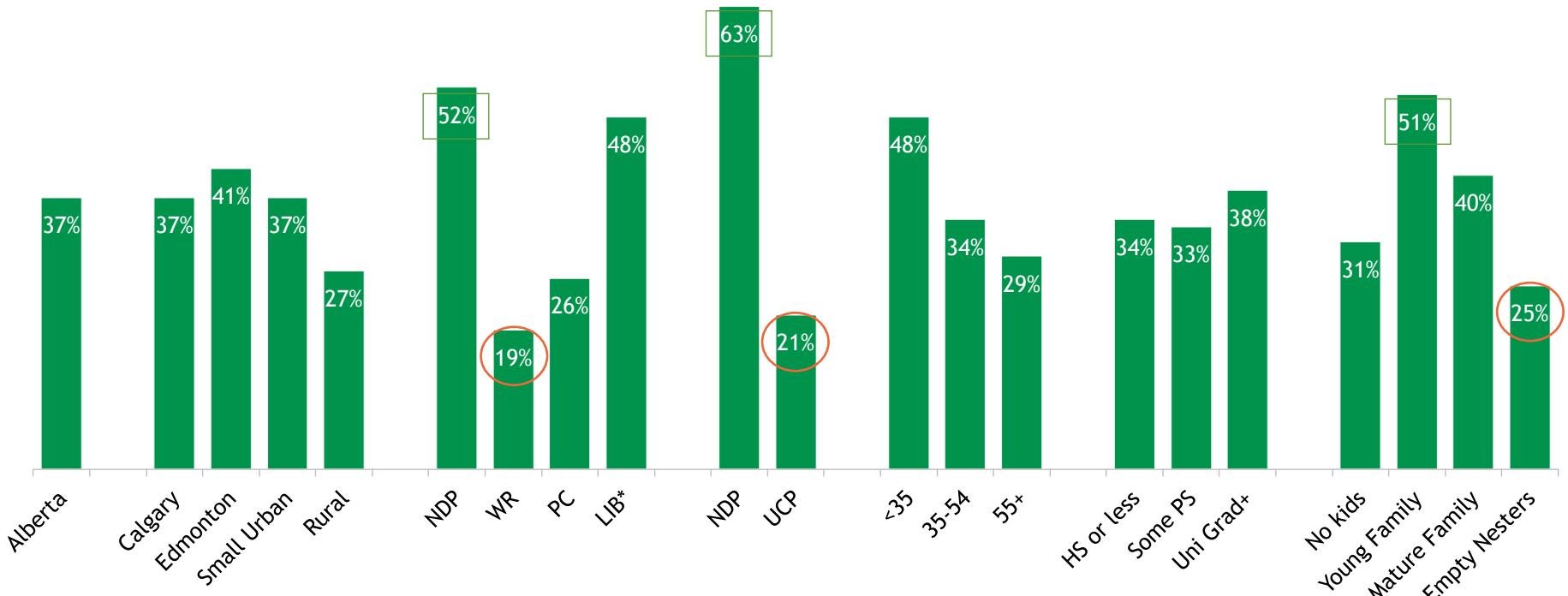
-BY KEY DEMOGRAPHICS



Generally speaking, would you say that you personally approve or disapprove of the Provincial Government's plans to change age limitations on housing in Alberta?

% Strongly/Somewhat Approve

 Significantly higher
 Significantly lower



TOTAL

REGION

LAST VOTE

NEXT VOTE

AGE

EDUCATION

FAMILY STATUS

*Caution: small sample size



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