

LIVING AT BISHOP'S MANOR IN BRIDGELAND

Forward Housing

200 Nina Gardens North East

Calgary, Alberta



What is the housing opportunity?

This building is a 104 unit complex with a mix of single, two, three and four bedroom apartments, owned and operated by the affordable housing provider Forward Housing. The building is located in Calgary in the community of Bridgeland. The Bridgeland community of Calgary is a vibrant area with close proximity to the downtown core, Calgary Zoo, river pathway system, Bridgeland Riverside Community Association, Starbucks, Bridgeland Market, hair salons, restaurants, schools, and to numerous parks (e.g. Tom Campbell's Nature Park, McDougal Parks). The building is close to the public transit.

The building is accessed using individual tenant key fobs. Security cameras are located throughout the building and parking lots. There are no security personnel on the site. All our buildings are staffed with a Building Maintainer and a Tenant Service Coordinator.

Who is involved?

Forward Housing: Is the owner and landlord of the property and is responsible for lease agreements with residents as part of this collaboration. Forward Housing is an affordable housing provider working since 1975 to ensure that every Calgarian has a safe and affordable place to live. Forward Housing operates 7 seniors and 2 affordable housing buildings throughout the city, serving over 600 low-income Calgarians.

The Sinneave Family Foundation (Sinneave): Sinneave is a charitable operating foundation, created in 2008 to address the challenges experienced by emerging adults on the autism spectrum. Our work includes collaborating with partners in activities focused on building system in the area of independent living. For this project, Sinneave is the initial contact agency for autistic individuals interested in this building.



Rental Rates

Rental rates are calculated on a rent geared to income (RGI) basis. All units have different income eligibility requirements, as defined by the table. To support affordability, there is a mix of Affordable and Near Market units.

Suite Type	Eligibility		Monthly Rent	
	Minimum Income	Maximum Income	RGI	Minimum
One Bedroom Affordable	\$13,200	\$36,000	Yes	\$ 550
One Bedroom Near-Market	\$21,600	\$43,000	Yes	\$ 900
Two Bedroom Affordable	\$15,600	\$40,000	Yes	\$ 650
Two Bedroom Near-Market	\$24,000	\$53,000	Yes	\$ 1,000
Three Bedroom Affordable	\$18,000	\$44,000	Yes	\$ 750
Three Bedroom Near-Market	\$26,400	\$58,500	Yes	\$ 1,100
Four Bedroom Near-Market	\$28,800	\$71,000	Yes	\$ 1,200

RGI means tenant's rent, which includes heat, water & sewer expenses, is based on 30% of a household's total annual income. We use a tenants most recent Notice of Assessment to calculate rent.

For more information on the building see Forward Housing's Bishop's Manor Info Doc on Sinneave's [website](#).

Is there support provided?

There is no support agency provided or required for this housing opportunity, but tenants may have their own home care support or work with an agency that supports them in living independently.

Is this building a good fit for me?

Bishop's Manor may be a good fit if you are an independent autistic adult who does not need support but who may be interested or may benefit from connecting with local community supports or open to creating a community of support based on your needs and interests.

As with any multi-unit building that houses individuals and families there may be challenges for some and it is important to consider any unique sensory needs you may have that could arise in living in this type of setting.



Exploring community supports - What helps autistic adults thrive?

Sinneave is interested in working with Forward Housing and a small group of autistic tenants (who have little or no agency support), to determine if we can identify and/or develop natural supports in the community that will help autistic adults to thrive while living in the Bridgeland building.

Early ideas could include:

- organizing learning sessions (for example: money management)
- social connections around mutual interests
- mentorship programs
- exploring the use of technology while living independently

I am interested– what is my next step?

Sinneave is acting as the centralized point of information and access for autistic adults and their families (other agencies who may have clients who may be suitable, may refer them to Sinneave for an initial information discussion).

Step 1: Contact Sinneave's Supported Housing Team and indicate your interest in living at Bishop's Manor. Email: housinginfo@sinneavefoundation.org or call (403) 681-4503.

Step 2: Meet with The Sinneave, Housing and Supports Team either via Zoom or in person when possible. At this meeting you will complete a pre-screening questionnaire, learn more about the opportunity and have your questions answered.

Step 3: If you remain interested, Sinneave will provide for review a sample lease application and sample agreement.

Step 4: Sinneave will connect you with Forward Housing. Sinneave staff will ask that you consent to staying in touch with us during this time of application to ensure you understand the steps involved. Sinneave staff will ask for the best contact information to reach you in a timely way. This may be yourself alone, and your parents or guardian, if you agree.

Step 6: Complete application and interview process with Forward Housing. Sinneave is available to support as requested (helping with application, arranging meetings, etc.).

Step 7: Depending on the number of units available you may then either receive a unit, or be placed on a wait list.

