

## Update: Housing

<b>Initiative Title:</b>	Housing
<b>City Council Sponsor(s):</b>	Mayor D. Iveson/Councillor B. Henderson/ Councillor M. Walters
<b>Supporting Department and Lead Staff:</b>	<u>Sustainable Development, Walter Trocenko</u>

### BACKGROUND:

The objective of this Council initiative is to ensure the City meets the diverse housing needs of its growing population and provides proactive solutions to address the issues of homelessness and housing affordability in Edmonton.

Being securely housed provides stability and allows individuals and families to participate socially, culturally, and economically in their communities. The provision of accessible, suitable and affordable housing contributes to a range of public policy objectives and enhances the lives of all Edmontonians. To ensure our most vulnerable citizens are cared for, housing options are required across the full spectrum of the housing continuum to contribute to complete communities.

The City of Edmonton has taken a leadership role in furthering the cause of affordable housing since the 1960s, acting, at various times, as a regulator, funder, manager and developer. *Cornerstones: Edmonton's Plan For Affordable Housing*, approved by Council in 2005, has been providing long-term affordable and transitional housing units to increase the overall supply of affordable homes and incentive programs to maintain our current housing stock.

Today, Edmonton continues to experience significant housing challenges. Rising rental rates, declining vacancies, high in-migration levels and inequitably distributed economic growth all provide the context for City Council to continue their leadership role in ensuring resident housing needs are met. This involves rethinking how to integrate more housing choice into neighbourhoods, utilizing existing infrastructure more efficiently, and locating housing to support community amenities and transit options. It will also require working closely with our partners in the public and private sectors and with other housing providers such as the Greater Edmonton Foundation, Homeward Trust and the Capital Region Housing Corporation.

This initiative will have links to and the opportunity to support other Council Initiatives such as:

- Public Engagement Initiative
- Edmonton's Poverty Elimination Initiative
- Seniors Initiative
- ELEVATE

### DESIRED OUTCOMES:

The housing programs implemented under *Cornerstones II* were created to fulfill the following objectives:

- Increase the supply of affordable housing

- Use affordable housing as a catalyst for increased supply of market housing
- Continue building relationships with community partners
- Advocate for other housing needs and supports (i.e. short-term housing, supportive housing)
- Improve program delivery (application process and funding agreements)

The key outcomes for this initiative align with the objectives of *Cornerstones II: Edmonton's Plan for Affordable Housing 2012-2016* and include:

### **1. Act as an advocate for housing to other levels of government**

Promote the City's role as a limited-funding partner in developing new affordable housing projects to other levels of government. Continue to support the Federation of Canadian Municipalities' "Fixing Canada's Housing Crunch" campaign to urge the federal government to develop a long term housing plan that will increase predictability, protect Canadians from the expiry of social housing agreements and ensure a sufficient stock of affordable rental housing for Canadians. Engage with the Municipal Government Act review process to advocate for tools local governments can use to build more complete communities.

### **2. Work with our partners to deliver effective and appropriate public engagement processes around housing issues and developments in Edmonton.**

Proactively engage with our internal partners and community stakeholders to implement the recommendations of the Finding Common Ground report. Complete the Realizing Housing Potential initiative, formerly the "neighbourhood-based housing assessments," in Alberta Avenue, Central McDougall, Eastwood, McCauley, and Queen Mary Park. The objective is to identify and address issues related to all types of housing in the neighbourhoods through a broad-based public engagement campaign and housing market and indicator analysis.

### **3. Continue to support and work towards the goals outlined in *Edmonton's 10 Year Plan to End Homelessness***

Support the work of the Edmonton Homeless Commission to end chronic homelessness in Edmonton by 2019 through the Housing First principle. Act as a resource for Homeward Trust Edmonton and other housing service providers, the private sector and community partners to implement the *10 Year Plan to End Homelessness*.

**4. Continue to provide and promote public education and research around issues related to affordable housing and City housing policy.**

Utilize the Landlord and Tenant Advisory Board (LTAB) to promote responsible and informed rental practices. Work in partnership with the Edmonton Police Service to deliver the goals of the Crime Free Multi-Housing program. Continue to undertake research and analysis of relevant housing issues to support sound policy making. Provide education to members of the public, developers, non-profit agencies, housing service providers and other levels of government regarding City housing policy and targets. Work to develop and implement additional educational campaigns where appropriate.

**5. Create 2,500 directly funded new affordable housing units and 2,500 influenced units by 2016.**

This target will be achieved through the following programs/projects:

- Secondary Suites Grant Program: funding to build new and upgrade existing secondary suites
- Developer-Focused Secondary Suites Grant Program: funding for developers to build new secondary suites
- Housing Opportunities Program for Edmonton (HOPE) Pilot Program: funding for low-income homeowners to complete critical renovations
- Surplus School Sites: develop new affordable housing units on undeveloped surplus school sites
- Affordable Housing Pilot Projects: create new affordable housing units through innovative programs and partnerships

**6. Continue to support housing inspection programs.**

Work with stakeholders to ensure existing housing meets safety and health standards through Housing Inspections Programs: Safe Housing, Derelict Buildings and Secondary Suite programs. Assist Current Planning in the development and launch of the Residential Compliance Team.

**ALIGNMENT WITH STRATEGIC DIRECTION:**

The outcomes of the Housing Initiative implement policies of *The Ways* directional plans, specifically *The Way We Grow* and *The Way We Live*.

*The Way We Grow*, Bylaw 15100, adopted May 26, 2012, contains housing related policies attached to objective 4.4.1:

*Ensure neighbourhoods have a range of housing choice to meet the needs of all demographic and income groups and create more socially sustainable communities.*

And also to objective 4.5.1:

*Provide, in partnership with others, safe, accessible and long-term affordable housing in all areas of the city with a focus on LRT stations and transit centres.*

Specific housing-focused policies contained in *The Way We Grow* are as follows:

- 3.3.1.7 Consider the need for family oriented housing and the infrastructure necessary to support families with children in the preparation of TOD plans.
- 4.2.1.10 Consider the need for family oriented housing and the infrastructure necessary to support families with children in the preparation of land use plans in established neighbourhoods.
- 4.4.1.1 Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.
- 4.4.1.2 Provide a greater range of housing choice in association with the location of education, recreation and health uses.
- 4.4.1.3 Develop a strategy to address the distribution of housing types within neighbourhoods.
- 4.4.1.4 Develop higher density housing and a mix of uses in proximity to LRT stations and transit centres.
- 4.5.1.2 Encourage new development and infill redevelopment to incorporate affordable housing that is visually indistinguishable from market housing.
- 4.5.1.3 Work in partnership with other orders of government, private owners and landlords and the community to maintain, upgrade and expand the new and existing affordable rental housing supply in the city.
- 4.5.1.4 Guide non-government organization proponents of land use proposals that include an affordable housing component through the civic planning and development approval process.
- 4.5.1.5 Review the potential of acquiring and using surplus lands owned by all orders of government, to accommodate the development of long-term affordable housing units.
- 4.5.1.6 Leverage capital funding for the provision of long-term affordable housing projects.
- 4.5.1.7 Work in partnership with developers, other orders of government and nongovernmental agencies to pursue measures to achieve affordable housing provision in multiple unit projects with a minimum target of five percent of total units, through the Edmonton Cornerstone Plan.
- 4.5.1.8 Promote collaboration and partnership between the City and housing agencies to resolve issues related to affordable housing and land use needs on a continuing basis.
- 4.5.1.9 Encourage a “no net loss” approach to affordable housing.
- 8.1.2.2 The City will attract population growth by developing complete communities with a wide choice of housing and good access to a broad range of health, education, recreation and cultural services.

- 8.1.3.4 Participate with other regional municipalities in planning to meet regional affordable housing needs within the context of the Capital Region Growth Plan.

**BUDGET REQUIREMENTS:**

<b>Cornerstones Operating Budget 2013 - 2016</b>				
	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Cornerstones II Base Funding	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000
Council Contingency funding*	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000
<b>Yearly totals</b>	<b>\$6,000,000</b>	<b>\$6,000,000</b>	<b>\$6,000,000</b>	<b>\$6,000,000</b>
<b>Grand Total</b>			<b>\$24,000,000</b>	

\*As per Council Motion OP 34 in the 2012 Operating Budget, Administration will prepare the 2013-2017 Operating Budget with funding for Cornerstones II Implementation from the Budget surplus if any.

**TARGET DATE FOR COMPLETION OF PROJECT PLAN:**

1. Act as an advocate for housing to other levels of government – **Ongoing**
2. Work with our partners to deliver effective and appropriate public engagement processes around housing issues and developments in Edmonton – **Realizing Housing Potential: 4th Quarter 2015 / Finding Common Ground: Ongoing**
3. Continue to support and work towards the goals outlined in *Edmonton's 10 Year Plan to End Homelessness* – **Ongoing**
4. Continue to provide and promote public education and research around issues related to affordable housing and City housing policy – **Ongoing**
5. Create 2,500 directly funded new affordable housing units and 2,500 influenced units – **4th Quarter 2016**
6. Continue to support housing inspection programs - **Ongoing**