

Draft actions.

PRINCIPLE: **housing condition**

Alberta Avenue is an older community with the majority of homes being built prior to 1960. The neighbourhood also contains many two-storey single detached homes which are unavailable in many other neighbourhoods. Stakeholders are concerned with the aging housing stock and the need of repairs as well as a number of vacant, unfinished, and derelict properties.

- 1.** Update the requirements for Housing Opportunities Program for Edmonton (HOPE) and Curb Appeal grant programs to make them accessible to more households.
- 2.** Create a new 'rental housing improvement program', similar to the HOPE program, to provide financial assistance to private landlords, private non-profit landlords or co-operative housing providers to repair or rehabilitate their property.
- 3.** Create incentives to focus infill development on vacant and decaying lots.
- 4.** Improve property standards and local by-laws emphasizing maintenance of rental properties.
- 5.** Investigate the feasibility of increasing funding available through the HOPE program for properties within the proposed heritage area.

Draft actions.

PRINCIPLE: **housing choice**

Approximately three-quarters of the homes in Alberta Avenue are single-detached. Residents and stakeholders feel that there should be a variety of housing forms and types in Alberta Avenue and that options for mixed use development would help improve the economic stability of the neighbourhood.

- 1.** Look for opportunities to encourage mixed development (i.e. retail/residential incentives) in particular for 118 Avenue.
- 2.** Investigate the opportunity for a co-housing or co-operative housing pilot project.
- 3.** Investigate the opportunity for a City Seniors' Housing project within Alberta Avenue.
- 4.** Review the current Secondary Suite grant program to identify opportunities to encourage more applicants.

Draft actions.

PRINCIPLE: **housing stability**

Residents in Alberta Avenue have a lower household income than the City as a whole, and approximately one-third of households are earning less than \$30,000. Such households are likely struggling with housing costs and may be at risk of losing their home.

1. Promote existing resources on landlords and tenants rights and responsibilities.
2. Work with the Landlord and Tenant Advisory Board (LTAB) to provide training and resources to first-time home buyers.
3. Consider a housing stability program to provide assistance to residents at risk of losing their housing (assistance may include up to two-months' rent and/or gas and hydro costs).

Draft actions.

PRINCIPLE: **housing connections**

In order to facilitate opportunities for residents and stakeholders to be engaged in neighbourhood housing, and encourage new partnerships in housing, the following actions are recommended.

1. Develop a neighbourhood marketing plan to build community connections and inspire new residents and potential employers.
2. Promote and create greater awareness of City housing programs and resources.
3. Monitor the housing mix and condition in Alberta Avenue by updating the Housing Snapshot as new data becomes available.