

Draft actions.

PRINCIPLE: **housing condition**

The aging and deterioration of the neighbourhood housing stock is of particular concern in Central McDougall. In addition, there are a number of unoccupied dwellings adding to concerns of safety and overall neighbourhood appeal.

- 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.

Draft actions.

PRINCIPLE: **housing choice**

The vast majority of the housing in Central McDougall is comprised of rental apartments. In addition most households are comprised of single individuals. While costs for housing may be lower than average these costs are rising and vacancy rates remain low. Residents are interested in further diversifying the housing stock and encouraging various forms of housing.

1. Look for opportunities to encourage mixed development (i.e. retail/residential incentives).
2. Consider potential of providing incentives to target infill development on affordable homeownership housing options.
3. Investigate if there are sites within Central McDougall for the City's First Place Program (homeownership program for first-time home buyers).
4. Investigate the opportunity for a rent-to-own pilot project.

Draft actions.

PRINCIPLE: **housing stability**

A significant proportion of individuals and families living in Central McDougall are living in low-income and likely facing housing affordability challenges and may be at risk of losing their homes.

- 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. Partner with Habitat for Humanity (or other partner) to develop affordable homeownership on vacant lots.
4. Monitor the housing mix and condition in Central McDougall by updating the Housing Snapshot as new data becomes available.