

Affordable Housing and Homelessness: Updated Affordable Housing Strategy

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Purpose of Today's Council Report

- Provide a progress report on the Updated Affordable Housing Strategy
- Invite input into the draft foundational elements of the strategy prepared by Administration.

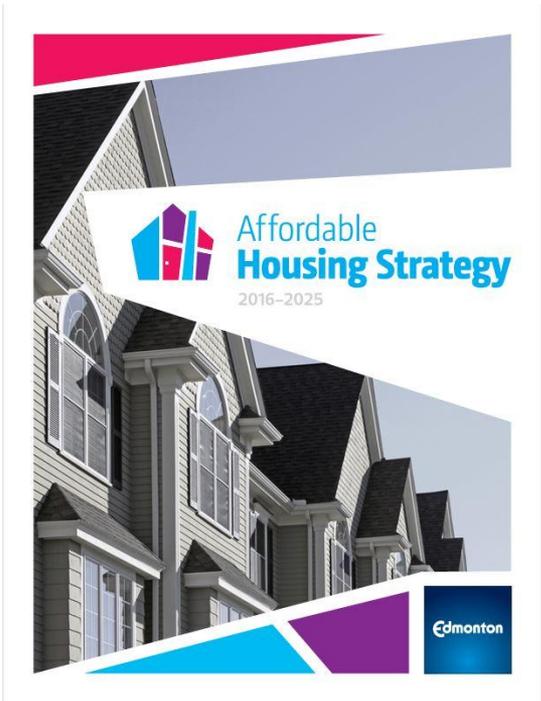
Purpose & Overview of Presentation

1. Background
2. Summary of Work to Date
3. Foundational Elements of Updated Affordable Housing Strategy
4. Next Steps

Background: Strategic Alignment with Council's Goals

- **Edmonton's City Plan includes the following goals as part of its 2050 vision:**
 - No chronic or episodic homelessness
 - Nobody is in core housing need
- Affordable housing investment is the **City of Edmonton's key lever** for influencing "Pathways In and Out of Poverty," and influences several other pillars in the City's Community Safety and Well Being Strategy
- A **significant expansion of Edmonton's affordable housing inventory** is needed to achieve these goals.

Background: 2016-2025 Affordable Housing Strategy and Progress to Date



- **2018-2022 Affordable Housing Investment Plan:**
 - Supported the creation of **2,720 new affordable housing units** including:
 - 644 supportive housing (very low income)
 - 297 deep subsidy (very low income)
 - 1,779 below market (low income)
 - And **renewal of 1,559 additional units**
 - **Total units supported: 4,279**
- **More affordable units developed in the past four years than the previous decade.**
 - \$115M in City funding attracted an additional \$527 million in investment in affordable housing from other sources

An Updated Affordable Housing Strategy: Why Now?

- New evidence (statistics, qualitative analysis)
- New investment cycle (2023-2025)
 - Draft Investment Plan has been submitted as part of budget process
 - An updated strategy can help us further target available funds
- Policy considerations
- Intergovernmental factors
- Changing context:
 - Impact of pandemic and rising homelessness
 - Implications of economic uncertainties
 - Impact of climate change

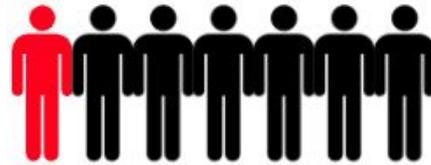
Summary of Work: Inputs in Updated Affordable Housing Strategy



Housing Needs Assessment - Who is in core housing need?

One in Seven Households:

- 49,215 Edmonton households.



One in Four Renters:

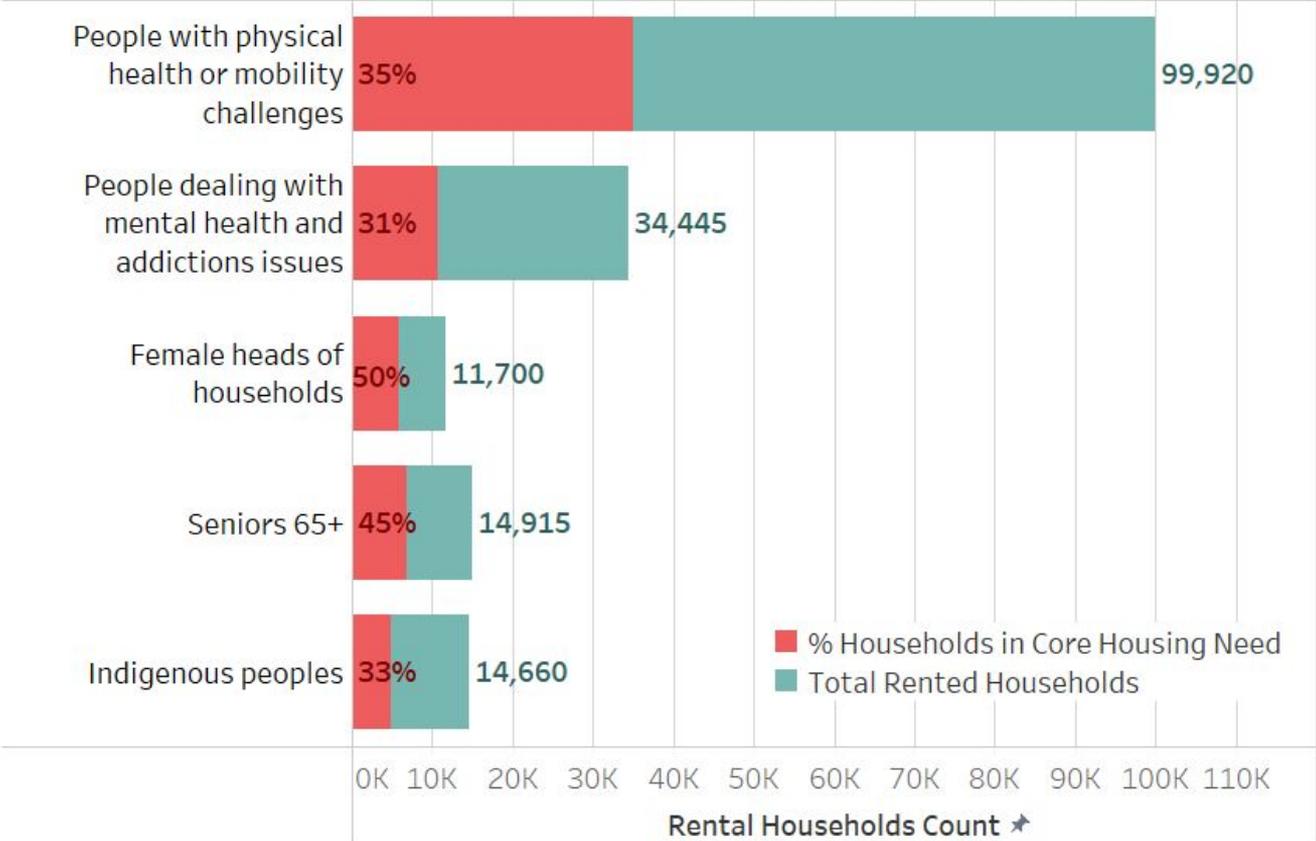
- 33,270 renter households.
- Renters are **four times** more likely than homeowners to be in core housing need.



Housing Needs Assessment - Unit Needs

- Projected shortfall: More than 40,000 affordable rental units by 2026
- **Very low income (less than \$15K) and low income (\$15K to \$45K):** one and two-bedroom units are most needed
- **Low and moderate-income (\$45K - \$70K) households:** large family/multi-bedroom units are most needed
 - 50%+ require four bedrooms or more
- Significant shortfall of accessible units

Housing Needs Assessment - Priority Populations

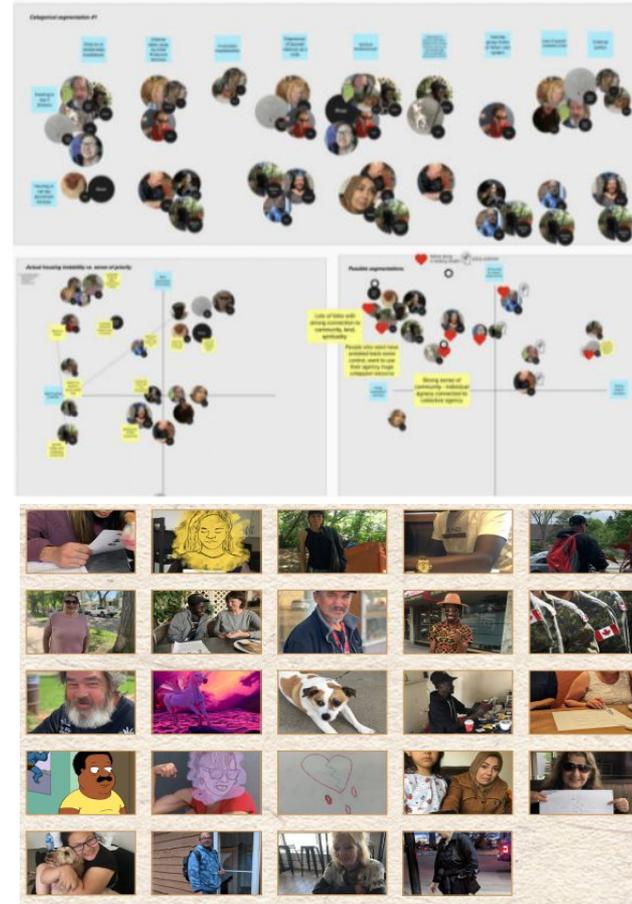


Housing Needs Assessment - Support Needs

- Appropriate individualized supports that are trauma-informed required to successfully house individuals
- Support choice and individual agency
- Person-based subsidies could provide individuals with greater choice and agency
- Diverse locations across city to support individual, family choice and connection to community

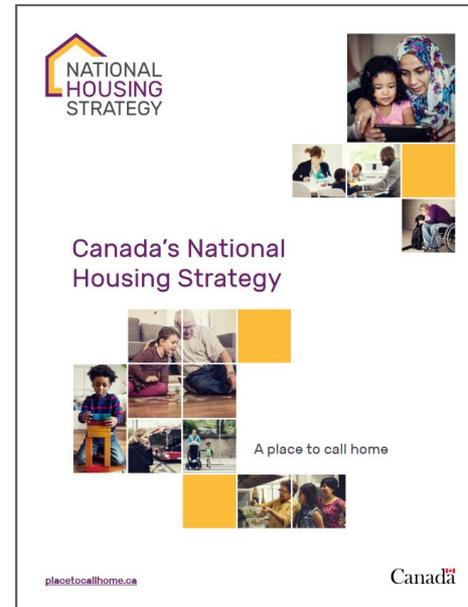
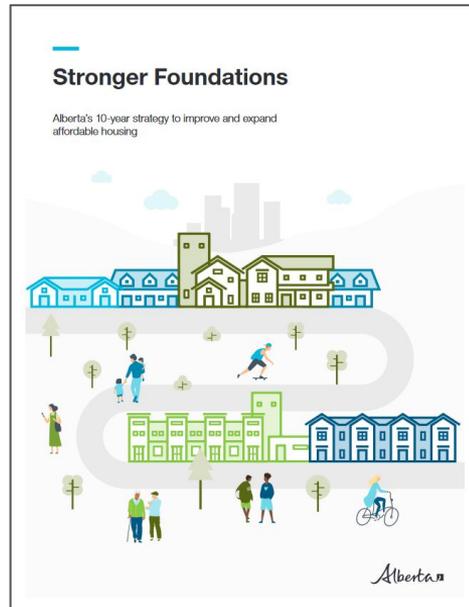
Housing Needs Assessment - Lived Experience Engagement

- Two consultants
- 54 individuals
- Key themes:
 - Affordability
 - Accessibility
 - Discrimination



Intergovernmental Context

- Strategy must be flexible and able to align with the evolving goals of other orders of government



Foundational Elements: Updated Guiding Principles



| Fundamental | Evidence-based | Collaborative | Accessible | Intersectional | Sustainable | Liveable | Reconciliation |
|--|---|--|---------------------------------------|--|--|------------------------------------|---|
| Support human dignity and overall well being | Informed by lived experience, research and engagement | Work with governments, partners and stakeholders | Meet needs of a range of disabilities | Improve choices for different demographics | Create resilient and efficient housing | Provide easy access to daily needs | Collaborate on by-Indigenous and for-Indigenous solutions |

Foundational Elements: The City's Role in the Affordable Housing Ecosystem

1. Plan, research and develop policy
2. Acquire and make financial resources available
3. Generate awareness
4. Convene and coordinate
5. Establish and enforce regulations
6. Develop, deliver, monitor and evaluate programs
7. Support homelessness prevention
8. Steward land and City-owned housing assets
9. Catalyze affordable housing developments
10. Leverage intergovernmental relationships

Foundational Elements: Updated Goals and Objectives

Goal 1: Access in all areas

- 1.1. Enable new development
- 1.2. Diversify supply
- 1.3. Support sustainability

Goal 2: Housing supports

- 2.1. Improve homeless prevention programs
- 2.2. Enable service delivery partnerships

Goal 3: Increased awareness of housing needs

- 3.1. Share insights and evidence
- 3.2. Inform public about housing needs
- 3.3. Coordinate and convene with sector partners

Next Steps

1. Development of full strategic framework including:
 - i. Comprehensive strategy (objectives & tactics)
 - ii. Implementation plan
 - iii. Monitoring and evaluation framework
2. Integrate actions emerging from the Indigenous Affordable Housing Strategy
3. Update the Housing Needs Assessment with 2021 Federal Census data from Statistics Canada
4. Engage the public and other orders of governments
5. Return to City Council in 2023 for approval

Conclusion

Recommendation: That the September 26, 2022, Community Services report, be received for information

- Updated Affordable Housing Strategy (CS01088)

Thank you

Edmonton