



Affordable Housing and
Homelessness

Edmonton

**Rapid Housing Initiative
Round 3
Investment Plan**

Rapid Housing Initiative

Background

- Launched in 2020 by Canada Mortgage and Housing Corporation (CMHC)
- Supports rapid construction of affordable and supportive housing
- 453 units of supportive housing created in Edmonton through first two rounds:
 - 2020: \$35.1M for five modular supportive housing developments
 - 2021: \$25.9M for three hotel conversions
 - Critical part of reaching 2019-2022 housing goals
- Third round investment plan includes:
 - How the City intends to use \$12.5M allocated under Cities Stream
 - A list of proposed development projects that the City would also invest in, should RHI funding be approved



*Completed City-led
supportive housing buildings
in King Edward Park,
Westmount and Inglewood
(RHI Round 1)*

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Cities Stream and Projects Stream

RHI funding is distributed through two streams:

Cities Stream

- Allocation determined by CMHC

Projects Stream

- Competitive application process



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Eligibility Criteria

Supports people experiencing or at risk of homelessness, focus on target populations:

- Indigenous people, women and children fleeing violence, seniors, people with disabilities, people experiencing mental health and addiction issues

Must have rent at 30% of income

Requires environmental sustainability and climate resilience performance as well as accessibility and inclusiveness criteria

All projects must be completed within **18 months** from approval

Alignment to City's Affordable Housing Strategy

- Edmonton Housing Needs Assessment (2022):
 - One in four renter households in core housing need
 - 50% of single mother families
 - 26% of Racialized households
 - 33% of Indigenous households
 - 45% of senior households
 - 2,975 households in core housing require deeper subsidy to afford housing

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Round 3 Draft Investment Plan

- **Eight projects**
 - Three City-led
 - One recommended for Cities Stream funding
 - Two recommended for submission to the Projects Stream
 - Five Partner-led
 - All recommended for submission under the Projects Stream

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Round 3 Draft Investment Plan

City-led

- Leverage City-owned land and construction expertise to construct purpose-built supportive housing.
- Transfer to Homeward Trust after completion to own, manage and contract third-party operators.



Completed City-led supportive housing buildings in Wellington and Terrace Heights. (RHI Round 1)

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Round 3 Draft Investment Plan

Partner-led

- Met with 18 non-profits, five Indigenous governing bodies or organizations.
- Evaluated 35 proposals against CMHC criteria.
- Selected five proposals to put forward for RHI funding:
 - One hotel conversion
 - Four supportive and deeply affordable housing developments



Rendering of NiGiNan Housing Venture's Pimatisiwin Supportive Living Home, formerly the Sands Inn & Suites (RHI Round 2)

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Round 3 Draft Investment Plan Breakdown

	Units	Requested RHI Contribution	Potential CoE Contribution
City-led	160	\$31.4M	\$25.8M
Partner-led	191	\$41.2M	\$22.6M
Total	351	\$72.6M	\$48.4M

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City of Edmonton Contribution Breakdown

- **\$48.4 million**, if all proposed projects are approved and funded.
 - New: **\$37.3 million**
 - Previously committed: \$11.1 million
- **\$37.3 million** - funding sources
 - \$25.5 million from affordable housing capital profile
 - \$11.9 million funding gap
 - Possible funding options:
 - Any unallocated/remaining PAYG
 - 2022 Operating Surplus
 - Proceeds from the corporate OP12 effort
- City contribution depends on CMHC approvals

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Next Steps

1. March 15 - submit investment plan to CMHC
2. May 15 - Cities Stream approval
3. June 15 - Project Stream approvals
4. July 15 - Council approval on additional City investments
5. August - CMHC leads announcements on successful projects
6. January 2025 - Construction complete

Questions?