

### Project Overview

Civida and HomeEd provided the City of Edmonton with scopes of work to undergo the renewal of a total of 1,955 units under the National Housing Co-Investment Fund Contribution. Overviews of the work for each provider's portfolio are below.

### HomeEd Project Overview

In 2022, HomeEd updated Building Condition Assessments for its entire portfolio and evaluated opportunities to modernize the existing assets through a major Portfolio Retrofit Program (PRP). The proposed project would involve the renovation of HomeEd's existing townhouses and apartments to improve accessibility, energy consumption and sustainability in alignment with the City of Edmonton's goal for creating access to safe, adequate and affordable housing. The selected buildings are optimal housing typologies at locations within the community to provide opportunities for affordable housing. Fifty two per cent of the portfolio is townhome units, with the remaining 48 per cent being apartment units.

The existing buildings will undergo renovations to the interior layout and exterior envelope to improve and enhance the existing environmental and accessible design of the buildings. The PRP targets 1,073 units at 22 properties across HomeEd's entire portfolio. The scope of the renovations will be suited for the specific site taking into consideration the existing buildings in order to create a renovation schedule that is feasible and efficient within the three-year timeframe. Active and passive system strategies will be employed to increase energy efficiency and include installing solar panels, improving mechanical systems and lighting, replacing roofs and windows and improving building air-tightness.

To improve accessibility, all seven features of universal design will be included in the proposed design of units. Existing suites will be modified to ensure a minimum 20 per cent of the total units meet accessibility standards. HomeEd will identify proposed accessibility strategies within each unit and specify those that are fully barrier-free versus those that are barrier-free ready.

HomeEd's goals for the portfolio are:

1. Energy Efficiency: Reduce energy consumption and GreenHouse Gas emissions across the portfolio by a minimum of 25 per cent.

## Attachment 3

2. Accessibility: Enhance the accessibility of the portfolio of up to 391 units meeting the Accessibility Criteria by 2025, subject to structural factors in the buildings.
3. Affordability: Maintain and/or enhance affordability for tenants, through lessened energy costs to HomeEd and tenants. At least 50 per cent of HomeEd's repaired units will be rented below 80 per cent of the Median Market Rent for 20 years.
4. Availability for National Housing Strategy (NHS) Priority Groups: NHS Priority Groups, especially women-led households with children, are a core tenant group for HomeEd. Through the PRP, HomeEd expects that a minimum 33 per cent of repaired units will serve women and/or women and their children.

### HomeEd's Identified Properties for Renewal

Property	Units Identified for Renewal	Address
Anderson Avenue East	26	7202 81 Avenue
Anderson Avenue West	57	7212 81 Avenue
Barclay Square	65	18413 97A Avenue
Barkley Arms	33	10640 123 Street
Castle Brae	44	14305 121 Street
Castle Close	35	9903 169 Avenue
Claremont Court	144	4204 139 Avenue
Clarke Street	71	10511 92 Street
Condominiums	100	Located throughout the City
Edmiston Street	93	9238 110A Avenue
Elm Park	28	13014 112 Street
Fraser	31	2547 151 Avenue
Ivy Manor	21	11224 124 Street
Ivy Manor II	20	15525 103 Avenue
Kameyosek	62	708 Lakewood Road North
Lexington	40	11025 124 Street
Mission Glen	37	375 Hooper Crescent

### Attachment 3

North Callingwood	51	7151 171 Street
Primrose Place	48	18212 96 Avenue
Riverdale	20	10110 92 Street
Vermillion	27	10730 106 Avenue
York Street	20	11722 96 Street
<b>Total Units</b>	<b>1,073</b>	

#### Civida Project Overview

Civida provided the City of Edmonton with a scope of work to enhance unit lifespans and address safety concerns identified in a 2021 Building Condition Assessment Report. Maintenance projects were identified for 882 City of Edmonton-owned townhome and apartment units. The scope of work includes basement foundation repairs, insulation improvements to improve energy efficiency, replacement of old furnaces with high-efficiency furnaces, electrical upgrades and accessibility suite upgrades to meet the energy efficiency and accessibility requirements under the National Housing Co-Investment Fund Contribution Agreement.

#### Civida's Identified Properties for Renewal

Property	Units Identified for Renewal	Address
Abbotsfield	102	324 Abbotsfield Road
Beacon Heights	6	11810 - 38 Street
Brander Gardens	98	14902 - 51 Avenue
Calder	6	12325 - 130 Avenue
Dickinsfield III	134	8831 - 148 Avenue
Duggan	108	10512 - 36A Avenue
Richfield I & II	82	107 Richfield Road
Richfield III	92	3704 - 78 Street
Rundle Heights I	23	3303 - 106 Avenue
Rundle Heights II	97	2904 - 113 Avenue
Youngstown	134	16604 - 102A Avenue
<b>Total Units</b>	<b>882</b>	