

Rapid Housing Initiative - Round 3 Projects

This attachment includes information, previously reviewed by Council, on successful City-led and partner-led projects, with updated information on the funding commitments made by CMHC through the Rapid Housing Initiative and ASHC through the AHPP.

The projects represent approximately 74 housing units, with total project costs of \$34.2 million, CMHC funding of \$15.4 million, ASHC funding of \$4.9 million, and partner funding contributions of \$1.3 million. The City's contribution, including previous investments in the projects, is \$12.6 million.

Cities Stream (City-led)									
#	Project Name	Proponent	Proposed Unit Count	Total Project Cost ¹	Previous City Contribution ²	New City Contribution	CMHC Contribution	ASHC Contribution ⁵	Other Funding
1	Holyrood Permanent Supportive Housing (PSH) ⁴	City of Edmonton	63	\$28,463,588	\$2,576,581	\$9,360,252	\$12,533,074 ⁸ (Paid to City)	\$3,993,681 (Paid to City)	N/A
Sub Total			63	\$28,463,588	\$2,576,581	\$9,360,252	\$12,533,074	\$3,993,681	N/A
Projects Stream (Partner-led)									
#	Project Name	Proponent	Proposed Unit Count	Total Project Cost ¹	Previous City Contribution ³	New City Contribution	CMHC Contribution	ASHC Contribution ⁵	Other Funding ⁷
2	St. Paul's Legacy Project	Right at Home Housing Society	11	\$5,778,670	\$689,821	\$0	\$2,843,538 (Paid to City)	\$900,000 (Paid directly to Right At Home Housing Society) ⁶	\$1,345,311
Sub Total			11	\$5,778,670	\$689,821	\$0	\$2,843,538	\$900,000	\$1,345,311
Total			74	\$34,242,258	\$3,266,402	\$9,360,252	\$15,376,612	\$4,893,681	\$1,345,311
<p>Note 1: Total project costs are the sum of previous City Contribution, New City Contribution, CMHC Contribution, ASHC Contribution and Other Funding.</p> <p>Note 2: Previous City Contribution on Holyrood PSH includes costs already incurred by the City to prepare land for supportive housing eligible for RHI funding. This includes land acquisition, studies, rezoning and public engagement.</p> <p>Note 3: Previous City Contribution on St. Paul's Legacy Project includes approved Affordable Housing Investment Program grants awarded in the 2019-2022 Affordable Housing Investment Plan.</p>									

Attachment 1

Note 4: City of Edmonton led Holyrood PSH estimates project costs to PDDM Checkpoint 1 with an accuracy between -50% and +100%.

Note 5: ASHC Contribution was approved and has been added since the March 14, 2023 City Council meeting and the project funding has been updated from report CS01624 to reflect this update.

Note 6: ASHC Contribution for St. Paul's Legacy Project will be paid directly to the partner organization and requires no action from City Council or Administration. However, the ASHC funds contributed to the overall investments needed to make the project viable.

Note 7: Other Funding for St. Paul's Legacy Project includes contributions for land equity and planning work and studies completed by Right at Home Housing Society.

Note 8: CMHC funding of \$12,533,074 for the Cities Stream was received on February 17, 2023 and added to capital profile 19-90-4100 Affordable Housing Land Acquisition and Site Development per Council's approval of the required budget adjustment on March 14, 2023 (CS01624).

Project Descriptions:

City Council has previously received these project descriptions, reiterated below for easy reference, and refined where necessary based on external funding requirements.

Holyrood Permanent Supportive Housing (PSH)



Project Lead	City of Edmonton
Neighborhood	Holyrood
Address	9418 - 83 Street NW
Priority Population	Individuals experiencing homelessness or at risk of homelessness, women and children fleeing domestic

	violence, Indigenous peoples
Description	<p>This site near the SE LRT line was purchased by the City in October 2021 with the intent of developing supportive housing. The derelict properties on site were demolished in June 2022 and the site rezoned on October 4, 2022. During the rezoning process the intent for supportive housing was included in the community notification process with no dissenting opinions presented, other than parking concerns.</p> <p>The proposed development to be constructed by the City is one multi-family residential infill building up to four storeys and consisting of 63 single resident occupancy units in total, 12 of which are designed to be barrier-free.</p>

St Paul's Legacy Project



Project Lead	Right At Home Housing Society
Neighborhood	King Edward Park
Address	9155 79 Avenue NW
Priority Population	Newcomers, individuals with physical disabilities.
Description	Right at Home Housing Society is proposing to rehabilitate and construct an addition to the existing St. Paul's Lutheran

	<p>Church.</p> <p>The development will provide 11 affordable units, including two wheelchair-accessible units within the existing church building and nine new townhouse units built in an addition to the building on existing yard space on the church property. Two of the larger two-bedroom units are designed specifically with newcomer families from Middle Eastern countries of origin in mind.</p> <p>Spaces will be filled through the use of Right at Home Housing Society's existing waiting list and referrals from local community organizations such as Multicultural Health Brokers and Islamic Family and Social Services Association. Alberta Health Services and Spinal Cord Injury Alberta will also provide referrals for the accessible units.</p> <p>This project was approved by Executive Committee for an Affordable Housing Investment Program grant of \$689,821 on May 27, 2021 (CS00432 Affordable Housing Investment Program). Construction was intended to begin immediately but supply chain constraints and labour difficulties led to increased costs that were outside of their financing. The project was paused with the intention to complete when prices reduced or additional financing options became available.</p> <p>Including this project within the Rapid Housing Investment Plan helps close the financing gap brought on by inflation. To ensure the project is compliant to Rapid Housing Initiative eligibility the rental model will shift from being 80 per cent of market rents to a rent geared to income approach. In the current market context this equates to less expensive rent for tenants.</p>
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