

# **Affordable Housing Contributions Approach**

**Edmonton**

**Presentation to Urban Planning  
Committee  
December 5, 2023**

# Background: Why Do we Need a New Approach?

- 2006-2021: Policy C582, *Developer Sponsored Affordable Housing*
  - 5% of units at 85% of the market value, cash-in-lieu or comparable public benefit
  - Results: 28 new units, \$110,000 in cash-in-lieu
- 2018: City Auditor recommended the program be reviewed
- Review concluded that the program was ineffective

# Background: Policy Context

## Alignment with:

- City Plan
- Updated Affordable Housing Strategy
- Community Safety and Well-being Strategy
- Renewed Zoning Bylaw



## Council Motion

That Administration develop a replacement approach for securing affordable housing contributions through the development process, including:

- A. A work program with deliverables and milestones informed by engagement with industry and housing stakeholders; and
- B. Policy options for providing affordable housing as a function of the development process

# Approach



# Approach: Inputs



# Approach: Engagement Participants

## Industry Umbrella Organizations

Canadian Home Builders Association - Edmonton (CHBA-Edmonton)  
Edmonton Construction Association (ECA)  
Infill Development in Edmonton Association (IDEA)  
NAIOP Edmonton  
Urban Development Institute (UDI)

## Affordable Housing Providers

Brentwood Community Development Group  
Civida  
E4C  
Edmonton Community Development Company  
Greater Edmonton Foundation  
Green Violin Community Development Company  
Habitat for Humanity Society  
HomeEd  
Homeward Trust  
Jasper Place Wellness Centre  
La Société des Manoirs  
Metis Urban/Capital Housing Corporation  
Mustard Seed  
Niginan Housing Ventures  
Right at Home Housing Society  
Salvation Army

## Individual Builders and Developers

Cantiro  
DIALOG  
LEX3 Engineering  
Plan A Affordable Housing  
R Saunder Architects Ltd  
Regency Developments  
Royal Management Services Inc.  
Stantec  
Virtus Developments  
Westrich Pacific

## City of Edmonton Branches

EPCOR Drainage  
EPCOR Water Distribution & Transmission  
Legal Services  
Waste Services  
Assessment and Taxation  
Policy and Data Quality  
Real Estate  
Property Services  
Property Transactions  
Social Development  
Affordable Housing & Homelessness  
Development Services  
BMO  
Development Approvals and Inspections  
Planning and Environment Services  
Planning Coordination  
Safety Codes  
Zoning Bylaw Renewal  
Planning and Environment Services  
Environment and Climate Resilience  
Safety Codes  
Permits and Inspections  
Urban Growth and Open Space  
Urban Growth Management

# Contribution Options

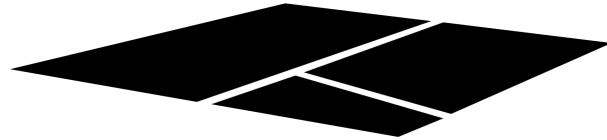
1. Affordable Housing Partnership Program



2. Affordable Housing Investment Fund



3. Inclusionary Housing Program



4. Off-site Levy



# Feedback on Options\*

	Off-site Levy	Inclusionary Housing	AH Partnership Program	AH Investment Fund
Umbrella Organizations	Some concerns	Some concerns	General support	General support
Builders and Developers	Some concerns	Some concerns	General support	General support
Affordable Housing Providers	Some questions	Some questions	General support	General support
Consultant	Some questions	Some questions	General support	Some questions

\*Please note that this is an overly simplified version of the feedback received from stakeholder groups. For a more robust reflection of the feedback, please refer to the ***What We Heard report*** and the consultant’s report



## Next Steps

Administration will continue working with stakeholders to further flesh out and refine:

- Implementation considerations
- Resourcing needs
- Budgetary implications
- Housing market impacts
- Other

**Thank You**