

Actions for Council consideration

The following items are Administration’s immediate ideas on how the City could increase support for a spectrum of housing solutions. Where possible, suggestions from stakeholders, lived experience research (including RECOVER) and adjacent community planning processes are included. Many of these options have not received deep analysis and would need to be explored prior to decision making.

Category	Options
Establish housing and houselessness task force	
Formalize membership	<ol style="list-style-type: none"> 1. To inform the creation of the Housing and Houselessness Task Force Terms of Reference, appoint Council’s Task Force representative at the February 21/23, 2023 City Council meeting
Identify funding for housing and houselessness	
Free up funding	<ol style="list-style-type: none"> 1. Commit all or a portion of Operating Budget Amendment 12 reallocations to address the Housing and Houseless Emergency 2. Re-allocate all remaining Council Contingency funding within the 2023-2026 budget cycle 3. Redirect Land Enterprise dividend to be used for housing 4. Review City granting mechanisms and redirect available funding to housing solutions 5. Re-consider all recent decisions with significant budgetary impacts to support reallocation
Explore other funding mechanisms	<ol style="list-style-type: none"> 1. Accelerate capital asset rationalization with asset sale proceeds reallocated 2. For those surplus school sites that the City cannot immediately activate, sell them off for market or mixed market housing and use the proceeds to activate a project somewhere else 3. Use a portion of Municipal Reserve dedication for Community Services Reserve, where affordable housing is a use, and use dedicated land or funds in lieu to help ensure housing in all neighbourhoods 4. Create an acquisition fund for nonprofits to acquire existing apartments for a spectrum of housing solutions targeting low and very low income households
Complete direct investment into housing and houselessness	
Assess the land portfolio and land enterprise	<ol style="list-style-type: none"> 1. Create targets to identify new underutilized land and buildings (eg. facilities with concluding leases) that can be used to address the Housing and Houselessness Emergency 2. Provide all City land available for free or nominal costs to support affordable housing projects, including special attention to City-owned land outside the Anthony Henday Drive 3. Develop 1,000 units on the spectrum of housing solutions each in Blatchford and the

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	Exhibition Lands
Increase direct investments	<ol style="list-style-type: none"> 1. Fund a portion of the Indigenous Housing Business Case as was provided to the Government of Canada in 2022 2. Determine how existing City housing entities can be funded and leveraged to respond to the Housing and Houselessness Emergency, considering areas of specific need including supports for youth, 2SLGBTQQ++, Indigenous peoples and veterans 3. Increase funding for the Affordable Housing Investment Program to ensure all eligible projects receive funding and/or all projects targeting very low income households are funded to the level necessary to ensure they can proceed (ex. increase contribution beyond 25 per cent cap)
Explore policy changes	<ol style="list-style-type: none"> 1. Include affordable housing as a default in all City developments 2. Provide a property tax incentive for private developers who build affordable housing 3. Remove the need to credit residual funds received from any surplus school site sale to the Funds in Lieu Reserve Account for parks development and acquisition (Repeal City Policy C468A) 4. To expedite the delivery of housing solutions, revise City Policy C601 to remove the requirement for engagement from Affordable Housing Investment Guidelines/Grant program and individual affordable housing projects 5. Require City-funded housing developments to have principle-based guest management policies that are co-developed between housing managers and residents
Streamline and expedite processes to reduce delivery timelines	
Reduce red tape and costs for providers	<ol style="list-style-type: none"> 1. Determine how the approval process can be streamlined intervening housing providers (especially those accessing City-owned land for affordable housing and non-market housing) 2. Review how the City can ease costs for development related charges and infrastructure improvements for projects addressing the emergency 2. Explore how bonding and servicing requirements can be adjusted to expedite affordable housing and or transitional housing 3. Accelerate exploration of City acting as a lender for affordable housing developments 4. Eliminate non-legally required public engagement related to affordable housing, transitional housing, emergency shelter and permanent supportive housing 5. Request that Administration's delegation of authority be expanded for land sales and grants for affordable housing to expedite decision making 6. Create a community land trust to streamline access to land for affordable housing providers and attract land contributions from other sectors
Expedite City efforts	<ol style="list-style-type: none"> 1. Recognizing time sensitivities, support Administration to single source providers for affordable housing development on City land (rather than having to do tenders, submissions, etc.) 2. Ask the Government of Alberta for a ministerial order to rezone and remove the Municipal Reserve from surplus school sites to accelerate their development for affordable housing

	<ol style="list-style-type: none"> Partner with a modular technology firm and supply chain to scale modular approach using a catalogue of pre-approved designs that can be manufactured at scale for City-owned sites
<p>Support individuals pending a transition away from encampments</p>	
<p>Establish new or increasing existing mechanisms</p>	<ol style="list-style-type: none"> Establish an outreach hub that centralizes data, integrates case management, and otherwise coordinates the efforts of all City-funded and other contracted outreach teams in Edmonton — similar to the navigation and support centre approach, offer space to the Government of Alberta and Alberta Health Services to provide health supports Provide ongoing funding and expand delivery of SOLOSS program as an alternative support to a broader range of people experiencing houselessness — SOLOSS is a prototype from RECOVER for community care for loss and grief, offering peer-to-peer support and the co-creation of individual and neighbourhood healing rituals Explore the feasibility and safety of different living arrangements including tiny homes and tiny shelters — this includes the provision of appropriate hygiene amenities Increase access to day services, delivered in both City and non-City facilities, that centre on fostering culture, community, inclusion and skills Explore improved access to better short-term and long-term personal item storage options for people experiencing houselessness
<p>Support individuals at risk of becoming houseless</p>	
<p>Establish new or increasing existing mechanisms</p>	<ol style="list-style-type: none"> Advance a land-lord tenant registry Develop and publish an affordable housing inventory Develop an eviction prevention program for people seeking drug treatment to prevent them from losing their housing. Determine if there are intervention opportunities to prevent ‘problem properties’ or evictions due to non-compliance with tenancy requirements
<p>Working with partners, including other orders of government</p>	
<p>Requests to other orders of government</p>	<ol style="list-style-type: none"> To the federal, provincial and municipal governments, collaborate on a housing creation plan in more clear and deliberate ways Seek alignment between City of Edmonton and City of Calgary housing strategies to develop a potential coordinated advocacy plan to other orders of government To the Government of Canada advocate or continue to advocate for: <ol style="list-style-type: none"> More consistent funding for housing and houselessness Funding for the Indigenous Housing Business Case Adequate transitional supports for people exiting federal correctional institutions For closed schools sites to be allocated, without cost, for housing To the Government of Alberta, advocate or continue to advocate for: <ol style="list-style-type: none"> Establishing a rent subsidy or basic income program

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	<ul style="list-style-type: none"> b. Reducing red tape and lengthy delays associated with qualifying for income support and AISH for people experiencing homelessness. c. Automatically approving tenants in supportive housing and Housing First clients transitioning out of the program for rental assistance to prevent relapse into homelessness. d. Changing the <i>Municipal Government Act</i> to remove the requirement for public hearings and/or rezonings related to affordable housing e. Adequate transitional supports for people exiting provincial remand and correctional institutions
<p>Requests to and supports for partners</p>	<ul style="list-style-type: none"> 1. Partner with Edmonton’s utility providers to: <ul style="list-style-type: none"> a. Invest in efficiency measures for affordable housing developers b. Expand programs to address energy poverty and offset high utility costs for low income households. 2. Invite Edmonton’s development community to make a commitment to ending homelessness through the dedication of specific units for housing first clients. 3. Engage a machine learning institute to assess and help improve system performance
<p>Build sector capacity</p>	<ul style="list-style-type: none"> 1. Engage subject matter expertise in co-ops to build awareness and capacity in community 2. Establish a new industry advisory group, like the Real Estate Advisory Group, who can provide advice to nonprofit developers. 3. Expand workforce/labour strategies focused on both attraction and retention for the homelessness sector, for instance partnering with a local education institution to establish a formal training program.