

City of Edmonton Affordable Housing Investment Plan (2017-2021)

This document outlines direction for the City of Edmonton Housing Investment Plan (2017-2021). The document provides guiding principles, policy linkages, programs priorities, anticipated funding allocations, and a reporting framework.

Plan Purpose

The Affordable Housing Investment Plan is intended to guide delivery of City housing programs for five years (2017-2021). The Plan was developed based on policy direction from *The Ways*, the *Affordable Housing Strategy* (approved by City Council in November 2015), and *A Place to Call Home: Edmonton's 10 Year Plan to End Homelessness*. The Plan was also informed by a comprehensive evaluation of City housing programs that was completed in fall 2015.

Guiding Principles

The following principles are intended to guide the delivery of the Affordable Housing Investment Plan:

1. Shared funding responsibility - All orders of government need to be involved in delivering capital funding for affordable housing. The City of Edmonton's financial contributions are intended to generate significant contributions from the provincial and federal governments.
2. Long-term affordability - The City prioritizes capital projects that are designed to achieve long-term affordability--generally defined as a period of 50 years.
3. Responsive to client and tenant needs - We are responsive to feedback from previous and prospective clients and tenants. We are committed to ongoing evaluation and refinement of our programs and projects.
4. Effective stakeholder engagement - We value appropriate, early stakeholder engagement in order to make informed decisions about the design and management of affordable housing projects.
5. Investment in all areas of the City - The City will target investments in all areas of the city.
6. Mixed-income projects - Where appropriate, the City will prioritize projects that combine both affordable housing and market units.
7. High quality building design - The City values affordable housing projects that are visually indistinguishable from market housing.
8. Financial sustainability - The City values projects that are designed to achieve long-term financial sustainability

Links to the Affordable Housing Strategy

The Affordable Housing Investment Plan is designed to support the four goals defined in the *Affordable Housing Strategy (2016-2025)*:

1. Increase the supply of affordable housing in all areas of the city
2. Maintain the existing supply of affordable and market rental housing
3. Enable stable residential tenancies and transition people out of homelessness
4. Anticipate, recognize and coordinate action to respond to housing and homeless needs

Goals and Programs

The table below defines a set of programs categorized by the goals from the *Affordable Housing Strategy*. In anticipation of additional funding from the others orders of government, and to enable flexibility, a wide range of program options are identified. See below for more information on program prioritization and specific City funding commitments. See Attachment 3 for more information on each program.

Affordable Housing Strategy Goal	Program
1. Increase the supply of affordable housing in all areas of the city	<ul style="list-style-type: none"> • Surplus School Sites • City-led housing projects (including Blatchford and Goodridge Corners) • Developer Sponsored Affordable Housing • Fee Rebate for Affordable Housing Program • New Construction Capital Grants • Land Acquisition for Affordable Housing Program • Leveraging City assets for affordable housing
2. Maintain the existing supply of affordable and market rental housing	<ul style="list-style-type: none"> • Redevelopment of existing social housing • Secondary Suite Grant Program • Edmonton Rental Rehabilitation Program
3. Enable stable residential tenancies and transition people out of homelessness	<ul style="list-style-type: none"> • Rent Supplement Program • Eviction Prevention Funding
4. Anticipate, recognize and coordinate action to respond to housing and homeless needs	<ul style="list-style-type: none"> • Innovative pilot projects

City, Provincial and Federal Funding Priorities

The following programs have been identified as priorities for City affordable housing funding during the term of the Affordable Housing Investment Plan:

- Surplus School Sites (joint priority for City, provincial and federal funding)
- Developer Sponsored Affordable Housing
- Secondary Suites
- Fee Rebate for Affordable Housing Program
- Other Council approved projects

The following programs are priorities for provincial or federal funding if available:

- Surplus School Sites (joint priority for City, provincial and federal funding)
- City-led housing projects (including Blatchford and Goodridge Corners)
- Redevelopment of existing social housing sites
- New Construction Capital Grant Program
- Edmonton Rental Rehabilitation Program
- Land Acquisition for Affordable Housing Program
- Leveraging City assets for affordable housing
- Eviction Prevention Funding
- Innovative Pilot Projects
- Rent Supplement Program

City Investment

City investment in the Affordable Housing Investment Plan is based on a continuation of the Cornerstones annual base funding of \$2.5 million. Anticipated 2017 City operating funding includes \$3.5 million from an available City budget surplus. In December 2011 Council directed that Administration prepare the 2013 - 2017 Operating Budgets with funding for Cornerstones II Implementation from the Budget surplus, if any.

Funding Source	2017	2018	2019	2020	2021
City Base Funding	\$2,535,577	\$2,535,577	\$2,535,577	\$2,535,577	\$2,535,577
City Surplus Funding	\$3,500,000	-	-	-	-
Total	\$6,035,577	\$2,535,577	\$2,535,577	\$2,535,577	\$2,535,577

Initial plans for the allocation of City funding are identified in the table below; however, moving forward, funding may be re-allocated between programs as needed based on specific project requirements.

Program	2017	2018	2019	2020	2021
Surplus School Sites	\$3,500,000	-	-	-	-
Developer Sponsored Affordable Housing	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Secondary Suites	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000
Fee Rebate for Affordable Housing Program	\$335,577	\$335,577	\$335,577	\$335,577	\$335,577
Other Council approved projects	-	-	-	-	-
Total	\$6,035,577	\$2,535,577	\$2,535,577	\$2,535,577	\$2,535,577

Reporting Framework

During the term of the Affordable Housing Investment Plan, Administration will provide program and project updates on the following basis:

- An annual update on expenditures and planned commitments will be provided beginning in the second year of program delivery (2018) and ending in 2022;
- Information reports regarding funding agreements for major capital grant projects will be reported to Executive Committee; and
- Funding applications that exceed delegated authority will be brought to Executive Committee for approval.