



THE WAY AHEAD

Criteria for Exemption from the Non-Market Housing Pause

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Previous Council/Committee Action

- September 15/18, 2015 Executive Committee motion:
 - That Administration provide a report on criteria for positive exemption from the Non-Market Housing Pause, such as "mixed market/non-market" housing, affordable home ownership projects, seniors' housing and projects tailored to families.

Project History

- 2009-2011
 - Residents raise concerns
 - City completes focus groups and multiple research papers
- 2012
 - 12 key actions approved
 - 3-year non-market housing funding pause approved
- 2015
 - Moratorium extended for one year (until Oct 31, 2016)

Purpose of the Pause

- A 3 year “break” intended to support relationship building between the City and residents
- Designed to allow residents to refocus their efforts to support other community initiatives, including Neighbourhood Revitalization

Stakeholder Engagement

- Since 2009, Administration held more than 50 focus groups and neighbourhood meetings
 - To deepen understanding of stakeholder perspectives
 - To support relationship building
- As of 2016, there remain very diverse stakeholder perspectives regarding this issue

2015 and 2016 Engagement

- Three methods for stakeholders to provide input

Engagement Activity	Timeline
In-person meetings	<ul style="list-style-type: none">• Nov. 16 – Dec. 24, 2015• Jan. 8 – Jan. 24, 2016• March 23 – April 11, 2016
Online submission form	<ul style="list-style-type: none">• Nov. 16 – Dec. 24, 2015
Online survey	<ul style="list-style-type: none">• Nov. 18 – Dec. 24, 2015• Jan. 8 – Jan. 24, 2016

Input from Community Leagues

- All five Leagues provided perspectives on exemptions
 - McCauley and Queen Mary Park were generally supportive of the proposed exemptions
 - Alberta Avenue was supportive of specific exemptions
 - Eastwood and Central McDougall did not support exemptions
- Leagues also have raised concerns about infill and condition of market housing

Input From Other Stakeholders

- Input also received from 54 individual residents and 2 not-for-profit organizations
- Variety of perspectives on exemptions
 - Many participants supported the exemptions identified in the September 2015 motion

Ideas for Exemptions

- Ideas put forward by stakeholders during engagement:

Seniors' housing	Housing co-operatives
Projects with family-appropriate units (two or more bedrooms)	Projects developed by non-profit organizations with an established track record
Affordable homeownership projects	Projects that receive community support
Mixed-market (both market and non-market units)	Supportive and supported housing
Small-scale projects, such as row housing	Housing for artists

Evaluation Criteria

- Is the housing type within City control?
- Is the idea practical?
- Does the idea align with community priorities?
- Is the idea a subset of another proposed exemption? (such as co-ops as a type of mixed-income housing)
- Would it address an identified housing need?

Proposed Exemptions

- Mixed-market projects (both market and non-market),
- Affordable home ownership projects,
- Seniors' housing,
- Small-scale non-market housing (four units or less)
- Non-market projects with family-appropriate units (two or more bedrooms)

City-Wide Affordable Housing Focus

- Current City housing activities are focused city-wide
 - City Policy C583 (surplus school sites)
 - Affordable Housing Strategy
 - Goal #1: Increase the supply of affordable housing in all areas of the city
 - Affordable Housing Information and Awareness Campaign