

# City Policy C601: Affordable Housing Investment Guidelines Policy Review and Update

Edmonton

June 2, 2025 Community and Public Services Committee  
CS02586

## Progress

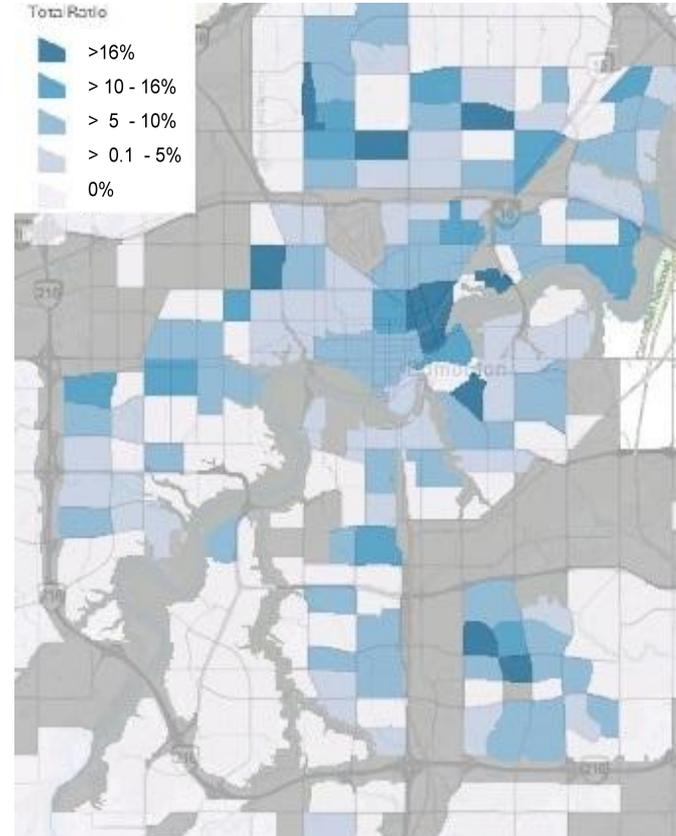
Since 2019, Policy C601 has guided development of:

- 2,641 units (47% of total City units) for
  - \$202 Million City investment
  - \$985 Million leveraged from other sources, and
- Tax Grant funding for 3,164 units
- New housing created for approx. 3,560 individuals
- 33% increase in affordable housing across Edmonton

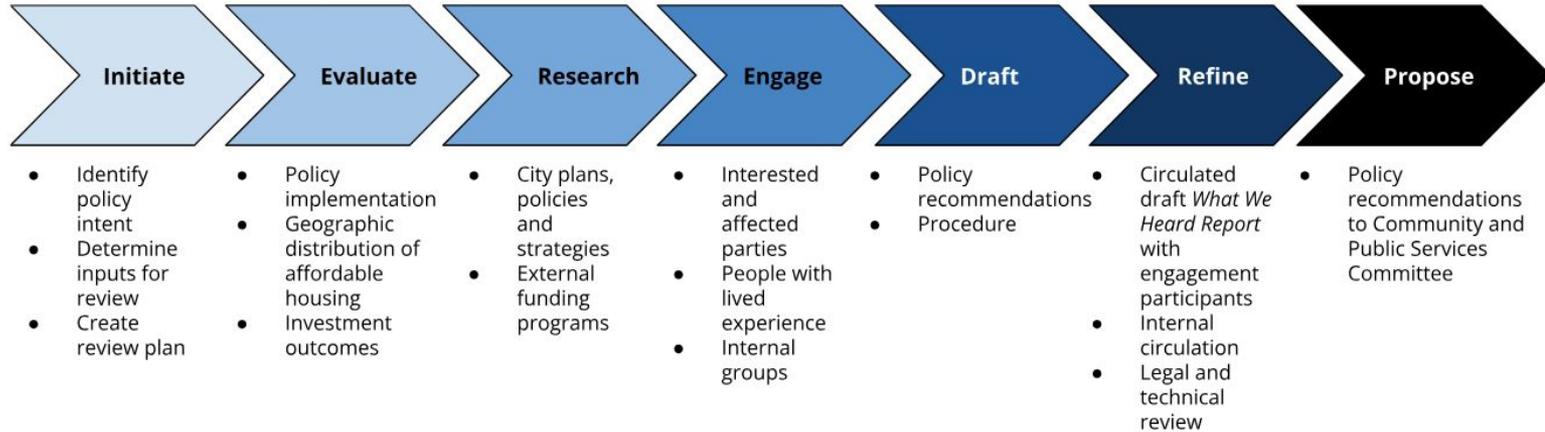


# Neighbourhood Affordability

- Neighbourhood Affordability Ratio
  - 14 neighbourhoods with 16%+ affordable housing
  - Increased ratio in 105 neighbourhoods since 2019
- Calculation considers households in need of housing and available supply
- Ratio remains unchanged at 16%



# Methodology



***“The whole time I have been alive I’ve never had a break... until this (affordable housing unit). In the shelter I got robbed and beaten up. I’m so grateful.”***

- AHIP Project Resident



Edmonton

# Recommended Policy Changes

## Expand opportunities for investment

- Grant funding for acquisitions or conversions
- Renewal and reinvestment decisions
- Building Housing Choices Program
- Expand partners

## Introduction of a procedure

- Outlines process of prioritizing eligible funding applications
- Responsive and flexible to emerging data, research and community needs
- Regular updates to neighbourhood affordability ratio
- Consideration of priority population groups

## Other updates

- General housekeeping
  - Remove references to non-active programs
  - Remove unnecessary information
  - Streamline language



# Recommended Policy Changes

Original	Recommended
<p><b>Responsiveness</b> - Affordable housing investments should be responsive to the specific needs of Edmontonians who are experiencing housing affordability challenges.</p>	<p><b>Responsiveness:</b> Affordable housing is informed by Edmontonians who are experiencing housing affordability challenges and responsive to their needs and desires, particularly Indigenous communities in the spirit of Reconciliation.</p>

# Recommended Policy Changes

<b>Original</b>	<b>Recommended</b>
<b>High quality design</b> - Affordable housing buildings should incorporate high quality design.	<b>High Quality Design:</b> Affordable housing buildings are of high quality design, which can include, but is not limited to visual appeal, functionality, accessibility, climate resilience and cultural influence.

# Recommended Policy Changes

Original	Recommended
<p><b>Community engagement</b> - The community should be engaged appropriately in the development of affordable housing policies, programs and projects.</p>	<p><b>Transparency:</b> Ensure proactive and transparent communication with the public regarding affordable housing development when appropriate.</p>

# Recommended Policy Changes

<b>Original</b>	<b>Recommended</b>
<b>Flexibility</b> - City affordable housing funding guidelines must be broad enough to ensure sufficient flexibility in aligning with provincial and federal government funding programs.	<b>Flexibility:</b> City affordable housing funding guidelines are sufficiently flexible to align with provincial and federal government funding programs.

# Recommended Policy Changes

Original	Recommended
<p><b>Effectiveness</b> - City affordable housing processes should be designed based on the principles of effectiveness, practicality, and simplicity. As much as possible, City processes should support expeditious development of affordable housing projects.</p>	

# Measures to increase affordable housing

- Supportive housing development
- Sale and lease of surplus school sites
- Reduce red tape
- Land below market value policy review
- Affordable Housing Acquisition Pilot Program
- Federal funding opportunities
- Continuous improvement



**Thank you**