

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

Edmonton

June 2, 2025 Community and Public Services Committee
CS02586

Progress

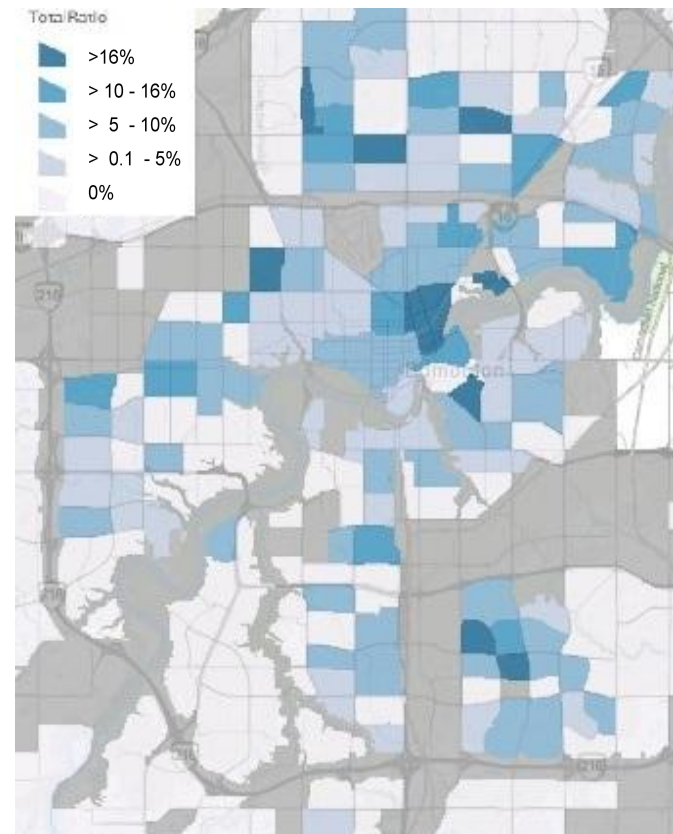
Since 2019, Policy C601 has guided development of:

- 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

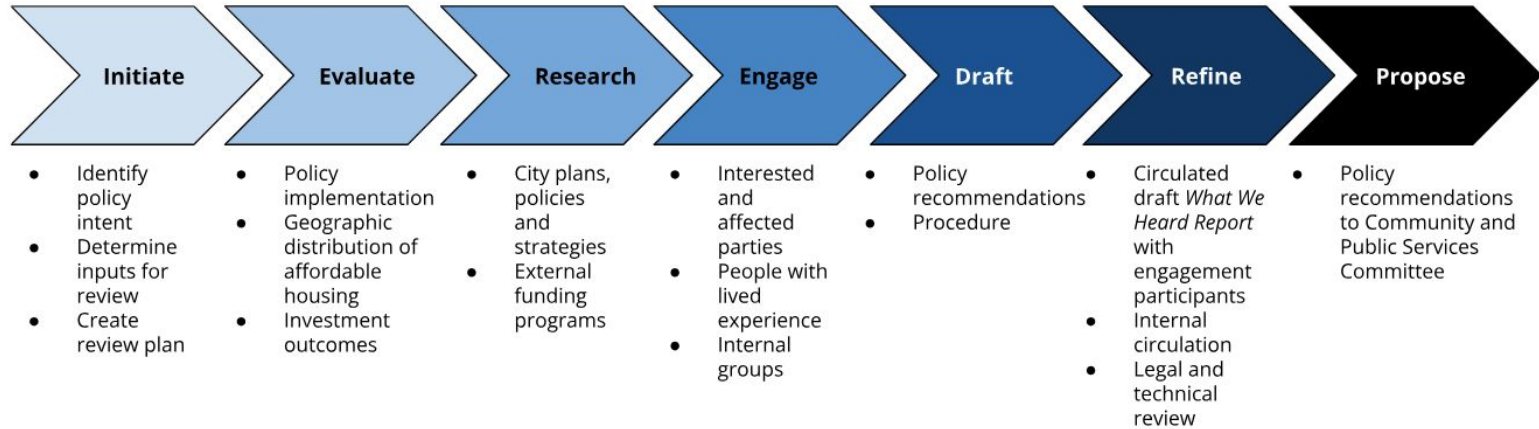


Neighbourhood Affordability

- 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



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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
Responsiveness - Affordable housing investments should be responsive to the specific needs of Edmontonians who are experiencing housing affordability challenges.	Responsiveness: 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.

Recommended Policy Changes

Original	Recommended
High quality design - Affordable housing buildings should incorporate high quality design.	High Quality Design: 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
Community engagement - The community should be engaged appropriately in the development of affordable housing policies, programs and projects.	Transparency: Ensure proactive and transparent communication with the public regarding affordable housing development when appropriate.

Recommended Policy Changes

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

Recommended Policy Changes

Original	Recommended
Effectiveness - 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.	

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



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Thank you