



Council Policy

Affordable Housing Investment Guidelines

Program Impacted	Social Support <i>Edmontonians have what they need to succeed</i>
Number	C601A
Date of Approval	TBD
Approval History	January 1, 2019
Next Scheduled Review	4 years after date of approval

Statement

The City of Edmonton is committed to increasing the supply of affordable housing and ensuring a range of housing choices are available in all areas of the city. This policy provides guidance for the City of Edmonton's affordable housing investments, and will enable enhanced transparency and consistency in decision making.

Guiding Principles

- **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.
- **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.
- **Transparency:** Ensure proactive and transparent communication with the public regarding affordable housing development when appropriate.
- **Flexibility:** City affordable housing funding guidelines are sufficiently flexible to align with provincial and federal government funding programs.

Applicability

This policy applies to instances where:

Attachment 1

- The City of Edmonton provides grant funding for the purpose of enabling the acquisition, new development, conversion to, or rehabilitation of affordable housing units;
- The City of Edmonton contributes land or buildings at below market value for the purpose of increasing the supply of affordable housing;
- The City of Edmonton acquires land or buildings for the purpose of enabling the development of new affordable housing units; and
- The City of Edmonton makes decisions regarding the use of existing City-owned land or buildings surplus to other municipal needs for the purpose of enabling the development of new affordable housing.

Definitions

- **Affordable housing:** Affordable housing means rental or ownership housing that requires upfront and/or ongoing direct government subsidies. These subsidies ensure that affordable housing has rental or mortgage payments below average market cost and is targeted for occupancy by households who earn less than median income for their household size. Affordable housing may or may not include on-site supports.
- **Below market value:** Below market value means a price that is below the current appraised market value of the asset.