

Summary of Policy Changes

Section	Original Wording	Proposed Wording	Rationale
Policy Statement	<p>Affordable housing is fundamental to the physical, economic, and social well-being of individuals and families and key to maintaining diverse and inclusive communities. The City of Edmonton is committed to increasing the supply of affordable housing and ensuring a range of housing choices, including affordable housing, are available in all areas of the city.</p> <p>Through various programs and activities, the City of Edmonton supports the creation of new, enhanced and redeveloped affordable housing. The City of Edmonton provides resources, including funding and land, to external organizations to help achieve this goal.</p> <p>This policy provides guidelines for the City of Edmonton's affordable housing investments, and will enable enhanced transparency and consistency that will benefit City Council, City Administration, external organizations, and the public.</p>	<p>The City of Edmonton, in collaboration with affordable housing providers, 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.</p>	Streamline statement and reduce repetitiveness.

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Applicability	<p>This policy applies to instances where:</p> <ul style="list-style-type: none"> The City of Edmonton provides grant funding to an external organization for the purpose of enabling the development of new or rehabilitation of existing affordable housing units; 	<p>This policy applies to instances where:</p> <ul style="list-style-type: none"> The City of Edmonton provides grant funding for the purpose of enabling the acquisition, new development, conversion to, or rehabilitation of affordable housing units; 	<p>Acquisition and conversion were added to account for future opportunities to support those additional activities in alignment with federal and provincial funding opportunities.</p> <p>Broaden applicability in order to support the increase of affordable housing units in Edmonton.</p> <p>'External organization' was removed since eligibility for receipt of grant funding is too specific for the Policy and excludes First Nations who may apply for grant funding but do not consider themselves an 'organization'.</p>
Applicability	<ul style="list-style-type: none"> The City of Edmonton contributes land (or buildings) at below market value for the purpose of increasing the supply of affordable housing; 	<ul style="list-style-type: none"> The City of Edmonton contributes land or buildings at below market value for the purpose of increasing the supply of affordable housing; 	<p>Brackets removed for clarity and consistency.</p>
Applicability	<ul style="list-style-type: none"> The City of Edmonton acquires land or buildings for the purpose of enabling the development of new affordable housing units; and 	NO CHANGE	

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	<ul style="list-style-type: none"> • 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. 		
Applicability	<p>In general, this policy will support the following types of activities:</p> <ul style="list-style-type: none"> • Project development or planning for an affordable housing capital project (including new construction or rehabilitation) • Rehabilitation of existing affordable housing units • Construction of new affordable housing units 	DELETE	Streamline policy and remove repetitiveness.
Applicability	<p>This policy does not apply to projects funded under the following programs:</p> <ul style="list-style-type: none"> • The Secondary Suites Grant Program • The First Place Program • The Building Housing Choices Program • The Developer-Sponsored Affordable Housing Program 	DELETE	<p>Secondary Suite Grant Program and Developer Sponsored Affordable Housing Program are no longer active.</p> <p>The First Place Program supports individuals to enter market priced homes and is inapplicable to this policy, which addresses affordable housing.</p> <p>The Building Housing Choices Program was previously inapplicable</p>

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			to Policy C601 because its governing Policy C583 included restrictive requirements such as minimum non-market housing minimum units, 50-year affordability terms and density minimums. Since 2015, Policy C583 has been updated (now C583B) to be less restrictive; it sufficiently aligns with Policy C601. This program will now fall under the purview of C601, so the exemption is no longer required.
Applicability	This policy does not apply to decisions related to the renewal or reinvestment in existing City-owned affordable housing developments, City-owned land purchased with dedicated affordable housing funds prior to the approval of this policy, and existing affordable housing developments constructed on City-owned land.	DELETE	This policy should apply to prior decisions and reinvestment in affordable housing, in order to ensure those decisions align with current values.
Principles	When designing affordable housing programs and making affordable housing investment decisions, the City of Edmonton should consider the following guiding principles:	DELETE	This sentiment is captured by the policy statement and is therefore removed to reduce repetitiveness.
Principles	<i>Effectiveness</i> - City affordable housing processes should be designed based on the principles of effectiveness, practicality, and simplicity. As much as possible, City processes should	DELETE	Effectiveness is an inherent quality of all work conducted by the City and is not required to be explicitly stated in order to be a focus. Further to this,

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	support expeditious development of affordable housing projects.		engagement participants did not comment heavily on this principle.
Principles	<i>Responsiveness</i> - 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.	<p>Engagement participants stressed the need to be responsive to the people who live in or are in need of affordable housing. It was deemed significant to continue to implement this principle.</p> <p>Indigenous people are disproportionately impacted by housing affordability and homelessness. Engagement participants from First Nations and Indigenous-led organizations stressed the significance of housing being responsive to the needs of indigenous communities and the importance of having affordable housing developed for and by Indigenous people.</p> <p>The City plan has goals for an 'Inclusive and Compassionate' city which means we are rooted in concepts and efforts to improve equity, end poverty, eliminate racism and make clear progress towards Truth and Reconciliation.</p>
Principles	<i>High quality design</i> - 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	Engagement revealed the lack of measurability and clarity of the original principle. Comments regarding visual appeal, functionality,

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		limited to visual appeal, functionality, accessibility, climate resilience and cultural influence.	<p>accessibility, climate resilience and culturally informed design were major themes emerging from engagement.</p> <p>Currently, energy efficiency is considered within AHIP scoring criteria. Applications that demonstrate greater energy efficiency are scored higher. Furthermore, all affordable housing projects over \$3 million that receive up to 33 percent of the total capital building costs in grant funding are subject to Climate Resilience Policy C627, including the requirement to consume 20 per cent less energy compared to the National Energy Code for Buildings. The opportunity to consider and apply climate resilient design occurs when assessing funding applications.</p>
Principles	<i>Community engagement</i> - 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.	<p>Engagement participants cautioned that having community engagement standards beyond what is statutorily required reinforces social stigmas related to affordable housing. This creates differential requirements for affordable housing units versus market housing units.</p> <p>Racism and discrimination were noted as significant concerns for low income renters living in affordable</p>

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			<p>housing. In order to hold up principles of equity, Administration is recommending the removal of the community engagement principle that applies specifically to affordable housing.</p> <p>Public engagement related to affordable housing takes place at key regulatory milestones, including rezonings and subdivisions, if required. Similar to market housing, zoning regulates the built form and permitted uses. Community input into decisions regarding location, design, whether residents will be renters or owners, the rental cost to tenants or other factors not related to land use, is not considered during regulatory milestones.</p> <p>The City's public engagement process aims to create opportunities for people to contribute to the decision-making led by City Council and Administration about policies, programs, projects and services, and to communicate how public input is collected and used. While the definition emphasizes that public engagement is part of a decision-making process, there are different types of engagement (e.g. Advise, Refine, Create, Decide) that impact how the input from the public</p>

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			<p>is utilized. When it is not clear what type of engagement is being sought, like with the current 'community engagement' principle, confusion about outcomes and expectations can occur.</p> <p>This recommended policy change is in alignment with City of Edmonton Public Engagement Policy C593D.</p> <p>Recipients of funding through the affordable housing investment program are required to provide a communication plan. This change in principle aligns better with actual practice and manages expectations. This principle does not preclude any organization or administration from conducting community relations or working collaboratively, rather it strives toward equity when regulating market and non-market housing.</p>
Principles	<i>Flexibility</i> - 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 and processes are sufficiently flexible to align with provincial and federal government funding programs.	Engagement participants highlighted the need for Administration to remain flexible to other orders of government and funding opportunities. This principle was deemed important and significant to remain within the policy.
Investment guidelines	The City of Edmonton will consider the following when prioritizing eligible funding applications from	DELETE	Guidelines are recommended to be removed and instead outlined in a procedure document.

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	<p>external organizations for affordable housing developments and making decisions regarding the acquisition or disposition of eligible surplus land or buildings for the purposes of enabling the provision of affordable housing:</p> <ul style="list-style-type: none"> - Neighbourhood affordable housing target and ratio, and the broader geographic context - Degree of housing affordability - Funding or other eligible contributions from other sources - Proximity to amenities and services - Overall project design 		<p>As per the City corporate policy framework, procedures outline Administration's commitment to how a policy (Council or Administrative) will be activated. It sets processes, requirements or criteria that employees must follow, directing them in the actions they need to take to achieve the policy's intentions. A procedure is the appropriate tool if action or decision-making are required to achieve the outcomes of a policy.</p>
Policy exceptions	<p>In certain cases, and subject to City Council approval, modified approaches or exceptions to this policy may be made to allow an accelerated project approval schedule, to be guided by one or both of the following criteria:</p> <ul style="list-style-type: none"> • Special external funding opportunities • City Council or Committee-directed priority projects 	DELETE	<p>New policy will encourage and enable these actions. Policy exceptions are done at the discretion of council and do not need to be stated explicitly.</p>
Policy Review	<p>This policy will be reviewed, at minimum, every five years.</p>	Next Scheduled Review: 2029	<p>City of Edmonton corporate policy framework indicates that reviews</p>

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			must not exceed 4 years from date of approval
Definitions	<u>Affordable housing</u> 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.	<u>Affordable housing</u> Affordable housing means rental or ownership housing that typically requires government subsidization. These subsidies ensure that affordable housing has rents or 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.	Aligns with the Affordable Housing Strategy.
Definitions	<u>Below market value</u> Below market value means a price that is below the appraised market value of the asset.	NO CHANGE	
Definitions	<u>Housing affordability</u> Housing affordability refers both to the depth of affordability (level of rent or payments charged to the household relative to average market cost) and the length of time	DELETE	With the removal of the guidelines this term is no longer used in the policy and therefore will be defined within the associated procedural document

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	rents will be maintained at a level below average market cost.		
Definitions	<u>Neighbourhood affordable housing target</u> Neighbourhood affordable housing target means the desired ratio of affordable housing units to overall residential units in a defined neighbourhood, as established by City Council.	DELETE	With the removal of the guidelines this term is no longer used in the policy. The definition is moved to the procedural document
Policy Purpose	The purpose of this policy is to: Guide the City's approach to evaluating affordable housing investments.	DELETE	The sentiment is captured in policy statement.
Footer	This policy is subject to any specific provisions of the Municipal Government Act or other relevant legislation or Union Agreement.	DELETE	All City policies are subject to the <i>Municipal Government Act</i> , legislation and Union Agreements and do not need to be stated explicitly.