COUNCIL REPORT

CITY POLICY C601

Affordable Housing Investment Guidelines

Recommendation

That Community and Public Services Committee recommend to City Council:

That Council Policy C601A - Affordable Housing Investment Guidelines, as set out in Attachment 1 of the June 2, 2025, Community Services report CS02586, be approved.

Requested Action		Decision required	
ConnectEdmonton's Guiding Principle		**ConnectEdmonton Strategic Goals**	
CONNECTED This unifies our work to achieve our strategic goals.		**Healthy City**	
City Plan Values	BELONG. LIVE. THRIVE. ACCESS.		
City Plan Big City Move(s)	Inclusive and compassionate	**Relationship to Council's Strategic Priorities**	Community safety and well-being
Corporate Business Plan	Serving Edmontonians		
Council Policy, Program or Project Relationships	• City Policy C601 - Affordable Housing Investment Guidelines • Bylaw 16620 - City Administration Bylaw • Affordable Housing Investment Program • Affordable Housing Tax Grant • Rapid Housing Initiative • Non-market Affordable Housing Lands		
Related Council Discussions	• June 18, 2018, Citizen Services report CR_5073, City Policy - City-Wide Affordable Housing Framework • October 16, 2023, Urban Planning and Economy report UPE02036, Charter Bylaw 20001- To adopt a new Zoning Bylaw for the City of Edmonton and repeal Bylaw 12800 (the current Edmonton Zoning Bylaw) • October 16, 2023, Urban Planning and Economy report UPE02065, Charter Bylaw 21001 - To amend Charter Bylaw 20001 by adding a Zoning Map to Section 1.20 of that bylaw and rezone all properties		

	across Edmonton accordingly • January 15, 2024, Community Services report CS01673, Updated Affordable Housing Strategy

Executive Summary

- This report provides a review of the current City Policy C601 and summarizes proposed changes that would inform a new Council Policy C601A - Affordable Housing Investment Guidelines (Attachment 1 and Attachment 2).
- The City's predictable and reliable investment in affordable housing continues to be key to attracting investment into new nonmarket affordable housing developments in Edmonton. The construction of new affordable housing supports jobs and economic growth, while also responding to housing demand pressures and addressing complex social challenges like poverty, homelessness and community safety.
- City Policy C601 ('the Policy') has been an important tool for guiding the City's affordable housing investments and has directly resulted in the development and commitment of 2,641 units of affordable housing using $202 million in City contributions (funding and land) to leverage over $985 million in investments from other orders of government, private equity, and other funding since 2019. Meaning, for every $1 the City invests it leverages nearly $5 in total capital costs.
- Since the implementation of Policy C601 in 2019, an increased ratio of affordable housing compared to market housing has been observed in 105 neighbourhoods and a decrease in 47 neighbourhoods. Fourteen neighbourhoods have reached or exceeded 16 per cent affordable housing units within their boundaries (Attachment 3). In addition, the percentage of social and affordable housing in Edmonton has increased by almost 33 per cent since 2019, directly correlating with the City's investments and the implementation of Policy C601.
- The proposed policy amendment in Attachment 1 expands Policy C601 applicability to include conversion and acquisition projects and the Building Housing Choices program, adapts the Policy's principles to better reflect engagement feedback and updates the Policy C601 to align with City standards. These changes will improve opportunities for affordable housing providers to partner with the City on a variety of development approaches, while still maintaining the foundational leverage model that utilizes limited funding from the City to unlock funding from other sources in order to increase diverse affordable housing supply across Edmonton.
- Administration will continue to explore options to expedite affordable housing development timelines under the updated Council Policy C601A.

REPORT

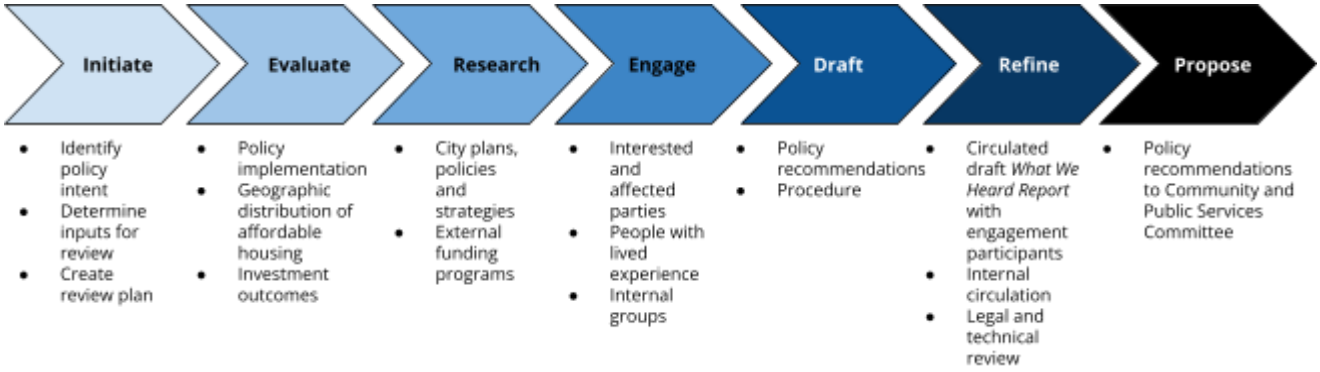
The City's investments in affordable housing are designed to enhance the well-being of affordable housing residents and tackle social challenges like community safety and homelessness. Increasing affordable housing supply helps mitigate housing demand pressures and stimulates economic growth by fostering job development in the housing industry.

CITY POLICY C601 - AFFORDABLE HOUSING INVESTMENT GUIDELINES

Since 2019, the foundational guide for the City's affordable housing investment approach has been City Policy C601 - Affordable Housing Investment Guidelines, which was approved by City Council on August 21, 2018 and came into effect on January 1, 2019[1]. Policy C601 governs the City's approach to investments in affordable housing and administering affordable housing grant funding and land dedication. Policy C601 guides Administration's decision making on affordable housing grant funding as well as the acquisition or disposition of eligible surplus land or buildings for the purposes of enabling the provision of affordable housing. Several programs and activities are governed by Policy C601, including the Affordable Housing Investment Program (AHIP)[2], the development of supportive housing, non-market affordable housing lands[3] and the Affordable Housing Tax Grant[4].

The regularly scheduled review of Policy C601 outlined in this report helps to ensure that the City's efforts continue to respond to the changing affordable housing need and landscape in Edmonton and to align with best practice as outlined in the Corporate Policy Framework[5].

Policy Review Process



The policy review began with an assessment of Policy C601 and the inputs required for the review. An analysis of investment outcomes and the current geographic distribution of affordable housing was conducted to assess the progress made toward the Policy objectives. A review of City strategies, plans and policies and a scan of external funding programs was conducted to identify any gaps and opportunities for alignment. The review was then advanced by an extensive engagement process, after which Administration assessed all inputs to draft Policy C601A recommendations and a corresponding procedure (attachment 7). All recommendations were refined and reviewed by relevant internal parties.

Evaluation of Policy Implementation and Impact

Policy C601 has been instrumental and effective in advancing City progress on increasing affordable housing supply. The City has developed and committed to 2,641 units under the Policy, which comprises 47 per cent of total City units (5,597) developed and committed during this time (see Attachment 4 for investment details). Of the 2,641 units guided by Policy C601, 1,194 are transitional and/or supportive housing units and 1,447 are near-market affordable

[1] City Policy - City-Wide Affordable Housing Framework. June 18, 2018. Executive Committee
[2]https://www.edmonton.ca/programs_services/funding_grants/affordable-housing-investment-program
[3] https://www.edmonton.ca/business_economy/land_sales/non-market-affordable-housing-lands
[4] https://www.edmonton.ca/programs_services/funding_grants/affordable-housing-investment-program
[5]https://www.edmonton.ca/sites/default/files/public-files/CorporatePolicyFrameworkReport.pdf?cb=1734145945

units. Under the current Policy, the City has invested $202 million in funding and land which leveraged a total investment of $985 million in capital costs from other sources between 2019 and 2025[6]. An additional investment of $3.1 million in municipal property tax grants for affordable housing stock has been provided in 2023 through the Affordable Housing Tax Grant.

A further breakdown by program under Policy C601 is included below:

- AHIP grants have contributed to the creation of 1,777[7] of the 2,641 units. The City's investment of $92 million in funding and land for these 1,777 units has leveraged over seven times that amount in total capital cost investment, totaling $707 million. This has significantly contributed to the policy goals of increasing the supply of affordable housing.
- City-led supportive housing and land contributions below-market value account for 864 units (outside AHIP) and $110 million of City investment[8]. Most of these units have also received ongoing or capital funding from other orders of government. These projects have advanced the range of housing choices available for Edmontonians, particularly for those with complex needs who may require deep subsidies and on site-supports.
- The Affordable Housing Tax Grant has provided grant funding for 374 properties comprising 3,164 affordable housing units for a total of $3.1 million in City contributions since the program began in 2023. These contributions support the maintenance and longevity of affordable housing units.

A total of 2,956 units of affordable housing units were developed or committed between 2019-2025 but were not guided by Policy C601 as they were previously considered exempt. Most of these units were created through the renewal or reinvestment in existing City-owned affordable housing developments. Others were created through the Secondary Suites Grant Program, the Building Housing Choices Program and the Developer-Sponsored Affordable Housing Program (Attachment 4).

Since 2019, Policy C601 has successfully contributed to the City's affordable housing goals. The 2023-2026 Affordable Housing Investment Plan[9] set an original target for the City to support 2,700 units of affordable housing, in alignment with the 2023-2026 Affordable Housing Strategy (AHS)[10]. This goal has now been surpassed with 2,922 units of affordable housing committed and developed between 2023 and March 2025, 949 of which were enabled by Policy C601. In response, the City's Affordable Housing Investment Plan was updated[11] with a new goal to create 4,652 units of affordable housing by 2026. Administration will initiate the development of a new investment plan this year to account for the changing political landscape, potential new funding programs and to proactively prepare for the upcoming four year budget deliberations.

---

[6] Total Capital Cost includes the City contribution, other governmental contribution, developer equity, and any other funding/financing that went toward the project.
[7] 51 additional units were supported by AHIP funding, but the projects are captured in the City-led supportive housing and land contribution category because they were first committed through a land contribution and the Rapid Housing Initiative.
[8] Supportive and transitional housing has been developed across all affordable housing program types, including, AHIP, City-led development, RHI, and land contributions.
[9] https://pub-edmonton.escribemeetings.com/filestream.ashx?DocumentId=158498
[10] https://www.edmonton.ca/sites/default/files/public-files/AffordableHousingStrategy2023-26.pdf?cb=1733178939
[11] 2023 - 2026 Affordable Housing Investment Plan Update - Memo to Council https://drive.google.com/file/d/1vX544xpVbDKM7X9_-XgdGXS6v9MGmlez/view

Neighbourhood Affordability Ratio

At the August 21, 2018, City Council meeting, Council approved a City-Wide Affordable Housing Framework (report CR_5073) and the recommendation to adopt an aspirational vision for all neighbourhoods to have 16 per cent of housing as affordable housing. This vision was rooted in a principle of seeking equity in housing location choice and is based on the City's overall affordable housing need.

Three inputs informed the calculation of a citywide ratio:

- Number of total renter households in Edmonton spending more than 30 per cent on shelter costs;
- Number of total households living in an affordable housing unit in Edmonton;
- Total number of dwelling units in Edmonton.

While the vision is aspirational and long-term, it provides an evidence-based metric for evaluating the distribution of affordable housing across the city. The incorporation of the affordability ratio into City decision making on investment in affordable housing has helped to increase the availability of affordable housing choices across Edmonton (Attachment 3). As of March 2025, in 14 out of 330 neighbourhoods, affordable housing constitutes at least 16 per cent of all housing in the neighbourhood. 105 neighbourhoods saw an increase in neighbourhood affordability ratio since 2018, while 47 saw a decrease. It is important to note that a decrease or no change in the affordability ratio does not necessarily indicate a lack of affordable housing development. It may instead reflect that affordable housing was not developed at the same rate as market housing.

Administration recalculated the ratio for this report using updated data sources and 16 per cent is still representative of the current need (Attachment 5).

Administration also calculated affordable housing ratios at the district level to ensure alignment with District Plans. The Central district has achieved the highest affordability with a ratio of 9.8, followed by North Central (9.7) and Mill Woods and Meadows (5.5). West Henday, Horse Hill and Rabbit Hill districts have the least affordability with a ratio of zero. See Figures 1 and 2 in Attachment 3 for a visual distribution of the neighbourhood and district affordable housing ratios.

While neighbourhood or district affordable housing ratios continue to be useful metrics to evaluate the collective success of affordable housing funders and providers to equitably distribute affordable housing projects throughout Edmonton, it is important to note that the ratios are not meant to be fixed minimum or maximum thresholds for affordable housing development in neighbourhoods. There are a number of factors that influence where and if an affordable housing project is viable and can be developed, including available and suitably zoned land, housing market conditions and economics, available financing, capacity of affordable housing developers and construction industry and relevant policies of all orders of government. In addition, the City must consider other important factors when evaluating proposed projects, such as the depth of affordability, environmental performance and proximity to services.

CITY POLICY C601 - AFFORDABLE HOUSING INVESTMENT GUIDELINES

Strategic Alignment

The City Plan[12] describes an inclusive and compassionate city where nobody is in core housing need and there is no chronic or episodic homelessness. The City Plan aims to establish housing for a range of household types and sizes and provide access to affordable housing in neighbourhoods where it may be limited. Specifically, it calls for increased access to social supports and resources including safe, clean and affordable housing options for urban Indigenous peoples.

The 2023-2026 AHS outlines the investment and approaches needed to increase affordable housing supply. One of the key goals outlined in the AHS is to ensure Edmontonians have access to affordable housing in all areas of the city, with a 'key action' being to review City policies to enable developments that have larger family, Indigenous, newcomer and deeply subsidized units. The Indigenous stream of AHIP is an important implementation tool for achieving this goal.

The updated Policy C601A has also prioritized alignment with funding from other orders of government by expanding applicability of the existing Policy C601 to include acquisitions and conversions, which are eligible for capital contribution through the Rapid Housing Initiative and Canada Rental Protection Fund[13] federal programs. The provincial Alberta Housing Partnership Program also accepts conversions as part of its eligibility criteria along with the Indigenous Housing Capital Program which accepts acquisitions. The recommended principle of responsiveness highlights that affordable housing investment must be informed by and responsive to Indigenous people and is reflected in the current AHIP Indigenous Housing Grant Stream. Additionally, a key principle of updated Policy C601A is to ensure flexibility with other orders of government and this is supplemented in the Procedure where applications that receive funding from other eligible sources are prioritized (attachment 7). This ensures partners are able to leverage City funding when seeking additional funding.

The updated Policy C601A will align with Council Policy C593D - Public Engagement which facilitates public input to decision making through effective and efficient consultation, involvement, collaboration and empowerment processes, and adheres to the public engagement requirements within the *Municipal Government Act* and other applicable legislation.

Policy C601A Recommendation

The analysis described above, combined with comprehensive engagement as detailed in Attachment 6, was assessed and incorporated into the proposed Policy C601A (Attachment 1). The proposed amendment:

- expands Policy C601 applicability to include the acquisition of affordable housing and conversion of market units to affordable housing in order to broaden opportunities for affordable housing investment;

[12] https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/City_Plan_FINAL.pdf
[13] On March 7, 2025, the Federal Government introduced the $1.47 billion Rental Protection Fund, to support of existing, privately-owned, multi-unit residential buildings by community housing providers. https://www.canada.ca/en/housing-infrastructure-communities/news/2025/03/launching-the-canada-rental-protection-fund.html

- broadens Policy C601 applicability to include the Building Housing Choices program, which was previously exempt due to the restrictive focus of the previous policy; with recent changes to Policy C583B - Developing Surplus School Sites, this exemption is no longer required;
- updates the principles to reflect engagement feedback; and
- updates Policy C601A to current City standards.

Proposed Policy C601A has been expanded to provide additional opportunities for affordable housing investment and align funding from other orders of government and the principles have been updated to reflect feedback from 157 participants. In alignment with these changes a Draft Procedure has been prepared in Attachment 7 that outlines how the City will prioritize affordable housing investment decisions. The Summary of Policy Changes table in Attachment 2 provides an overview of the current and proposed policy and rationale for each of the proposed changes.

Reducing Barriers For Affordable Housing

The City has focused on a number of different actions that have helped to improve the geographic distribution of affordable housing projects throughout the city and reduce barriers to constructing affordable housing. Administration is working towards realizing the aspirational target of 16 per cent affordable housing across all neighbourhoods in Edmonton; since 2018, nearly 32 per cent of all neighbourhoods have increased the overall ratio of affordable housing and 14 neighbourhoods have reached the target 16 per cent affordable housing (Attachment 3). AHIP evaluation criteria identifies location of proposed affordable housing as a factor for consideration when making grant decisions, a critical mechanism for expanding affordable housing across the City.

Affordable Housing Investment Plan (2023-2026 Updated): This budget cycle, the City of Edmonton has committed funding and/or land contribution to support 2,922 units, surpassing the original target of 2,700 units that was set in 2022. The new target of 4,652 units was developed as part of the updated investment plan consisting of 1,977 renewal units, 320 Permanent Supportive Housing (PSH) units, 149 deep subsidy Indigenous-led units, 171 transitional units and 2,035 affordable units at up to 80 per cent of market rates.

Through the fall 2024 intake of AHIP, City Council approved $19.2 million in funding to support three affordable housing, three supportive housing and one transitional housing development resulting in 275 new units and 22 rehabilitated units. Of the $19.2 million in grant awards, $900,000 from the Housing Accelerator Fund specifically supported 24 affordable housing units. The most recent AHIP intake closed on April 25, 2025.

Supportive Housing Development: In response to the City's Affordable Housing Strategy 2023-2026 permanent supportive housing target of 1,400 to 1,700 units within the next five years, Administration recommended funding for both Canora and Garneau projects that were not funded through the federal Rapid Housing Initiative program. $33.4 million of City funding for the project was approved and construction on both projects has commenced. Canora will have 63 supportive housing units including nine barrier-free units while Garneau will have 34 supportive housing units, including five barrier-free units.

CITY POLICY C601 - AFFORDABLE HOUSING INVESTMENT GUIDELINES

The City-led supportive housing project located in the Holyrood neighbourhood received an occupancy permit in December 2024, ahead of schedule. The building includes 63 studio units with 12 barrier-free units which will be owned by Homeward Trust and operated by The George Spady Society.

Surplus School Sites: Using City-owned surplus school sites for housing is one of the most important tools available for addressing the shortage of affordable housing, maintaining Edmonton's market housing affordability and ensuring equitable distribution of affordable units across Edmonton. As part of the Council-approved Housing Accelerator Action Plan, the City is pursuing the immediate development of 11 surplus school sites for affordable housing. These sites are expected to help deliver up to 1,800 new housing units in established neighbourhoods with a target of 50 per cent of the units to be non-market affordable housing.

In 2024, the City prepared 11 surplus school sites for affordable housing development by securing all necessary approvals for rezonings, subdivision and municipal reserve removal. Throughout this process, communities were kept informed through a number of touchpoints (above and beyond regulatory requirements) since these sites were declared surplus. That includes edmonton.ca content, on-site signage, mailed notices, a digital mailing list, direct stakeholder outreach and discussions with the community leagues. The sites were listed for sale or lease in November 2024 and bids closed on February 14, 2025.

On February 4, 2025, City Council approved Administration's recommendation for sale or lease agreements for the 11 surplus school sites at below-market value and affordable housing agreements with grant contributions (FCS02729). This will allow negotiations and contract signing on the developments to immediately follow the selection of successful proposals.

In addition to advancing new surplus school sites, Administration has been working with Cívida and Treaty 6 (Keheewin) and HomeEd (Ogilvie Ridge) on advancing their developments on former surplus school sites. In August 2024 (Executive Committee report CS02425 Funding Recommendation - Surplus School Site), Council approved $8.0 million of capital grant funding for the re-configured Keheewin project that will offer additional Rent Geared to Income units under a new partnership with Treaty 6. HomeEd has submitted their development permit application on Ogilvie Ridge.

Land below market value: The City of Edmonton supported two affordable housing projects through the sale of City land below market value (contribution of $3.8 million) helping to support E4C and Jasper Place Wellness Centre (JPWC) in the development of 43 new affordable housing units:

- E4C: a multi-use development that will include an estimated 19 single-occupancy transitional housing units, 51 to 53 shelter beds, office and service spaces for staff, a Financial Management Hub and a future pre-employment focused social enterprise in the Quarters adjacent to Kinistinaw Park.
- JPWC: two healing house model buildings that will support 24 total new units. JPWC is seeking additional funding from other orders of government to offer these spaces as supportive housing.

In addition, Administration has begun the routine review of Policy C437A - City Land Assets for Non-Profit Affordable Housing, which will be complete by Q2 2026. Policy C437A enables the sale of land to non-profit housing providers for less than market value. Policy C437A has led to a total of 971 units committed since 2018 across 18 neighbourhoods. Similar to the review of Policy C601, Administration will evaluate the effectiveness of Policy C437A in order to inform potential policy and procedural changes that can increase affordable housing accessibility in all areas of the City.

Renewal of Existing Affordable Housing Stock: In 2024, Civida initiated renewal work on the City owned/Civida operated social housing portfolio that was originally built in 1970/1980. The City has committed $10.5 million along with $12.8 million of funding from Canada Mortgage and Housing Corporation (CMHC) towards the renewal of 882 social housing units rented at rent-geared-to income. HomeEd also commenced construction towards the renewal of 1,073 near market rental units to which the City contributed $3.5 million along with $6.75 million from CMHC in late 2024. A total of 1,955 units will be renewed by early 2026. In addition, City Administration assisted both Right At Home Society and GEF Seniors Housing in successfully securing funding towards their own renewal project from CMHC by advocating and facilitating conversations between the organizations and CMHC.

Petrolia Redevelopment: The former 70-unit Civida development in the Royal Gardens neighbourhood was demolished in 2024 after all tenants had been moved to other properties. Administration and Civida are currently working on an agreement of an extended lease on the site that will enable Civida to obtain financing for a new affordable housing development with increased density, on the same site. This will result in an increased supply of affordable housing in this neighbourhood once completed.

Affordable Housing Permit Processing: Development permit applications for non-market affordable housing are now prioritized for review and, when eligible, receive enhanced permitting services through the City of Edmonton's Client Liaison Unit. For building permit applications there is a dedicated safety codes officer for affordable housing projects to support a smooth application process.

Expansion of existing Policy C601 to include acquisition and conversion will also help to support an increase of affordable housing units across Edmonton going forward. Administration will continue to explore additional options to improve the geographic distribution of affordable housing across the city, as well as expedite the development of affordable housing. Administration will examine both our funding process and development process to identify any efficiencies as well as leverage all mechanisms that are available to increase the geographic distribution of affordable housing in Edmonton.

Community Insight

Attachment 6 provides a complete record of engagement including participants, methodology and findings. The objective of public engagement for the review was to include a variety of

perspectives and enhance the decision-making process. Participants were engaged at the 'refine' level of the public engagement spectrum[14].

Administration engaged with a total of 157 individuals. Eighty engagement participants were from external organizations and governments and 77 engagement participants were people living in affordable housing developed under the guidance of Policy C601 and using City funds.

External organizations and governments contributed their feedback through engagement sessions, interviews and surveys from September 2024 to March 2025. This included advocacy groups, First Nations, Indigenous-led organizations, housing industry professionals, Memorandums of Understanding (MOU) and Letters of Intent (LOI) partners, non-profit developers, market developers and social service organizations.

People with lived and living experience were engaged in group and one-on-one in-person conversations between January and February 2025. Administration hosted six sessions across the city at six buildings representing a range of affordable housing types, including near-market, supportive, bridge healing (transitional) and mixed-market affordability models.

A draft of the What We Heard Report was shared back with participants for a final opportunity to amend, rescind or expand upon their input. Not all feedback heard during engagement was within the scope of Policy C601 and its review. Feedback related to matters outside of the City's jurisdiction, such as programming and operational funding, will be shared through Administration's work with other orders of government.

GBA+

Affordable housing is fundamental to the physical, economic and social well-being of individuals and families and key to maintaining diverse and inclusive communities. As a significant municipal tool used to increase affordable housing supply, revised Policy C601A and its corresponding procedure must consider the unique housing needs of diverse populations to advance commensurate solutions. As outlined in the Affordable Housing Needs Assessment (HNA), not all households face the same risk of experiencing housing need[15]. Nearly one quarter of Edmonton households in Core Housing Need include individuals with developmental disabilities or physical health and mobility challenges, and nearly one third of Indigenous renter households are in Core Housing Need. Administration considered previous engagement for the HNA and 2023 - 2026 AHS[16] alongside the specific engagement undertaken for the review of Policy C601 in order to make changes that seek to increase diverse housing choice across the city.

Through engagement, the inequity in differing engagement expectations for affordable housing compared to market housing was a common theme. The proposed principle change from 'engagement' to 'transparency' helps to reduce red tape that can hold up affordable housing development and relies on the standard regulatory framework, without compromising the need to communicate change with neighbourhoods on projects receiving municipal investment.

[14] https://www.edmonton.ca/sites/default/files/public-files/PublicEngagementFramework.pdf?cb=1665633986
[15] https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/CoE-HousingNeedsAssessment2023.pdf
[16] https://www.edmonton.ca/sites/default/files/public-files/AffordableHousingStrategy2023-26.pdf?cb=1733178939

Additionally, the guidelines from Policy C601 are recommended to be moved into a C601A Procedure (attachment 7). Following Council's approval of Council Policy C601A, this Procedure which will be updated and approved by the City Manager, in order to be adaptive to emerging learnings and data. As a result, Policy C601A itself becomes broader and is more conducive to diverse development approaches that affordable housing developers may pursue in the future (ie. renewal or acquisition).

Feedback from participants directly influenced the adjustment of the 'high quality design' and 'responsiveness' principle. These principles were modified to be more detailed and also more direct. Aesthetic, functional, accessible, climate resilient and culturally informed design were all major themes that articulated what safe and adequate housing is, as defined by both developers and people living in affordable housing sites. Additionally, the proposed principle of 'responsiveness' aims to address the disproportionate impact of housing affordability and homelessness on Indigenous people and other priority populations, the needs of which can be diverse, unique and may change over time. Another application of 'responsiveness' is towards the need to support capacity building with affordable housing providers in the spirit of Reconciliation. This principle is supplemented by the proposed procedure including the consideration of priority population groups as identified by the City of Edmonton AHS when prioritizing funding applications.

Where participant feedback could not directly inform Policy C601A, it was shared with relevant City departments for consideration and action. For example, while Policy C601A does not set affordable housing investment targets, participants spoke about the specific needs of priority populations and how City grant and land programs can be more effective in incentivizing development that meets those needs. This information, and others, will be considered in evaluation of future funding rounds of AHIP and other programs.

Several complementary initiatives are underway to help build the capacity of the community housing sector, with consideration of increasing the development capacity and representation of equity seeking groups. For example, Administration recently published an Affordable Housing Guidebook for new and experienced non-profit and for-profit housing executives, project managers and faith groups involved in affordable housing development in Edmonton.[17] A supplementary Accessible Housing Guidebook is under development. In addition, a number of actions as outlined in the AHS, like the development of an affordable housing accessibility plan, are underway.[18]

Environment and Climate Review

Climate change will mean increased frequency of extreme weather events in Edmonton, including higher temperatures, drier conditions, as well as more extreme precipitation events[19]. These hazards threaten housing stability and affordability. Socially and economically disadvantaged populations are typically at higher risk of being impacted by climate change because they often

[17] https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/Affordable-Housing-Guidebook.pdf
[18] Affordable Housing Strategy Dashboard which tracks progress on goals, objectives, and actions can be viewed here: https://public.tableau.com/app/profile/city.of.edmonton/viz/AffordableHousing_17053222481910/AffordableHousingin Edmonton
[19] City of Edmonton: Climate Resilient Edmonton: Adaptation Strategy and Action Plan

cannot afford the economic shock of these events[20]. Section 615.5 of the City Charter outlines how the City of Edmonton will plan for the effects of climate change and invest resources to increase our community's climate resilience[21]. Housing also contributes to climate change through the greenhouse gas emissions that come from energy usage.

Strategic investment in affordable housing could support Edmonton's Community Energy Transition Strategy, Adaptation Strategy and City Charter by reducing greenhouse gas emissions from housing and incorporating climate resilient design choices in affordable housing. These choices also align with the City's Climate Resilience Planning and Development Action Plan. In addition, it is recognized that C627 Climate Resilience Policy, has climate resilience requirements for City Funded Buildings. Assets, including land, are also to be managed with a sustainability oriented manner under C598A Asset Management Policy.

Climate resilient criteria may lead to increased up front higher building costs. Over the life of the housing, there may be cost savings based on lower utility costs and improved resilience to extreme weather events. For some affordable housing owners and residents these costs could be material.

Attachments

1. Recommended Council Policy - Policy C601A Affordable Housing Investment Guidelines
2. Summary of Policy Changes
3. 2025 Neighbourhood Affordability Ratios
4. 2019-2025 Investment Summary
5. Neighbourhood Affordability Ratios Metrics Analysis
6. What We Heard Report: Affordable Housing Investment Guidelines Review
7. Policy C601A Procedure

[20] Government of Canada, Department of Health, Who is most impacted by climate change. https://www.canada.ca/en/health-canada/services/climate-change-health/populations-risk.html
[21] Government of Alberta, Municipal Government Act, City of Edmonton Charter 2018 Regulation