



Fast-Tracking Permanent Supportive Housing

Integrated Transformational Team

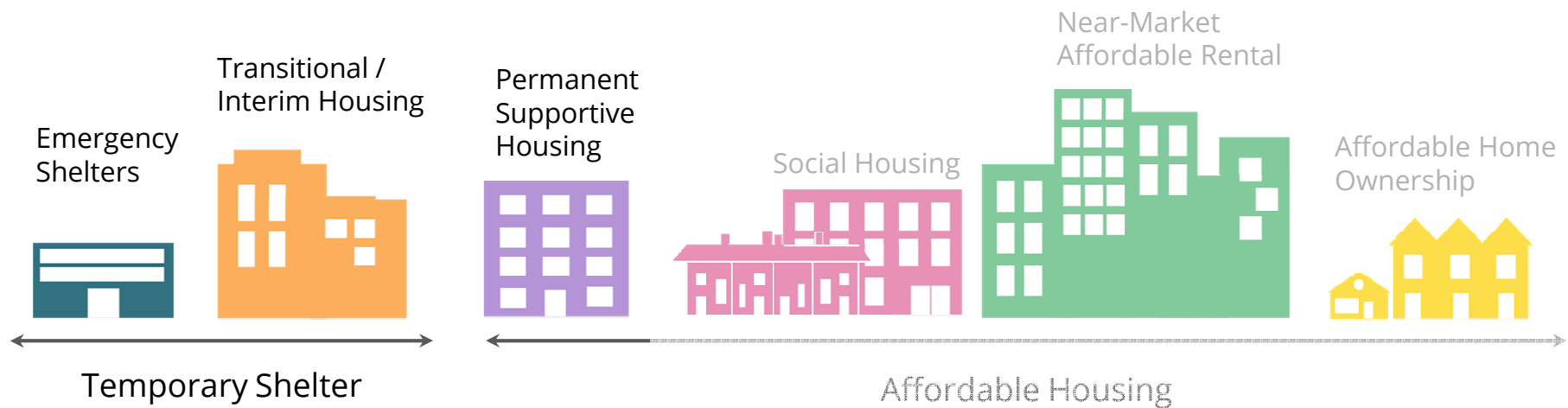
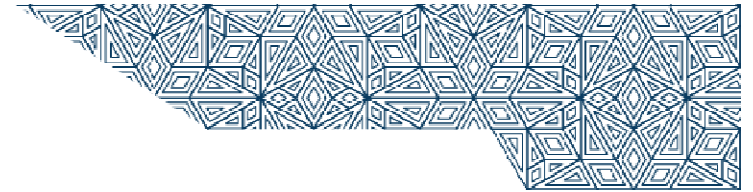
City Council

June 4, 2019



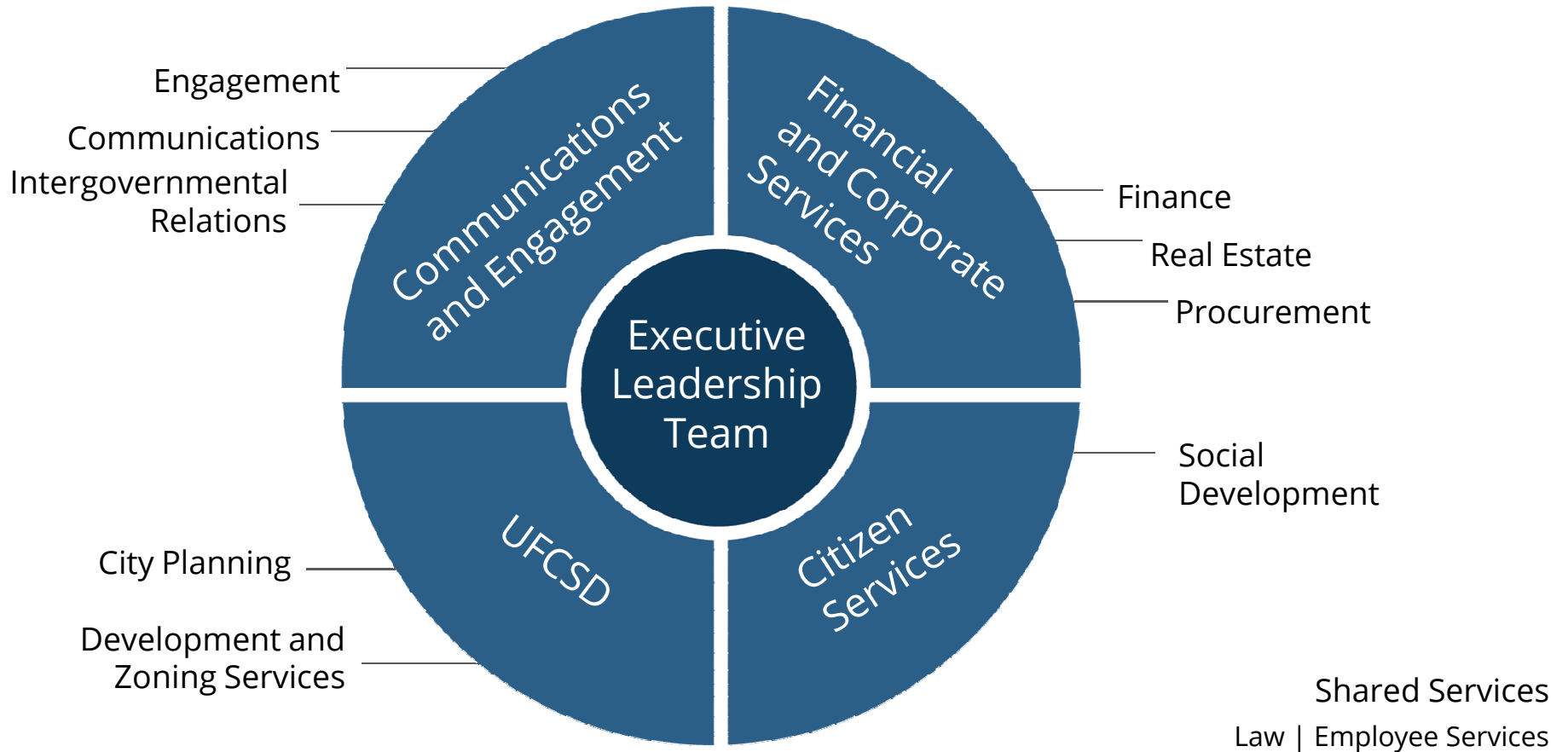
Edmonton

The Challenge



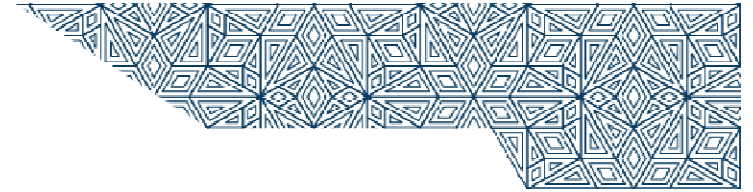
- 2,000 people who are chronically homeless living in Edmonton
- 600 units of permanent supportive housing are needed by 2022
- 300 additional units of permanent supportive housing are needed by 2024

Integrated Transformational Team



Guiding Principles

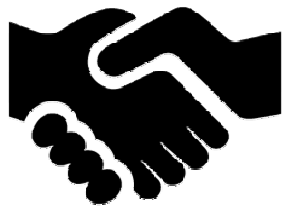
1. A different relationship with risk
2. Say “yes” first
3. Policy as an enabler of change
4. Departments lead but don’t ‘own’ the issue
5. Fast and adaptable
6. Not business as usual



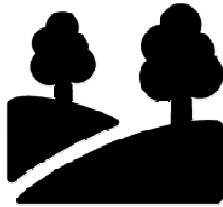
May 22, 2019



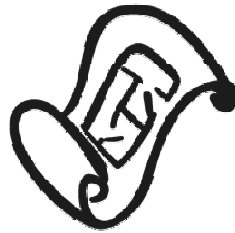
Development Steps



Choose Developer



Select and Secure Sites



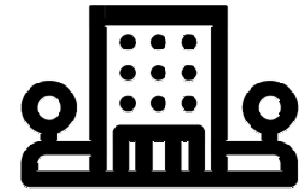
Project Design, Cost and Funding



Site Prep and Development



Permits and Construction



Project Opening

● Finance

● Real Estate

● Law

● Intergovernmental Relations

● Housing and Homelessness

● Integrated Infrastructure Services

● Procurement

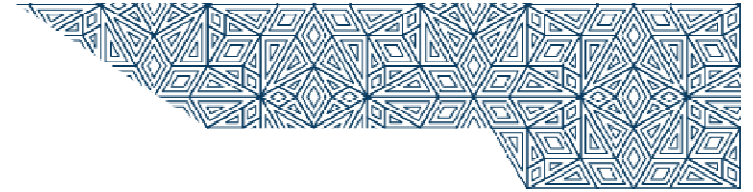
● City Planning

● Development Services

● Communications and Engagement



Action Plan



Scope: Expedite process to develop 600 units of permanent supportive housing in the next four years

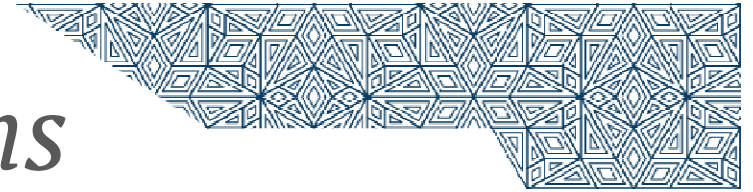
1. Select, Plan and Prepare 15-20 sites for PSH
2. Key Deliverables
 - Land Acquisition Plan
 - Intergovernmental Advocacy Strategy
 - Zoning Bylaw Changes
 - Expedited Planning Approvals/Permitting Process
 - Affordable Housing Public Info Campaign
3. Fast-tracking of Modular Permanent Supportive Housing Units



May 22, 2019



Future Council Decisions



Required Approvals

- Below market lease or sales
- Zoning bylaw changes

Potential Approvals

- Affordable housing policy updates
- Blanket rezonings
- Expedited Planning Approvals/Permitting Process
- Level of public engagement
- Modular housing contract approval
- Delegated power of authority
- Land acquisitions (above market or \$5 million)



May 22, 2019





Fast Tracking - Rules of Engagement

- Level of Approvals
- Improved Communication with Council
- Shared Accountability



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Next Steps

- June 11 - Urban Planning Committee (verbal update)
 - Zoning bylaw changes
 - Two phased approach
 - Packaged with Missing Middle Changes
 - Expedited development approvals



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Zoning Bylaw Changes

- Two phased approach
 - Phase 1: immediately delete existing barriers to permanent supportive housing from the Zoning Bylaw, initiate 'Missing Middle'
 - Phase 2: more robust look at new framework such as a new 'assisted living' use
- Phase 1 changes to UPC July 9th (for info), then to City Council Public Hearing on July 15th and August 26 for missing middle.



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Thank you. Questions?

