

EDMONTON

Building Together

The City of Edmonton
Low-Income and
Special Needs
Housing Strategy

2001-2011

*Principles
and Strategy
Statements*



For more information, please visit
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Building Together

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Cover Housing Photo:

In 1994, the historic "Gibson Block"/flatiron building was renovated and converted to provide 50 beds of emergency accommodation for the "Women's Emergency Accommodation Centre (WEAC)." The facility is owned and operated by the Edmonton City Centre Church Corporation. It currently provides 66 beds with housing support services for homeless and transient women requiring shelter, food and program referrals..



“Sparling Lodge” provides 20 bedsitting units with housing support services, including meals, laundry, housekeeping services, a common area, recreation space and 24-hour supervision. It accommodates ‘hard-to house’ inner-city seniors in need of supportive housing. It is owned and operated by the Operation Friendship Housing Society and is located at 9540 - 110A Avenue in the McCauley neighbourhood.

Developing a Low-Income and Special Needs Housing Strategy

Importance of defining the City’s role

Housing and homeless needs have been a focus of attention by all orders of government in recent years. The City of Edmonton has been actively involved, contributing its experience and knowledge of its local communities. Growing housing and homeless needs, along with governments’ commitment to do things differently and better, have highlighted the need for the City to clearly define its role in this area over the next decade. What should the City’s role be? Where should the City focus its efforts? How can the governments’ roles be better integrated, with those of the community and industry, to provide better service to citizens?

A community-centred approach

The City moved to answer these questions with a community-centred approach – an approach consistent with several community-based initiatives over the past decade:

- Formation of the Edmonton Joint Planning Committee on Housing (EJPCOH) in 1990
- Formation of the Edmonton Homelessness Task Force in 1998 and release of its *Call to Action* report in May 1999
- Development of the EJPCOH *Mandate and Membership Review* in July 2000
- Development of the *Edmonton Community Plan on Homelessness 2000-2003* by the EJPCOH in November 2000
- Formation of the Edmonton Housing Trust Fund in 1999, and its recognition in 2000 by the three orders of government as the “community entity” to receive federal, provincial and City funding to meet homeless needs in Edmonton.

To define the City’s specific role within this community-centred approach, a stakeholder consultation took place in 2001 with all involved departments and partners, including community, government and industry representatives.

Building on a long history of involvement

Throughout the consultation process, two points were often acknowledged:

- The City’s long history of working in partnership with other orders of government and the community to respond to housing and homeless issues (See Appendix).
- The City’s wide range of current involvement with low-income and special needs housing, including: information, advocacy, regulations, policy and planning, low-income housing capital assistance program, property tax exemptions for specific special needs projects, program delivery and administration, provision of land or buildings, housing project development and housing property management.

Looking to the future

Consultations brought forward views - many common, some conflicting - to help set the City’s policy and future strategy and actions. A few messages were:

- The City must take a proactive and significant leadership role (defined in terms of partnerships, advocacy, co-ordination, facilitation and resources).
- There must be clearly defined roles and relationships for all orders of government, industry and community groups.
- The City has a good reputation of working with the community in low-income and special needs housing issues - and should increase awareness of gains made.
- The City must take immediate action. Stakeholders have been consulted many times and now await meaningful results.

Foundation for an effective strategy

Effective City policy - and a meaningful, innovative implementation strategy - need a firm foundation. The Principles and Strategy Statements outlined in this document provide the cornerstone around which all detailed strategies and actions will be built in the next 10 years. They prepare the City for new and concerted action, in continued partnership with the community, industry and other governments.

The most recent Edmonton Inner-City Housing Society project is “**Rotary Millennium House**”, located at 9617 - 106 Avenue in the Boyle Street community. When completed in the spring of 2002, the project will provide 25 walk-up apartment units for low-income singles in housing need. This development is funded under the Infrastructure Canada-Alberta Program and with a \$600,000 capital contribution from the Downtown Rotary Club of Edmonton.



Reflecting Civic Vision

This strategy is driven by City Council’s vision for the citizens of Edmonton. *Council’s Vision for Social Well-Being and Quality of Life* describes a focus on:

- “1. A city committed to the social well-being and quality of life of individuals, families and communities.”
- “2. A city where individuals, families, organizations, communities, business and governments together build a working, caring, safe and clean community.”

The strategy is consistent with *Plan Edmonton*, Edmonton’s Municipal Development plan. The plan identified three key strategies that relate directly to the City’s role in low-income and special needs housing over the next decade:

- “Work with those levels of government and agencies whose primary role is to contribute to individuals’, families’, and children’s basic needs for shelter, food, clothing and safety.” (Strategy 3.5.8)
- “Work with those levels of government and agencies whose primary role is to provide citizen access to adequate, safe and affordable housing.” (Strategy 3.5.9)
- “Promote safe living and working conditions through the enforcement of standards for health

and safety in co-operation with the Capital Health Authority.” (Strategy 3.5.10)

Plan Edmonton also required the administration to:

- “Undertake and update a mandate review to establish the service roles and responsibilities of City departments to clarify the respective roles of each level of government and service providers.” (Strategy 3.1.3)

The *Corporate Business Plan 2001-2003* identified low-income and special needs housing as the first area in which the City should carry out this review.



The strategy also reflects our commitment to the priorities outlined in *Community Services’ Integrated Service Strategy*:

- Citizens first
- Sharing responsibility with communities
- Targeting resources
- Integrating our organization
- Working better together.

“**McQueen Place**”, located at 10938 -142 Street, is one of three new 120-bed Seniors Lodge facilities, which replaced seven original Lodge facilities in the City. In 2001, the total inventory of Greater Edmonton Foundation managed Lodge accommodation consists of 943 bedsitting suites and 36 “City-owned Homes” for a total of 979 Lodge units.





In the early 1970s, through its “Edmonton Community Housing Organization”, the City became a direct developer and owner of land and buildings for 14 Community Housing projects comprising 1,030 units. The 80-unit “Londonderry Community Housing Project”, located at 14510 - 72 Street, is one of those City-owned projects. The Capital Region Housing Corporation manages the 1,030 City-owned Community Housing units.

Low-Income and Special Needs Housing Strategy, 2001-2011

PRINCIPLES

Access to low-income and special needs housing

Principle 1:

Access to safe, adequate and affordable housing is fundamental to the physical, economic and social well-being of individuals, families and communities. Given the continuum of housing and homeless needs, there should be a variety of housing options from which to choose.

Our Role: We will target the needs of low-income households as well as those who require support services or special design in the home to live independently.

Shared funding responsibility

Principle 2:

The primary responsibility for funding low-income and special needs housing, that cannot be provided through market forces, rests with the federal and provincial governments. Federal and provincial government funds are needed to provide:

- a sufficient supply of housing units that is both physically adequate and affordable to low-income households
- adequate household incomes and necessary support services.

Our Role: We will continue to be a limited funding partner, with our contribution intended to generate significantly greater funding and other resources from other orders of government and the not-for-profit and for-profit sectors to increase the supply of low-income and special needs housing in Edmonton. Our limited funding partner role will not extend to programs or initiatives designed to increase household incomes or to provide necessary support services.

Municipal co-ordination

Principle 3:

Municipalities can enable the development of low-income and special needs housing solutions by

dedicating resources to assist, co-ordinate and facilitate at the local level.

Our Role: In addition to our limited funding partner role, in consultation with the community and other orders of government, we will be the lead co-ordinator and facilitator in the important areas of: advocacy, determining needs and priorities, planning, allocating resources and delivery of housing services. In this way, we will set target group priorities and use limited resources to meet areas of greatest need as determined at the local level.

Stakeholder consultation

Principle 4:

Better policies and programs result from consultation with all stakeholder groups. Low-income and special needs housing stakeholder groups are diverse.

Our Role: We are committed to on-going consultation and participatory decision-making with community, industry and government stakeholders, and with people with housing and homeless needs. Together, we will identify priorities, and build relationships and commitment for shared action.

Program delivery

Principle 5:

Services to meet housing and homeless needs are best delivered at the local level. Local governments are closest to the people they serve and know the priority needs of their communities.

Our Role: We will continue to direct deliver programs to meet housing and homeless needs, including those which address substandard and unsafe housing conditions. We will work with our government and community partners to improve programs delivered by those partners, where such programs are designed to address housing and homeless needs. This will ensure that limited resources provided through government cost-shared programs are used in the most effective and efficient manner to benefit households in need.



“Michael’s Park II”, built in 1983, is an example of the most recent phase of Community Housing development in Edmonton, when the Province built 2,635 units on 72 sites under long-term lease from the City. Located at 7104 - 38 Avenue in Mill Woods, the Michael’s Park II project contains 41 townhouse units and is managed by the Capital Region Housing Corporation for occupancy by low-income families.

Strategy Statements:

Defining how each principle will be developed into strategic action initiatives

1. Access to low-income and special needs housing

- Work with the Edmonton Joint Planning Committee on Housing to assess priority low-income and special needs housing target group needs among individuals and families who:
 - cannot get adequate housing because of insufficient income, after other needs are considered, to pay for market rents and damage deposits
 - require support services, such as meals, housekeeping or personal care, or special design in the home to improve accessibility.
- Maintain City representation on the Edmonton Joint Planning Committee on Housing Board of Directors.
- Promote the provision of a range of low-income and special needs housing, through methods that include continued City representation on the Edmonton Housing Trust Fund and through direct administration of Council’s Low-Income Housing Capital Assistance Program. This is in recognition of the continuum of housing needs in Edmonton - from emergency shelter spaces to transitional housing to long-term affordable and supportive housing.

2. Shared funding responsibility

With relation to other levels of government:

- Enhance existing City involvement with the:
 - Federation of Canadian Municipalities (FCM) National Housing Policy Options Team
 - FCM National Housing Policy Options Steering Committee
 - Alberta Urban Municipalities Association Housing and Social Development Task Force

Through this involvement, we will advocate an increased federal and provincial government role in legislation, policy and funding to meet priority identified housing and homeless needs. This is in keeping with the significant differences in capability and constitutional responsibility among governments to address housing and homeless needs.

Our primary goal will be to prompt changes to federal and provincial policy, programs, and capital and operating subsidy funding to provide the additional 5,000 units of low-income and special needs housing required in Edmonton over the 10-year Strategy period. This would be accomplished by:

- The provision of capital funding from the federal and Alberta governments for additional affordable housing units in Edmonton. The City of Edmonton or community-based agencies like the Edmonton Housing Trust Fund could receive and distribute those funds for project proposals and other initiatives based on priorities set by the community.
- Creative financing tools for housing developments made available by the federal and Alberta governments and financial institutions, such as tax measures to encourage private investment in rental housing development or mortgage insurance.
- Sufficient funding from the Alberta government to maximize funding available to Alberta and Edmonton through federal cost-shared programs.
- Increased income, health and mental health care supports from the Alberta government when federal resources are insufficient to meet identified local needs.



- Contribute funds annually to assist with the administration of the Federation of Canadian Municipalities National Housing Policy Options Team (+/- \$10,000).



The Edmonton Inner-City Housing Society (EICHS) provides safe, decent, non-labelled housing and supportive management for low-income households in housing need. EICHS “Project #7” provides 20 self-contained two, three and four and five-bedroom townhouse units in three locations for families with dependent children. These units are located at 9341 to 9355 - 104 Avenue in the Boyle Street neighbourhood.

With relation to industry:

- Enhance existing City involvement in and support for the Canada Mortgage and Housing Corporation (CMHC) Housing Industry Forum.
- The administration to meet regularly with land and property developers and home builders in Edmonton, recognizing the development industry has a direct and important role in the delivery of all types of housing.
- Establish a Mayor’s Task Force on Affordable Housing, with representatives from industry, community and government (including City departments), to plan and implement calls for project proposals to provide additional affordable housing units in Edmonton in conjunction with the:
 - CMHC Housing Industry Forum
 - Edmonton Joint Planning Committee on Housing
 - National Affordable Housing Program (proposed).

With relation to the City of Edmonton:

- Continue our current annual budgetary commitment to:
 - an annual donation to the Edmonton Housing Trust Fund
 - the provision of a City Housing Facilitator contract position in Community Services
 - the City’s (one-third) share of annual administration costs of the Edmonton Joint Planning Committee on Housing
- Continue to fund Council’s Low-Income Housing Capital Assistance Program, to enable the City to be a limited funding partner with specific not-for-profit and for-profit housing project sponsors to increase the supply of low-income and special needs housing in Edmonton.

3. Municipal co-ordination

- Work with the Edmonton Joint Planning Committee on Housing to carry out the City’s primary role areas: advocacy, facilitation, determining needs and priorities, planning, allocating resources and delivery of housing services.
- Establish an interdepartmental matrix team in Community Services to work with stakeholders and to engage supports across City departments to develop and implement the detailed strategies and actions of this strategy. This will include facilitating an integrated interdepartmental approach to implement project proposals to provide the required additional 5,000 low-income and special needs housing units in Edmonton over the 10-year Strategy period.
- Continue to honour and provide financial support for prior City agreements under federal/provincial cost-shared social housing programs (Community Housing Program, Senior Citizens Lodge Program).
- Continue to own land and/or buildings funded under federal/provincial cost-shared social housing programs and prior City agreements.
- Continue to provide regulations, standards and enforcement to prolong the use of the existing housing supply and to respond to community concerns regarding unsafe and derelict housing conditions (e.g. Safe Housing Committee).
- Continue to provide City-owned land and/or buildings that are surplus to municipal requirements to increase the supply of low-income and special needs housing in Edmonton through not-for-profit and for-profit providers.



“Habitat for Humanity Edmonton Society” was established in 1992. The Society’s first “Habitat House” was a back-to-back bi-level duplex located at 11736 to 11738 - 95A Street in the Alberta Avenue inner-city neighbourhood. The City assisted the newly formed Society by providing a surplus City-owned lot for \$1.00.



These will be provided through sale or lease, at market value or reduced through Council’s Low-Income Housing Capital Assistance Program.

- Through sale or lease, continue to provide land that has been dedicated to the City through subdivision servicing agreements for future low-income and special needs housing development.
- Implement land use planning that promotes a range of housing types and prices throughout the City.
- Use the City’s web site as a central clearinghouse for information on low-income and special needs housing in Edmonton.
- Continue to provide community, social work and Landlord and Tenant Advisory Board staff support in an action-oriented process to respond to community-identified issues relating to low-income and special needs housing (e.g. support for low-income tenants).
- Develop a communication program to address issues of discrimination and Not In My Back Yard (NIMBY) relating to low-income and special needs housing.

4. Stakeholder consultation

- In partnership with the Edmonton Joint Planning Committee on Housing, we will develop approaches to consult with all low-income and special needs housing stakeholders. This will include industry, other orders of government, City administration, community agencies and persons living in low-income and special needs housing. These approaches will be sensitive to the consultation needs of special needs housing target groups, such as the Aboriginal community and persons with physical and/or mental disabilities or illness.

5. Program delivery

- We will continue to direct deliver programs of other orders of government in Edmonton, such as the CMHC Residential Rehabilitation Assistance Program (RRAP).
- We will work with:
 - Alberta Seniors, the provincial department responsible for family and special purpose housing and seniors housing (i.e. social housing), and with CMHC, to:
 - improve local delivery of family and special purpose and seniors housing programs
 - improve these programs’ ability to meet locally identified priority needs
 - allow for more local decision-making, through increased flexibility
 - ensure the municipality and community have adequate financial and human resources to manage delivery of these programs.
 - Human Resources Development Canada and Alberta Human Resources & Employment to recommend improvements to programs designed to increase the incomes of individuals and households potentially requiring low-income and special needs housing. The goal will be to improve these persons’ ability to access and pay for housing outside of Edmonton’s current low-income and special needs housing supply.
 - Human Resources Development Canada and Alberta Human Resources & Employment to recommend improvements to programs designed to provide housing (and other services) for the homeless.
 - Provincial and regional agencies concerned with supportive housing issues to improve the delivery of programs designed to meet housing and health care needs in Edmonton. This will include consultation with the Capital Health Authority, the Alberta Mental Health Board, Alberta Health and Wellness, Alberta Children’s Services, Alberta Community Development and the Premier’s Council on Disabilities.



In response to the Edmonton Inner-City Housing Need and Demand Study in 1990, the Government of Alberta built two additional subsidized rent family housing projects in Edmonton's inner-city. The Capital Region Housing Corporation manages the 18 unit "Parkdale/Cromdale Community Housing Project." These three and four bedroom units, located at 83 Street and 113 Avenue, are provided to low income families with dependant children in need of housing.

Next Steps

A firm foundation

The Principles and Strategy Statements outlined in this document define the recommended City role in low-income and special needs housing over the next decade.

Commitment to action

Planning for action is the next step. Following Council approval, each City department will develop specific initiatives and action plans to implement the Principles and Strategy Statements. This process will also involve consultation and co-ordination with stakeholders and partners external to the City administration. Together, we look forward to building upon our past successes, meeting the challenges of today, and making improvements for a better future.



The 12-unit "Montrose Community Housing Project" provides three and four-bedroom rent-geared-to-income housing for families with dependent children. This project, located at 6521 - 120 Avenue in the Montrose neighbourhood, is currently managed by the Capital Region Housing Corporation.



“The Central Edmonton Community Land Trust” is a non-profit corporation formed to acquire land and housing to provide affordable housing for families with limited resources. To keep the units affordable, the land is held in trust in perpetuity. Units are leased to tenants on a ‘rent to own’ basis. This property at 10701 - 93 Street is one of 17 properties purchased in 2000 by the Trust with funding under the City’s “Low-Income Housing Capital Assistance Program”. The property also received funds for renovations under the federal RRAP Program.

Appendix

Definitions

The *Edmonton Community Plan on Homelessness 2000-2003* recognizes the continuum of housing needs – from emergency shelter spaces for homeless persons and families, to transitional housing, to long-term affordable and supportive housing. Low-Income and Special Needs Housing is therefore assumed to include four major types of housing:

1. Housing (and Other Services) for the Homeless
2. Supportive Housing
3. Social Housing
4. Affordable Housing.

Each of these housing types is defined as follows:

1. Housing (and Other Services) for the Homeless

- Emergency and temporary shelters for persons who have no suitable, permanent residence.

2. Supportive Housing

- A range of staged-transitional and permanent housing options for persons who, in addition to needing affordable, physically-adequate and accessible housing, also need “non-housing” support services (e.g., meals, housekeeping) to enable them to maintain occupancy in that housing. In these cases, providers may receive funding for support services from other sources.

3. Social Housing

- Housing provided to very low-income households capable of independent living, without a need for support services;
- Receives on-going government subsidies to enable rents to be provided on a “geared-to-income” basis; and
- Typically publicly owned or owned by a non-profit housing corporation (however, funding may be provided by government to permit a household to reside affordably in a privately owned unit [Rent Supplement Program]).

4. Affordable Housing

- Rental or ownership housing provided to households who have an affordability problem (pay in excess of 30% of their income on housing) and earn less than the median income, but are capable of independent living, without a need for support services;
- Requires no on-going government subsidies; and
- Includes housing built by the private, co-operative, non-profit and public sectors.



“H.H.S.A.” is owned and managed by the Edmonton City Centre Church Corporation in co-operation with the Handicapped Housing Society of Alberta. The Project’s five houses were purchased and renovated to provide 16 beds of supportive housing with 24-hour staffing for single males over 18 years of age with chronic mental illness. The “main house” is located at 10956 - 92 Street in the McCauley neighbourhood.

In 1977, the City of Edmonton Non-Profit Housing Corporation (HomeEd) was established with the City as sole shareholder. One of its projects is the “Edmiston Street Apartments” located at 92 Street and 110A Avenue in the McCauley inner-city neighbourhood. The project provides 63 one-bedroom units, 28 two-bedroom units and one two-bedroom unit for occupancy by a person with disabilities.



History of City Involvement in Social Housing

For much of the past 40 years, the City of Edmonton has actively supported interjurisdictional efforts to meet low-income housing needs in Edmonton. Examples of these historic City involvements are:

- The City’s entering into a Master Agreement with the Town of Beverly, the Town of Jasper Place and the Province in 1960 to construct and operate senior citizen lodges under the “Homes for the Aged Act.” In 1961, the Greater Edmonton Foundation (GEF) was established to operate subsidized senior citizen lodges in the Edmonton area. Since then, the total GEF seniors lodge portfolio has grown to a total of 979 units in 12 lodge projects. These include three new 120-bed lodge projects constructed in the past three years - McQueen Place, Rosslyn Place and Ottewell Place.
- Council’s recognition in the late 1960s of the urgent need for additional public housing development. This resulted in Council’s authorizing the Administration to expedite the provision of public housing units. Subsequently, through its Edmonton Community Housing Organization (ECHO), the City became a direct developer of over 1,000 units of family-oriented public housing from 1969 to 1974;
- Council’s support of the Provincial-City partnership in the 1970s to increase the supply of serviced lots and housing affordability in Edmonton through development of the Mill Woods Land Bank;
- The City’s continuing support for public housing development in the early 1970s. This was reflected in a motion, endorsed by Council in

1972, to ensure enough land would be available to meet those needs. That motion required the provision of sufficient net developable residential land, through the development agreement process, to accommodate 5% of the population of that subdivision. In 1974, the Province of Alberta assumed responsibility for public housing development in Edmonton, but with continued City assistance through the provision of project development sites. Since then, the Province has developed an additional 2,635 units of public housing on land held under long-term lease from the City;

- The City’s establishment of homeEd, the City of Edmonton Non-Profit Housing Corporation in 1977. HomeEd is a private not-for-profit organization for which the City is the sole shareholder. The City of Edmonton manages the provision of property management services for the 658 units owned by the Corporation. Clients served are low and moderate-income individuals in housing need.

In the 1990s, the City’s support of methods to address issues of Low-Income and Special Needs Housing has been more oriented to increasing community capacity and local decision-making to meet these needs. Examples include City support for the Edmonton Joint Planning Committee on Housing, the Edmonton Housing Trust Fund, the Edmonton Homelessness Task Force and the Central Edmonton Community Land Trust.

The City participates on interjurisdictional and inter-municipal committees and in direct discussions with elected and appointed officials to positively influence Federal and Provincial policy, programs, legislation and funding to meet Edmonton’s priority Low-Income and Special Housing needs. In recent years, Council has also



Construction of the Youth Emergency Shelter Society (YESS) "START House" in 1992 was assisted with a \$50,000 grant from the City's "Low-Income Housing Capital Assistance Program." The START (Stabilize, Assessment, Resources, Transition) Program, formerly housed in the Whyte Avenue YESS crisis shelter facility, provides residential care and living skills for homeless youth aged 15 to 18 years. This project is located at 15116 - 100 Avenue in the West Jasper Place community.

supported many FCM and AUMA Resolutions, prepared by City staff and other municipalities, calling for changes to senior government policy in the areas of:

- Federal Social Housing devolution;
- Increased Federal funding for the Residential Rehabilitation Assistance Program;
- Retention of Federal social housing programs savings for social housing;
- Provincial leadership in addressing low-income housing needs;
- Community-based residential care; and
- Calculation of shelter allowances.

Current City involvements in Low-Income and Special Needs Housing, including those required through legislation, regulation or approved Council motion, are organized under the following 12 categories:

- Information, Organization and Advocacy
- Housing Community Co-ordination
- Policy and Planning
- Regulations/Standards Development and Enforcement
- Funding and Financing
- Taxation and Fee Reduction
- Program Delivery and Administration
- Provision of Land and/or Buildings
- Ownership of Land and/or Buildings
- Housing Project Development
- Housing Property Management
- Other City Involvements.



The "Riverview Apartments", at 10136 - 95 Street and condemned by the City for building code violations, was rehabilitated in 2000 with \$630,000 provided through the RRAP Program. RRAP is a Federally funded program, which provides assistance to low-income homeowners and landlords to help them bring their units up to minimum health and safety standards. The structure now contains 35 self-contained bachelor apartment units.

Current Government Roles in Social Housing

Edmonton’s existing Social Housing supply, for which the City is involved, from a financial or a program delivery perspective, has been provided over the past 40 years through three major Social Housing program types: Public (Community) Housing; Non-Profit Housing; and The Alberta Senior Citizens Lodge Program.

The following table summarizes the current major roles (e.g. developer, operator, funder) of each level of government:

PUBLIC (COMMUNITY) HOUSING			
Projects/Units	Federal Roles	Provincial Roles	City Roles
414 Joint Ownership units (operated by Capital Region Housing Corporation – CRHC)	<ul style="list-style-type: none"> • Developer • Provided mortgage financing • 100% Owner • Pays 50% of annual operating deficit 	<ul style="list-style-type: none"> • Pays 50% of annual operating deficit 	<ul style="list-style-type: none"> • Council appoints two citizens-at-large to CRHC Board
1,030 ECHO/City Ownership units (operated by CRHC)	<ul style="list-style-type: none"> • Provided mortgage financing • Pays 50% of annual operating deficit 	<ul style="list-style-type: none"> • Pays 40% of annual operating deficit 	<ul style="list-style-type: none"> • Developer • 100% Owner • Pays 10% of annual operating deficit • Council appoints two citizens-at-large to CRHC Board
3,281 Provincial Ownership units (operated by CRHC)	<ul style="list-style-type: none"> • Pays 50% of annual operating deficit 	<ul style="list-style-type: none"> • Developer • Provided mortgage financing • 100% Owner • Pays 50% of annual operating deficit 	<ul style="list-style-type: none"> • Leases 72 development sites (“Beneficial Owner” of these projects) • Council appoints two citizens-at-large to CRHC Board

NON-PROFIT HOUSING			
335 Federal Non-Profit Program units (developed and owned by homeEd, The City of Edmonton Non-Profit Housing Corporation)	<ul style="list-style-type: none"> • Pays an annual subsidy based on the difference between project mortgage payments and those expenses at 2% interest rate • Mortgage guarantor 	<ul style="list-style-type: none"> • (No involvement) 	<ul style="list-style-type: none"> • City is the sole shareholder of homeEd • Provides property management services through municipal and contracted staff • Council appoints seven citizens-at-large to homeEd Board
303 Provincial Non-Profit Program units (developed and owned by homeEd)	<ul style="list-style-type: none"> • Mortgage guarantor 	<ul style="list-style-type: none"> • Pays an annual subsidy based on the difference between project mortgage payments and those expenses at 2% interest rate 	<ul style="list-style-type: none"> • City is the sole shareholder of homeEd • Provides property management services through municipal and contracted staff • Council appoints seven citizens-at-large to homeEd Board
20 Federal Non-Profit Program units (developed and owned by homeEd)	<ul style="list-style-type: none"> • Pays 70% of the annual operating deficit • Mortgage guarantor 	<ul style="list-style-type: none"> • Pays 30% of the annual operating deficit 	<ul style="list-style-type: none"> • Sole shareholder of homeEd • Provides property management services through municipal and contracted staff • Council appoints seven citizens-at-large to homeEd Board

SENIOR CITIZENS LODGE PROGRAM			
943 lodge units and 36 “City-owned units”.	<ul style="list-style-type: none"> • (No involvement) 	<ul style="list-style-type: none"> • Pays annual LAP grant¹ to the GEF 	<ul style="list-style-type: none"> • Pays annual GEF requisitions for funds to cover 100% of annual operating deficits after Provincial LAP grant, where Council has pre-approved those costs². Requisitions can include capital costs to refurbish existing lodges or construct new lodges. • Pays 100% of GEF total annual operating deficit for the “City-owned units”. • Council appoints seven citizens-at-large to GEF Board

¹ \$3.60 per day for “Lodge suites” and \$1.20 per day for “Cottage” units.

² The Ministerial Order establishing GEF as a “Management Body” requires GEF to submit to the City its three-year business plan and the annual operating budget for Council approval.



In 2000, the City provided Federal RRAP funding totalling \$1.63 million to convert the “A. McDonald Warehouse” into 91 affordable self-contained bachelor apartment units. The Edmonton-based developer, Worthington Properties Inc., sponsored the conversion of this former vacant warehouse. The City also provided a \$165,000 grant under its Heritage Program to carry out heritage renovations to the building facade (e.g. windows, cornices, brickwork).

Needs

Existing supply

The Edmonton Community Plan on Homelessness 2000-2003 was prepared through a broad-based community consultation process undertaken, with the help of consultants, by a steering committee of the Edmonton Joint Planning Committee on Housing. Representatives of the federal and provincial governments, the City of Edmonton and the Edmonton Coalition on Homelessness oversaw the process. The consultation engaged the input of over 300 persons through methods including a Planning Charette in May 2000 and feedback to various drafts of the Plan.

The plan identified an existing supply of 20,485 Low-Income and Special Needs Housing units in Edmonton, made up of the following:

- Emergency Housing³ - 534 units
- Transitional Housing⁴ - 665 units
- Long-Term Affordable and Supportive Housing⁵ - 19,286 units.

³ For Youth, Seniors, Persons with Addictions, Mental Health, Prostitutes and Trans-Gender Persons, Hard-to-House Persons and Families.

⁴ For Single Men and Women, Youth [including Aboriginal], Persons with Addictions, Prostitutes and Trans-Gender Persons, Women Fleeing Violence and Families.

⁵ For Singles, Persons with Addiction, Seniors [including Assisted Living], Mental Health, Persons with Developmental Disabilities and Families [including Aboriginal].

Future needs

Based on approved application waiting list, turnaway rate and other information from existing unit providers, the plan also identified the following “overall need” for these types of housing in Edmonton:

- Emergency Housing - 247 units
- Transitional Housing - 335 units
- Long-Term Affordable and Supportive Housing - 4,950 units.

Based on these inputs, the plan concluded that Edmonton needs at least 5,000 additional units of housing in these three categories.



