



Affordable Housing in Edmonton

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Owners Forum
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Edmonton



Civida

Number of **people**:

1.01 million

Number of **social and affordable housing units**:

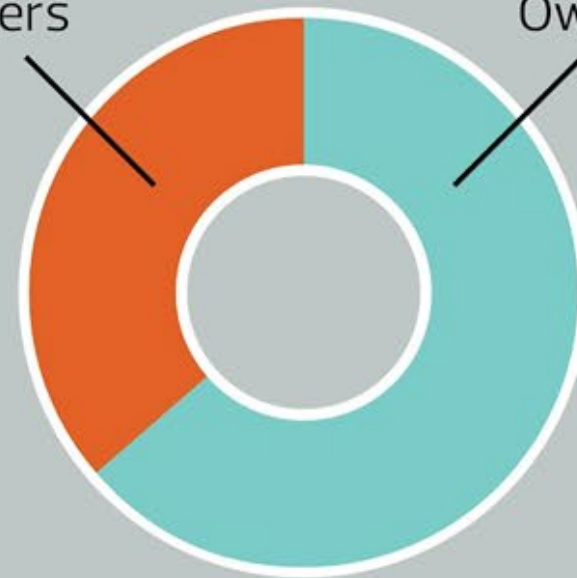
less than
15,000

Number of **homes**:

394,485+

36.2%
Renters

63.8%
Owners



Households in **Core Housing Need**:



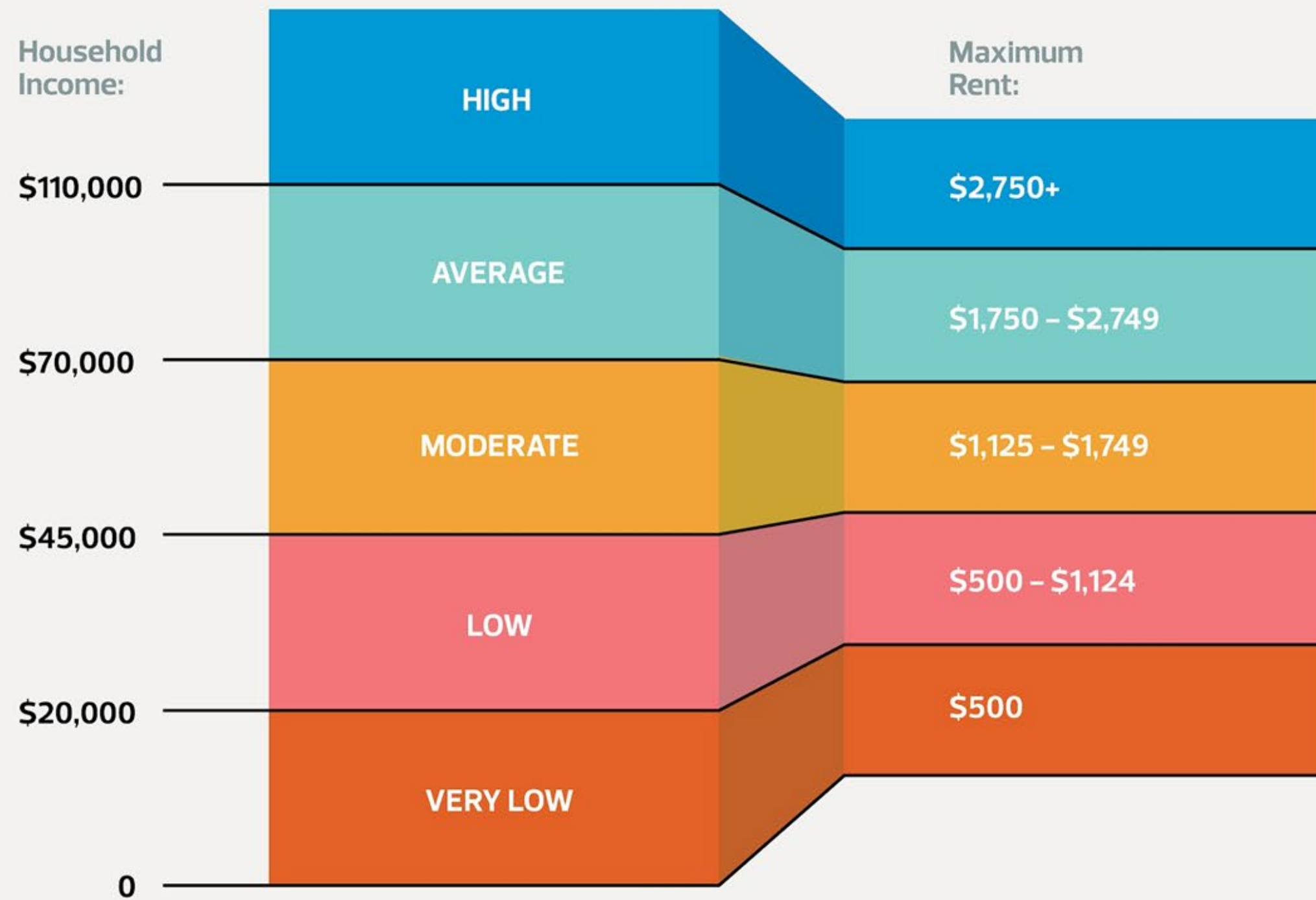
Almost 1 in 8 **households**



1 in 4 **renter households**



1 in 3 **Indigenous renter households**



Supportive Housing

Subsidized housing with on-site supports for very-low to low income households

+1,400-1,700 units by 2026

Social Housing

Rent-geared-to-income for very-low to low income households

+3,800 units by 2050

Non-market Affordable Rental

Shallow subsidy (<80% market rent) and **deep subsidy** (<50% market rent) for moderate income households

+30,200 units by 2050

Near-market Affordable Rental

80-90% market rent for moderate income households

+5,700 units by 2050

The City's Approach

- Affordable Housing Investment Plan
 - Makes grants and land available to affordable housing providers (up to 25% or 40% for Indigenous-led housing)
 - First investor in, attract funds from other orders of government
 - Prioritize affordability, location, design
- 16% affordable housing in every neighbourhood
- +2,700 new units funded in first 4 years
- \$132 investment attracted \$527 million from other funders
- \$1 billion in housing construction



Supportive Housing

- Identified as critical gap
- City provides land, funding, project management and communications/engagement support then transfers assets to Homeward Trust (CBO)
- Since 2019, \$96 million invested in 880 new units
- Another 1400-1700 units are still needed by 2026



Company Background



Created under a Ministerial Order by the Government of Alberta, Civida began as the Edmonton Housing Authority in 1970. In 1995 we became Capital Region Housing and in 2021 we became Civida.

Our mission has always been to provide safe and affordable housing.



About Civida Housing

- **We serve** over 15,000 tenants living in Civida homes.
- **We administer** over 3,400 rent subsidies per month to individuals and families.
- **We manage** close to 5,400 homes in 800 buildings across 138 locations.
- **We develop** and manage new affordable housing.
- **We build** partnerships with community organizations.



Housing Continuum

What is Affordable Housing?



↑
We are here

Demographics

from 2022 Customer Survey

66%

Have children
under the age of
18 at home

54%

Identify as
coming from a
racialized
community

35%

Have a disability
or accessibility
needs

32%

Primarily speak a
language other
than English at
home

27%

Currently
employed full or
part time



Civida Programs



Community Housing

- Civida's largest portfolio
- Governed by the *Alberta Housing Act* to determine eligibility and prioritization
- Rent is based on 30% of income.
- 4,400 homes within the City of Edmonton.





Affordable Housing



- Rent ranges from 0-40% below current CMHC market rental rates.
- Housing built through the support of municipal, provincial and federal capital grants, as well as Civida investments.
- Grant support translated into lower rent for those in need of affordable housing.

Mixed Income Housing



- Offering a range a rental rates – community house to full CMHC market rates
- Self-sustaining buildings - no operating grants
- Capital investment up front

Rent Assistance

- Rent Assistance Benefit (RAB) :::::
 - Benefit for tenants living in the private market
 - Eligibility based on legislated point score
 - Rent Supplements up to \$900/month
- Temporary Rental Assistance Benefit (TRAB)
 - Temporary subsidy of up to \$200 per month
- Civida administers close to 3,400 subsidies a month





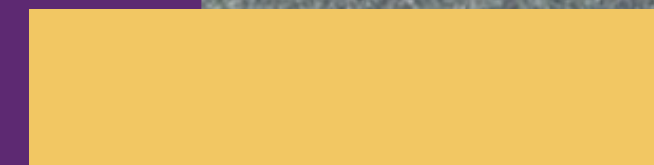
Initiatives



Property Renewal



- Extend the life of our properties to effectively use all our resources.
- Addressing deferred maintenance
- Reimagining the suite renewal process
 - Consistently working to turnover units so new families can move it.
- Through effective property renewal we have housed 1,500 more people last year
- Our current vacancy rate is < 1%.




New Builds

- Lendrum
 - 120 suites completed in Fall of 2023
- Keheewin Development
 - 132 units in a mix of townhouses and apartment units
 - Completed design
- Petrolia Redevelopment - retrofitting and redeveloping existing housing.
- Partnership with Islamic Family Center for a small to medium size larger family build



Focuses

- Addressing growing need 
 - § How to build more units
 - § How to bring on those units faster
 - § Addressing deferred maintenance of existing properties
- Captial Development Partnerships that enable the ability to address the highest needs in housing
- Operational Optimization
 - § Suite Renewal
- Partnerships with other Not-for-Profit Organizations
- Advocacy – unit count to bedroom count



Improving Housing Availability and Affordability

- Automated Development Permits
 - Half the time of other large cities
 - Save applicants \$5.3 million and 67,600 days collectively each year
- Removal of parking minimums
 - Reduces barriers
 - A first for major Canadian city
- New Zoning Bylaw
 - Removes single-family-only zoning
 - Allows for up to eight housing units



Housing Accelerator Fund

- CMHC launches the Housing Accelerator Fund (HAF) in March 2023
- Mandate: “To provide incentive funding to local governments to boost housing supply”
- **\$4 billion** to fast track the creation of 100,000 new homes across Canada by 2026
- City of Edmonton to receive \$175 million over three years



Prime Minister Justin Trudeau announces Edmonton's HAF allocation on February 21, 2024.

Looking Ahead

- Implementing HAF Action Plan
 - Surplus school site redevelopment
 - Priority growth areas and transit-oriented development
 - Further improvements to permitting
 - Modernize infill fireflow requirements
 - Deferral of sanitary sewer cost for AH providers
 - District Energy infrastructure rebate
 - Gradually reduce multi-unit tax subclass



Thank you

