Housing Committee

Agenda

Friday, May 27, 2016
8:30 a.m. – 10:00 a.m.
Strathcona County Community Centre - Rooms 1 and 2
401 Festival Lane
Sherwood Park, AB

Agenda Items

1. **Call to Order** – Councillor Dwight Ganske, Chair

2. **Chair Opening Remarks** – Councillor Dwight Ganske, Chair

3. **Approval of Agenda** – Councillor Dwight Ganske, Chair

4. **Approval of Minutes of March 24, 2016** – Councillor Dwight Ganske, Chair

5. **2016/17 Housing Work Plan Updates** – Councillor Dwight Ganske, Chair
   5.1 2016 ReEnvision Symposium – Stephanie Chai, Project Manager

   **Recommended Motion:** That the Housing Committee receive the 2016 ReEnvision Symposium update for information.

   5.2 Our Affordable Future – Stephanie Chai, Project Manager

   **Recommended Motion:** That the Housing Committee approve the 2016 Our Affordable Future Challenge, subject to funding.

6. **Housing Advocacy** – Councillor Dwight Ganske, Chair
   6.1 Federal Response letter – Stephanie Chai, Project Manager

   **Recommended Motion:** That the Housing Committee receive the Federal Response letter for information.
7. **Growth Plan Update 2.0** – Councillor Dwight Ganske, Chair

   7.1 Task Force Update – Sharon Shuya, Project Manager

   **Recommended Motion:** That the Housing Committee receive the Growth Plan 2.0 update for information.

8. **CRGIS Update** – Councillor Dwight Ganske, Chair

   8.1 GIS Demonstration – Brandt Denham, GIS Coordinator

   **Recommended Motion:** That the Housing Committee receive the GIS Demonstration for information.

9. **Capital Region Board Projects Update** – Councillor Dwight Ganske, Chair

   9.1 Specialized Transit Update – Dr. Bonnie Dobbs, University of Alberta

   **Recommended Motion:** That the Housing Committee receive the Specialized Transit update for information.

10. **Adjournment** – Councillor Dwight Ganske, Chair

**Next Meeting**
Friday, July 29, 2016
9:00 a.m. – 11:30 a.m.
St. Albert
Housing Committee

Thursday, March 24, 2016
1:30 p.m. – 4:30 p.m.
La Cite Francophone – Hall Jean-Louis Dentinger
8627 rue-Marie-Gaboury (91 Street), Edmonton

Members:
Dwight Ganske, Town of Stony Plain (Parkland Sub-Region) (Chair)
Kathy Barnhart, Town of Beaumont (Leduc Sub-Region) (alternate)
Wes Brodhead, City of St. Albert (Sturgeon Sub-Region) (alternate)
Ben Henderson, City of Edmonton (Edmonton Sub-Region) (alternate)
Carla Howatt, Strathcona County (Strathcona/Fort Saskatchewan Sub-Region)
Dan Warawa, Lamont County (Lamont Sub-Region)

Guests:
Fiona Beland-Quest, Strathcona County
Dennis Christenson, Christenson Group of Companies
Gibby Davis, City of Edmonton
Judy Koschade, Town of Bruderheim
Daryl Kreuzer, City of Edmonton
Nicole Kurtz, City of Edmonton
Nancy Laing, Leduc Foundation
Michael Laveck, Town of Devon
Dennis Magnusson, Sturgeon Foundation
Dennis Peck, CHBA - Edmonton
Lory Scott, City of St. Albert
Pamela Steppan, Strathcona County
Tim Vrooman, Town of Morinville

Regrets:

CRB Staff & Consultants:
Malcolm Bruce, CEO
Stephanie Chai, Project Manager
Neal Sarnecki, Project Manager
Sharon Shuya, Project Manager
Loreen Lennon, Communications Manager
Leslie Chivers, Operations Manager
Lisa Saskiw, Administrative Assistant
Gary Gordon, Gordon & Associates

1. Call to Order

Chair, Dwight Ganske called the meeting to order at 1:33 p.m.
2. Chair Opening Remarks

3. Approval of Agenda
   Motion: That the Housing Committee Agenda for March 24, 2016 be approved.
   Moved by: Councillor Dan Warawa, Lamont County (Lamont Sub-Region)
   Decision: Carried unanimously

4. Approval of Minutes, January 29, 2016
   Motion: That the Housing Committee minutes of January 29, 2016 be approved.
   Moved by: Councillor Carla Howatt, Strathcona County (Strathcona/Fort Saskatchewan Sub-Region)
   Decision: Carried unanimously

5. Growth Plan 2.0
   5.1 Task Force Update/Communities & Housing Working Paper
   Motion: That the Housing Committee receive the Growth Plan Update 2.0 update for information.
   Moved by: Councillor Kathy Barnhart, Town of Beaumont (Leduc Sub-Region)
   Decision: Carried unanimously

6. 2015/16 Housing Work Plan Updates
   6.1 2016 ReEnvision Symposium
   Motion: That the Housing Committee approve the Morinville Community Cultural Centre as the venue for the 2016 ReEnvision “Communities & Housing” Symposium on September 15, 2016.
   Moved by: Councillor Dan Warawa, Lamont County (Lamont Sub-Region)
   Decision: Carried unanimously
   
   6.2 Sub-Regional Housing Needs Assessments
   Motion: That the Housing Committee recommend that the Capital Region Board approve the Regional and Sub-Regional Housing Needs Assessments.
   Moved by: Councillor Carla Howatt, Strathcona County (Strathcona/Fort Saskatchewan Sub-Region)
   Decision: Carried unanimously

6.3 Our Affordable Future
7. Housing Policy

7.1 Draft Housing Policy

Motion: That the Housing Committee direct administration to review the Draft Housing Policy with the Housing Advisory Group, to be brought back to the Committee in the fall of 2016.

Moved by: Councillor Ben Henderson, City of Edmonton (Edmonton Sub-Region)

Decision: Carried unanimously

8. Housing Advocacy

9. CRB Alignment

9.1 CEO Update

10. Adjournment

It was agreed by unanimous consensus that the Housing Committee meeting be adjourned.

Meeting adjourned at 3:28 p.m.

Next Meeting: May 27, 2016 at 9:00 a.m., La Cite Francophone – Hall Jean-Louis Dentinger

Committee Chair, Councillor Dwight Ganske
Our Affordable Future: Implementation

Motion

That the Housing Committee approve the 2016 Our Affordable Future Challenge, subject to funding.

Background

The Capital Region Board approved the Our Affordable Future report in December 2012.

On January 29, 2016, the Housing Committee approved the Our Affordable Future: Implementation priorities of Recommendation #6 Innovative Development Plans, Product Design, and Built-Forms and #9 Pilot Projects, with an understanding that a community approach engagement (Recommendation #8) should be an integral component of specific projects.

Rationale

To move forward with implementation of Recommendation #9, the Our Affordable Future Challenge (see Attachment 1) concept is attached for committee review and approval.

Attachments

1) Our Affordable Future Challenge
OUR AFFORDABLE FUTURE

CHALLENGE: MARKET AFFORDABLE HOUSING PILOT PROJECTS

What makes a neighbourhood a true community? Is it one that exudes comfort, security, vibrancy and a sense of belonging? One that welcomes residents and visitors alike as a safe, friendly and interesting place to be? It is difficult to describe and even tougher to achieve, but surely it is what most of us want from the places we live.

Housing Vision: There is a sufficient supply, choice and diversity of housing within the Capital Region.

Growth Plan Principles:

- Protect Environment and Resources
- Minimize Regional Footprint
- Strengthen Communities
- Increase Transportation Choice
- Ensure Efficient Provision of Services
- Support Regional Economic Development

The Capital Region Board has created an opportunity to inspire more market affordable housing projects to break through organizational obstacles and allow municipalities and industry to effectively drive innovation and encourage risk-taking. The Our Affordable Future Challenge will select up to three market affordable housing projects intending to pursue Market Affordable Housing, as defined by the Capital Region Board.

OUR COMMITMENT TO MARKET AFFORDABLE HOUSING

The Capital Region Board seeks to inspire Market Affordable Housing development, learn from aspiring best practices, develop a hub to share lessons learned and support committed ambassadors and champions in housing. We believe that within the Capital Region are the leadership abilities and courage to tackle this initiative. We invite the people – developers, builders, elected officials, and administrators – to lead the way to advance the cause.

The Capital Region Board developed Our Affordable Future – a Market Affordable Housing Policy Framework and Implementation Plan to increase options for Market Affordable Housing.
PROPOSAL SUBMISSION

- Stage 1: Program approved by CRB Housing Committee
- Stage 2: Program launches and begins accepting submissions
- Stage 3: Applications are due
- Stage 4: Recommended pilot projects notified
- Stage 5: Pilot projects awarded present at the ReEnvision Symposium (September 15)

CRB Package Provided to Selected Pilot Projects

- Up to $5,000 micro-grant to initiate pilot project
- Facilitated initial meeting to discuss project, program, and timeline for assistance over the program period (2 hours)
- Facilitated charrette for applicants and key stakeholders (2-4 hours)
- Up to 50 hours of advocacy assistance on policy items related to your project
- Up to 50 hours of additional promotional assistance throughout the program period
- Up to 20 hour of program assistance to showcase your project at the 2016 ReEnvision Housing Symposium on September 15, 2016
- CRB letter of support in applications to the Province and Federal governments
- Provide overhead responsibilities for selected pilots

Successful pilot project applicants are expected to:

- Provide Design Charrette Assistance: Pay any costs over $300 for travel and lodging expenses for the participants of the design charrette, if applicable. CRB will provide up to $300 per pilot project for expenses related to the charrette.
- Showcase at the 2016 ReEnvision Symposium: Panel discussion with up to 2 other selected pilot projects complete with introductory video presentation produced by CRB.
- Provide Project Update Briefs: Report best practices and key lessons learned through a 1-2 page project update brief twice throughout the entire program (schedule to be provided by the CRB). These briefs will communicate to the Board and the Housing Committee where support is needed and how the Our Affordable Future Challenge can further address the needs of the market. A template for this brief will be provided.

MINIMUM REQUIREMENTS TO APPLY

Pilots must be a market affordable housing project defined as:

“Rental or ownership housing that is modest in form and specification and is capable of being produced for moderate-income households by the market without upfront or on-going direct government subsidies. Market Affordable Housing is targeted to people whose
“household income is 100-150% of median income. Housing prices will vary by municipality since median incomes differ throughout the region.”

- Project team must include one or more Champions/Ambassadors as identified in the CRB Market Affordable Housing Framework (Council, Administrative, and/or Industry).
- Project site must be on a previously developed or infill site.
- Project must be located in the Edmonton Metropolitan Region.

Projects will be evaluated on the following criteria:

- **Integration** (e.g. mixed tenure housing)
- **Sustainability** (e.g. higher densities)
- **Livability** (e.g. walkability)
- **Innovation** (e.g. diverse built forms)

**HOW TO APPLY**

Entire submission needs to be compiled in a single document in PDF format, no more than 4 pages, and sent to schai@capitalregionboard.ab.ca by XXXXX, 2016 at 14:00 MST.

- **Parameters**: How the proposed project meets Growth Plan principles.
- **Goals**: Explain how the goals include market affordable housing.
- **Commitment + Approach**: Why the project team is interested in becoming a pilot project and the basic design approach.
- **Context**: Describe the project’s location and neighborhood context with the project boundary highlighted.
- **Criteria**: Describe how the project meets the Growth Plan principles.
- **Schedule**: Include current status/phase of project and start dates for all phases of work.
- **Team**: List names, titles, and organizations of affiliation. Explain each organization’s experience with market affordable housing.
- **Questions**: Include questions, concerns or barriers that the project is encountering.
Q&A

Q - Where should my project be located?

A - Any of the Capital Region Board’s 24 member municipalities. Applicants are encouraged to consider how their pilot project could be reapplied in a town, village, county, or city context.

Q - My project includes different housing including market affordable. Am I still eligible to apply?

A - Absolutely! If accepted, the assistance package may be modified to best suit the needs of the project. We welcome and encourage mixed use income levels, housing form, and building function.

Q - What policy support does the Board provide?

A - The Board has developed the Our Affordable Future Framework to provide assistance to project teams as they work with regulators on related policies. We facilitate collaboration and advocacy support in the form of direct staff assistance, assistance from our regional partners active in housing, design resources, and promotional material.

Q - My project has an Industry Champion but I’m not sure who would be best suited as the Council Ambassador or Administrative Champion. Am I still eligible to apply?

A - Absolutely! If accepted, the assistance package may be modified to best suit the needs of the project.

Q - What happens if my project is not ready for the Housing Symposium?

A - Innovation approaches can sometimes detour and stray from a proposed timeline. We will still showcase the project and discuss the challenges up to September 15.

Q - What happens if my project doesn’t get built?

A - It is expected that projects accepted under this program have a commitment to pursue market affordable housing and complete development. If projects accepted under this pilot program do not ultimately get built, they will not be penalized. Our goal is to see the first of many market affordable housing projects in the region and derive lessons learned.

We believe this pilot program is the catalyst to making market affordable housing projects more accessible in the region. We cannot wait to explore best practices with project teams who are ready to take their market affordable housing projects to the next level!

Further questions may be submitted to Stephanie Chai at schai@capitalregionboard.ab.ca.
MAY 04 2016

Nolan

Mr. Nolan Crouse
Chair
Capital Region Board
#1100 Bell Tower, 10104 – 103 Avenue
Edmonton, Alberta T5J 0H8

Dear Mr. Crouse:

Thank you for your correspondence of March 15, 2016, regarding affordable housing support in Edmonton Metropolitan Region, and in particular for the Capital Region Board’s willingness to work with all orders of government to support affordable housing at the regional level.

In Budget 2016, the Government of Canada announced a historic plan to invest more than $120 billion over the next 10 years. To create jobs and support clean economic growth across the country, the Government of Canada is implementing immediate short-term investments in public infrastructure. Specifically, Budget 2016 provides $3.4 billion over five years for social infrastructure, including $1.5 billion over two years to improve access to safe, adequate and affordable housing.

In addition to the commitment to invest in social infrastructure, the Prime Minister asked that I work with my colleague the Honourable Jean-Yves Duclos, Minister of Families, Children and Social Development, to create a housing strategy to re-establish the federal government’s role in supporting affordable housing. Furthermore, Minister Duclos is the Minister responsible for the Investment in Affordable Housing. As such, I have taken the liberty of forwarding a copy of your letter to him for his consideration. I trust this action will be of assistance.

...2
We are working closely with all of our partners and stakeholders to deliver an ambitious plan that will significantly increase federal infrastructure investments and build strong communities. Infrastructure is the foundation of sustainable and inclusive communities – it removes barriers, brings people together and allows all Canadians to be an active participant in their community.

I appreciate your having taken the time to write to me on this important issue.

Yours sincerely,

A. Sohi

Amarjeet Sohi, P.C., M.P.

c.c. The Honourable Jean-Yves Duclos, P.C., M.P.
Minister of Families, Children and Social Development

The Honourable Lori Sigurdson, M.L.A.
Minister of Seniors and Housing