Housing Committee

Agenda

Friday, January 27, 2017
9:00 a.m. – 11:30 a.m.
La Cité Francophone – Hall Jean-Louis Dentinger
8627 rue-Marie-Gaboury (91 Street), Edmonton

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 November 25, 2016** – Councillor Dwight Ganske, Chair

5. **2016/17 Housing Workplan Updates** – Councillor Dwight Ganske, Chair

   5.1 Draft Sub-Regional Housing Plan Model – Thom Stubbs, Headwater Group & Gary Gordon, Gordon & Associates

   **Recommended Motion:** That the Housing Committee receive the Draft Sub-Regional Housing Plan Model for information.

   5.2 Our Affordable Future Challenge Update: Southwoods Presentation & Tour – Christenson Group of Companies (verbal)

   **Recommended Motion:** That the Housing Committee receive the Our Affordable Future Challenge Update for information.

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

Next Meeting
Friday, March 17, 2017
9:00 a.m. – 11:30 a.m.
La Cité Francophone – Hall Jean-Louis Dentinger
Housing Committee

Friday, November 25, 2016
9:00 p.m. – 11:30 p.m.
La Cite Francophone – Hall Jean-Louis Dentinger
8627 rue Marie-Anne-Gaboury (91 Street), Edmonton

Members:
Dwight Ganske, Town of Stony Plain (Parkland Sub-Region (Chair))
Ed Gibbons, City of Edmonton (Edmonton Sub-Region) (Vice-Chair)
Mel Smith, Town of Redwater (Sturgeon Sub-Region)
Kathy Barnhart, Town of Beaumont (Leduc Sub-Region) (Alternate)
Shelley Ross, Town of Bruderheim (Lamont Sub-Region) (Alternate)

Provincial Liaison:
Dean Lussier, Alberta Seniors & Housing

Regrets:
Carla Howatt, Strathcona County (Strathcona/Fort Saskatchewan Sub-Region)

CRB Staff & Consultants:
Malcolm Bruce, CEO
Stephanie Chai, Project Manager
Sharon Shuya, Project Manager
Leslie Chivers, Operations Manager
Amanda Borman, Executive Assistant
Taylor Varro, Municipal Planning Intern
Thom Stubbs, Headwater Group
Gary Gordon, Gordon & Associates

Guests:
Nolan Crouse, Board Chair
Gibby Davis, City of Edmonton
Judy Koschade, Town of Bruderheim
Nicole Kurtz, City of Edmonton
Marnie Lee, Strathcona County
Lynn Olenek, Heartland Housing Foundation
Lory Scott, City of St. Albert
Jim Fowler, Sturgeon Foundation/Westlock Foundation
Dennis Magnusson, Sturgeon Foundation/Westlock Foundation
Cody Spencer, City of Edmonton
Cory Labrecque, City of Leduc
Nancy Laing, Leduc Foundation
Lori-Anne St. Arnault, Meridian Foundation
Tim Vrooman, Town of Morinville
1. **Call to Order**

Chair, Councillor Dwight Ganske called the meeting to order at 9:00 a.m.

2. **Chair Opening Remarks**

3. **Approval of Agenda**

   It was agreed by unanimous consensus that the Housing Committee agenda for November 25, 2016 be approved.

4. **Approval of Minutes of July 28, 2016**

   **Motion:** That the Housing Committee minutes of July 28, 2016 be approved.
   **Moved by:** Councillor Ed Gibbons, *City of Edmonton (Edmonton Sub-Region)*
   **Decision:** Carried unanimously

5. **Edmonton Metropolitan Region Growth Plan**

   5.1 **Growth Plan Implementation**

6. **2016/2017 Housing Workplan Updates**

   6.1 **Sub-Regional Housing Plan Model**

   **Motion:** That the Housing Committee receive the Sub-Regional Housing Plan Model update for information.
   **Moved by:** Councillor Shelley Ross, *Town of Bruderheim (Lamont Sub-Region)*
   **Decision:** Carried unanimously

   6.2 **2016 ReEnvision Symposium**

   **Motion:** That the Housing Committee receive the 2016 ReEnvision Symposium evaluation report for information.
   **Moved by:** Mayor Mel Smith, *Town of Redwater (Sturgeon Sub-Region)*
   **Decision:** Carried unanimously

   6.3 **Our Affordable Future Challenge**

   **Motion:** That the Housing Committee receive the 2016 Our Affordable Future Challenge update for information.
   **Moved by:** Councillor Kathy Barnhart, *Town of Beaumont (Leduc Sub-Region)*
   **Decision:** Carried unanimously
7. Housing Advocacy

7.1 Let’s Talk Housing

**Motion:** That the Housing Committee receive the Housing Advocacy update for information.

**Moved by:** Mayor Mel Smith, *Town of Redwater (Sturgeon Sub-Region)*

**Decision:** Carried unanimously

8. Housing Governance

8.1 Housing Policy

**Motion:** That the Housing Committee direct administration to bring back the amended Housing Policy for consideration in January 2017.

**Moved by:** Councillor Kathy Barnhart, *Town of Beaumont (Leduc Sub-Region)*

**Decision:** Carried unanimously

9. 2017/18 Draft CRB Budget Review

9.1 Review of Budget presented to Board

CEO, Malcom Bruce updated the committee on current budget discussions. An update will be brought to the Capital Region Board on December 10, 2016.

10. Adjournment

The Chair declared the meeting adjourned at 11:10 a.m.

**Next Meeting:** January 27, 2017 at 9:00 a.m., La Cite Francophone – Hall Jean-Louis Dentinger

Committee Chair, Councillor Dwight Ganske
# Sub-Regional Housing Plan Model

## Recommended Motion

*That the Housing Committee receive the Sub-Regional Housing Plan Model update for information.*

## Background

The Capital Region Growth Plan: Appendix 5 Housing Plan provides direction to develop a 10 year regional housing plan based on sub-regional planning that is responsive to housing need.

The development of a “Sub-Regional Planning Process” was an approved Housing Committee initiative in the CRB 2012-2014 Business Plan.

In 2013, an Environmental Scan was carried out that described the roles and responsibilities of the stakeholders currently involved with the provision of non-market housing, and suggested how those roles might evolve as an enhanced approach to planning for non-market housing is implemented. The findings and recommendations of the Environmental Scan confirmed that provincial funding and regional planning priorities should be guided by sub-regional planning efforts – which, in turn, would benefit from the use of standardized planning and assessment tools.

In 2014, the Sub-Regional Needs Assessment Framework and pilot reports were received for information by the Capital Region Board.

On April 14, 2016, the Capital Region Board approved the Regional and Sub-Regional Housing Needs Assessments.

On June 9, 2016, the Capital Region Board approved the 2016/17 Capital Region Board Budget, including the Sub-Regional Housing Plan Model.

On August 31, 2016, the Housing Advisory Working Group met to begin development of the Sub-Regional Housing Plan Model.

In September and October 2016, the consultants interviewed and surveyed housing stakeholders in the region.


On November 25, 2016, the consultants led a sub-regional housing plan model Stakeholder Workshop session.

On December 16, 2016, the consultants requested further feedback from the Housing Advisory Working Group on the draft model.
On January 27, 2017, the consultants will present a draft model to the committee for review and feedback.

**Committee Discussion**

- Clarify roles and responsibilities for sub-regional plans.
- Confirm format and direction of the housing planning model.

**Attachments**

1. Draft CRB Housing Planning Model
2. Feedback Summary
DRAFT Capital Region Board
Regional and Sub-Regional Housing Planning Framework

Submitted to:
Capital Region Board

Submitted by:
Thom Stubbs, President
Headwater Strategy Group Ltd.
1323 Hamilton Street NW
Calgary Alberta T2N 3W8
Phone: 403-220-1144
Email: Thom.Stubbs@Headwatergroup.ca

With
Gary Gordon
Gordon and Associates
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Executive Summary

The Capital Region Board’s (CRB) mandate to develop the Capital Region Growth Plan includes the development of ‘a plan regarding social and market affordable housing requirements for the Capital Region’ (GOA 2012). The CRB’s ten-year rolling Regional Housing Plan provides initial guidance on how planning should be undertaken. It further recommended that the CRB ‘development of a framework for a ten-year rolling Capital Region Housing Plan’.

This Regional Housing Planning Framework provides detail on the planning process, including the overall scope and approach for housing planning within the Capital Region, outlining:

- The purpose, mandate and scope for housing planning in Section 1.0;
- The alignment of housing plans with CRB plans and policies in Section 2.0;
- The formats for Regional and Sub-regional planning in Section 3.0;
- Process and timelines in Section 4.0;
- Stakeholder roles and responsibilities in Section 5.0;
- Monitoring and reporting processes in Section 6.0; and,
- Evaluation and revision components in Section 7.0.

The Housing Planning Framework builds off of the Capital Region Housing Plan and advice from with housing officials across the Capital Region, including:

- A survey of the members of the CRB Housing Advisory Working Group;
- Interviews with key housing stakeholders;
- Drafting of background briefing notes to outline issues and considerations for the Housing Planning Model;
- A Housing Planning Model workshop with housing stakeholders; and
- The development of this Draft Housing Planning Model report for consideration.
1.0 Regional Housing Planning Framework Mandate and Scope

1.1 Purpose

The purpose of the Regional Housing Planning Framework is for the preparation of a regional non-market and market affordable housing plans in a manner that is consistent and compatible with the Principles and Policies of the Capital Region Growth Plan.

1.2 Mandate

The CRB mandate for housing comes from the Capital Region Board Regulation (CRB 2012). Under the Regulation, the CRB is ‘to prepare and submit to the Minister a proposed Capital Region Growth Plan’ including a ‘plan regarding social and market affordable housing requirements for the Capital Region that includes recommendations with respect to the following:

(i) the general location of social housing;
(ii) options to increase market affordable housing.

(Section 15 AR 38/2012 Capital Region Board Regulation 7)

This mandate led the CRB to develop the ten-year rolling Capital Regional Housing Planning process, the goal of which is create sustainable communities and close the gap for non-market and market affordable housing in Sub-regions. The aim of sustainable communities is to ensure that affordable housing is available to all income levels and is built in a manner that meets the social, environmental and economic goals of the Capital Region. The plan will also include specific targets to address existing and future housing needs for non-market and market affordable housing.

The Modernized Municipal Government Act (Bill 21) tabled in the spring of 2016 reconfirms the role of an organization like the CRB working together with municipal partners through the proposed creation of a mandatory Growth Management Board, including one for the Edmonton Metropolitan Region. The Growth Management Board would be required to submit a Metropolitan Region Growth Plan for the Minister of Municipal Affairs approval within two years of establishment. The Growth Plan may include many of the same items as in the current CRB Growth Plan and address affordable housing (i.e. the location of social and market housing for maximum benefit) (GOA 2016).

The CRB is also developing an administrative Housing Policy that further defines its mandate and approach to housing. The policy is currently under development.

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1 See CRB Regional direction on page 12.
2.0 Housing Plan Alignment with CRB Plans and Policies

Edmonton Metropolitan Region housing planning is currently defined by the 2010 Capital Region Growth Plan (CRGP) – Appendix 5 Housing Plan. As per the CRB regulation, the Capital Region Board approved the Edmonton Metropolitan Region Growth Plan (EMRGP) in 2016. The 2016 Edmonton Metropolitan Region Growth Plan, Re-imagine. Plan. Build. was delivered to the Government of Alberta for its approval on October 13, 2016. The current 2010 Growth Plan remains in effect until that provincial approval is granted.

2.1 2010 Capital Region Growth Plan: Growing Forward

Ten-Year Rolling Regional Housing Plan

The focus of the 10-year rolling regional housing plan outlined in the 2010 Capital Region Housing Plan is to identify “the housing priorities for the Capital Region based on the identification of housing affordability and changing demographics and socio-economic characteristics across the Region”. The Regional Housing Plan aims to identify housing priorities and the CRB will “develop policies and appropriate targets, monitor the outcomes, and ensure the equitable distribution of affordable housing with a diverse range of built forms and tenure options”.

The Regional Plan addresses the broader, regional requirements of the Capital Region Board Regulation. It will address the what – Regional options to increase market affordable housing by identifying the types of actions that can be implemented in the Sub-regions and the targets to be reached and monitored. The Plan will also address the where – how social housing is located across the Capital Region Sub-regions.

Sub-Regional Planning Model

The Growth Plan calls for housing planning in a coordinated and collaborative way across the six housing Sub-regions (Figure One). The Capital Region Housing Plan recommended this approach to ‘meet the unique needs of each community and to address the affordable housing needs through joint planning and sharing of resources’ (CRB 2010). The municipalities work together within their Sub-region to develop Sub-regional plans that address the broader objectives and targets of their CRB Member Regional Housing Plan.

Sub-regional plans will identify actions and targets, the what – Sub-regional options to increase market affordable housing and the where – Sub-regional locations for social housing in the context of the CRB Regional Housing Plan.

Sub-regional housing plans will be aligned with other housing initiatives, including:
- Provincial and national housing programs and strategies, and;
- Other local housing plans and strategies such as homelessness plans.
Housing Scope

The scope for housing plans is to focus on the regional market affordable and non-market affordable components of the housing continuum (Figure Two).

Figure Two: The Housing Continuum
Market Housing - Market Housing is defined as housing supplied by the private market, without direct government subsidies. Under Market Housing, one sub category, Market Affordable Housing, has been further delineated:

**Market Affordable Housing** is defined as rental or ownership housing that is modest in form and specification and is capable of being produced for moderate income households without upfront or on-going direct government subsidies (such as through regulatory relaxations, efficient design, or tax incentives). This applies to households earning moderate incomes between 100% and 150% of median income.

**Pure Market** is used to further delineate housing that is affordable to those with incomes greater than median income.

Non-Market Housing - Non-Market Housing is defined as housing that is operated and funded, or created, through direct government subsidies. It includes categories of housing based on the associated services needed by the clients. Non-Market Housing is further segmented into the categories of Affordable Housing and Subsidized Housing:

- **Affordable Housing** is rental or ownership housing that generally does not require on-going (operating) subsidies. It is both affordable and targeted for long-term occupancy to households with incomes between 100% and 80% of the median renter income for their household size.
- **Subsidised Housing** is rental housing that requires on-going operating subsidies to make it affordable on a long-term basis to households with incomes between 80% and 65% or less of the median renter income for their household size.

### 2.2 EMRGP Principles and Policies

The Edmonton Metropolitan Region (EMR) Growth Plan calls for housing to be planned ‘in a coordinated and collaborative way to address core housing need’ across the region. To ensure consistency with and compatibility to the Edmonton Metropolitan Region Growth Plan, regional and sub-regional housing plans will be guided by the EMRGP and the Capital Region Housing Plan.

The 2016 EMRGP ‘updates the principles and objectives of the 2010 Capital Region Housing Plan recognising the important connection between complete communities and housing’ (CRB 2016 p49). These principles and policies will guide CRB Regional and Sub-regional Housing Planning.

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2 “Non-Market Housing” also includes “Emergency Shelters”, “Transitional Housing” and “Supportive Housing”, and requires deeper capital and operating subsidies provided under government programs to enable affordability to households with considerably lower incomes or no incomes at all.
Guiding Principle

The central 2016 EMRGP principle related to housing is to:

Recognize and celebrate diversity of communities, and promote an excellent quality of life across the Region. In planning for growth, we will recognize and respond to the different contexts and scales of communities, and provide a variety of housing choice with easy access to transportation, employment, parks and open spaces, and community and cultural amenities.

Objectives

The EMRGP identifies three Communities and Housing Policy Area objectives:

1. Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages;
2. Plan for and promote a range of housing options; and
3. Plan for and promote market affordable and non-market housing to address core housing need.

Policies

The market affordable and non-market housing objective identifies three policies which will guide housing planning:

3.3.1 Market affordable and non-market housing will be planned in a coordinated and collaborative way to address core housing need through the following measures:
   a. completion of housing needs assessments for each sub-region identified on Schedule 5;  
   b. preparation and implementation of a 10-year rolling Capital Region Housing Plan; and  
   c. advocacy to the provincial and federal governments to provide long term sustainable sources of funding and address regional housing priorities and the specific needs of each sub-region.

3.3.2 The supply of market affordable and non-market housing will be increased through a variety of strategies including:
   a. collaborating between the CRB, member municipalities, other levels of government and non-profit housing providers on the funding and delivery of non-market housing including subsidized and market affordable housing; 
   b. adopting and implementing regional and municipal policy to pursue inclusionary housing in built-up urban areas and greenfield areas; 
   c. incorporating innovative building practices related to prefabrication, building materials and built forms with good urban design to improve affordability; and 
   d. forming innovative partnerships and exploring creative financing models, regulations, standards and approval processes, and incentives for the private sector to provide.

3.3.3 Priorities will be established for the location of market affordable and non-market housing within rural centres, sub-regional centres, urban centres, TOD centres and the metropolitan core and within 800 metres of a major transit station.
2.3 Housing Plan Alignment and Coordination

The alignment and coordination of CRB Regional and Sub-regional plans is summarised in Table One, below.

Table One: Regional and Sub-regional Housing Planning Alignment and Coordination

<table>
<thead>
<tr>
<th>Plan Format</th>
<th>Regional Housing Plan Alignment</th>
<th>Sub-regional Housing Plans Alignment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vision, goals and objectives</td>
<td>• Link to Growth Plan Principles, Goals and Policies</td>
<td>• Link to Growth Plan Principles, Goals and Policies</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Link to Regional Housing Plan Vision, Principles, Policy</td>
</tr>
<tr>
<td>Conformity to CRB Housing</td>
<td>• Align with Policy</td>
<td>• Align with Policy</td>
</tr>
<tr>
<td>Policy Principles</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plan Stakeholders</td>
<td>• Identifies the types, roles and responsibilities of stakeholders</td>
<td>• Identifies how stakeholders are involved in plan development and implementation</td>
</tr>
<tr>
<td>Process and Timelines</td>
<td>• Sets overall timelines and process for plan</td>
<td>• Identifies community level process and timelines for plan</td>
</tr>
<tr>
<td>Housing Need</td>
<td>• Uses common Housing Needs Assessment data</td>
<td>• Uses common Housing Needs Assessment data</td>
</tr>
<tr>
<td></td>
<td>• Analyses Regional housing data and housing trends</td>
<td>• Analyses Sub-regional housing data and housing trends</td>
</tr>
<tr>
<td>Support services</td>
<td>• Provides higher level ‘why’ support services relationship to Regional Plan</td>
<td>• Identifies how support services are integrated in Sub-regional Plan</td>
</tr>
<tr>
<td>Strategic actions and targets</td>
<td>• Sets overarching strategy to address housing needs across Capital Region</td>
<td>• Addresses Capital Region strategy within Sub-region</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Sets actions and targets for Sub-region</td>
</tr>
<tr>
<td>Funding estimates and sources</td>
<td>• Provides broad estimates</td>
<td>• Provides detailed budget for implementation with partners</td>
</tr>
<tr>
<td>Monitoring and reporting</td>
<td>• Identifies key performance indicators to monitor across CRB</td>
<td>• Monitors and reports detailed trends by sub-region</td>
</tr>
<tr>
<td>Evaluation</td>
<td>• Evaluation focuses on overall Regional and Sub-regional planning together</td>
<td>• Evaluation focuses on overall Regional and Sub-regional planning together</td>
</tr>
</tbody>
</table>
3.0 Regional and Sub-regional Plan Format and Content

The format for Regional and Sub-regional plans is provided below to support consistency and enable comparisons to ensure the equitable and planned distribution of affordable housing in the Region. Sub-regional plans will be guided by the Regional Housing Plan and consolidated to provide overall Regional Housing Plan implementation. Roles for planning are identified in Section 5.0.

3.1 Housing Plan Format

Vision, goals and objectives
- Identifies the vision, goals and objectives to address the CRB mandate for affordable housing.

Alignment with the CRB Growth Plan
- Summarizes how the Regional Housing Plan actions align with the CRB Growth Plan and how the Sub-regional Housing Plan conforms to the CRB Regional Housing Plan.

Plan Stakeholders
- Identifies plan stakeholders and their roles and responsibilities in the development and implementation of the housing plan.

Process and Timelines
- Summarises the overall process and timelines for planning.

Housing Need
- Identifies housing need from the CRB Housing Needs Assessment.

Support services
- Identifies the relationship of housing to support services and how support service provision and location influence housing actions.

Strategic actions and targets
- Identifies strategic actions and performance targets to address plan vision, goals and objectives.

Monitoring and reporting
- Identifies key performance indicators and monitoring reports over past planning cycles.

Evaluation
- Identifies how the results of the evaluation have informed the plan.
4.0 Process and Timelines

The housing planning process and timelines outline the overall steps to develop the regional and sub-regional housing plans for the CRB. The approach is based on the recommendation in the 2010 Capital Region Housing Plan to develop a rolling 10 Year Regional Housing Plan. The 10 Year Plan and Sub-regional needs assessments would be refreshed every 5 years as new data becomes available to update the sub-regional needs assessments and priorities.

Overall Process

1. CRB Regional Direction (Every 5 years)
   The CRB will provide direction (i.e. planning and reporting formats, guidelines, timelines, monitoring and reporting activities, etc.) to the CRB Sub-regions for the preparation of a Sub-regional Housing Plan every 5 years. A Regional Housing Plan will be developed that will include targets, progress reporting and annual adjusting of actions as required.

2. Sub-Regional Housing Plan (Every 5 years)
   The CRB will support the development of 6 Sub-Regional Housing Plans every 5 years. While the Sub-Regional Plans will be developed every 5 years in accordance with data availability from Statistics Canada, long term population projections will be used to estimate the need and demand for market and non-market housing over the next 10 years. However, actions to address the priorities identified in the plans will be limited to 5 years.

   The 6 Sub-Regional Housing Plans will roll-up into a Rolling 10 Year Regional Housing Plan that will include the actions to address the identified priorities over the first 5 year period. The Regional Plan will also provide longer-term population projections and housing need and demand for use by all 24 CRB municipalities, Housing Management Bodies, industry and other housing providers and partners.

3. Monitoring & Reporting (On-going/annually)
   The Regional Housing plan will include a monitoring and reporting framework that outlines what and when reporting of results will occur for each action included in each sub-regional plan. Housing market and other indicators will be identified and monitoring monthly/annually.

   Results will be evaluated on an annual basis and, depending on outcomes, adjustments could be made to the type of delivery and cost allocations, both within a sub-region as well as between sub-regions. The intent is to ensure that housing resources and availability are balanced across the Capital Region.

   The information collected through this monitoring function will be critical for evaluation, so accurate and timely reporting will be mandatory to be effective.

4. Evaluation (CRB and Sub-Regions Every 5 years)
   A formal evaluation will be coordinated with the collection of NHS census data every 5 years and, along with the Housing Needs Assessment and monitoring reports, inform the next Regional
Housing Plan. The evaluation will incorporate monitoring data and undertake a broader environmental/policy scan as well.

5. **Sub-Regional Needs Assessment (Every 5 years)**

The planning cycle will align with the availability of Canada Census and Core Housing Need data, which is available about 2 years after the completion of the census. Housing Needs Assessments will be completed to support the development of the sub-regional housing plans.

### Planning Timelines

Specific planning timelines need to consider three main factors:
- The municipal election cycle;
- The availability of Census Canada/National Household Survey data; and
- The current status of housing plans in the Capital Region.

Table Two identifies specific planning timelines for the main planning steps and outputs of the overall planning process.

**Table Two: Regional and Sub-regional Housing Plan Process and Timelines Guidance**

<table>
<thead>
<tr>
<th>Planning Steps</th>
<th>Last Accepted</th>
<th>Frequency</th>
<th>Timeline Considerations</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Regional Housing Plan</strong></td>
<td>2010</td>
<td>5 Yr</td>
<td>Informs Sub-regional planning</td>
<td></td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td><strong>Sub-regional Housing Plans</strong></td>
<td>5 Yrs</td>
<td></td>
<td>Follows Housing Needs Assessments</td>
<td>o</td>
<td>o</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td><strong>Monitoring and Updating</strong></td>
<td>Annual</td>
<td></td>
<td>Annual reporting of monitoring data</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Plan Evaluation</strong></td>
<td>5 Yrs</td>
<td></td>
<td>Same time as needs assessment to inform planning steps</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td><strong>Housing Needs Assessments</strong></td>
<td>2016</td>
<td>5 Yrs</td>
<td>Align with Census data</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td><strong>Other Plans</strong></td>
<td></td>
<td>i.e. Homelessness Plans</td>
<td></td>
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</tbody>
</table>

✓ = Recommended timeline.  o = Planning in progress for Edmonton, Leduc and Strathcona/Fort Saskatchewan Sub-regions
5.0 Stakeholder Roles and Responsibilities

A key CRB Growth Plan policy is for the ‘collaboration between the CRB, member municipalities, other orders of government and non-profit housing providers on the funding and delivery of non-market housing including subsidized and market affordable housing’ (CRB 2016 Growth Plan 3.3.2a). Working together to address affordable housing requires many stakeholders with different roles and responsibilities.

The Alberta government works with municipalities, housing management bodies, non-profit and private sector organizations to build and operate non-market housing in Alberta. The Department of Seniors and Housing funds Housing Management Bodies to build and operate non-market housing and the Department of Municipal Affairs funds the CRB and Municipalities to plan for and manage the growth of the region in a strategic, coordinated and integrated way. All play different but complimentary roles in the planning and delivery of housing in Alberta. The Capital Region Board (CRB) was created to prepare and implement an integrated Capital Region Growth Plan with the initial priorities being: Land Use, Transit Services, Housing and Geographic Information Services (GIS). The Board’s ongoing role is to facilitate regional cooperation and coordination of long range planning and decision making to ensure a diverse range of housing and built forms are built that meet the need and demand across the Capital Region.

Constitutionally, housing is a provincial responsibility. However, the federal government has played a significant role in both market and non-market housing since the 1960’s. In fact, the federal government led the way by paying for 70% of the capital and operating subsidies. Federal funding for new social housing initiatives terminated in 1993. Although responsible, all provinces and territories withdrew from building new social without the federal contribution.

When the federal government returned, it played a much more limited role – a one-time capital grant cost-shared 50/50 with the provinces. All provinces returned to the funding table. Experience suggests that a federal leadership role in policy and funding is required to effectively address housing needs across Canada. Alberta’s agreement with the federal government simplifies the partnership, providing greater flexibility.

**Stakeholder Roles – Housing Sector**

The broad roles of key stakeholders involved in the housing sector are defined below.

**Federal Government**
- Provide a long-term housing strategy and plan;
- Ensure Income and business tax (including GST) policy supports housing objectives
- Review regulatory measures in light of affordability challenges (building/fire code, health and safety standards, etc.)
- Fund research and development of innovative design and construction techniques
- Exclusive jurisdiction for First Nations on-reserve housing, immigrants and refugees, and youth.
Provincial Government
- Set the overall vision and objectives for housing;
- Establish the housing legislative and policy framework;
- Partner with the federal government to establish a long-term housing strategy and plan with adequate and sustainable funding;
- Provide direction for developing local housing and long-term housing strategy and plan with adequate and sustainable funding homelessness plans;
- Fund and coordinate support services programs;
- Ensure financial accountability; and
- Provide annual reports on province-wide progress.

Capital Region Board
- Facilitate cooperation and coordination in the development of Sub-regional and Regional Housing Plans;
- Advocate to all orders of government;
- Monitor key performance indicators and report;
- Lead Plan evaluations; and
- Facilitate education and sharing of best practices across municipalities.

Municipal Government
- Establish the local vision for housing;
- Engage the local community to determine housing needs and local priorities;
- Ensuring property tax is equitable (e.g. renters and owners);
- Support research and development of innovative design and construction techniques;
- Lead the development and implementation of local housing and homelessness plans, including CRB-facilitated sub-regional housing plans and support the development and implementation of CRB Regional Housing Plans;
- Contribute to and coordinate housing funding;
- Advocacy and education;
- Establish and enforce regulations; and
- Monitor and report on progress.

Housing Management Bodies
- Non-market housing development and operation;
- Municipal requisitioning powers for seniors lodge operations;
- Develop and implement housing plans and strategies;
- Participate in, and potentially lead, Sub-regional housing plans subject to direction from Sub-regional municipalities;
- Advocacy; and

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3 All Housing Management Bodies outside of Edmonton have Boards comprised of elected officials from member municipalities and therefore take on more responsibilities in areas such as planning and more diverse housing (e.g. seniors, families, mental health, etc.).
• Monitoring and reporting on progress.

**Private sector**
- Land development;
- Market and non-market housing design and construction;
- Rental property ownership and management; and
- Incorporating innovative development ideas and construction techniques to achieve greater efficiency and affordability.

**Non-profit housing sector**
- Developing and managing (and owning in many instances) non-market housing;
- Delivery of support services; and
- Monitor and report on progress.
Stakeholder Roles – CRB Regional Housing Planning

Roles for stakeholders in the context of Regional and Sub-regional housing planning, implementation and monitoring are identified in Table Three, below.

The potential roles of the CRB, Municipalities and Housing Management Bodies for Sub-regional planning could range from planning leader, to partner and stakeholder. There are currently different planning models in the Sub-regions. Edmonton has one central process through the City of Edmonton housing team. The Leduc Foundation, which has municipal elected officials on its board, has been designated to carrying out the planning functions for the Leduc Sub-Region.

Table Three: Stakeholder Roles and Responsibilities CRB Housing Planning Guidance

<table>
<thead>
<tr>
<th>Organization</th>
<th>Role with Regional Plan</th>
<th>Role with Sub-regional Plan</th>
<th>Role in Plan Implementation</th>
<th>Role in Monitoring</th>
<th>Role in Evaluation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Province</td>
<td>Partner Co-funder</td>
<td>Partner Co-funder</td>
<td>Monitor Co-funder</td>
<td>Partner</td>
<td>Partner Del data</td>
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<tr>
<td></td>
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<td></td>
<td></td>
<td>Review Partner</td>
<td>Review Partner</td>
</tr>
<tr>
<td>Canada</td>
<td>Partner Co-funder</td>
<td>Partner Co-funder</td>
<td>Monitor Co-funder</td>
<td>Partner</td>
<td>Partner Del data</td>
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<td></td>
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<td></td>
<td>Review Partner</td>
<td>Review Partner</td>
</tr>
<tr>
<td>Capital Region Board</td>
<td>Lead Share Work</td>
<td>Lead/Partner Co-funder</td>
<td>Co-funder Monitor/Deliver Actions</td>
<td>Lead</td>
<td>Lead</td>
</tr>
<tr>
<td>Municipalities</td>
<td>Partner Share Work</td>
<td>Lead/Partner Co-funder</td>
<td>Co-funder Monitor/Deliver Actions</td>
<td>Partner</td>
<td>Partner Del Data/Review Partner</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Share Work</td>
<td></td>
<td>Review Data</td>
<td></td>
</tr>
<tr>
<td>Housing Management Bodies</td>
<td>Partner Share Work</td>
<td>Lead/Partner Share Work</td>
<td>Share Work Deliver Actions/ Monitor</td>
<td>Partner</td>
<td>Partner Del Data/Review Partner</td>
</tr>
<tr>
<td>Other Housing Bodies</td>
<td>Partner Share Work</td>
<td>Stakeholder Share Work</td>
<td>Share Work Deliver Actions/ Monitor</td>
<td>Partner</td>
<td>Partner Del Data/Review Partner</td>
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<tr>
<td>Private Sector</td>
<td>Stakeholder Share Work</td>
<td>Stakeholder Share Work</td>
<td>Partner</td>
<td>Stakeholder</td>
<td>Stakeholder</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Review Data</td>
<td></td>
<td>Review Partner</td>
</tr>
</tbody>
</table>
6.0 Monitoring and Reporting

To support the overall housing planning process, the CRB, along with its partners, will coordinate the measurement and reporting of affordable housing across the region on an annual basis. This monitoring process will enable housing partners and the CRB to annually check performance and evaluate the overall directions and actions steps identified in the housing plans.

Our Affordable Future (CRB 2012) recommended ‘a regional monitoring system to ensure consistency in terms of what and how data is collected, analyzed and reported across the Region’.

The overall monitoring framework will be set out as a part of the CRB Regional Housing Plan and serve as monitoring measures to review progress against Capital Region goals for housing across all Sub-regions.

The Capital Region currently monitors to enable the CRB and its provincial partners to assess the performance of the Capital Region Growth Plan (CRGP). Monitoring is done to:
- Track progress in achieving goals
- Assess the effectiveness of policies, and
- Encourage accountability and transparency

The 2010 CRGP currently monitors 16 indicators. Four of these indicators are relevant to housing:
- Distribution of Market and Non-Market Housing. Measures the distribution of market and non-market housing as a portion of total housing units.
- Funding for Non-Market Housing. Measures the amount of provincial and federal funding provided.
- Housing Mix. Measures the distribution of housing structure types.
- Household Spending. Average household spending on housing and transportation costs as a percent of household spending. Stats Canada Table 203-0001 was discontinued in 2009.

The 2016 EMRGP identifies 26 indicators. Three of these indicators are relevant to housing:
- Housing mix, housing distribution by structure type
- Household spending, including housing affordability
- Diversity of land uses in greenfield areas (% of area per generalized land use category)

The Capital Region Housing Planning indicators are identified in the Table below. The indicators were drawn from the Growth Plan objectives, principles and policies. Indicators were also drawn from the policies and actions identified in the 10 Year Capital Region Housing Plan.

---

4 Growth Plan Monitoring & Reporting Indicators, March 2016
<table>
<thead>
<tr>
<th>Indicator</th>
<th>Reference</th>
<th>Geographies</th>
<th>Source</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Planning and Partnerships</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Preparation and Implementation of 10 year rolling Capital Region Housing Plan</td>
<td>EMRGP Policy 3.3.1 (b)</td>
<td>Region</td>
<td>Capital Region Board</td>
<td>Five years</td>
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<tr>
<td>Completion of Housing Needs Assessments</td>
<td>EMRGP Policy 3.3.1 (a)</td>
<td>Region</td>
<td>Capital Region Board</td>
<td>Five years</td>
</tr>
<tr>
<td>CRB Collaboration to prioritize investment to achieve regional housing needs</td>
<td>10yr Plan #6 10yr Plan OptionAct#2</td>
<td>Region</td>
<td>Capital Region Board</td>
<td>Annual</td>
</tr>
<tr>
<td>Sustainable Sources of funding for regional housing priorities</td>
<td>EMRGP Policy 3.3.1 (c) EMRGP Indicator #8 10yr Plan Policy#1</td>
<td>Region</td>
<td>Federal, Provincial, Municipal governments. Housing Management Bodies</td>
<td>Annual</td>
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<tr>
<td><strong>Regional Balance</strong></td>
<td></td>
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</tr>
<tr>
<td>Balance of Sub-region neighborhoods with a non-market housing ratio of 5% or greater</td>
<td>EMRGP Objective #1 Complete Communities 10yr Plan Policy#5</td>
<td>Region</td>
<td>Statistics Canada. National Household Survey</td>
<td>Five years</td>
</tr>
<tr>
<td>Number of affordable housing units per 1,000 households/ Sub-region and Region</td>
<td>EMRGP Objective #3 Core Housing Affordability</td>
<td>Region</td>
<td>Statistics Canada. National Household Survey</td>
<td>Five years</td>
</tr>
<tr>
<td>Number of Non-Market and Market Affordable Units built per 1,000 households/ Sub-region and Region</td>
<td>EMRGP Policy 3.3.2 (a)</td>
<td>Region</td>
<td>Housing Management Body, Municipality, Statistics Canada, National Household Survey</td>
<td>Annual</td>
</tr>
<tr>
<td>Indicator</td>
<td>Reference</td>
<td>Geographies</td>
<td>Source</td>
<td>Frequency</td>
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<td>--------------------------------------------------------------------------</td>
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<tr>
<td>Complete Communities</td>
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<td></td>
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<tr>
<td>Distribution of Non-Market Housing as a portion of units</td>
<td>EMRGP Indicator #7</td>
<td>Region, Sub-region</td>
<td>Stats Can/Municipal Census. Potential regional survey</td>
<td>Five years</td>
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<tr>
<td>Housing Mix – distribution of structure types.</td>
<td>EMRGP Indicator #9</td>
<td>Municipality, Aggregate to Region Sub-region</td>
<td>Statistics Canada</td>
<td>Five years, Census periods.</td>
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<tr>
<td>Number of new purpose-built rental housing units built</td>
<td></td>
<td>Region Sub-region</td>
<td>CMHC</td>
<td>Annual</td>
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<tr>
<td>Affordability</td>
<td></td>
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<td></td>
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<tr>
<td>Number of renter households spending more than 30% of household income on shelter costs across Sub-regions</td>
<td>EMRGP Objective #1 Complete Communities</td>
<td>Region Sub-region</td>
<td>Statistics Canada. National Household Survey</td>
<td>Five years</td>
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<tr>
<td>Number of Household Spending. Per cent of HH spending on housing.</td>
<td>EMRGP Indicator #10</td>
<td>Region Sub-region</td>
<td>Statistics Canada. National Household Survey</td>
<td>Five years, Census periods.</td>
</tr>
<tr>
<td>Non Market Housing Supply service level by Household type</td>
<td></td>
<td>Region Sub-region</td>
<td>Housing Management Bodies</td>
<td>Five years</td>
</tr>
<tr>
<td>Measures to Increase Supply</td>
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<td></td>
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<tr>
<td>Number of Non-Market units per 1,000 households/ Sub-region created through inclusionary zoning</td>
<td>EMRGP Policy 3.3.2 (b)</td>
<td>Region Sub-region</td>
<td>Municipal Data Housing Management Bodies</td>
<td>Annual</td>
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<td>Number of Market Affordable Housing units per 1,000 households/</td>
<td>EMRGP Policy 3.3.2 (c) 10yr Plan Policy#6</td>
<td>Region Sub-region</td>
<td>Municipal Data Housing Management Bodies</td>
<td>Annual</td>
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<tr>
<td>Indicator</td>
<td>Reference</td>
<td>Geographies</td>
<td>Source</td>
<td>Frequency</td>
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</tbody>
</table>
| Sub-region created with innovative building practices to improve affordability | 10yr Plan OptionAct#1  
10yr Plan OptionAct#2 | Region  
Sub-region | Municipal Data  
Housing Management Bodies | Annual |
| Number of Market Affordable Housing units per 1,000 households/ Sub-region created with innovative partnerships, financing and regulations that incent private sector affordable housing | EMRGP Policy 3.3.2 (c)  
10yr Plan Policy#2 | Region  
Sub-region | Municipal Data  
Housing Management Bodies | Annual |
| Location                                                                 |                                               |             |                                             |           |
| Number of market affordable and non-market housing projects developed within 800 metres of an LRT station or transit centre | EMRGP Policy 3.3.3  
10yr Plan Policy#4 | Region  
Sub-region | Municipal planning data | Annual |
| Communication/Education                                                   |                                               |             |                                             |           |
| Education about the benefits of higher density housing                    | 10yr Plan OptionAct#2  
10yr Plan OptionAct#2 | Region  
Sub-region | Capital Region Board | Annual |
7.0 Evaluation and Revision

To keep housing plans responsive to the interests, needs and changing realities of the Capital Region, an evaluation will be undertaken on a five year cycle to coincide with the availability of Census Canada National Household Survey data. The evaluation will also use information provided through the monitoring and reporting process of the CRB.

The evaluation will focus on performance and outcomes, the extent to which housing needs are being met because of the Region and Sub-regional housing strategies and the overall impact of the housing actions.

The CRB will lead the evaluation with the involvement of the sub-regions through an internal team such as the Housing Advisory Working Group (HAWG).

8.0 Housing Needs Assessment

The Housing Needs Assessments will provide a consistent and comparative assessment of housing need across the Capital Region. Needs Assessments will be incorporated into sub-regional plans and guide overall housing planning.
9.0 Appendices

Appendix One: 2010 Capital Region Housing Plan Summary
Appendix Two: Glossary and Acronyms
Appendix Three: References
Appendix Four: Stakeholder Engagement
Appendix One: 2010 Capital Region Housing Plan Summary

The 2010 Capital Region Growth Plan: Growing Forward Appendix 5 Capital Region Housing Plan identifies the following vision, guiding principles and housing policy actions which will guide future planning.

Vision and Guiding Principles:

The vision for the Capital Region Housing Plan is: There is a sufficient supply, choice and diversity of housing within the Capital Region.

Guiding Principles:

The Capital Region municipalities will realize this vision through the following guiding principles:

1. Recognise that Non-Market (Social) Housing requires sustainable, predictable, and adequate levels of funding in the form of capital and operating dollars from the provincial government, with support from the federal government.
2. Leverage partnerships with the private sector, public sector and not-for-profit organizations to provide a broad range of affordable and safe housing for all income levels that meets the diverse needs of the Capital Region.
3. Respect the unique needs of the Capital Region municipalities and create choice and diversity of housing options to enable the Capital Region to attract and retain the workforce necessary to be globally competitive.
   a. Plans, policies and programs must be responsive to housing needs and market conditions.
   b. To respond to local needs, solutions may be different in different communities.
4. The location of housing is based in integrated planning for efficient land-use that considers access to necessary amenities like transit and support services and that achieves affordable, appropriate types of housing stock and densities for both renters and owners.
5. Build sustainable and inclusive communities that respect and support families of all income levels who represent the diversity of people who contribute to the prosperity of the Capital Region.
6. Foster collaboration among Capital Region municipalities to achieve regional housing needs based on prioritizing housing investments and implementing innovative housing solutions.

Housing Policy

The core guiding policies identified in the Capital Region Housing Plan are identified below, addressing the CRB mandate to develop a plan regarding the general location on Non-Market Housing and options to increase the supply of Market-Affordable Housing.
General Location of Non-Market Housing

1. The location of Non-Market housing in the Capital Region is based on three criteria:
   - Equitable distribution of Non-Market Housing considers both the existing needs (backlog) and future growth-generated needs. Non-market housing should not be concentrated in any one sub-area of the Region. Includes Emergency Shelters, Transitional, Supportive and Affordable Housing.
   - Non-Market Housing should be located in municipalities that can provide the necessary and related support services.
   - Non-Market Housing should be located in municipalities/sub-regions that offer public transit services (existing or planned).

2. The shortage of rental housing in the municipalities outside of Edmonton must be given the priority to address the gap and ensure that future growth can be accommodated.

3. Consideration must be given to removing any residency requirements as a condition of occupancy.

4. Capital Region municipalities should work with the provincial government on the strategic transfer of existing Non-Market Housing assets before the expiration of funding agreements.

Options to Increase the Supply of Market Affordable Housing

Municipalities will need to take the following actions:

1. Work with industry and other partners to identify ways to reduce the cost of building housing that is attractive and affordable to first-time home buyers, individual and families.

2. Educate and inform the public about accepting higher density housing in their neighborhoods and smaller, higher density housing as a choice.
Appendix Two: Glossary and Acronyms

Affordable Housing Program
The Province of Alberta’s Affordable Housing Program provides one-time capital grants for the construction/acquisition of rental housing units. Grant recipients are required to provide rents that are at least 10% below market. Units are targeted at households with incomes at or below HILs. There are no operating subsidies for these units.

Canada Mortgage and Housing Corporation (CMHC)
CMHC is Canada’s national housing agency. Established as a government-owned corporation in 1946 to address Canada’s post-war housing shortage, the agency has grown into a major national institution. CMHC is Canada’s premier provider of mortgage loan insurance, mortgage-backed securities, housing policy and programs, and housing research.

Capital Region
The Capital Region includes lands lying within the boundaries of the participating municipalities: Beaumont, Bon Accord, Bruderheim, Calmar, Devon, Edmonton, Fort Saskatchewan, Gibbons, Lamont, Lamont County, Leduc, Leduc County, Legal, Morinville, Sturgeon County, Redwater, St. Albert, Spruce Grove, Stony Plain, Strathcona County, Sturgeon County, Thorsby, Wabamun, and Warburg.

Capital Region Board
The Capital Region Board was established in 2008, under Capital Region Board Regulation 38/2012, of the Municipal Government Act. The Capital Region Board is a non-profit corporation comprised of 24 member municipalities from within the region.

Complete Communities
Complete communities meet people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

Core Housing Need
This is a concept developed in the 1980’s to define housing need and involves a two-step assessment. First, does a household experience any one or a combination of housing problems covering suitability (crowding), adequacy (building condition) or affordability (paying greater than 30% of income for shelter)? Second, is their income below a defined income threshold that varies by market/city and by household size?

CMA
Census Metropolitan Area.

CNITS (Core Need Income Thresholds)
Alberta Seniors and Housing establishes local core need income thresholds every year. Households with annual incomes equal to or less than the CNITs are said to have insufficient income to afford the on-going costs of suitable and adequate rental units in their area. Incomes below this level may be eligible for various rental subsidy programs.

**Diversification of Housing Types**

This is a range of housing types, including single-family dwellings, duplexes, townhomes, condominiums and apartments, mixed throughout neighborhoods to serve a broad range of residents of varied age and income.

**Emergency Shelters**

These are temporary places for people to live until more permanent housing is found. An emergency shelter supports people fleeing a specific situation, such as natural or man-made disasters, domestic violence or sexual abuse. Emergency shelters sometimes facilitate support groups and provide meals.

**HIL**

Housing Income Limits, the new label for CNITs.

**Household**

Refers to a person or a group of persons (other than foreign residents) who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada. It may consist of a family group (census family) with or without other persons, of two or more families sharing a dwelling, of a group of unrelated persons, or one person living alone. When age is cross-tabulated with households, the implication is that household means household maintainer, whether stated or not.

**Housing Allowance**

This is housing assistance to help households manage high shelter cost burden and is distinct from the Rent Supplement. Payments are made to the household, not to the property owner, and the Housing Allowance is therefore portable. A Housing Allowance may be structured to pay a fixed monthly allowance or to pay based on the RGI-market rent difference.

**Housing Continuum**

This is a conceptual framework used to describe a range of housing options from homeless supports to independent market rate housing.

**Inclusive Communities**

Inclusive communities have a variety of housing, commerce, recreational, institutional, social, and public amenities within their boundary. Inclusive communities provide a physical and social environment where residents can live, learn, work, and play without having to travel beyond the community boundary.

**Inclusionary Housing**

Inclusionary housing programs are municipal programs that use the development regulations and approval process to oblige private developers to provide a portion of affordable housing within their new market projects.
Market Housing
Market Housing is defined as housing supplied by the private market, without direct government subsidies. Under Market Housing, one sub category, Market Affordable Housing, has been further delineated:

Market Affordable Housing is defined as rental or ownership housing that is modest in form and specification and is capable of being produced for moderate income households without upfront or on-going direct government subsidies (such as through regulatory relaxations, efficient design, or tax incentives). This applies to households earning moderate incomes between 100% and 150% of median income.

Pure Market is used to further delineate housing that is affordable to those with incomes greater than median income.

NHS
National Household Survey (the replacement for the Statistics Canada long form census), administered in May 2011.

Non-Market Housing
Non-Market Housing is defined as housing that is operated and funded, or created, through direct government subsidies. It includes categories of housing based on the associated services needed by the clients. Non-Market Housing is further segmented into the categories of Affordable Housing and Subsidized Housing:

Affordable Housing is rental or ownership housing that generally does not require on-going (operating) subsidies. It is both affordable and targeted for long-term occupancy to households with incomes between 100% and 80% of the median renter income for their household size.

Subsidised Housing is rental housing that requires on-going operating subsidies to make it affordable on a long-term basis to households with incomes between 80% and 65% or less of the median renter income for their household size\(^5\).

RGI
Rent Geared to Income.

Seniors Self-Contained Program
The Alberta Government provides apartment style accommodation to low and moderate income seniors who are functionally independent, with or without assistance from existing community services. Rent, which includes water, heat and sewer expenses, is based on 30% of a household’s adjusted income. The Province owns most of the apartments funded under this program and any operating deficits are fully funded by the Alberta Government. Household income must be below the CNITs to qualify for the program.

\(^5\)“Non-Market Housing” also includes “Emergency Shelters”, “Transitional Housing” and “Supportive Housing”, and requires deeper capital and operating subsidies provided under government programs to enable affordability to households with considerably lower incomes or no incomes at all.
Special Needs Housing
Special needs housing are dwellings that have been modified with special features to help people live independently in the community. For example, a unit may be adapted for wheelchair access.

Supportive Housing
Supportive housing offers support services onsite to assist tenants to live independently. For example, some providers will offer support for youth or people with substance abuse problems.

Support Services
Housing support services help people live independently in the community, regardless of their tenure. They support people who want to stay in their own home. A wide range of people with particular needs can receive housing support services, including homeless people, refugees, women escaping domestic violence, people with a chronic illness, people with a physical impairment or learning disability, seniors, ex-offenders, people with drug and alcohol related problems, and others who need support. They may use these services when their accommodation is temporary (for example, in a crisis) or when they are being re-housed.

A wide range of supported accommodation models exist and some examples include:

- Sheltered housing with 30 or 40 self-contained units of accommodation with on-site support;
- Communal facilities and call systems;
- Homeless hostels;
- Group homes where people share accommodation supported by residential or visiting housing support workers;
- Individual scattered or clustered dwellings with floating (flexible) support;
- Wet houses for people with substance misuse problems.

Supported Housing
Rental Housing for less than median income households for whom outreach services are accessed from an off-site source, e.g. homecare, aids to daily living, etc.

Supportive Living Lodge
Supportive living settings are operated under the Alberta Housing Act (usually by a management body) and are designed to provide room and board for seniors who are functionally independent with or without the assistance of community-based services.

Transit Oriented Development (TOD)
In urban planning, a transit-oriented development (TOD) is a type of urban development that maximizes the amount of residential, business and leisure space within walking distance of public transport. A TOD typically includes a central transit stop (such as a train station, or light rail or bus stop) surrounded by a high-density mixed-use area, with lower-density areas spreading out from this center. A TOD is also typically designed to be more walkable than other built-up areas, through using smaller block sizes and reducing the land area dedicated to automobiles. The densest areas of a TOD are normally located within a radius of ¼ to ½ mile (400 to 800 m) around the central transit stop, as this is considered to be an appropriate scale for pedestrians, thus solving the last mile problem.
Appendix Three: References


Capital Region Board (Jun 2013). Sub-Regional Planning Framework Phase 1: Environmental Scan. CRB, Edmonton.


Capital Region Board (Feb 2015). Leduc Sub-Region Housing Needs Assessment. CRB, Edmonton.

Capital Region Board (Feb 2015). Strathcona/Fort Saskatchewan Sub-Region Housing Needs Assessment. CRB, Edmonton.


Capital Region Board (Apr 2016). Edmonton Sub-Region Housing Needs Assessment. CRB, Edmonton.

Capital Region Board (Apr 2016). Growth Plan Monitoring and Reporting Indicators. CRB, Edmonton.

Capital Region Board (Apr 2016). Lamont Sub-Region Housing Needs Assessment. CRB, Edmonton.


Appendix Four: Stakeholder Engagement

Alberta Municipal Affairs
Dean Lussier
Rachel Foley
Kelly Wagar
Greg Dewling
Maurice Rachwalski
Nicole Kurtz
Daryl Kreuzer
Tammy Lautner
Cory Labrecque
Lory Scott
Tim Ward
Raymond Swonek
Lynn Olenek
Diana Crosswhite
Giri Puligandla
Susan Mcgee
Nancy Laing
Lori-Anne St. Arnault
Kelly Rudyk
Pamela Steppan
Marnie Lee
Dennis Magnusson
Alfred Nikolai
### Capital Region Board Regional and Sub-regional Housing Planning Model

**Housing Advisory Working Group (HAWG) Comments Summary**

Comments were received on the Draft Housing Planning Model from:

<table>
<thead>
<tr>
<th>City of Edmonton</th>
<th>City of Strathcona</th>
<th>GEF Seniors Housing</th>
<th>City of St Albert</th>
<th>Heartland Housing Foundation</th>
<th>Leduc Housing Foundation</th>
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</table>

**Comments Summary:**

- **Overall Support for Housing Planning Model** - All responses expressed overall support for the planning framework and that it accurately reflects the discussions and decisions made during the process.

- **Broader Growth Plan Objectives Should Guide the Housing Planning Model** – Participants recommended that broader Growth Plan objectives, such as complete communities, be used to guide Sub-regional housing planning. Objectives from the existing 10 Year Housing Plan also guide the Planning Model. These have been incorporated as indicators to be measured and monitored.

- **Role of CRB Housing Policy** – Participants sought clarification of the role of the CRB Housing Policy playing a guiding force for Sub-regional housing plans. They generally supported the Housing Policy being a guidance document for Sub-regional housing plans.

- **CRB Membership Changes** - Recent changes to the CRB membership and mandate were mentioned in terms of creating uncertainty and potential changes for the housing planning framework. Questions were also raised about the future role of the City of Edmonton as a Charter City. Changes were not made to the Housing Planning Model.

- **Plans Should Address Regional Priorities** – Some felt the plans should recommend overall regional priorities and the balance of resources across the CRB. Regional priorities will be set in the 10 year Regional Housing Plan as defined by the Housing Needs Assessments and that will guide Sub-regional Housing Plans. Both will be monitored for performance across the region.

- **Stakeholder Roles and Responsibilities** – Issues were raised about who leads planning, the CRB, municipalities and/or housing management bodies. This issue is challenged by the fact that the province funds Housing Management Bodies to operationally plan and build and operate projects and Municipalities fund Housing Management Bodies. The leadership issue was addressed and structured to recognise that the CRB plays an overall planning and coordination role and that municipalities lead planning collectively within their Sub-regions and may delegate roles to housing management bodies. The CRB sets regional planning objectives, monitors performance and evaluates for results.
HAWG and the Housing Committee were identified as two stakeholders to add in the context of their role within the planning process. This was not addressed and left for the CRB to address, within its overall role.

More roles and responsibilities were recommended and included for stakeholders (e.g. mortgage loan insurance, legislative environment that supports innovative design and construction techniques, shared outcomes and challenges, etc.). These were adopted.

- **Roles of Municipalities and Housing Management Bodies in Sub-regional planning** – There were questions on what roles different parties would play in the leadership of and participation in Sub-regional housing plans. Strong roles for both municipalities and housing management bodies were encouraged. It was recognised that if a housing management body was to play a leadership role it would need to have that role delegated to it from its Sub-regional municipalities.

- **Funding Challenges** – Concerns were expressed about the ability to fund and deliver the housing plans and if the CRB would maintain a funding role. This was not addressed.

- **Level of Planning Prescription** - Some felt that the framework should provide more specific direction (more prescriptive) on key elements of the sub-regional plans, such as how priorities should be determined, who should be consulted, how the plans will be used by the province to allocate funding, etc. One level of detail is provided in the Housing Planning Model. More detail was not added to the Planning Model. Key coordination of planning outcomes is tracked through achievement and monitoring of key objectives and indicators.

- **Planning Process** – Some felt specific planning process steps should be included, such as who should be consulted, how priorities should be determined.

- **Monitoring Indicators** – Indicators that focus housing plan targets and are monitored to track overall regional results are considered an important tool and focus for the CRB. Accordingly there is an interest for a strong set of indicators that reflect the Growth Plan, the 10 year Housing Plan. Monitoring indicators were developed to address a broader range of measures and incorporate directions from these guiding documents.

- **Plan Evaluation** – The responsibility for evaluation should be identified. The CRB was identified as the evaluation leader.

Suggestions that were not contentious have been incorporated into the draft Housing Planning Model.
Our Affordable Future Challenge Update

Recommended Motion

*That the Housing Committee receive the Our Affordable Future Challenge update for information.*

Background

The Capital Region Board approved the [Our Affordable Future](#) framework 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.

On May 27, 2016, the Housing Committee approved the 2016 Our Affordable Future Challenge to inspire more market affordable housing opportunities through pilot projects.

On July 20, 2016, an open call for submissions was launched.

In August, the call for submissions closed and the jury met to deliberate nine applications based on the criteria (integrity, sustainability, livability, and innovation) outlined and defined in the Our Affordable Future framework.

Jury members included:
- Councillor Dwight Ganske, Capital Region Board Housing Committee Chair
- Sandeep Agrawal, University of Alberta
- Rick Preston, Urban Development Institute
- Kelly Wagar, Canada Mortgage and Housing Corporation

At the September 15, 2016 ReEnvision Symposium, the Capital Region Board announced the two awarded pilot projects: Christenson Developments in Edmonton and the Heartland Housing Foundation in Fort Saskatchewan.

In November of 2016, preliminary meetings were held to explore process for both pilot projects.

On November 25, 2016, the Housing Committee requested a tour of the Southwoods Pilot Project.

Status

On January 27, 2017, the committee will receive a presentation on the Southwoods Pilot Project by Greg Christenson and visit the tour on site.