

CITY OF LEDUC

HOUSING OUR COMMUNITY

2008 Attainable Housing Strategy



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TABLE OF CONTENTS

SECTION 1	WHY A HOUSING STRATEGY?1
	Why does Leduc need an Attainable Housing Strategy? 1
	City Council’s Strategic Direction on Housing.....1
	The Attainable Housing Committee2
	Understanding Attainable Housing2
	Definitions3
	Attainable Housing in Leduc3
	Completing the Attainable Housing Strategy4
SECTION 2	THE HOUSING NEED IN LEDUC7
	Assessing the Housing Need in Leduc 7
	Attainable Housing Needs Data 8
	CMHC Attainable Housing Calculation8
	Homeownership Affordability Statistics9
	Rental Affordability Statistics10
	Availability of Rental Accommodations10
	Housing Types.....11
	Condition of Housing11
	Low Income12
	Cost of Living.....12
	Food Bank Usage Statistics12
	Demand for Subsidized Housing.....13
	Demand for Affordable Housing.....13
	Demographics14
SECTION 3	THE STRATEGIES 15
	Addressing the Issues 15
	Land Use Regulations and Development Policies.....15
	Awareness of Local Attainable Housing Issues17
	Local Non-profit Housing Agencies.....17
	The Development Industry20
	Local and Regional Partnerships20
SECTION 4	IMPLEMENTATION & MONITORING 23
	Implementation Plan 23
	Monitoring Success.....23
	Literature cited 27
	Appendix A: Attainable Housing in Review 29



Why a Housing Strategy?

Attainable housing is a community issue; appropriate, safe and affordable housing contributes to a healthy and vibrant community

WHY DOES LEDUC NEED AN ATTAINABLE HOUSING STRATEGY?

With the recent economic prosperity of our province, and specifically the City of Leduc, the issue of attainable housing has been gaining increasing attention. Leduc has experienced an unprecedented growth rate of 10% per year since 2006, and because of this the demand—and the cost—of housing has skyrocketed. In many cases, Leduc homes doubled in value over their pre-boom (pre-summer 2006) cost, and while the housing market in the Capital Region as a whole is currently dealing with an oversupply of listings, homeownership and securing rental accommodations continue to be a hardship for many low to moderate income households. The oversupply of residential listings is expected to be fully absorbed by 2010, which is expected to result in housing costs once again increasing. This will further exacerbate the attainable housing issues in Leduc.

Certainly, as attainable housing issues increase, our community's social health and economic well-being are put in jeopardy. One obvious example is our labour shortage that not only impacts on the service levels we receive as customers, but limits the ability of our existing businesses to expand, and our ability to attract new businesses to our region. The lack of affordable rental and homeownership opportunities prevents labourers from moving to our community to fill the increasing number of minimum and lower wage job vacancies. There are also social impacts to rising attainable housing issues; as families struggle to make ends meet, family stress levels can increase which can result in increased social issues, such as substance abuse and family violence. There are also physical impacts; house maintenance can be expensive to keep up and as households struggle to make ends meet it can fall off the priority list, which can lead to deteriorating communities.

City Council's Strategic Direction on Housing

Recognizing the growing housing affordability issues in Leduc and the widespread impacts such housing issues have on our community, Leduc City Council addressed attainable housing in its 2007–2011 Corporate Strategic Plan.

As part of the Corporate Strategic Plan, City Council mandated the administration to

develop a comprehensive housing strategy for Leduc that retains existing strengths while addressing the growing need for affordable housing and seniors' housing.

The goal was to create

innovative land development and housing options that meet the need of our growing population and provide reasonable housing options for people from all economic levels.



The Willows Affordable Housing complex, Leduc Alberta.

Photo: City of Leduc

The Attainable Housing Committee

The City of Leduc Housing Committee was initially established as an ad-hoc group to plan and eventually oversee the construction of *The Willows* affordable housing complex. In 2006, City Council officially established the group as an advisory committee to City Council with the mandate of advising Council of the attainable housing needs in the city, and for recommending and coordinating initiatives to address those needs. Three public members were added to the original committee structure that consisted of two members of Council, a representative of the Leduc Foundation, and two city staff representing the Departments of Planning and Development, and Family and Community Social Services. The first major project of the Committee was to develop Leduc’s first Attainable Housing Strategy on behalf of City Council.

Understanding Attainable Housing

There are a number of different approaches to addressing attainable housing issues. Historically, subsidized housing has been the common method used. With this method, qualifying applicants would be required to pay 30% of their income toward shelter costs, with the remaining rental fees covered by a government subsidy. Federal and provincial government funding of these subsidy programs was significantly reduced in the 1990s, and this led to the development of new programs designed to promote self-sufficiency.

More recently, attention has been given to understanding the complexity of issues that are involved with providing attainable housing, and this has led to the development of the housing continuum. The housing continuum recognizes both the various levels of housing needs and financial struggles. For some in this continuum, the goal would be to move into market housing, while for others it would be to remain in the continuum for the long term. It is this housing continuum, which is illustrated below, that is now commonly used to understand the complexity of housing issues in a holistic manner¹.

TABLE 1.1
THE HOUSING CONTINUUM

<p>High Level Support</p> <p>Low Level Support</p>	EMERGENCY SHELTERS	Temporary accommodations provided often to a maximum of 6 months and typically on a walk-in basis. In many cases, meals and support services are also provided. There are currently no emergency shelters in Leduc.
	TRANSITIONAL HOUSING	Temporary housing provided usually to a maximum of 3 years. Supportive services designed to assist residents in becoming more self-sufficient are also provided. Examples include detox centres and second stage housing for families escaping abuse. There are currently no transitional housing services provided in Leduc.
	SUPPORTIVE HOUSING	Long-term, typically rental accommodations that provide on-going support services. These services may be simply financial support in the form of subsidized housing, or long-term supports such as those provided in nursing homes and care for the disabled. There are currently 326 supportive housing units in Leduc, 211 are specifically for seniors and 121 provide support of some kind.
	AFFORDABLE HOUSING	Long-term housing that is provided just below market value. This type of housing can be in the form of rental or homeownership opportunities. Examples include providing rental accommodations at 10% below market value, and Habitat for Humanity homeownership opportunities. There are currently 53 affordable rental units offered in Leduc.
	MARKET HOUSING	Housing that is rented or purchased on the free market with no assistance or subsidy.

¹ Alberta Public Housing Administrators’ Association: 5.

Definitions

The term *affordable housing* is commonly used to describe a wide variety of conditions, and it is often confused with subsidized housing. To ensure clear communication of ideas and intents, definitions of commonly confused or misunderstood terms **as they are intended in this report** are provided below.

Affordable Housing

is an approach to addressing attainable housing needs where housing is provided just below market value, and is intended for moderate income households that fall just below the medium income for the area. Affordable housing can be provided as either rental or homeownership opportunities.

Attainable Housing

is the term used to describe the entire range of non-market housing needs as outlined in the housing continuum. Typically, a household is considered to have an attainable housing need if the household income is below the median income for the area and more than 30% of gross income is required to secure adequate and suitable housing.

Subsidized Housing

is an approach to addressing attainable housing needs where qualifying applicants are required to pay 30% of their incomes toward shelter costs with the remaining rental fees covered by a government subsidy.

Attainable Housing in Leduc

In Leduc, the provision of adequate, suitable, and affordable housing has been provided almost exclusively by the **Leduc Foundation**, a non-profit housing organization originally established to provide subsidized seniors accommodation, with and without supports, to Leduc area residents. Since incorporation in 1958, the foundation has increased its mandate to include providing subsidized housing to families and administering the province's Rent Supplement Program. Recently, the foundation worked collaboratively with the City of Leduc to construct the city's first affordable housing complex, *The Willows*, which offers rental rates of at least 10% below market value to qualifying area families. There are also three **Habitat for Humanity** homes in Leduc that have provided affordable homeownership opportunities to three local families. The chart below illustrates the current attainable housing facilities available in Leduc.

**TABLE 1.2
LEDUC'S ATTAINABLE HOUSING INVENTORY**

EMERGENCY HOUSING	No emergency shelter units are currently available in Leduc.				
TRANSITIONAL HOUSING	No transitional housing units are currently available in Leduc.				
SUPPORTIVE HOUSING	Planeview Place 121 unit senior Supports provided 30% of income	Westgrove Apts. 50 unit senior No supports 30% of income	Goldage Apts. 40 unit senior No supports 30% of income	Linsford Townhomes 42 unit family No supports 30% of income	Rent Supplements 73 supplements No supports Min. 30% income
AFFORDABLE HOUSING	The Willows 24 unit family Rents 10%↓ market	Yule Meadows 20 unit housing Rents 10%↓ market	Duplexes 9 unit family Rents 10%↓ market	Habitat for Humanity 3 single detached homes Affordable homeownership	

In response to the provincial government's Municipal Sustainability Initiative (MSI) funding program for affordable housing announced in 2006, the **Leduc Foundation** facilitated the development of a regional partnership among the communities of Leduc, Devon, and Beaumont. These communities have agreed to pool the provincial funding dollars provided to each community for the three year duration and work collaboratively to develop a plan to address attainable housing issues in all three communities. The **Leduc Foundation** is the administrative lead and project manager for this plan. The three-year MSI attainable housing plan developed and approved by the City of Leduc and the towns of Devon and Beaumont is outlined in Table 1.3 below.

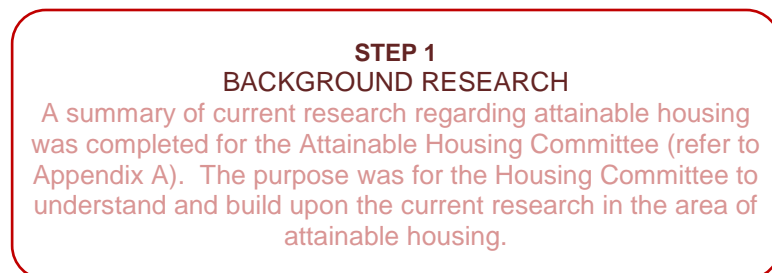
**TABLE 1.3
MSI FUNDING PROGRAM: REGIONAL 3-YEAR HOUSING PLAN**

2007/2008	BEAUMONT <i>new construction of 35 units</i> LEDUC <i>purchase of 20 existing units (Yule Meadows)</i>
2008/2009	DEVON <i>new construction of 24 units</i>
2009/2010	LEDUC <i>new construction of 12 units</i>

Completing the Attainable Housing Strategy

As attainable housing is a community issue, the City of Leduc Attainable Housing Committee wanted to ensure that the Housing Strategy was a community document that was both developed and owned by the community-at-large. This meant a public engagement process had to be employed.

It was also important to the Attainable Housing Committee that Leduc's first Attainable Housing Strategy be based on the already extensive knowledge base that existed in regards to attainable housing. Certainly this issue is not new, and the Housing Committee wanted to learn from the experiences of other regions addressing housing issues. Thus the following informed participatory process was developed to guide the production of the city's first Attainable Housing Strategy:



**STEP 2
COMMUNITY WORKSHOP**

18 community members discussed the attainable housing issues present in Leduc and brainstormed possible strategies to address those issues. The City of Leduc Community Planner gave a short presentation of what was already known about the local housing issues in Leduc, and gave an overview of how other municipalities have addressed similar issues.



**STEP 3
DATA ANALYSIS**

The Attainable Housing Committee reviewed, discussed, and analyzed the information collected from the Community Workshop.



**STEP 4
DRAFT STRATEGY**

Based on the data collected through the Community Workshop and background research, the Attainable Housing Committee completed a draft strategy.



**STEP 5
PUBLIC OPEN HOUSE**

The draft Attainable Housing Strategy was showcased at a public open house. Participants of the Community Workshop along with the general public were encouraged to attend and provide feedback.



**STEP 6
STRATEGY ADOPTED BY CITY COUNCIL**

The final draft of the Attainable Housing Strategy was presented to City Council for adoption.



The Housing Need in Leduc

ASSESSING THE HOUSING NEED IN LEDUC

Establishing an accurate assessment of local housing needs is difficult. Attainable housing involves the following three interrelated core components, which are not only subjective, but difficult to measure given their individual and fluctuating nature:

- Adequate** housing is in a safe and habitable condition. This means a home with properly working and maintained sources of heat, water, electrical, and plumbing facilities. It should also have functioning kitchen appliances and be in generally good repair (i.e., no broken windows or mould).
- Suitable** housing meets the needs of the inhabitants. This means having enough bedrooms to accommodate all inhabitants as outlined in the National Occupancy Standard, and having accessibility issues addressed for the disabled or for those with limited mobility.
- Affordable** no more than 30% of a household's income is spent securing adequate and suitable housing².

While difficult to measure, there are several tools that can be used to get a sense of the attainable housing needs in our community. Perhaps the most objective means is to apply the calculation provided by the Canadian Mortgage and Housing Corporation (CMHC). This can then be augmented by community consultation on attainable housing needs and by information on a series of local indicators. These indicators would include (1) homeownership affordability; (2) rental affordability; (3) availability of rental accommodations; (4) housing types; (5) condition of housing; (6) prevalence of low income; (7) cost of living; (8) food bank usage; (9) demand for subsidized housing; (10) demand for affordable housing; and (11) demographics. When analyzed together, this compilation of data can provide an accurate depiction of the attainable housing needs present in our community.

Based on an analysis of the information collected at the Community Workshop and the data provided below, Leduc's short-term (2009–2012) attainable housing needs are as follows:

- ★ 55 households per year, or 165 households over the next three years, will require assistance in meeting their housing needs.
- ★ Increased higher-density market residential construction is needed to ensure housing remains affordable to the majority of Leduc residents, and to prevent increasing numbers of residents from requiring housing support.
- ★ Increased market rental accommodations are required to provide a range in housing choice, to ensure housing remains affordable to most Leduc residents, and to prevent increasing numbers of residents from requiring housing support.

² CMHC 2008.

- ★ Given Leduc's aging population, it is expected that there will be a growing demand for affordable market and attainable housing units that are accessible, located near amenities, and are smaller in size. There will also likely be increased demand for attainable housing that provides support services.
- ★ Communication and public education regarding attainable housing projects is required to increase public support of, and decrease opposition to, such initiatives, and to encourage local businesses, home builders and land developers to participate in providing attainable housing units.
- ★ Planning is required to ensure the municipality has the resources available to participate in future federal and provincial attainable housing funding programs on behalf of the community.
- ★ Attainable homeownership programs are needed to promote independence and stability.
- ★ There is a need for the municipality and development industry to work together (partner) in the construction of attainable housing units to increase the supply and availability of attainable housing.

ATTAINABLE HOUSING NEEDS DATA

Canadian Mortgage and Housing Corporation (CMHC) Attainable Housing Calculation

Based on research conducted in major Canadian metropolitan centres, CMHC has determined that approximately 85% of households will be able to have their housing needs met by the free market, while the remaining 15% will require support³. Recognizing that Leduc is not a major metropolitan centre, the percentage of households requiring support can be reduced to 10%. Based on the 2008 census figure of 7,144 occupied homes, 714 Leduc households are currently in need of housing assistance. Subtract the 379 attainable housing units that are currently available, and we are left with over 300 households that are in need of assistance in some way.

As our community grows, so, too, will the need for attainable housing. Between 2006 and 2008 the number of occupied households, and, therefore, the need for attainable housing units, grew by 5% per year. With growth expected to continue in Leduc and the surrounding area, this trend is expected to continue. The table below illustrates the projected growth in attainable housing needs in Leduc.

³ CMHC 2001: 1.

**FIGURE 2.1
PROJECTED ATTAINABLE HOUSING NEEDS IN LEDUC**

YEAR	PROJECTED GROWTH RATE	PROJECTED HOUSEHOLDS IN NEED OF ASSISTANCE
2006	-	335
2007	3.3%	364
2008	4.0%	394
2009	4.0%	419
2010	3.3%	439
2011	2.5%	458
2012	2.3%	475
2013	2.0%	492
2014	2.0%	509
2015	2.0%	527
2016	2.0%	545

The CMHC calculation suggests that in the next ten years 545 Leduc households will be in need of housing assistance, which is an average of 55 new households per year.

Homeownership Affordability Statistics

To be considered affordable, no more than 30% of a household's income can be spent securing housing. As the table below indicates, the affordability of Leduc homes have been on the decline; however, the cost of housing has remained below or just slightly above the affordability level, and is significantly lower than the provincial average⁴. It is expected that affordability levels have decreased since the housing boom of 2006. Unfortunately, the 2006 statistics do not capture this trend. Statistics confirming this expectation will not be available until the publication of the 2011 federal census.

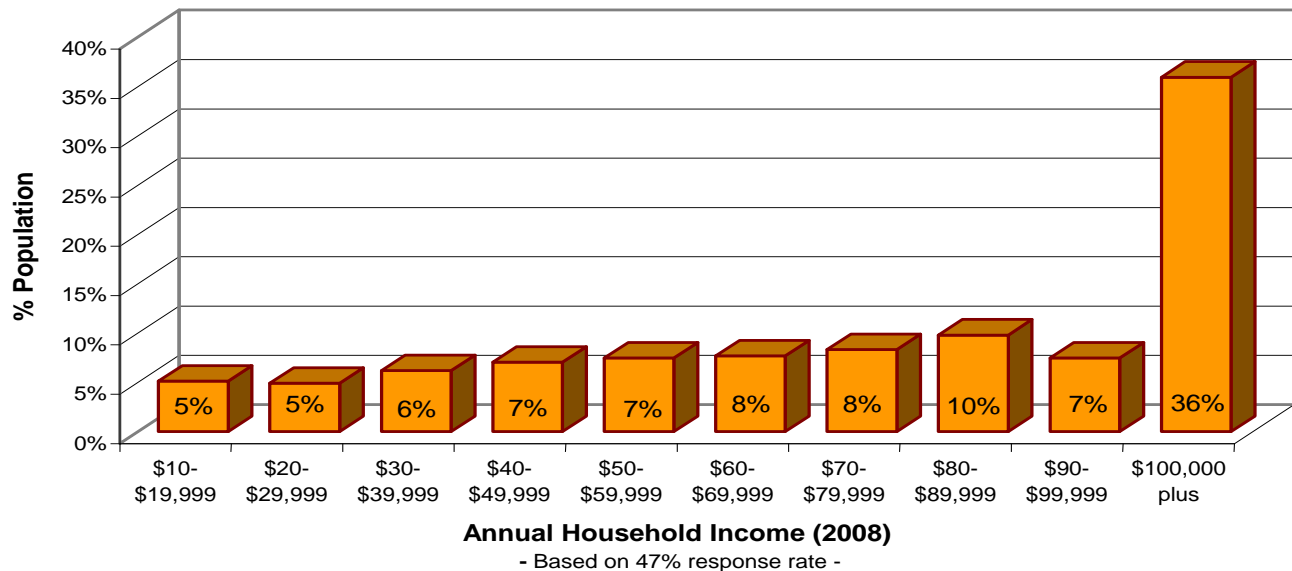
**FIGURE 2.2
AFFORDABILITY OF HOMEOWNERSHIP**

YEAR	AVE HOUSING \$	MEDIAN HOUSEHOLD INCOME	AFFORDABILITY	ALBERTA AFFORDABILITY
2001	\$132,644	\$60,592	22% of income	30% of income
2006	\$228,807	\$66,963	34% of income	46% of income

With an average Leduc home costing \$355,431 (July 2008), a household would require an annual income of about \$118,477 (assuming little or no down payment) to mortgage a home. Approximately 64% of Leduc households earn less than \$100,000 per year (2008 Leduc Census).

⁴ Statistics Canada 2002; Statistics Canada 2007.

FIGURE 2.3
2008 ANNUAL HOUSEHOLD INCOME



Rental Affordability Statistics

Based on (1) the average rental rates in Leduc as of April 2008;⁵ (2) the affordability of housing defined as no more than 30% of income spent on housing; and (3) the 2008 Leduc Census household income data,⁶ 473 households (5%) cannot afford to rent even a bachelor suite, while 946 households (10%) cannot afford to rent a one- or two-bedroom apartment, and 1,513 (16%) cannot afford to rent a three-bedroom apartment in Leduc.

FIGURE 2.4
AFFORDABILITY OF RENTAL ACCOMMODATIONS

Size	Rental Rate	Req'd Monthly Income	Req'd Annual Income ⁷	% Population Cannot Afford
Bachelor	\$628	\$1,903	\$22,836	5%
1-Bed	\$777	\$2,355	\$28,260	10%
2-Bed	\$869	\$2,633	\$31,596	10%
3-Bed	\$1,075	\$3,258	\$39,096	16%

Availability of Rental Accommodations

In the recent past (2006 and 2003) the balance between the number of rental accommodations and owned homes remained fairly consistent at a 24%:76% split respectively, which has mirrored the provincial rates⁸. Since the economic boom and resulting housing shortage that hit Leduc in late summer 2006, this balance has begun to shift in favour of more homeownership opportunities⁹. Certainly, as home prices continue to rise and homeownership is pushed out of reach for a growing number of Leduc households, it will be essential that rental

⁵ Leduc Foundation 2007: 1.

⁶ City of Leduc 2008: 5.

⁷ Required annual income is based on 30% of income being spent on housing.

⁸ Statistics Canada 2002; Statistics Canada 2007.

⁹ City of Leduc 2008: 6.

accommodations are available to ensure the community's continued growth and well-being.

**FIGURE 2.5
AVAILABILITY OF RENTAL ACCOMMODATIONS**

Tenure	2008		2006		2003	
	Number	% Total Homes	Number	% Total Homes	Number	% Total Homes
Ownership	5,548	78%	4,975	76%	4,164	76%
Rental	1,596	22%	1,550	24%	1,290	24%

Housing Types

In general terms, higher density housing tends to be more affordable as less square footage equates to less cost. Higher density housing also tends to be more appropriate for rental purposes either through a corporation (i.e., purchase and management of a rental apartment building) or an individual (i.e., purchase and management of a duplex or apartment unit). During 2003 and 2008 single, detached housing continued to make up the majority of housing types in Leduc, with an increasing portion of duplex and row houses, and a decreasing portion of higher density housing such as triplexes, fourplexes, and apartments¹⁰.

**FIGURE 2.6
HOUSING TYPES IN LEDUC**

Housing Type	2008	2006	2003
Single Detached	75% (↑1%)	Statistics Canada Census data not comparable as a different classification of housing types was used	74%
Basement suite (or similar)	0% (no chg)		0%
Duplex Unit	5% (↑2%)		3%
Triplex or Fourplex	2% (↓1%)		4%
Row (Town) House	5% (↑1%)		4%
Apartment	13% (↓2%)		15%

Condition of Housing

Since 2001, the condition of housing in Leduc has improved with 68.1% of homes requiring only regular maintenance and 6.4% (415 homes) in need of major repairs in 2006. The homes in need of major repairs tend to be located in the older areas of Leduc such as the neighbourhoods of Linsford (25%), Willow Park (18%) and Alexandra Park (12%). Housing conditions in Leduc are consistent with the provincial averages.¹¹

**FIGURE 2.7
CONDITION OF HOUSING**

Housing Condition	2006	2001	% Change
Regular Maintenance	68.1%	61.5%	6.6%↑
Minor Repair	25.5%	30.4%	4.9%↓
Major Repair	6.4%	8.1%	1.7%↓

¹⁰ Statistics Canada 2002; Statistics Canada 2007.

¹¹ *ibid.*

Low Income

Based on the Statistics Canada definition, those who spend 20% more than average securing their basic needs (food, shelter, clothing) are considered to be low income. The portion of Leduc's population that fall within this category is well below the provincial average and decreased by 3 percentage points between 2000 and 2005.¹² Unfortunately, statistics that include the economic boom period (2006–2008) are not available. Given the substantial increase in living costs experienced between 2006 and 2008, the portion of low income Leduc residents is expected to have increased significantly. Statistics confirming this assumption will not be available until the release of the 2011 federal census data.

FIGURE 2.8
PRVALENCE OF LOW INCOME (AFTER TAX)

	2005	2000	% Change
Leduc	4.2%	7.2%	3.0%↓
Alberta	9.1%	9.9%	0.8%↓

Cost of Living

Statistics Canada tracks the rising cost of basic items in each Canadian province as a means of determining the changes in the cost of living. Since May 2006, the cost of living in Alberta has increase by 14.4%, almost double the Canadian average of 7.8%.¹³

FIGURE 2.9
COST OF LIVING

	2008	2007	2006
Alberta	4.4% ↑	6.3% ↑	3.7% ↑
Canada	3.1% ↑	2.2% ↑	2.5% ↑

Food Bank Usage Statistics

It was not until 2006 that the Leduc and district food bank began tracking food bank usage for the city. Although food bank usage for the Leduc region increased on average by 9.6% between 2006 and 2007, there was a remarkable decline in the number of adult and children services in the City of Leduc (average decline of 64.2%).¹⁴

¹² *ibid.*

¹³ Statistics Canada 2008.

¹⁴ Leduc and District Food Bank Association 2007: 9; Leduc and District Food Bank Association 2006: 9.

**FIGURE 2.10
FOOD BANK USAGE**

Leduc (city)	% Change 07-06	2007	2006
Families	2.4% ↑	252	246
Hampers	3.1% ↓	585	604
Adults	59.3% ↓	387	950
Children	69.1% ↓	254	822

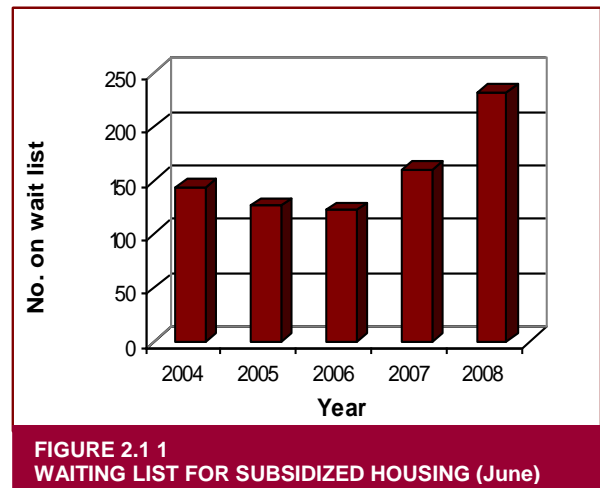
Demand for Subsidized Housing

There are currently 330 subsidized housing units available in Leduc. Planeview Place, with 47 supportive living suites, opened in February 2004 which resulted in a decrease in the number of people waiting for units in 2005 and 2006. The waiting lists have increased steadily since the economic boom that hit in the summer of 2006. However, the number of those waiting for units increased to 38 between 2006 and 2007 and then to 72 between 2007 and 2008. Leduc's attainable housing provider does not advertise subsidized housing services.¹⁵

**FIGURE 2.10
WAITING LIST FOR SUBSIDIZED HOUSING (June)**

	UNITS	2008	2007	2006	2005	2004
Seniors (with supports)	121	37	51	38	31	13
Seniors (w/o supports)	90	78	22	50	52	38
Families	119	117	87	34	43	93
TOTAL	330	232	160	122	126	144

Average wait times for subsidized housing are difficult to determine given that units are provided based on need, not on a first come first served basis, and that applications expire after 12 months with applicants having to update their application if they still require service. Estimates suggest that the average applicant is waiting 12 to 13 months to move into a subsidized unit.¹⁶



**FIGURE 2.1.1
WAITING LIST FOR SUBSIDIZED HOUSING (June)**

Demand for Affordable Housing

The Willows Affordable Housing complex opened in August 2007, which offered 24 one-, two- and three-bedroom rental units at 10% to 15% below market rents. In March the following year, a 44-unit apartment complex was purchased. As tenants move out of this apartment complex, they will be replaced with affordable housing clients who will pay between 10% and 15% below market rents. With

¹⁵ Leduc Foundation 2008.

¹⁶ *Ibid.*

affordable housing services being new in the City of Leduc, it is expected that the demand will grow as more and more people in need realise the service is available. Affordable housing services are not advertised in Leduc.¹⁷

FIGURE 2.12
WAITING LIST FOR AFFORDABLE HOUSING (June)

	UNITS	2008	2007
Individuals & Families	68	17	35
TOTAL	68	17	35

As with subsidized housing, average wait times for affordable housing are difficult to determine given that units are provided based on need, not on a first come first served basis, and that applications expire after 12 months with applicants having to update their application if they still require service. Estimates suggest that the average applicant is waiting 12 to 13 months to move into an affordable rental unit.¹⁸

Demographics

Since 1998, Leduc has been experiencing a decrease in its portion of families (residents aged 19 and under and between 30 and 50) and an increase in the portion of those aged 50 and over, especially in the 60+ group. Based on the aging baby-boomer generation and the tendency of senior citizens to move to urban centres to access medical and other services, it is likely that this trend will continue.¹⁹

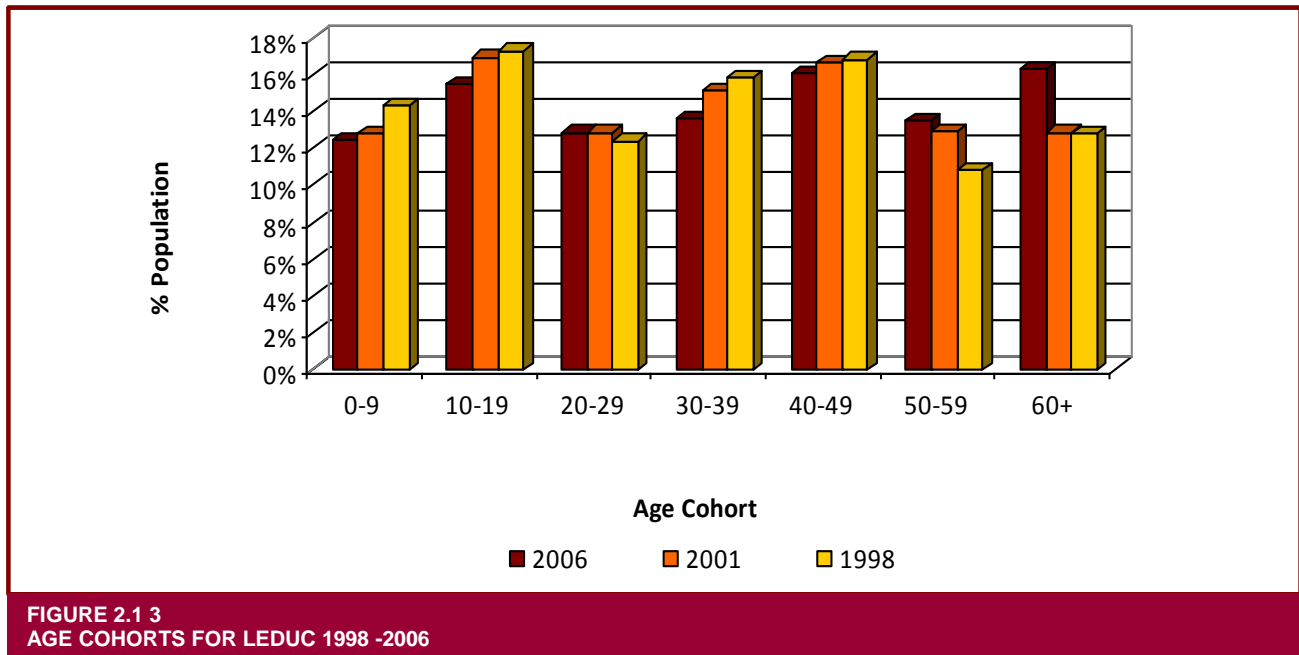


FIGURE 2.13
AGE COHORTS FOR LEDUC 1998 -2006

¹⁷ *Ibid.*

¹⁸ *Ibid.*

¹⁹ Statistics Canada 2002; Statistics Canada 2007.



The Strategies

STRATEGIC DIRECTION # 1

ADDRESSING THE ISSUES

Based on the direction provided by the public at the community workshop, and an understanding of the current and projected housing needs in the City of Leduc, the following strategies have been formulated. The first two categories—providing supportive land use regulations and development policies, and creating awareness and building support for attainable housing projects—are those areas in which the city has a direct role to play and are the main means by which the city will contribute to addressing local attainable housing issues. The remaining strategies are those in which the city's role is more supportive, and, thus, indirect.

The City Shall Provide Land Use Regulations and Development Policies that Support the Development of Attainable Housing.

It is the municipality's responsibility to ensure that its land use regulations and development policies support the development of attainable below-market and entry-level housing. By doing so, the city does not only allow for and encourage such development, but limits timely and costly obstacles that can be barriers to this type of development. The following strategies are intended to address this goal.

1.1 The city's land use regulations and development policies shall allow for and encourage higher density residential development.

Reducing development costs is the cornerstone of creating attainable housing. Building at higher densities reduces land and servicing costs and increases construction efficiencies, which can increase the amount of attainable below-market and entry-level housing. The city will promote the development of high-density residential housing by ensuring its land use regulations allow for such construction, and that its development policies outlined in the Municipal Development Plan continue to require an appropriate allocation of higher density residential development in each newly developed neighbourhood. The city's development policies shall also encourage infill development and urban renewal projects to take advantage of the existing infrastructure and develop at the highest density appropriate for the area.

The community context shall be taken into consideration when developing such policies and bylaws to ensure the size, location and design of higher density development is compatible with the neighbourhood.

1.2 The city's land use regulations and development policies shall encourage the inclusion of attainable below-market and entry-level housing in the renewal and rejuvenation of older areas.

Older areas of the city are often excellent locations for attainable below-market and entry-level housing, particularly for seniors, as these neighbourhoods are usually located near the concentration of goods and services. This in turn reduces the need for vehicles, which are an additional and sometimes unmanageable cost to individuals and families on tight incomes. For seniors who no longer drive or families without

The **GROW HOME** is a three-story townhouse that is 14 feet wide and contains approximately 1,000 square feet of space. The design is based on simplifying construction and standardizing the dimensions in an attempt to reduce labour and material costs. The small lot further reduces land costs, while the shared walls of the rowhouse structure increases the energy efficiency of the homes, thus reducing operating costs.



Grow Home in Montreal

While the **Grow Home** advocates for reduced floor area and architectural complexity, it promotes investment in high quality of materials and finishes. The foundation of the **Grow Home** concept is to “incorporate strong aesthetic elements within the context of straightforward construction”; so as to allow for the creation of attractive, affordable and quality communities that people will want to live in.

Citation: Friedman 1994: 10-12.

Picture: World Habitat Awards 2008.

personal transportation, it is essential to have goods and services within walking distance. As such, the city’s land use regulations and development policies will encourage the inclusion of below-market and market affordable housing in urban renewal development projects.

1.3 The city’s land use regulations and development policies shall support and encourage the development of innovative housing.

A key element of creating affordable housing is the reduction in construction and the on-going carrying costs of homes. This can be created through such approaches as modest housing designs, small-lot development, the introduction of green technologies such as solar power, and other innovative approaches to residential construction. To allow for and promote the implementation of creative and innovative approaches to affordable home design, the city shall ensure its land use regulations and development policies are supportive. This includes providing flexibility in land use zoning to allow for unique, innovate and/or distinctive housing developments that may challenge current development standards that are currently provided for in the City of Leduc’s direct control land use district.

1.4 The city shall encourage all residential neighbourhoods to have a mix of housing types, price ranges, and tenures to meet the diverse and changing needs of area residents.

To ensure that Leduc neighbourhoods are inclusive, the city’s development policies shall require a mix of housing in all neighbourhoods. This includes homes of different types and densities (bungalows, two-stories, row housing, apartments, etc.), different price ranges (below market affordable, entry level, move-up, and estate housing) and of different tenures (homeownership, life leases, rentals, co-ops, etc.) to meet the differing and changing needs of citizens. Providing such a housing mix will ensure that affordable housing is provided in all areas of the community as opposed to concentrated in one, and that those seeking more affordable accommodations have choices in terms of their housing type and location within the city.

1.5 The city shall continue to explore the viability of establishing public transit.

There are two elements of transportation that affect households on tight budgets. First is the issue of affordability and how it impacts access to employment and education, and basic goods and services such as grocery stores, grade schools, and childcare. With the price of gasoline rising, combined with the costs of purchasing, insuring and maintaining a vehicle, driving is quickly becoming less affordable. This places increasing challenges on low to moderate income households to access daily necessities.

The second issue is concerned with the increasing costs of transportation and how that affects a household’s budget. Certainly as more and more of a household’s income is directed towards transportation costs, the amount available to pay for housing decreases. This exacerbates the attainable housing issues in the community and increases the need for attainable below-market and entry-level housing.

While acknowledging that public transit is (1) highly subsidized by the municipality in which it operates; (2) is a very expensive service to be supported by taxpayers, especially given the rising gasoline prices; and

**STRATEGIC
DIRECTION
2**

(3) that compact residential development and a minimum population of at least 25,000 is required to provide the economy of scale necessary to support public transit, the city recognizes the need for public transit within Leduc and will continue to explore ways of establishing local (within Leduc) and commuter (to and from Edmonton) public transit options that are affordable to taxpayers.

The City Shall Create Awareness of Local Attainable Housing Issues and Build Support for Attainable Housing Projects.

Community opposition to attainable housing projects is both common and costly; it increases project costs, decreases affordability, and heightens the frustration levels of all involved. In most cases the opposition is based on a misunderstanding of the project caused either by mis-communication or a lack of communication that leads to assumptions about the project being created and to fear of what is being proposed.²⁰

As the development authority, it is the city's responsibility to ensure (1) that its citizens understand the issues and how they affect the social, economic, and physical health and well-being of the community as a whole; and (2) a well thought out and thorough public engagement process accompanies all attainable housing projects. By ensuring both of these processes are in place, community opposition to attainable housing can be minimized and community support for such projects increased. The following strategies are intended to achieve these goals.

2.1 The city shall create awareness of local attainable housing issues.

Through research and monitoring of local demographics, the city shall monitor the changing attainable housing needs of Leduc. This understanding will be communicated to the public to create awareness of the local attainable housing issues and build support for attainable housing initiatives. The city shall determine and oversee the appropriate methods of communication including city administration speaking at local venues, and promoting the publication of articles on the topic area in the local newspaper.

2.2 The city shall develop a public engagement policy to encourage discussion and solicit feedback on major city initiatives, including attainable housing projects.

Thorough and well thought out public engagement is key to the success of any controversial development project, which includes most attainable housing initiatives. To ensure well thought out public engagement processes are consistently included in the design and implementation of attainable housing initiatives, a public engagement policy will be developed by the city and implemented throughout the organization.

**STRATEGIC
DIRECTION
3**

The City Shall Encourage and Support Local Non-profit Housing Agencies to Develop Attainable Housing.

Local non-profit housing agencies are the main provider and manager of attainable housing units. As local agencies, they typically have an intimate understanding of the unique housing issues in their communities, and have the

²⁰ AUMA 2003: 45-48.

experience and expertise to both develop and manage attainable housing to meet those needs. In essence, they are the attainable housing experts.

While these organizations are able to access provincial and federal funding dollars to support their work, additional support is often required. Through supportive policies, the City of Leduc can support the good work being done by our local non-profit housing agency, the Leduc Foundation, and any additional local non-profit housing organizations that may be established in the future. The following strategies are intended to address this goal.

3.1 The city shall support the Leduc Foundation and other local non-profit agencies to plan for, develop, and maintain attainable housing.

To facilitate the development and maintenance of attainable housing to meet local needs, the city shall support local non-profit housing agencies. Within this framework the city may assist with (1) needs identification and research; (2) the design, land assembly, funding, public consultation, and administration of a project; and (3) may provide incentives such as modified development standards, waiving of development charges, and grants (including grants-in-lieu of property tax) to off set a portion of the costs of constructing and maintaining attainable housing.

3.2 The city shall take a leadership role in organizing and coordinating the local planning for future attainable housing projects in Leduc.

To appropriately address attainable housing issues, the three orders of government need to have (1) an in-depth understanding of the changing local housing needs and community acceptable approaches to addressing those needs; (2) appropriate levels of funding to support community based attainable housing projects; and (3) good planning, to ensure a proactive, as oppose to a reactive, approach to addressing local housing issues.

The city shall take a leadership role in organizing and coordinating the local planning for future attainable housing projects in Leduc. This shall include (1) advocating for federal and provincial government funding of local attainable housing projects; (2) advocating for non-profit agencies to be able to directly apply for federal and provincial attainable housing funding programs; (3) maintaining and monitoring of the Housing Needs Assessment and the City of Leduc Attainable Housing Strategy; (4) working with local developers and non-profit agencies to coordinate and plan for future attainable housing projects; and (5) allocating the resources necessary to support anticipated future attainable housing projects.

3.3 The city shall encourage the Leduc Foundation, and where feasible, other local non-profit agencies to both own and manage the attainable housing units available in the City of Leduc.

The Leduc Foundation is a well-established non-profit housing agency that is composed of representation from municipalities in the geographical area of Leduc County, including the City of Leduc. Given the foundation's experience and expertise, the city shall encourage the Leduc Foundation to both own and manage the attainable housing units available in the city. This will allow for (1) attainable housing units to be professionally managed by a non-profit organization mandated to provide such services; (2) the asset holdings of the foundation to accumulate,

which will increase the foundation's ability to leverage financing in support of new attainable housing units; and (3) any surpluses gained from one complex to be used to support other complexes or new attainable housing projects. The city shall encourage other local non-profit agencies that have proven experience and expertise in property management to also own and manage attainable housing units within Leduc.

There may be circumstances, however, where the ownership of attainable housing units may not be feasible or desirable from the city's perspective such as the affordable housing units that are located within a possible future road widening area. In those exceptional circumstances, the city shall retain ownership of attainable housing units to protect the interests of Leduc taxpayers.

3.4 The city shall facilitate discussions regarding the possibility of establishing an affordable housing co-op in Leduc.

Housing co-ops are multi-dwelling residential complexes that combine homeownership with cooperative management. Residents of a housing co-op own shares in, and cooperatively manage, the housing complex in which they live, and as such are required to volunteer their time to participate in the management and daily operations of the co-op. This builds a sense of community and ensures costs are kept low. Households pay a monthly housing charge, similar to rent or a condo fee, to cover the costs of operating the co-op. Housing co-ops are the largest provider of affordable housing without ongoing subsidy in Canada.²¹

As a coordinator, the city shall bring together interested parties and facilitate discussions regarding the possibility of establishing a housing co-op in Leduc. This may include soliciting information and assistance from housing co-op experts, such as the Canadian Co-Housing Network.

3.5 The city shall facilitate the community construction of below-market housing, based on the Habitat for Humanity model, which will be owned and managed by the Leduc Foundation.

The Habitat for Humanity model of community-based housing construction is a well known and successful means of providing below-market affordable homeownership opportunities to families needing a hand-up. In Leduc, the homeownership component of the program has been met with challenges that have limited its success in the area. To eliminate this concern and build off the tried and tested Habitat for Humanity model, it is proposed that the community construction of below-market housing be owned and managed by the Leduc Foundation. In this project, affordable units would be rented to qualifying individuals and/or families at rents below market value, as opposed to being sold outright.

As a coordinator, the city shall bring together interested parties and community partners to jointly investigate the feasibility of developing such an innovative project, and if deemed feasible, participate in undertaking the project.

²¹ CMHC 2007: 2; Wake: 47.

**STRATEGIC
DIRECTION
4**

The City Shall Encourage and Support the Development Industry to Construct Attainable Below-market and Entry Level Housing.

The development industry has a role to play in providing both below-market and affordable market housing within the community. Caution must be taken, however, to ensure that any investment of public resources supports the community as a whole and does not contribute to the profits earned by private industry.

Through incentives, the municipality can encourage developers and home builders to construct below-market (affordable) and entry-level (market) housing that benefits the community. Adapting land use regulations and development policies to permit higher density, compact, innovative, and affordable housing designs, allows for such development to occur and limits timely and costly obstacles that can be barriers to the development of such housing. The following strategies are intended to address these goals.

4.1 The city shall work in partnership with interested developers and home builders to develop attainable below-market housing.

To facilitate and encourage the development industry to construct below-market attainable housing, the city shall work in partnership with interested developers and home builders. Within this partnership arrangement the city may assist with (1) needs identification and research; (2) project design, land assembly, public consultation, and administrative components such as developing resale restrictions on below-market housing; and (3) providing incentives, such as modified development standards and density bonusing, to offset a portion of the costs of providing below-market housing.

4.2 The city shall consider modified development standards for the development of attainable below-market and entry-level housing, where there is planning justification to do so and no adverse impacts are expected on the neighbouring properties.

As an incentive to encourage the development of attainable below-market and entry level housing, consideration may be given to modified development standards, such as reduced parking requirements, where there is planning justification to do so and no adverse impacts are expected on neighbouring properties.

**STRATEGIC
DIRECTION
5**

The City Shall Assist in Developing Local and Regional Partnerships to Address the Attainable Housing Issues of Leduc.

Partnerships are thought to significantly increase the effectiveness and efficiency of projects, as they tend to bring together a range of expertise, experience, and interests that result in innovative and multi-purpose solutions. Partnerships can be established between municipal jurisdictions, among the various levels of government, and between private and public organizations (often referred to as P3s).²² Recognizing the benefits of a multi-disciplinary approach in addressing

²² CMHC 2007: 3; Wake: 36-37.

attainable housing, the city will facilitate the development of local and regional partnerships to address the attainable housing issues in Leduc.

5.1 The city shall facilitate partnerships with local businesses, non-profit groups, municipalities in the Leduc region, and/or other levels of government in developing and implementing attainable housing initiatives.

While the issue of attainable housing is often seen as an urban problem, the effects are felt region wide, and often impact a variety of different areas including (1) the local economy via a labour storage; (2) social issues such as substance abuse and family violence; and (3) the deterioration of neighbourhoods as families struggle to keep up with needed home maintenance.

There is certainly a diversity of community and regional stakeholders that have a vested interest in solving attainable housing issues. In a coordination role, the city shall help identify and facilitate partnerships with these stakeholders to increase the resources and expertise available to address the issues.

5.2 The city shall work cooperatively with the Capital Region Affordable Housing Committee that was established as part of the Integrated Capital Region Growth Management Strategy to address Leduc's attainable housing issues.

As part of the province's regional planning initiative, a Capital Region Affordable Housing Committee has been recently established. The City of Leduc shall work cooperatively with this committee to address Leduc's attainable housing issues.



Implementation & Monitoring

IMPLEMENTATION PLAN

The three-year plan for implementing the strategies outlined in the previous section is contained in the following pages, and identifies the responsible person, departments or community groups, sources of funding if required, estimated time commitment, and the expected date of completion. The progress made in carrying out the implementation plan and the impact it is having on addressing the local attainable housing issues will be tracked via the monitoring process outlined below.

MONITORING SUCCESS

The implementation of strategies and their effectiveness in addressing the attainable housing issues identified in the needs assessment will be monitored annually by the Attainable Housing Committee, based on the availability of information. The following measures will be used to monitor success:

MEASURE	INFORMATION SOURCE	DATE NEW INFO AVAILABLE
Number of occupied dwellings (CMHC calculation)	Statistics Canada	2011-2014
	Leduc Census	2012
Homeownership affordability	Statistics Canada	2011-2014
	Leduc Census	2012
Rental affordability	Rental rates: Leduc Foundation	Annually
	Income: Statistics Canada	2011-2014
	Income: Leduc Census	2012
Availability of rental accommodations	Statistics Canada	2011-2014
	Leduc Census	2012
Housing types	Statistics Canada	2011-2014
	Leduc Census	2012
Condition of housing	Statistics Canada	2011-2014
Prevalence of low income	Statistics Canada	2011-2014
Cost of living	Statistics Canada	Monthly
Food bank usage	Leduc Food Bank	Annually
Demand for subsidized housing	Leduc Foundation	Annually
Demand for affordable housing	Leduc Foundation	Annually
Demographics	Statistics Canada	2011-2014
	Leduc Census	Annually
Progress implementing strategies	Attainable Housing Committee	Annually

The Attainable Housing Committee will document the results of their annual monitoring in a report and present it to city council.

The City of Leduc Attainable Housing Strategy is a three-year plan spanning 2009 to 2011. A new plan will be developed for future years based on an assessment of the strategies in this plan and their ability to be implemented and their effectiveness in addressing the issues. Any future updates to this strategy will be amended accordingly.

STRATEGY	CITY CHAMPION	Actions	OTHER CONTRIBUTIONS	RESOURCES		COMPLETION DATE	
				FUNDING SOURCE	TIME		
2009 IMPLEMENTATION							
1.4	The city shall encourage all residential neighbourhoods to have a mix of housing types, price ranges, and tenures to meet the diverse and changing needs of area residents.	Community Planner	- Incorporate into the Neighbourhood Design Guidelines.			A part of regular duties	JUNE 2009
2.2	The city shall develop a public engagement policy designed to address community opposition to attainable housing initiatives.	Community Planner	- A public engagement policy, including a toolkit and procedures, will be developed and implemented.	- Involvement of other city departments required.		250 hours	AUG 2009
1.1	The city's land use regulations and development policies shall encourage and support higher density residential development.	Community Planner	- Review land use regulations and amend accordingly. - Incorporate into the 2009 Municipal Plan Update.			25 hours	DEC 2009
1.3	The city's land use regulations and development policies shall support and encourage the development of innovative housing.	Community Planner	- Review land use regulations and amend accordingly. - Incorporate into the 2009 Municipal Plan Update.			25 hours	DEC 2009
ONGOING IMPLEMENTATION							
1.2	The city's land use regulations and development policies shall encourage the inclusion of attainable below-market and entry-level housing in the renewal and rejuvenation of older areas.	Community Planner	- Incorporate into area redevelopment plans. - Incorporate into the 2009 Municipal Plan Update.			No additional time required	ON-GOING
1.5	The city shall continue to explore the viability of establishing public transit within Leduc.	Community Planner	- Continue to explore partnership opportunities to assist in offsetting public transit costs.	- Regional partnerships being explored.	Exploration requires no direct funding	25 to 50 hours annually	ON-GOING
2.1	The city shall create awareness of local attainable housing issues.	Research & Social Dev. Coordinator	- Attainable housing issues continually tracked and monitored. - Opportunities to communicate/discuss/highlight the attainable housing issues to the public actively explored.	- Cooperation required from the local media. - Assistance from the city's communications department required.	\$1,000 /year for advertising and print media	75 hours annually	ON-GOING
3.1	The city shall work in partnership with local non-profit housing agencies to develop and maintain attainable housing.	Community Planner	- The Leduc Foundation continues to have representation on the City of Leduc Attainable Housing Committee. - The Leduc Foundation and the City of Leduc continue to work collaboratively on major attainable housing initiatives.	- Assistance provided by the city's Research & Social Dev. Coordinator on non-development related issues.	To be determined on case-by-case basis	A part of regular duties	ON-GOING
3.2	The city shall take a leadership role in organizing and coordinating the local planning for future attainable housing projects in Leduc.	Research & Social Dev. Coordinator	- Advocate for federal and provincial government funding of local attainable housing projects, and design the most effective/efficient funding programs. - Maintain the Attainable Housing Strategy and the monitoring of needs on an annual basis. - Plan and coordinate attainable housing projects with local developers and non-profit agencies.	- Assistance required from the city's Intergovernmental Affairs Department for advocacy role. - Assistance required from the Community Planner to work with developers and non-profits in planning and coordinating projects.	To be determined on case-by-case basis	100 hours	ON-GOING
3.3	The city shall encourage, where feasible, the Leduc Foundation to both own and manage the attainable housing units available in the City of Leduc.	Research & Social Dev. Coordinator		Assistance provided by the city's Community Planner.		A part of regular duties	ON-GOING
4.1	The city shall work in partnership with interested developers and home builders to develop attainable below-market housing.	Community Planner	- Discuss with developers and home builders attainable below-market housing opportunities. - Work collaboratively with interested developers and builders.	- Assistance will be required from the city's Engineering and Development Departments.		100 hours per project	ON-GOING

4.2	The city shall consider modified development standards for the development of attainable below-market and entry-level housing, where there is planning justification to do so and no adverse impacts are expected on the neighbouring properties.	Community Planner	- Will consider requests to modify development standards to increase affordability of below-market attainable housing.	-Assistance will be required from the city's Engineering and Development Departments.		25 hours per project	ON-GOING
STRATEGY		CITY CHAMPION	ACTIONS	OTHER CONTRIBUTIONS	RESOURCES		COMPLETION DATE
					FUNDING SOURCE	TIME	
5.1	The city shall facilitate partnerships with local businesses, non-profit groups, municipalities in the Leduc region, and/or other levels of government in developing and implementing attainable housing initiatives.	Research & Social Dev. Coordinator	- Build and maintain partnerships with local business, non-profit groups, regional municipalities, and other levels of government.	-Assistance provided by the city's Community Planner.		25 hours annually	ON-GOING
5.2	The city shall work cooperatively with the Capital Region Affordable Housing Committee that was established as part of the Integrated Capital Region Growth Management Strategy to address Leduc's attainable housing issues.	Research & Social Dev. Coordinator	- Establish contact with the Capital Region Affordable Housing Committee. - Work collaboratively with the Capital Region Affordable Housing Committee to address Leduc's attainable housing issues.	-Assistance provided by the city's Community Planner.		25 hours annually	ON-GOING
2009 - 2011 IMPLEMENTATION							
3.4	The city shall facilitate discussions regarding the possibility of establishing an affordable housing co-op in Leduc.	Attainable Housing Committee	- Solicit interest in establishing a housing co-op. - Facilitate discussions regarding implementation.	-Support provided by the city's Research & Social Dev. Coordinator and Community Planner.		75 hours annually	1 TO 3 YEARS
3.5	The city shall facilitate the community construction of below-market housing, based on the Habitat for Humanity model, which will be owned and managed by the Leduc Foundation.	Attainable Housing Committee	- Research Habitat for Humanity model. - Solicit community stakeholders and interested community partners. - Facilitate discussions regarding project design and implementation.	-Support provided by the city's Research & Social Dev. Coordinator and Community Planner.		75 hours annually	1 TO 3 YEARS

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APPENDIX A

Attainable Housing in Review: A Review of Current Research on Attainable Housing in Canada

ATTAINABLE HOUSING IN REVIEW
A REVIEW OF CURRENT RESEARCH ON ATTAINABLE HOUSING IN CANADA



Produced by Jennifer Cardiff
on behalf of

THE CITY OF LEDUC ATTAINABLE HOUSING COMMITTEE

MARCH 2008



TABLE OF CONTENTS

SECTION 1: INTRODUCTION AND BACKGROUND	35
1. Introduction.....	36
1.1. Attainable Housing in Leduc.....	37
1.2. Report Purpose.....	37
1.3. Definitions.....	37
2. Community Profile.....	38
2.1. Demographics.....	38
2.2. Housing Services.....	40
2.3. Community Services.....	40
2.4. Economic Forecast.....	42
3. Literature Cited.....	44
SECTION 2: APPROACHES TO ADDRESSING ATTAINABLE HOUSING	45
1. Introduction.....	46
2. Regulatory Initiatives.....	46
2.1. Modified Development Standards.....	46
2.2. Inclusionary Zoning Policy.....	47
2.3. Secondary Suites.....	48
2.4 Infill Development Policy.....	48
2.5. Demolition Control.....	49
2.6 Incentives.....	49
3. Construction Initiatives	50
3.1. Energy Efficient Construction.....	50
3.2. Prefabrication.....	50
4. Financial Initiatives	50
4.1. Off-site Levy Equalization.....	50
4.2. Housing Trust Funds.....	51
4.3. Land Banking.....	51
4.4. Community Land Trusts.....	51
4.5. Land Leases.....	51
4.6. Revolving Loan Fund.....	51
4.7. Reverse Mortgages.....	52
4.8. Subsidies.....	52
5. Partnerships.....	52
6. Tenure Options.....	52
6.1. Affordable Rental.....	52
6.2. Affordable Homeownership.....	53
7. Literature Cited.....	55

SECTION 3: CASE STUDIES..... 57

- 1.Introduction..... 58
- 2.Case Studies..... 58
 - 2.1. The City of Toronto, Ontario..... 58
 - 2.2. The City of Burnaby, British Columbia – Inclusionary Housing Policy..... 58
 - 2.3. The Town of Canmore, Alberta – Inclusionary Housing Policy.....59
 - 2.4. The City of Calgary, Alberta – Inclusionary Housing Policy..... 59
 - 2.5. Langford, British Columbia – Inclusionary Housing Policy and Resale Price Restrictions.....60
 - 2.6. Ottawa, Ontario – Municipal Incentives..... 60
 - 2.7. Calgary, Alberta – Municipal Incentives..... 61
 - 2.8. Ottawa, Ontario – Partnership; Municipal Incentives; Resale Price Restrictions..... 61
 - 2.9. Montreal, Quebec – Partnership; Municipal Incentive..... 62
 - 2.10. Medicine Hat, Alberta – Partnership..... 62
 - 2.11. Winnipeg, Manitoba – Partnership..... 63
 - 2.12. Whistler, British Columbia – Housing Trust Fund..... 63
 - 2.13. Ottawa, Ontario – Energy Efficient Housing..... 63
 - 2.14. Vancouver, British Columbia – Homeownership Subsidies..... 64
 - 2.15. Quebec – Efficient and Flexible Building Design and Construction..... 64
- 3.Literature Cited 65

SECTION 4: FUNDING OPPORTUNITIES..... 67

- 1. Introduction..... 68
- 2.Funding Opportunities 68
 - 2.1. Affordable Housing Partnerships Initiative Phase I..... 68
 - 2.2. Canadian Mortgage and Housing Corporation Seed Funding Program Details..... 68
 - 2.3. Canadian Mortgage and Housing Corporation Proposal Development Funding..... 68
 - 2.4. Renovation Programs..... 68

SECTION 1

INTRODUCTION AND BACKGROUND

**SECTION 1
INTRODUCTION AND BACKGROUND**

INTRODUCTION

With the recent economic prosperity of our province generally and the Capital Region specifically, the issue of attainable housing has become a central issue for many communities. Defined as housing that is adequate in terms of size and amenity, in reasonable condition, and affordable in that no more than 30% of the household income is spent on shelter, attainable housing is moving out of reach for a growing number of households. Certainly, as attainable housing issues increase, a community's social health and economic well-being are put in jeopardy.

There are a number of different approaches to addressing attainable housing issues. Historically, subsidized housing has been the common method used. With this method, qualifying applicants would be required to pay 30% of their income toward shelter costs, with the remaining rental fees covered by a government subsidy. Federal and provincial government funding of these subsidy programs was significantly reduced in the 1990s, and this led to the development of new programs designed to promote self-sufficiency. More recently, attention has been given to understanding the range of issues and needs that are involved with providing attainable housing, and this has led to the development of the housing continuum. The housing continuum recognizes both the various levels of housing needs and financial struggles. For some in this continuum, the goal would be to move into market housing, while for others it would be to remain in the continuum for the long term. It is this housing continuum, which is illustrated below, that is now commonly used to understand the complexity of housing issues in a holistic manner.²³

Emergency Shelters	Transitional Housing	Subsidized Housing	Affordable Housing	Market Housing
---------------------------	-----------------------------	---------------------------	---------------------------	-----------------------

Emergency Shelters provide temporary accommodations often to a maximum of six months, and typically on a walk-in basis. In many cases, meals and support services are also provided. There are currently no emergency shelters in Leduc.

Transitional Housing is temporary housing usually to a maximum of three years that provides supportive services designed to assist residents in becoming self-sufficient. Examples include detox centres and second stage housing for families escaping abuse. There are currently no transitional housing services provided in Leduc.

Subsidized Housing is long-term, often rental, accommodations that provide on-going supportive services. These services may be simply financial support in the form of subsidized housing; or long-term supports such as those provided in nursing homes and care for the disabled. There are currently 326 supportive housing units in Leduc, 211 of which are specifically for seniors.

Affordable Housing is long-term housing that is provided just below market value. This type of housing can be in the form of rental or homeownership opportunities. Examples include providing rental accommodations at 10% below market value, and Habitat for Humanity homeownership opportunities. There are currently 56 affordable rental units offered in Leduc.

²³ Alberta Public Housing Administrators' Association: 5.

**SECTION 1
INTRODUCTION AND BACKGROUND**

Attainable Housing in Leduc

In Leduc, the provision of adequate, accessible, and affordable housing has been provided by the **Leduc Foundation**, a non-profit housing organization originally established to provide subsidized seniors accommodation, with and without supports, to the Leduc area. Since incorporation in 1958, the foundation has increased its mandate to include providing subsidized housing to families and administering the province’s Rent Supplement program. Recently, the foundation worked collaboratively with the City of Leduc to construct the city’s first affordable housing complex, which provides rents of at least 10% below market value to qualifying area families.

In response to the provincial government’s Municipal Sustainability Initiative (MSI) funding program for affordable housing announced in 2006, the **Leduc Foundation** facilitated the development of a regional partnership among the communities of Leduc, Devon, and Beaumont. These communities agreed to pool the provincial funding dollars provided for the three year duration of the program and work collaboratively to develop a plan to address attainable housing issues in all three communities. The **Leduc Foundation** is the administrative lead and project manager for this program. The three-year MSI attainable housing plan developed and approved by the City of Leduc and the towns of Devon and Beaumont is as follows:

MSI FUNDING PROGRAM – REGIONAL THREE-YEAR HOUSING PLAN		
2007/2008 Funding Year	2008/2009 Funding Year	2009/2010 Funding Year
Beaumont – new construction of 35 units	Devon – new construction of 24 units	Leduc – new construction of 12 units
Leduc – purchase of 20 existing units		

Report Purpose

The purpose of this literature review is to summarize the current research on affordable and attainable housing that has been reviewed as background research for the City of Leduc’s first **Attainable Housing Strategy**. It is intended that this document will provide the basis upon which the strategy will be developed. On March 15, 2008 a community workshop is planned that will bring together local stakeholders to discuss what Leduc’s attainable housing issues are and how the community would like to see them addressed. As a means for engaging participants in a meaningful way, the information contained within this literature review will be presented at this workshop. The information and ideas gathered from the workshop will be analyzed and compiled along with data contained in this literature review to form the City of Leduc’s first **Attainable Housing Strategy**.

Definitions

The term *affordable housing* is commonly used to describe a wide variety of conditions, and it is often confused with subsidized housing. To ensure clear communication of ideas and intents, definitions of commonly confused or misunderstood terms **as they are intended in this report** are provided below.

SECTION 1 INTRODUCTION AND BACKGROUND

- 1.3.1 Affordable Housing** is an approach to addressing attainable housing needs where housing is provided just below market value, and are intended for moderate income households that fall just below the medium income for the area. Affordable housing can be provided as either rental or homeownership opportunities.
- 1.3.2 Attainable Housing** is the term used to describe the entire range of non-market housing needs as outlined in the housing continuum. Typically, a household is considered to have an attainable housing need if the household income is below the medium income for the area and more than 30% of gross income is required to secure adequate, accessible, and safe housing.
- 1.3.3 Subsidized Housing** is an approach to addressing attainable housing needs where qualifying applicants are required to pay 30% of their incomes toward shelter costs with the remaining rental fees covered by a government subsidy.

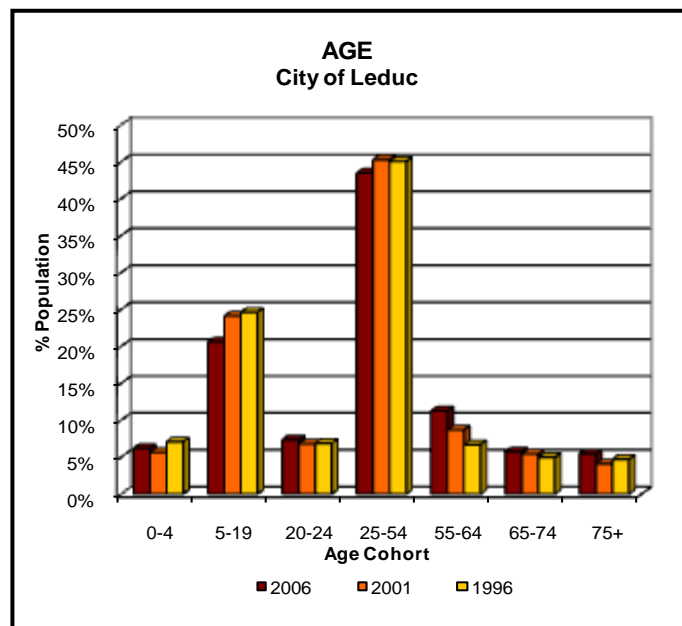
COMMUNITY PROFILE

The City of Leduc is located approximately 25 km south of the City of Edmonton along the Queen Elizabeth II Highway. The oil and gas industry has long been the base of the local economy, while a well-developed and continually expanding industrial area forms the majority of the local industry. As a hub of transportation with the International Airport, CANAMEX Trade Corridor (Highway 2), and the CPR rail line that runs north-south through the city's east side, Leduc continues to prosper and grow at record-setting rates.

Characterized by high levels of homeownership and low workforce mobility, Leduc is considered to be a stable, family-oriented community. Strategically located within easy access to Edmonton, the city's 17,500 residents are able to enjoy small town living and a high quality of life while maintaining quick and easy access to the amenities of a larger metropolitan centre. Leduc is an autonomous and independent city as opposed to a bedroom community of Edmonton. Over 60% of the city's labour force works in or around Leduc, while only 23% commute to the capital city.²⁴

Demographics

The City of Leduc is considered a family-oriented community that prides itself on its healthy and stable residential neighbourhoods, quality recreational and cultural facilities, and a strong sense of community cohesion and pride. As with communities throughout North America, the city is experiencing an increase in its 50+ years population as a result of its aging baby-boomer generation. The portion of Leduc's population entering or enjoying their senior years is slightly higher than the provincial average and has increased since



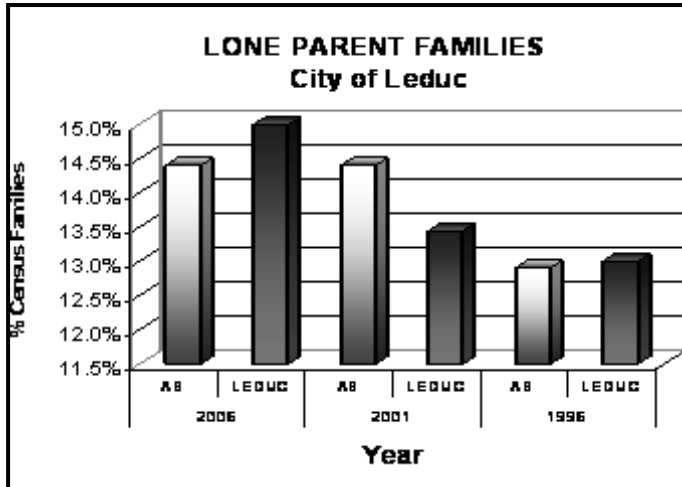
²⁴ McDonald-Harker and Morthcott: 26.

SECTION 1 INTRODUCTION AND BACKGROUND

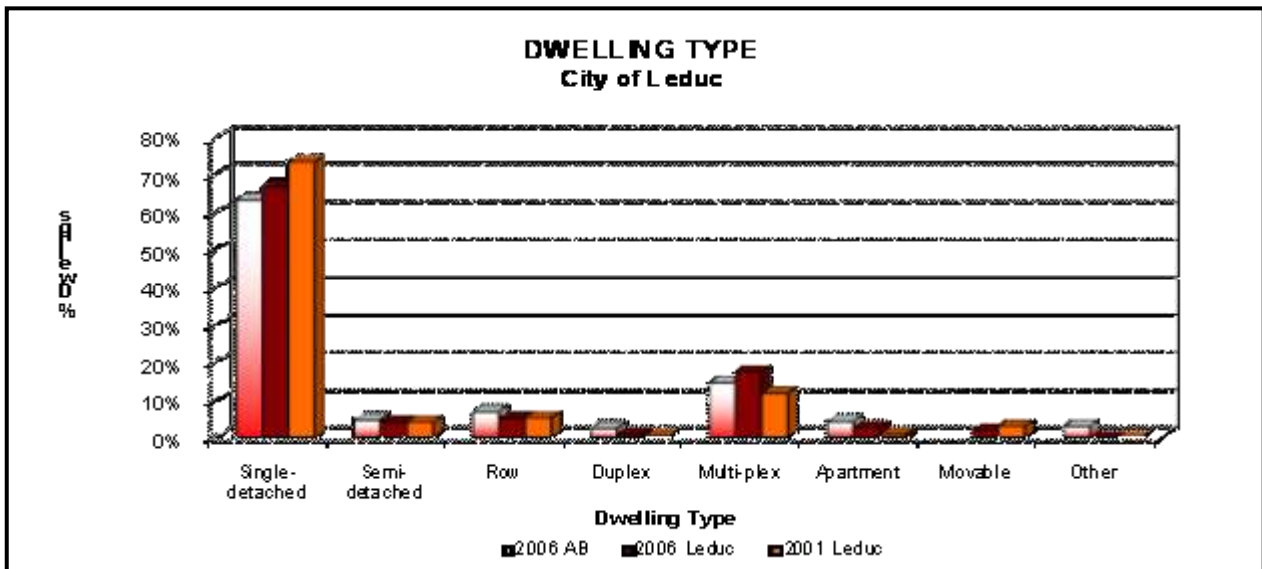
the 2001 federal census. The portion of school age children (ages 5–19) and parent population (ages 20–49) is slightly lower than the provincial average and has decreased since 2001. There is evidence of the “echo boom” in the Leduc statistics, which is the term used to describe the sudden and unexpected increase in the child population (ages 0–4) that many speculate is related to the province’s recent economic prosperity.²⁵

The majority of Leduc’s adult population is married, although there has been a gradual decrease in these numbers since 2001 and a proportional increase in the divorced, widowed, and single population. Leduc’s marital rates still remain higher than the provincial average.²⁶

Leduc has a greater proportion of lone parent families than the Alberta average; a rate that has been increasing since 1996. The majority of lone parent families in Leduc are headed by a female (78% in 2006) and have one child (68% in 2006).²⁷



Homeownership remains high in Leduc, with rates above the provincial average. This may be a consequence of the limited amount of rental accommodations available in the city. As would be expected in a small municipality, Leduc has a higher proportion of single detached housing than the provincial average, although there has been a decrease since 2001 in favour of more affordable walk-up style apartments and multi-plex housing. The quality of housing has improved since 2001, with more homes requiring only regular maintenance as opposed to minor or major repair.²⁸



²⁵ Statistics Canada (a), (b) and (c).

²⁶ *ibid.*

²⁷ *ibid.*

²⁸ *ibid.*

SECTION 1 INTRODUCTION AND BACKGROUND

While Leduc is considered a stable community, a greater proportion of the city's population is on the move in comparison to the province as a whole. Between 2001 and 2006, almost half of the city's population changed addresses. This is a number that has increased over the 1996–2001 time period. This increased mobility is likely due, at least in part, to the phenomenal growth the city has been experiencing in recent years. In 2006, more than half of those people that moved did so from outside city boundaries.

Incidents of low income are low in Leduc when compared to the provincial and national averages. In 2000, 7.2% of Leduc's population were considered low income, while 13.8% and 16.2% of the provincial and national populations were considered the same respectively. With a population of 15,630, this equates to 1,125 Leduc citizens living in poverty in 2001. The average household income in Leduc was \$67,493 in 2001; this is 5% higher than the provincial average of \$64,199.²⁹

Of Leduc's 2001 population, 20% were considered in core housing need. This means they were paying more than 30% of their income on shelter. The issue was more prevalent within the renter population, with 35% of tenants in core housing need as opposed to 15% of homeowners. These figures were almost identical to the provincial averages.³⁰ With the recent explosion in growth in the Edmonton region and escalating housing costs, it is expected that these numbers are significantly higher now than in 2001.

Housing Services

There are currently two non-profit organizations that provide housing services to Leduc residents. One focuses specifically on adults with developmental disabilities, and the other provides housing services to the general population. The organizations are listed below, complete with a description of the specific services they provide.

- 2.2.1 The **Leduc Community Living Association** *provides services and resources to assist adults with developmental disabilities to live as full citizens in their communities of choice.*
- 2.2.2 The **Leduc Foundation** *owns and/or manages the city's attainable housing units and provides related services to healthy low to moderate income seniors and families. The foundation's current inventory includes subsidized housing (rent equal to 30% of income) for both families and seniors, rent supplements, and affordable housing (rents 10% below market value) for families.*

Community Services

Housing related issues are typically complex and often involve a variety of different social issues, such as addictions, family violence, and unemployment. Addressing housing issues requires the involvement of a wide variety of perspectives, experiences, and knowledge from a range of community services. The non-profit community services currently available within the city of Leduc include (though are not limited to) the following:

- 2.3.1 **AADAC** *provides access to treatment, prevention, and information regarding alcohol, drug, and gambling concerns.*
- 2.3.2 **Alateen** *provides support to teens affected by another person's drinking.*

²⁹ Statistics Canada (b).

³⁰ *ibid.*

SECTION 1 INTRODUCTION AND BACKGROUND

- 2.3.3 **Alcoholics Anonymous** *provides personal and group therapy to help members recover from alcoholism.*
- 2.3.4 **Al-Anon** *provides support to friends and relatives of alcoholics.*
- 2.3.5 **Alzheimer Support Group** *provides peer support to help those affected by Alzheimer's cope more effectively.*
- 2.3.6 **Bethany Lifeline** *provides assistance to allow individuals to remain safe in their home for as long as possible.*
- 2.3.7 **Black Gold Community Patrol or "Nighthawks"** *provides volunteer crime prevention by keeping a visible presence in the community.*
- 2.3.8 **Black Gold Neighbourhood Watch** *provides volunteer crime prevention that is organized by the RCMP.*
- 2.3.9 The **Block Parent Association** *provides safe places for children and adults to go in times of emergencies.*
- 2.3.10 **Capital Health Crisis/Outreach Services** *provides 24-hour assessment, consultation, intervention, and stabilization services to adults experiencing mental health crisis.*
- 2.3.11 The **Chamber of Commerce** *promotes the Leduc district, works to attract new people and businesses to Leduc, works to improve the business atmosphere, and to provide local entrepreneurs with resources.*
- 2.3.12 **Cocaine Anonymous**
- 2.3.13 **Community Partnership Program (FCSS)** *promotes partnerships and effective working relationships among services and agencies to help identify gaps in services, create initiatives that address community needs, and reduce duplication of services.*
- 2.3.14 **Community Services Referral Line** *provides information and referrals to over 1,000 agencies including those who can help with addictions, education, donations, food, immigrant services, medical concerns, and medical health.*
- 2.3.15 **Credit Counselling Services of Alberta** *provides debt management programs and education.*
- 2.3.16 **Family Aide Service (FCSS)** *provides a range of services, from routine cleaning to skilled personal care, with the objective of enhancing a client's independence and ability to remain in their home.*
- 2.3.17 The **Food Bank** *provides emergency food services to individuals and families in need.*
- 2.3.18 **Gamblers Anonymous** *provides support to those affected by gambling.*
- 2.3.19 **Good Samaritan Telecare** *provides emergency response and monitoring to medically-at-risk people of any age with chronic medical conditions.*
- 2.3.20 The **Leduc Community Drug and Action Committee** *provides community-based solutions to substance use and abuse through prevention, education, and advocacy.*

SECTION 1 INTRODUCTION AND BACKGROUND

- 2.3.21 The **Leduc Mental Health Clinic** *provides assessment and treatment of children, adults, and seniors with mental illness or emotional/behavioural problems severe enough to interfere with daily functioning.*
- 2.3.22 The **Leduc/Nisku Economic Development Authority** *promotes the region as a great place to live, work, and play by marketing the products, services, and technologies of the region's companies.*
- 2.3.23 The **Leduc Works Foundation** *provides day programs and residential/respite care services to adults with disabilities.*
- 2.3.24 The **Low Vision Support Group** *provides information, peer support, fellowship, and community connection to those coping with vision loss, and their families.*
- 2.3.25 **Meals on Wheels (FCSS)** *provides nutritional meals and social interaction for isolated people, and assists people to live independently in their community.*
- 2.3.26 **M.S. Support Group of Canada (Edmonton Chapter)** *provides information and support about multiple sclerosis to persons with MS, their families, and their friends.*
- 2.3.27 **Narcotics Anonymous** *provides personal and group therapy to help members recover from drug addiction.*
- 2.3.28 The **Northern Alberta Brain Injury Society (Edmonton)** *provides a continuum of services including support, service coordination, information, referral, leisure/recreation, and advocacy to individuals with brain injuries.*
- 2.3.29 The **Salvation Army** *provides emergency referral services.*
- 2.3.30 **Seniors' Services (FCSS)** *offers support and advocacy services to seniors and their families.*
- 2.3.31 The **Society of St. Vincent de Paul** *provides emergency assistance to people in need.*
- 2.3.32 The **Stroke Recovery Association of Leduc** *provides information, care, and support to those affected by stroke.*
- 2.3.33 The **Support Network (Edmonton)** *provides resources and support to those experiencing distress or looking to contribute to the well-being of the community.*
- 2.3.34 **Wecan Food Co-op** *provides families and individuals with the opportunity to easily access nutritious food at an affordable price.*
- 2.3.35 **YWCA (Edmonton)** *provides care programs for children and adults with disabilities, individual and family counselling, facilitated group counselling, and an outdoor education centre located on Lake Wabamum.*

Economic Forecast

The Alberta economy is expected to remain high over the next four years as a result of (1) high energy prices; (2) strong consumer spending; (3) an active commercial and office construction sector; and (4) continued investment in large regional projects.³¹ Even with softening natural gas prices, the rising cost of crude oil will ensure that Alberta's economy remains strong in

³¹ The City Forecast Committee: 3.

SECTION 1 INTRODUCTION AND BACKGROUND

years to come. As a consequence of continued growth, the province is expected to maintain the lowest unemployment rate in the country, which will have the effect of increasing the number of full-time jobs being created and increasing wage pressures on Alberta businesses.³²

Strong economic conditions are expected to keep housing prices high and apartment vacancies low. The lack of affordable and available housing will continue to decrease the ability of the Capital Region to attract migrants, particularly from neighbouring provinces which have themselves experienced tremendous growth in their respective economies. As a result, the region will be forced to try and encourage those from eastern provinces and other countries to fill increasing job vacancies.³³

Due to escalating building costs, combined with weaker in-migration and a strong resale listing rate, the development of new homes (housing starts) is expected to slow over the next year. This is seen as a return to a more balanced real estate and residential construction market, with housing prices continuing to rise at a more sustainable rate. It is expected that the most significant impact will be seen in the construction of single detached homes, as multi-dwelling homes are expected to continue to increase in popularity due to their relative affordability and price advantage.³⁴ The rental market is expected to remain tight over the next year as a result of sustained demand and a lack of new rental construction. Continued rent increases are expected.³⁵

As evidenced above, the provincial and regional economies are intimately tied to rates of net migration, unemployment rates, and housing affordability. Emerging economic trends that may have an impact on economic conditions and housing affordability in the Capital Region are outlined below.³⁶

- 2.4.1 **Housing Costs** – *As the price of housing increases, the ability of the area to attract skilled labour decreases. This has the effect of tightening the labour market, which in turn increases construction and labour costs, and thus housing prices.*
- 2.4.2 **U.S.A. Economy** – *A weaker U.S.A. economy will impact the global demand for energy, which may decrease the amount of investment in oil sands related projects. Decreasing oil prices may slow the Alberta economy, which could affect rates of employment and job security.*
- 2.4.3 **Rising Gasoline Prices and National Inflation Rates** – *Rising gasoline prices and national inflation rates may force the Bank of Canada to raise interest rates. This may have the effect of decreasing investment in oil sands related projects and increasing home carrying costs.*
- 2.4.4 **Environmental Policy** – *Government policies regarding environmental protection, such as Kyoto, may have a significant negative impact on Alberta's energy sector.*

³² Corriveau, R.

³³ Corriveau, R.; and The City Forecast Committee: 3.

³⁴ Corriveau, R.; and Goatcher, R.

³⁵ Goatcher, R.

³⁶ The City Forecast Committee: 4.

**SECTION 1
INTRODUCTION AND BACKGROUND**

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SECTION 2

APPROACHES TO ADDRESSING ATTAINABLE HOUSING

SECTION 2 APPROACHES TO ADDRESSING ATTAINABLE HOUSING

INTRODUCTION

As history has shown, there are no quick fixes to addressing attainable housing issues. The issues are complex and in many cases diverse, so that no single, quick solution is possible. Rather, interdisciplinary and grass-roots approaches that involve a range of community stakeholders are necessary to appropriately understand the issues. As the issues and root causes are diverse in nature, so too must be the solutions to address them. Long-term, self-sustaining solutions that are based on a solid understanding of the issues are preferable over attempts at quick fixes, which often end up creating more harm than benefits.

In this section, a summary of the range of different approaches that have been successfully utilized in other municipalities across the country are presented. It is important to note that many of the approaches involve not just municipalities, but non-profit and the private sector as well. When viewing such approaches, consideration must be given to identifying the funding and the human resources required for successful implementation.

REGULATORY INITIATIVES

Regulatory initiatives are actions that can be implemented by municipal governments to promote the development of attainable housing. These regulatory initiatives include those that (1) aim to reduce the basic cost of development with the intent that those cost savings will result in more attainable housing; (2) require developers to construct attainable housing units as part of their development activities; (3) provide policy to encourage the development of market affordable housing and the protection of existing attainable housing; and (4) provide an incentive to developers to encourage the development of attainable housing units. Initiatives that are commonly implemented by Canadian municipalities are discussed below.

Modified Development Standards

Changes to planning and engineering standards can dramatically reduce the cost of residential development, and thus contribute to the construction of attainable housing. These modified development standards can be applied to residential development generally to promote market housing that is more affordable, or specifically to non-market attainable housing projects.³⁷ Examples include

- 2.1.1 **Reduced parking standards** *for development that is located near shops, services, and transit. Arguably, developments within walking distance of daily services and alternate modes of transportation (i.e., transit) will have fewer private vehicles to be accommodated on the property. A decreased parking stall requirement decreases the amount of surfaces to be paved and allows for more units to be built, which in turn increases the affordability of the development.*³⁸

³⁷ Canadian Mortgage and Housing Corporation (a); Starr and Pacini: 11.

³⁸ Gordon et al.: 30.

SECTION 2 APPROACHES TO ADDRESSING ATTAINABLE HOUSING

- 2.1.2 **Reduced road widths and/or sidewalk requirements** *decrease the amount of costly infrastructure required for a development. Supporting the development of private roadways, which are typically found within condominium developments, is a common way in which municipalities implement this type of regulatory change.*³⁹
- 2.1.3 **Reduced building envelope setbacks** *allow for more home to be built on less land, and therefore provides for the more efficient use of land and infrastructure. This efficiency can result in cost savings for the developer through decreased land and infrastructure costs with the intent that those savings will be passed on to the homeowner or tenant.*⁴⁰
- 2.1.4 **Consideration of alternative locations for sewer, water, and utility lines** *when opportunities arise for cost-savings can result in decreased infrastructure costs.*⁴¹

Implementation of modified development standards is a common way in which municipalities support attainable housing initiatives, likely due to the fact that they have little financial impact on the municipalities while significantly contributing to the construction of attainable units.

Inclusionary Zoning Policy

Inclusionary zoning is municipal policy that requires a designated amount of attainable housing units to be provided in new residential developments. In some cases, off-site construction of attainable housing or cash-in-lieu paid into a municipal housing trust fund is allowed. Some municipal jurisdictions also require developers of commercial and/or industrial land to provide for the housing needs of the employment base expected to result from their developments. In these situations, developers are required to (1) provide land; (2) directly construct housing; or (3) pay an in-lieu fee (also referred to as a linkage fee). Procedures are required to ensure housing remains affordable in perpetuity.⁴²

In addition to increasing the availability of attainable housing, inclusionary zoning aims to disperse affordable units throughout the community, and thus avoid the concentration of lower-income housing that can result from solely government-funded housing programs. Typically, municipal inclusionary policies provide compensating benefits or concessions (such as those outlined in section 0) to the developers to mitigate the costs of providing the attainable units.⁴³

Inclusionary policies are most often used by communities experiencing high economic and population growth, and this has resulted in housing prices increasing beyond the income affordability of modest income residents.⁴⁴ Such policies are very common in the United States and reasonably common in Canada though they have not been widely implemented in Alberta. While there is little municipal cost to implementing such

³⁹ loc.cit.

⁴⁰ loc.cit.

⁴¹ loc.cit.

⁴² Wake: 17; Wilke: 4.

⁴³ Gordon et al.: 5.

⁴⁴ loc.cit.

SECTION 2 APPROACHES TO ADDRESSING ATTAINABLE HOUSING

policies, research has shown that they can significantly increase the supply of affordable housing.⁴⁵

Secondary Suites

A secondary suite is a second dwelling unit located within the structure of an owner-occupied single family dwelling that can be rented out by the owner. By permitting such units, municipalities can increase the supply of affordable market rental housing while contributing to the affordability of market homeownership. As such, these policies are considered an excellent first-stage solution for communities facing an attainable housing shortage.⁴⁶

The main issue with legitimizing secondary units is the cost of bringing them into compliance with building and safety codes. Community concerns regarding increased traffic congestion and changes to neighbourhood character are also common.⁴⁷

In some cases, builders in developing neighbourhoods have constructed new homes with secondary suites included. This approach eliminates the neighbourhood concern and compliance issues; however, research has shown that secondary suites in new homes are typically used by the homeowner and are not often put up for rent.

Similar to secondary suites are garden suites, which are small self-contained dwellings located on the property, often above a detached garage. Policies permitting garden suites appear to be less common than those allowing secondary suites. While the cost of providing for secondary and/or garden suites is low for municipalities, such policies can have a medium to high impact in contributing to the provision of affordable market rentals and homeownership.⁴⁸

Infill Development Policy

Infill development refers to new construction in already urbanized or developed areas. Such development can take place on vacant land, under-developed land, or after the demolition of an existing building. As water, sewer, roadways, and other public infrastructure is already in place, infill development is often seen as a cost-effective way to provide new housing in central locations within urban municipalities. Land costs, however, are often quite high for infill developments, given their central location.

Municipal infill development policies can require that infill development in strategic areas near shops, services, and transit is intensified at higher densities to ensure maximum benefit is realized from (1) the strategic location; and (2) the cost efficiencies that can be achieved by tapping into existing infrastructure. While infill policies have little cost to municipalities, they have been shown to have a moderate impact in contributing to the supply of attainable housing.⁴⁹

⁴⁵ Canadian Mortgage and Housing Corporation (a); Starr and Pacini: 11.

⁴⁶ Wake: 24; Wilke: 4.

⁴⁷ Wake: 24

⁴⁸ Canadian Mortgage and Housing Corporation (a); Starr and Pacini: 11.

⁴⁹ Starr and Pacini: 11.

SECTION 2 APPROACHES TO ADDRESSING ATTAINABLE HOUSING

Demolition Control

Demolition Control regulations require the replacement of rental accommodations during the redevelopment of a site, and may also encourage and even require the retention of affordable housing or contribute to its replacement.⁵⁰

Incentives

Providing incentives is a way to encourage the private market to participate in the provision of attainable housing. There are two categories of incentives: (1) those that have no direct financial impact on municipalities, such as density bonusing; and (2) those that do have a financial impact, in some cases significant, such as the reimbursement of development fees and tax abatement policies.

Procedures are required to ensure that the attainable housing that results from municipal incentive programs remains affordable in perpetuity. These procedures can be difficult and complicated to implement, requiring a significant amount of human resources to manage. Examples of procedures to protect the sustainability of attainable housing includes (1) capping the appreciation of the affordable units at a certain percentage; (2) municipalities retaining right-of-first-refusal on attainable units; or (3) a combination of both.⁵¹

- 2.6.1 ***Density bonusing*** is the practice of granting density beyond what would normally be permitted on a site in return for a community amenity such as green space, arts and cultural facilities, and attainable housing provided by the developer. Larger urban centres provide the best potential for the use of density bonusing as smaller communities do not normally have the demand for such increased density, and if they do, providing such significant density increases can negatively impact on the small scale character of the community.⁵² Research has shown that density bonusing can be a very effective tool for producing attainable housing while having a low financial impact on municipalities.⁵³
- 2.6.2 ***Streamlining the approval process*** for applications that include provisions for attainable housing can effectively encourage developers to include attainable housing in their developments. While municipalities would bare some costs to implement such a process, research indicates that an alternate approval process is an effective way to increase the supply of attainable housing.⁵⁴
- 2.6.3 ***Property tax abatement*** is a process by which a reduction in property taxes is given as a means to encourage development. The reduction only applies to the additional taxes that result from the increase in assessed value of the property due to an improvement such as the construction of a residential dwelling, and applies only to the municipal portion of property taxes. Policies can range from complete property tax abatement for a set number of years, to a graduated process wherein a greater portion of the taxes is payable each year until the full amount is established (i.e., 0% payable year 1, 25% payable year 2, 50% payable year 3, etc.). While the municipality loses out on property tax

⁵⁰ Canadian Mortgage and Housing Corporation (a); Starr and Pacini: 11; Wake: 29.

⁵¹ Wake: 21.

⁵² Wake: 19-20.

⁵³ Starr and Pacini: 11; Wilke: 4.

⁵⁴ Canadian Mortgage and Housing Corporation (a); Starr and Pacini: 11.

SECTION 2 APPROACHES TO ADDRESSING ATTAINABLE HOUSING

generation, such policies have been shown to effectively increase the supply of attainable housing.⁵⁵

2.6.4 ***Reduction in development fees*** is a process whereby fees applied by the municipality are rebated, either fully or partially, for attainable housing applications. Municipal fees that can be reduced include

- building and development permit fees
- off-site levies
- rezoning fees
- subdivision fees
- area structure or area redevelopment plan amendment fees
- land assembly fees (such as road and lane closures)

These types of measures can be very effective in increasing the supply of attainable housing, though municipalities will experience a loss in revenue as a result of implementing such processes.⁵⁶

CONSTRUCTION INITIATIVES

Energy Efficient Construction

Building energy efficient housing may result in higher construction costs, but can result in more affordable housing in the long run due to the lower operating costs.⁵⁷

Prefabrication

Using prefabrication in housing speeds up construction, lowers material costs, and enhances affordability.⁵⁸

FINANCIAL INITIATIVES

Financial initiatives are practices that either (1) deal with the financing of attainable housing projects, or (2) are techniques that can decrease construction costs and thereby aid in the development of attainable housing.

Off-site Levy Equalization

It is common for municipalities to require developers of new areas to bare the cost of extending municipal infrastructure such as water and sewer lines and arterial roadways to their sites. This is often done through the collection of off-site levies, which are typically a per hectare fee attributed to new areas. While this policy is intended to ensure that the existing community does not subsidise new development, the long-term effect is higher new housing prices in newer areas. As a consequence, buyers choose resale homes due to the cost advantage, and this in effect drives up the cost of resale homes. There is a similar effect on rental prices.

⁵⁵ City of Saskatoon (b); Wilke: 4.

⁵⁶ City of Saskatoon (b); Starr and Pacini: 11; Wilke: 4.

⁵⁷ Canadian Mortgage and Housing Corporation (a).

⁵⁸ *ibid.*

SECTION 2 APPROACHES TO ADDRESSING ATTAINABLE HOUSING

Research has suggested that if municipalities were to spread the cost of new infrastructure equally across all residential areas, the increase in house prices would be substantially less than if they were to require all infrastructure costs to be borne by developers in new areas. Such equalization processes are not often supported by the general public and provide the lowest incentives to encourage infill housing, and thus control urban sprawl.⁵⁹

Housing Trust Funds

Housing Trust Funds are distinct funds maintained by municipalities to receive dedicated public revenues. The funds held within the housing trust can only be spent on housing initiatives. Key to these trust funds is the on-going funding from dedicated sources. Examples of funding sources include⁶⁰

- commercial development levies
- city land and property donations
- corporate donations
- city budget surpluses
- appropriations
- land sales
- development levies
- property tax levies dedicated to affordable housing
- development fees

Land Banking

Land banking is the process of public acquisition of undeveloped or underdeveloped land for future development purposes. Through legislative documents, municipal policies, and bylaws, the land is managed for future use. Such land can be provided for the construction of attainable housing, and is a common way in which municipalities support attainable housing projects in their relative communities.⁶¹

Community Land Trusts

Community land trusts are similar to municipal land banking practices except that the land is acquired by non-governmental organizations rather than the municipality. The land is held in trust for a community interest, such as attainable housing.⁶²

Land Leases

The leasing of land, as opposed to the out-right purchase, can decrease the cost of land and thus support the development of attainable housing.⁶³

Revolving Loan Fund

Revolving loan funds are loan programs in which a specified amount of public funds are set aside to make loans for specific purposes, such as attainable housing. As the loans are repaid the funding pool is reallocated and loaned out again. These types of

⁵⁹ Orr: 14-16.

⁶⁰ Canadian Mortgage and Housing Corporation (a); Canadian Mortgage and Housing Corporation (b); City of Saskatoon (a); Starr and Pacini: 11; Wake: 28.

⁶¹ Wake: 38.

⁶² Canadian Mortgage and Housing Corporation (a); Wake: 49.

⁶³ Canadian Mortgage and Housing Corporation (a).

SECTION 2 APPROACHES TO ADDRESSING ATTAINABLE HOUSING

programs are usually sponsored by government entities, and can be used to support, maintain, or provide attainable housing.⁶⁴

Reverse Mortgages

Reverse mortgages are financial tools that provide seniors with the ability to borrow against the equity in their homes and receive a regular stream of payments. As repayment is not necessary until the borrower sells the property, this tool can provide low and moderate income seniors with additional regular income.⁶⁵

Subsidies

Subsidies are government grants that help households pay for the cost of housing. Funding may be paid directly to the recipient or to the housing provider (developer or landlord). While there is concern that direct payments to the recipient may not always be spent on housing, this process requires significantly less investment on the part of the government. Payments provided to the housing provider, on the other hand, require significant government investment in terms of money, time, and management.⁶⁶

PARTNERSHIPS

In recent years, partnerships have gained considerable attention in addressing social issues as they are thought to significantly increase the effectiveness and efficiency of projects due to the range of expertise and experience involved, and the combination of interests that can create innovation and multi-purpose solutions.⁶⁷ Partnerships can be established between municipal jurisdictions, among the various levels of government, and between private and public organizations (often referred to as P3s).

The partnership of private and public interests is currently seen as a very effective way to incorporate the knowledge, experience, and financial resources of the private sector in addressing social needs such as attainable housing. Integrated projects that include both market and non-market housing are a common way to ensure both social and private sectors needs are met within a partnership arrangement.⁶⁸

TENURE OPTIONS

Tenure can play a significant role in housing affordability. Rental and homeownership are the obvious and most common choices; however, there are numerous variations on these two options that can contribute to the affordability of housing.

Affordable Rental

Rental accommodations, as opposed to affordable homeownership options, are much more likely to serve low-income households. In addition, they tend to be the more

⁶⁴ Canadian Mortgage and Housing Corporation (a).

⁶⁵ *ibid.*

⁶⁶ Orr: 17.

⁶⁷ Canadian Mortgage and Housing Corporation (c):3; Wake: 36-37.

⁶⁸ Wilke: 3.

SECTION 2 APPROACHES TO ADDRESSING ATTAINABLE HOUSING

popular tenure for affordable housing as they maintain long term affordability much more easily than homeownership models.⁶⁹ Along with market and non-market rental accommodations there are two other common rental style options:

- 6.1.1 **Housing co-ops** are non-profit housing in which members are actively involved in running their housing community. Members of the co-op are required to volunteer their time to participate in the management and daily operations of the co-op. This builds a sense of community and ensures costs are kept low. Households pay a monthly housing charge, similar to rent or a condo fee, to cover the costs of operating the co-op.⁷⁰

When starting up a co-op, shares are typically purchased by the members, and the revenue is used to start the development process. When they leave, members resell their shares to the co-op at the original value, and thus affordability is maintained.⁷¹

Housing co-ops are the largest provider of affordable housing without ongoing subsidy in Canada.⁷²

- 6.1.2 **Rent restrictions** can be applied to place limitations on rental tenancy. While rare in Canada, rental restrictions can be used to limit rent increases to ensure rents are maintained at an affordable market level.⁷³

Affordable Homeownership

Homeownership offers long-term security and investment. Given the recent introduction of 40-year amortization periods, monthly mortgage payments can be equal to or lower than rent. Thus homeownership is not necessarily an unmanageable financial commitment for lower and moderate income households. Additionally, homeownership often provides (1) housing stability; (2) an asset that can be used to access additional financial resources; and (3) a long-term investment. Homeownership can also improve neighbourhood stability through the establishment of a sense of community ownership and pride.

With many affordable homeownership programs, retaining the affordability of the dwelling for subsequent purchasers is key. It is important to note, however, that homeownership is considered a cornerstone of financial security and wealth accumulation in North America, and, as such, replacing the market model with a home that will not appreciate much beyond inflation has proven to be challenging to implement.⁷⁴

⁶⁹ Canadian Mortgage and Housing Corporation (c): 1.

⁷⁰ Canadian Mortgage and Housing Corporation (c): 2.

⁷¹ Canadian Mortgage and Housing Corporation (a); Canadian Mortgage and Housing Corporation (c): 2; Wake: 47.

⁷² Wake: 47.

⁷³ Wake: 21-22.

⁷⁴ Wake: 22.

SECTION 2 APPROACHES TO ADDRESSING ATTAINABLE HOUSING

- 6.2.1 **Guaranteed equity ownership** is a process by which the purchaser benefits from a lower unit price in exchange for agreeing to sell their units back to the developer for an agreed price and a guaranteed return on their equity.
- 6.2.2 **Resale price restrictions** involve placing a covenant or deed restriction on the title of a home that limits the escalation of the resale price. Instead of being determined by the market, the sale price is determined by an index or a formula. Resale price restrictions involve significant investment of time and resources to manage.⁷⁵
- 6.2.3 **Co-housing** is the combination of private and communal spaces within a housing complex. Each residence has a complete private home (bedrooms and bathroom) with access to communal spaces such as kitchens, playrooms, workshops, and laundry rooms to be shared by all members of the co-housing complex. Residents of the co-housing complex determine their communal needs and interest, and agree on the configuration and design of their homes. This option involves a specific type of lifestyle, and is not appropriate for everyone.⁷⁶

The heightened level of sharing within co-housing arrangements enhances affordability by reducing day-to-day household expenses such as maintenance, repair, laundry, and childcare. As with co-ops, sharing can also be extended to the subsidizing of a few units for some residents.⁷⁷

There are currently 17 co-housing projects in Canada, which typically consist of 20 to 30 households. Co-housing is best suited for moderate income levels due to the required equity contribution.⁷⁸

- 6.2.4 **Life lease** form of ownership is where a tenant pays an entrance fee for a unit (similar to a down payment) and then pays rent each month to cover maintenance and other expenses.⁷⁹ The majority of life lease communities are developed and owned by non-profit organizations, charitable groups, service clubs, or religious institutions.⁸⁰

Properly structured, life leases can offer similar protection as freehold ownership in that they can be registered on title to the property the same as a deed can be registered on a condominium or detached house. When a resident leaves the unit, the lease is typically sold to someone on the waiting list or on the open market. However, the specific conditions of this right will be determined by the non-profit organization that establishes the life lease project.

Life leases are most appropriate, and therefore most commonly offered exclusively to those over the age of 55.⁸¹

⁷⁵ Wake: 22-23.

⁷⁶ loc.cit.

⁷⁷ loc.cit.

⁷⁸ Wake: 48.

⁷⁹ Canadian Mortgage and Housing Corporation (c): 2.

⁸⁰ Canadian Mortgage and Housing Corporation (a).

⁸¹ Canadian Mortgage and Housing Corporation (c): 2.

SECTION 2
APPROACHES TO ADDRESSING ATTAINABLE HOUSING

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SECTION 2
APPROACHES TO ADDRESSING ATTAINABLE HOUSING

SECTION 3

CASE STUDIES

INTRODUCTION

Attainable housing issues are a concern in many municipalities across the county, particularly in the larger metropolitan centres such as Toronto, Vancouver, and Montreal. Exploring the types of initiatives that centres like these have implemented can provide a good basis for understanding the range of possibilities available, and spark innovation and creativity.

In this section, examples of attainable housing programs implemented in communities across the country are explored. While the community context may be quite different, the ideas may be adaptable to the Leduc situation. Certainly, innovation comes from the creative adaptation of other ideas. It is important to note that many of the approaches highlighted below involve not just municipalities but non-profit and the private sector as well. When viewing such approaches, consideration must be given to identifying the funding and the human resources required for successful implementation.

CASE STUDIES

The City of Toronto, Ontario – Inclusionary Housing Policy; Municipal Incentives; Demolition Controls; Density Bonusing

The City of Toronto's housing policy requires developers of large residential subdivisions (greater than 5 hectares) to provide at least 30% of the dwelling units as multi-family (not single or semi-detached). Demolition controls are included, in that developers are required to replace 100% of the attainable housing units that are demolished.⁸²

The city also offers development incentives such as reductions in development fees, tax abatement, and density bonusing to encourage the private development of attainable housing. The amount of incentives provided by the municipality is based on a detailed financial analysis of the project that the developer is required to submit. Attainable rental units that are provided as a result of this program are required to remain affordable for 10 years, while provisions are required for affordable homeownership options to prevent large gains being realized when the property is sold.⁸³

While development fees and reduced taxes are provided to help off-set the cost of providing attainable housing, it has been Toronto's experience that density bonusing has been the most effective means of off-setting the cost of constructing attainable units.⁸⁴

The City of Burnaby, British Columbia – Inclusionary Housing Policy

The City of Burnaby combines density bonusing with inclusionary zoning (or community benefit bonusing and comprehensive development zoning as respectively referred to in Burnaby) to ensure community amenities, such as attainable housing, are provided within the municipality. The inclusionary zoning is site specific, and provides the city with the ability to negotiate amenities, such as providing attainable housing, in exchange for flexibility in development standards. Such development flexibilities include amending

⁸² Gordon et al.: 26-27.

⁸³ loc.cit.

⁸⁴ loc.cit.

SECTION 3 CASE STUDIES

setbacks, allowing smaller lots, and providing relaxations in parking requirements. While the developer is required to cover 100% of the cost for providing the community amenity, it is typically funded entirely from the increase in property value that is realized as a result of the flexible development standards. Thus, the developer is not negatively impacted by providing the amenity. In the case of attainable housing, a housing agreement is entered into with the developer and registered on title.⁸⁵

Burnaby City Council has taken the policy position that housing and social service provisions are not the city's responsibility, and consequently will often support the development of other community priorities over attainable housing. Still, this practice has proven to be a very effective way to negotiate the provision of attainable housing.⁸⁶

The Town of Canmore, Alberta – Inclusionary Housing Policy

Since January 1, 2006, developers of new residential subdivisions in Canmore are required to provide 25% of their dwelling units as entry-level housing. Entry-level housing is defined as either multi-family units up to a maximum size of 1,000 square feet, or single detached units to a maximum of 1,400 square feet with secondary suites (up to 900 square feet) included. The secondary suites provided in the single detached homes have, for the most part, been used by the homeowners with very few actually being put up for rent.⁸⁷

In addition to the mandatory requirement, development incentives are also offered to encourage the development of affordable homeownership units in new subdivisions. Such incentives include density bonusing, property tax abatement, and waiving the municipal reserve requirement. To date, there has not been much up-take on this voluntary program from local developers.⁸⁸

To ensure that the cost of providing attainable housing is shared among residents, local businesses and housing developers, a surcharge has been added onto the mill rate (resident and business contribution) and a building permit surcharge has been incorporated into building permit fees (non-residential contribution). The funds collected from these surcharges are then used to support attainable housing initiatives.⁸⁹

The City of Calgary, Alberta – Inclusionary Housing Policy

Based on their interpretation of provincial planning legislation, the City of Calgary has taken the position that they do not have the authority to impose mandatory inclusionary zoning policies on developers. As such, Calgary has been lobbying the Alberta Government to amend provincial legislation to provide Alberta municipalities with the ability to require developers to provide attainable housing within their residential developments.⁹⁰

⁸⁵ Gordon et al.: 22-23.

⁸⁶ loc.cit.

⁸⁷ Gordon et al.: 24-25.

⁸⁸ loc.cit.

⁸⁹ loc.cit.

⁹⁰ Gordon et al.: 29.

SECTION 3 CASE STUDIES

Langford, British Columbia – Inclusionary Housing Policy and Resale Price Restrictions

The City of Langford's New Affordable Homeownership Housing for Families requires developers of new subdivisions to build one affordable home for every 10 single-family lots subdivided. The affordable homes are worth approximately \$360,000 (2007), though must be sold for \$160,000 (2007) to a qualifying household. Qualifying purchasers must have a household of at least 2 people, have been a resident of Langford for two or more years or a city employee for at least 6 months, and have an annual household income of less than \$60,000 (2007).⁹¹

To ensure long-term affordability, a housing agreement is registered on title that restricts resale of the affordable home. If a home is sold within 25 years, the city will find a new buyer. Homeowners cannot sell houses for any profit if the property is sold within 5 years of purchase. After 5 years, the home can be sold at a maximum profit of an additional \$2,000 per year.⁹²

The city also provides incentives to encourage the construction of attainable housing opportunities. These incentives include the legalization of secondary suites, streamlined approval for attainable housing, approval of small lot development, density bonusing, and subsidies for seniors' and social housing.⁹³

Ottawa, Ontario – Municipal Incentives

To encourage and facilitate the development of affordable mixed-income housing in their community, the City of Ottawa created Action Ottawa. A number of incentives are offered under this program to spur development. They include

- deferral of municipal development charges, planning application fees, and parkland levies
- cash-in-lieu of school board development charges
- grant-in-lieu of building permit fees
- reduced municipal property taxes
- a cash incentive equal to the less of \$10,000 or 12% per unit construction costs to assist developers in providing wheelchair accessible units⁹⁴



Wanting to take advantage of City of Ottawa's affordable housing incentive program, a local developer worked with the city to create an 11-story, 119-unit apartment building (Somerset Gardens) that would include ten affordable homeownership units. The City of Ottawa agreed to defer municipal development charges, planning application fees and parkland levies, and contributed an additional \$300,000 capital grant (\$30,000 per affordable housing unit) to the project. The developer matched the value of the city's deferrals, and solicited additional funding from other sources (including low or no interest

⁹¹ Canadian Mortgage and Housing Corporation (a): 1.

⁹² loc.cit.

⁹³ loc.cit.

⁹⁴ Canadian Mortgage and Housing Corporation (b): 1.

SECTION 3 CASE STUDIES

loans) to create the Assisted Home Ownership Program (AHOP) with a value of approximately \$540,000.⁹⁵

Through the AHOP program the city and the builder provided down payment assistance of approximately \$11,000 per unit to qualifying purchasers, which enabled purchasers to buy a unit with as little as a 1% down payment. The program does not require repayment of the AHOP grant as long as the family lives in the unit or if the unit is sold to another qualifying household.⁹⁶

Calgary, Alberta – Municipal Incentives

The City of Calgary is considering providing a grant of up to \$25,000 for homeowners who build a new secondary suite or bring an existing suite up to code and make it available for rent for 20 years.⁹⁷

Ottawa, Ontario – Partnership; Municipal Incentives; Resale Price Restrictions

In 2003, Ottawa's non-profit affordable housing development corporation, Centretown Affordable Housing Development Corporation, (CAHDCO), opened the doors to Clarence Gate, a homeownership project in downtown Ottawa. To help cover construction costs, 11 of the units were sold at market prices while the remaining 19 units were offered at prices affordable to homebuyers with low to moderate annual salaries. Operating costs were further reduced by directing parking space rental revenue to the condo corporation and allowing owners to do common area maintenance.⁹⁸



Clarence Gate, Ottawa Ontario

Qualifying homebuyers of the affordable units were required to have a 5% down payment, qualify for a bank mortgage with no assistance, and be able to afford the housing costs with no more than 32% of their annual income. Households that qualified for a rent subsidy in Ottawa's social housing program were given first priority for an affordable unit.⁹⁹

A guaranteed equity model was incorporated that requires the resale value of homes to be determined by the Consumer Price Index as opposed to the free market. This allows homeowners to realize some return from their real estate investment while ensuring the homes remained affordable upon resale. CAHDCO is involved in decisions regarding future homebuyers and the leasing of any units.¹⁰⁰

⁹⁵ Canadian Mortgage and Housing Corporation (c): 1.

⁹⁶ loc.cit.

⁹⁷ Wake: 46.

⁹⁸ Canadian Mortgage and Housing Corporation (d): 1.

⁹⁹ loc.cit.

¹⁰⁰ loc.cit.

SECTION 3 CASE STUDIES

In support of the project, the City of Ottawa provided the land with an agreement to defer full payment for 8 months. Development fees and permits for new residential construction were also waived, which reduced the cost of each condo by \$7,000. Job-creation funding was provided by the federal government, which allowed CAHDCO to hire staff to support the project, and CAHDCO provided a \$590,000 start-up loan, security for the required construction loan, and the necessary letters of credit.¹⁰¹



Montreal, Quebec – Partnership; Municipal Incentive

Characteristic of many of Montreal's communities is "plex-housing," wherein two to five units are included in a single building. Historically, the owner occupied one unit and rented out the remaining, but over time landlords have moved elsewhere and these neighbourhoods have fallen into decline. The City of Montreal saw homeownership of these "plex-housing" units as a way to reduce population decline, expand the municipal tax base, and encourage investment in these neighbourhoods. It created Domi-cible in February 2001 in partnership with the provincial government.¹⁰²

The Domi-cible program provides grants to purchasers of "plex-housing" in targeted neighbourhoods in the amount of \$3,000 to \$8,000, and provides training in rental property maintenance and management. As a condition of the grant, the new owner is required to live on-site for a minimum of 3 years.¹⁰³



Medicine Hat, Alberta – Partnership

In partnership with the City of Medicine Hat and the Medicine Hat Community Housing Society, Classic Construction built new below-market housing units for private sale and provided down payment and mortgage assistance to purchasers. Each purchaser of an Attainable Ownership Housing home received an equity subsidy of approximately \$5,000 to reduce the down payment requirement and will receive a monthly subsidy to assist with mortgage costs, condo fees, and utilities for the first 5 to 7 years.¹⁰⁴

In support of this project, the City of Medicine Hat provided the land, and the Medicine Hat Community Housing Society provided homeowner training to potential buyers, and is the administrator for the monthly mortgage subsidy.¹⁰⁵

Classic Construction is looking for opportunities to reproduce the model elsewhere in Western Canada and will be replicating the model in High River and Lethbridge in 2007.¹⁰⁶

¹⁰¹ loc.cit.

¹⁰² Canadian Mortgage and Housing Corporation (e): 1.

¹⁰³ loc.cit.

¹⁰⁴ Canadian Mortgage and Housing Corporation (f): 1.

¹⁰⁵ loc.cit.

SECTION 3 CASE STUDIES

Winnipeg, Manitoba – Partnership

In the mid 1990s, Winnipeg's real estate professionals created a non-profit organization to help low to moderate income households purchase a home in a declining neighbourhood of the city. The Housing Opportunity Partnership (HOP) funds the purchase and renovation of homes through capital contributions from the Manitoba Securities Commission (MSC). They also have the opportunity to purchase properties seized by the City of Winnipeg for unpaid taxes.¹⁰⁷



HOP home *before* renovations

Renovated homes are sold to households that have not owned a home within the last 5 years and that have an annual income of less than \$46,300 (2007). A 10% down payment assistance is provided by CMHC and the Manitoba government through the Affordable Housing Initiative. By the middle of 2007, HOP had renovated and sold 55 homes. Since 1999, the average resale home price in the once



HOP home *after* renovations

declining neighbourhood has increased threefold.¹⁰⁸

Whistler, British Columbia – Housing Trust Fund

The Whistler Housing Authority (WHA) is responsible for the development and management of price-controlled housing in the Whistler community. Their principle tool of financing such projects is a housing trust fund that is funded by a service charge administered by the municipality.¹⁰⁹

Ottawa, Ontario – Energy Efficient Housing

In September 2006, the Blue Heron Co-op opened its doors in Ottawa's west-end, and with it set a new standard for sustainable building in affordable housing. The co-op incorporated a range of sustainable features including

- computerized heating and cooling system
- good quality windows
- well thought out site-design, and landscaping to conserve energy
- low wattage light bulbs
- motion sensing light fixtures in common spaces
- high-efficiency gas boiler and chiller
- shared laundry room, with water/energy efficient washers and natural gas dryers
- water-conserving plumbing fixtures¹¹⁰



Blue Heron Co-op, Ottawa Ontario

¹⁰⁶ loc.cit.

¹⁰⁷ Canadian Mortgage and Housing Corporation (g): 1.

¹⁰⁸ loc.cit.

¹⁰⁹ Canadian Mortgage and Housing Corporation (h): 1.

¹¹⁰ Canadian Mortgage and Housing Corporation (i): 1.

SECTION 3 CASE STUDIES

As a result of the sustainable features, the co-op consumes 32% less energy than it might and this reduces operating costs. The use of light gauge load bearing steel stud structures and cement board siding, significantly reduced construction costs.¹¹¹

Vancouver, British Columbia – Homeownership Subsidies

The VanCity Credit Union offers a Springboard Home Ownership Program that is designed to assist moderate income household's transition from rental housing to homeownership by providing down-payment assistance. The program is geared towards those who have sufficient income to manage a modest mortgage commitment, though lack the resources for a down payment.¹¹²

The program provides qualified participants with the money needed to acquire a home with no down payment. It consists of two parts: (1) a 10-year interest-free 20% down payment loan; and (2) a 10-year interest-only 80% fixed mortgage. At the end of the ten years, the household will receive a regular mortgage for the remaining balance.¹¹³

To acquire a Springboard mortgage, households must meet the following criteria:

- be living in subsidized housing
- have a current and verifiable income
- have paid rent on time for a minimum of 2 years
- complete a one-day homeownership readiness course¹¹⁴



Quebec – Efficient and Flexible Building Design and Construction

The Grow Home is a three-story townhouse that is 14 feet wide and contains approximately 1,000 square feet of space. The design is based on simplifying construction and standardizing the dimensions in an attempt to reduce labour and material costs. The small lot further reduces land costs while the shared walls of the rowhouse structure increase the energy efficiency of the homes, thus reducing operating costs¹¹⁵.

While the Grow Home advocates for reduced floor area and architectural complexity, it promotes investment in high quality materials and finishes. The foundation of the Grow Home concept is incorporation of “strong aesthetic elements within the context of straightforward construction” so as to allow for creation of attractive, affordable, and quality communities in which people will want to live.¹¹⁶

¹¹¹ loc.cit.

¹¹² Wake: 46.

¹¹³ loc.cit.

¹¹⁴ loc.cit.

¹¹⁵ Friedman: 10-12.

¹¹⁶ Friedman: 12.

SECTION 3 CASE STUDIES

The lack of interior load bearing walls allows for flexibility in the partitioning of available space. On the main floor, a kitchen, bathroom, and living room are provided. As the homeowner's need for space and financial resources increase, they can progressively complete the house in whatever way they choose; investing their own sweat equity if they so desire¹¹⁷.

According to Avi Friedman, a lead designer of the Grow Home, the implications of the Grow Home on land development can be significant. "An acre of land can house approximately 20 people in bungalows, but the same amount of land with the same number of roads, sewers, waterlines, and storm-drains can accommodate over 80 people living in narrow-front rowhouses."¹¹⁸

The Grow Home has been met with great success both nationally and internationally. In 1991, a year after the demonstration home was constructed on the McGill campus, 87 Grow Homes were sold. By 1992, a total of 1,000 Grow Homes were built in and around Montréal, and by 1999 there were more than 10,000 Grow Homes in North America.¹¹⁹

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¹¹⁷ loc.cit.

¹¹⁸ loc.cit.

¹¹⁹ loc.cit.

SECTION 3 CASE STUDIES

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SECTION 4

FUNDING OPPORTUNITIES

SECTION 4 FUNDING OPPORTUNITIES

INTRODUCTION

One consistent and key component to attainable housing projects is the need for funding. Certainly, the reduction of construction, management, or purchase costs is at the foundation of attainable housing. While there are a number of ways to reduce these costs, provincial and federal funding programs can be a significant and important resource. In this section, current federal and provincial funding opportunities available for attainable housing are described.

FUNDING OPPORTUNITIES

Affordable Housing Partnerships Initiative Phase I

The Affordable Housing Partnerships Initiative (AHPI) is a federal-provincial partnership funding program that was established in June of 2002. It provides capital grants to assist in the construction of new affordable housing units, or the conversion or restoration of existing units for low to moderate income working households. Leduc received funding under this program in support of The Willows affordable housing complex.

The program is administered by Alberta Seniors and Community Supports. For more information please refer to

http://www.seniors.gov.ab.ca/housing/affordable_housing/affordablehsg_initiatives/initiative_info/

Canadian Mortgage and Housing Corporation Seed Funding Program Details

Canadian Mortgage and Housing Corporation (CMHC) Seed Funding provides proponents with financial assistance to outline the details of the project, and evaluate and document housing needs. For more information please refer to

http://www.cmhc-schl.gc.ca/en/inpr/afhoce/fias/fias_001.cfm

Canadian Mortgage and Housing Corporation Proposal Development Funding

Canadian Mortgage and Housing Corporation's (CMHC) Proposal Development Funding (PDF) loans provides funds to assist with the development of an affordable housing project proposal. For more information please refer to

http://www.cmhc-schl.gc.ca/en/inpr/afhoce/fias/fias_004.cfm

Renovation Programs

Canadian Mortgage and Housing Corporation (CMHC) provides financial assistance to homeowners to assist with repairs, renovations, accessibility modifications, the creation of low-income rental units, and home adaptations. Programs are available for low-income households, seniors, and persons with disabilities. For more information please refer to

http://www.cmhc-schl.gc.ca/en/inpr/afhoce/fias/fias_008.cfm

Attainable housing
is a community
issue.

~

Appropriate, safe,
and affordable
housing contributes
to a healthy and
vibrant community.

