

Strathcona County Housing Affordability Projects**Report Purpose**

The purpose of this report is to present the Housing Affordability - Red Tape Reduction Report, Affordability Housing - County Land Report and the Affordability Housing Incentive Program Options Report so that Council may make decisions on recommended actions to improve housing affordability within the County.

Recommendations

1. THAT revised Land Management Policy SER-012-011, as set out in Enclosure 5 of the April 4, 2023 Planning and Development Services report, be approved.
2. THAT administration prepare for Council's consideration at a Public Hearing by the end of Q2 2023, the necessary bylaws to implement the red tape reduction measures for separating garden suites into urban and rural categories and addressing Amenity Space as set out in Sections 3 and 4 of Enclosure 2 of the April 4, 2023 Planning and Development Services report.
3. THAT administration prepare a report for Council's consideration by the end of Q4 2023 with a Strategic Land Reserves Funding Strategy, as set out in Appendix C of Enclosure 6 of the April 4, 2023 Planning and Development Services report.
4. THAT administration, in consultation with community partners, prepare a report for Council's consideration by the end of Q1 2024 with a Housing Affordability Strategy as set out in Section 7.1 of Enclosure 4 of the April 4, 2023 Planning and Development Services report.
5. THAT administration prepare for Council's consideration at a Public Hearing by the end of Q2 2024, the necessary bylaws to implement the red tape reduction measures for Supportive and Affordable Housing Related Uses, Secondary Suites, Garden Suites and Parking, as set out in Sections 1, 2 and 3 of Enclosure 2 of the April 4, 2023 Planning and Development Services report.
6. THAT administration prepare a report for Council's consideration by the end of Q2 2024, with the necessary amendments to the Municipal Land Framework to provide guidelines for the consideration of residential housing units in new County facilities.
7. THAT administration prepare for Council's consideration at a Public Hearing by the end of Q2 2024, a bylaw for the creation of a new Community Service Zoning District and associated rezonings, if applicable, as set out in Section 4 of Enclosure 3 of April 4, 2023 Planning and Development Services report.

Our Prioritized Strategic Goals

Goal 2 - Healthy and Safe Community

Goal 2 Priority - A diversity of housing options that addresses affordability, aligns with community needs and responds to changing demographics

Goal 2 Priority - Social supports that enhance community well-being and safety, and build community connection

Report

As directed by Council in 2022, the following three reports have been completed for Council's consideration regarding housing affordability, including the:

- 1) Housing Affordability - Red Tape Reduction Report - The intent of the project is to create a report for Council's consideration that recommends ways to reduce red tape and streamline applications in such a way that the overall affordability of housing within the County can be improved.

Options aim to reduce timelines and/or costs associated with current County regulations for both non-market housing and more affordable housing forms, such as secondary suites.

- 2) Affordability Housing - County Land Report - The intent of this project is to explore tools, policies or frameworks that can be used to guide County decisions regarding the creation of affordable housing units on or with County lands.

- 3) Affordability Housing Incentive Program Options Report - The intent of the project is to create a report for Council's consideration that identifies various options for incentivizing the provision of non-market housing and more affordable housing forms. SHS Consulting was contracted to assist the County in the creation of this report.

Based on the findings and recommendations of the reports, administration is recommending several actions within this Council report and an associated Financial and Strategic Services report with a proposed bylaw to incentivize the construction of new affordable housing by reducing planning and development fees charged to affordable housing providers.

Additional details are provided within Enclosures 1 – 4.

Council and Committee History

February 1, 2022	Council Approved: THAT initiatives one and two, as set out in Enclosure 2 of the February 1, 2022, Planning and Development Services Report, be approved, and THAT administration include funding for initiative three, as set out in Enclosure 2 of the February 1, 2022, Planning and Development Services Report, in the 2023 and 2024 budget processes.
May 11, 2021	Priorities Committee approved: THAT the May 11, 2021 report, Affordable Housing Options May 2021, be referred to administration to prepare a report for Council by the end of the fourth quarter of 2021 on potential actions or strategies (including community-led strategies) to advance recommendations 1 and 2 as set out on slide 10 of Enclosure 1 of the May 11, 2021 Affordable Housing Options report.
October 27, 2020	Council approved: THAT administration prepare a report for Council's consideration by the end of Q1 2021, on a community-led approach to affordable housing that addresses four specific matters: <ol style="list-style-type: none">1. A review of best practice strategies to mitigate housing gaps;2. Prioritization of the Land Use Bylaw amendments for the Urban Service Area;

3. The results of an estimation of homelessness, by way of conducting a homeless count, to better understand housing needs; and
4. Building local and regional partnerships to respond to housing and homeless needs.

May 23, 2017 Council approved the Social Framework, which included the outcome of affordability.

January 26, 2016 The Mayor's Task Force on Community Housing final report was presented to Priorities Committee.

Other Impacts

Policy: Recommendations include the creation of new and/or the amendment of existing policies or bylaws.

Legislative/Legal: Legislative and Legal Services is being consulted as part of the ongoing projects.

Financial/Budget: Approval of the 2023 Fees, Rates and Charges bylaw amendment, within the associated Financial and Strategic Services report, will result in a one-time loss of planning and development revenues as housing projects come forward. Potential revenue loss is estimated to be in the range of \$0 - \$140,000 (or up to 3.5% of total projected planning and development revenues which may be offset by other revenue due to increased development activity within the County), dependent on applications received. As Council moves forward through this process, there will potentially be other decisions that could have budgetary impacts, but those decisions will be highlighted and addressed through future budget cycles.

Interdepartmental: Planning and Development Services, Family and Community Services, Assessment and Taxation Services, Financial and Strategic Services, and Legislative and Legal Services are involved in the ongoing projects.

Master Plan/Framework: Strategic Plan, Social Framework, Municipal Land Framework, Edmonton Metropolitan Growth Plan, Municipal Development Plan, Land Use Bylaw

Enclosures

- 1 Housing affordability projects April 4, 2023 presentation
- 2 Affordability of Housing – Red Tape Reduction Report
- 3 Affordable Housing – County Land Report
- 4 Affordable Housing Incentive Program Options Report
- 5 Revised Land Management Policy SER-012-011
- 6 Municipal Land Framework Report