

Community Housing Implementation Plan Report **Developer Incentives**

Priorities Committee
July 12, 2016

Mayor's Task Force On Community Housing

Strathcona County's Mayor's Task Force on Community Housing has recommended that Planning and Development Services examine various topics regarding Community Housing opportunities within the County. This report is in response to the following items of the April 26, 2016 report:

3.3 That Administration conduct a review of the costs of getting community housing developments approved with the goal of increasing non-market housing development, and report back to Council.

And

4.2 That Administration provide a report that outlining the barriers perceived by the development industry with respect to community housing (i.e. servicing standards, parking regulations) and include recommend solutions and possible incentives to encourage community housing development.

Process

This report is a collaborative effort between Planning and Development Services and the Urban Development Institute Edmonton Region.



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Background

MGA Review

The *Municipal Government Act (MGA)* is currently being updated to, among other objectives; ensure all Albertans have access to safe and affordable housing by giving municipalities the option to reserve a portion of a new development for affordable housing.

Inclusionary Zoning Vs Housing

Inclusionary Zoning (Mandatory)

Inclusionary Zoning is a common practice in the United States. This tactic mandates that a certain portion of a development include Community Housing. Given that the community housing is mandated, there is no compensation.

The Urban Development Institute is not in favour of this program as the costs are inadvertently passed on to the market units within the development, penalizing new home buyers. Community housing is a societal issue, therefore the costs should not be born solely by the new home buyer.

Inclusionary Housing (Negotiated)

Inclusionary Zoning Vs Housing

Inclusionary
Zoning
(Mandatory)

Alternatively, Inclusionary Housing is used across North America using negotiation between developers and the municipality. Inclusionary housing as opposed to inclusionary zoning is one way the province is working with municipalities to address the critical need for affordable housing in a collaborative and sustainable way as part of the MGA Review.

Inclusionary
Housing
(Negotiated)

Challenges

Community Housing Stigma

- The community may have a stigma to the provision of Community Housing within their community. Habitat for Humanity has done well at overcoming this stigma. Further education by municipalities can also help reduce this perception.

Partnership

- The relationship between the municipality and the developers regarding Community Housing should be balanced. The municipality should partner with the development community on community housing initiatives and should not mandate or require.

Non-Market Housing

- Provision of buildings for emergency shelters, temporary shelter, and social housing should fall within the responsibility of all levels of government.

Incentive Options

Inclusionary Housing/ No Net Cost

Inclusionary Housing/No Net Cost- The County explores the potential for an inclusionary housing program with no net cost to the developer.

The inclusionary housing program should have no net cost to the developer. The County would provide various cost saving options to the developer who transfers those savings on to community housing efforts.

Cost saving options may include reductions in the required:

- Standards such as setbacks, or street widths
- Levies, contributions and/or public improvements
- Municipal Reserves owing
- Fees and Charges owing
- Processing times

As the update of the MGA will provide authority and assistance in these efforts it is recommended that this option not be undertaken until the adoption of the new Act and regulations.

Incentive Options

Secondary Suites

Secondary Suites- The County provides increased allowances for purpose built secondary suites

Incentive Options

Zoning Leniency

Zoning Leniency- The County uses discretion on bylaw amendment proposals which include community housing.

Thank you

Any Questions?

