

NON-MARKET HOUSING INVESTMENT PAUSE BACKGROUND

This background was prepared by the City of Edmonton in November 2015 and provides background information about the non-market housing investment pause, also known as the moratorium.

History of the non-market housing investment pause

In 2009, residents in Edmonton's inner city began to raise concerns related to high ratios of low-cost housing, both non-market and market, in their neighbourhoods. Concerns included higher poverty levels than the city average, presence of derelict buildings and vacant lots, location and operation of emergency shelters and physical condition of market housing.

In June 2012, the City of Edmonton prioritized 12 actions intended to address community concerns. These actions included a three-year non-market housing investment pause in five neighbourhoods: Alberta Avenue, Central McDougall, Eastwood, McCauley and Queen Mary Park.

What is the non-market housing investment pause about?

During the three-year term of the moratorium, the City of Edmonton committed to not fund or encourage the development of additional non-market housing projects in the five identified neighbourhoods. The moratorium was scheduled to be in effect from October 31, 2012-November 1, 2015. In September 2015, Edmonton City Council extended the moratorium for one year--until November 1, 2016.

What does the non-market housing investment pause control?

The non-market housing investment pause only applies to City of Edmonton funding for non-market housing projects.

What is outside the control of the non-market housing investment pause?

The moratorium **did not** apply to funding provided by other orders of government, or the development approvals process, such as zoning approvals or development permits.

City objectives of the non-market housing investment pause

From the perspective of the City of Edmonton, the objectives of the non-market housing investment pause were:

- Building relationships with residents and stakeholders, and
- Allowing time to have conversations about housing in the five moratorium neighbourhoods.

What are the “non-market housing ratios” in the five moratorium neighbourhoods?

The City has introduced city-wide target of 5-20% non-market housing in every neighbourhood. As of 2014, the non-market housing ratios in the five neighbourhoods are:

- Alberta Avenue: 6%
- Central McDougall: 13%
- Eastwood: 13%
- McCauley: 26%
- Queen Mary Park: 4%

What has already been done?

During the first three year moratorium, public consultation and housing indicator research was completed in the five neighbourhoods through the [Realizing Housing Potential](#) project.

Realizing Housing Potential was conducted from January 2014-September 2015 and included community-wide meetings, individual interviews and stakeholder focus group sessions. Based on input provided by residents and stakeholders through this consultation, four strategic priorities were identified to guide future City housing investments and programs in the neighbourhoods. These priorities include:

- Enhancing housing condition: all housing should be safe and in good repair
- Creating housing choice: neighbourhoods should have a mix of housing type, tenure and level of affordability
- Building housing stability: residents should have the opportunity for stable housing
- Making housing connections: successful housing required partnership and commitment.

Read the final [Realizing Housing Potential Report and Neighbourhood Housing Roadmaps](#) and [What We Heard Report](#) and [Appendices](#).

For more information

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The logo for the City of Edmonton, featuring the word "Edmonton" in a white, sans-serif font on a dark blue background.