

Draft actions.

PRINCIPLE: **housing condition**

With over half the housing stock built prior to 1960 and three-quarters built prior to 1980, the aging of the housing stock is a concern. In addition to the potential for increased maintenance costs resulting from an older housing stock, the neglect of some homes and abandoned properties are key concerns for residents.

1. Update the requirements for Housing Opportunities Program for Edmonton (HOPE) and Curb Appeal grant programs to make them accessible to more households.
2. Create a new 'rental housing improvement program', similar to the HOPE program, to provide financial assistance to private landlords, private non-profit landlords or co-operative housing providers to repair or rehabilitate their property.
3. Create incentives to focus infill development on vacant and decaying lots.
4. Improve property standards and local by-laws emphasizing maintenance of rental properties.

Draft actions.

PRINCIPLE: **housing choice**

Some McCauley residents are interested in further diversifying the neighbourhood housing stock and encouraging various forms of housing. To facilitate the development of a broad range of housing types and provide adequate housing choice for current and future residents, the following actions are recommended.

- 1.** Investigate if there are vacant sites within McCauley for the City's First Place Program (homeownership program for first-time home buyers).
- 2.** Look for opportunities to encourage mixed development (i.e. retail/residential incentives).
- 3.** Investigate the opportunity for co-operative housing pilot project, perhaps targeting youth and young professionals.
- 4.** Investigate the opportunity for a City Seniors' Housing project within McCauley.
- 5.** Investigate the opportunity for a rent-to-own pilot project.
- 6.** Review the current Secondary Suite grant program to identify opportunities to encourage more applicants.

Draft actions.

PRINCIPLE: **housing stability**

The neighbourhood of McCauley has over one-quarter of households living in low-income. The neighbourhood is home of a large number of emergency, transitional, and non-market housing units. In order to provide assistance to vulnerable individuals and families and to create greater capacity for housing stability, the following actions are recommended.

- 1.** Promote existing resources on landlords and tenants rights and responsibilities.
- 2.** Consider a housing stability program to provide assistance to residents at risk of losing their housing (assistance may include up to two-months' rent and/or gas and hydro costs).

Draft actions.

PRINCIPLE: **housing connections**

In order to facilitate opportunities for residents and stakeholders to be engaged in neighbourhood housing, and encourage new partnerships in housing, the following actions are recommended.

1. Develop a neighbourhood marketing plan to build community connections and inspire new residents and potential employers.
2. Promote and create greater awareness of City housing programs and resources.
3. Partner with Habitat for Humanity (or other partner) to develop affordable homeownership on vacant lots.
4. Monitor the housing mix and condition in McCauley by updating the Housing Snapshot as new data becomes available.