

The City of Edmonton's
Affordable Housing Strategy

A Home for Everyone

PROGRESS REPORT

April 2025



Land Acknowledgement

The lands on which Edmonton sits and the North Saskatchewan River that runs through it have been the sites of natural abundance, ceremony and culture, travel and rest, relationship building, making and trading for Indigenous peoples since time immemorial. The City of Edmonton acknowledges the traditional land on which we reside is in Treaty Six Territory. We would like to thank the diverse Indigenous Peoples whose ancestors' footsteps have marked this territory for centuries, such as nêhiyaw (Cree), Dené, Anishinaabe (Saulteaux), Nakota Isga (Nakota Sioux), and Niitsitapi (Blackfoot) peoples. We also acknowledge this as the Métis' homeland and the home of one of the largest communities of Inuit south of the 60th parallel. It is a welcoming place for all peoples who come from around the world to share Edmonton as a home. Together we call upon all of our collective, honoured traditions, and spirits to work in building a great city for today and future generations.



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Introduction

The City of Edmonton's **Affordable Housing Strategy** outlines the City's involvement in affordable housing and the objectives to achieve our goals by 2026.

The Affordable Housing Strategy sets **three ambitious goals**:

GOAL 1

Edmontonians have access to affordable housing in all areas of the city.

GOAL 2

Edmontonians have the housing supports they need.

GOAL 3

Edmontonians have increased awareness of housing needs and the importance of affordable housing.

As part of the City's commitment to implement the City of Edmonton's 2023–2026 Strategy in an accountable and transparent way, this progress report provides an update on the status and corresponding impact of each of the Strategy's 50 actions.

In order to achieve the three goals, the Strategy outlines key objectives which define the City's role and associated actions the City should take to ensure every Edmontonian has safe and affordable housing options. The Strategy further identifies tactics and key actions needed to make progress on the goals and objectives. There are a total of 50 actions listed to help to improve housing accessibility and affordability for Edmontonians.

This progress report provides a detailed look at the work undertaken by the Administration from January 01, 2023 until March 31, 2025. The report includes progress on actions, highlighting key achievements to move closer to the goals of the Strategy. This report will be posted online to provide Edmontonians with an overview of the actions Administration is undertaking to address issues related to affordable housing and homelessness.

Executive Summary



Edmonton, like many cities across Canada, is experiencing a significant shortage of affordable housing coupled with rising housing costs across housing types. The City of Edmonton's [Affordable Housing Needs Assessment](#) has identified that nearly one in eight Edmonton households (46,155) are living in Core Housing Need, meaning they pay more than 30 per cent of their before-tax household income on housing costs, live in crowded conditions or housing is in need of major repairs. Core Housing Need disproportionately impacts equity-seeking groups, with 36 per cent of single mother renter households, 27 per cent of Indigenous renter households, and 19 per cent of racialized renter households living in Core Housing Need.

The City of Edmonton's [Affordable Housing Strategy 2023–2026](#), entitled “A Home for Everyone”, was approved by City Council on February 21, 2024. This progress report highlights work undertaken from January 01, 2023 until March 31, 2025 to address the 50 actions outlined in the Strategy to build on the success of the previous Strategy, and continue moving forward towards increasing the supply of affordable housing in Edmonton and reducing the number of households living in Core Housing Need.

The City remains committed to ensuring there is a home for everyone in our community.

Some of the key achievements to date include:

City Council approval of the [Homelessness and Housing Services Plan](#) in July, 2024.

City commitment to provide funding and/or land to support **2,922 units** from 2023–2025, surpassing the original target of 2,700 units that was set in 2023 for the [Affordable Housing Strategy](#).

The City committed approximately **\$121 million** in funding and **\$5 million** in land contributions, leveraging approximately **\$413 million** of investment from other orders of government.

- **\$10.6 million** of the City's contributions has supported the construction of 129 new affordable housing units in 2023–2025 for Indigenous people experiencing homelessness, Indigenous low-income families, Indigenous Seniors, and Indigenous women and children escaping domestic violence.
- **\$57 million** of the City's contributions has supported the construction of 272 supportive units in 2023–2025.

Building on the success of the previous Strategy, since 2019 the City has contributed **\$256 million** and leveraged more than **\$1 billion** from other orders of government, contributing to a total of **5,597 units**.

In 2024, the City launched a rehousing program which supported **67 households** to find alternative housing that were at risk of otherwise becoming homeless. This diverted 101 adults and 61 children from homelessness into affordable housing.

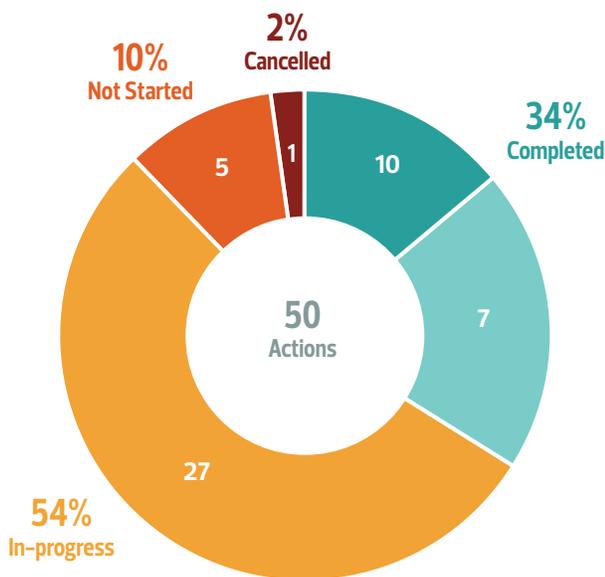
Since 2023, City Administration has responded to **19,251 calls** regarding tenant rights, helping tenants to build capacity and be better informed about their rights and obligations under provincial laws, helping to ensure more Edmontonians can maintain stable housing.

Strategy Progress

All Key Actions Summary

Across the Affordable Housing Strategy, there are a total of **50 actions** to be implemented by the City of Edmonton. Details on these actions can be found later on in the report as part of the Implementation Tracker.

FIGURE 1
Progress Snapshot of All 50 Actions



Throughout the report, each action has been given a status and associated colour, based on the progress to date:

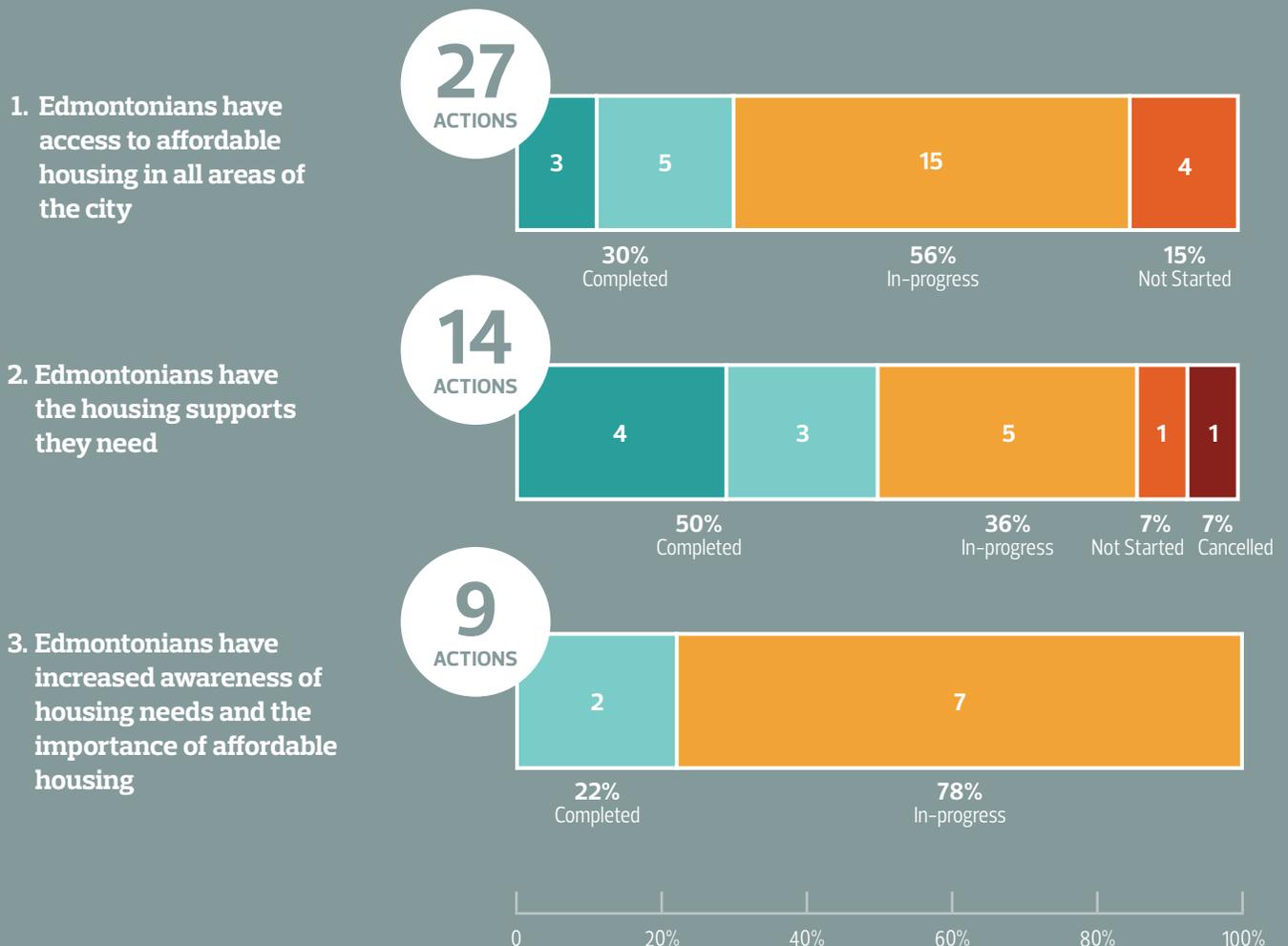
- Dark green** indicates that a given action has been **completed**.
- Light green** indicates that an action has been **completed, and that there is continued work underway**. This means that a significant milestone has already been achieved and that the Administration is continuing to push forward on these actions. For example, Administration has already created educational resources to promote understanding of system navigation and tenant rights and enhance their experience. **Rent Ready** courses are currently offered free of charge through partnership between the City, Bissell Centre, C5 and Edmonton Public. Courses are offered regularly, which is why the action has been marked both completed and ongoing.
- Yellow** indicates that the action is **in progress**.
- Orange** indicates that the action has **not yet started**.
- Dark Red** indicates that the action has been **cancelled**. A total of one action has been cancelled.

Strategy Progress

Status of Key Actions by Goal

The three overarching Strategy goals contain a number of actions underneath that will help to reach the overarching goal.

Completed Completed and Ongoing In-progress Not Started Cancelled



Strategy Progress

Key Achievements by Goal

The success of the Affordable Housing Strategy is **measured through both medium and long-term targets** based around the Strategy's **goals and objectives**. These targets were created to ensure that the City's action is effective in achieving improved housing outcomes for all Edmontonians. The medium term goals are intended to be met by 2026, while the long term goals go beyond, aligning with the [City Plan](#) goals of ending homelessness and Core Housing Need by 2050. These targets provide direction to the City and housing partners on the type of housing to prioritize to meet the needs as identified in the Housing Needs Assessment.

The following section includes three tables outlining the Affordable Housing Strategy **Goals A**, the **Objectives B** corresponding to each goal, and **Key Achievements C** to date.

Following each of these tables are **Actions D** corresponding to each of the goals as laid out in the Strategy, and a brief discussion of **Achievements E** to date.

Some actions are clustered together where there are similarities in theme, and achievements underneath. The end of this section also highlights a small number of actions which have not yet been started.

Goal 1 Objectives and Results to Date

GOAL 1

Objectives

Results to Date

1.1 Enable the development of affordable housing to increase supply and housing choice. Medium term targets include a commitment of funding 2,700 units by 2023 (including 1,400 to 1,700 units of permanent supportive housing (PSH)).

The City has committed to provide funding, land or land to support 2,922 units, which surpasses the 2,700 target. Includes 272 units of PSH that have had funding to date.

1.2 Diversify the housing supply. Medium term targets include ensuring 10 per cent of new affordable housing units are barrier free, and 25 per cent of new affordable housing units target women-led housing.

Units funded through the [Affordable Housing Investment Plan\(s\)](#) (AHIP) are currently reaching over 20% of units which are either adaptable or accessible (in excess requirements outlined in the Alberta Building Code which stipulates that 10% of units must be accessible).

1.3 Support existing Medium term goal of regeneration

Goal 1 Actions and Key Achievements

GOAL ACTION

Establish four-year goal of new barrier-free/accessible housing supply targets created by the wider community to meet the long-term goals of the City Plan and the Strategy.

Achievements

Under the Affordable Housing Investment Plan (2023-2026), the City committed funding and/or land to over 2,922 units, surpassing the original target of 2,700 units by 8.2 per cent. A total of 260 units have completed construction, 2,319 units are under construction, and the remaining 343 units have funding committed to them and are in planning stages. In late 2024, an updated Affordable Housing Investment Plan developed new targets (2023-2026).

FIGURE 101

Affordable Housing Investment Plan Targets (2023-2026)

Unit Type	Target
Renewal Units	1,977
PSH Units	320
Deep Disability Indigenous and Units	149
Transitional Units	171
Affordable Units (At Up to 80 per cent of market value)	2,035
Total Units Supported by the City	4,662

FIGURE 102

Units Committed 2023-2025

Out of the 2,922 total units that the City has committed land and/or funding to, the breakdown by year includes:

- 2,378 units committed in 2023
- 526 units committed in 2024 and
- 19 units have been committed so far in 2025.

A breakdown by unit type and by year is given below.

FIGURE 103

Units Committed 2023-2025

Legend: Affordable Housing (PSH), Seniors Social Sites, Transitional Housing.

2023: 1,977 (Renewal), 320 (PSH), 149 (Deep Disability Indigenous and Units), 171 (Transitional), 2,035 (Affordable Units)

2024: 143 (Renewal), 143 (PSH), 143 (Deep Disability Indigenous and Units), 143 (Transitional), 143 (Affordable Units)

2025: 19 (Renewal), 19 (PSH), 19 (Deep Disability Indigenous and Units), 19 (Transitional), 19 (Affordable Units)

Funding includes what is committed so far, as of March 31, 2025.

Goal 1 Objectives and Results to Date

GOAL 1

Edmontonians have access to affordable housing in all areas of the city.

Objective	Results to Date
<p>1.1 Enable the development of affordable housing to increase supply and housing choice. Medium term targets include a commitment of funding 2,700 units by 2031 including 1,400 to 1,700 units of permanent supportive housing (PSH).</p>	<p>The City has committed to provide funding and/or land to support 2,922 units, which surpasses the 2,700 target. This includes 272 units of PSH that have had funding committed to date.</p>
<p>1.2 Diversify the housing supply. Medium term targets include ensuring 10 per cent of new affordable housing units are barrier free, and 25 per cent of new affordable housing units target women-led households.</p>	<p>Units funded through the Affordable Housing Investment Program (AHIP) are currently reaching over 20% of units which are either adaptable or accessible; this exceeds requirements outlined in the Alberta Building Code which stipulates that 10% of units must be accessible.</p> <p>Administration is not yet collecting data on the number of affordable housing units that target women-led households.</p>
<p>1.3 Support the sustainability of new and existing social and affordable housing. Medium term target includes 10 per cent of existing social housing units regenerated annually.</p>	<p>1,955 units of social and affordable housing (882 units owned by Civida and 1,073 owned by Home Ed) are being renewed before 2026 with additional funding from Canada Mortgage and Housing Corporation (CMHC).</p> <p>HomeEd operates more than 1,000 rental units throughout Edmonton, ranging from 30% below market rent up to market rent levels. Civida manages 4,351 social housing rental units throughout the Edmonton area on behalf of the City of Edmonton and the Government of Alberta.</p> <p>These 1,955 units of renewal comprise a significant portion of the total units committed (66.9 per cent), which is significantly higher than the 10 per cent target indicated in the medium term target .</p>

Goal 1 Actions and Key Achievements

GOAL 1 ACTION

Establish four-year and other interim affordable housing supply targets needed by the whole community in order to meet the long-term goals of the City Plan and the Strategy.

Achievements

Under the *Affordable Housing Investment Plan (2023–2026)*, the City committed funding and/or land to support 2,922 units, surpassing the original target of 2,700 units by 8.2 per cent. A total of 260 units have completed construction, 2,319 units are under construction, and the remaining 343 units have funding committed to them and are in planning stages.

In late 2024, an updated *Affordable Housing Investment Plan* developed new targets (2023–2026).

FIGURE 2
Affordable Housing Investment Plan Targets (2023–2026)

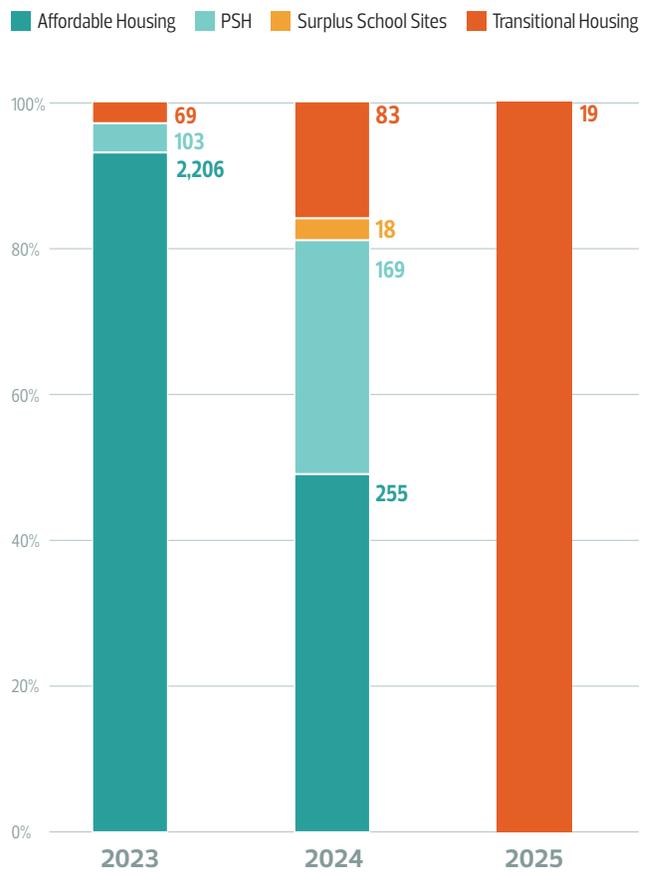
Unit Type	Target
Renewal Units	1,977
PSH Units	320
Deep subsidy Indigenous-led Units	149
Transitional Units	171
Affordable Units (at up to 80 per cent of market rates)	2,035
Total Units Supported by the City	4,652

Out of the 2,922 total units that the City has committed land and/or funding to, the breakdown by year includes:

- 2,378 units committed in 2023;
- 525 units committed in 2024; and;
- 19 units have been committed so far in 2025.

A breakdown by unit type and by year is given below.

FIGURE 3
Units Committed 2023–2025



Funding includes what is committed so far, as of March 31, 2025

Funding Sources

The City has committed approximately \$121 million in funding and \$5 million in land contributions to support 2,922 units from 2023 to 2025, which has leveraged approximately \$413 million of investment from other sources. Contributions from other levels of government comprise \$284 million, equity developer contributions comprise close to \$69 million and other funding sources including debt financing are \$60.5 million.

In sum, the City has met this action and has exceeded initial targets set for affordable housing supply units. This has resulted in setting new targets to continue to expand affordable housing supply across the City. This will help to meet the long term goals of the City Plan and the Strategy.

FIGURE 4
Total Funding Sources 2023–2025

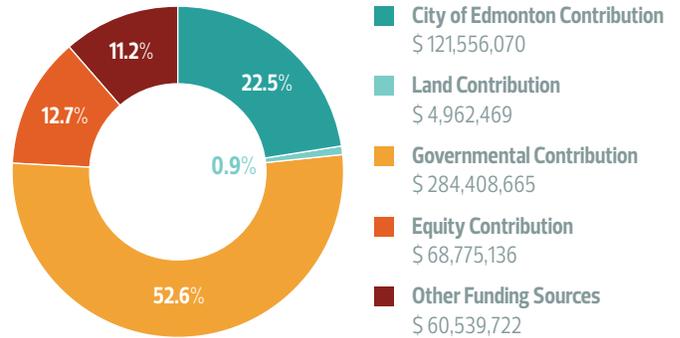
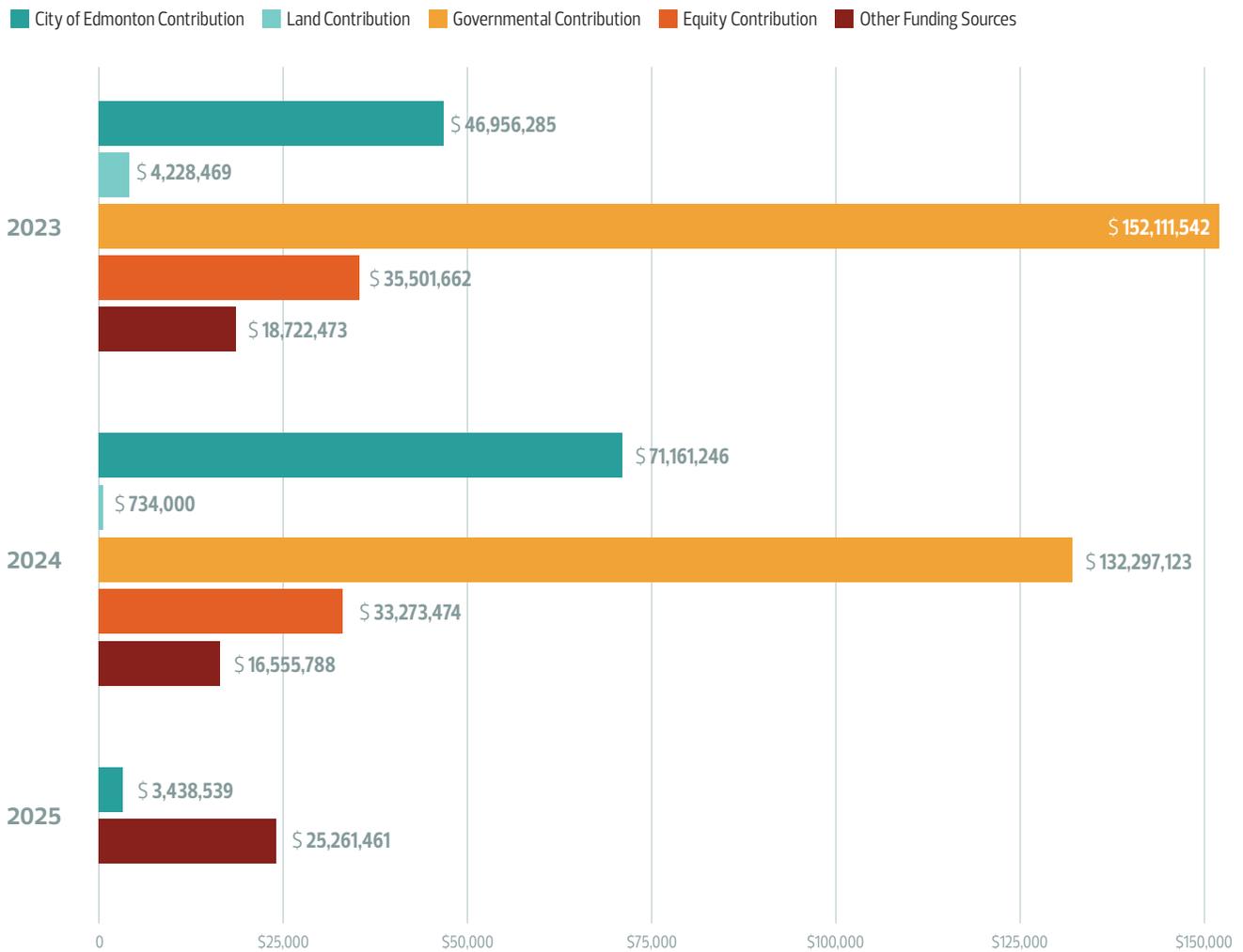


FIGURE 5
Total Funding Sources 2023–2025, Broken Down by Year



Recent feedback from tenants living in City-funded affordable housing units indicates that tenants feel supported and have positive housing experiences in these units. In early 2025, Administration interviewed 78 tenants living at six affordable housing sites that received City funding through AHIP. Many of the tenants highlighted how life-changing it can be to move into an affordable home. They spoke about how being able to live in affordable housing breaks down barriers to creating a rich and nourishing life that are otherwise insurmountable.

When it works for people, affordable housing enables respite, healing, care, transformation, reconnection with culture and family, and supports people being able to express their autonomy, agency, choice, the opportunity to contribute to and be a part of a community and cultivate the life they want to be living. This demonstrates the significance of the work being done by the City of Edmonton to ensure that Edmonton residents have access to affordable housing across the city.

“Community is what brings people here. When you're first constructing the building, start with culture and ceremony, and bring it into every stage after. This allows people to take responsibility of the space and each other.”

Individual Living in an AHIP Funded Building



GOAL 1 ACTION

Create an Indigenous Housing Liaison Position to support Indigenous applicants and implement the remaining recommendations from the Indigenous Affordable Housing Strategy.

GOAL 1 ACTION

Establish administrative standards to prioritize and expedite funding and land disposition for affordable housing projects that focus on priority population groups identified by the Housing Needs Assessment.

GOAL 1 ACTION

Explore targeted programs and services that focus on and adapt to the specific affordable housing needs of priority population groups.

Achievements

Approximately 56 per cent of people experiencing homelessness in Edmonton identify as Indigenous and 27 per cent of Indigenous renter households are living in Core Housing Need. Indigenous peoples are identified as a priority population in the City of Edmonton Housing Needs Assessment. Administration continues to prioritize Indigenous-led housing, including advocating for all orders of government to support Indigenous-led housing developments in Edmonton. In 2024, the City hired a dedicated Indigenous Housing Liaison position to work closely with Indigenous organizations, First Nations, and the Otipemisiwak Métis Government, in order to increase the supply of affordable housing and create connections and relationships where appropriate.

In 2023, AHIP launched an Indigenous-led stream, which aims to encourage the construction of more Indigenous-led affordable housing in Edmonton to uplift and empower Indigenous communities. The grants from the Indigenous-led housing stream of AHIP provide crucial support, covering up to 25 per cent of capital costs of newly constructed or rehabilitated affordable housing developments and up to 40 per cent for developments that exceed affordability and energy efficiency requirements, providing larger unit sizes for families.

In Fall 2024, the City's Indigenous-led grant stream provided \$8.3 million in funding for one transitional housing and two affordable housing developments. This will result in a total of 93 new units (152 bedrooms) of affordable housing in Edmonton for Indigenous people experiencing homelessness, Indigenous low-income families and women and children fleeing domestic violence. In addition, the City will provide \$2.29 million of funding to Métis Capital Housing Corporation for the development of 36 units that will house Indigenous seniors. Since the implementation of AHIP in 2020, the City has committed to 322 affordable housing units for Indigenous tenants; this number goes up to 384 units when including market housing units.

GOAL 1 ACTION

Accelerate development of designated surplus school sites for affordable housing.

Achievements

As part of the Council-approved Housing Accelerator Action Plan, the City is pursuing the immediate development of 11 surplus school sites for affordable housing. This work is guided by Council [Policy C583B Developing Surplus School Sites](#). These sites are expected to help deliver up to 1,800 new housing units in established neighbourhoods with a target of 50 per cent of the units to be non-market affordable housing.

In 2024, the City prepared 11 surplus school sites for affordable housing development by securing all necessary approvals for rezonings, subdivision and municipal reserve removal. The sites were listed for sale or lease in November 2024 and proposals accepted until February 14, 2025. Administration is currently in negotiations with these organizations and intends to select a successful organization for each site by the end of April, 2025.

In addition to advancing new surplus school sites, Administration has been working with Civida, Treaty 6 and HomeEd on advancing their developments on former surplus school sites (Keheewin and Ogilvie Ridge). In August 2024, Council approved \$8.0 million of capital grant funding for the re-configured Keheewin project that will offer additional Rent-Geared-to-Income Units under a new partnership with Treaty 6.

GOAL 1 ACTION

Review feasibility of reducing infrastructure costs.

Achievements

Sanitary Sewer Trunk Charge (SSTC) fees are development fees which are typically collected at the stage of applying for a development permit to help cover the cost of sanitary sewer trunk lines. In 2024, multi-unit housing developers paid \$1,259 per unit. SSTC fees have been paused for all developments while the [Sanitary Servicing Strategy Fund Transformation](#) project is undertaken. The City will cover any assessed Sanitary Sewer Trunk Charge (SSTC) fees for affordable housing providers from fall 2024 until November 2026.

In addition, the Infill Infrastructure Fund has been launched to pilot new funding opportunities to catalyse higher density in established neighborhoods where infrastructure costs are limiting growth.

GOAL 1 ACTION

Secure capital contributions from other orders of government and partners for social housing renewal.

Achievements

In 2024, the City committed \$10.5 million along with \$12.8 million of funding from Canada Mortgage and Housing Corporation (CMHC) towards the renewal of 882 social housing Rent-Geared-to-Income units that are City owned/Civida operated. HomeEd also commenced construction towards the renewal of 1,073 affordable rental units to which the City contributed \$3.5 million along with \$6.75 million from CMHC in late 2024. A total of 1,955 units will be renewed by early 2026.

In addition, City Administration assisted both [Right At Home Society](#) and [Greater Edmonton Foundation](#) (GEF) Seniors Housing by advocating for these organizations to the federal government and facilitating conversations between the organizations and CMHC. This resulted in both organizations successfully securing funding from CMHC to support their own renewal projects.

GOAL 1 ACTION (Not yet started)

Develop a pilot program to reduce erosion of naturally occurring affordable housing.

This will be initiated following the creation of a 10-year Acquisition Framework, which is currently underway. The pilot program will align with the direction set out in the 10-year Acquisition Framework.

GOAL 1 ACTION (Not yet started)

Develop an asset management and renewal investment plan for all City owned affordable housing assets.

GOAL 1 ACTION (Not yet started)

Assess return on investment in climate resilient new build and renovations.

GOAL 1 ACTION (Not yet started)

Advocate to invest in the construction and retrofit of affordable housing for climate resilience.

Goal 2 Objectives and Results to Date

GOAL 2

Edmontonians have the housing supports they need

Objective	Results to Date
2.1 Improve and expand homelessness prevention programs and services. Medium term targets to evaluate the progress the City has made towards achieving this goal include annual increases in the total number of eviction program interventions.	Administration has not yet started to collect data on this.
2.2 Enable partnerships that improve housing supports. Medium term targets to evaluate the progress the City has made towards achieving this goal include reduction of incidences of return to homelessness by 25 per cent over the next four years.	Administration has not yet started to collect data on this. Administration will soon begin collecting the data to support monitoring of the progress towards these targets as part of the Homelessness and Housing Services Plan.

Goal 2 Actions and Key Achievements

Where actions have been completed to support this goal, achievement highlights are given below.

GOAL 2 ACTION

Advocate to and work with the provincial governments to exempt properties held by non-profit organizations providing affordable housing units from property taxes.

Achievements

In 2024, the *Municipal Affairs Statutes Amendment Act* (Bill 20) amended the *Municipal Government Act* to authorize the province to exempt affordable housing properties from both municipal and provincial taxes. As a result, City Administration worked closely with Alberta Seniors, Community and Social Services on the list of properties that are eligible for the tax exemption as per the definition of the Ministerial Order. Starting in 2025, close to 600 eligible properties listed will now be tax exempt from both municipal and provincial property taxes with further properties potentially added annually based on the regular review process of the list.

ACTION

Prioritize affordable housing developments that integrate support services for residents.

Achievements

The AHIP Grant guide and AHIP evaluation criteria prioritize developments that have embedded tenant support service. PSH units and transitional housing units are priority projects for the City. In response to the Strategy PSH target of 1,400 to 1,700 units within the next five years, Administration recommended a City contribution towards the Canora and Garneau projects that were awarded funding through the federal Rapid Housing Initiative program. \$33.4 million of City funding

for the projects was approved and construction on both projects has commenced. Canora will have 63 supportive housing units including nine barrier-free units while Garneau will have 34 supportive housing units, including five barrier-free units.

The City-led supportive housing project located in the Holyrood neighbourhood received an occupancy permit in December 2024, which was ahead of schedule. The building includes 63 studio units with 12 barrier-free units which will be owned by Homeward Trust and operated by George Spady Society.

GOAL 2 ACTION

Outline the City's roles and approach in preventing and responding to homelessness.

GOAL 2 ACTION

Identify any necessary structural and resource allocation changes needed to fulfill the City's roles.

Achievements

The City's [Homelessness and Housing Services Plan](#) (HHSP) was finalized and approved by Council in July 2024. The plan documents the actions the City is taking to address homelessness with consideration of the roles and responsibilities of other orders of government and allied systems of care. Eight months into plan implementation, a number of actions are underway or have been completed. For example:

- Continued support was provided to emergency shelter providers and the Government of Alberta through land searches, accelerated permits, and a below-market lease to advance the shared priority to increase the total number of shelter beds and diversity of shelter options available to Edmontonians.
- Council approved the updated City of Edmonton's [Emergency Shelter Best Practices Guide](#). Since 2021, this work has contributed to increasing the accessibility, diversity, and overall capacity of emergency shelters in Edmonton to address local needs.

- A Housing Relocation team was procured as part of the homelessness prevention portfolio. The Housing Relocation Team has helped 67 households avoid homelessness from March 2024 to March 31, 2025. This support has kept 101 adults and 61 children out of emergency shelters and instead secured them safer, more affordable housing.
- Between January 1, 2023 till March 31, 2025, City Administration has responded to 19,251 calls regarding tenant rights, helping tenants to build capacity and be better informed about their rights and obligations under provincial laws, helping to ensure more Edmontonians can maintain stable housing.
- Between January 1, 2023 and March 31, 2025, there were 143 days of **extreme weather activation**, including 94 days of extreme cold, 27 days of extreme heat, and 22 days of poor air quality. Between November 1, 2023, and March 31, 2025, City investment and coordination resulted in 12,188 transports to shelter and 3,095 overnight shelter stays provided via enhanced measures that contribute to keeping individuals experiencing homelessness safe.

GOAL 2 ACTION

Create educational resources to promote understanding of system navigation and tenant rights and enhance their experience.

Achievements

Rent Ready courses are currently offered regularly and free of charge through partnership between the City, Bissell Centre, C5 and EPL. The City's Tenant Support Services assist tenants to build capacity and be better informed about rights and obligations under provincial laws. In 2023, 190 individuals successfully completed **Tenant Empowerment courses**. In 2024, 385 individuals successfully completed Tenant Empowerment courses across 49 sessions, 58 of whom completed Certificate Sessions which are now recognized as a rental reference by the Alberta Residential Landlord Association. 467 individuals have completed Rent Ready sessions in 2025, and 14 are in progress for a certificate session that will conclude on April 10, 2025. In total, 1,042 individuals have completed Rent Ready sessions from 2023–2025.

GOAL 2 ACTION (Not yet started)

Advocate to and work with the provincial government to create a single portal waitlist for all affordable housing units.

Goal 2 also contains one cancelled item, which is to establish a landlord registry and research recommendations for improving the legislative framework needed to enhance renter protections in Alberta. In 2024, Administration prepared a budget package to advance work on a landlord registry which was not funded. As a result, this action will not be advanced in accordance with City Council's direction.

"The whole time I have been alive I've never had a break, until this [affordable housing]. In the shelter I got robbed and beaten up. I'm so grateful."

Tenant Living in Supportive Housing



Goal 3 Objectives and Results to Date

GOAL 3

Edmontonians have increased awareness of housing needs and the importance of affordable housing

Objective

Results to Date

3.1 Collect and share insights from research and engagement. Medium term targets to evaluate the progress the City has made towards achieving this goal include a biennially updated Housing Needs Assessment (HNA) and dashboard; and increased presentations/participation at national or regional level.

Administration has not yet started collecting data on this.

3.2 Coordinate with partners to identify shared objectives, improve information sharing, and convene to enhance the functioning of the affordable housing ecosystem. Medium term targets to evaluate the progress the City has made towards achieving this goal include measuring sector partners who attend resource planning and information sharing sessions.

Administration has not yet started collecting data on this.

Goal 3 Actions and Key Achievements

Key achievements under goal 3 to date include the following:

GOAL 3 ACTION

Invest in the research capacity to monitor, investigate, analyze and share reliable data on affordable housing need.

GOAL 3 ACTION

Inform public about housing needs and importance of affordable housing.

Achievements

The City of Edmonton led the development of a regional housing needs assessment on behalf of the 13 municipalities which comprise the Edmonton Metropolitan Regional Board (EMRB). The regional housing needs assessment incorporates quantitative and qualitative data and informs a deeper understanding of current and projected housing needs within the region. The report has been finalized and will help inform future regional approaches to transit and housing planning.

Administration supplemented the Edmonton Housing Needs Assessment with a further breakdown of Edmontonians earning less than \$45,000 annually including sources of income and affordable housing available to them. The online dashboard will be updated following the release of rental market information in Q2, 2025.

The newly launched [Affordable Housing Guidebook](#) provides foundational knowledge and demystifies regulatory processes and funding mechanisms, equipping developers with tools and strategies to navigate the system effectively. All City tools and incentives for affordable housing development, including information on available land, grant programs, the enhanced permitting process for affordable housing developments, and a directory for connecting housing developers with non-market housing providers and social service organizations, can now be found at edmonton.ca/AffordableHousingDevelopers.

"It's a building where friends turn into family. There's spaces to do ceremony, pipe ceremony [...] there's hide tanning, making soup, a sewing space for making star blankets."

Tenant, AHIP Funded Building



Implementation Tracker



The following section goes over each of the **50 key actions outlined in the Strategy**, broken down by goal and objective and tactics. This shows the overall progress made by the City in implementing these actions, demonstrating that **the City is on track with implementation and is well positioned to realize completion of the 50 actions by 2026.**

Goal 1: Edmontonians have access to affordable housing in all areas of the city

Objective 1.1 Enable the development of affordable housing to increase supply and housing choice

✓ On Track
⚠ Delayed

Tactics	Key Actions	Status
Scale up the capacity, speed and infrastructure of affordable housing development in Edmonton	1. Create a 10-year Acquisition Framework to increase affordable housing supply	In-progress ✓
	2. Establish an inventory of publicly owned land for affordable housing (municipal, federal, provincial and other)	In-progress ✓
	3. Maximize existing City investments and opportunities in priority growth areas, such as transit nodes	In-progress ✓
	4. Accelerate development of designated surplus school sites for affordable housing	In-progress ✓
	5. Establish four year and other interim affordable housing supply targets needed by the whole community in order to meet the long term goals of the City Plan and the Strategy	Completed ✓
	6. Investigate creative alternative methods to finance and build affordable housing	In-progress ✓

Objective 1.1 Enable the development of affordable housing to increase supply and housing choice (continued)

 On Track
  Delayed

Tactics	Key Actions	Status
Aid affordable housing developers, including Indigenous and other racialized community group partners, with development and related technical education, facilitation and outreach	7. Create an Indigenous Housing Liaison position to support Indigenous applicants and implement the remaining recommendations from the Indigenous Affordable Housing Strategy	Completed 
	8. Target seed funding to support technical capacity at pre-development stage to assess feasibility	In-progress 
	9. Establish administrative standards to prioritize and expedite funding and land disposition for affordable housing projects that focus on priority population groups identified by the Housing Needs Assessment	Completed and Ongoing 
	10. Review feasibility of reducing infrastructure costs	Completed and Ongoing 
Reduce erosion of naturally occurring affordable housing	11. Define "naturally occurring affordable housing" and monitor its provision and decline in Edmonton	In-progress 
	12. Review Safe Housing program and identify possible strategies for meeting the housing needs of people living in substandard housing	In-progress 
	13. Develop a pilot program to reduce erosion of naturally occurring affordable housing	Not Started 

Objective 1.2 Diversify the affordable housing supply

 On Track
  Delayed

Tactics	Key Actions	Status
Increase supply of diverse built forms and locations to meet the needs of priority populations	14. Develop strategic action plan for increasing the supply of accessible affordable housing	In-progress 
	15. Review current and future City policies to enable developments that have larger family, Indigenous and newcomer focus, and deeply subsidized units	In-progress 
	16. Explore targeted programs and services that focus on and adapt to the specific affordable housing needs of priority population groups	Completed and Ongoing 
Aid the renewal and expansion of co-operative housing as supported by other orders of governments	17. Be a conduit for funding acquisition and redistribution to support co-operative housing developers and operators	In-progress 
	18. Work with existing co-ops in land agreement extensions and acquisition of new land	In-progress 

Objective 1.3 Support the sustainability of new and existing social and affordable housing

 On Track
  Delayed

Tactics	Key Actions	Status
Create a dedicated asset management approach to conservation of social and affordable housing stock on City land	19. Secure capital contributions from other orders of government and partners for social housing renewal	Completed and Ongoing 
	20. Develop an asset management and renewal investment plan for all City owned affordable housing assets	Not Started 
Incent climate adaptation and resilience in building design for City supported housing	21. Explore innovative solutions to encourage construction of climate resilient affordable housing, identify options for improving climate performance that can be adopted by housing developers	In-progress 
	22. Assess return on investment in climate resilient new build and renovations	Not Started 
	23. Review minimum environmental performance criteria in the Affordable Housing Investment Program	Completed 
Advocate to other orders of government for more resources, powers, integration, and partnership	24. Advocate to and work with the provincial and federal governments to make changes to a consolidated list of provincial and federal legislative and regulatory barriers in order to enable and accelerate affordable housing development	In-progress 
	25. Advocate to increase capital grants, operating grants and rent subsidies by an order of magnitude sufficient to meet the Strategy's long term targets	In-progress 
	26. Advocate to invest in social and affordable housing renewal, including for City owned assets	Completed and Ongoing 
	27. Advocate to invest in the construction and retrofit of affordable housing for climate resilience	Not Started 

Goal 2: Edmontonians have the housing supports they need

Objective 2.1 Improve and expand homelessness prevention programs and services

 On Track
  Delayed

Tactics	Key Actions	Status
Develop a Corporate Homelessness Plan	28. Outline the City's roles and approach in preventing and responding to homelessness	Complete 
	29. Identify any necessary structural and resource allocation changes needed to fulfill the City's roles	Complete 
	30. Implement the Corporate Homelessness Plan	In Progress 

Objective 2.2 Enable partnerships that improve housing supports

 On Track
  Delayed

Tactics	Key Actions	Status
Test new solutions to improve tenants experience and reduce the risks of eviction and homelessness	31. Create educational resources to promote understanding of system navigation and tenant rights and enhance their experience	Completed and On-going 
	32. Establish a landlord registry and research recommendations for improving the legislative framework needed to enhance renter protections in Alberta	Cancelled
	33. Partner with EFCL, community leagues, social agencies and tenants to identify strategies for improving social inclusion at the neighbourhood level	In Progress 
Establish an approach to aid in expansion of bridge/transitional and supportive housing programs	34. Prioritize affordable housing developments that integrate support services for residents	Completed and On-going 
	35. Investigate City supports targeted at bridge/transitional housing projects, such as dedicated funding programs and land disposition	Completed and On-going 
	36. Proactively engage other orders of government and partners to align funding opportunities for bridge/transitional and supportive housing	In Progress 
	37. Aid in funding acquisition from other orders of government	In Progress 

Objective 2.2 Enable partnerships that improve housing supports (continued)

 On Track
  Delayed

Tactics	Key Actions	Status
Advocate to the GoA for more housing supports	38. Advocate to and work with the provincial governments to create a single portal waitlist for all affordable housing units	Not Started 
	39. Advocate to and work with the provincial governments to fund non-housing construction costs for ancillary spaces that help make a house a home	Complete 
	40. Advocate to and work with the provincial governments to increase operational funding for supportive and bridge/transitional housing	In Progress 
	41. Advocate to and work with the provincial governments to exempt properties held by non-profit organizations providing affordable housing units from property taxes	Complete 

Goal 3: Increased awareness of housing needs and the importance of affordable housing

Objective 3.1 Collect and share insights from research and engagement

 On Track
  Delayed

Tactics	Key Actions	Status
Amplify public awareness and understanding of affordable housing needs, insights and solutions	42. Curate and disseminate insights on best practices, needs and innovations	In Progress 
	43. Elevate the voices of lived experience, especially equity seeking groups, to inform policy, program and service design through the creation of standing/formal mechanisms for regularly incorporating their input and feedback	In Progress 
	44. Use social innovation methods to identify, prototype and evaluate creative solutions	In Progress 
	45. Invest in the research capacity to monitor, investigate, analyze and share reliable data on affordable housing need	Completed and On-going 
	46. Inform public about housing needs and importance of affordable housing	Completed and On-going 

Objective 3.2 Coordinate with partners to identify shared objectives, improve information and sharing, and convene to enhance the functioning of the affordable housing ecosystem (continued)

 On Track
  Delayed

Tactics	Key Actions	Status
Regularly engage partners and stakeholders from the housing ecosystem	47. Leverage existing knowledge forums and amplify/ disseminate data and research	In Progress 
	48. Engage with housing and service providers and Indigenous partners to pursue alignment and integration opportunities	In Progress 
Improve cross sector planning and information sharing	49. Work with adjacent systems, such as homelessness, health, mental health and addictions, justice, policing, social services, newcomer and settlement systems, to improve integration	In Progress 
	50. Collaborate and partner with other orders of government to improve alignment and integration of data and services	In Progress 

Progress on implementation of the Affordable Housing Strategy continues to be on track for completion by 2026.

Administration will continue to push forward on all actions identified under the Affordable Housing Strategy. In collaboration with housing providers, community support networks, other orders of government, and the people of Edmonton, the way forward will include persistent and focused effort. The goal remains: a home for every Edmontonian.

