

“HOUSING INVESTMENT PAUSE” QUESTIONS AND ANSWERS

On October 31, 2013, City Council approved the Non-Market “Housing Investment Pause”, a three-year moratorium on City funding for new Non-Market Housing projects in the McCauley, Central McDougall, Queen Mary Park, Alberta Avenue and Eastwood neighbourhoods (the five “Pause Neighbourhoods”).

The following questions and answers have been developed to clarify the approved terms and conditions of the Housing Investment Pause, also known as the “moratorium”, for internal and external circulation.

Q: What is the Housing Investment Pause?

A: The City has committed not to fund or encourage the development of additional Non-Market Housing projects in the five Pause Neighbourhoods for a three-year term. Although not required to do so, the Province and Homeward Trust Edmonton have indicated support for the Council-approved Housing Investment Pause. The Pause is only related to funding approvals.

Q: In the Pause definition, is there a special meaning to the words “Non-Market Housing”?

A: For the purpose of the Pause, “Non-Market Housing” refers to housing developments that require both direct government funding and occupancy of developed units by households with less than median incomes. Such developments include new construction and the purchase and retrofit of existing housing stock.

Q: Why a Housing Investment Pause?

A: Since 2009, residents of the McCauley, Central McDougall, Queen Mary Park, Alberta Avenue and Eastwood neighbourhoods have been concerned about declining neighbourhood conditions. The Non-Market Housing Investment Pause has been introduced as one of 12 Key Actions through which a wide range of stakeholders will work together to improve neighbourhood conditions. The Housing Investment Pause is intended to allow for period of trust building between the Pause Neighbourhoods and the City, allowing residents of these neighbourhoods to focus on productive participation in support of neighbourhood revitalization initiatives.

Q: What is the term of the Pause?

A: The Pause is in effect from October 31, 2012 to November 1, 2015.

Q: Are there any government investments in housing that will continue in the five Pause Neighbourhoods during the Pause term?

A: Yes. In the five Paused Neighbourhoods and during the approved Pause term, the Pause would not restrict:

- Funding under the Cornerstones II “Housing Opportunities Program for Edmonton” (H.O.P.E.), to upgrade existing owner-occupied homes, which will be focused on the Pause Neighbourhoods and in the Boyle Street Neighbourhood as a priority;
 - Funding under the Cornerstones II “Secondary Suites Program”, to build new or upgrade existing secondary suites, will be available city-wide including in the Pause Neighbourhoods and in the Boyle Street Neighbourhood;
 - Incentive programs for Market Housing such as the City “Development Incentive Program” will continue to be available; and
 - Non-Market Housing projects that received funding approval prior to the October 31, 2012 Pause term start date and projects that do not require government funding (i.e. are Market Housing) will continue to be completed even if occupied by low-income households.

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