

Enabling Housing Choice Project Rural Development Network

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Enabling Housing Choice Project





Land Acknowledgement



RDN'S Initiatives



IMMIGRATION



RURAL
REVITALIZATION



HOMELESSNESS



POLICY
DEVELOPMENT



NETWORKS
& EVENTS



INDIGENOUS
ENGAGEMENT



HOUSING





The Rural
Development Network
(RDN)



The Sustainable
Housing Initiative (SHI)



Enabling
Housing
Choice (EHC)

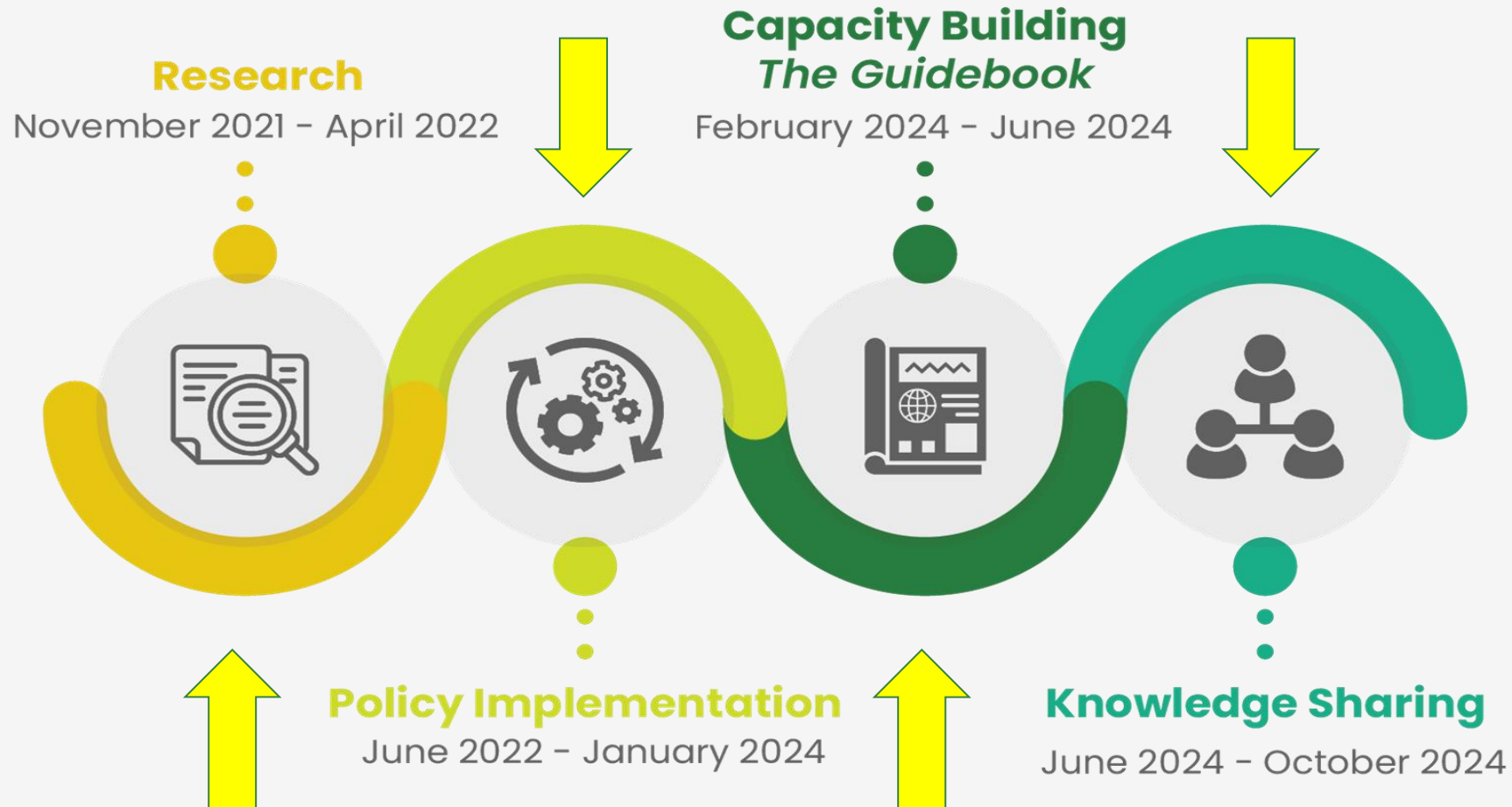


ALBERTA
REAL ESTATE
FOUNDATION

Who We Are



Project Overview/ Phases



Partner Municipalities

Mayerthorpe

Airdrie

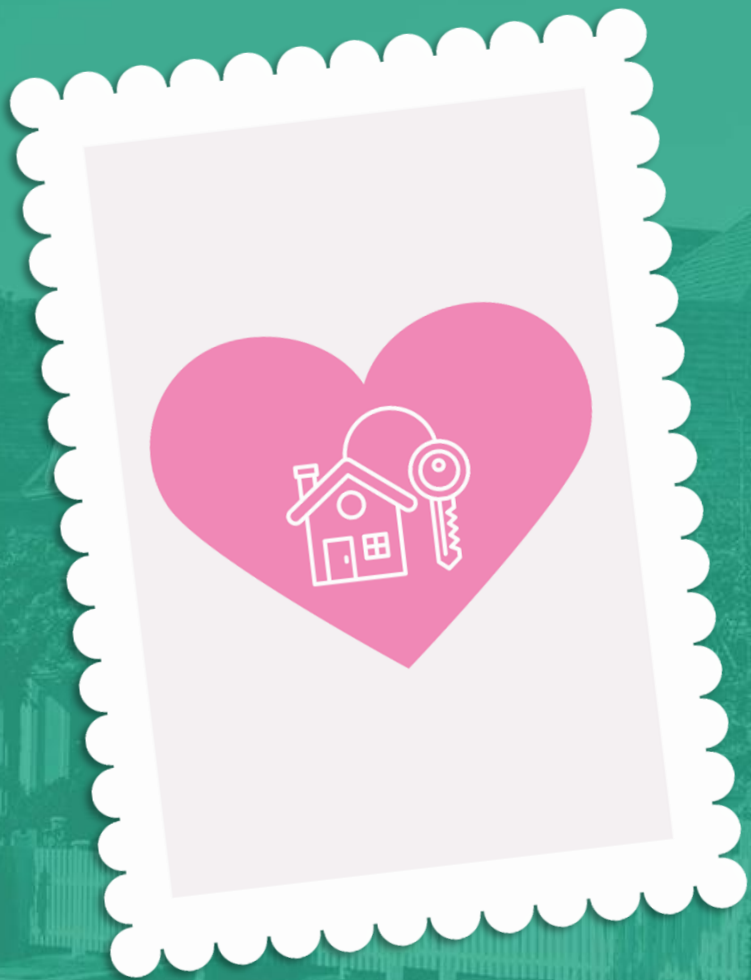
Pincher Creek

Trochu

Claresholm

Bow Island





Enable, encourage, and increase housing diversity and choice across Alberta.

Enabling Housing Choice Goal



Housing Diversity Means...

- "... anything from **low income, or multi-unit housing** all the way up to acreage homes."
- "... having **different types of units** or places for people to live."
- "... having housing that is **suitable for a wide array of demographics...**"
- "A **balanced market where everyone can afford to rent or purchase.**"
- "A **variety of property types** of **various prices** that cover all age groups, lifestyles and needs."
- "... [housing that is] **safe, comfortable, affordable, and appropriate.**"





Social and Economic



Workforce



Growth & Retention



Housing Stability



Aging Population

Why is Housing Diversity Important?



Local Knowledge and
Concerns

Challenges, Barriers,
Opportunities

Support for Housing
Diversity



Objectives and Methodology





More Housing!
Housing!



More Rental



Affordable
Bedrooms

Smaller / 1, 2, 3

Attached



Retirees

Newcomers

Housing Needs & Wants





Housing Development Challenges and Barriers



Strategies for Housing Diversification: Policy Incentives





Enhance
Existing
Incentives



Explore New
Solutions



Advertise &
Promote
Incentives

Strategy – Policy Incentives





Accessory Dwelling Unit Assistance Policy

Town of Okotoks, Alberta



Affordable Housing Development Policy

City of Airdrie, Alberta



Strategies for Housing Diversification: Municipal Tools





Reduce the Number of Residential Districts



Increase Housing Diversity and Density

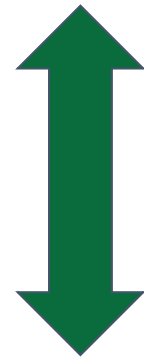
Strategy – Municipal Tools



Land Use Bylaw Residential Districts

7 Residential Districts

Population: 1000



PART 10: DISTRICT REGULATIONS

- SECTION 121: PREAMBLE**
- SECTION 122: RESIDENTIAL – R1 (LOW DENSITY)**
- SECTION 123: RESIDENTIAL – R2 (MIXED HOUSING)**
- SECTION 124: RESIDENTIAL – R3 (MEDIUM DENSITY)**
- SECTION 125: RESIDENTIAL – R4 (HIGH DENSITY HOUSING)**
- SECTION 126: RESIDENTIAL – R5P (RESIDENTIAL PARK)**
- SECTION 127: RESIDENTIAL – R5S (RESIDENTIAL)**
- SECTION 128: RESIDENTIAL – RW (LIVE/WORK)**
- SECTION 129: COMMERCIAL – C1 (DOWNTOWN CORE)**
- SECTION 130: COMMERCIAL – C2 (GENERAL COMMERCIAL)**
- SECTION 131: INDUSTRIAL – M1**
- SECTION 132: URBAN SERVICES - US**
- SECTION 133: PARKS AND RECREATION - P**
- SECTION 134: URBAN RESERVE - UR**
- SECTION 135: DIRECT CONTROL - DC**





Residential District – R1





Attached



Detached



Over the Garage



Garage Conversion



Stand-Alone Unit



Basement or Attic Conversion

Accessory Dwelling Units (ADUs)



'Missing Middle'



Missing Middle Housing: Thinking Big and Building Small to Respond to Today's Housing Crisis. Daniel Parolek, 2020



Strategies for Housing Diversification: Areas of Opportunity



Ongoing Areas of Opportunity



Community Engagement



Education, Promotion & Marketing



Industry Partnerships

Future Areas of Opportunity



Affordable Housing Targets



Pilot Projects



Repurposing Strategies



Housing Legislation



Did you know that these suggestions could lead to improvements in our quality of life?

Oh, that's actually really cool. I didn't know that! Let's talk more about it.



Meaningful Engagement & Community Awareness

Lessons Learned



Flexibility

Affordability & Diversity



Lessons Learned



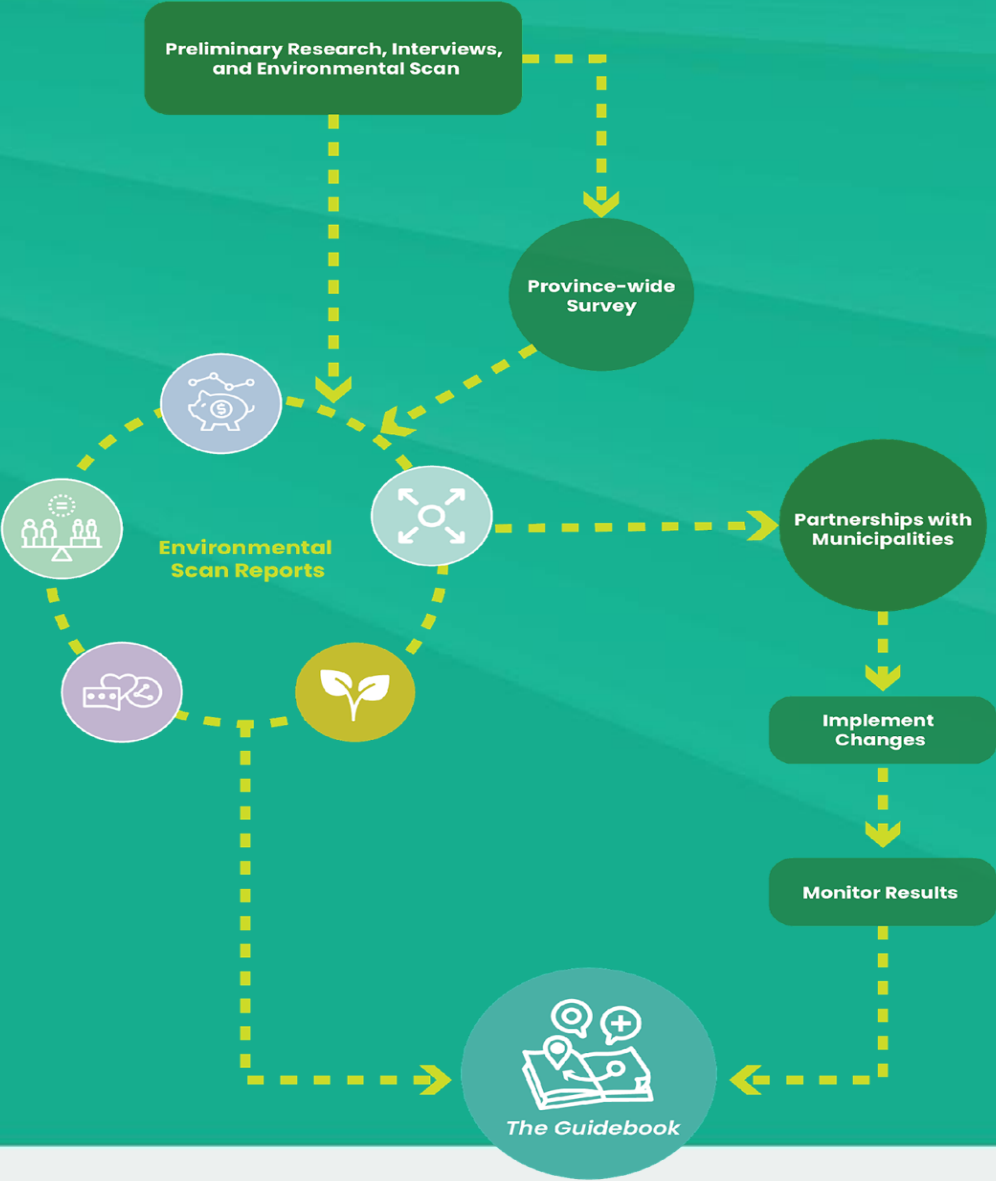
Keep The Conversation Going

Ask Questions

Monitor Progress

Celebrate Achievements

Explore Funding



What's Next...





Community Initiatives

Affordable Housing Policy

Tax Incentive Policy

Land Use Design/Plan





**Identify
Housing Needs**



**Policy & Land
Use Bylaw
Solutions**



**Community
Engagement &
Collaboration**

Canada





RURAL
DEVELOPMENT
NETWORK



SUSTAINABLE
HOUSING
INITIATIVE

Other Resources

- ★ Guide To Developing Affordable Housing
- ★ Guide to Estimating Homelessness
- ★ Paths for Housing Co-operatives
- ★ Placemaking For Inclusion: A Guide to Tenant-Based Initiatives

Thank you. Questions?

