



CITY OF SPRUCE GROVE

HOUSING STRATEGY

2024



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INTRODUCTION

The City of Spruce Grove is a vibrant, dynamic community of 40,000 people and over the next 20 years, the population is anticipated to increase by more than 25,000. To accommodate and responsibly plan for this growth, the City developed a Housing Strategy. This Strategy involved a thorough review of the City's existing housing inventory, identifying gaps, and assessing the types of housing that may be needed in the future. Administration considered factors such as the demographic makeup of the community, including the growing number of families and seniors, as well as the shifting trends in housing preferences, including demand for multi-family and affordable housing options.

The Housing Strategy also considers the role of the municipality within the housing system, and how relationships with community organizations and the developer and builder communities can promote change. City processes, systems, and land use planning can also be leveraged to have an impact on the housing system and the types of homes built in the city. This strategic approach aims to provide a variety of housing options, from single-family homes to rental units, townhouses, and apartment complexes, while maintaining the high quality of life that residents of Spruce Grove enjoy.

In addition to addressing housing demand, the strategy focuses on creating vibrant, inclusive neighborhoods with access to amenities, transit, parks, and community spaces. By fostering collaboration between developers, local organizations, and residents, the City aims to build communities that are not only functional but also offer a strong sense of belonging and connection.

By proactively planning for the future, Spruce Grove aims to maintain its reputation as a thriving and welcoming community while ensuring the housing needs of its diverse and growing population are met in a sustainable and responsible manner.



BENEFITS OF HAVING A STRATEGY

The Housing Strategy plays a crucial role by guiding the City's approach to housing and informing future decisions on land use. To align with the Housing Continuum, the Strategy is divided into three themes: Market, Assisted, and Affordable Housing. Affordable housing helps those facing financial challenges, assisted housing supports residents that need assistance with daily living activities, while market housing offers various housing options to residents, ensuring a balanced and thriving community.

A comprehensive Housing Strategy that aims to address local challenges and opportunities across the Housing Continuum is essential for community planning and development. Specifically, a Housing Strategy will benefit:

- Residents, by encouraging the development of a diverse range of housing options, thereby encouraging affordability, social inclusion, and economic resilience.
- Community Organizations, by creating opportunities for collaboration and support in addressing housing challenges.
- Regional Partners, through alignment of common advocacy interests and identification of shared approaches to regional housing challenges and opportunities.
- Developers and Builders, by offering a clear vision of the City's growth plans, enabling them to invest and plan projects that align with community priorities.
- Federal and Provincial Governments, demonstrating the City's strategic approach to housing and supporting bilateral grant applications and agreements.
- The Municipality, by aligning development with long-term goals for economic growth, sustainability, and livability, enhancing residents' quality of life and maintaining a sustainable tax base to support public services.

A Housing Strategy is essential for making informed, strategic decisions about community development and growth. The goals and actions outlined in this strategy include both short-term initiatives and long-term planning focused actions as Administration works to build a foundation of knowledge and data. This foundation setting approach will promote a more inclusive and connected community by providing housing options for residents of varying income levels and backgrounds.



DEVELOPING THE STRATEGY

Overall, the Housing Strategy includes specific goals, actions, and anticipated outcomes designed to develop a range of housing options that meet the community's needs. The strategy was created through a multi-phase process, as outlined below.

The first step in developing the Housing Strategy was to complete a [Housing Needs Assessment](#), which provides a snapshot of housing needs in Spruce Grove. It includes demographic data such as population, home occupancy versus size of home (number of bedrooms etc.), and housing costs. The assessment identifies what housing gaps exist today in Spruce Grove and, pending different population growth scenarios, what housing demands and gaps may exist in the future.

The next step was to engage with the community. An online resident survey, focus groups, interviews, presentations, and information booths at community events were utilized as part of the engagement, and details of each can be found below. Data collected from the engagement phase was then analyzed and presented in the [Housing Strategy: What We Heard Report](#).

Using what we heard from the community, a series of policy focused questions were explored to inform development of the Draft Housing Strategy, which was then presented to Council. Once Council's feedback was incorporated, the Housing Strategy was finalized for approval.





Strategic Context

Understanding the factors that influenced development of the Housing Strategy and how it will align to other guiding documents.



The Housing Continuum



Figure 1. The Housing Continuum

The housing continuum describes a range of housing options available to help individuals across different demographic groups access housing. It is a common standard that municipalities use to understand available housing options in a municipality. This strategy is focused on the Market, Affordable, and Assisted Housing themes, each of which includes a series of goals and actions to address the challenges and opportunities within them. The Housing Continuum is integral to longterm planning as it allows for flexibility in meeting the needs of our changing population, ensuring that housing options evolve alongside economic, demographic, and social shifts.

Shelters, Transitional Housing, and Short-term Supportive Housing

This Housing Strategy does not include goals or actions within the Temporary Housing theme (Shelters, Transitional Housing, and Short-term Supportive Housing). The City is committed to understanding the housing continuum and will seek to participate, partner, and/or advocate, where appropriate, for the right mix of housing options to meet the needs of residents, understanding that no one model will serve or meet the diverse needs of individuals. The range of issues and challenges presented by individuals requiring these housing types are seldom singular in nature but rather present as a series of interrelated social ills or lack of appropriate supports including housing, mental health, addiction, trauma, financial, and medical challenges (lack of medication, diagnosis, wound

care). As such, a shelter, transitional housing, or detox/treatment facility is not recommended for Spruce Grove. Administration did explore potential partnerships, locations, funding, and service delivery model associated with permanent supportive housing; however, it is not currently feasible for the City.

Although this strategy will not include emergency shelters and transitional/short-term supportive housing, the City's social programming, including the mobile Community Outreach Program, will continue to assist residents who are unsheltered, at risk of being unsheltered, or experiencing multiple barriers to well-being.



Key Definitions

The [Housing Strategy Glossary](#) includes a list of terms used by the City of Spruce Grove relating to housing. This terminology is used in the City’s Housing Needs Assessment, Housing Continuum, public engagement materials, and is used as part of this Housing Strategy. Key definitions relating to the Housing Continuum include the following:

ASSISTED/SUPPORTIVE HOUSING:

Stable housing that is secured for a long-term basis that is specifically designed and operated to provide a safe, secure, home-like environment for individuals that may require additional living supports. Common living supports provided include meals, housekeeping, and social/recreational activities that respect tenants’ independence, privacy, and dignity. Examples of supportive housing include seniors assisted living and supervised care homes.

AFFORDABLE/SUBSIDIZED HOUSING (LAND USE BYLAW C-824-12):

A Dwelling is deemed as Affordable Housing when the cost of purchasing or renting the dwelling inclusive of heating costs is no more than 30% of the annual Core Needs Income Thresholds for Spruce Grove as determined by the Canada Mortgage and Housing Corporation. The Core Needs Income Threshold for Spruce Grove is posted annually on the Province of Alberta, Municipal Affairs website. In 2024, the Core Needs Income Thresholds for Spruce Grove are as follows:

	BACHELOR	1 BDRM	2 BDRM	3 BDRM	4 BDRM
Spruce Grove Core Needs Income Threshold	\$39,000	\$46,500	\$58,000	\$70,000	\$75,500
30% of Core Needs Income Threshold	\$11,700	\$13,950	\$17,400	\$21,000	\$22,650

MARKET HOUSING:

Housing that is rented or sold at current market rates.



SUBSIDIZED (NON-MARKET) HOUSING:

Housing that is designed for independent living for individual(s) who cannot afford housing at market rates, or who have needs that are not being met by Market Housing. To be eligible for the provincial rent subsidy, the Rental Assistance Benefit (RAB) program, an applicant's annual income cannot exceed the annual Core Needs Income Thresholds for Spruce Grove as determined by Canada Mortgage and Housing Corporation (CMHC).

BELOW MARKET HOUSING:

Housing that is priced 10-20% lower than the market rate. It offers funding to property owners through grants and lower interest rates, on the condition that they keep 20-30% of their units affordable. These units must be priced at a certain percentage (10-20%) below the area's median market rent and maintained at these rates for at least 20 years. While below market housing is more affordable than market-rate housing, it is distinct from subsidized housing because it does not provide direct government subsidies to renters.



ROLES IN THE HOUSING SYSTEM

The housing system is complex and necessitates collaboration between various public and private organizations to address current challenges. The graphic below illustrates the potential roles different organizations can play in supporting housing within a community. However, it is important to note that these roles may vary depending on a municipality's specific approach to housing.

	Municipalities	Provincial Government	Federal Government	Community Based Organizations	Housing Service Providers	Developers
Regulate <i>Facilitate planning approval processes for housing</i>	✔	✔				
Invest <i>Provide financial or non-monetary compensation to support housing initiatives</i>	✔	✔	✔		✔	
Educate <i>Build awareness about important community issues to enhance understanding and foster empathy</i>	✔			✔	✔	
Partner <i>Collaborate with other levels of government and/or community organizations to achieve common objectives</i>	✔	✔	✔	✔	✔	✔
Build <i>Coordinate and drive the construction of facilities</i>		✔	✔	✔	✔	✔
Advocate <i>Recommend and support a position or outcome to other levels of government</i>	✔	✔		✔	✔	
Research & Innovate <i>Collect, share, and test new ideas</i>	✔	✔	✔	✔	✔	✔



ALIGNMENT TO BYLAWS, POLICIES, AND PLANS

Housing in a mid-sized city is shaped by a complex framework of bylaws, policies, plans, and standards. While developing the Housing Strategy, it was important to evaluate how these existing documents align with and support the strategy. The following list outlines these key guiding documents and their connection to the Housing Strategy.

Bylaw/Policy/Plan	Alignment to the Housing Strategy
2022-2025 Council Strategic Plan	Outlines Council’s priorities for their term, which include the creation of a Housing Strategy and ensuring the City plans for safe, liveable, and sustainable neighbourhoods for all residents that contribute to a high quality of life.
Municipal Development Plan	A document that provides direction for decision-making that will guide the future development of the community. Spruce Grove’s MDP, “The Shape of our Community”, will guide the evolution and growth of our city over the next 20-30 years.
Land Use Bylaw	Regulates the use and development of land and buildings in Spruce Grove. The bylaw affects all property owners in all land use districts.
integrated Transportation Master Plan (iTMP)	A long-term plan for the City’s transportation network. This plan will serve as a comprehensive blueprint for the City’s transportation infrastructure and services that addresses the current and future mobility needs of residents, businesses, and visitors. This is a crucial plan when making investment choices in our transportation infrastructure, including roads, sidewalks, trails, and transit, which are all considered within the context of housing.
Parks and Open Space Master Plan	Provides a policy framework and vision to guide future parks and open space development.
Area Structure Plan(s)	Provide details on the growth and development of specific areas of the City. All area structure plans include information on design principles, function and land use, infrastructure, and density as well as land use statistics and concept maps.
City Centre Area Redevelopment Plan	Provides a policy framework for guiding redevelopment and revitalization of the City Centre through consideration of land use, mobility, urban design, building guidelines, and implementation.



2024 HOUSING NEEDS ASSESSMENT AND WHAT WE HEARD REPORT

The City of Spruce Grove initiated the development of the first Housing Needs Assessment (HNA) in 2024, seeking to understand community demographics, the economy, household composition, existing housing stock, and community growth projections to inform the development of a Housing Strategy. The City recognized the importance of identifying housing need across the housing continuum within the community, and to provide a baseline against which future housing assessments can be benchmarked.

The data collected in the assessment was used to inform the engagement phase of the Housing Strategy project, which is summarized in the What We Heard Report. The following key findings from the 2024 HNA and *What We Heard Report* form the basis for the actions in this strategy:

1. Our population is growing, aging, and becoming more diverse.
2. The number of renter households is increasing, as is the cost to rent.
3. There is strong support for different housing types, but cost of living pressures impact housing options available to many buyers.
4. The percentage of single-detached homes in the city is decreasing, as they are the least affordable housing option.
5. The percentage of attached housing (townhomes, duplexes, etc.) is increasing. It can be reasonably assumed that this is due to attached housing types being a more affordable option than a single-detached home.
6. Our housing is relatively new (built within the last 20 years) and in good condition.
7. Market rental rates are affordable for all median-earning households.
8. Individuals on income support, low-income seniors, and minimum wage-earning full-time employees cannot afford ownership or market rental rates.
9. Core housing need is primarily driven by challenges with affordability and not issues in suitability or adequacy of the housing stock.
10. Neighbourhood design has an impact on community connection and resident well-being.
11. Spruce Grove leads the region in housing starts.

To conclude, the data presented indicates that Spruce Grove is projected to experience significant population growth in the coming decades, accompanied by a shift in housing needs driven by affordability and evolving household requirements. As the HNA will be updated every four years (in alignment with the federal census), it will continue to inform future planning exercises and iterations of the Housing Strategy so the municipality can continue working towards meeting the housing needs of the community.



MUNICIPAL LEVERS

Examining the role of a municipality in the housing system reveals several levers that can drive change. It's essential for municipalities to identify and utilize these levers to tackle local opportunities and challenges in housing. The key levers available to municipalities that influence housing are:



1. REGULATORY ENVIRONMENT:

The regulatory environment influences how housing fits within the built environment and the opportunities for residents to build community and access community amenities. The municipality oversees the Land Use Bylaw (LUB), which regulates the use and development of land and buildings in Spruce Grove. Closely connected to the LUB is the concept of neighbourhood planning. As neighbourhood planning involves shaping the development and use of land in specific areas, this work directly impacts housing availability, affordability, and type. Effective planning considers the sustainability of

housing developments, including access to transportation, schools, services, and community amenities. It also considers how new housing integrates into the existing community infrastructure, thereby creating neighbourhoods that are livable, inclusive, and contribute to the wellbeing of residents.

A municipality can also create clear, efficient, and effective processes to assist developers, builders, and homeowners in navigating the housing market, resulting in streamlined approvals that encourage more housing projects. Strategies such as expediting permits, coordinating applications, and simplifying application requirements are examples of how municipalities can adjust regulations to support housing development.



2. INVESTMENT:

There are various ways a municipality could invest in housing, particularly through a variety of strategies aimed at increasing the availability and affordability of housing. Municipalities can allocate budget or create a reserve fund to support affordable housing projects, either directly or through partnerships with non-profits and developers. A municipality can also acquire land for housing projects or invest in internal resourcing dedicated to housing.





3. PARTNERSHIPS:

Partnerships are an essential lever for municipalities to use to meet various resident needs. In the context of housing, they are especially important for providing options to specific populations, such as assisted and affordable housing. These partnerships can facilitate collaborative funding opportunities, support project-based housing developments, and advocate for community needs. Given the complexity of the housing system, forming partnerships with key community stakeholders is essential for effectively addressing local needs and opportunities.



5. EDUCATION AND COMMUNICATION:

Given the complexity of housing and the roles of municipalities and other stakeholders in the housing system, there is an opportunity for municipalities to communicate with and educate residents about these complexities. This can involve educational campaigns addressing different aspects of the housing continuum, as well as providing information on the planning processes necessary to develop a community that meets both current and future resident needs.

4. ADVOCACY:



Advocacy is a powerful tool for municipalities to highlight community needs, especially around housing. By collaborating with specific partners or other municipalities facing similar challenges, they can advocate effectively to other levels of government. This advocacy also amplifies the voices of smaller, community-based organizations that are actively working to address local housing needs.



By using a combination of these levers, municipalities can work towards addressing housing needs within their communities, promote economic stability, and enhance quality of life for residents. The goals and actions outlined within each theme of the Housing Strategy detail how these levers will be applied to address the challenges and opportunities in each area.





Theme 1: Market Housing

Rental Housing
Home Ownership



THEME 1: MARKET HOUSING

Market housing refers to housing that is rented or sold at current market rates. Although the municipality has a limited role in this market, it can ensure that housing built complies with the Land Use Bylaw (LUB) and other guidelines for development in the City. The LUB identifies the types of housing permitted in different areas of the City, alongside other elements of the built environment such as parks, trails, and commercial spaces. Additionally, when considering market housing, it's important to address the densification of housing while maintaining access to community amenities like parks and trails. As density increases in new or redeveloped neighbourhoods, prioritizing the needs of residents should remain central to the planning process.

GOALS AND ACTIONS



Goal 1:

Develop and revitalize neighbourhoods to incorporate a diverse range of housing types that promote vibrant communities and enhance resident well-being.

Actions	Timeline
	<i>Short = <1 year</i> <i>Long = 2+ years</i> <i>Medium = 1-2 years</i> <i>Ongoing</i>
a. Conduct a comprehensive update of the Land Use Bylaw that allows for more diverse housing options and encourages appropriate housing mix, accessibility, and density in neighbourhoods.	Medium
b. As part of the Land Use Bylaw update, conduct research and e-scanning on parking and driveway requirements that allow for higher density housing options while taking into consideration resident needs.	Medium
c. Determine feasibility of adding Neighbourhood Plans to the planning process, ensuring alignment with future Area Structure Plans and the Land Use Bylaw.	Medium
d. Align future Area Structure Plans with the Municipal Development Plan.	Long
e. Regularly update the Housing Needs Assessment to determine progress and inform future strategic direction.	Ongoing <i>Once every 4 years in alignment with federal and municipal census updates</i>
f. Develop a system to track/monitor neighbourhood density to inform decision making and land use planning.	Medium





Goal 2:

Research and explore innovative housing approaches for Council’s consideration and potential implementation in the City of Spruce Grove.

Actions	Timeline
	<i>Short = <1 year</i> <i>Long = 2+ years</i> <i>Medium = 1-2 years</i> <i>Ongoing</i>
a. Review secondary and garden/garage suite policies and provide recommendations on opportunities for improvement.	Short
b. Investigate the potential for non-traditional housing types to be built in Spruce Grove and provide recommendations to Council on these opportunities.	Medium
c. Explore opportunities to broaden zoning regulations to allow for secondary and garden/garage suites in additional low to medium density housing types (e.g., semi-detached, duplex, and row housing).	Medium
d. Prioritize development approvals where a secondary or garden/garage suite is proposed.	Short
e. Continue to invest in city programs that support efficient permit processing.	Ongoing





Goal 3:

Advocate for funding, strengthen partnerships, and engage partners to drive meaningful change and expand opportunities within the housing system.

Actions	Timeline
	<i>Short = <1 year</i> <i>Long = 2+ years</i> <i>Medium = 1-2 years</i> <i>Ongoing</i>
a. Advocate to the Canada Mortgage and Housing Corporation to develop a housing fund program targeted to the needs of midsized cities.	Short
b. Pursue partnerships with developers and builders to strengthen communication and create a common understanding of market challenges and opportunities, while balancing neighbourhood design.	Ongoing
c. Explore opportunities to partner with the development community to integrate neighbourhood design principles into existing Area Structure Plans.	Medium
d. Coordinate tours with Council and Administration of different types of housing developments that could be considered in Spruce Grove.	Ongoing

ANTICIPATED OUTCOMES

- ✔ A more responsive planning framework that adapts to changing market conditions and resident needs, ensuring ongoing relevance and effectiveness.
- ✔ An increase in the number of market housing units, leading to reduced pressure on the housing market.
- ✔ Greater access to market housing for a wider range of income levels, helping to alleviate the cost burden on residents.
- ✔ Enhanced community diversity as various demographics (families, singles, seniors) find suitable housing options that meet their needs.
- ✔ Residents benefit from improved living conditions, access to amenities, and a stronger sense of community.
- ✔ Improved public infrastructure that supports new housing developments and enhances community connectivity.





Theme 2: Assisted Housing

Long Term Supportive Housing



THEME 2: ASSISTED HOUSING

Assisted housing is vital for creating equitable, vibrant, and sustainable communities within municipalities. It is defined as the following:

Assisted Housing is stable housing secured for a long-term basis that is specifically designed and operated to provide a safe, secure, home-like environment for individuals that may require additional living supports. Common living supports provided include provision of meals, housekeeping, and social/recreational activities that respect tenants' independence, privacy, and dignity. Examples of assisted housing include seniors assisted living and supervised care homes.

There are a variety of assisted housing options available in Spruce Grove. However, the process to access these options can be different as some facilities require a referral from Alberta Health Services (such as Copper Sky Lodge and Good Samaritan Spruce Grove Centre). Others have availability but are unaffordable for residents on a fixed income (such as the St. Michael's Fenwyck Heights location). In addition, Grove Manor has recently changed from seniors assisted living to seniors independent housing, further reducing availability of assisted living options for seniors. There is a gap in the city for affordable assisted living facilities, including those who are not senior (65+). With the anticipated opening of the Spruce Grove Lodge in 2026, this will address some of the need for affordable assisted living options for seniors, but the need still exists for those that require assisted living supports that are affordable and not restricted by age.

In addition, long term planning and changing demographics indicate more investment in assisted housing will be needed in Spruce Grove as our population increases and ages. The ability to age in place in Spruce Grove is a concept supported by both residents and the community organizations that support them.



GOALS AND ACTIONS



Goal 1:

Leverage City resources and processes to assist residents navigate the housing system and to collaborate with partners in advancing the development of assisted housing within the community.

Actions	Timeline
	<i>Short = <1 year</i> <i>Long = 2+ years</i> <i>Medium = 1-2 years</i> <i>Ongoing</i>
a. Support assisted housing partners navigate the regulatory process as they continue building assisted housing facilities in Spruce Grove.	Ongoing
b. Create a permanent Housing Coordinator position to help residents navigate the housing system and find housing options that meet their needs.	Medium
c. Continue the City's partnership with Meridian Housing Foundation to build assisted living housing facilities.	Ongoing
d. Coordinate efforts with not-for-profit housing partners to pursue assisted housing developments that meet future needs.	Ongoing
e. Consider the development or redevelopment of communities to locate community amenities and commercial spaces near assisted housing.	Ongoing
f. Create a communications plan that informs residents of current assisted housing options as well as future planned assisted housing options.	Short








Goal 2:

Advocate for policies and funding opportunities that support the development of assisted housing solutions.

Actions	Timeline <small>Short = <1 year Medium = 1-2 years Long = 2+ years Ongoing</small>
<p>a. Continue advocating to the provincial and federal government to support development of assisted housing facilities in Spruce Grove.</p>	<p>Ongoing</p>
<p>b. Raise awareness and build support to promote the development, accessibility, and sustainability of assisted housing options in Spruce Grove.</p>	<p>Ongoing</p>
<p>c. Regularly assess the effectiveness of the advocacy efforts, adjust tactics, and identify new opportunities or challenges.</p>	<p>Ongoing <small>Once every 4 years in alignment with</small></p>

ANTICIPATED OUTCOMES

-  A rise in the number of accessible housing units that cater to various needs, including those of seniors and individuals with disabilities.
-  Residents experience enhanced living conditions and support, leading to greater satisfaction and well-being.
-  Increased collaboration with local organizations to create more assisted housing opportunities and resources.





Theme 3: Affordable Housing

*Subsidized Rental Housing
Subsidized Home Ownership*



THEME 3: AFFORDABLE HOUSING

With the rising cost of living and cost of home ownership and rental accommodations, affordable housing is a concern for many communities. Affordable housing is defined as the following:

Affordable Housing (Land Use Bylaw C-824-12): A Dwelling is deemed as Affordable Housing when the cost of purchasing or renting the dwelling inclusive of heating costs is no more than 30% of the annual Core Needs Income Thresholds for Spruce Grove as determined by the Canada Mortgage and Housing Corporation. The Core Needs Income Threshold for Spruce Grove is posted annually on the Province of Alberta, Municipal Affairs website. In 2024, the Core Needs Income Thresholds for Spruce Grove are as follows:

	BACHELOR	1 BDRM	2 BDRM	3 BDRM	4 BDRM
Spruce Grove Core Needs Income Threshold	\$39,000	\$46,500	\$58,000	\$70,000	\$75,500
30% of Core Needs Income Threshold	\$11,700	\$13,950	\$17,400	\$21,000	\$22,650

Affordable housing is crucial for the wellbeing and sustainability of a community as it provides residents with housing that addresses their physical, economic, and social well-being needs. In return, a range of appropriate housing choices contributes to the overall safety and well-being of the community while also improving health and financial outcomes for individuals and families.



GOALS AND ACTIONS



Goal 1:

Leverage City resources and processes to assist residents navigate the housing system and to collaborate with partners in advancing the development of affordable housing within the community.

Actions	Timeline
	<i>Short = <1 year</i> <i>Long = 2+ years</i> <i>Medium = 1-2 years</i> <i>Ongoing</i>
a. Collaborate with affordable housing organizations to realize their vision.	Ongoing
b. Explore financial incentives for affordable housing developments and provide recommendations to Council.	Short
c. Establish an inventory of City-owned land suitable for affordable housing developments.	Short
d. Investigate the potential to invest in municipal owned land to encourage development of affordable housing.	Medium
e. Consider donation of municipal land for affordable housing developments.	Short
f. Pursue partnership opportunities with local organizations to develop affordable and/or supportive housing.	Ongoing
g. Create a permanent Housing Coordinator position to help residents navigate the housing system and find housing options that meet their needs.	Medium





Goal 2:

Advocate for policies and funding opportunities that support the development of affordable housing solutions.

Actions	Timeline
	<i>Short = <1 year</i> <i>Long = 2+ years</i> <i>Medium = 1-2 years</i> <i>Ongoing</i>
a. Advocate for meaningful provincial and federal partnerships in addressing affordable housing needs.	Ongoing
b. Collaborate with other municipalities to identify common advocacy interests.	Ongoing
c. Advocate to the Government of Alberta to allocate more funding to the Rental Assistance Benefit (RAB) Program.	Short



Goal 3:

Challenge the stigma surrounding affordable housing and promote a positive understanding of its benefits, including the impact of mixed-income housing.

Actions	Timeline
	<i>Short = <1 year</i> <i>Long = 2+ years</i> <i>Medium = 1-2 years</i> <i>Ongoing</i>
a. Develop an education campaign that speaks to the stigma of affordable housing and myth busts the impact of mixed income housing.	Medium
b. Increase public understanding of the role of affordable housing in achieving a complete community.	Medium



ANTICIPATED OUTCOMES

- ✔ Residents gain better access to affordable housing options and support services, resulting in an easier and more efficient navigation of the housing system.
- ✔ Stronger and more successful partnerships lead to the development of more affordable housing units.
- ✔ Increased awareness and understanding of housing programs and resources among residents, empowering them to make informed decisions about their housing needs.
- ✔ Streamlined City processes that support development timelines for affordable housing projects.
- ✔ Increased community engagement and support for affordable housing initiatives due to effective communication and collaboration with residents and local stakeholders.



REPORTING BACK TO THE COMMUNITY

As the Housing Strategy is designed to be a living document, it is essential to plan for future updates and progress reporting. Once approved, the strategy will be reviewed annually to incorporate new information (e.g., municipal or federal census updates), adjust potential actions, and identify completed actions. Some actions will be ongoing, with progress occurring gradually and incrementally. Updates on the strategy's implementation and progress will be included in existing reporting processes. Additionally, Administration will regularly engage Council to gather their feedback and insights on new and emerging housing opportunities and challenges, which will be incorporated into the strategy.



CONCLUSION

The City of Spruce Grove Housing Strategy aims to address both the challenges and opportunities within the local housing system, with the goal of creating a more balanced and equitable system that meets the diverse needs of the community and supports long-term social and economic well-being. Given the complexity of the housing system and the variety of stakeholders involved, the strategy recognizes the importance of both available housing options and the impact of the built environment on residents' needs. This strategy is designed to address current and future challenges in Spruce Grove, and as a living document, it will evolve with new data, research, and shifting municipal roles. Ultimately, the strategy aims to serve as a proactive tool for shaping a sustainable, inclusive, and resilient housing landscape for generations to come.





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