THE CHARLOTTETOWN BLUE BOOK

Housing people can build a life around.

160 Homes and the proposed Charlottetown Housing Authority

A working housing program built around public ownership, mixed-income communities, a transparent project pipeline and long-term reinvestment.

~160	250	30	60-80
FIRST FLAGSHIP HOMES	YEAR ONE PIPELINE TARGET	THREE-BEDROOM HOMES	DAYCARE SPACES

The 160 Homes proposal is the first flagship development. The broader housing program would establish a municipal housing delivery body focused on developing, partnering, preserving and reinvesting in housing over the long term.

WORKING POLICY SECTION | SEPTEMBER 2026

1. Approximately 160 new homes

A publicly owned, mixed-income and mixed-generation community planned to begin construction in 2027.

~160	~30	20+	60-80
TOTAL HOMES	THREE-BEDROOM	ACCESSIBLE / ADAPTABLE	DAYCARE

A genuine mix of homes

The project will include studios and one-bedroom homes, two-bedroom homes and approximately 30 three-bedroom family homes. At least 20 homes will be fully accessible or readily adaptable.

- Smaller homes for individuals and seniors who want manageable independent living.
- Two-bedroom homes for couples, smaller families and households that need more space.
- Approximately 30 three-bedroom homes so family-sized housing is built into the project.
- At least 20 fully accessible or readily adaptable homes.

Childcare where families live

A ground-floor daycare serving approximately 60 to 80 children is part of the working program. Community rooms, gardens and protected play space will support everyday resident use.

Mixed-income by design

Affordable, workforce and market rents may be combined in the same development. Final rent bands and eligibility rules will be published before leasing rather than assumed in advance.

2. Public ownership and long-term stewardship

The land and housing are proposed to remain in public ownership. Net housing revenue would be reinvested in operations, maintenance, capital renewal, resident services and additional housing.

Maintain the asset from the beginning

- Annual operating budgets will include funded maintenance and capital-renewal reserves.
- Building condition, major repairs and renewal needs will be reported publicly.
- The project will use a documented preventive-maintenance program rather than relying on deferred repairs.

Protect the public negotiating position

The exact development site will be announced after the necessary land agreements are secured. Project details that can be published without weakening negotiations will be reported as the work progresses.

Delivery target

The working commitment is to complete the land agreements, design work and approvals required to begin construction in 2027. Detailed capital cost, financing, procurement and final unit mix will be published as the project advances.

The 160 Homes development is one project within the broader municipal housing program, not the complete housing commitment.

3. Proposed Charlottetown Housing Authority

A municipal housing delivery body focused on building, partnering, preserving and reinvesting.

250	160	1	ANNUAL
YEAR ONE ACTIVE PIPELINE	FLAGSHIP PROJECT	PUBLIC PIPELINE	PUBLIC REPORT

Mandate

- Develop housing on suitable public land and strategically acquired sites.
- Partner with federal and provincial governments, non-profits, co-operatives and other qualified housing partners.
- Preserve long-term public assets through funded maintenance and capital renewal.
- Coordinate land, planning, servicing and housing investment in one accountable delivery program.
- Publish a project pipeline showing where each project sits in the delivery process.

Year One pipeline target

The working target is to bring approximately 250 homes into an active municipal housing pipeline during Year One. For reporting purposes, active pipeline means a project has entered a documented stage such as site control, partnership agreement, design, approvals, procurement or construction. It does not mean 250 completed homes in the first year.

4. How the Authority would deliver housing

Tool	Working use
Direct municipal development	Housing developed and retained on City-controlled sites where direct ownership is appropriate.
Public land partnerships	Long-term arrangements that preserve public objectives while using outside housing expertise or capital.
Non-profit and co-operative partnerships	Land, servicing, coordination or other municipal tools used with qualified community housing providers.
Strategic acquisition	Sites acquired when ownership materially improves long-term housing delivery.
Existing-building preservation	Potential acquisitions or partnerships to preserve existing rental housing when economically justified.
Infrastructure coordination	Water, sewer, streets, transit and approvals planned with the housing pipeline rather than separately.

Mixed-income operating model

Projects may combine affordable, workforce and market rents. The detailed rent structure will be published project by project, together with the assumptions used to support operations, maintenance and long-term renewal.

This working section does not assume a final rent formula, cross-subsidy model or eligibility rule that has not yet been adopted.

5. Accountability, legal structure and public reporting

Measure	Published information
Pipeline	Homes by project and stage: site control, design, approvals, procurement, construction and completion.
Capital	Approved budgets, financing sources and material changes.
Affordability	Published rent bands and the number of homes in each category.
Delivery	Construction starts, completions and occupancy.
Asset condition	Maintenance performance, major repairs and funded capital-renewal requirements.
Partnerships	Major land, financing and operating partnerships, subject to normal legal and procurement confidentiality.

A distinct municipal proposal

Prince Edward Island already has a provincially constituted Charlottetown Area Housing Authority under the PEI Housing Corporation. The municipal proposal in this Blue Book is a separate housing delivery body. Its final legal name and structure will be selected under PEI law so that governance and responsibilities are clear and the two organizations are not confused.

The City would use the municipal legal structure available under PEI law and seek provincial enabling legislation if a separate statutory structure is required.

Background sources

Government of Prince Edward Island, About PEI Housing Authorities, February 27, 2026.
Government of Prince Edward Island, Charlottetown Area Housing Authority, February 27, 2026.
Government of Prince Edward Island, Municipal Government Act and Regulations.