



AFFORDABLE HOUSING CAPITAL DEVELOPMENT PROGRAM

(2016 – 2026)
Calgary Housing

May 1 2018



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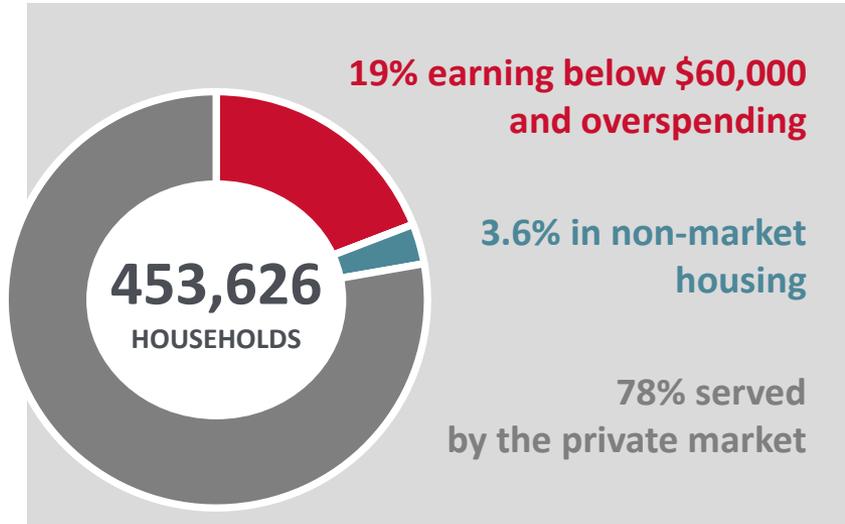
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Increased Housing Supply

Improved Housing System



Contribute to an increase in non-market housing supply sufficient to provide homes to a minimum of **6% of households in Calgary**, consistent with the national average.

In 2016, meeting this standard would require **15,000 new units**.

Enable a transformed housing system in Calgary, where collaboration between stakeholders drives **better outcomes for individuals and communities** through safe, affordable housing solutions.



Everyone deserves a safe and stable place to call home, but not everyone can afford one.

84,000 or nearly **1 in 5** households are struggling to pay for shelter costs



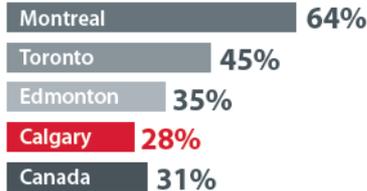
42,000 households at risk of becoming homeless due to spending more than 50 per cent of income on shelter costs

More than **3,200** Calgarians are homeless




According to The City's definition of **affordable housing**, a household is in need of affordable housing when it earns less than \$60,000/year and spends more than 30 per cent of gross income on shelter costs

Percentage rental



Calgary's lowest market **rental rates** are among the **highest in Canada**, and the supply is limited



Income needed to afford average rent for a two-bedroom apartment in Calgary

\$53,000

Approximately **21%** of households do not have sufficient income to afford an average rental apartment in the market



Affordable housing helps everyone

Affordable housing supports people of all ages, family compositions and demographics. People in affordable housing have greater chances to:

- Find and keep jobs
- Learn and build skills
- Be active participants in their communities



Keeping vulnerable residents off the streets reduces demand and pressure on emergency services, hospitals and correction facilities. Providing housing for one homeless person has been shown to save taxpayers **\$34,000** annually

Affordable housing boosts the local economy by increasing the purchasing power of residents and by attracting employers with the promise of a stable workforce





Corporate Affordable Housing Strategy

In 2016, Council unanimously adopted the **Corporate Affordable Housing Strategy – Foundations for Home**, which guides The City’s affordable housing direction over the next 10 years through six key objectives:



Objective 1:
 Get the Calgary community building



Objective 4:
 Regenerate City-owned properties



Objective 2:
 Leverage City land



Objective 5:
 Strengthen intergovernmental partnerships



Objective 3:
 Design and build new City units



Objective 6:
 Improve the housing system



Objective 3: Design and build new City units

The City’s affordable housing developments are informed by research on tenant preferences, leading industry practices, and extensive consultation with community stakeholders.

The following program represents funded projects currently under construction.



Under Construction Projects 2018	Unit	Total Budget
Wildwood (in construction)	48	\$10.9 M
Rosedale (in design)	16	\$3.9 M
Total Units to be Delivered in 2019	64	\$14.8 M



Objective 4: Regenerate City-owned properties

Our long-term regeneration strategy provides financial and social sustainability for **City-owned** properties.

2018- Building condition assessments and unit condition assessments on City Affordable Housing sites allows for prioritizing of lifecycle improvements.





Affordable Housing Capital Development Program

The capital development program focuses on new City units as it relates to building, partnering or acquiring units and leveraging Federal and Provincial funding.

The creation of a long-term pipeline and prioritizing development and redevelopment projects enables the thoughtful budgeting and allocation of funds.

Equally important is the regeneration/lifecycle maintenance of existing City owned units in order to continually increase the supply of affordable housing.





Capital Development Affordable Housing Units Summary

The **Affordable Housing** development program creates a long-term development pipeline which prioritizes **development** projects, **redevelopment** projects, and **lifecycle maintenance** projects on City-owned assets. The following table represents the allocation of existing funds in the funded column and the prioritized projects that are currently unfunded.

FUNDED CAPITAL DEVELOPMENT PROGRAM	Units	UNFUNDED CAPITAL DEVELOPMENT PROGRAM	UNITS	
Wildwood (in Construction)	48	New Builds	Confidential Site #1, Attachment 2	19
Rosedale (in Design)	16		Confidential Site #2, Attachment 2	18
Varsity ICFP (in Feasibility)	48		Armour Block 1	20
Bridlewood (in Feasibility)	62	Integrated Civic Facilities	Symons Valley ICFP	48
Mount Pleasant (in Feasibility)	16		Thornhill ICFP	48
Private Developers (Land Sales & Acquisition of Units), Appendix 2	56	Redevelopment	Confidential Site #3, Attachment 2 (Based on existing land use)	145
North Hill ICFP (in Feasibility)	48		Southview (Based on existing land use)	196
		Green Line	16 th Av/ 28 th Av N	180
			Inglewood/Ramsay	28
			Ogden	44
TOTAL UNITS	294	TOTAL UNITS		746
Lifecycle Maintenance (City Owned) 2017-2018 (\$3.4 M)	200 estimated	Lifecycle Maintenance (City Owned)		2175 estimated



Allocation of Remaining Funds (Recommendation 1)

The following program represents funded projects. The City would like to **finalize the allocation all of the remaining funds** under Activity 403980 - Increase Affordable Housing with a plan to complete feasibility and begin design and construction in 2019 – 2022 for the following projects.

Funded Projects in Design and Construction	Units	
Wildwood Stacked Townhomes	48	In Construction
Rosedale	16	In Design
Funded Projects in Feasibility (2019-2022)	Units	Total Budget
Varsity ICFP (Integrated Civic Facilities Program)	48	\$12.0 M
Bridlewood (Stacked Townhome)	62	\$18.1 M
Mount Pleasant (Stacked Townhome)	16	\$4.0 M
Private Program TOD / Land Sales (at least 56 units) • Refer to Confidential Attachment 2 pages 7 & 8	56	TBD
North Hill ICFP (Integrated Civic Facilities Program)	48	\$11.5 M
Total Units Delivered in (2019-2022)	294	\$45.6 M

**ALLOCATION OF
REMAINING
FUNDS**



1. Housing Lifecycle Maintenance - City Owned Portfolio (2019-2026)

Calgary Housing Company (CHC) as The City's affordable housing operator, is currently completing **building condition assessments** (BCA) and **unit condition assessments** (UCA) on all of The City's affordable housing units. The purpose is to ensure consistent, quality service delivery, and to increase financial sustainability within existing units irrespective of the program served (social, affordable, or low-end-of market).

The BCAs in combination with the UCAs are designed to **prioritize** units in need of renovation or lifecycle maintenance. Following the completion of BCAs on all City affordable housing units, this program will **establish a base funding** amount for **deferred maintenance** going forward and be included in the 2019-2026 lifecycle maintenance program.





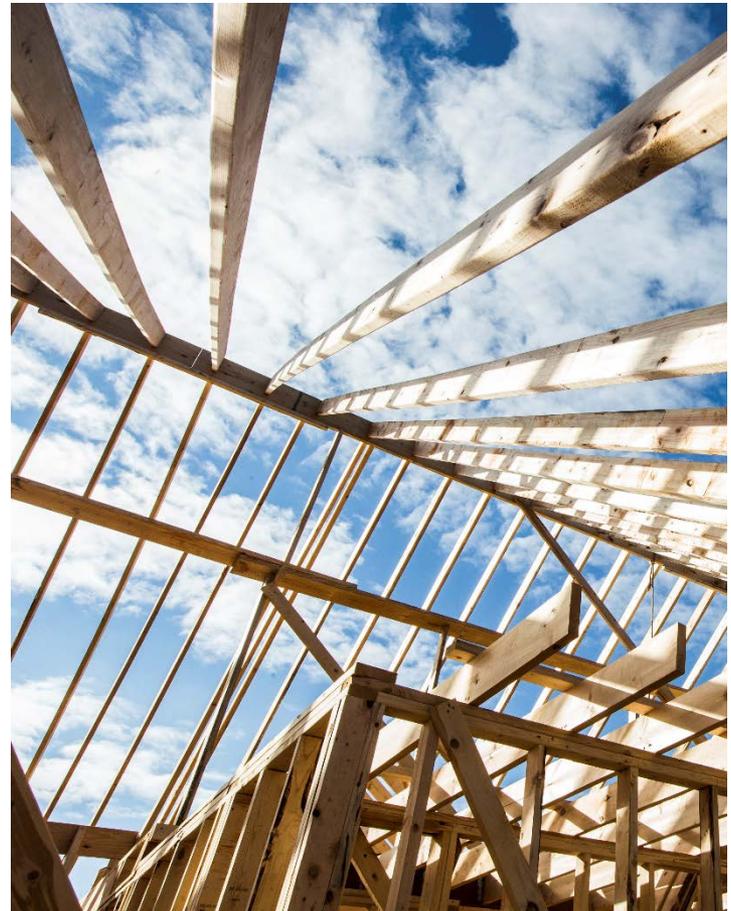
2. Increase Supply Affordable Housing (2019-2026)

2A. Increase Supply Affordable Housing – New Builds	Units
Armour Block 1, New units	20
Confidential Site (1)	19
Confidential Site (2)	18
Total Units	57

2B. Increase Supply Affordable Housing – Integrated Civic Facility Program (ICFP)	Units
Symons Valley (ICFP)	48
Thornhill (ICFP)	48
Total Units	96

Total of **153** additional units within the New Projects Program

* Refer to Confidential Attachment 2 for more information





2A. New Builds

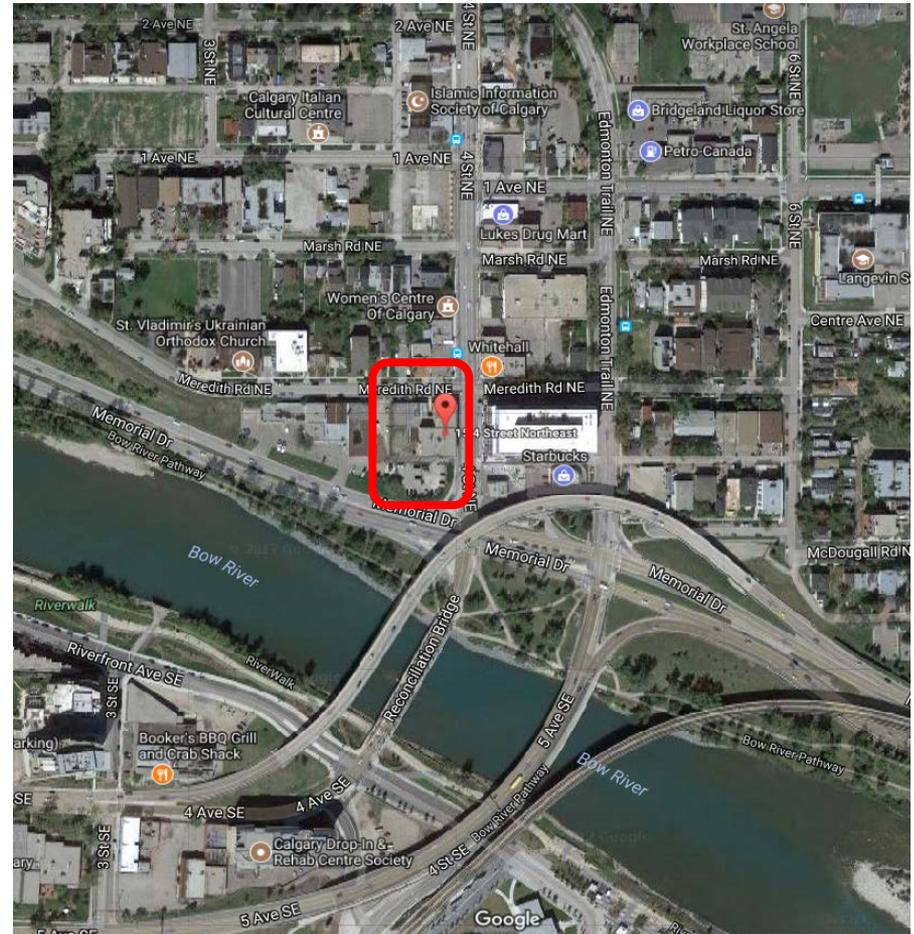
Armour Block 1

Programs: New and Lifecycle

Address: 15 4th ST NE

Building Type: Heritage Building with additional Multi Storey Building

Total Number of new units: **20 units**



2B. Integrated Civic Facilities

Symons Valley

Program: **ICFP/TOD**

Address: 251 Sage Hill Bv NW

Building Type: Multi Storey Building

Total Number of units: **48 units**





2B. Integrated Civic Facilities

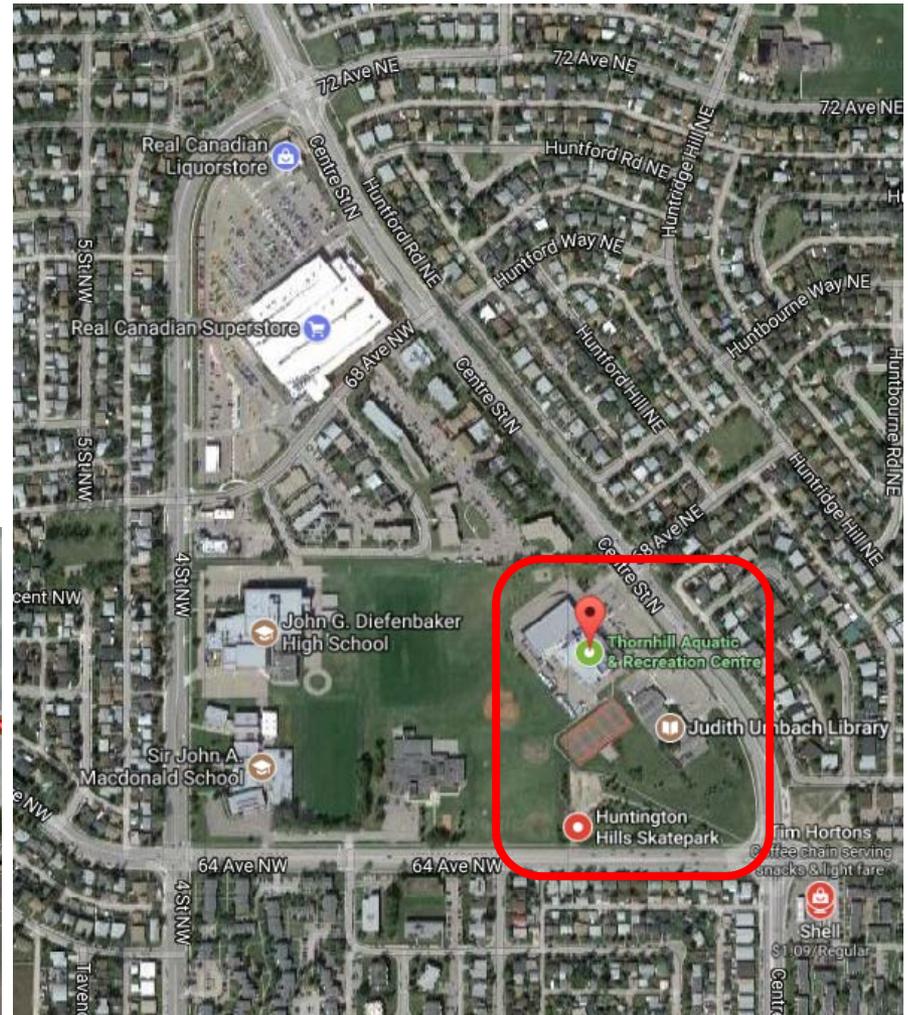
Thornhill

Program: **ICFP/ TOD / Green Line**

Address: 6715 Centre St. NW.

Building Type: Multi Storey Building

Total Number of units: **48 units**





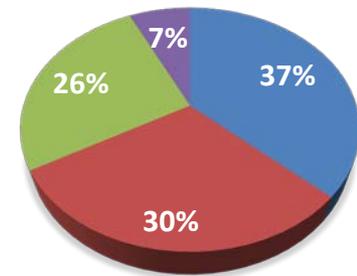
Increase Supply Affordable Housing Units Types

The New Projects target is to accommodate **153** new households within the budget cycles **2019-2022** and **2023-2026**.

New Builds

Type of Units	No. of Units
Studio	21
1BR	17
2BR	15
3BR/4BR	4
Total	57

Types of Units (2019-2026)

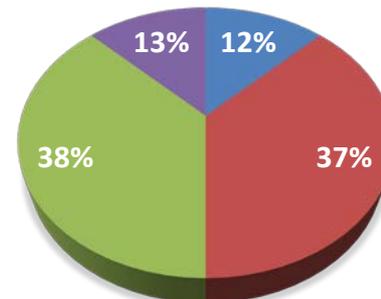


■ Studio ■ 1BR ■ 2BR ■ 3BR/4BR

Integrated Civic Facilities Program

Type of Units	No. of Units
Studio	12
1BR	36
2BR	36
3BR/4BR	12
Total	96

Types of Units (2019-2026)



■ Studio ■ 1BR ■ 2BR ■ 3BR/4BR



3. Affordable Housing Redevelopment Program (2019-2022)

Calgary Housing Company received funding from the Province to complete a feasibility study on two sites that were at or near the end of their lifecycle.

In 2012, 96 units of social housing were demolished on the Southview site with the intent of redevelopment. A second site has been identified. The redevelopment of these two site together allows for a sustainable solution which is operationally viability. The two sites will contain two mixed-use, mixed-income housing developments replacing the 96 social units and including an additional 245 mixed-income units for a total of 341 units. The redevelopment will revitalize both sites, provide affordable housing and community supports, and demonstrate the shared social values of The City of Calgary, and The Province of Alberta.

Redevelopment Projects (2019-2022)	Estimated No. of Units Based on Existing Land Use
Site 1 – (Confidential site 3)	145
Site 2 - Southview	196
Total	341*

* The total number of units will be determined through a fact-based feasibility study that will be completed in September 2018.



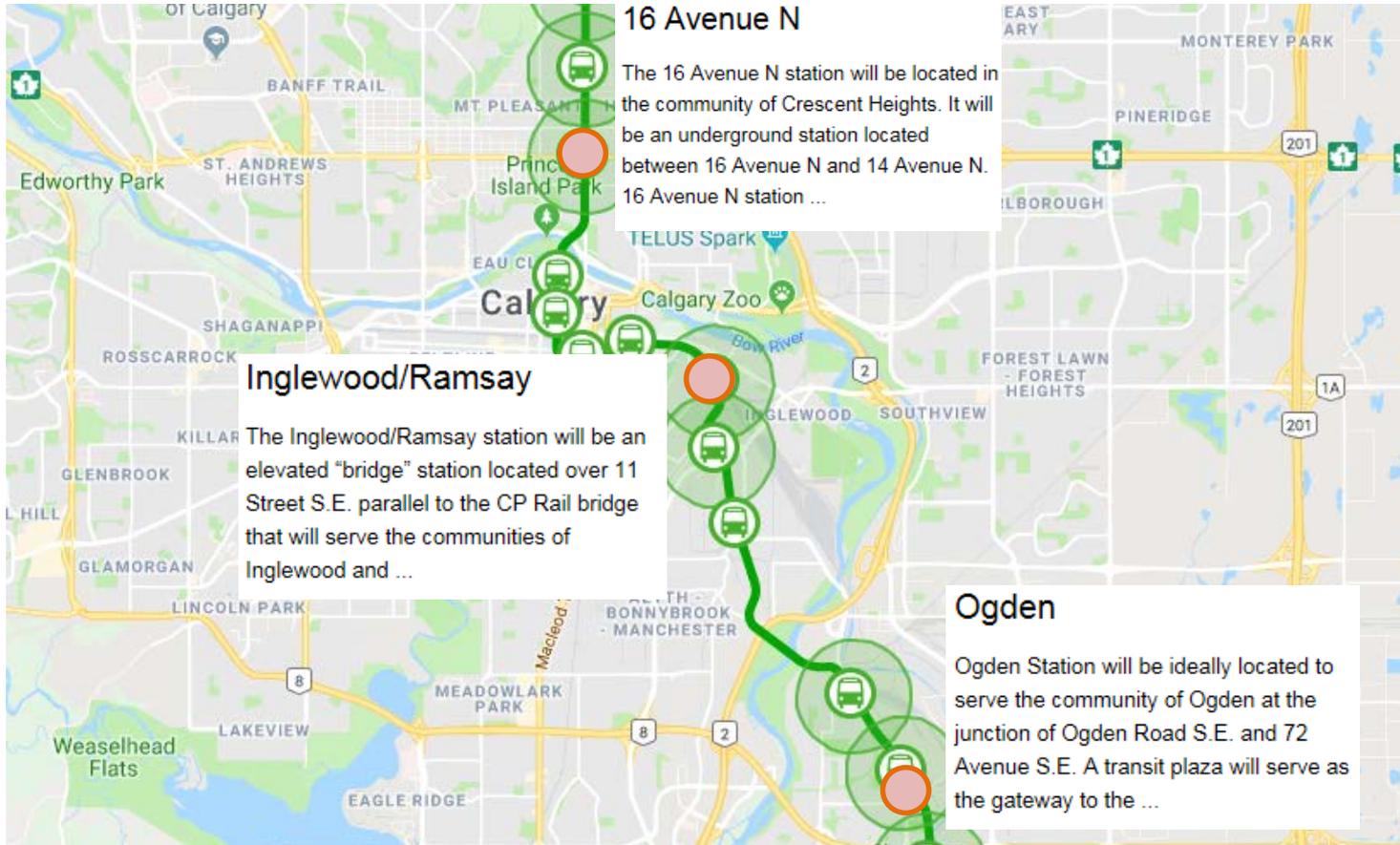
4. Increase Supply Affordable Housing - Green Line (2019-2026)

Three priority investment areas as identified in Green Line Layer 3 TOD and Layer 4 - City Shaping provide an opportunity to leverage transit funding for the social benefit of affordable housing.

Station Name	Priority	Non-Market Housing Households within 1 KM	Projected Population 2026	20% of population AH	# units required (3 ppl/unit)	Projected Households within 1km (2026)	City Contribution to Total AH Market (41%) (2026)	City Contribution to Total AH Market (41%) (5 years Target)
16 Av N / 28 Av N	1	81	11,690	2,338	779	698	286	180
2 Av SW		603	10,655	2,131	710	107	44	28
7 Av SW		470	8,359	1,672	557	87	36	22
Centre St S		546	14,121	2,824	941	395	162	101
4 St SE		171	8,469	1,694	565	394	161	101
Inglewood/Ramsay	1	161	3,451	690	230	69	28	28
26 Av SE		8	770	154	51	43	18	11
Highfield		0	5	1	0	0	0	0
Lynnwood/Millican		100	2,860	572	191	91	37	23
Ogden	1	140	3,693	739	246	106	44	44
South Hill		27	2,079	416	139	112	46	0
Quarry Park		0	2,817	563	188	188	77	48
Douglas Glen		0	2,745	549	183	183	75	47
Shepard		0	3,331	666	222	222	91	57
Subtotal		2,307	75,045	15,009	5,003	2,696	1,105	691
TOTAL UNITS FOR 3 PRIORITY STATIONS (16Ave/28Ave, INGLEWOOD/RAMSAY and OGDEN)								252



Green Line Station Priority (2019-2026)



<http://www.calgary.ca/Transportation/TI/Pages/Transit-projects/Green-line/map.aspx>