

COVID-19 Community Affordable Housing Advocacy Plan

Why Here, Why Now

ECONOMIC CASE

Calgary is experiencing severe economic challenges due to COVID-19, on top of an energy sector recession.

- 15.5% unemployment – higher than the national average of 12.3%
- Market rental vacancy at 3 to 4% with expected increase in evictions
- CMHC forecast declines of 43 to 64% in housing starts, and a decline of up to 12% in Calgary home prices

AFFORDABLE HOUSING DEFICIT

The strain of these economic crises has amplified already existing non-market housing challenges.

- 3.6% of households are supported by non-market housing, compared to 6% nationwide
- Calgary needs to add approximately 15,000 new affordable housing units to be average

- Affordable housing need has remained constant at 18%
- More than 100,000 households are forecast to be in housing need by 2025
- Calgary has more than 50% of Alberta's homeless population, with almost 3,000 people experiencing homelessness on any given night

THE CALGARY OPPORTUNITY

- Housing for all is possible with existing units
- Surplus hotel & multifamily units are available – purchases at favourable pricing could stave off private sector defaults
- Keep Calgary building – 22-shovel ready affordable housing construction projects will create 2,800 temporary jobs
- Boosting the non-profit provider asset base makes affordable housing more sustainable, reducing dependence on government investment

Stakeholder Engagement

COVID-19 HOUSING PROVIDERS' COMMITTEE

The COVID-19 Housing Provider's Committee is comprised of 65 individuals 40+ organizations from private, non-profit, and government housing sectors, representing more than 45,000 homes in Calgary.

Representatives are from organizations that serve the following sub-populations:

- Calgarians experiencing homelessness
- Senior Calgarians
- Indigenous people
- Families

The committee also includes organizations and associations representing:

- Non-market rental housing and homeownership
- Market rental landlords
- Private sector builders and developers
- Provincial and federal government representatives

COVID-19 COMMUNITY AFFORDABLE HOUSING ADVOCACY PLAN

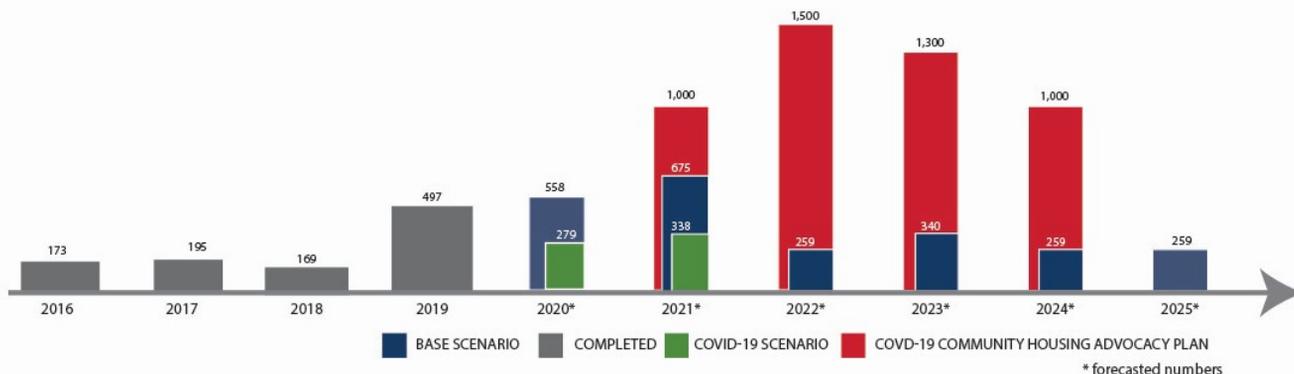
The COVID-19 Community Affordable Housing Advocacy Plan has been developed with the perspective that housing underpins health and safety and is an essential component of a strong economy.

The Plan was led by community through the COVID-19 Housing Providers' Committee. With research and project management support provided by City Administration, the Plan was developed by a working group of the committee, with validation and input from the broader committee.

The Plan will continue to evolve as further input and alignment with community and government stakeholders is sought.

Non-Profit Housing Development Scenarios

- Base scenario:**
 Reflects estimate completion date of current projects under development or average number of yearly completions (259), whichever is greater.
- COVID-19 scenario:**
 Reflects a 50% decrease to the base forecast for 2020 and 2021.
- Advocacy scenario:**
 Reflects increase based on extraordinary investments made through the COVID-19 Community Affordable Housing Advocacy Plan



22 Shovel-Ready Projects

Agency	# of Projects	Total Budget	Approved	Request	Units
HomeSpace	4	\$55.0	\$25.6	\$16.0	227
Potential Place	1	\$25.0	\$22.0	\$3.0	80
Horizon Housing	4	\$122.5	\$61.3	\$61.3	517
Silvera for Seniors	4	\$79.9	\$12.6	\$67.3	368
Attainable Homes Calgary	3	\$45.0	land	\$45.0	196
Jack Long Foundation	1	\$4.2	\$2.1	\$2.1	17
The Mustard Seed	1	\$4.8	\$1.2	\$3.7	24
The City of Calgary	4	\$115.3	\$61.2	\$39.1	378
TOTAL	22	\$451.7	\$185.9	\$237.4	1,807

22 shovel-ready projects

+

3,000 units delivered through partnership over 3 years

=

4,800 NEW NON-PROFIT UNITS BUILT & ACQUIRED

Two Streams

Streams are interdependent & concurrent:

STREAM 1:

Rapidly secure SUPPORTIVE HOUSING for up to 600 Calgarians exiting homelessness, helping people remain safely housed before additional COVID-19 waves.

STREAM 2:

BUILD, ACQUIRE & PARTNER to stimulate the economy & strengthen affordable housing sector.

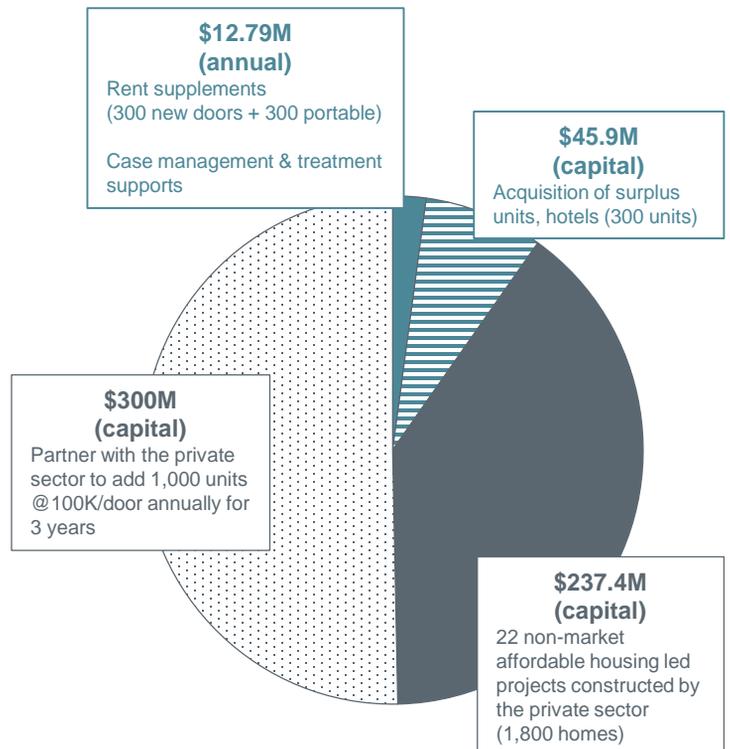
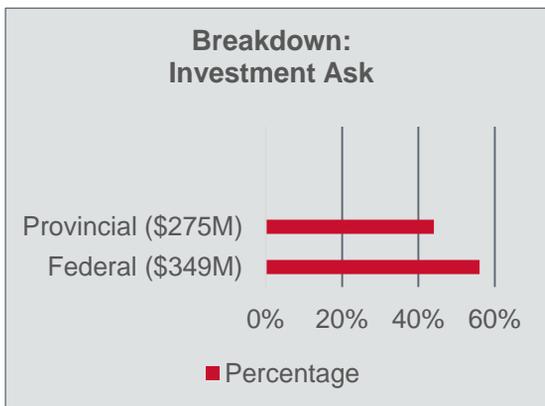
Nearly
12,000*
Calgarians
are home.

*Includes new units, rent supplements. 2.2 people per household.

The Ask: Provincial and Federal Investment

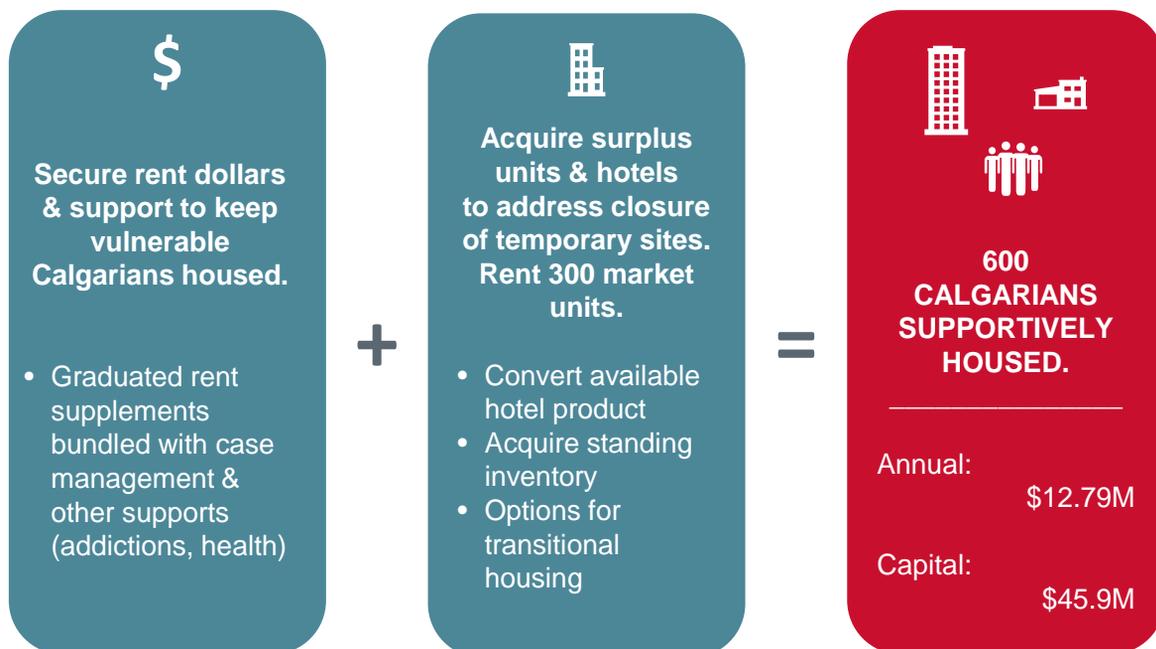
LEGEND:

- STREAM 1:**
- Secure supportive housing for 600+ Calgarians
- STREAM 2:**
- Build, acquire & partner



Stream 1

Rapidly secure SUPPORTIVE HOUSING for up to 600 Calgarians exiting homelessness, helping people remain safely housed before additional COVID-19 waves.



Stream 2

BUILD, ACQUIRE & PARTNER to stimulate the economy & strengthen affordable housing sector.

