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Calgary



COVID-19 Community Affordable Housing Advocacy Plan

Intergovernmental Affairs Committee
2020 July 23

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUL 23 2020

ITEM: 7.7 2020-0807

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CITY CLERK'S DEPARTMENT

Slide 1

ME1

Reminder to also do the "short" version of this deck (slides 4/5/6 + Recommendations)

Mehrer, Elsbeth, 7/15/2020



“Housing has become the
frontline defense against
the coronavirus.

Home has rarely been
more of a life or death situation.”

Leilani Farha

United Nations Special Rapporteur on
the Right to Adequate Housing

What Makes Calgary's Situation Distinct?

- Deep economic challenges
 - Unemployment rate: 15.5% (vs. 12.3% nationwide)
 - Market rental vacancy: 3 – 4% (vs. 1% nationwide)
 - CMHC forecast for Calgary
 - Decline in housing starts: between 43% – 64%
 - Decline in home prices: up to 12%
 - Many sectors hurting – i.e. hotels at 2 – 5% occupancy
- Affordable housing need in Calgary
 - Non-market housing supply: 3.6 % (vs. 6% nationwide)
 - 15,000 new units needed to get to average
 - 100,000+ households in housing need by 2025
 - 50% of Albertans experiencing homelessness are in Calgary
 - Market unable to close the gap

Why Here, Why Now

- Acquire, build, partner
- Surplus market rental, hotel and multi-family units
 - Acquisitions at favourable pricing – stave off private sector defaults
 - Partner with private landlords
- Keep Calgary building
 - 22-shovel ready projects
 - 2,800 temporary jobs
- Boost non-profit housing sector's asset base
 - Makes affordable housing more sustainable
 - Reduces dependence on government investment

A community-led advocacy plan to provide housing and build for recovery.

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.



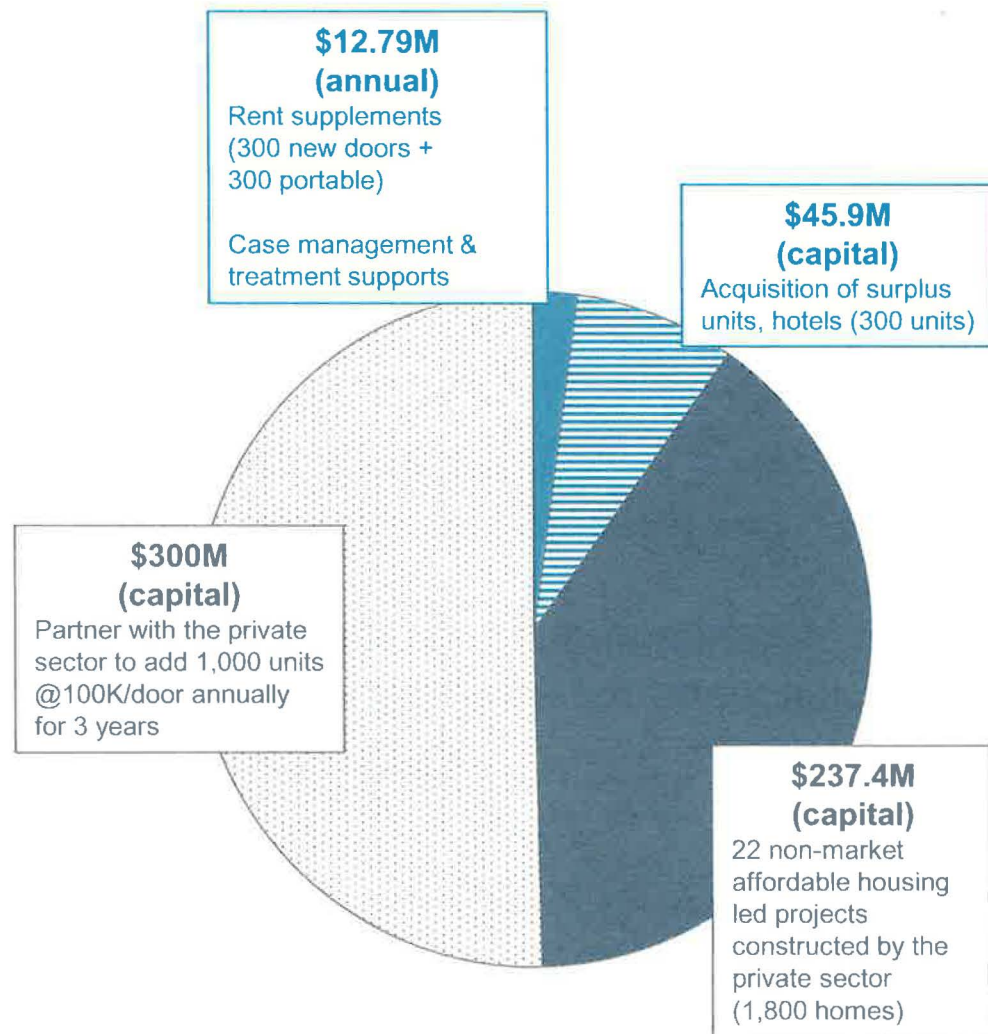
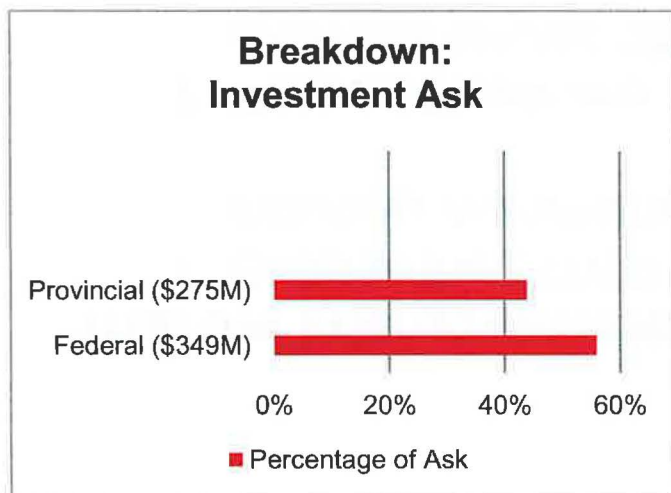
**Nearly
12,000*
Calgarians
are home.**

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

The Ask: Provincial & Federal Investment

LEGEND

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



That the Intergovernmental Affairs Committee:

1. Endorse the *COVID-19 Community Affordable Housing Advocacy Plan* including: Administration's report, attachments, and presentation; and
2. Request Mayor and Council make a submission to federal and provincial elected officials based on Attachment 1.