

## **Rosedale Frequently Asked Questions - about affordable housing and the development process**

### **1. Is an affordable housing development on these sites a 'done deal'? What steps remain in the process?**

Currently, this is a proposed project. The Affordable Housing group has identified an interest in these parcels and is preparing a feasibility report which includes preliminary engagement with community residents before going to Council. Affordable Housing will present a report to the Land and Asset Strategy Committee (LASC) on July 28<sup>th</sup> outlining the feasibility developing affordable housing on the sites. If approved at Committee, the Report would be evaluated by Council on September 12th.

### **2. How will this affect land values?**

Literature reviews from the [Journal of Planning Studies](#), [the National Association of Realtors](#) and the [Real Estate Board from Greater Vancouver](#) examine the relationship between the proximity to affordable housing and property values generally indicate that property values are not significantly impacted. The Rosedale development is anticipated to have no negative impact on adjacent property values because Rosedale is a healthy and vibrant community. The introduction of well designed and quality built two-unit developments on the edge of the community will not change the character of the neighbourhood. A development of 16 units over 6 streets does not constitute an unhealthy concentration of units and the management of the property by Calgary Housing Company will be responsive to any problems or concerns that may arise.

### **3. How much did you pay for the lot?**

The parcels are already owned by The City. In some instances, it's possible for Affordable Housing is able to acquire parcels from other City Department at a below market cost. This allows us to spend a greater portion of our budget on the actual construction of the units.

### **4. Is the cost more expensive than other types of construction?**

We use a variety of built forms for our projects which allow us to make cost effective choices amongst types of construction. Examples of types of construction we have utilized in the past are stick-frame, steel-frame, insulated concrete form, and full concrete construction. We also look at opportunities to build using modular processes.

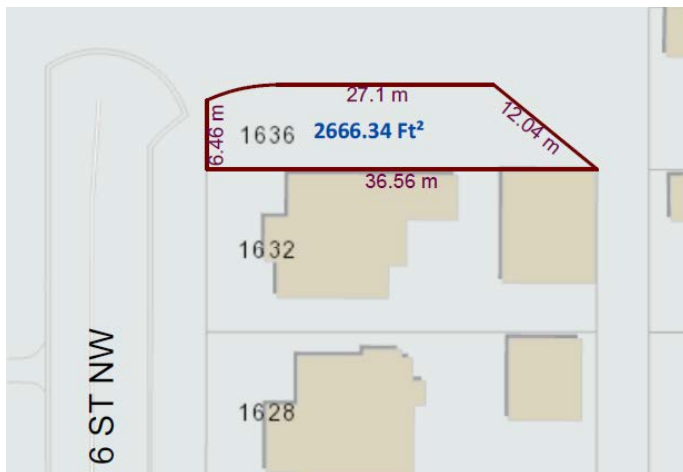
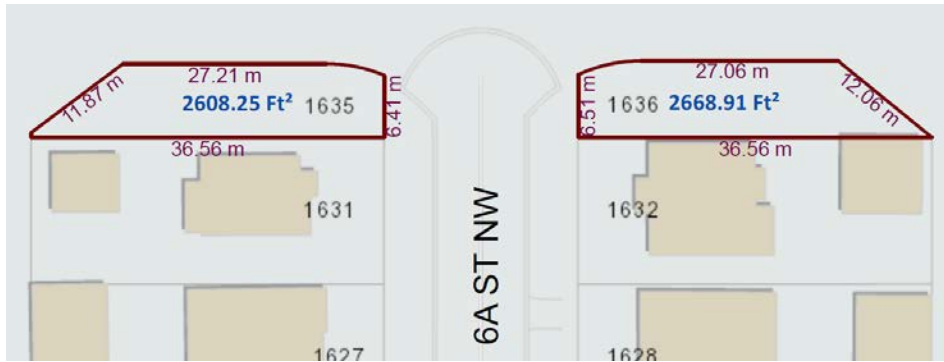
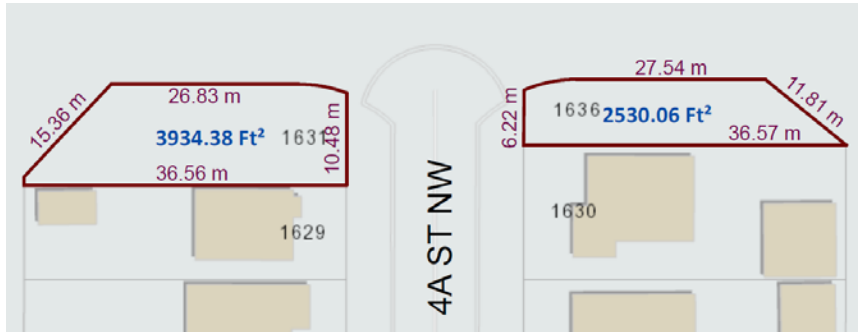
### **5. Has there ever been the thought of selling to the adjacent land owner? Could this become park space?**

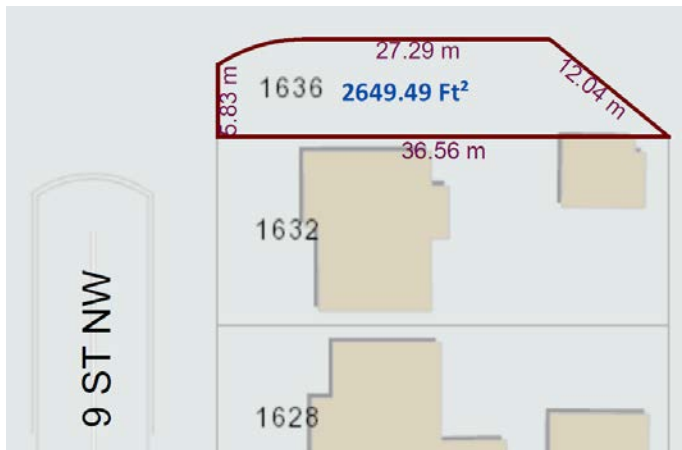
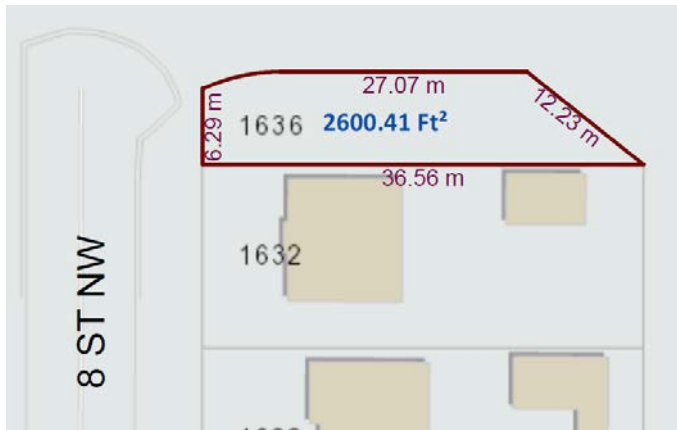
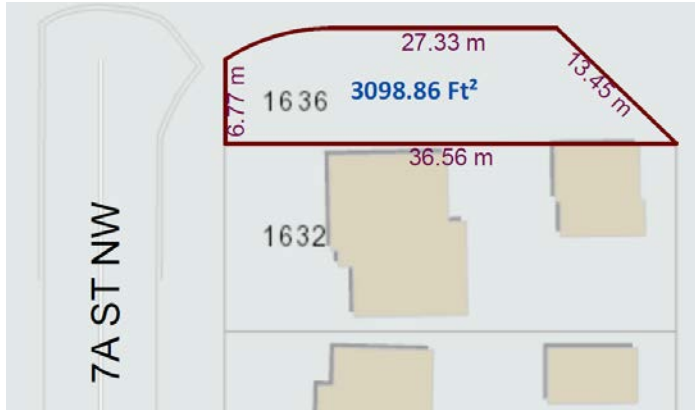
Through an extensive community engagement process as part of the 16th Avenue Area Redevelopment Plan (ARP), these eight lots receive a specific land use requiring housing to be built, and allowing for a second unit to be constructed above the first storey.

In 2011 Council approved an Invitation to Offer for a single purchase of all eight lots for the purpose of developing new housing. There was no private sector interest, so the lots were offered to Non-Profit Organizations having a mandate to do Affordable Housing. Through his

process, The City's Affordable Housing declared an interest in the sites. The City has committed to creating affordable and safe housing that meets the needs of Calgarians, and as a result the lots were held for Affordable Housing purposes.

**6. What are the lot dimensions for 8 sites?**





**7. What about parking?**

Parking would be addressed as part of the development process.

**8. Are there results from land testing? Is the ground contaminated?**

A Phase 1 Environmental Site Assessment (ESA) has been completed for all eight sites and they are satisfactory for residential development.

**9. No one was consulted about the change of land-use.**

Public engagement occurred as part of the 16th Avenue ARP including what was, at the time, considered to be The City's most extensive community engagement process ever. Direct Control Bylaw 43Z2007 was advertised in the Calgary Herald on Thursday May 17, 2007 and in the Calgary Sun on Thursday May 24, 2007. A public hearing portion was also held for the land use redesignation on June 11, 2007. Two members of the public addressed Council with respect to Bylaw 43Z2007.

**10. Is our property still R-1?**

The Direct Control Bylaw 43Z2007 land use is exclusive to the eight sites and does not apply to neighbouring properties. The 16 Avenue North Urban Corridor Area Redevelopment Plan Maps 1-A and 1-B Land Use Policy Areas (page 16 and 17 of document) illustrate Single-Residential (R-1) areas. <http://www.calgary.ca/PDA/pd/Documents/arp-asp/land-use-study/sixteen-avenue-north-study.pdf>

**11. What about multi-family next to single family?**

The Affordable Housing project is following the approved land use on site which allows for a single detached dwelling with a secondary suite attached above grade. The maximum building height of 10m is the same as the maximum height within the RC1/R1 land use.

**12. What happens to the sound wall? Could it still come down?**

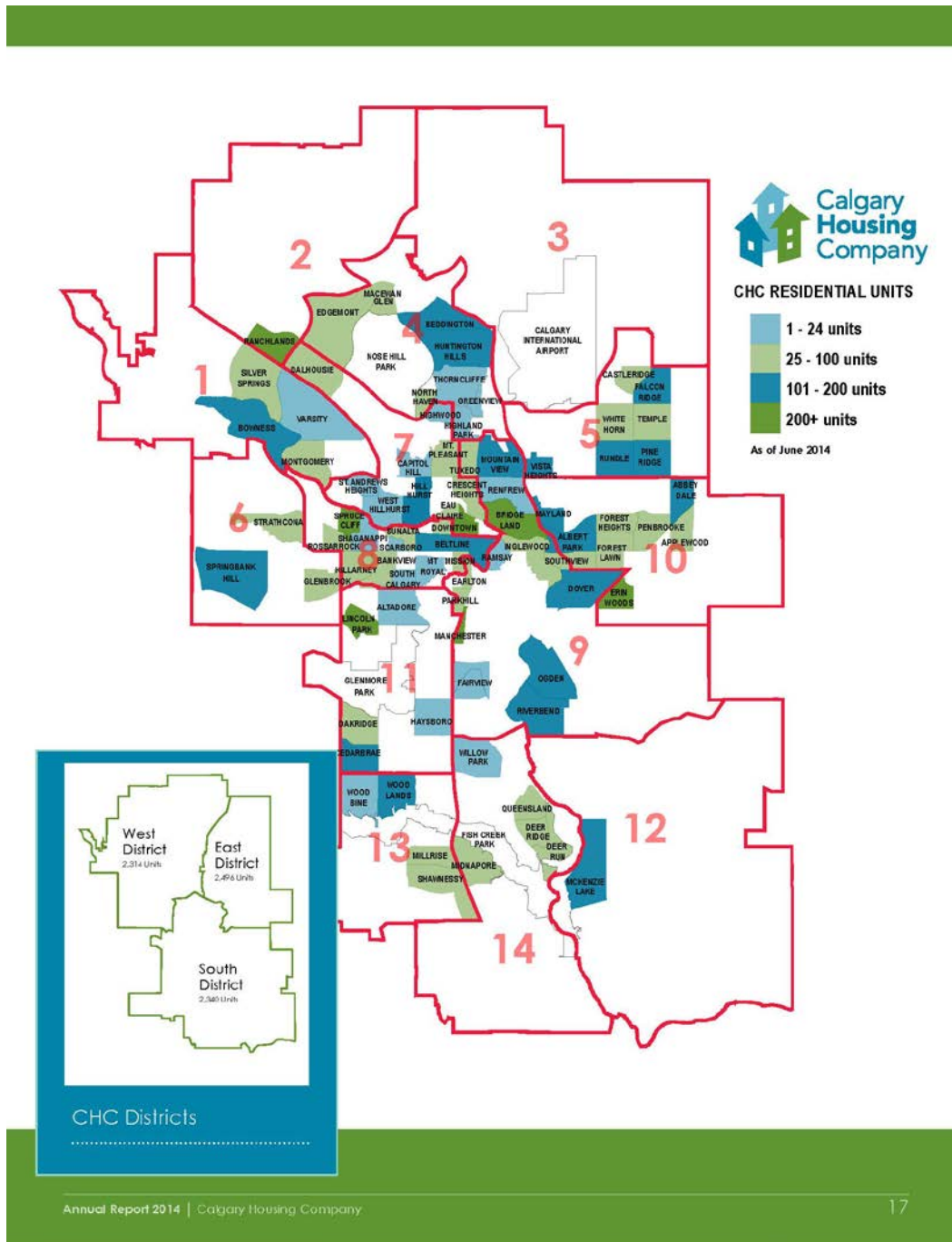
Community feedback has supported the notion that the wooden sound walls remain in place and Affordable Housing has worked with the City's Planning Department to gain their support.

**13. Who rents affordable housing?**

Calgary Housing Company tenants represent a broad range of Calgarians that include families, couples, singles, students and seniors. They can be employed as administrative assistants, recreation and childcare workers, postal workers, taxi drivers, sales clerks and restaurant servers. However, their household incomes are not sufficient enough to rent in the private market. To help our tenants gain access to rental housing, Calgary Housing Company uses a mixed-income model for its rent rate structure. This model integrates rents that are close to market rates with rents that are more deeply subsidized. This inclusionary approach to housing enables a range of households to afford rental housing. The mixed-income model also helps to ensure the operational sustainability of our buildings. The following is an example of how rental rates for a one-bedroom unit can be allocated in a CHC building:

Allocation of Rental Rates	Example of Monthly Rent <i>Based on market rental rate of \$1000/month</i>
~ 30% at near market rental rates	\$900
~ 30% at moderately subsidized rental rates	\$700
~ 30% at deeply subsidized rental rates	\$300

**14. What other communities have affordable housing?**



**15. What type of screening does Calgary Housing Company Conduct?**

Eligibility criteria link:

<http://www.calgary.ca/CSPS/ch/Pages/Applicant-information/Eligibility-criteria-for-CHC.aspx>

CHC application form link:

ISC: UNRESTRICTED

[http://www.calgary.ca/CSPS/ch/Documents/CHC\\_Application\\_Form-Fillable.pdf](http://www.calgary.ca/CSPS/ch/Documents/CHC_Application_Form-Fillable.pdf)

**16. What happens when tenants can afford to move to market housing and new tenants move in?**

Tenants must send Calgary Housing Company a written Notice to Vacate. New tenants must adhere to Calgary Housing Company's eligibility criteria and Residential Tenancy Agreement. <http://www.calgary.ca/CSPS/ch/Pages/Tenant-information/Moving.aspx>

**17. What happens after build is complete?**

Affordable Housing hands over the units to Calgary Housing Company to find tenants and maintain and operate the units. The units remain in The City's ownership.

**18. Is there a demographic of who is on the list for affordable housing? Income level, singles vs. families, etc.?**



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**19. Would the city look at purchasing other lots in Rosedale for affordable housing?**

The lots adjacent to 16 Avenue currently are the focus for Affordable Housing.

**20. Who builds units for seniors and handicapped?**

Silvera for Seniors is a registered charity that provides affordable housing opportunities to seniors <http://www.silvera.ca/>. The City of Calgary Affordable Housing group builds accessible units within multi-family projects. Units developed by the City cannot be restricted to specific demographics; they are allocated based upon households with the greatest need.