

Affordable Housing

Strategic Meeting of Council
2016 March 21



Today's objectives

This is a critical time for affordable housing. Without an updated strategy that allows more efficient and effective delivery of units, we are at risk of missing a big opportunity

Objectives

1. Clarify mandate for The City of Calgary on the delivery of affordable housing
2. Discuss affordable housing priorities for The City and how to achieve Council's goals
3. Inform the Corporate Affordable Housing Strategy for July 2016

City efforts on affordable housing are considerably influenced by political will.

If affordable housing is a priority, stop telling us why we can't – let's figure it out

We are inundated with requests for land

The City has tons of land and should be giving it away – others can develop faster and cheaper

We need to be more open for business

Current conflicts in Council are due to the lack of a clear City mandate on affordable housing

We need to build complete communities. Our first responsibility is to citizens – they don't care what order of government is responsible.

It's the province's mandate

We don't spend enough time lifting people up

We need to find solutions for the province and the feds

Housing is not a City responsibility – we are the victim of our own success

How can we partner? We can get better bang for our buck with partnerships

Don't water it down

Let's try everything all over the place



Affordable Housing Overview

"Home is where one starts from" TS Elliot.



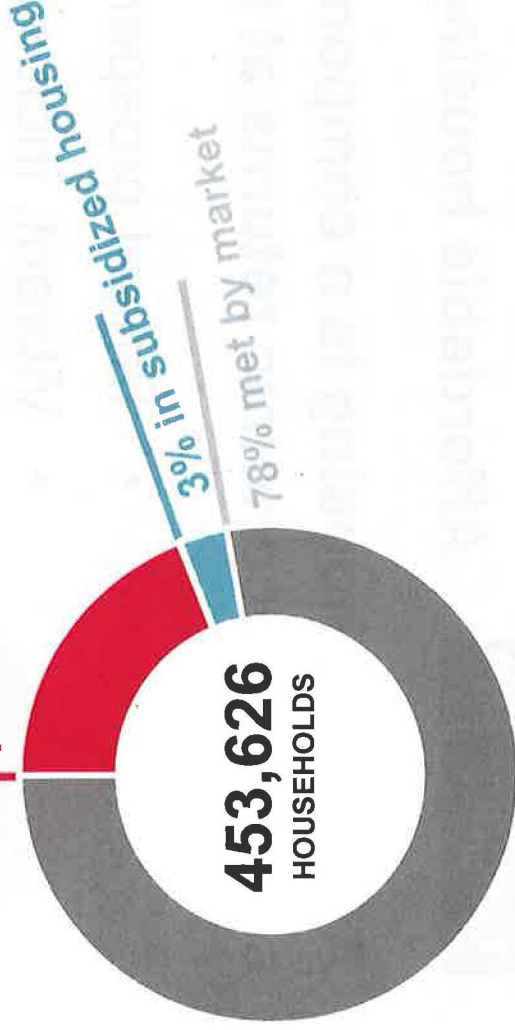
Self Portrait display from Shaganappi Community
Celebration at the Wildflower Arts Centre, Fall 2015

What is the need?

We have a substantial, persistent need for affordable housing.

1 in 5 households need affordable housing. Of these, over **15,000** are spending more than 50% of income on shelter and earning less than \$20,000/yr.

19% overspending

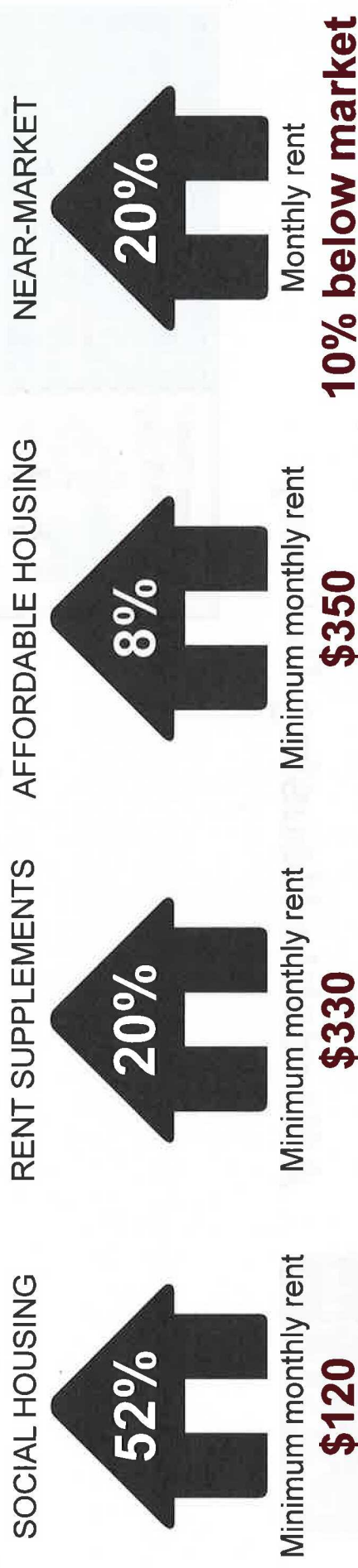
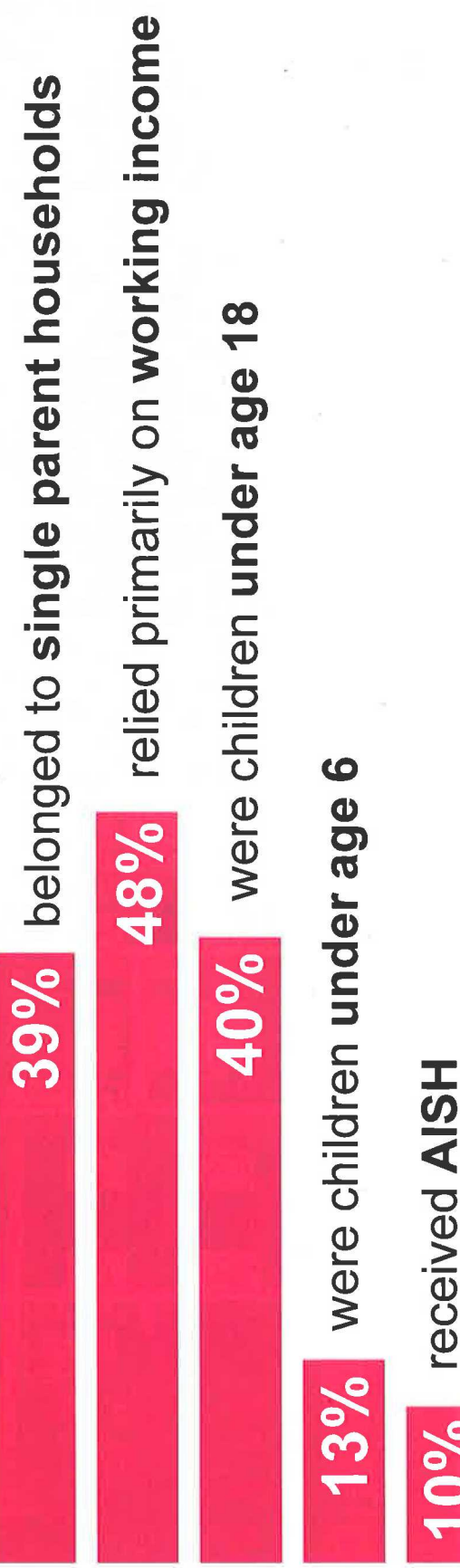


Non-market rental housing units per 500 households:

Toronto	27	
Ottawa	22	
Edmonton	19	
Vancouver	14	
Calgary	13	

Who does affordable housing help?

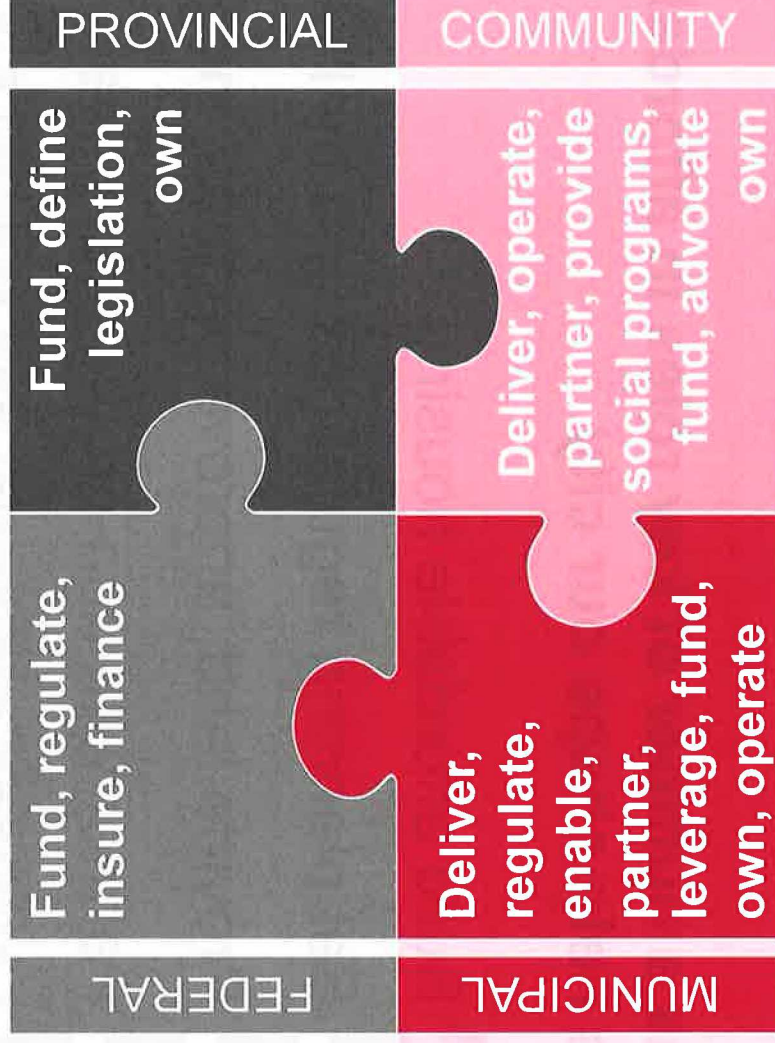
In 2014, of Calgary Housing Company's 24,922 tenants:



Government responsibilities

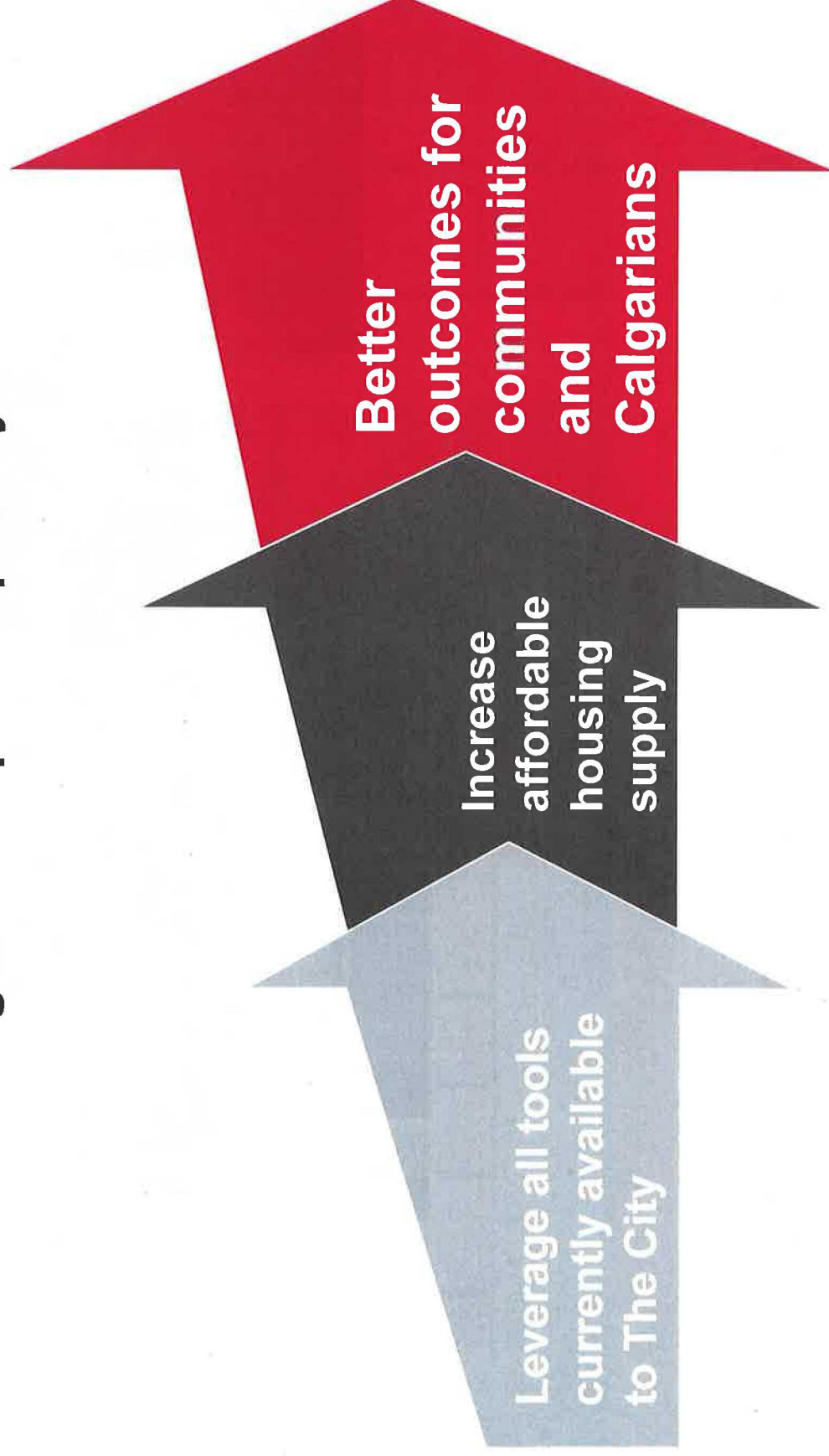
Affordable housing solutions require each order of government.

Define framework and provide funding



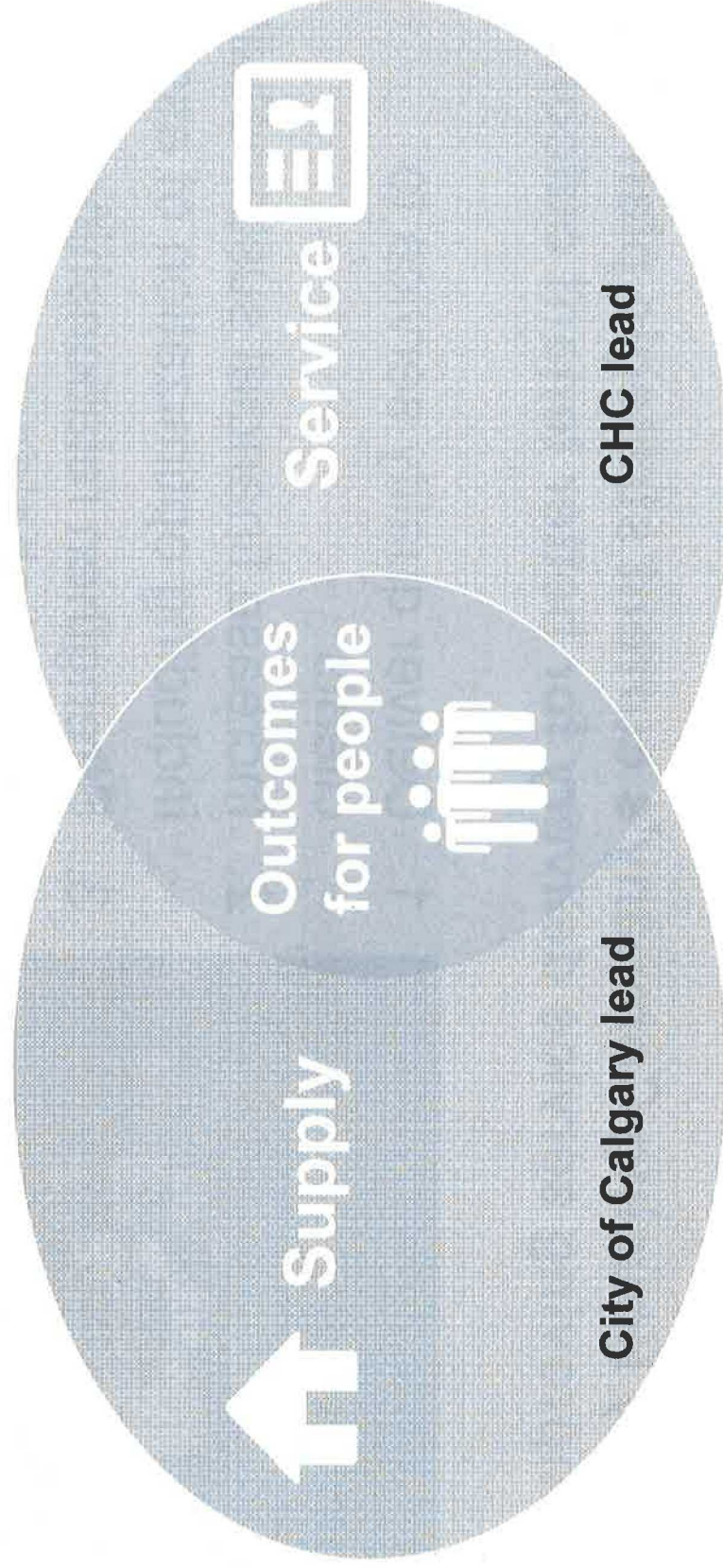
Leverage funding and adapt framework to local needs

The Corporate Affordable Housing Strategy will formalize affordable housing as a corporate priority.



City of Calgary Affordable Housing

The goal of affordable housing is to create better outcomes for people, and as a result, the city.



Calgary Housing Company programs

Fostering a customer service culture about making life better every day through character, commitment, competency and collaboration.



**Homeownership Event
February 2016**

On our homeownership pilot program for tenants

"I just received the news that one of our McPherson Place tenants moved into condo ownership with InHouse this month. From being a CHC renter to becoming an owner all in the same building! Fabulous process! A great project!"

"Just wanted you to see this short letter from a couple who lived with us for 2 ½ years and are now purchasing a home through Attainable Homes. A great way to end the week!"

1. Get the Calgary community building

We can help non-profit and for-profit developers to deliver more new units.



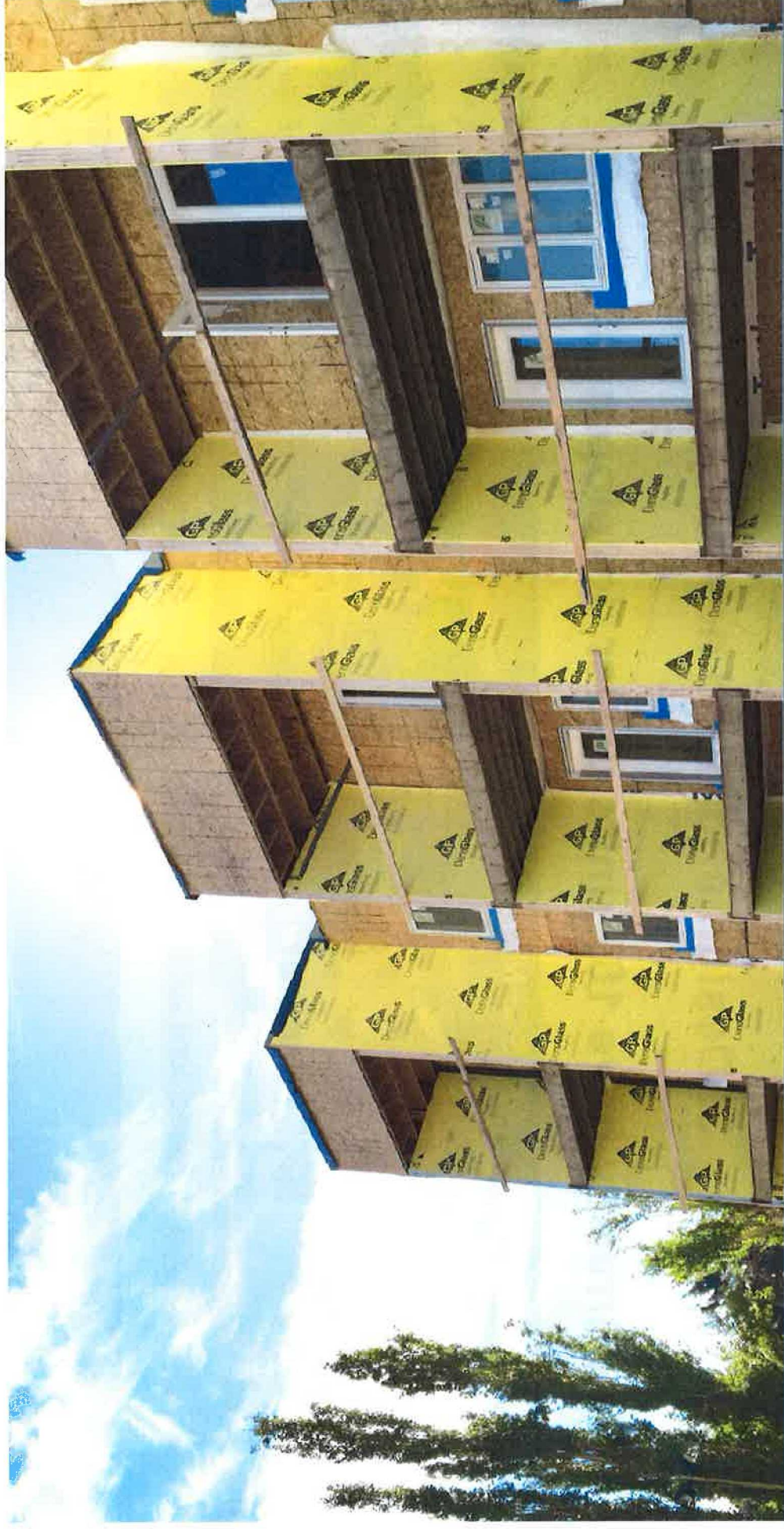
2. Leverage City land

We can maximize the social return on City land through affordable housing.



3. Design and build new City units

We can shape vibrant communities with affordable housing development.

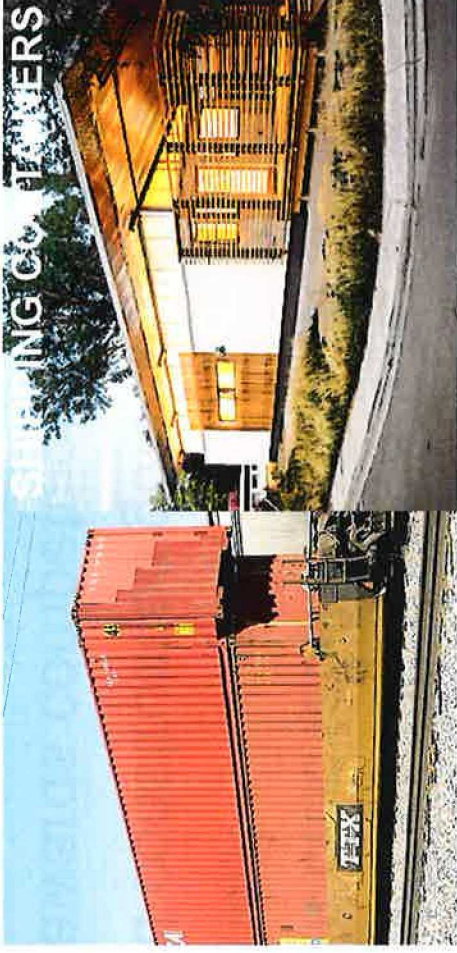


"If affordable housing is a priority, stop telling us why we can't – let's figure it out"

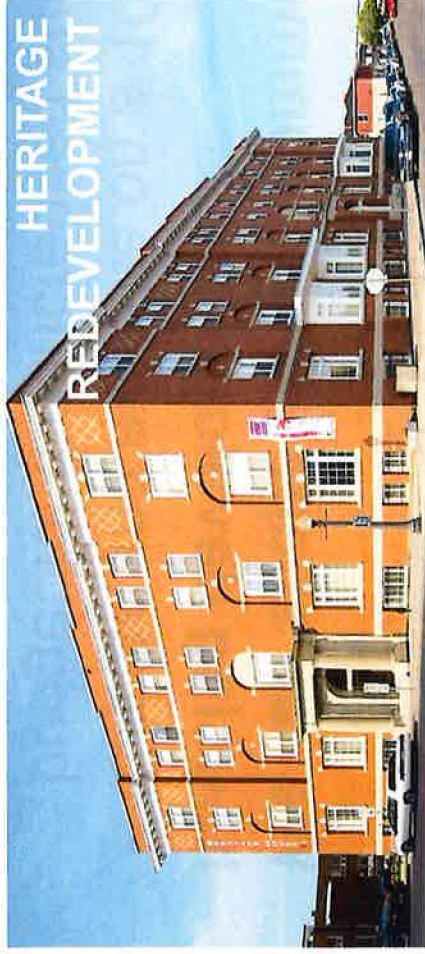
3. Design and build new City units

We have 187 units under development and 160 planned.

MIXED USE



**HERITAGE
REDEVELOPMENT**



4. Regenerate City/CHC owned stock

We can transform the current social and affordable housing portfolio with a net gain of deep subsidy units.



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We can transform the current social and affordable housing portfolio with a net gain of deep subsidy units.

- Have CHC provide asset management services to City units
- Regenerate and densify existing developments to accommodate a mixed income model as housing reaches its lifecycle
- Work in partnership with other orders of government on expiring operating agreements and to regenerate provincially owned buildings
- Develop a Sustainability Strategy, considering asset transfer of City-owned portfolios to CHC
- Target no net loss of units that provide housing to high need low and moderate income households

5. Strengthen partnerships

We can be a strong community partner and recommend solutions to the federal and provincial governments.

- Explore collaborative projects with private and non-profit organizations to increase supply and improve the network
- Continue to partner with Community Housing Affordability Collective
- Continue discussions with the province on new legislative opportunities
- Leverage intergovernmental relationships to make the case for sustainable funding and progressive housing programs

We can generate a clear mandate for affordable housing in Calgary.

- Complete outstanding meetings with stakeholders
- Determine governance and Council reporting for implementation
- Report back to Priorities and Finance Committee with a Corporate Affordable Housing Strategy in June 2016