



CD2022-0484

Attachment 2: Affordable Housing Capital Program

Unrestricted Version

Community Development Committee

2022 April 27



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Context

Need for Affordable Housing

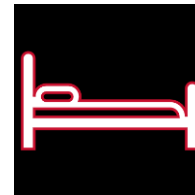
Need: Families on **65% of the median income** and spending more than **30% of their income** on housing are in need



1 in 5 households are in need



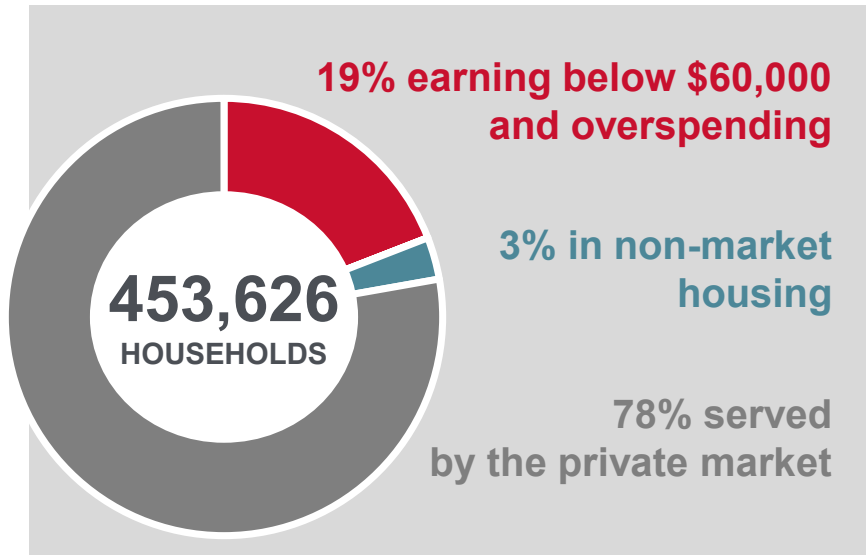
42,000 families at risk of homelessness



3,000 homeless

The City's Vision

Increased Housing Supply



Improved Housing System





The City's Strategy

Alignment to the Strategy's objectives:



1. Get the Calgary community building



2. Leverage City land



3. Design and build new City units



4. Regenerate City-owned properties



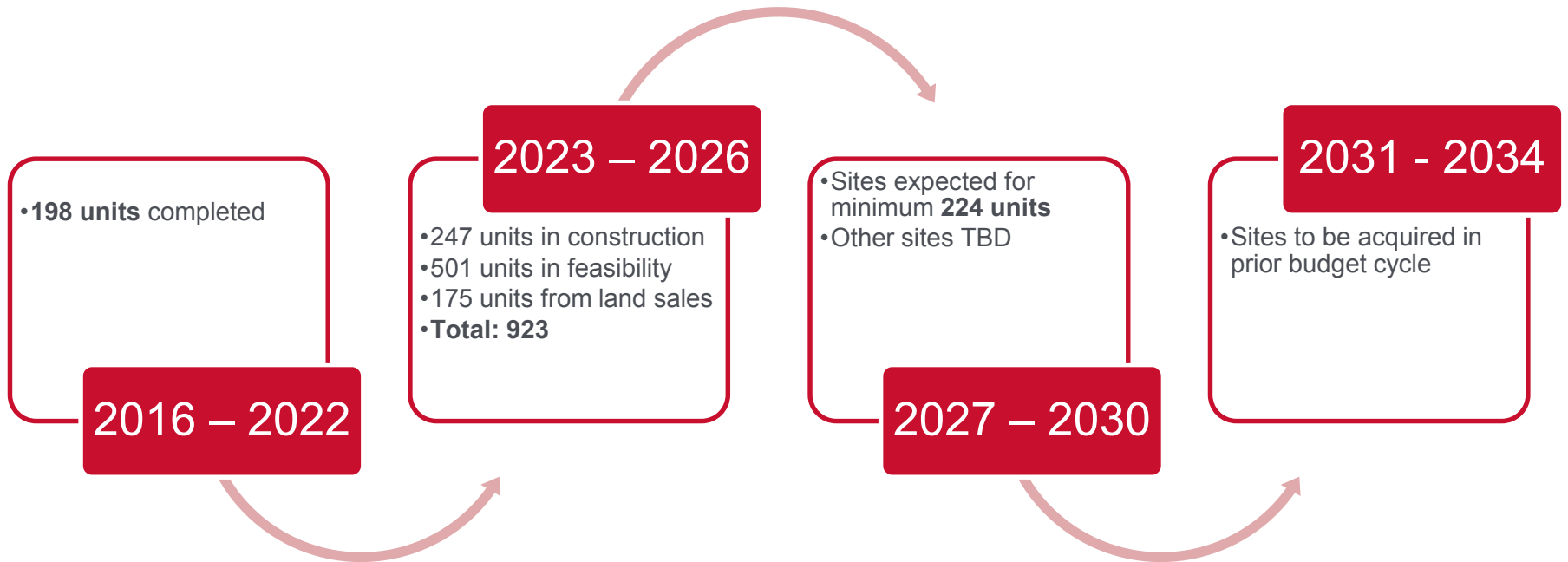
5. Strengthen intergovernmental partnerships



6. Improve the housing system



Affordable Housing Capital Program Planning Cycle



Original goal: 1,000 units by 2026

Updated goal: 400 units per budget cycle



Affordable Housing Capital Program

2023 – 2026 Budget Cycle

Project Listing





Affordable Housing Capital Program High Level Dashboard

Completed	Units	In Development	Units	In Feasibility	Units	Pipeline	Units
Kingsland	32	Mount Pleasant	16	Symons Valley	48	North Hill	(48)
Crescent Heights	16	Rundle	135	Project 5	~20	Armour Block	(20)
Bridgeland	24	Varsity	48	Project 6	~20	Thornhill	(48)
Wildwood	48			Project 7	48	Ogden (Green Line)	44
Rosedale	16			Southview	200	16 th /28 th Ave N (Green Line)	180
Bridlewood	62			Project 9	~200	Site 1	TBD
				Project 10	~28	Site 2	TBD
				Project 11	~20		
				Project 12	~60		
Total	198	Total	199	Total	644	Total	224

Total Units: 1,265

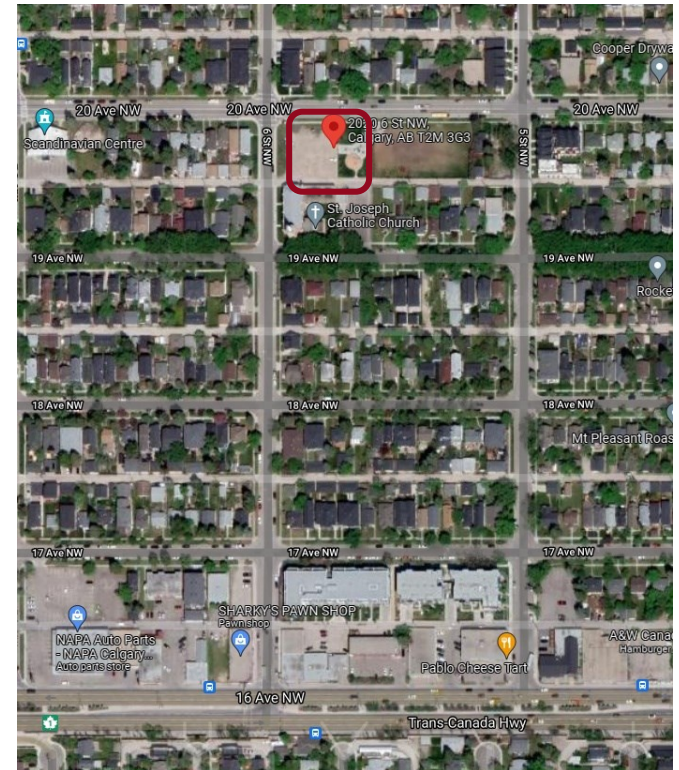
Affordable Housing Capital Program

Project Number: 1

Project Name: Mount Pleasant

Units: 16

Budget: \$5,500,000



Affordable Housing Capital Program

Project Number: 2
Project Name: Rundle
Units: 135
Budget: \$40,900,000



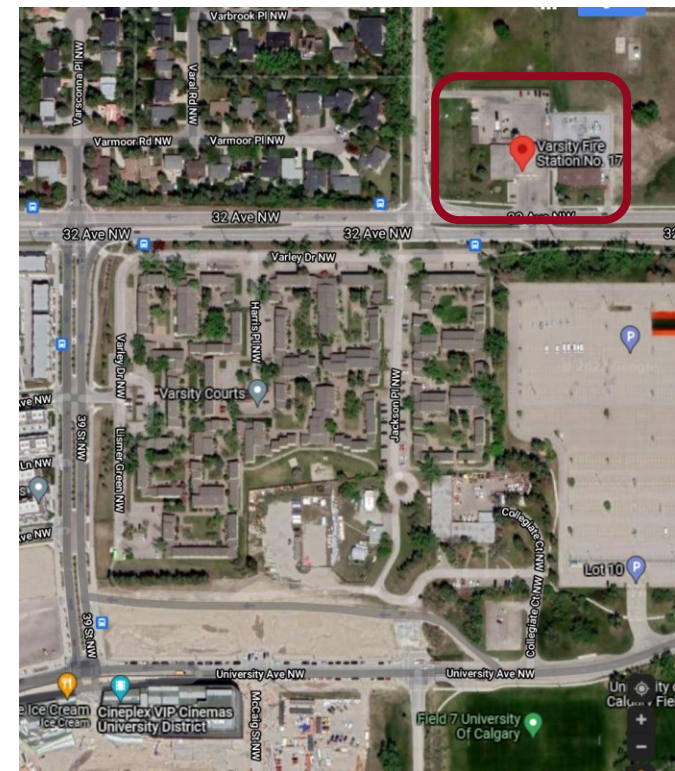
Affordable Housing Capital Program

Project Number: 3

Project Name: Varsity (Integrated Civic Facility)

Units: 48

Budget: \$12,000,000



Affordable Housing Capital Program

Project Number: 4

Project Name: Symons Valley (Integrated Civic Facility)

Units: 48

Budget: \$11,500,000



Affordable Housing Capital Program

Project Number: 8
Project: Southview*
Units: ~200
Budget: \$65,240,000



*Project is tentative, awaiting provincial decisions on funding and land ownership. Site currently owned by the GOA.



Affordable Housing Capital Development Plan

2023 – 2026 Budget Cycle

Other proposed programs





Other programs

Land Acquisition

Program Name	Purpose	Estimated units created
Land or Building Acquisition	Funding to enable Affordable Housing to acquire suitable sites and/or buildings for development for projects in the next budget cycle.	400



Other programs

Leveraging Affordable Housing

Program Name	Purpose	Estimated units supported
Leveraging Affordable Housing	Planning and feasibility funding for housing providers to create shovel-ready project proposals	400



Other programs Incentivizing the private sector

Project	Units
Westbrook (land sale)	131
Sunnyside (land sale)	8 – 16
Red’s Diner – Beltline (density bonusing)	7
Housing One (density bonusing)	3
Bridgeland (land sale)	26
Total	175 – 183

Affordable Housing Capital Program

2027 – 2030 cycle

Project pipeline





2027 – 2030 project pipeline

Project	Units
Ogden (Green Line)	44
16 th Av / 28 th Av (Green Line)	180
Site 1	TBD
Site 2	TBD
Other sites to be acquired	TBD