



Report Number: EC2022-0638

Meeting: Executive Committee

Meeting Date: 2022 May 17

NOTICE OF MOTION

RE: Housing and Affordability Task Force

Sponsoring Councillor(s): Councillor Walcott, Councillor Carra, Councillor Penner

WHEREAS...

- The Canadian National Housing Strategy and the United Nations International Covenant on Economic, Social and Cultural Rights have declared that “Housing is a Human Right” and as such, all orders of government should work collaboratively toward the goal of housing for all.
- The Canadian National Housing Act brings Canada in line with international standards, which require the right to housing to be ensured not only through policies and programs but also through independent monitoring and access to hearings and effective remedies.
- The City of Calgary Council has a key role to play in addressing the housing crisis and is responsible to provide services that maintain and improve the daily life and quality of life for all Calgarians.
- Meaningfully addressing the housing crisis in Calgary is essential to make our city socially, economically, and environmentally resilient, which is the foundation for Council’s Strategic Direction 2023-2026.
- The City of Calgary Council creates, approves, and regulates local planning, land use and development policies and activities, and therefore is a significant partner in creating opportunities to build, operate, and regulate housing.
- The City of Calgary Council is the key regulator of the policies that influence the creation of affordable housing and of the policies that influence the affordability of homes across the housing continuum.¹

AND WHEREAS...

- In the recent 2022 Federal Budget, Housing Affordability and Affordable Housing are used interchangeably, however, at the Municipal level, a differentiation is necessary.
 - *Housing Affordability* is a measure that analyzes market costs/trends with the purchasing power of Calgarians across the housing continuum, as well as the ability for homeowners and renters to keep pace with the rising cost of housing (i.e., property taxes, rent increases, assessments, and associated costs).
 - *Affordable Housing* is housing provided by Municipal and Provincial Governments, not-for-profit entities, and private entities, which spans the spectrum of housing from Emergency Shelters to Supportive Housing, to below and near market housing. It does not include Market Housing, however Market Housing and Non-Market housing have an intrinsic and extrinsic relationship.

¹ <https://www.cmhc-schl.gc.ca/en/professionals/industry-innovation-and-leadership/industry-expertise/affordable-housing/about-affordable-housing/affordable-housing-in-canada>

- Affordable market and non-market housing along the housing continuum² is in increasingly short supply. This is a “cost of living crisis.”³ New Canadians, urban dwellers, seniors, singles, single parents, and renters experience more barriers to housing than they can afford. Calgary is, nonetheless, considered to be among North America’s most affordable cities⁴ and yet, 81,240 households are in need Affordable Housing.⁵
- Housing is foundational to community prosperity, beyond providing shelter, by creating local jobs; strengthening residents' purchasing power; attracting employers with a stable workforce; and reducing demand for emergency services, saving \$34,000 per unhoused person housed.⁶
- In the 2021 Citizen Satisfaction Survey, affordable housing was Calgarians' top priority for investment, where 95% of Calgarians agreed that affordable housing for low-income families and individuals was important, and 70% of residents urging The City to invest the same or more.
- The City of Calgary has made significant progress in increasing the supply of Affordable Housing in Calgary, primarily through the Corporate Affordable Housing Strategy, *Foundations for Home*. For example, 17% of the entire non-market housing inventory has been constructed or acquired since the strategy was approved by Council in 2016.
- Recognizing that the housing landscape is significantly different now than it was in 2016, at the 2022 May 10 Combined Meeting of Council, Administration was directed to develop a refreshed Corporate Affordable Housing Strategy to be brought to the Community Development Committee by 2023 Q3.

NOW THEREFORE BE IT RESOLVED ...

That Council Direct Administration to:

1. Return to Council during the 2023-2026 budget discussions with a workplan and budget request to support the work for a report to Council by 2023 Q3 considering:
 - a) The development of a “*Housing and Affordability Task Force*,” that would report to Council with advice and policy recommendations relating to increasing, measuring, and managing Housing Affordability and Affordable Housing along the entire housing continuum, including a survey/review of existing programs, policies, and solutions both locally and in other relevant jurisdictions;
 - b) An exploration of models for the creation of a “*Housing Security Commission*” to work in collaboration with The City, supportive housing providers, non-market housing providers, Calgary Housing Company, attainable homeownership providers, emergency shelters, the provincial and federal governments, to increase equitable outcomes for Calgarians seeking safe, affordable, and supportive housing; and
 - c) Address these considerations as a part of the refreshed Corporate Affordable Housing Strategy.
2. Report back to Council by 2023 Q1 with:
 - a) A review of all City-owned parcels to ensure broad consideration for the Non-Market Land Sale, and modification of relevant corporate policies and practices, including the Non-Market Land Sale Policy, to ensure The City can capitalize on and leverage the Federal 2022 Budget commitments to Housing; and to better position The City to support the creation of more Affordable Housing; and
 - b) Strategies to support non-profit and private sector efforts to better leverage the National Housing Strategy/Canada Mortgage and Housing Corporation affordable housing and missing middle programs.

² <https://www.cmhc-schl.gc.ca/en/professionals/industry-innovation-and-leadership/industry-expertise/affordable-housing/about-affordable-housing/affordable-housing-in-canada>

³ Poverty Snapshot: Enough For All 2021

⁴ Ibid

⁵ Ibid

⁶ <https://calgaryherald.com/opinion/columnists/opinion-affordable-housing-saves-money-and-changes-lives#:~:text=When%20people%20are%20housed%2C%20we,%2434%2C000%20per%20person%20housed%20annually.>

Attachments:

1. Notice of Motion Checklist