

Affordable Housing Community Capacity Research - Summary of key findings

1. Stakeholders are unable to independently meet housing needs.
 - Many stakeholders are at capacity within their current resources (human and financial).
 - The capacity to offer more in addition to current provision is not realistic.
 - The capacity to deliver on provincial grant funding is variable – for example, the ability to match funds, obtain land and so forth
 - There is a need to develop capacity in the sector.

2. Access to City owned land upon which to build is required.
 - Stakeholders indicate that they find it hard to access land to build affordable housing, partly due to competition in the market and availability of suitable sites. Many stakeholders perceive that The City has significant land holdings that could be made available.

3. More housing types, especially transitional/targeted, are required.
 - There is a shortage of affordable housing across the housing system, not limited to that required to address the need for affordable housing for the homeless population.
 - There is a need to ensure sufficient supply across the housing system to enable those who are able to move through the system to do so and free up housing elsewhere in the system.

4. Demand continues to increase.
 - Stakeholders considered that future need for affordable housing would continue to grow alongside population growth. This was likely to include people moving to Calgary, seniors, aboriginal people, and those requiring additional supports.
 - Creating new units continues to be a significant challenge.

5. More exploration of different housing options is desired.
 - Creating innovative solutions and incentives for building, funding, and partnering to increase supply
 - Enabling people to move from one part of the housing system to another where individual circumstances allow

6. Competition for land/monetary resources erodes collaboration.
 - Whilst many stakeholders believe the sector is getting better at collaboration, competition for land and funding frustrates the desire and ability to work closely together.
 - There is a suggestion that a change in funding structures would help focus on working together.
 - Government funding continues to be paramount in providing new units; however, new funding solutions also need to be explored.
 - A lack of shovel-ready sites exacerbates the problem of meeting funding timelines.

7. The City of Calgary's role should be as facilitator.
 - Stakeholders want support from The City in terms of land, streamlined processes and also as a facilitator to connect disparate groups and foster collaboration amongst stakeholders. This would increase stakeholders' ability to effectively provide affordable housing options.
 - Strengthening this role could unlock value across the board.
 - An integrated community plan would more effectively contribute to provincial objectives.

8. Growing awareness runs parallel with increasing opposition.
 - The majority of stakeholders consider that there is a heightened awareness of the need for affordable housing and that it is an important issue. At the same time, some stakeholders view that there is increasing opposition to the construction of new affordable housing when they come to develop.