



# Home is Here: The City of Calgary's Housing Strategy

CD2023-0749

2023 September 14

# Recommendations



That the Community Development Committee recommend that Council:

1. Approve *Home is Here: The City of Calgary's Housing Strategy 2024-2030* and rescind *Foundations for Home – Calgary's Corporate Affordable Housing Strategy (2016-2025)*.
2. Direct Administration to:
  - a. Immediately begin work on implementing the Housing Strategy's actions that do not need further Council direction or budget approval.
  - b. Prepare recommendations that have a budget implication to be included as part of the 2023 November Adjustments to the 2023-2026 Service Plans and Budgets.
  - c. Continue work progressing actions which, as indicated, require further public engagement, council deliberation and approval, and/or public hearing, and bring those forward to Council as work is ready for consideration.
3. Reconsider Council's previous direction for quarterly reporting, and direct Administration to provide annual progress updates on the Housing Strategy through the Community Development Committee starting in Q2 2024.
4. Refer the report back on the Housing and Affordability Task Force Notice of Motion (EC2022-0638) item 1B regarding the Housing Security Commission to the 2023 October 31 Community Development Committee.



# Calgary is in a housing crisis

**Homelessness** amongst Indigenous people and women is on the rise.

At least **84,000 households** cannot afford their housing.  
Between 2020 and 2023 the average price for:

- Rent **increased approximately 40%**
- A single detached home **increased 37%**



Waitlists for social housing **increased by 18%**



# Calgary is in a housing crisis

*News articles since July 4, 2023*

Rental wages in Calgary  
'considerably' higher than minimum  
wage: report

**The housing crisis is leaving Ukrainian evacuees  
homeless in Calgary. Here's why**

**University students struggling to find housing amid  
affordability crisis**

**Harsh rental housing market continues to hit  
Calgarians hard, driving some out of city**

**Hundreds of thousands moving to Calgary, making city  
unaffordable**

## Building the Strategy:

∞

Research, trends, inspiring practices

33

Housing and Affordability Task Force actions, 4 amended

25

Indigenous Housing Recommendations

13

Previously approved actions that support positive outcomes

6

New actions to address the evolving landscape



Alignment with City plans

# Home is Here: The City's Housing Strategy

1. Increase supply of housing
2. Support affordable housing providers
3. Enable The City's housing subsidiaries
4. Ensure diverse housing choice to meet the needs of equity-deserving populations
5. Address the affordable housing needs of Indigenous people livening in Calgary

*The Housing Strategy will deliver comprehensive solutions to address a complex crisis.*



# What We Heard from Citizen Perception Survey

Results from a representative sample of Calgarians demonstrate widespread support for the Task Force’s recommended actions:

**9/10**  
*Believe housing affordability is an issue.*

**90%**

Bring together partners in the housing sector.

**89%**

Ensuring more people have a safe place to call home.

**84%**

Making City-owned land available for below market housing.

**83%**

Building more housing including allowing a variety of forms on parcels that currently only allow for one home.

**82%**

Increasing investment to support affordable housing providers.

**75%**

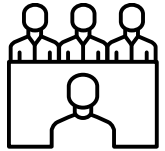
Affordable housing meets the needs of Indigenous and equity-deserving populations.

## Preserving housing affordability will:

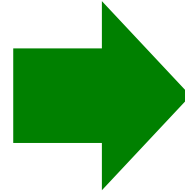
- Meet the needs of Calgarians
- Protect our business & competitive advantage
- Reduce our collective environmental footprint
- Propel economic growth & prosperity



# What does Council approval mean?



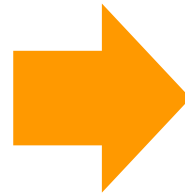
**Actions that do not require further budget or Council approval**



Begin implementation



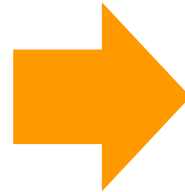
**Actions requiring land-use or bylaw changes**



Follow regular legislated process (draft bylaw, notify, public hearing, Council deliberation)



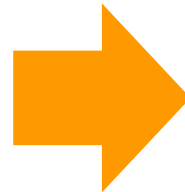
**Actions that cite budget**



Council consideration during 2023 November Adjustments to the 2023-2026 Service Plans & Budgets



**Actions that have budgets that have not yet been determined**



Presented in future year budget requests

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