

# CALGARY'S COMMUNITY HOUSING AFFORDABILITY COLLECTIVE

PROGRESS UPDATE

November 17, 2015

*Authored by the Housing Affordability Collective*



# ACHIEVEMENTS

## WHAT INDIVIDUAL COLLECTIVE MEMBERS HAVE ACCOMPLISHED DURING FRAMEWORK DEVELOPMENT

During the development of the Community Housing Affordability Collective framework and report, each organization involved has continued to deliver on individual plans and priorities to improve affordable housing in Calgary. The following highlights some of these accomplishments.

### Attainable Homes Calgary Corporation

Attainable Homes Calgary Corporation helps deliver entry-level homes for Calgarians who have been caught in the city's growing affordability gap. Since 2013, **nearly 500 families** have moved into Attainable Homes' homes. These units have been sold to Calgarians at prices lower than market prices with reduced up-front costs. Additionally in the last two years, Attainable Homes has broken ground on four developments on City land, and recruited two new builders to the program. Attainable Homes has also been working with affordable housing rental providers to help encourage movement along the spectrum. At least one tenant from both CHC and Horizon Housing have purchased Attainable Homes' homes in the last two years.

In 2016, Attainable Homes is targeting an **additional 171 possessions**, with a similar target expected for 2017.

### Calgary Homeless Foundation

As the backbone organization delivering the Updated Plan to End Homelessness, CHF develops and owns units and funds programs that provide housing spaces with support. As of March 31, 2015, CHF provided 2,231 housing spaces with support. Since 2013, CHF acquired and renovated **73 new housing units** and **placed 895 clients in housing**, including rapid rehousing programs (23 clients), permanent supportive housing programs (345 clients), and supportive housing programs (527 clients).

CHF is one of nine proud partners in the RESOLVE campaign, with a target of raising \$120M to build affordable housing for 3,000 homeless and vulnerable Calgarians. To date RESOLVE has raised over **37% of its goal**. As a result, CHF is planning to deliver **240 units by 2018**. Of these, **125 are already in the development stage**.

### Calgary Housing Company

As of December 2014, CHC served **24,922 tenants**, through the property management of **over 7,500 units**, ranging from social housing to affordable housing to low end of market and 2,500 private landlord and direct rent supplements administered by CHC. On a monthly basis, approximately 125 households from the waitlist are housed in these units, depending on vacancies. In 2013, CHC transitioned to a District Office to better serve clients, supported over 1,100 tenants in the flood, and hosted more than 200 provincial delegates at the Open Doors Provincial Housing Conference. In 2014, CHC completed a number of business process improvements to decrease unit turn-over time, increase internal efficiencies, and improve tenant support and client service. In 2015, CHC is focused on a number of collaborative and partnership projects, including: a homeownership pilot; seniors housing transition partnerships; rent supplement negotiations with the province; potential CHF partnership; role in coordination and preparedness for Syrian refugee arrivals. CHC partners with over 100 agencies to provide support services and support progressive housing options for tenants.

In the coming years, CHC is planning the **regeneration of two sites with approximately 300 units**, the potential **acquisition of an additional site with approximately 160 units** and the potential regeneration of an additional three sites.

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### Canadian Home Builders Association – Calgary Region

Calgary Home Builders Foundation, supported by members of the Canadian Home Builders Association – Calgary Region, has a mandate to construct or assist in the construction of housing for people who are in need of shelter. Since its inception in 1986, CHBF is responsible for providing over **6,000 beds and safe shelters** for those in need. In the last two years, CHBF has been focused on replacing dormitories to house disabled campers and their caregivers at Easter Seals Camp Horizon, and supporting maintenance and upkeep of Avenue 15 Youth Shelter.

### City of Calgary

The City of Calgary plays a key role in affordable housing policy and development in Calgary. Since 2013, The City of Calgary has **delivered 248 units**, with an additional **186 units in some stage of development**. The City has also advanced land to Attainable Homes Calgary Corporation, is finalizing the disposition of a parcel of land to Horizon Housing Society and is in the process of determining opportunities for CHF, as well as included an affordable housing component in several dispositions of municipal land. The City has fast-track affordable housing application processes for at least five projects and allowed for parking relaxations on seven. The City also works with and advocates to other orders of government regarding policy and finding, including MGA and City Charter discussions, which are in progress.

The City, in collaboration with CHF, CHC, and Accessible Housing Calgary, has initiated the CHAC's Non-Market Housing Census project.

### Federation of Calgary Communities

The Federation of Calgary Communities has a mission to improve neighbourhood life in Calgary by providing services and programs that create, support, and enhance vital and representative community based associations. To support this mission, FCC provides ongoing communications work around housing issues as they arise, through their newsletter, social media, direct emails and in their workshops. Additionally, FCC hosted an event in 2013 focused specifically on housing with speakers from The City of Calgary, Calgary Homeless Foundation and the University of Calgary.

### Horizon Housing Society

Horizon Housing Society serves over **700 tenants with 581 units of affordable housing**, with average rent at **62% below market**. Horizon Housing works with 15 agencies that refer and support tenants to achieve long-term success. In the last two years, Horizon Housing received several industry awards acknowledging their high quality homes and high standards of service, including: Building of the Year recognition from Calgary Residential Rental Association in 2013 and 2015, and a HOPE award from Aspen Family Services in 2015. This past year **74 new tenants** were housed, overall satisfaction among tenants was 84.2% and over **\$420,000 was invested in capital upgrades**.

Horizon Housing is also one of nine proud partners in the RESOLVE campaign.

Over the next five years, Horizon Housing's growth target is **200 new units of affordable housing**. A project is currently underway to deliver 160 units and a second project is in the works, which will exceed growth targets.

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### Urban Development Institute of Calgary

Calgary (UDI-C) is a not-for-profit association representing nearly 200 members focused on the development of innovative, efficient and sustainable communities to meet the demand of growth in Calgary. Building great communities and providing housing opportunities are fundamental to our development members. Accordingly, in addition to the generous philanthropic contributions individual developer members have made to support social and below-market housing over the years, UDI-C itself has utilized event fundraising opportunities since 2002 to raise and donate in excess of **\$82,000** to Habitat for Humanity, Calgary Community Land Trust and, more recently, the Resolve campaign, the industry's major affordable housing fund raising initiative.

### The Collective

As previously reported through individual organization progress, during the development of the community framework, in the last two years **818 units** have been delivered (497 from AHCC, 73 from CHF, and 248 from The City).

In addition to the accomplishments of individual organizations, work has kicked off to support the objectives of the first year of the Collective, particularly regarding research and data. Specifically:

- The Westman Centre for Real Estate Studies has conducted a preliminary current state mapping exercise with members of the Collective to identify housing affordability players and to identify gaps in the current system.
- The Affordable Housing Division at The City of Calgary, in collaboration with Calgary Homeless Foundation, Accessible Housing Calgary and Calgary Housing Company, has initiated a Non-Market Housing Census, which has included a meeting with the Collective to obtain input on the variables for inclusion.

# PLANS

## THE COLLECTIVE APPROACH WILL HELP INDIVIDUAL ORGANIZATIONS ACHIEVE THEIR PLANS

The Collective approach will help support the more effective delivery of individual organization's plans and strategies. It will allow for increased collaboration and partnership, and for individual organizations to benefit from the experiences of others. Effectively, the combined plans of these organizations will make up the goals of the Collective.

As a starting point, the current development plans of some involved organizations have been included to demonstrate the projects that will positively impacted.

Attainable Housing Calgary Corporation	342 units
Calgary Homeless Foundation	240 units
Calgary Housing Company (regeneration projects)	460 units (289 net new)
City of Calgary	186 units
Horizon Housing Society	200 units

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**TOTAL**

**1,428 units**