

Community Services Report to
Community Development Committee
2024 May 22

ISC: UNRESTRICTED
CD2024-0225

Home is Here: The City of Calgary's Housing Strategy 2024-2030 – 2024 Progress Update

PURPOSE

This report provides a progress update on the implementation of *Home is Here: The City of Calgary's Housing Strategy 2024-2030* that will improve housing outcomes for all Calgarians.

PREVIOUS COUNCIL DIRECTION

Home is Here: The City of Calgary's Housing Strategy 2024-2030 was approved by Council on 2023 September 16. Administration was directed to bring an annual progress update starting in 2024 Q2.

RECOMMENDATION:

That the Community Development Committee recommend Council receive this 2024 Progress Update on *Home is Here: The City of Calgary's Housing Strategy 2024-2030* for information.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Katie Black concurs with this report. The Executive Leadership Team continues to provide the leadership required to implement the strategy and work together with Council to support Calgarians through this crisis.

HIGHLIGHTS

- *Home is Here: The City of Calgary's Housing Strategy 2024-2030* (the Strategy) outlines a comprehensive set of actions to address the housing crisis.
- The progress since the Strategy was approved demonstrates that The City is taking urgent action. A cross-corporate effort is underway to implement the actions. By the end of 2024, The City aims to have initiated approximately 80 per cent of the actions in the Strategy.
- Progress to date has included actions to:
 - Utilize City-owned land for affordable housing.
 - Secure funding for housing initiatives.
 - Make it easier to build housing.
 - Enhance support to the non-profit housing sector.

DISCUSSION

Attachment 2 provides a detailed summary of progress made to date, including metrics where possible. Many of the actions are in the early stages of implementation. More time is required to demonstrate key success measures towards the Strategy's outcomes.

Rapid implementation of the Strategy is critical to ensure a timely response to Calgary's housing crisis. Administration has been taking urgent, deliberate, and definitive action following Council's approval of the Strategy.

Key milestones achieved to date include:

Land for affordable housing:

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- Two City-owned sites at Light Rail Transit stations were awarded to create approximately 100 units of transitional housing for families experiencing or at risk of homelessness.
- Work to identify a site for a high complexity supportive housing facility is underway.
- Five parcels of land, plus the addition of up to \$75,000 per door in capital funding, will be awarded to non-profit housing providers to create nearly 300 homes as part of the *Non-Market Housing Land Sale Program*.
- Approximately 200 new homes at Franklin Light Rail Transit station are expected to be at the building permit stage by 2027.

New funding secured for housing:

- During the 2023 November Adjustments to the 2023-2026 Service Plans and Budgets (C2023-1148), Council approved an additional \$90M in capital and \$135M in operating and one-time funding over three years (2024-2026) to support actions in the Strategy. This includes the *Secondary Suites Incentive Program*, the *Housing Land Fund*, *One Window*, *Downtown Calgary Development Incentive Program*, *Indigenous Affordable Housing Funding Program*, programs to support equity-deserving populations, and support for the sector to leverage funding from other orders of government for the development of affordable housing. Since this funding was approved, programs have been initiated and implementation is planned for the latter part of 2024.
- \$228.5M from the federal Housing Accelerator Fund.

Making it easier to build housing:

- Of the various tools that can be leveraged to support housing supply growth, land use regulations rest solely within the jurisdiction of municipal governments. Council approved citywide rezoning with amendments on May 14, 2024. In addition to single detached houses, other types of low-density housing including semi-detached, rowhouses and townhouses are now allowed in new and established areas of the city, effective Aug 6, 2024.
- Developing the *Secondary Suites Incentive Program* which will create up to 400 legal suites per year with City funding.

Supporting the sector:

- Reboot of *One Window* is underway to facilitate a central intake process for people seeking affordable housing.
- Allocating grants to deliver programs and services to support successful tenancies through the *Home Program*.
- Funding to support non-profit housing providers through the refresh of the *Housing Incentive Program* and the *Indigenous Affordable Housing Funding Program*.
- Convened the non-profit housing sector to network, dialogue and inspire partnerships at a *National Housing Day Conference* in late 2023.

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EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|---|
| <input type="checkbox"/> Public engagement was undertaken | <input type="checkbox"/> Dialogue with interested parties was undertaken |
| <input type="checkbox"/> Public/interested parties were informed | <input checked="" type="checkbox"/> Public communication or engagement was not required |

IMPLICATIONS

Social

At least one in five households cannot afford their housing. Calgary needs significantly more housing supply and diverse supply that is affordable to meet the needs of Calgarians. Based on the *Housing Needs Assessment* published in 2023, data indicates that housing affordability disproportionately impacts Indigenous people living in Calgary and equity-deserving populations such as youth and seniors. Implementation of the Strategy will help to slow the rate of housing need. Addressing housing affordability challenges takes time, progress in the first year of implementation demonstrates a running start.

Environmental

The lack of affordable housing options may cause people to seek housing away from the centre of our community, and outside our city's boundaries, increasing our collective environmental footprint. Administration's progress thus far supports the development of a variety of housing types, including in established communities, near transit routes which leverage existing infrastructure, enable active mobility, and will contribute to reducing Calgary's greenhouse gas emissions.

Economic

Housing affordability is a key component for propelling economic growth and prosperity. Implementing the actions in the Strategy will ensure that Calgarians have access to housing options that meet their needs. This will contribute to each household's economic resiliency. As a city, Calgary has held an advantage over other municipalities such as Toronto and Vancouver because of its comparatively low housing costs, quality jobs, and a high quality of life. This competitive advantage will ensure Calgary can continue to attract and retain talent for generations to come.

Service and Financial Implications

No anticipated financial impact

Council approved an additional funding for 2024-2026 to support the implementation of several actions in the Strategy that were previously unfunded.

RISK

Council and The City's Executive Leadership Team have acknowledged that Calgary is in a housing crisis and across the organization there is a commitment to urgently address housing affordability. Principal risks to successfully implementing the Strategy include:

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- The speed at which The City and its partners, including non-profit housing providers, can act considering capacity constraints, supply chain challenges, and increasing costs.
- The need for provincial and federal governments to partner effectively and provide significantly more predictable funding to preserve existing housing supply and significantly boost new supply to meet the demand.
- Anticipated population growth compounded by complex social challenges including addictions and mental health may further exacerbate the demand for housing and further widen the affordability gaps.
- Market conditions including low vacancy rates, higher than normal rent increases, escalating home prices, limited housing choice, rising inflation and interest rates will likely amplify housing insecurity.

These risks will be monitored and addressed through cross-corporate coordination and implementation of the Strategy. The City will continue to work with partners in the housing and non-profit sector to support collaboration, coordination and partnership. Finally, advocacy to other orders of government will continue to ensure funding and supports are targeted to the needs of Calgarians.

ATTACHMENTS

1. Background and Previous Council Direction
2. 2024 Progress Update
3. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Katie Black	Community Services	Approve
Stuart Dalgleish	Chief Operating Office	Inform
Timothy Keane	Planning & Development Services	Inform
Michael Thompson	Infrastructure Services	Inform

Author: Partnerships business unit