



Housing Accelerator Fund Verbal Update

Community Development Committee – May 22, 2024

CD2024-0649

Recommendation

That the Community Development Committee recommend that Council receive the verbal report for the Corporate record.



Home is Here: The City's Housing Strategy

Vision: Everyone in Calgary has an affordable place to call home.



Outcome 1

Increase the supply of housing to meet demand and increase affordability.



Outcome 2

Support affordable housing providers to deliver services that make a positive impact.



Outcome 3

Enable The City's housing subsidiaries to improve service delivery.



Outcome 4

Ensure diverse housing choice to meet the needs of equity-deserving populations.



Outcome 5

Address the affordable housing needs of Indigenous people living in Calgary.



Housing Accelerator Fund Program



\$4 billion

until 2026-2027

100,000

Net new permitted housing units
Canada-wide

Objectives and supported priorities



Implementation of initiatives to get **more homes built faster**



Speed up approvals and building processes



Development of **complete** communities



Development of **affordable, inclusive, equitable** and **diverse** communities



Development of **low-carbon** and **climate-resilient** communities.



Contribution Agreement Highlights

Key Commitments



Submit a **housing needs assessment** (Complete).

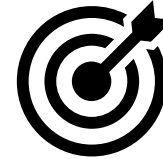


Complete **all 7 initiatives in the action plan**.



Commitment to achieve the Housing supply growth targets.

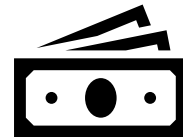
Key Funding Terms & Conditions



Achieve the overall housing supply growth targets of 41,858 units. HAF incented target of 6,825 units.

A+

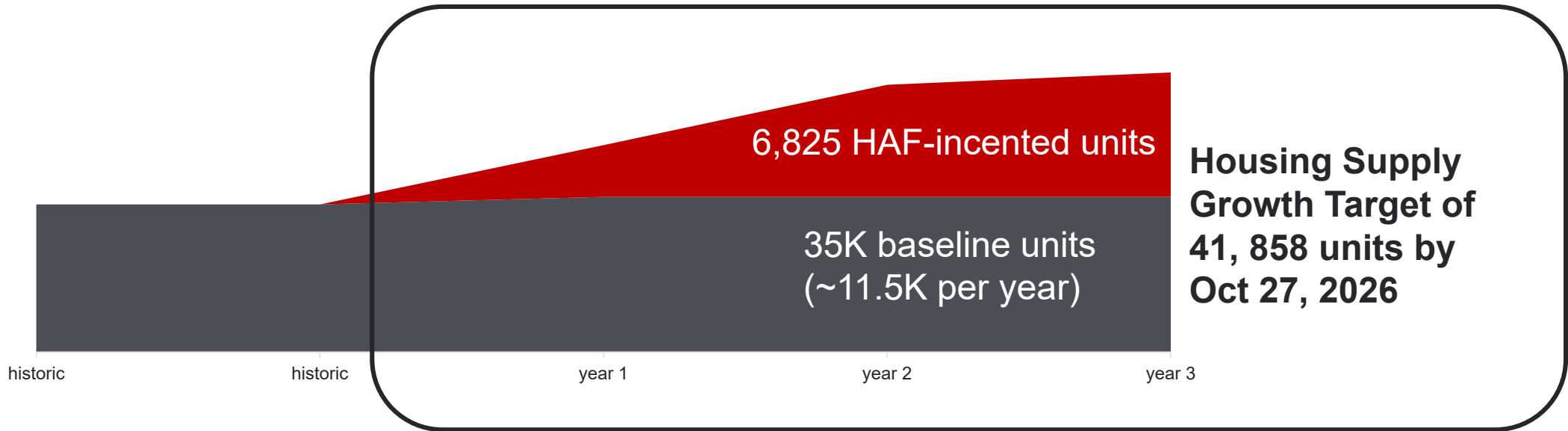
Submit **Progress reports twice a year acceptable** to Canda Mortgage & Housing Corporation standard.



Spend entire amount of funding on permitted uses by Oct 27, 2027.



Housing Supply Growth Targets



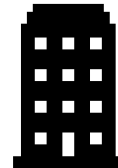
Additional Targets:



~10,000 multi-unit housing units near transit



~16,000 missing middle housing units



~4,000 other multi-unit housing units



1.77 per cent of growth target as affordable units (~ 740 units)



City of Calgary Approach

PHASE 1 – Create

PHASE 2 - Develop

PHASE 3 - Execute



Prepare & submit application



Develop process to allocate funds



Implementation & monitoring

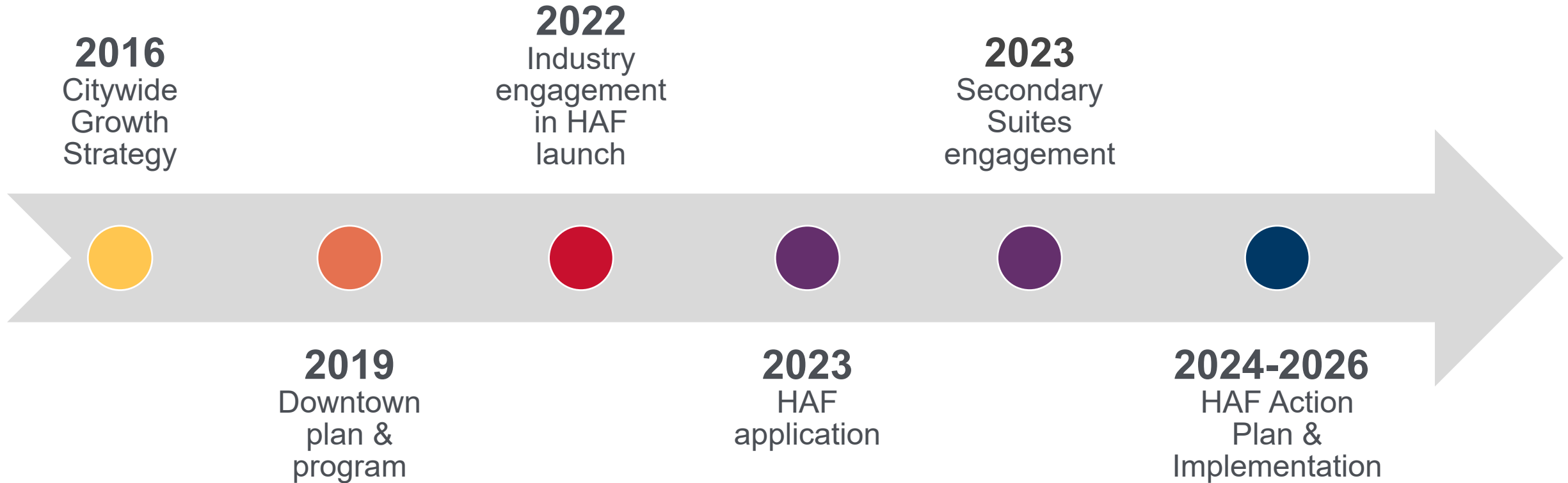
Timeline: March – June 2023

June – Dec 2023

Jan 2024 – Fall 2026



How we are working with Partners





The City's HAF Approved Action Plan



Initiatives

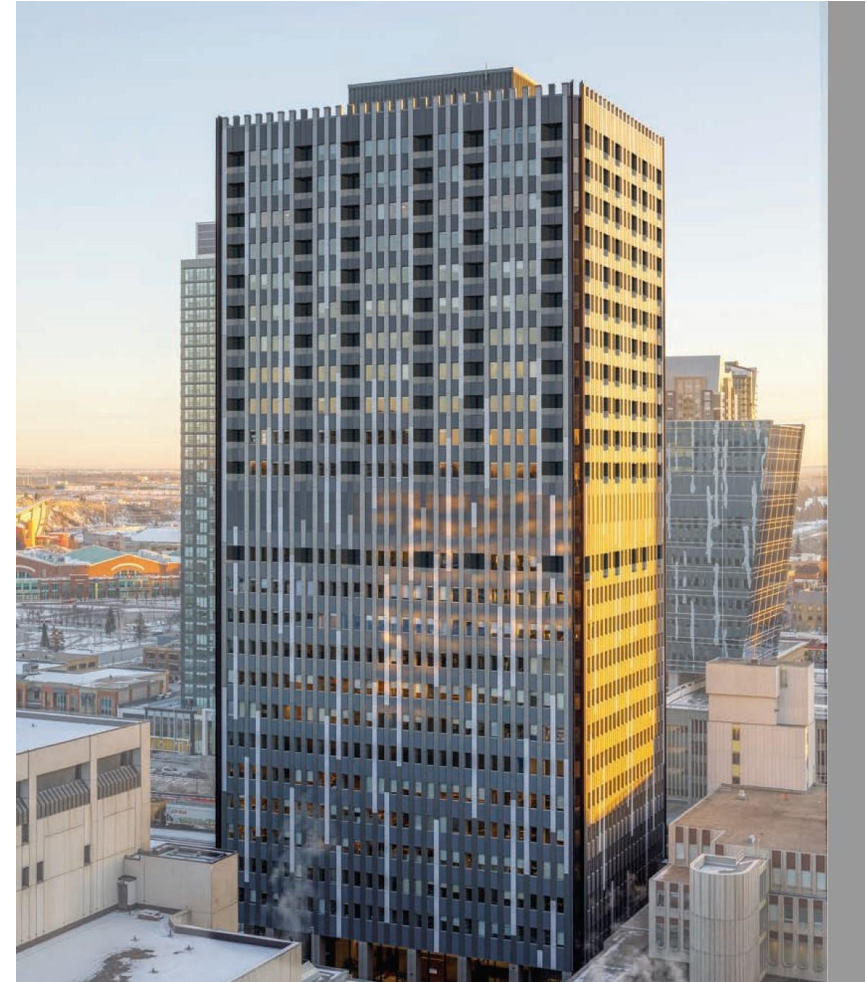
1. Accelerate housing downtown
2. Streamline approvals
3. Promote missing middle land use
4. Incentivize legal secondary suites
5. Enable growth in established areas
6. Invest in transit-oriented development
7. Build inclusive affordable housing programs



1. Accelerate housing downtown

- Downtown Calgary Development Incentive Program.
- Supporting the conversion of surplus office space to residential units.
- Terms of Reference & Program guide to launch in Summer 2024.

Led by Downtown Strategy



Palliser One Office to Residential Conversion Project



2. Streamline approvals to increase housing supply

- Undertake City initiated city-wide redesignations to allow for increased density and increase allowable building forms.
- Allow landowners to directly apply for a development permit.
- Approved by Council May 14, 2024.

Led by City & Regional Planning



Example of R-CG Home



3. Promote missing middle land use

- New H-GO land use district to increase a variety of housing options.
- Launch of a Stormwater Incentive Program to support storage requirements for four or more units of multi-residential development.

Led by City & Regional Planning



Example of a stormwater grate



4. Incentivize legal secondary suites

- Secondary Suites Incentive Program.
- Up to \$10,000 per suite, plus additional energy efficiency and accessibility funding.
- Joint funding from The City and HAF.

Led by Development Business & Building Services



Example of a Secondary Suite



5. Enable growth in established areas

- The launch of five programs will support:
 - reducing redevelopment barriers.
 - target investment programs.

Led by City & Regional Planning

Main Street Upgrades & Redevelopment



Established Area Growth & Change Funding



Stormwater & Housing Impacts Project



Established Area Linear Levy Pilot



Shallow Utility Relocation Program

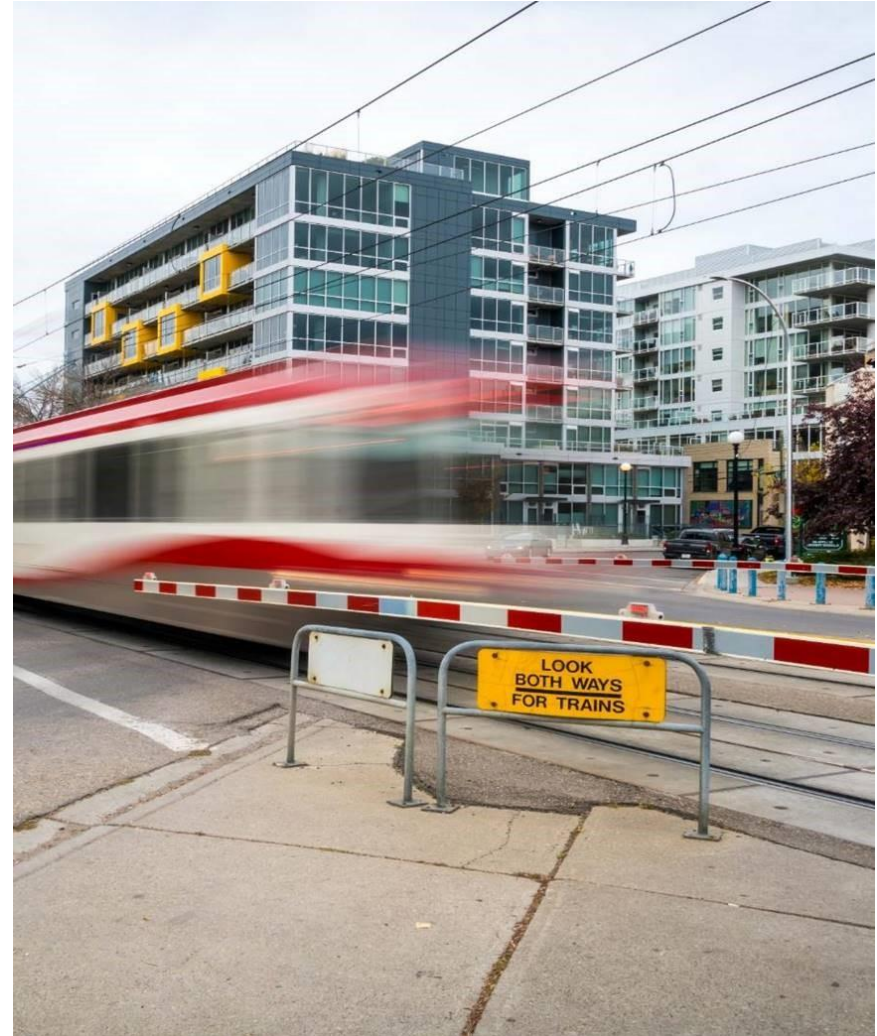




6. Invest in Transit-Oriented Development

- Supporting redevelopment adjacent to transit stations by removing policy barriers and preparing sites for disposition to industry and the sector.
- Two sites are selected to support new housing development around Ramsay-Inglewood & Franklin LRT stations.

Led by City & Regional Planning



Sunnyside Station
15



7. Build inclusive affordable housing programs

- New funding programs targeting the non-profit sector to increase number of housing and build capacity.
- E.g., Launch of up to \$75,000 per door as part of this round of the Non-Market land sale program.

Led by Partnerships



Example: ATCO Veterans Village by Homes for Heroes Foundation



Implementing The City's HAF Program



Private sector developers



Non-profit organizations



Homeowners

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