

# BRIEFING

Community Services Briefing to  
Priorities and Finance Committee  
2019 July 02

ISC: UNRESTRICTED  
PFC2019-0872

## **Corporate Affordable Housing Strategy Q2 2019 Update**

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### **PURPOSE OF BRIEFING**

This briefing meets the direction as per PFC2018-0584 to provide a progress update by Q2 2019 on the *Foundations for Home: Corporate Affordable Housing Strategy 2016-2025* (the Strategy) and the accompanying Implementation Plan (the Plan). The City has met or exceeded all short-term 2018 targets and is on track to achieving the vision and objectives outlined in the Strategy. To ensure continued momentum, Administration will develop a refreshed Plan for 2021-2025, which will be completed in 2020.

The provision of affordable housing supports a strong local economy and advances the Citizen Priority for a Prosperous City. Only 3.6% of households in Calgary are supported by non-market housing, as compared to 6% of households across Canada's largest cities. Since adoption of the Strategy, the affordable housing sector is moving the needle towards meeting the 15,000-unit shortfall to get Calgary to the national average. Through a combination of City-led efforts and partnerships, over 2,300 new affordable homes are being delivered, with over 1,400 of these units at the development permit stage or beyond. The City's efforts are also beginning to change how affordable housing is delivered in Calgary. The City's investment is incentivizing and streamlining development, helping partners to scale up their operations and leverage additional resources, and encouraging collaboration across the sector, as well as across orders of government.

### **SUPPORTING INFORMATION**

#### ***Progress Update***

The following outlines key accomplishments under each of the Strategy's six strategic objectives. A progress summary for each objective can be found in Attachment 1 (Foundations for Home: Q2 2019 Progress Summary), and a detailed update can be found in Attachment 2 (Foundations for Home: 2019 Detailed Progress Report).

#### **1. Get the Calgary Community Building**

- Through the Housing Incentive Program, City funds are supporting the delivery of approximately 2,313 new affordable homes, with an average incentive of \$3,585/unit.
- The City is partnering with private sector developers to provide affordable housing in exchange for an increase in density. In 2019 April, the first of these initiatives was approved for a project in the Beltline, which will deliver 22 affordable homes.

#### **2. Leverage City Land**

- City investment of \$6.4M in land value for the 2017-2018 Non-Market Housing Land Disposition Program will deliver approximately 160 new homes and produce 370 direct and indirect jobs. This investment leveraged over \$30M in additional funding, resulting in a nearly 460% return on City dollars.

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- In 2019 May, Council adopted the Non-Market Housing Land Disposition Policy. This Policy replaces the former ad-hoc process of one-off sales with a predictable offering of land every two years, providing measurable results and accelerating the number of non-market units developed in Calgary.
- 3. Design and Build New City Units**
    - The City delivered 120 new homes by the end of 2018. Approximately 250 additional homes are currently in the planning, design, or development phases.
  - 4. Regenerate City-owned Properties**
    - Over 200 City-owned units have undergone critical maintenance repairs, and building condition assessments were completed for 47 City-owned properties.
    - Feasibility studies have been completed for two existing housing sites.
  - 5. Partnerships**
    - Under the new authority in the City Charter, Administration designed and executed housing agreements for the 2017-2018 Non-Market Housing Land Disposition Program, protecting The City's investment for up to 40 years.
    - Administration is in discussions with the Government of Alberta to ensure long-term funding stability for City-owned social housing units.
    - The City continues to participate in the Provincial Government and Big City Housing Collaboration Table.
  - 6. Improve the Housing System**
    - The Foundations for Home Community Development Program (Home Program) provided seed funding for programs that successfully improved housing stability and self-sufficiency for residents of affordable housing. The Home Program reached more than 1,000 individuals, as detailed in Attachment 3 (Foundations for Home Community Development Program Highlights).
    - The City continues to participate in the Community Housing Affordability Collective. Through the collective, The City is leading the One Window initiative to design a coordinated intake process for non-market housing. A progress update from the Community Housing Affordability Collective is attached to this report (Attachment 4).

## ***Upcoming Work***

In the current economic climate and constrained budget environment, it is important that The City continues to fully leverage available resources to make Calgary's communities affordable, inclusive and accessible for all. With all 2018 targets achieved, Administration's work is now focused on implementing medium and long-term actions identified in the Plan, and developing a refreshed Plan for 2021-2025. The refreshed Plan will reflect the shifting landscape and capture emerging opportunities, such as a preliminary investigation of a made-in-Calgary approach for inclusionary housing, efforts to increase private sector involvement in affordable housing, and avenues to support affordable housing delivery for urban Indigenous Calgarians.

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## **ATTACHMENT(S)**

1. Attachment 1 – Foundations for Home: Q2 2019 Progress Summary (one-pager)
2. Attachment 2 – Foundations for Home: Q2 2019 Detailed Progress Report
3. Attachment 3 – Foundations for Home Community Development Program Highlights
4. Attachment 4 – CHAC Update Summer 2019