

Affordable Housing

Led by: Director of Partnerships

Service Description

Affordable housing is critical for creating a socially resilient city where Calgarians have vibrant, safe, and secure places to live, work and play.

This service improves outcomes for Calgarians by increasing the supply of affordable housing and improving the housing system. We use municipal initiatives and support the Calgary Housing Company and other partners to create solutions and leverage investments. We supported the creation of 3600 non-market homes for low and moderate-income Calgarians since 2017, helping to prevent and reduce poverty in Calgary. There are about 2500 City-owned, 1860 Calgary Housing Company-owned and 777 Silvera for Seniors owned affordable units.

Service Updates

Highlights

- Increased the supply of affordable housing for Indigenous people by launching a \$6 million funding program and revising policy to make more City-owned land available.
- Supported non-profit housing providers to build more affordable housing by launching the third round of the Non-Market Housing Land Disposition program with three sites that could yield up to 104 new affordable homes. The program is piloting funding support of up to 20 per cent of eligible development and building costs to a maximum of \$75,000 per unit.
- Continued to leverage federal funding programs. The City received funding through the third round of the Rapid Housing Initiative which will support the creation of new affordable housing units and submitted a cross corporate Action Plan that could get more housing built from the Housing Accelerator Fund.
- The Housing and Affordability Task Force delivered ambitious and bold recommendations to Council to address housing challenges being faced by Calgarians.

Challenges

- Housing and housing affordability is a complex issue. Calgary urgently needs more affordable housing with nearly one in five households struggling with shelter costs. There are 110,000 people expected to make Calgary their home over the next four years. To maintain its economic competitive advantage of being an affordable city, housing affordability challenges need to be addressed now.
- The City can contribute to lessening this problem by amending planning policies, providing land and/or funding, and bringing partners together to deliver services, and other actions. Mobilizing requires collaboration, coordination, and alignment of support for the issues. Administration is currently refreshing The City's Housing Strategy, informed by the Housing and Affordability Task Force recommendations, which will set Calgary on a path to addressing many of these challenges.
- Other order of government's inconsistency in funding and policies continues to be a barrier to creating new housing.



Measuring Our Performance

Legend

— Actuals

■ Expected Future Performance

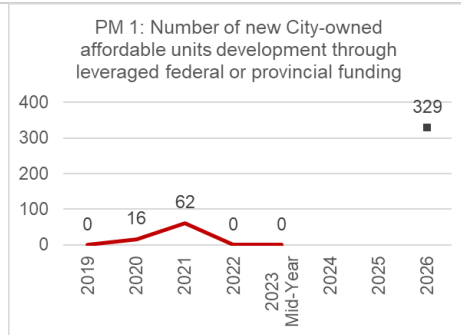
→ Progressing as planned

⊖ Not progressing as planned

Performance Measures

Story behind the numbers

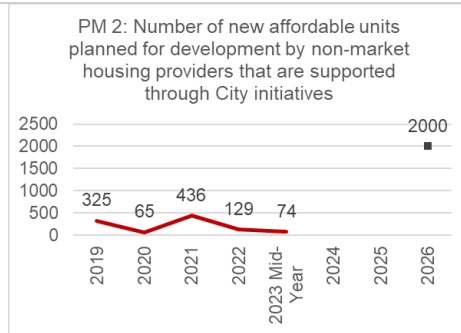
Status



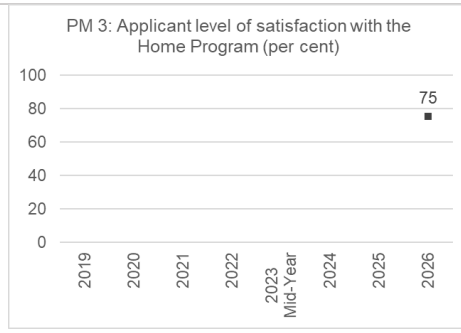
Over 81,000 Calgary households cannot afford their housing costs. This is expected to worsen to 100,000 households by 2026. Federal investment is expected through a variety of programs, and this will be targeted as leverage funding for construction of new City-owned units.



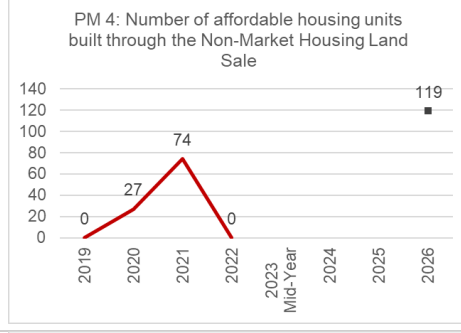
The data for this measure is counted when the units are opened for occupancy. No units have opened at this point in 2023. The Increased Affordable Housing Program will strive to deliver 329 new City owned housing developments and/or regenerated homes by 2026.



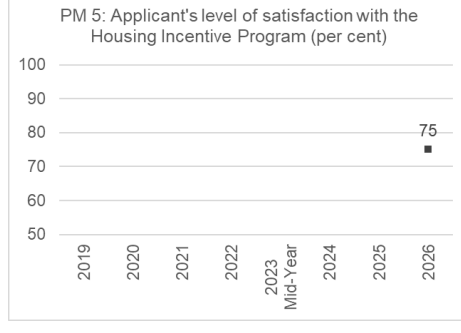
In 2023, 74 units have been approved at the development approval stage of the planning approval process. The City's Non-Market Land Sale, the Housing Incentive Program, and work to leverage funding from other orders of government, such as the Rapid Housing Incentive Program applications, are critical for enabling the sector to increase supply.



The 2023 grant application review and approval process is currently underway. Data collection of applicants' satisfaction with the program will be undertaken in the fall. As this is a new measure for the 2023-2026 service plan and budget cycle, no historic data is available.



The data for this measure is counted when the units are opened for occupancy. The first two land sales resulted in 187 new units completed, with another 98 planned for completion by 2026. The application review process for the third Non-Market Land Sale is underway. It is anticipated that the third sale of three surplus City-owned parcels will result in additional units, pending land use and development permit approvals.



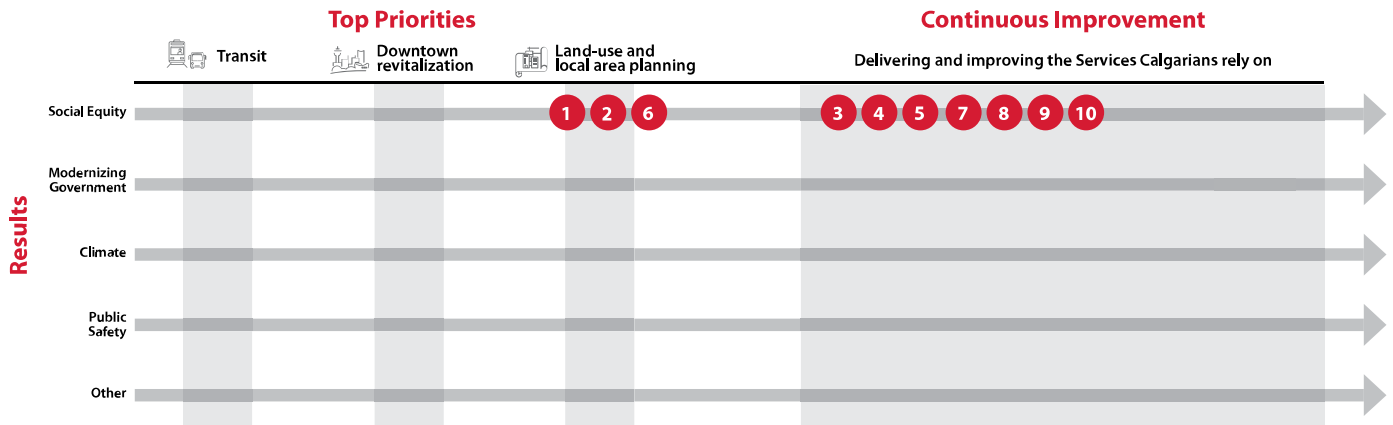
Applications for the Housing Incentive Program are accepted throughout the year. Data collection of applicants' satisfaction will be undertaken later in the year to capture input from those who applied in 2023. As this is a new measure for the 2023-2026 service plan and budget cycle, no historic data is available.











Progress on Service Delivery

Alignment with Council Refined Priorities and Result Areas



- Legend**
- Completed
 - Progressing as planned
 - Not progressing as planned
 - Initiative number

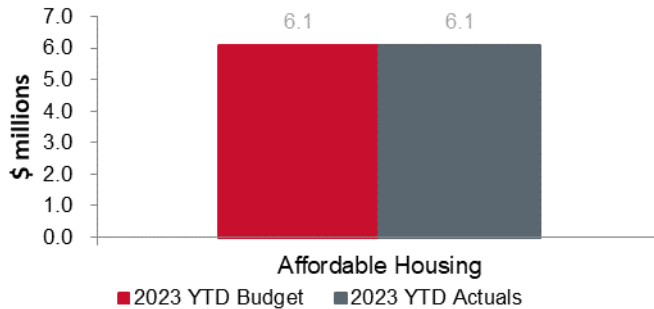
Initiative	Initiative Update	Status
1 Increase the number of affordable housing units by leveraging funding from provincial and federal governments for City-led projects.	<p>The City secured funding from Canada Mortgage and Housing Corporation through the Rapid Housing Initiative 3.0 program. This funding was combined with provincial and municipal capital support. It will result in new permanent homes scheduled to be completed in Q3 of 2024.</p> <p>The Housing Solutions team continues to proactively work with government and sector partners to leverage funding. Most notably, The City applied to the \$4 billion Housing Accelerator Fund based on a Council endorsed action plan comprised of seven transformational initiatives to accelerate the supply of housing in Calgary.</p>	
2 Increase the number of units developed and operated for those in housing need by collaborating with Calgary Housing Company and non-profit housing partners to leverage funding from other orders of government to increase the number of units developed and operated by non-profit housing providers and to strengthen partners' delivery of services.	Calgary Housing Company has secured funds through the Affordable Housing Partnership program to support the delivery of two City-owned developments. The Mount Pleasant project received \$1.47 million dollars to support the development of 16 new units, and the Bridgeland Place Phase 1 retrofit project received \$15.2 million. Additional project funding is being pursued from the federal government.	
3 Support the planning, designing, and building of new City-owned units and maintain existing City-owned units by supporting the Affordable Housing Capital Program.	Approximately \$1.5M worth of lifecycle maintenance projects were completed for City-owned affordable housing properties. This included suite renovations of 82 units that are now in compliance with Minimum Housing and Health Standards. Construction on the Rundle Manor redevelopment and the Varsity Tri-Services projects is progressing and the planned opening for these projects is 2024. The Bridgeland redevelopment project continues to advance with demolition and abatement work to start in Q4 2023. The Mount Pleasant project continues to advance with the re-engagement of the design consultant.	
4 Create an updated Corporate Affordable Housing Strategy to set the high-level direction for the next five to ten years.	Updating the Corporate Affordable Housing Strategy is underway. The strategy will be brought to Council in the fall of 2023. Significant work has been undertaken to inform the development of the strategy, including the Housing and Affordability Task Force recommendations, research, and discussions with other business units and the sector to identify opportunities and best practices.	

Initiative	Initiative Update	Status
5 Respond to Council's Housing and Affordability Task Force Notion of Motion by presenting the Housing and Affordability Task Force's recommendations, findings on a Housing Commission, recommendations for updating the Non-Market Land Sale program and policy, and strategies to undertake with partners to leverage federal funding programs.	Three of the four directives within the Notice of Motion have been reported back to Council. Council received: 1) a plan to increase the supply of land available for non-market housing partners to develop affordable homes, 2) a briefing on strategies to leverage federal funding programs, and 3) The Housing and Affordability Task Force recommendations and actions. The fourth directive, results of research on models for a Housing Commission, will be completed by Q3 2023.	
6 Support the creation of additional affordable housing units by modifying relevant corporate policies and practices to create additional opportunities for the Non-Market Housing Land Sale.	The Land for Affordable Housing Action Plan was approved by Council in early 2023 and is intended to increase the supply of land available for affordable housing. The most notable actions in the plan are to create a Housing Land Fund to increase the supply for the Non-Market Land Sale program, as well as policy changes to support land opportunities for Indigenous non-profit housing providers.	
7 Increase housing stability and successful tenancies for affordable housing residents or people in core housing need by providing grants through the Home Program to non-profit organizations to create and deliver programs that help Calgarians in the areas of education and skill building, financial empowerment, community inclusion and integration and supports during COVID-19.	The Home Program provides \$975,000 in grants to non-profit organizations annually to deliver programs that will improve housing stability and support successful tenancies. The program received 23 applications with a total value of over \$2.1 million for 2023. Applications are in the final stage of evaluation and the successful projects will be announced to Council in Q3 2023.	
8 Help non-profit organizations reduce development costs and enable them to leverage funding from other orders of government and financial institutions, by providing grants to non-profit organizations towards pre-development activities and rebates on eligible City development fees for both affordable rental and homeownership housing projects through the Housing Incentive Program.	The Housing Incentive Program accepts applications throughout the year. To date, six applications with a total requested value of \$1,687,000 have been received. Since 2016, the program has supported the delivery of approximately 2,211 affordable housing units, across 46 projects and 19 organizations.	
9 Improve outcomes for Calgarians in need of core housing by leading policy, research and advocacy that will strengthen the housing system and provide Calgarians to access opportunities and overcome barriers.	Council approved the Indigenous Affordable Housing Recommendations that included 25 actions to address affordable housing challenges facing urban Indigenous people. Housing Solutions advocated for federal and provincial governments' policy and funding support for Calgary to be included in the provincial and federal budgets. The 2021 Canada Census data has been analyzed for the Housing Needs Assessment report that will be completed in Q3 2023.	
10 Fund Silvera for Seniors Lodge Program as required by Ministerial Order under the Alberta Housing Act.	Funding is being provided as per the requirements in the Ministerial Order signed by the Government of Alberta, The City of Calgary, and Silvera for Seniors.	



Service Updates on Financial Performance

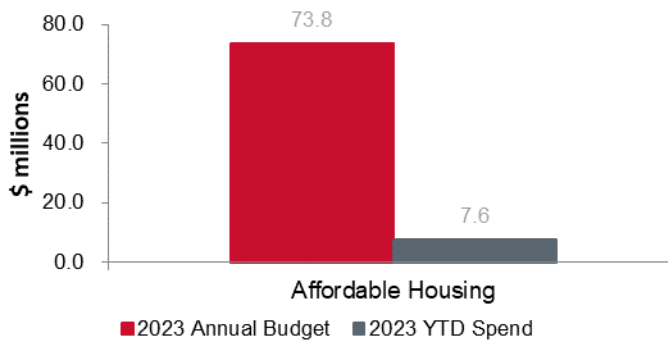
**Net Operating Budget and Actuals
as of June 30, 2023**



Operating Budget Updates - 2023 YTD net operating budget vs actuals:

Operating budgets are on target with no significant variance overall. To date, over 66 per cent of the total budget is the operating grant paid to Silvera for Seniors.

**Capital Budget and Spend as of June 30,
2023**



Capital Budget Updates - 2023 total capital budget vs 2023 YTD spend:

Affordable Housing spent \$7.6M (10 per cent) of its capital budget to date. The spending is mostly for the Rundle Redevelopment project. For the second half of the year, we are anticipating an increase in spending for the Rundle project as well as other projects like Lifecycle Maintenance for City-owned affordable housing, Bridgeland Redevelopment, and the transfer of the Rapid Housing Initiative funds to third party providers.