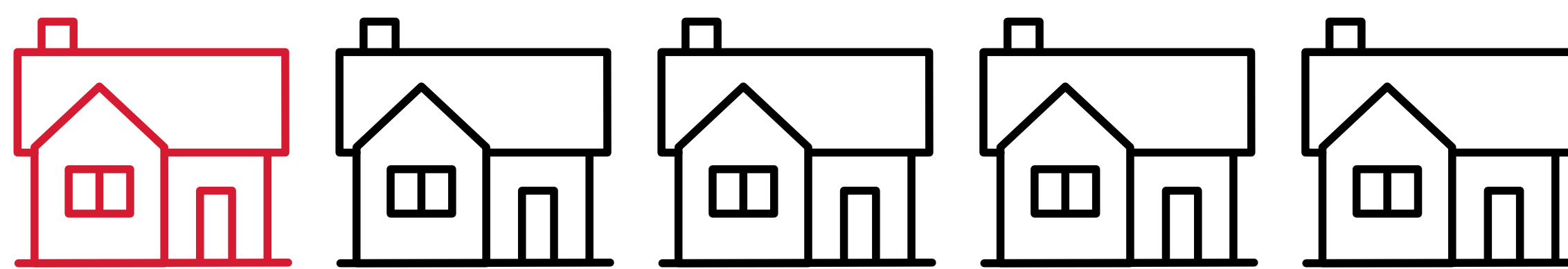


Home is Here: The City of Calgary's Housing Strategy

Transitional housing for families with children

Over 84,600 households cannot afford where they currently live and that number is growing. New Calgarians continue to arrive in record numbers, attracted by economic opportunity and the city's high quality of life. Calgary is projected to grow to 2 million people over the next 50-60 years, and there isn't enough housing to accommodate this growth.



Nearly **one in five** households in Calgary cannot afford their housing.

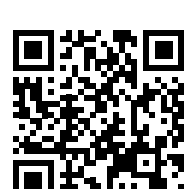
In September 2023, Council approved *Home is Here: The City of Calgary's Housing Strategy 2024-2030*. The strategy contains 98 actions to address the housing crisis and create more homes in all shapes and sizes in all neighbourhoods to ensure every Calgarian has an affordable place to call home. For more information on the housing strategy, please visit calgary.ca/housingstrategy

One of those action items directs Administration to:

- Dedicate two city-owned sites at no cost to develop housing for families with children who are at risk of or are experiencing homelessness, bridging the gap between homelessness and permanent housing.
- Work with non-profit housing providers, social service agencies and government partners to explore the rapid establishment of temporary housing.
- Identify and support opportunities to expedite the approvals process and further investigate how the homelessness sector can work together to identify appropriate partners, budgets, client supports, and other important considerations required to see project proceed.

Two City-owned sites have been designated to develop housing to support families with children:

- 3510 34th St. N.E. and a portion of 3505 35th St. N.E. in Whitehorn.
- 14320 6th St. S.W. in Shawnee-Evergreen.



For more information, visit calgary.ca/familyhousing



What is transitional family housing?

Family housing provides homes for families with children for a temporary period of time until they are able to find permanent housing. It specifically supports families at risk of or currently experiencing homelessness. Family housing is a stable and safe place to live while parents concentrate on working and saving for a permanent home and children can focus on learning and growing.

More than
2,782
Calgarians
were homeless
in 2022



Why is family housing needed?

Based on 2021 census data, 70 per cent of households that earn below \$60,000 were spending more than 30 per cent of their income on housing costs. The average rent costs between 2020 and 2023 increased by 40 per cent. An annual household income of \$67,000 was needed to adequately afford the average market rent in 2022, while an annual income of \$84,000 was needed to adequately afford average market rent in 2023. Families with children in particular are struggling to find housing given these conditions and there is a significant number of families currently homeless or at risk of homelessness.



Calgary's lowest market **rental rates** are among the **highest in Canada**, and the supply is limited



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How was the site selected?

The site for this development is located on a portion of land at 14320 6th St. S.W. in the community of Shawnee Evergreen, on the west side of Fish Creek LRT Station.

When selecting this site, a number of considerations were taken into account. These included the size of the parcel so that it could accommodate a development for families with children with space for amenities, as well as proximity to public transit, schools, grocery stores and other essential services. This location will ensure families are close to resources they need to thrive and help them to bridge the gap from homelessness to permanent housing.

Who will live in this family housing?

Families accessing housing on the site must be exclusively families with children who are at risk of or are experiencing homelessness as triaged by the Calgary Homeless Foundation.

What supports will be available to families?

The non-profit developer will work closely with The City, Calgary Homeless Foundation and other agencies to ensure supports and services are available for the families housed in the development, if those supports are needed.





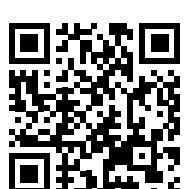
Will the new residents fit into the neighbourhood?

Often, the future occupants of new affordable housing already live in or near the neighbourhood. They are people sharing housing with other family members or friends, or struggling to pay market rent by giving up meals or having to walk because they cannot afford transit fares. Complete communities provide housing opportunities for all.

Will the design fit into my neighbourhood?

Affordable housing must comply with the same building restrictions and design standards as market-rate housing, which includes taking into account the context of the neighbourhood.

Other than setting a requirement for the number of units, the type or style of housing is not mandated by The City. This is a decision made by the developer after reviewing what built form would serve families best, funding available for the project and what's possible on the land given geographic constraints and land use parameters.



Benefitting the community Transitional housing for families with children



At its most fundamental level, housing is about people. Access to safe and stable housing helps create inclusive communities and adds to the overall health, prosperity and safety of our city.

People in affordable housing have greater chances to find and keep jobs, to learn and build skills, and be active participants in their communities.

Affordable housing also helps boost the local economy by increasing the purchasing power of residents and by attracting employers with the promise of a stable workforce.



For more information, visit calgary.ca/familyhousing

Selecting a non-profit developer

Transitional housing for families with children



In alignment with Council's direction, The City of Calgary invited qualified non-profit organizations to submit an Expression of Interest for the development and operation of two new housing developments for families with children who are at risk of or are experiencing homelessness. Each project will be on City-owned property, secured by a land lease at a nominal cost to the developer. The Expression of Interest closed on January 15, 2024. The City received two submissions from non-profit organizations, evaluated the proposals and selected the organization that scored the highest according to an evaluation criterion.

Organizations applying to the Expression of Interest were required to:

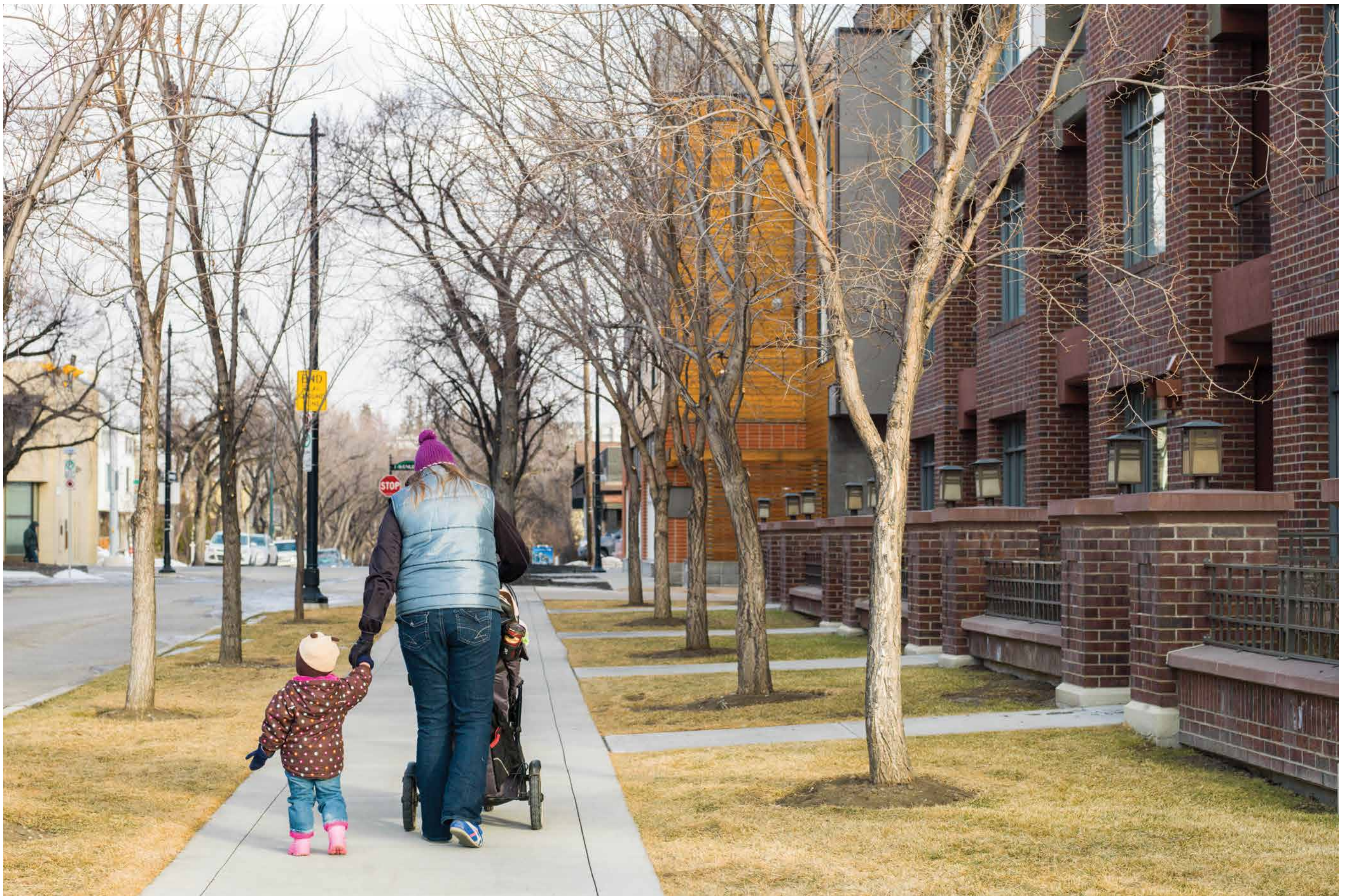
1. Be a charity, society or other not-for-profit with a mandate of supplying and managing non-market housing. Also eligible were non-profit subsidiaries of for-profit housing developers partnering with other social service organizations with the goal of supporting/developing non-market housing.
2. Have a minimum of five years of recent experience managing and operating non-market housing and serving vulnerable clientele.
3. Have a minimum of five years of recent experience designing, developing and constructing multi-residential projects.



For more information, visit calgary.ca/familyhousing

Community engagement and land development

Transitional housing for families with children



The developer is required to go through standard City land use and development processes. This includes a requirement for community engagement to enable neighbours to provide input into the proposed development before design and construction takes place.

As with all developments, the non-profit developer will be required to obtain a land use amendment and development and building permits.

These processes are designed to ensure that developments align with The City's overall planning objectives while considering the needs and perspectives of the local community.

Land Use Amendment: The first step is to submit a Land Use Amendment application. This process involves requesting a change in the designated land use for the subject property. Community outreach is an integral part of this process. The applicant is responsible for engaging with the community to gather feedback. Members of the public also have an opportunity to share their feedback on the proposed amendment with Council at a public hearing.



Community engagement and land development continued

Transitional housing for families with children



Development Permit: After, or sometimes in conjunction with, obtaining land use approval, another requirement is to apply for a Development Permit. This process involves detailed plans and specifications for the proposed development, ensuring that it complies with zoning regulations and other relevant guidelines. Community engagement is also integral to this process.

Building Permit: The final step is to obtain a Building Permit. This permit is necessary for the actual construction of the proposed development. It ensures that the construction plans comply with building codes, safety standards, and other regulations. The focus is on the technical aspects of construction, such as structural integrity, electrical systems, plumbing, and other building components.



The City will expedite this process, as it does for all affordable housing projects. This means that the land use amendment and permit processing will be prioritized and may happen more quickly than it would for a private market project. It does not mean that any steps in the process will be missed, or that the processes above will be any less rigorous than they otherwise would be. There is a land use process that consists of a public hearing that the public can get involved. For more information on public hearings, please visit calgary.ca/publichearings



For more information, visit calgary.ca/familyhousing



Calgary is experiencing a housing crisis. One in five Calgary households are unable to afford where they currently live. That's over 84,600 households who are spending more than 30 per cent of their income on housing.

The Calgary Homeless Foundation estimates 2,782 individuals were experiencing homelessness in Calgary in 2022.

A healthy housing system offers a diverse mix of structures to suit a variety of individual and family needs, including apartments, townhomes and single-family dwellings. It includes both rental and ownership properties at market and non-market (subsidized) rates, offering people at all income levels access to safe and stable housing.

Calgary's housing market is suffering a supply deficit in the non-market (affordable) housing sector. Since 2011, the average increase in new affordable housing units is 308 units per year. To keep up with demand, Calgary needs 2,000 - 2,500 new units per year.

The City works with the provincial and federal governments, non-profit organizations and private sector developers to close this gap.

**Annual income
needed to afford
average rent in Calgary**

\$84,000



**Calgary households
with insufficient
income to buy a
single-family house**



For more information, visit calgary.ca/familyhousing