

Calgary



Home is Here *Refresh*

The City of Calgary's Housing Strategy

Approved by Council 2026 September 22

2026–2030

Shaping Calgary's Future



Land acknowledgement

Home is where we take care of each other. It is who we are as a people. We have no first or second cousins. We are all related and open our homes to our relatives. – Elder comment

The city of Calgary, where the Bow and Elbow rivers meet, is a place of confluence where the sharing of resources, ideas and opportunities naturally come together. Long before Scottish settlers named it Calgary, the original Indigenous Nations of this area had their own names for the land. In the Blackfoot language, it is called Mohkinstsis, the Îethka Nakoda Wicastabi First Nations refer to the Calgary area as Wicispa Oyade and the people of the Tsuut'ina nation call this area Gutsistsl. The Métis call the Calgary area Otokwunee.

We take this opportunity to appreciate and acknowledge that we live on the ancestral and traditional territory of the Blackfoot Confederacy, made up of the Siksika, Piikani, Amskaapiikani and Kainai First Nations; the Îethka Nakoda Wicastabi First Nations, comprised of the Chiniki, Bearspaw, and Goodstoney First Nations; and the Tsuut'ina First Nation. The city of Calgary is also homeland to the historic Northwest Métis and to the Otipemisiwak Métis Government, Métis Nation Battle River Territory, Nose Hill Métis District 5 and Elbow Métis District 6. We acknowledge all Indigenous people who have made Calgary their home.



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Executive summary

The City of Calgary (The City) approved *Home is Here: The City of Calgary's Housing Strategy 2024-2030* (2023 Strategy) in September 2023. Calgary had been experiencing significant and sustained housing affordability and supply pressures for several years. In 2021, over 84,600 households could not afford where they lived, highlighting the need for coordinated action to increase housing supply, choice, and affordability.

Now in 2026, housing pressures have continued to intensify. Between 2019 and 2025, Calgary's population grew by approximately 283,000 people (21 per cent), increasing demand across the housing system. As a result, the number of households that cannot afford where they live is projected to have grown to approximately 110,000. These challenges are reflected in The City of Calgary's Fall 2025 Citizen Satisfaction Survey where 92 per cent of Calgarians said market housing is too expensive and 86 per cent indicated that The City should invest more into affordable housing programs for low-income Calgarians.

The need for action remains clear. Rising rents and home prices are not matched by increases to incomes. Alongside increasing demand for non-market housing, this reinforces the need for continued and coordinated action across The City, other orders of government, the housing sector, and community partners.

In May 2026, Calgary City Council directed Administration to refresh the 2023 Strategy by streamlining actions and refining the measures of success. The refresh does not change the Strategy's outcomes or overall direction. It builds on progress made and focuses on improving clarity, strengthening alignment with Council and sector priorities, and enhancing The City's ability to enable more homes for Calgarians.

Home is Here Refresh: The City of Calgary's Housing Strategy 2026-2030 (the Strategy) sets out The City's plan to make it easier to build housing of all kinds across the city, make more land available to build housing, and ensure Calgarians have housing that meets their needs. The strategy encompasses the Council-approved [*The Ways Forward Report*](#), which addresses the affordable housing needs of Indigenous people living in Calgary.

Our vision is a Calgary where everyone has an affordable place to call home. This will be achieved through five outcomes:

- 1. Increase the supply of housing to meet demand and increase affordability**
- 2. Support affordable housing providers to deliver services that make a positive impact**
- 3. Enable The City's housing subsidiaries to improve service delivery**
- 4. Ensure diverse housing choice to meet the needs of equity-deserving populations**
- 5. Address the affordable housing needs of Indigenous people living in Calgary**



Home is Here *Refresh*

The City of Calgary'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.

To increase the supply of housing, and create a variety of housing types and price points, The City will partner with other orders of government, non-market housing providers and local home builders. The City has a vital role in facilitating new development through planning processes, regulations funding mechanisms, and the provision of land.



Outcome 2

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

To create transformational change in the housing system, The City is committed to supporting non-market housing providers through leadership in research, advocacy to other orders of government, and funding programs that create positive outcomes for residents.



Outcome 3

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

The City has strong housing subsidiaries that have a far reach and impact in our community. The City is committed to enabling them to be leaders in addressing the housing crisis and delivering housing for Calgarians. This is especially important when it comes to the development and redevelopment of City-owned affordable housing.



Outcome 4

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

Systemic barriers exist for specific populations to secure and maintain affordable housing. The City is committed to providing supports through funding and programming that will lead to better housing outcomes.



Outcome 5

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

Indigenous people experience unique challenges in accessing affordable housing in Calgary. The City is committed to addressing the multi-faceted and holistic housing inequities faced by Indigenous people who live in Calgary.

Housing need in Calgary

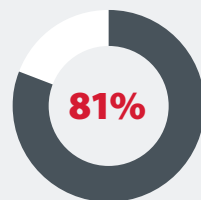


Based on Calgary's forecasted population growth and the historical rate of housing need, **the number of households in housing need is now projected to be approximately 110,000.**

The City's most recent Housing Needs Assessment 2023 used data from the 2021 Federal Census to estimate that 84,600 households were in housing need in Calgary in 2021. Nearly one in five households in Calgary cannot afford their housing because they earn less than 65 per cent of the area median income and spend 30 per cent or more on shelter.



Calgary's 2023 Housing Needs Assessment found that of the households experiencing housing need:



are single and
two-persons



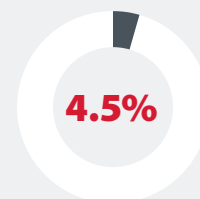
experience difficulties or
long-term challenges¹



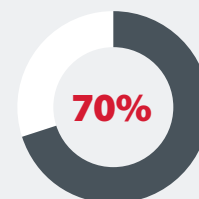
are
non-Racialized



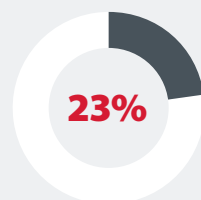
are Racialized



are Indigenous



are of working age



are seniors



are youth



are recent immigrants and
non-permanent residents

¹ This means a person may have difficulty doing certain activities as a result of physical, cognitive, mental or other health-related conditions or problems.

Housing pressures persist for Calgarians²

Calgary is changing and is one of the fastest growing cities in Canada.

Calgary's population has grown by over 21 per cent since 2019. This is an increase of approximately 283,000. Since 2019, home prices and rents have increased over 40 per cent and 48 per cent, respectively, far outpacing income growth of 12 per cent during that same time period.

Calgary's supply of non-market housing remains limited, with only 3.4 per cent of homes falling into this category. Increasing this share to the Organisation for Economic Co-operation and Development's (OECD) average of 7 per cent is a key step toward improving housing choice and affordability for low- and moderate-income households. Providing stable housing can help address housing need early, reducing reliance on ongoing crisis responses and creating better long-term outcomes for households and communities.

Implementation of the 2023 Strategy has demonstrated that investing in housing is more cost effective than crisis intervention to support Calgarians unable to afford housing. The one-time cost enables safe, adequate housing for Calgarians in need and leverages funding from other orders of government to be invested in our community.



Market housing conditions continue to worsen:



In 2019, the median home price was \$410,000. **By 2025 it had risen to \$575,000.**



In 2019, the **median rent** for 2-bedroom apartments and row/townhouses was \$1,250. By 2025 it was up to **\$1,849.**

Income required to afford housing:



The **annual household income** needed to adequately afford rent for 2-bedroom apartments and row/townhouse in 2025 was **\$73,960.**



The **median detached home** in 2025 required a **household income of \$137,400.**



Calgarians' **median before-tax incomes** were **\$114,000 for families** and **\$41,000 for individuals** in 2023³.

² See [Appendix](#) for further information on affordability and income indicators for 2019, 2023 and 2025.

³ 2023 is the most recent data available. Community Data Program provided municipal-level estimates from Statistics Canada's Annual Income Estimates for Census Families and Individuals (T1 Family File).

The role of government and community

Meeting Calgary's housing needs requires the collaboration of all orders of government, the community, and the housing sector.

The federal and provincial governments determine housing policy frameworks and enable municipalities with tools and funding to deliver programs. The City ensures that federal and provincial housing programs are adapted to local housing need. The community, including non-market housing providers and the market housing sector, is responsible to deliver, operate, partner and provide programs for Calgarians.

The City has an active role in supporting non-market housing and housing affordability within its municipal responsibilities. The City:

- **Regulates** by setting planning regulations and bylaws.
- **Enables** through the provision of land, permits, and incentivizing development.
- **Partners** by collaborating with non-profit organizations and the housing sector.
- **Leverages** by administering funding from provincial and federal governments.
- **Funds** through contributing municipal resources and grants.
- **Owns** through enabling The City's wholly-owned housing subsidiaries and assets.



The role of government and community

While this Strategy refresh seeks to address current housing challenges and make meaningful progress toward improved housing outcomes, housing need will continue to evolve as Calgary grows and changes.

While progress has been made since the 2023 Strategy was approved, addressing existing housing deficits and responding to future demand will require increased and sustained effort over the long term. The City's continued involvement in housing is essential to making Calgary a safe and affordable place to live. Working

in partnership with other orders of government and the broader housing sector is crucial. Other orders of government see municipal contributions as a critical component of successful non-market housing developments. The City has the opportunity to continue playing a meaningful role in helping ensure Calgarians have access to housing that meets their needs throughout different stages of life.

Delivering housing requires a coordinated, system-wide approach. No single organization can address housing challenges alone. Meaningful progress depends on collaboration among all orders of government and community partners, each contributing unique expertise, resources and responsibilities. Working together is essential to improving housing outcomes for Calgarians.



Addressing Calgary's housing needs

Housing is more than a physical structure — it provides the foundation from which people can build their lives.

Housing is also vital to a safe, affordable and economically vibrant city. Stable housing helps reduce pressure on crisis-response systems, emergency shelters, health care, social services and the justice system. A lack of affordable housing increases demand for public services, creates barriers to workforce participation and diverts household resources away from local economic activity. Ensuring people can access housing that meets their needs supports stronger and safer neighbourhoods, improved wellbeing and social connection, and the ability to contribute to community life.

Supporting housing helps make Calgary *a great place to make a living, a great place to make a life.*

As Calgary continues to evolve, maintaining a healthy housing system will require ongoing action and investment. Addressing housing challenges means increasing supply, improving affordability, expanding housing choice and supporting those with the greatest housing needs. A safe and resilient city depends on a housing system that provides stable and appropriate housing options for people with diverse needs and circumstances.



The City of Calgary supports all parts of the housing continuum. This strategy addresses affordable housing and housing affordability needs across the entire housing continuum.



Addressing Calgary's housing needs

Housing needs are not the same for everyone and they change over time.

Affordability challenges, changing household sizes, health and mobility needs and employment changes can influence the type of housing people need. Whether finding a first home, raising a family, aging in place or transitioning between renting and home ownership, housing journeys are not always linear. A healthy housing system provides a range of housing options that can adapt to these changing needs and supports housing choices through the different stages of life.

The Strategy recognizes that both non-market and market housing play critical and interconnected roles in meeting Calgary's diverse housing needs. Taking a system-wide approach supports the availability, affordability, diversity and accessibility of housing across the entire housing continuum. Supporting choice across this continuum helps ensure there are safe, adequate and affordable housing options for everyone regardless of their age, stage of life, income or life situation.

A healthy market housing system can reduce pressure on non-market housing by providing attainable housing options for more households, while strong non-market housing options help ensure support is available for those facing the greatest housing challenges. Together, they create pathways to greater housing stability, wellbeing and opportunity for all Calgarians. As Calgary continues to evolve, maintaining a healthy housing system will require ongoing action and investment. Addressing housing challenges means increasing supply, improving affordability, expanding choice and supporting those with the greatest housing needs.



Actions and measures of success

Together, the five outcomes produce the pillars of a healthy housing system by increasing housing supply and choice, strengthening delivery capacity and addressing systemic barriers to improve housing outcomes for all Calgarians. Housing outcomes are shaped by a range of economic, demographic, market and policy factors, making it sometimes difficult to attribute changes to any one action. The City uses measures of success and annual reporting to track progress toward its outcomes and actions, demonstrate accountability, and show how implementation is contributing to improved housing outcomes over time and addressing the needs of Calgarians.

The measures of success and targets build on work already underway through the 2023 Strategy and remain linked to its long-term vision. As part of this refresh, the targets were reviewed to confirm whether they continue to reflect Calgary's housing needs, market conditions and The City's role. Most targets remain unchanged because they are long-term benchmarks tied to the original direction from the Housing and Affordability Task Force, national or international best practices, and The City's *10-Year Capital Plan*. Annual reporting will continue to show how Calgary is tracking against these targets and where further action is needed.

The City directly influences some measures through its investments, policies, programs and land-use decisions. Other measures are broader housing system indicators that The City can only influence indirectly, alongside other orders of government, the private sector and non-profit partners. Together these measures help track the overall health of Calgary's housing system and whether conditions are improving for Calgarians.

Table 1: How this helps Calgarians – measures of success and targets

Targets have been established based on industry best practices, housing sector feedback, or a combination of both. Baseline data for the measures can be found in the [Appendix](#).

Measure of success	Target
Influencing measure of success wherein The City has direct influence	
Number of homes supported through City funded programs including physical details (e.g., total number, by size and by building type)	• 3,000 new non-market homes annually • On average, invest in 100 Indigenous homes each year through our Indigenous housing program⁴ The 3,000-unit target represents a long-term aspirational goal that aligns with the OECD benchmark of 7 per cent non-market housing and recommendations from the Housing and Affordability Task Force. Current funding levels and delivery capacity do not support meeting these targets. Actual service levels and delivery targets will be scaled to align with approved budgets, available funding and delivery capacity.
Monitoring measure of success wherein The City has indirect influence	
Housing price to income ratio	3:1
Proportion of non-market housing to market housing	7 per cent of the housing stock is non-market
Purpose built rental vacancy rate	Rental vacancy rate is 3–5.5 per cent
Median rent	Trending down or maintaining
Median residential sale price	Trending down or maintaining

⁴ 100 homes are a subset of the 3,000 non-market homes target.

**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.

Table 2: Streamlined actions and corresponding measures of success and targets

As part of the refresh, the original 98 actions were reviewed and streamlined into 10 actions. This updated structure brings related work together under broader priority areas, creating a clearer and more focused framework for implementation, reporting and accountability. The refreshed actions continue to support the strategy's long-term vision while providing greater flexibility to respond to evolving housing needs and priorities.

Action item	Measure of success	Target	Outcome alignment ⁵
1. Utilize City-owned land and Land Fund acquisitions to increase the supply of non-market housing	- Number of City owned sites awarded - Amount of funding invested	- Award on average 10 sites per year to support non-market housing - Commit 100 per cent of the Housing Land Fund budget over the 4-year budget cycle	1 2 3 5
2. Deliver capital funding incentive programs (e.g., first-in-funding) for non-market housing, which enables partners to leverage funding from other sources	- Percentage of time The City is a first-in-funder - Percentage of City funded projects that leverage or secure funding from other orders of government⁶	100 per cent of projects receive funding from other orders of government	1 2 3 4 5
3. Strengthen relationships with Indigenous Nations and organizations, and utilize City land and capital funding to support <i>For Indigenous, By Indigenous</i> projects	- Number of City Non-Market Housing Land Disposition sites allocated for Indigenous housing - Amount of capital funding invested to Indigenous housing projects	- One site per Housing Land Disposition cycle - Fund 400 Indigenous homes over the 4-year budget cycle	5 1 2 4

⁵ Filled in, larger outcomes numbers are the primary outcomes with the rest being secondary outcomes.

⁶ This is a lagging metric and is not likely measurable within the same funding year.

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Action item	Measure of success	Target	Outcome alignment ⁵
4. Continue to use Local Area Planning and other policies, regulations and bylaws to expand support for diverse housing types across Calgary communities	- Market homes approved above target baseline (units from Building Permits, Development Permits) - Diversity of housing types (e.g., proportion of singles detached dwellings, townhouses, multi-residential and backyard suites) - Per cent of Calgary's land area covered by an approved modernized Local Area Plan	1,000 more market homes than what would normally be permitted per year (5-year moving average) - Increase in diversity of housing over time (year-over-year)	1 2
5. Continue to prioritize application review and planning support to accelerate housing delivery for non-market housing projects	City review time (reduced time compared to market projects)	60 days or less for City review time to decision when only one Detailed Review is necessary⁷	1 2 3
6. Advocate to and collaborate with other orders of government for coordinated policies and sustainable funding that support housing need in Calgary	Percentage of City funded projects that leverage or secure funding from other orders of government⁸	100 per cent of projects received funding from other orders of government⁸	1 2 3 4 5
7. Collaborate with the provincial government and housing sector to improve rental practices for tenants and landlords and enhance rental housing stock	Percentage unit change in purpose-built low-cost rental stock	Percentage change in purpose built low-cost rental stock trending upwards	2 4

⁵ Filled in, larger outcomes numbers are the primary outcomes with the rest being secondary outcomes.

⁷ This applies to a concurrent land use and development permit application, a standalone land use application or a standalone development permit application.

⁸ Same measures of success and targets as [Action 2](#).

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Action item	Measure of success	Target	Outcome alignment ⁵
8. Embed criteria across City housing programs to encourage housing to be created for and to meet the needs of communities facing systemic barriers	- Non-market homes serving communities facing systemic barriers - Number of projects serving communities facing systemic barriers awarded funding	Percentage of non-market housing projects supporting communities facing systemic barriers in City supported housing trending upwards	4 2
9. Build and sustain strategic partnerships across the housing sector to strengthen housing delivery readiness and improve Calgarians' access to housing programs and services	- Number of organizations supported - Number of Calgarians supported - Funding allocated to supporting programs	- Number of Calgarians supported trending upwards - Number of organizations supported trending upwards	2 3 4 5
10. Enable The City's housing subsidiaries⁹ to meet their objectives to increase their supply of non-market homes, enhance operational effectiveness, and improve resident wellbeing	- Percentage of assets in good or very good condition - Percentage of units below 80 per cent median market rent - Percentage of residents reporting improved housing stability and quality of life	85 per cent of assets to be in good or very good condition - Number of units at or below 80 per cent of median market rent trending upwards - Number of residents reporting improved housing stability and quality of life trending upwards	3 1 2

⁵ Filled in, larger outcomes numbers are the primary outcomes with the rest being secondary outcomes.

⁹ The City's housing subsidiaries include Attainable Homes Calgary Corporation, Calgary Housing Company and Calgary Municipal Land Corporation. Silvera for Seniors is a Civic Partner with The City and is supported through this action.

Governance

The Strategy continues to be a cross-corporate initiative that requires sustained collaboration across departments. The Chief Housing Office business unit coordinates implementation, monitors progress, aligns priorities and supports delivery across Administration.

Although the strategy's actions have been streamlined, successful implementation will continue to rely on contributions from business units across The City. This approach reflects a model of individual responsibility and collective accountability, requiring ongoing commitment and collaboration to achieve the strategy's intended outcomes.

Supporting Business Units

Planning & Development Services

- City & Regional Planning
- Community Planning
- Development, Business & Building Services
- Downtown Strategy

Infrastructure Services

- Capital Planning & Business Services
- Public Spaces Delivery
- Real Estate & Development Services

Community Services

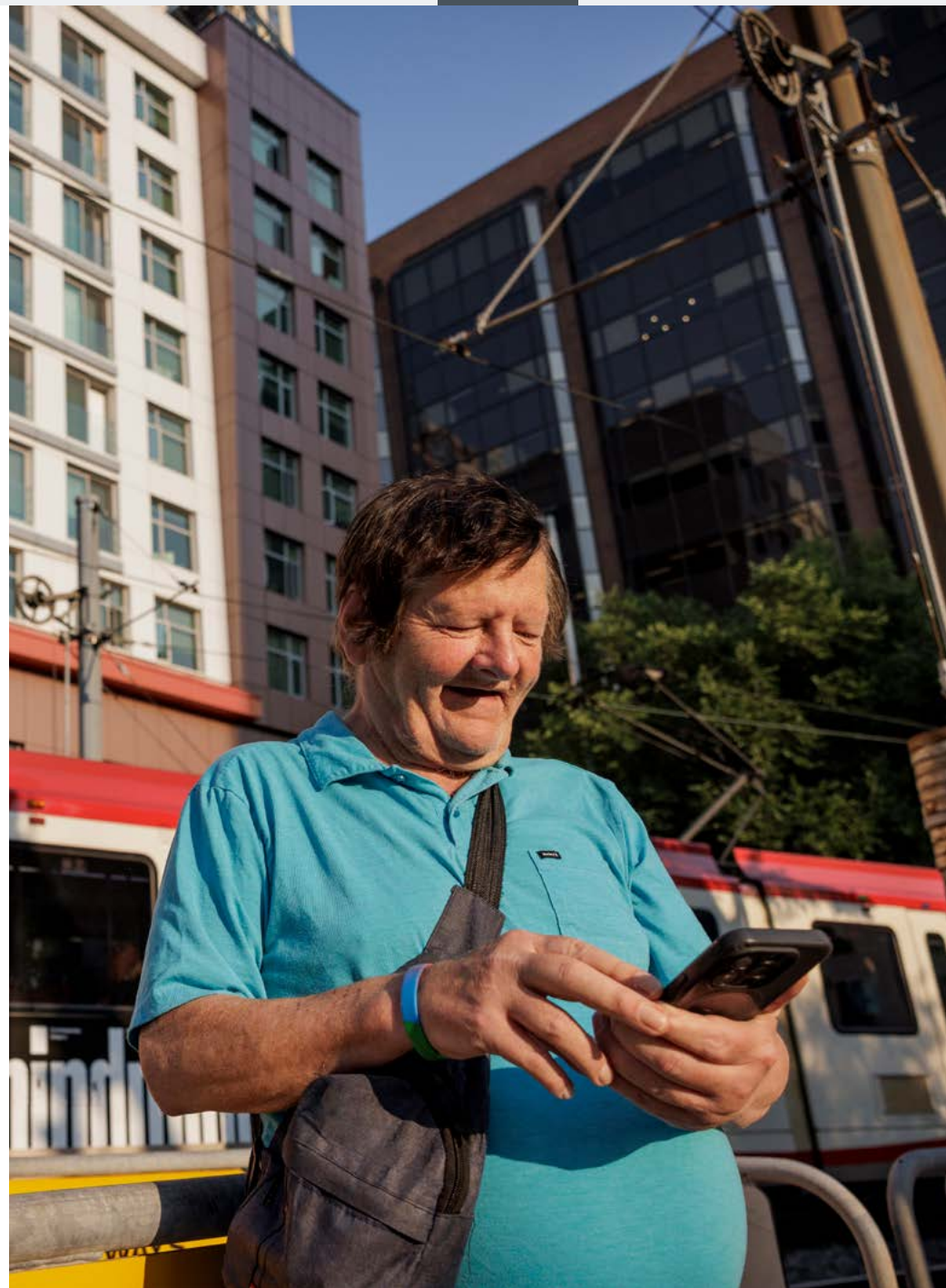
- Community Strategies
- Partnerships

Corporate Planning & Financial Services

- Assessment & Tax
- Finance

Law, Legislative Services & Security

- Law



Glossary

Adequate housing

Housing that does not require any major repairs. Major repairs include defective plumbing or electrical wiring, or structural repairs to walls, floors, or ceilings.

Affordable housing

According to Canada Mortgage and Housing Corporation, housing is affordable when a household spends less than 30 per cent of its before-tax income on shelter. The City defines affordable housing more narrowly as housing for people who, because of financial or other circumstances, need some government support to cover their housing costs and/or access. It may take a number of forms on the housing spectrum, from non-market rentals to supported homeownership. To exclude discretionary overspending, The City targets affordable housing to households earning 65 per cent or less of the Calgary area median income.

Affordable housing need

The City identifies a household in need of affordable housing when it earns less than 65 per cent of the Calgary area median income and spends more than 30 per cent of its gross income on shelter costs.

Communities facing systemic barriers

Describes groups of people who do not benefit equally from public and private investments due to needs and barriers related to multiple factors, demographics, and geographic location, and who are consequently over-represented in core housing need. As per The City's Housing Needs Assessment (2023), Supplemental Housing Needs Assessment: Data Supporting the 2023 Housing Needs Assessment (2025) and recent housing research, these include:

- Indigenous peoples (First Nations, Métis, and Inuit);
- Black and racialized communities;
- Immigrants, newcomers and refugees;
- People living with a physical or cognitive disability;
- Women- and lone-parent-led households;
- Seniors;
- Youth;
- 2SLGBTQIA+ Calgarians; and
- Low-income households.

First-in funder

The City provides initial funding to help awarded organizations leverage funding from other orders of government. Often, secured funding is a criterion of approval from other funders.

For Indigenous, By Indigenous (FIBI)

This is an approach that supports housing developed by and for Indigenous Peoples. It prioritizes Indigenous leadership, ownership and decision making throughout the design, development and operation of housing. FIBI recognizes the distinct needs, cultures and lived experiences of First Nations, Métis and Inuit Peoples and supports culturally safe, community driven housing solutions. This approach responds to the systemic barriers, colonial policies and chronic underfunding that have historically limited Indigenous access to land, capital and housing opportunities.

Housing affordability

A measure that analyzes market costs and trends with the purchasing power of Calgarians across the housing continuum, as well as the ability for homeowners and renters to keep pace with the rising cost of housing (e.g., property taxes, rent increases, assessments and associated costs).

Housing and Affordability Task Force

A task force established through a Council Notice of Motion to provide advice and policy recommendations on housing affordability and affordable housing across the housing continuum. Members included citizens with expertise in areas such as housing, homelessness, academia, social services and development.

Housing Needs Assessment 2023

The Housing Needs Assessment is a research document published by The City examining the city's current and future housing need based on qualitative and quantitative data.

Housing price to income ratio

This ratio is calculated as: median house price divided by median household income. This ratio is used to evaluate housing affordability.

Housing subsidiary

In this document, an organization in which The City is the sole shareholder, governed by an independent board. The City of Calgary's wholly owned housing subsidiaries are Attainable Homes Calgary Corporation, Calgary Housing Company and Calgary Municipal Land Corporation.

Local Area Plan (LAP)

Planning documents that align with the Municipal Government Act regulations. LAPs are led by The City and prepared at a community level. Examples include Area Redevelopment Plans and Area Structure Plans.

Market housing

Rental or for-sale housing provided by the private market.

Municipal Government Act (MGA)

The legislative framework in which all municipalities and municipal entities across the province of Alberta operate. The MGA provides the governance model for cities, towns, villages, municipal districts, specialized municipalities and other forms of local government. It lays the foundation for how municipalities operate, how municipal councils function and how citizens can work with their municipalities.

Non-market housing

Rental or for-sale housing provided for income groups not served by the private market. It is typically made affordable through public and/or non-profit ownership of housing units, or through rent supplements that allow low-income households to access housing in the private market.

Non-Market Housing Land Disposition Program

A City program that sells or leases surplus land at below market value on an annual basis to non-profit organizations for the development and operations of non-market housing.

Non-market housing provider

An organization or business that develops, owns, and operates affordable and/or social housing that is rented below market average.

Non-profit organizations

In this document, means a charity, society, or other non-profit entity whose mandate includes, but is not necessarily limited to, the supply and management of non-market housing, and the provision of support services to people needing non-market housing.

The Organisation for Economic Co-operation and Development (OECD)

An international organization that works to improve economic and social well-being through research, data and policy recommendations. The OECD establishes evidence-based standards and indicators across a range of areas, including housing.

Partner

Collaboration, consultation, and/or joint programming between The City and one or more external organizations, which may include other affordable housing providers, community interest-holders and other orders of government, for the purpose of achieving shared objectives. In this document, “partnership” is not used as a legal term.

Purpose-Built Rental

A multi-family building designed from the outset to be long-term rental.

Social housing

In this document, social housing refers to a set of programs designed by the federal and provincial governments, in which non-market housing units are provided for low-income households. In social housing units, rent is geared to 30 per cent of the tenant's household income with a minimum required payment of \$120 per month. As currently structured, this model is supported by ongoing deep subsidies from the federal and provincial governments.

Suitable housing

Homes that have enough bedrooms for the size and composition of resident households according to the National Occupancy Standard, conceived by the Canada Mortgage and Housing Corporation and provincial and territorial representatives.

The Ways Forward:

Affordable Housing for Indigenous Calgarians Through a Holistic Plan

A report that helps outline how The City of Calgary can help address the affordable housing needs of Indigenous Calgarians. It focuses and articulates areas where The City of Calgary specifically could act, either alone or in partnership with the urban Indigenous community, other levels of government, and with First Nations and Métis Nations, in and around Calgary. It reflects a unique holistic approach to planning and working, in this case with Indigenous peoples living in Calgary.

A Report to Calgary City Council on the Indian Residential School Truth and Reconciliation. There are 94 calls to action in the Truth and Reconciliation Commission's report. The White Goose Flying Report sorted those 94 Truth and Reconciliation calls to action into 43 calls to action that The City could directly implement or support implementation.

Appendix:

Housing affordability and income indicators

	2019	2023	2025
Ownership affordability			
Housing price to income ratio	3.3	5.3	5.2
Median residential sale price	\$410,000	\$495,000	\$575,000
Annual income needed to purchase median residential home	\$83,700	\$143,200	\$137,400 ¹⁰
Rental affordability			
Median monthly rent (2-bedroom apartments and row/townhouses)	\$1,250	\$1,600	\$1,849
Annual income needed to afford median monthly rent (2-bedroom apartments and row/townhouses)	\$50,000	\$64,000	\$73,960
Purpose built rental vacancy rate	3.9%	1.4%	5.1% ¹¹
Income and supply			
Proportion of non-market to market housing	–	–	3.4%
Median before-tax income for Calgarians	\$104,360 for families \$35,430 for individuals	\$114,000 for families \$41,000 for individuals	Not yet available

¹⁰ The slight decline was due to low interest rates, as of 2026 it is now back up to \$156,700

¹¹ Lower-cost rentals had a lower vacancy rate (4.4 per cent) than higher-priced rentals (6.7 per cent), indicating greater demand for lower-cost housing.

