

2018 Annual Conference and Trade Show  
**Tools for Tomorrow's Canada**

Congrès annuel et salon professionnel 2018  
**De meilleurs outils pour un pays plus fort**

# Driving Change through Partnerships and Collaboration

Sarah Woodgate- Director, Calgary Housing,  
President- Calgary Housing Company

Teresa Goldstein- Manager of Affordable Housing,  
City of Calgary

# Calgary Housing Strategic Directions

## Calgary Housing Company – Strategic Priorities

1. Deliver quality customer service
2. Increase financial sustainability including the optimization of assets
3. Strengthen relationships with key stakeholders
4. Strive for organizational excellence

## City of Calgary – Foundations for Home Strategy

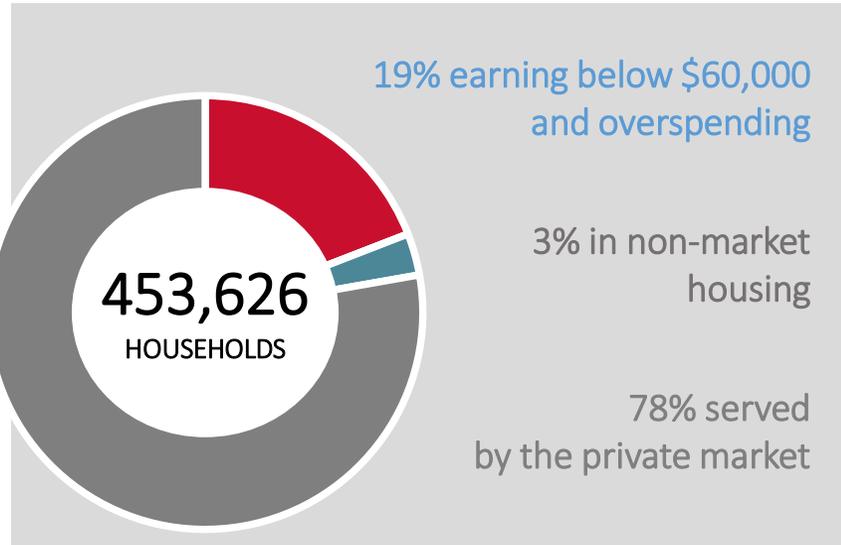
1. Get the Calgary community building
2. Leverage City Land
3. Design and build new City units
4. Regenerate City-owned properties
5. Strengthen intergovernmental partnerships
6. Improve the housing system





# The City's Vision- Let's Be Average

## Increased Housing Supply



Non-market housing supply sufficient to provide homes to a minimum of **6% of households in Calgary**, consistent with the national average.

This would require **15,000 new units**.

## Improved Housing System



A transformed housing system in Calgary, where collaboration between stakeholders drives **better outcomes for individuals and communities** through safe, affordable housing solutions.

# Calgary's Opportunity

16,702 units of Calgary's housing units are non-market

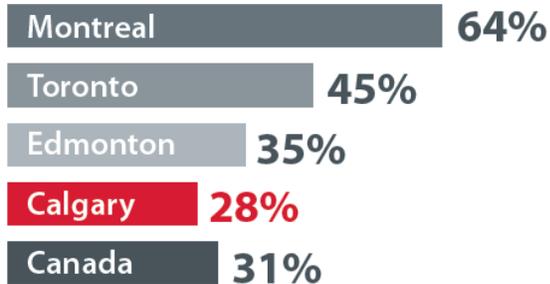
3.6% of the housing in Calgary is non-market



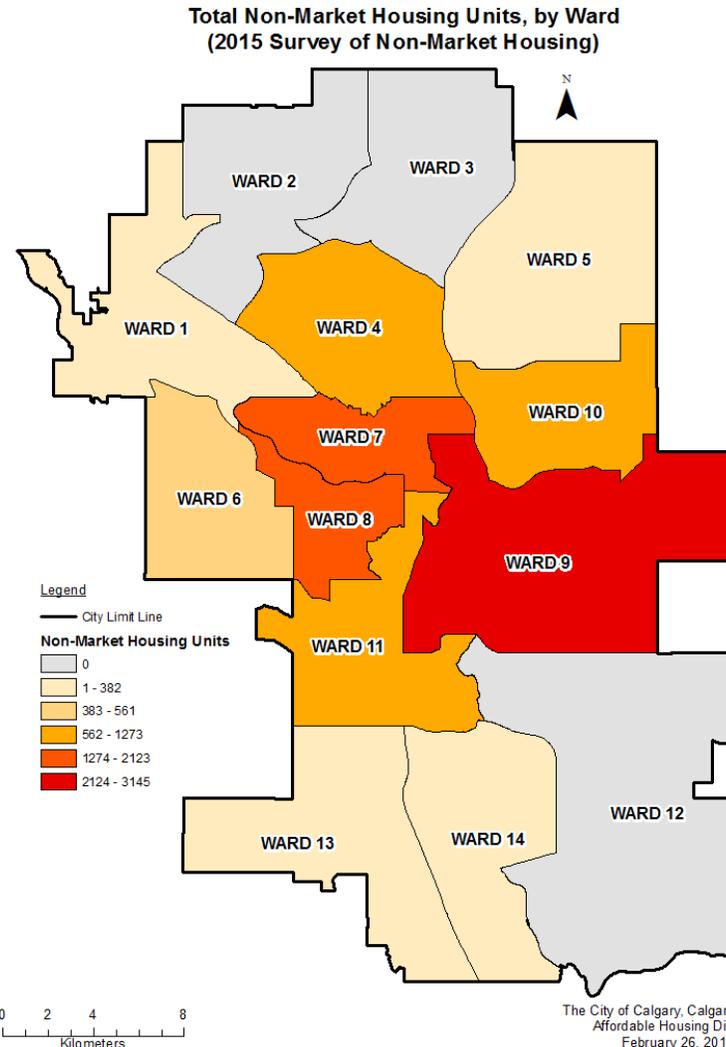
The City owns 2,487 homes that are operated as non-market housing

Income needed to afford average rent for a two-bedroom apartment in Calgary **\$53,000**

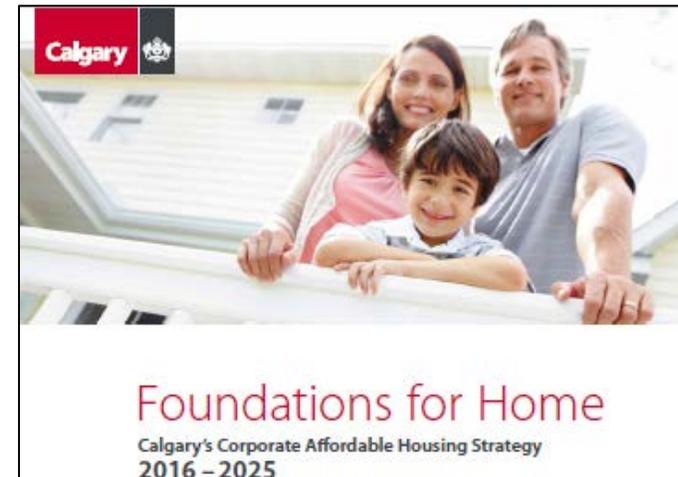
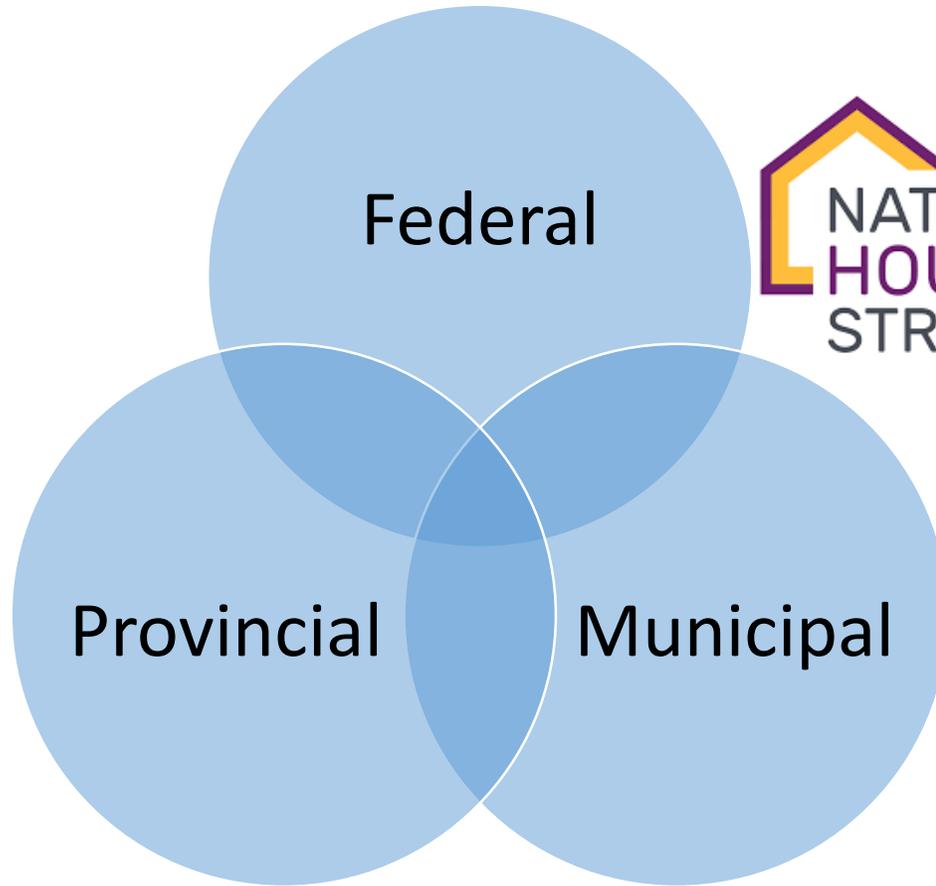
## Percentage rental



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



# Context- Government Strategies



# The City's Strategy

**A new strategic direction through six key objectives:**



1. Get the Calgary community building



2. Leverage City land



3. Design and build new City units



4. Regenerate City-owned properties



5. Strengthen intergovernmental partnerships



6. Improve the housing system

# Scaling Up the Non-Profit Housing Sector Through Municipal Tools





# 1. Get the Calgary Community Building

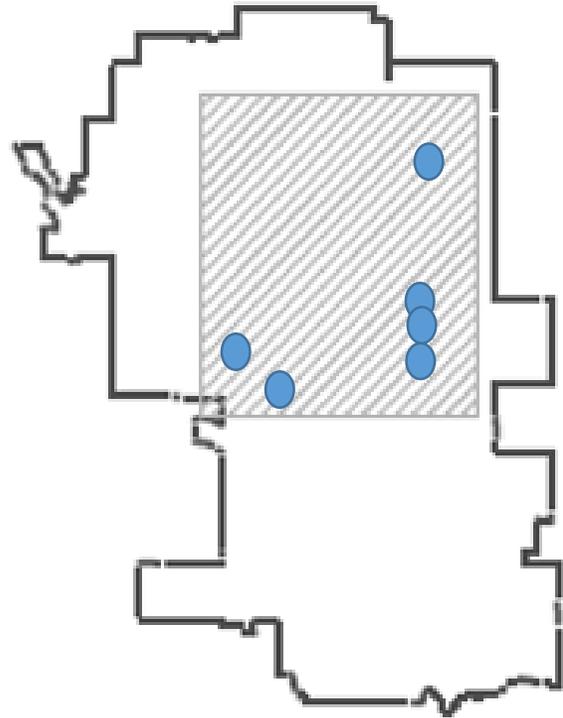


**Support non-profit sector to get new homes in the ground for those in need.**



- **Prioritized planning approvals process for affordable housing (target: > 6 months)**
- **Fee rebates provided for over 2,000 new non-market homes supported by The City**

## 2. Leverage City Land: Non-Profit Land Transfer





# Non-Profit Land Transfer- 2017



**Tiny Home developments (measuring approx. 250 square feet in size)**

# Non-Profit Land Transfer- 2017



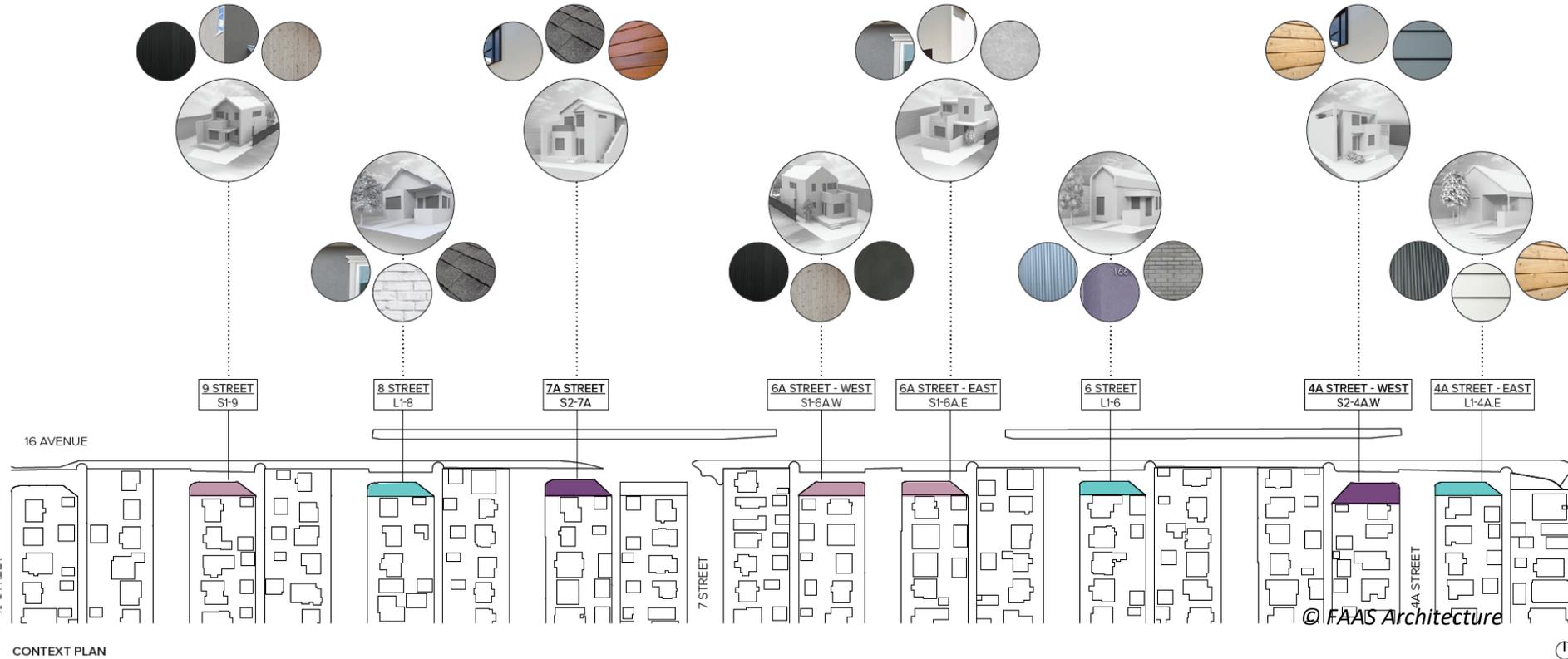
**Community Development Proposal**

Source: [www.homesforheroesfoundation.ca](http://www.homesforheroesfoundation.ca)

# 3. Design and Build New City Units



Open/ in-development of 270 new homes in 2017/2018, 1,000 homes in 8 years



**Opening 2019- 16 narrow/tiny homes in Rosedale**

# 6. Improve the Housing System: The Home Program



## RentSmart Course



“RentSmart has opened my eyes. I used to ignore my maintenance problems. I now have communication with my landlord. I now know that I can talk to him without fear of being blamed.”

...  
*Verlyn B.*

## Community Mobile Market



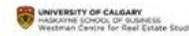
“Our goal to increase food access by bringing [affordable and nutritious] food to communities who may face barriers.. [such as] income, transportation, mobility and time.”

...  
*Lourdes J.*

# The City's Strategy

<p>1. Get Calgary Building </p> <p></p> <p><b>Target:</b> 1,500 units <b>Actual:</b> 2,000 units</p>	<p>2. Leverage City Land </p> <p></p> <p><b>Target:</b> 5 parcels per year (2017/2018) <b>Actual:</b> 3 parcels (2017) 7 parcels (2018)</p>	<p>3. Design and Build New City Units </p> <p></p> <p><b>Target:</b> 160 new/ opened 110 in development <b>Actual:</b> 300 units opened and in development</p>
<p>4. Regenerate City-owned Properties </p> <p></p> <p><b>Target:</b> 3 redevelopments 2 lifecycle projects <b>Actual:</b> 3 redevelopments +200 units <u>lifecycle</u>d</p> <p> Exceeding target</p>	<p>5. Strengthen Intergovernmental Partnerships </p> <p></p> <p><b>Target:</b> 3 significant partnerships <b>Actual:</b> All three levels of government partnering to implement affordable housing strategies</p>	<p>6. Improving the Housing System </p> <p></p> <p><b>Target:</b> 5 programs <b>Actual:</b> Home Program has helped 600 affordable housing residents through 300 volunteer hours and worked with 30 community partners</p>

# Community Housing Affordability Collective (CHAC)





# Thank you!

# Questions?

