

# The City of Calgary's Housing Accelerator Fund Action Plan

For Public Release

Date: 2025-01-11  
Dept: Community Services

CD2023-0585  
Attachment 2

<b>Initiative*</b> <small>Aligned to Housing and Affordability Task Force (TF) and Indigenous Recommendations Report (IRR)</small>	<b>Key Action to Enable the Initiative</b>	<b>Lead Business Unit</b>	<b>Unit Forecast**</b>	<b>Funding Earned***</b>	<b>Council Priority or Results Area Alignment</b>
1. Accelerate housing delivery in the downtown (TF)	Providing financial incentives to support non-residential to residential conversions within existing underutilized properties downtown.	Downtown Strategy	3,000	\$105M	Downtown revitalization
2. Streamline approvals to increase housing supply (TF)	City initiating redesignations for R-C**** parcels to Residential – Grade-Oriented Infill in established areas and redesignating all R-C**** parcels to Housing – Grade-Oriented that meet location criteria in the Land Use Bylaw.	City & Regional Planning	2,500	\$80M	Land use and local area planning
3. Promote missing middle land use districts	Creating H-GO district and amending R-CG districts to allow missing middle housing. Providing stormwater incentives to encourage the delivery of more missing middle housing in new communities.	City & Regional Planning	2,000	\$64M	Land use and local area planning
4. Incentivize legal secondary suites (TF)	Creating a program to incentivize homeowners to create registered legal secondary suites.	Development Business and Building Services	2,000	\$64M	Social equity
5. Enable housing growth in established areas (TF)	Supporting multi-unit development through lowering infrastructure barriers and investing in supporting facilities and public realm improvements in the established area.	City & Regional Planning	425	\$14M	Land use and local area planning
6. Invest in Transit Oriented Development (TF)	Updating Transit Oriented Development (TOD) policies to enable housing development at existing TOD sites.	City & Regional Planning	400	\$17M	Transit and social equity
7. Implement City-developed residential and mixed-use projects	Preparing City-owned land for development purposes.	Real Estate & Development Services	250	\$10M	Social equity
8. Activate affordable housing redevelopment and conversions	Redeveloping and converting City-owned properties to enable increased affordable housing supply in established areas.	Partnerships	231	\$12M	Social equity
9. Build inclusive and equitable affordable housing programs (TF, IRR)	Developing affordable housing grant programs directed to the non-profit housing sector to better support the needs of Indigenous people and equity deserving populations.	Partnerships	150	\$7M	Social equity
10. Utilize existing City assets to achieve housing supply outcomes	Preparing Civic Facility Management assets to be used to achieve housing outcomes.	Facility Management	138	\$6M	Social equity
<b>Total</b>			<b>11,094</b>	<b>\$380M</b>	

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\*Initiatives that started after the 2022 federal budget (April 7, 2022) are eligible for inclusion in the HAF action plans. Initiatives must be completed by the second anniversary of the effective date of when the contribution agreement is signed.

\*\*A forecast of the units that are anticipated to be created as a result of the initiative, starting with execution of the contribution agreement, estimated Fall/Winter 2023, and ending September 1, 2026. Units are counted upon building permit approval.

\*\*\* Funding which we anticipate The City will earn based on the number and type of units created. Every unit qualifies for \$20,000 in base funding and is eligible for top-up funding of \$7,000 if it is multi-unit, \$15,000 if it is within 1.5 km of rapid transit and \$12,000 if it is missing middle. Affordable housing units also qualify for an additional \$19,000 in funding. This is funding earned not specifically how or where the funds will be invested.

\*\*\*\*R-C parcels include all Residential -Contextual districts located in Part 5: Division 2, 3, 4, and 5 in the Land Use Bylaw.

## Action Plan Housing Growth Compared to Baseline Growth

Affordability Type	Baseline unit growth without HAF*	Additional unit growth forecast attributed to HAF
Affordable housing	300	757
Market housing	31,883	10,337
Total	32,133	11,094 (35% growth)

\*Forecast over a three-year period ending September 1, 2026.