

DOWNTOWN



### About Us

HomeSpace Society is a charitable real estate developer, housing owner and property manager with an affordable and permanent rental housing portfolio of close to 500 units in over 20 communities throughout Calgary. We exist to ensure that vulnerable individuals and families in our community have access to safe housing with appropriate social supports. We partner with 16 social agencies that provide services and supports to our residents. A full listing can be found on our website.

### Affordable Housing in Calgary

There is not enough affordable housing in Calgary right now. Only 3.6% of Calgary's housing is affordable, non-market housing as compared to the national average of 6%. Our city requires 15,000 new units in order to reach average. We are working with government, donors and communities to add more affordable rental housing throughout our city.

### New Developments

Homespace has recently completed five new developments and we have two more under construction. These new developments are four storey multi-unit apartment buildings with fully equipped bachelor suites, private amenity space located throughout, and community gathering areas for resident activities and community building. Social supports for residents are provided by agency partners, with some of our buildings having staff on site 24/7. This support includes guest management, assistance with getting to appointments in the community and social supports as required.

### Downtown Proposed Development

HomeSpace has entered into a letter of agreement to purchase the site at 933 5 Avenue SW with the intent to construct an 8 storey, 70-unit affordable apartment building (56 one bedroom and 14 bachelor) under an assisted living development permit.

This is permanent, affordable rental housing which serves Calgarians who were formerly homeless or are at-risk of homelessness. This is not transitional housing, and this is not a shelter.

### Property Land Use (Zoning)

The property at 933 5 Avenue SW is currently zoned C20/R20 which allows for intensive high-rise, high-density developments. This land use also allows for assisted living housing which is the development permit we are applying for.



## Our Residents

HomeSpace operates under the rules outlined in the Residential Tenancies Act (RTA) and we expect our residents to abide by the same. In addition, residents adhere to building guidelines and responsibilities, such as paying monthly rent, keeping units in good repair, and being responsible for guests' actions. HomeSpace, in collaboration with our partner agencies, work with residents to obtain the knowledge and understanding of the expected requirements.

## Partner Agency

Partner agencies will provide social supports to the residents of the building. We currently partner with 16 social service agencies that provide various programs and levels of support to the residents in our buildings. Partner agencies support our mandate to provide permanent rental housing to individuals who have experiences of homelessness and require varying degrees of ongoing support. Residents may suffer from mental illness, addiction, chronic illness, cognitive or physical disability, brain injury. Programs will adhere to the principles of Housing First, which means that permanent housing is provided along with support services, with a focus on building inclusive communities and community integration.

## Property Values

Research shows that there is no negative impact on property values associated with affordable housing. Calgary specific research was conducted in early 2018 by Avison Young. This research looked at the prices of residential properties in close proximity to two current buildings that HomeSpace owns and operates with a partner agency that provides supports to our residents.

This independent research found that there was no negative impact on residential property values in proximity to these two-permanent supported rental apartment buildings. The analysis indicated that long term residential values for dwellings located close to the properties are no different than value changes evident much farther away.

## Crime

Various studies show that supportive housing does not lead to increased rates of crime. Research was conducted in Vancouver, Toronto and Denver.

## Downtown Community and HomeSpace

HomeSpace and its partners look to be good neighbours, to add value to the community and to foster good relationships with the Downtown West Community Association, the Downtown Calgary Association BRZ and community members. We work with stakeholders to ensure that our properties are well-maintained and that our residents and agencies are promoting ongoing positive and productive relations in the communities in which they live. HomeSpace is committed to being open and available to respond to community members inquiries in a timely manner and we encourage open dialogue between residents, agency partners, and community stakeholders.

