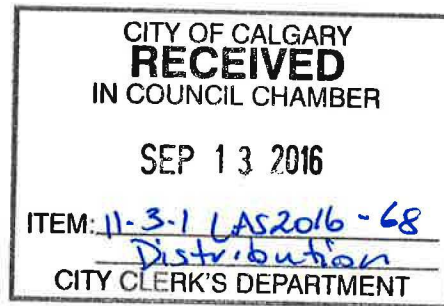


Subject: September 12th City Council Meeting, proposed Affordable Housing project, Agenda item 11.3.1.

Attached is a letter from the Rosedale Community Association regarding the proposed Affordable Housing project in the community of Rosedale on the agenda of the Monday, September 12th City Council Meeting.

Please distribute as appropriate.



September 9, 2016

Your Worship Mayor Nenshi and Members of Council:

I am writing on behalf of The Calgary Rosedale Community Association and the residents of the community of Rosedale regarding the September 12th City Council Meeting, specifically the proposed Affordable Housing project, Agenda item 11.3.1.

I want to make it clear that the Community Association and the Rosedale community as a whole do not oppose affordable housing; however, based on what we have seen and heard over the past few months, there are a large number of concerns with the proposed project that need to be addressed. We feel it is necessary to reach out to you and share these concerns before you vote on Monday. Our concerns are outlined below.

Petition Opposing the Affordable Housing Project

A petition opposing the project has been circulated and received 582 signatures from 315 households. This is a staggering number of signatures in a neighbourhood that has 582 occupied dwellings and a total population of 1,579 according to the 2014 Calgary Civic Census, not to mention that this petition was circulated during the summer months. Clearly, with the number of people expressing opposition, we cannot take these opinions lightly and these concerns need to be addressed.

Cost and Type of Affordable Housing Units

The cost of this Affordable Housing project has raised concerns about how taxpayers' dollars are being spent and is one of the main points of contention in the petition against the project. The cost has been shown to be \$3.96 million for 16 single bedroom suites or \$247,500 per unit. Even more concerning is that these units will not be available to families and, as the upper unit

is to have an exterior staircase, at least 8 of the units are not senior friendly. 70% of the people on the affordable housing wait list are families and seniors. How does this make economic sense, particularly when these units will not be available to the people that need them most?

Insufficient Consultation

While there has been an effort to engage the community, a process that the Community Association has tried to help facilitate, the consultation only included the residents of the affected 1600 blocks. As proved by the petition, this a community-wide issue. The lack of full community consultation has led to confusion regarding the project and was a topic of discussion at our Annual General Meeting in June. At that meeting, our Councillor informed the audience that this project was a done deal and not up for discussion. The Affordable Housing representatives who were present at that meeting corrected that statement and explained that, in fact, the project had not yet been approved and would be on the City Council Agenda on September 12th. This resulted in a heated debate during the meeting and many Rosedale Community members expressed that they felt that the consultation process that did take place was disingenuous and did not appear to have been in good faith. Clearly, the entire community needs to be given the opportunity to participate in the consultation process for this project.

Zoning

The community of Rosedale is almost exclusively zoned as RC-1. Many property owners have purchased their homes in this neighbourhood because of that particular zoning and feel passionate about keeping the community RC-1. When the widening of 16th Avenue happened and the remnant lots were created, the City informed the community that they would build single family residences with built-in sound attenuation on those lots which fit with the zoning. That is not what is now being proposed and has many questioning the City's motives and decisions. Frankly, if the city was proposing 8 single family Affordable Housing units for these lots, we wouldn't be seeing the organized opposition to the project.

The Sale of the Remnant Lots

According to Council direction on November 18th, 2011, the sale of the 8 Rosedale remnant lots was authorized. The information given to the Community Association Board, and to Rosedale residents at the meetings with the Affordable Housing representatives, was that the lots were offered for sale but no buyer was found. We are now hearing from members of our community that they have confirmation that the lots were never offered for sale which implies that the City land department did not properly follow Council's directive. If this indeed is true, the City missed an income-generating option for these lots from the sale of the land and the corresponding property tax increases. Again, are these the types of Affordable Housing units that are most needed?

So, where does this leave us?

It is obvious that the consultation process for this proposed project has not been effective and did not meet our community's expectations. Our community needs open and honest communication from the City departments and our Councillor. We would like to see a consultation process that includes all members of our community. As that has not happened, we urge you to either vote against the Affordable Housing project being proposed for the community of Rosedale, or table your decision until such a time that meaningful and inclusive consultation can take place and concerns of the community can be addressed.

Sincerely,

Matthew Armstrong

President, Rosedale Community Association

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