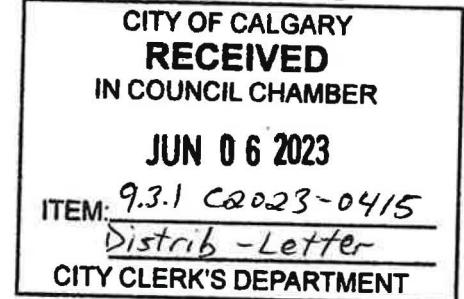




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June 5, 2023

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RE: Housing and Affordability Task Force recommendations on June 6 Agenda

To Whom It May Concern.

I have taken the opportunity to review the Recommendations outlined by the Housing and Affordability Task Force and released publicly on May 4, 2023. Recommendations 4c and 6c are of particular interest to me given my leadership role in the government-subsidized seniors housing sector. I am submitting the following comments for consideration because they are pertinent to the discussion and Council's subsequent direction.

Recommendation 4c

Update and fund the One Window proposal that facilitates all participating housing and service partners through one intake process for individuals to access.

Calgary Heritage Housing was one of 14 local non-market housing organizations in The City of Calgary's initial One Window focus group back in 2017. The City's interest in this initiative fizzled out in 2019 because the logistics of building a One Window intake system that would be all things to all people (all housing providers) appeared to be cost-prohibitive. The estimated price tag at that time was in the \$Millions. Despite the obvious merits of a one-window intake system, neither The City nor the Province had the budget to proceed. The project was benched accordingly.

Calgary Heritage Housing and Silvera for Seniors wanted to leverage our already significant investment of time and energy in this idea. Our two organizations reached out to three other housing management bodies in Calgary who also offer the senior self-contained program (Trinity Foundation, Horizon Housing (formerly Forward Housing), and Bethany), to advance the idea of a one-window entry point strictly for seniors in need of affordable housing. Seniors need only complete one housing application to be considered by all five of our seniors housing organizations. The five of us housing management bodies approved a shared housing application form and drafted a Memorandum of Understanding.

In the spring of 2023, Calgary Heritage Housing applied for funding to advance this joint YYC Seniors Intake Project under the Government of Canada's Community Recovery Fund. We have been awarded a grant to develop the software platform necessary to scale the initiative.

Though this is a collaboration between just five seniors housing management bodies at the moment, the project is being designed so that it can evolve to include other housing management bodies and potentially —with proof of concept— other service partners down the road.

I believe this information is pertinent to Council's discussion about the Housing and Affordability Task Force's Recommendation 4c. A decision to fund The City's One-Window initiative at this point would largely duplicate our efforts, and therefore may not be the most fiscally responsible thing to do.

Recommendation 6c

To support residents in rental housing experiencing higher than normal increases in rent, investigate rent control models used in other jurisdictions, and provide the Government of Alberta with a summary of the findings.

As a housing management body, Calgary Heritage Housing is a landlord to 480+ low-to-moderate income senior tenants. We understand the challenges of keeping rents affordable while ensuring our infrastructure is maintained and our operations remain sustainable.

We fundamentally oppose rent control as a legislated practice because it simply does not accomplish what it sets out to do in principle.

While advocates of rent control may see Alberta as lagging behind other provinces in this area, my industry colleagues and I can present credible data to show how Alberta is in fact demonstrating leadership by *not* adopting a rent control model. We welcome an objective investigation into the rent control models of other jurisdictions but would expect any such investigation to also factor in the respective outcomes. The wording of the Task Force's recommendation above has a decidedly pre-determined feel to it.

As a property manager and a landlord, I am requesting Council's invitation to be part of the exploratory conversation around rent control.

Respectfully,

CALGARY HERITAGE HOUSING



Marlys Jordan, CPM®, CRP
Chief Executive Officer