



PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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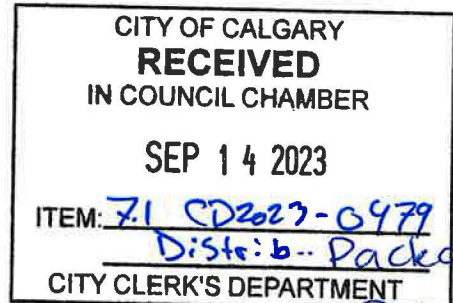
I have read and understand the above statement.

First name (required) Edward (Ed)

Last name (required) Macnab

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? 3DPHC - 3D Printed Homes Corporation



Handwritten notes: Dist: b - Package 1 of Public Submissions



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Request to speak

How do you wish to attend?

In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

No

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

0023-09-14

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This is the complete text of my comments. Talk time is 3:00 +/- 0:10. I would prefer to have a PowerPoint run concurrently. I will send that to the email link above.





Your Home. Printed.

Our VISION is to see every family living in a home that is affordable and meets their needs.

Our MISSION is to reduce the cost of housing by using advanced technology and materials.

5.8 million units
needed by 2030

+ 500,000
immigrants/year

Existing supply shortage

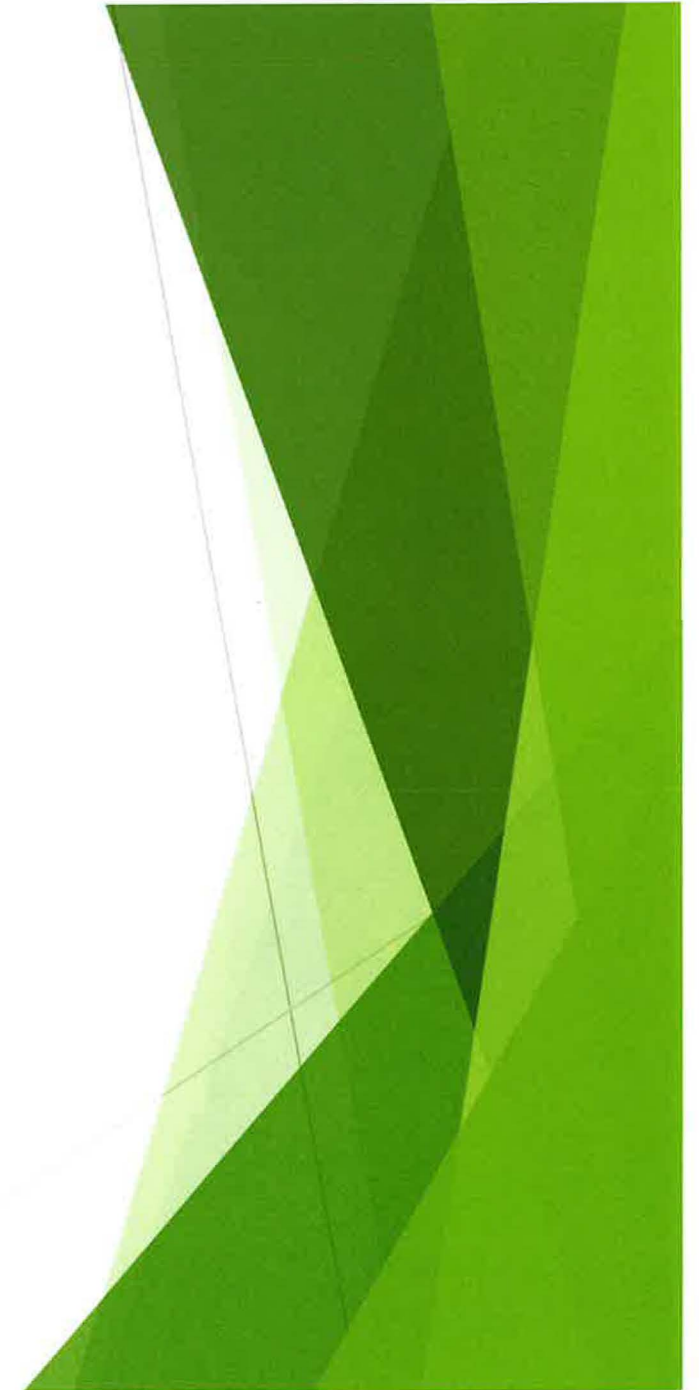
Grey tsunami



The wheels of government

12-24 months?

- ▶ Problem identified
- ▶ Policy options discussed
- ▶ Public input
- ▶ Policy drafted
- ▶ Policy debated
- ▶ Policy implemented
- ▶ Action





Calgary
Housing
Company

Waitlist

Households on Waitlist



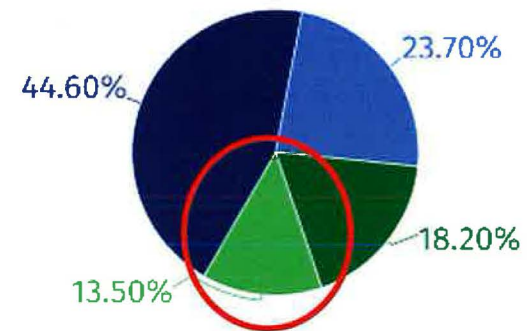
5,300+

Number of households on the
CHC Waitlist as of August 2023.

The CHC Waitlist is priority-based, not time-based. All applications for subsidized programs are prioritized based on the provincial Social Housing Accommodation Regulation.

Property Types

Percentage of CHC properties of various types.



- Townhouse
- Highrise
- Walk-up Apartment
- Single Family-Duplex-Triplex

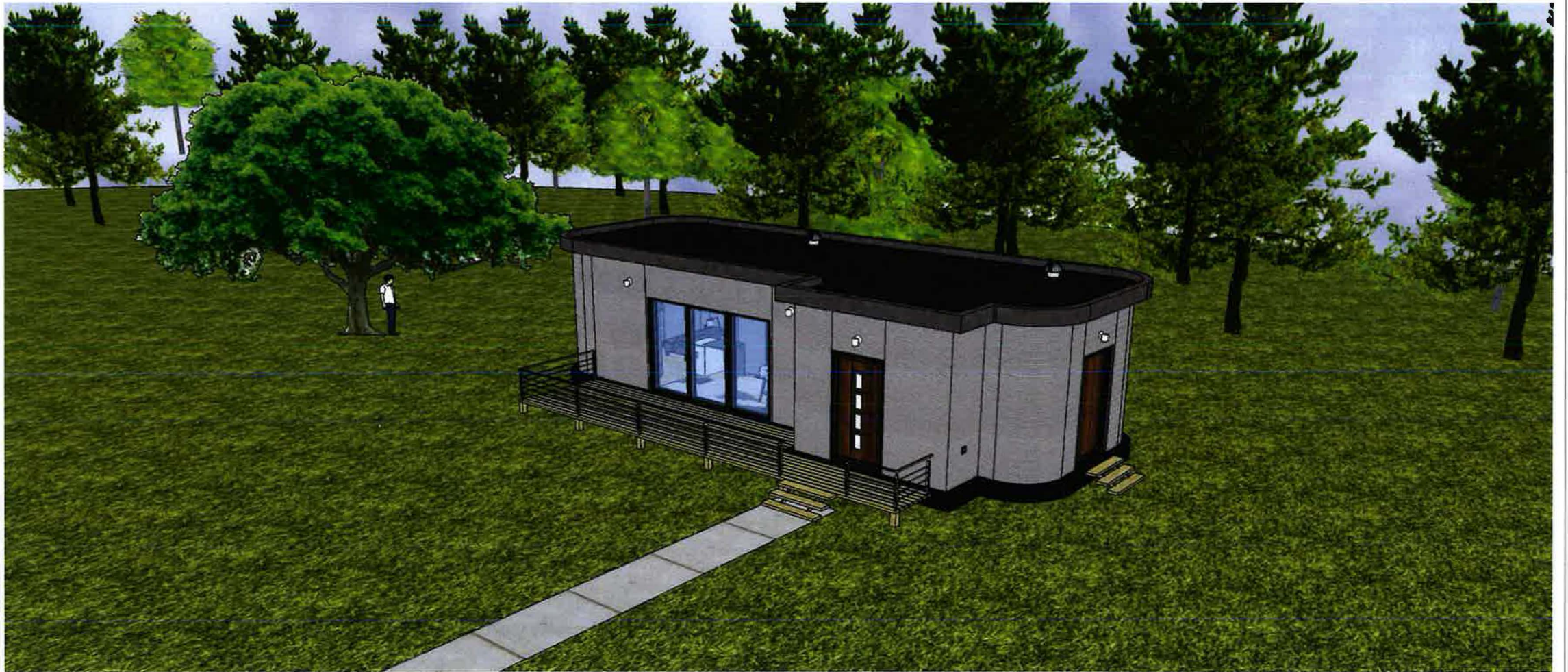


< Home building

Building a Backyard Suite

Permits, application requirements, and common rules





Designed to be the perfect fit for a laneway suite or backyard office, the **Cypress-393** is a comfortable home in a small package. With this particular design, the focus is to work with our clients to create their perfect home or office, using this design to inspire.

CYPRESS-393

September 24, 2021 :: Canada



Thank You!

Ed Macnab
emacnab@3dphc.ca
403-681-4862



Presentation for City Hall

Slide 1, logo, vision, mission

Good day and thank you. I am Ed Macnab, a senior citizen, a resident of NE Calgary, CEO of a startup homebuilding company, 3D Printed Homes Corporation, and an accidental activist for housing affordability.

I fully support all the recommendations on the table.

Slide 2, map and stats

I feel a strong consensus here today that we really do have a housing affordability problem here and across the country. It doesn't really matter if we call it a situation, a problem, a crisis, or an emergency.

Canada will need 5.8 million new homes by 2030, only seven years away. Unfortunately, that is at least 3.5 million more than current industry capacity.

Slide 3, Progression

Public engagements such as this forum, leading to internal policy discussions, and then followed by published policies are important steps in addressing any municipal matter. So, today is important but I have a concern.

The wheels of government grind slowly. I expect that it will be a year or more before new policies are enacted and another year before new housing is built because of those policies. AND, this timeline might be optimistic.

Something needs to change, and WE must be the agents of that change.

While this process unfolds, we have an opportunity to use what is already in place.

Slide 4, Calgary Housing Company

Calgary Housing Company operates, on behalf of the City, over 900 single/duplex/triplex properties. That's the bit in the red circle.

CHC is our largest landlord and provider of Affordable Housing. They have a wait list of more than 5300 households and wait times are unacceptable.

Slide 5, Calgary Backyard Suites

Calgary Council has made headlines by passing new regulations in support of Backyard Suites, also known as carriage houses, laneway suites, or granny shacks. We are national leaders in this effort.

Slide 6, Pitch the Project

So, what if we take CHC's existing stock of 900 city lots, combine that with Council's support of Backyard Suites, and design an audacious project to 3D Print 900 backyard suites next building season, in 2024, all added to CHC's rental stock of affordable housing?

The project would qualify for heavy support from CMHC and additional assistance from Alberta Innovates and several others.

Together we would design two or three standard units to be 3D printed around the city. The collaborative designs should become a pre-approved standard package available free to any homeowner who wants to join in.

Mayor Gondek, I believe that your assistant owes me a call after our brief meeting at Inventures in June. Is this an opportunity to start work on a project that will make a real difference?

Slide 6, Thank you



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I have read and understand the above statement.

First name (required) **Brittany**

Last name (required) **Reicher**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



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(required)

Submit a comment

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Affordable housing

Are you in favour or opposition of the issue? (required)

In favour

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I have read and understand the above statement.

First name (required) Lisa

Last name (required) Andrusiak

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



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Date of meeting (required)

Sep 14, 2023

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Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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I am a single mother of 3. I work from home doing esthetics. My rent the past 3 years was \$2250 for a 4 bedroom home. After having to move due to my landlords selling I now pay \$3500 for a smaller, older, breaking down house in the same area (SW). I looked for 6 months all over the city for reasonable rent and couldn't find anything in a similar range to what I'd been paying. In order to keep my clients and not take my children away from their school, sports and friends. My parents are helping me pay rent. I worry every month about being able to buy groceries gas and the things my children need. Please please implement some type of rent control.



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I have read and understand the above statement.

First name (required) Savannah

Last name (required) Poirier

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



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(required)

Submit a comment

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing policy

Are you in favour or opposition of the issue? (required)

In favour

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How is this a controversial subject? People need homes, developer and landlord greed are making that increasingly unrealistic. We used to be a liveable city, but not for long at this rate.



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First name (required)	Dana
Last name (required)	Gardiner
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?



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(required)

Submit a comment

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hi, my name is Dana Gardiner, I am a renter that lives in the neighborhood of Cranston.

I support all 33 of the adorable housing task force recommendations to make affordable housing more attainable.

My housing costs make up over half my monthly income.

I support affordable housing because housing is a basic human right.



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First name (required) **Suzanne**

Last name (required) **Craik**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?

What do you wish to co?
(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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Affordable Housing

Are you in favour or opposition of the issue? (required)

In favour

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tember 8, 2023

Sep-

Dear Mayor Gondek, City Councillors and Task Force Members,

I am writing to you today with regards to the need for affordable housing in our city and asking you to pass all the recommendations.

Calgary is in a housing crisis.

Our grown children, even with post-secondary education and middle-income jobs are struggling to pay their rents, buy food and pay their utilities. Their future dream of owning their own home in Calgary looks bleak at best. Both my husband and I were born and grew up in Calgary and benefitted from the prosperity and opportunities that Calgary offered us to work and own our own home and enjoy most (what we could afford) of what Calgary had to offer our middle-class family. This is not the same Calgary by any stretch of the imagination.

Our children's lease will come up this January and they are sitting on pins and needles knowing that if their rent increases, they will be without a home they can afford. This kind of housing insecurity creates an environment that produces fear, anger, and mental health damage to families and hence, communities throughout Calgary. Instead of a flourishing and healthy society with security and opportunities we have created one that is of scarcity and vulnerability.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



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As leaders in our city representing communities that are struggling to find and afford adequate housing, I am asking you to please pass all the taskforce's recommendations and to continue to work to ensure that they are implemented and result in affordable housing for those who need it most.

Thank you for reading this message and representing our city. While it is sometimes hard, your work as a public representative is both appreciated and celebrated. Please take my letter as encouragement to move this series of policies forward to creating a more vibrant, more just and fair city, that's inclusive and supportive of all Calgarians.

Yours sincerely,
Suzanne Craik
23 Sunrise Circle SE
Calgary, Ab.
T2X2Z5



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First name (required)	Alex
Last name (required)	Mitchinson
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?



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Standing Policy Committee on Community Development

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Housing Crisis

Are you in favour or opposition of the issue? (required)

In favour

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As a person living in Calgary see people from many walks of life struggling to find affordable housing. This struggle then bleeds into difficulties paying other bills, food insecurities, and more. With rents and mortgages going up as they are, soon the already overwhelmed social services will no longer be able to help those waiting and then what?

**We need help, and we need it now.
I support all 33 points.**



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First name (required) **Michael**

Last name (required) **McNeil**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I think housing costs have risen out of control. Lots of people are already struggling financially especially in the retail segment with loss of hours and raises that don't meet a livable wage. Not everyone has the resources to go beyond minimum wage jobs and with how high rent has climbed. Action needs to be taken to stop the absurdity going on



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Aileen

Last name (required) Ong

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Community Development

Date of meeting (required)

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(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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I am a home owner living in Evanston, Ward 2 and SUPPORT all 33 of the affordable housing task force recommendations to make housing affordable and attainable. If we don't do something now we will see more of our family, friends, and neighbours struggling to make ends meet. In the recommendations it shows clearly if we don't work towards affordability and attainability 100,000 Calgarians will need affordable housing. This is a scary statistic, we will lose our rank of most liveable city, our reputation of focusing on liveability for our citizens and all the work we have completed towards stronger, connected communities. I believe in the motto pay now or later. If recommendations are not supported, we will inevitably have to pay later because we did not solve the crisis of housing. I do not want Calgary to become a place where my neighbours have to live on the streets. Let's work together to solve this problem of housing and support the recommendations from this task force. Thank you.



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I have read and understand the above statement.

First name (required)	Kathleen
Last name (required)	Lamoureux
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Calgary needs to act quickly on the housing crisis. We need rent control. Landlording should not be a form of income/business. Housing is a basic right!



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I have read and understand the above statement.

First name (required) Michiko

Last name (required) Kajita

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

The City of Calgarys Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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I have read and understand the above statement.

First name (required) Nicole

Last name (required) Drinnan

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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Council

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I had to leave Calgary because I can no longer afford to live in this beautiful city. My basement suite that was \$950 in 2020 is now \$1750. This is not sustainable for anyone. Those who can afford these skyrocketing rents now may not be able to when their wages no longer match with rent hikes. We need rent control. We need affordable housing. The elderly, disabled, single parents, students-- all of these people are being chased out and now find themselves and their loved ones in high-risk situations. We need help.



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I have read and understand the above statement.

First name (required) Dorothee

Last name (required) Mages

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

recommendations of housing task force

Are you in favour or opposition of the issue? (required)

In favour

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I am writing to you today with regards to the need for affordable housing in our city and I am kindly asking you to pass all of the recommendations.

Calgary is in a housing crisis.

Our family housed, as a temporary solution an Ukrainian refugee family - it was a nightmare to find an appropriate and affordable rental apartment for a single parent with two children. In the end they ended up in a one bedroom basement suite wherein you and I would not like to bring our family up.

- Did you know that the Canadian Mortgage and Housing Corporation has highlighted that the lowest incomes in Calgary can only truly afford 5% of housing in the city?
- And the University of Calgary's residences team has been flooded by over 5,000 applications for housing?
- Students, recent immigrants, young families starting their lives, youth and our neighbours are facing extraordinary pressures due to the rise in cost of housing?
- Increasingly, it is becoming hard for business to attract and retain talent they need to start, build and expand their businesses in Calgary because of the cost of housing growing faster than the market can keep up.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a leader in our city representing communities that are struggling to find and afford adequate housing, I am asking you to please pass all of the task force's recommendations and to continue to work to ensure that they are implemented and result in affordable housing for those who need it most.



PUBLIC SUBMISSION FORM

Thank you for reading this message and representing our city. While it is sometimes hard, your work as a public representative is both appreciated and celebrated. Please take my email as encouragement to move this series of policies forward to creating a more vibrant, more just and fair city, that's inclusive and supportive of all Calgarians.

Yours sincerely,
Dorothee Mages



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I have read and understand the above statement.

First name (required) Carolyn

Last name (required) Brown

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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Calgary's housing affordability situation is critical. I've lived with 21 different roommates over ten years and that's the only way I, as a degree holding, consistently employed professional, have been able to afford to live in the city, it's gotten to the point where I am in my mid thirties and will leave the city for housing affordability. The city is losing good people to this crisis, and that cycle will not build a safe, resilient community.



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I have read and understand the above statement.

First name (required)	Jeff
Last name (required)	Thorburn
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

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Council

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Calgary Housing Strategy - Affordable Housing Task Force Recommendations

Are you in favour or opposition of the issue? (required)

In favour

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Council must ACCEPT all the Housing Affordability Task Force recommendations. Please see my full statement in the attached PDF.

Council must ACCEPT all the Housing Affordability Task Force recommendations.

Calgary City Council.

My family and I moved back to Calgary two years ago. After living in Vancouver for a decade, the financial strain to afford housing in Canada's most expensive city had run its toll. We were lucky to find a modest house for rent in an inner-city neighborhood that toted many of the things we loved about Vancouver- abundant amenities, walkability, proximity to our jobs, regular transit, biking infrastructure, and density - which we quickly learned equates to more community vibrancy, more friends and neighbours to connect with, and more eyes on the street looking out for one another.

But the past two years have felt overwhelming, disheartening, and precarious. With the hope of one day buying a house and laying more permanent roots in a community we've grown to love, we've quickly watched that dream evaporate. As both housing prices and rental costs have skyrocketed, the promise of affordability that Calgary lured us back with has quickly disappeared as well.

My wife and I both have good jobs that pay us well. For the most part, we can cover our family's needs. But knowing that our landlord could decide to raise our rent by any amount they deem 'fair' with little to no warning has added unnecessary stress to our lives - understanding that if we lose the housing we currently have, it would be incredibly difficult to find something that wouldn't massively uproot our lives or costs us more than we might be able to afford.

The number of people in Calgary currently in crisis is already far too large and will only continue to increase if something significant doesn't shift. The mental and emotional strain so many Calgarians are experiencing as a result of the lack of safe and affordable housing is huge and spreads far beyond the perception that this only affects those living in lower socioeconomic brackets. We know lack of housing is directly connected to the social disorder we see in all quadrants of the city. It's heartbreaking and totally unacceptable that in 2023 so many people can be experiencing homelessness or find themselves unable to afford food because so much of what they have is allocated to keeping a roof over their head.

While living in Vancouver, we often acknowledged how completely unattainable it is for families to build a life there. We watched dozens of our closest friends move away to more affordable places - completely exhausted by the hard work and hopeless stress required to sustain living in uncertain and unstable housing. Calgary is currently on track to meet the same unaffordable fate as Vancouver, but right now is a pivotal moment for us to change course - to make some hard choices that ensure our city does not become the next painful statistic in Canada's unaffordability story.

Council must accept ALL the Housing Affordability Task Force recommendations. Calgarians desperately need our elected officials to be brave and do what is needed to create meaningful change to better our city. Making decisions because of an exclusive few that are upset about the possibility of living next to a duplex or row house or the unreasonable expectation of a place to store their car - to allow those comparatively insignificant concerns to become very real and substantial barriers to building more housing for people like me and my family is completely unacceptable.

To all of council, but especially those still undecided or planning to vote against the HATF recommendations, please hear these words and take them to heart. Know that someone you know or love is struggling to make ends meet. And consider how much worse things will get for ALL Calgarians if we don't do everything in our power to change the devastating course we are currently on. Our future is literally in your hands.

Thank you,

Jeff Thorburn
Thorburn.Jeff@gmail.com



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I have read and understand the above statement.

First name (required) Wesley

Last name (required) Bluhm

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Housing Recommendations

Are you in favour or opposition of the issue? (required)

In opposition

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If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am against the proposals as I understand them, I disagree with the approach of allowing re-zoning in all areas. I cannot see how building multi-family homes in expensive (possibly exclusive) areas of the city will alleviate the pressure on availability of affordable housing.



PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) **Martin**

Last name (required) **Aiello**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In opposition

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

City Council. I am writing in regard to the proposed blanket elimination of R1 zoning or single family zoning. I don't believe that this council or any council that was elected particularly with such a small voter turnout should have the power to eliminate R1 zoning without taking the issue to the people of Calgary to vote on. People that live in areas or neighborhoods which are zoned R1 bought in these areas for a number of reasons none of which was to live beside one or two sixplexes. Residents of these areas for the most part worked hard to be able to purchase in these areas because of the lifestyle it provided to them. There is generally a premium paid to purchase in R1 areas, people buying and living in these areas for the most part don't want a sixplex beside them towering over their back eliminating their privacy. If I had wanted to reside in an area with many sixplexes along with the parking issues that come with too many residences in an area I would have purchased in such an area. I don't believe your mandate should include trampling on ownership rights which were and are included in the zoning of residential land. The R1 zoning designation has guaranteed to purchasers and owners that their investment in their home will remain a solid one which will be diminished by your reckless abolishment of it if your plan is successful. I suggest you have registered owners of properties in these areas vote on it, the ones that actually own the property and pay the tax on it. It certainly should not be council's decision to make. This city like many others has a housing problem for the same reason it has a health care problem...poor planning mostly by the federal government. If any of you had any experience in the housing industry you would know this problem has no easy solution...it takes many months to build new housing even with all permits in place. The elimination of R1 will lead to this city looking much like downtown Van-

couver...crowded and appearing to have no plan to development.



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I have read and understand the above statement.

First name (required) **Michelle**

Last name (required) **Vetland**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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I have read and understand the above statement.

First name (required) Jay

Last name (required) Renshaw

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Sep 13, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Public Affordable Housing

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

we NEED more affordable housing options in this city. young people and young families are struggling every single day. We do not need parking as much as we need non market homes.



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I have read and understand the above statement.

First name (required) **Angela**

Last name (required) **Blaikie**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello, I am a homeowner living in Shawnessy/Ward 13. I support all 33 of the housing task force recommendations to make housing affordable and attainable. My housing costs have increased substantially over the past year. Many do not have the opportunity to enter the housing market due to prohibitive costs for homes/mortgages, and rents are increasingly unaffordable for many. Housing costs continue to increase to levels that are pushing people into crowded, uncomfortable and/or unsafe living situations. I support affordable housing because it's a human right - everyone deserves a safe place to call home. Thank you for your attention to this important issue.



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I have read and understand the above statement.

First name (required) Sarah

Last name (required) Steel

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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A solution needs to be figured out for our city and the humans living here in relation to the price of housing. We as humans should not have to suffer and worry to this extent that we are currently about having somewhere to live and being able to afford basic necessities at the same time.



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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Raegan

Last name (required) Reiter

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

City of Calgary's 2023-2024 Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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I wish to submit a comment to council as I'm unsure whether my Ward representative is doing his part to connect with his constituents on this matter. Housing has become a huge problem in our city and unless we do something now, many other problems are going to pile on top. One of my friends must move back in with her mom outside of the city, commute everyday and must stay with me on days she has to work late because rent is too expensive as a single person. My parents rent was raised by \$700 and that will be a huge problem come winter when their work slows down, and my younger brother who is still at home already is not able to join sports or other activities anymore to save money. My last search for a place to rent had nearly 50% of the landlords doing something illegal in the process, but there is no one available to hold them accountable. I work with youth and young adults fleeing abusive situations at home, and finding housing for them is nearly impossible. It is even worse for kids aging out of care who have very little supports. This contributes to our community's increased experience of food insecurity, homelessness and addiction. Housing is vital to our wellbeing, and it must come first and be given the priority it deserves. We don't need more luxury apartments and something should be done to mandate a minimum amount of affordable suites in all apartments. Zoning changes must be looked at. There should be more staff available to support with upholding the Residential Tenancy Act and holding landlords accountable to safety standards and regulations. Calgary is only going to continue to grow, and if we don't take the opportunity to put these things in place now, many people in our city are going to suffer and be pushed out. I don't want the kids I work with to be afraid that there is no place here for them. I don't want to continue working 4 jobs while still struggling to make ends meet. This city is important to me and being a part of my community's growth is too, and I do not want to be forced to



PUBLIC SUBMISSION FORM

consider abandoning it because I'm no longer able to afford being a part of it. But if it gets to the point where my wellbeing is so negatively impacted by the reality of trying to survive in Calgary, then it is a question I'll have to contemplate. And it seems it might come sooner than later.



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I have read and understand the above statement.

First name (required) **Nadia**

Last name (required) **Harris**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

City of Calgary's housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing today to Echo the voices of my fellow humans who are begging the city to implement a rental control/cap or a policy that ensures that rents cannot increase hundreds of dollars upon renewal.

One that will be enforced.

I have lived in my home for 7 years, each year I have been subject to a rental increase upon re-signing my lease, which is totally fair and understandable for the most part.

This past year, my rent increased by almost \$200 monthly that is considered a fairly low increase compared to many other Calgarians.

New tenants, however, are paying almost double for a unit than they were 3 years ago.

This is unsustainable for everyone who depends on rentals.

People are having to choose between rent and bills, clothing, food, toiletries, school supplies and birthday gifts for their children.

The amount of people who are giving up completely and moving out of city or living homeless, in campers and cars is more than I could ever imagine in a world class city like Calgary.

While your current strategy is a good one, the addition of rental caps, controls on the raising of rents and fees for long-term and new tenants really needs to be included in this plan.

Having more housing available is only a solution so long as your average citizen can afford the cost of living.

Compared to every other major city in Canada that I have personally lived in renters have very little protection and are given very little care in Calgary, I would love to see the sense of community and pride that Calgary is famous for be extended to the vast

community of renters that call our city home.
Keeping rental rates reasonable not only for long term renters but also newer tenants
is going to be an integral part of restoring housing stability.
Thank you for your time.



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I have read and understand the above statement.

First name (required) **Aliesha**

Last name (required) **Stuart**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Our city is facing a housing crisis, with countless families, singles, students, AISH recipients, and low or fixed income seniors being priced out of their homes and left unable to find another due to wildly inflated rentals and values. We need more affordable housing in all wards. We need densified housing in all wards. We need rent control to ensure that all citizens of Calgary have a roof over their heads. There need to be penalties for land owners who allow properties to sit vacant, like the one next to my own home that's been vacant for over a year. The National Housing Strategy Act (2019) recognized that housing is a human right and you, our elected representatives, need to do the work required to ensure that all people in our city have that right upheld.



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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Jonathan

Last name (required) Kyte

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello,
I'm a homeowner in ward 13 (Shawnessy) and I'm in support of all measures which increase the supply of affordable homes (to own and to rent) to address the current housing crisis. No one should be unhoused! The panel has recommended some good first steps. I hope the city will see the benefit of increasing population density by rezoning areas and allowing mixed zoning to encourage walkable neighborhoods while discouraging sprawl. Urban sprawl puts strain on city services, increasing property taxes for all, and makes the issues we are all experiencing even worse. Increasing density has its own challenges, but in the long term is the right way to approach a city. Europe has the right of this in many ways and we should look to them for models of what works best. I look forward to seeing the city make progress on this and lead the way as I know we can.



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I have read and understand the above statement.

First name (required) Jen

Last name (required) Apickton

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing rezone

Are you in favour or opposition of the issue? (required)

In opposition

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Unfortunately blanket rezoning will do little to solve this crisis. Marda loop has increased density at an astronomical price - but new 4 plex units are priced at over 800 each. Appropriate density encouraged but destroying our parks (richmond green for example) and cutting down trees is not the answer. There are MANY empty appropriate spaces (bow valley collage building / empty giant lot beside Walmart at 37) that are PERFECT for high density - yet instead the city chooses to throw as many units in a small space on a one off basis as possible. You can even enter marda loop during rush hour - complete gridlock.



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I have read and understand the above statement.

First name (required) Anna

Last name (required) Levy

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I'm deeply concerned about the rising costs of absolutely everything here in Calgary, especially the lack of affordable housing. It's becoming increasingly challenging for the working class to make ends meet in this city. While many of us would love to write, petition, and put effort into speaking up and advocating for ourselves and our fellow working-friends, the reality is that we HAVE TO WORK just to survive.

It's frustrating that we're often left with no choice but to put all our energy into our jobs because we can't afford to take time off for advocacy. We need our government and politicians to step up and do their job to represent, support, and defend us. Affordable housing is not a luxury; it's a basic necessity. We deserve to live in a city where we can afford a decent place to call home without sacrificing our quality of life. It's time for real action and meaningful change.



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I have read and understand the above statement.

First name (required) Hilary

Last name (required) Wong

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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So many people are struggling to find housing in Calgary - we need to follow the recommendations in the housing strategy, especially providing more non-market housing. It is so sad to hear about the rent increases, illegal evictions, and people staying in unsafe or toxic situations so they can have a place to live. Please vote in favour of the affordable housing strategy recommendations.



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I have read and understand the above statement.

First name (required) Daren

Last name (required) Wang

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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My partner and I are homeowners in ward 7. One of the reasons we have chosen to live here is the diversity of our neighbourhood. We believe the mix in cultural backgrounds and income levels are due to the mix in housing options available from rental apartment to beautiful detached homes. Lately on our walks, we have noticed almost all new developments cater towards those who can afford 700-800K townhomes, 800-1M duplexes or purpose built rental townhomes where rent is over \$2500/Month. These are not affordable options. We need to support more diversity in housing development to keep our city vibrant and livable. We want more folks to move into our neighbourhood at affordable costs to help support the local businesses we love and increase ridership on transit.



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I have read and understand the above statement.

First name (required) **James**

Last name (required) **Hueser**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?

What do you wish to do?
(required) **Request to speak**

How do you wish to attend? **In-person**

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? **No**

What meeting do you wish to attend or speak to? (required) **Council**

Date of meeting (required) **Sep 14, 2023**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **Public Hearing on Housing Crisis**

Are you in favour or opposition of the issue? (required) **Neither**

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video). If you have additional files to attach, email them to publicsubmissions@calgary.ca

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Last week I had a friend calling me in tears. Their rental property recently changed hands and this new property owner increased the rent by \$400/month for each of the three tenants. This was unexpected and is difficult to accommodate for a student entering their fourth and final year at ACAD. Their parents do not live in Calgary, are unable to provide financial assistance, and the \$400/month increase was overwhelming to receive. The consolation the new property owner provided them was that he was only raising the rent in order to improve the property - something that the current tenants neither requested, required, nor appreciated. Given the choice to not increase the rent or to have new flooring instead, they would have chosen less rent every time. This doesn't even consider the fact that one-time renovation fees would be, obviously, one-time costs instead of a recurring monthly cost. I'm of the mind that the rent increase was actually because the new property owner decided to buy the property with an 8% mortgage - something nobody forced him to do, and something he probably would not have done if he wasn't confident that he would be able to exploit current or new tenants for more rent. While there can be disagreements and debates as to how much of a commodity housing should be allowed to be, the current state of the market is far from balanced and has tipped the scales in favour of exploitation and property owner greed. Housing is not a simple matter of finding shelter, it's a matter of finding a home.

And on the topic of finding a home, another issue emerges. Historically people would buy a starter home and make payments to accrue capital to sell that home and upgrade as they saw fit. Today, people buy one property and accrue enough capital to buy another property, and another. My last landlord owned three of the four units in a quadplex, and the renters covered all of their costs. This is a system that does not



build relationships, community, or an empowered working class. This is a system that empowers greed with the addition of entitlement from risk because each time my landlords costs increased, so did my rent. Even when costs don't increase... another anecdote is that a friend saw their landlord ask a neighborhood Facebook group how much people are renting for, and after that requested an additional \$600/month in rent. I believe in council's ability to consider this issue from more than the perspective of the poor landlords in the city.



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I have read and understand the above statement.

First name (required) **Mary Anne**

Last name (required) **Schleinich**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Request to speak

How do you wish to attend?

In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

No

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Public presentation on topic of Affordable Housing.

Are you in favour or opposition of the issue? (required)

Neither

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I will present less than this two page document, but it's length makes it more readable and includes links to examples and references. Thank you very much for the opportunity!

Thank you, Council. My name is Mary Anne Schleinich, and I represent myself, speaking on behalf of those who wish for a robust supply of affordable housing.

I'll share a bit of my experience and then name three ideas which build on projects already underway elsewhere in Canada.

Intro: My father was a well-respected geophysicist who worked his entire career with Mobil Oil. He emphasized and lived sustainability, and in the late 70s said that I may see climate change in my lifetime. At 16, I gave him the big eye roll, but inside I admired his intelligence, integrity, and his values, especially his love for the natural world and its people, common values of Calgarians.

The home I own was partly inherited, along with major repair needs. I could see that BAU repairs offered me an expensive coat with a broken front zipper, and thankfully I couldn't do it. I kept looking and learning from videos by Peter Amerongen of Edmonton. I got started when I found Peter Darlington of Calgary. I followed the needs of the house, not losing the dream of a net zero home, and not sinking any \$\$ off that target. 4 yrs later and 4 weeks ago, I got the net zero energy audit. And I have a direct comparison with the very same house three doors down. Without a doubt I've decreased my energy needs by more than half, and my costs were \$20-\$25 compared to my neighbour's \$100 on a reno that does not have attic insulation.

Not only did I spend much less than my neighbour – but I eliminated exposure to rising utility costs which is a significant component of affordability according to Calgary's enough4all report. (<https://wellbeing.enoughforall.ca/4/>)

Peter Amerongen says that the most sustainable house is one that is already built, and I am here to tell you that the most affordable house is a retrofit.

Two of my ideas two involve retrofits and one is a new build. My first two are also **ideal for collaborations** with students, non-profits, local trades, and cross disciplines (e.g. healthcare, engineering). This is the excitement that characterizes our city—**working together with diversity, achieving high standards of really good work.**

And some of the best pioneering work in Canadian retrofitting is right here in Alberta, with all details available for all to see. **My 1st idea comes right from there, on the SSRIA website.** (Stands for Smart Sustainable Resilient Infrastructure Association).

It is project #5, a **16 unit, multi-use residential build** – with w/c units, sitting on two lots of formerly 1950s homes. Does \$80,000 per unit sound affordable--for units **built to passive house standards, with extremely low long term maintenance and utilities costs?** That is a faster than 10 yr payback from rental subsidies with more than 25 yrs of cost protection. (Link: <https://www.ssria.ca/gbtn-05-t5m-connect>)

My 2nd idea is based on the concierge idea funded by FMC, with a twist to add renting to a menu of local affordability tasks for retrofitting homes for cross generational needs. The rental

component is new and here's why: My mother lives in LTC. *Essential* to her basic needs of hydration and nutrition are her two companions (and we've already discovered how short her life would be without them). Both are single mothers & immigrants, living at walking distance bc they cannot afford a car. Their neighbourhood is filled with students attending SAIT and UofC, and they tell me that living in all the homes are single older persons. Everyone is helping each other, but each new build reminds them of how precarious are their living arrangements.

I have a third companion in the wings. All were found though person to person meetings, like hearing one's language on the bus and meeting at the community association where even food is found. **This highlights the vital need for plentiful community spaces conducive to impromptu as well as intentional meetings.** I would not be speaking here were it not for them.

I'm also highlighting the need for real help when navigating how to stay in your home and make it affordable, especially when you are an older person! I can tell you that my retrofit took a lot of brain energy and time, and I had to talk about it, for that I had to make a cold call to find someone suitable. Not too many people have that kind of drive and persistence and ability to by-pass sketchy salesmen. The concierge idea is to assess needs and then help make the connections for work and living arrangements. I include a link to a similar project: <https://greenmunicipalfund.ca/resources/video-durham-region-launches-novel-financing-model>

My 3rd idea idea involves advocating at the federal level for the benefit of renters. I used the Greener Homes Program. By restricting the Greener Homes Program to the primary residences of owners, renters are cut off from affordability benefits. There are many Calgary residents who have invested in the rental market, and they could be passing the affordability of retrofits onto tenants were they encouraged to do so.

E.g. The Greener Homes incentive to retrofit does not apply to my neighbour's home which also needed major repairs, because it is not the owner's primary residence. I have much more housing affordability for the next 25 years, but the renters next door have zero chance, unless they turn themselves into owners of a retrofit.

Renters are equal citizens and deserve the same benefits of greater affordability and security. <https://natural-resources.canada.ca/energy-efficiency/homes/canada-greener-homes-initiative/24831>

I implore City Council to incentivize more retrofits to increase significant fundamental affordability and to decrease carbon emissions. **Instead of the current trend of removing the older stock for developers to build new upscaled housing that is essentially unattainable for fixed or lower incomes. Retrofitting would preserve and increase the stock of affordable homes, be much less costly in many ways, and contribute to the vibrant communities that we have already established.** Thank you very much for your time and attention.

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I have read and understand the above statement.

First name (required) Krystle

Last name (required) McGrath

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Home is Here The City of Calgary's Housing Strategy 2024-2030

Are you in favour or opposition of the issue? (required)

In favour

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If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Home is Here: The City of Calgary's Housing Strategy 2024-2030 Comments

1.A.1. Dispose of City-owned lands as soon as possible within Transit-oriented development sites suitable for housing, including non-market housing. HATF

If there is land the City owns that they are not using, there is no reason this should not be used for the many, many individuals and families who cannot afford a place to live. There are so many vacant lots and buildings that are sitting there without utility, when they could quite literally change and/or save someone(s) life.

1.A.2. Allocate \$20M per year to the Housing Land Fund to acquire land or provide existing City land for the creation of non-market housing. HATF

This is absolutely necessary to deal with the housing crisis we are facing. If there are this many people that cannot afford the most basic need of housing, that means there are at least this many people that cannot afford to contribute to the economy and spend on other things. This is a bare minimum amount to be able to purchase more land for housing that is affordable for people that cannot keep up to the prices of inflation.

1.C.2. Rescind the Single Detached Special Policy Area in the Guide to Local Area Planning and relevant statutory plans, immediately. HATF **Rescind the Single Detached Special Policy Area in the Guide to Local Area Planning and relevant statutory plans, immediately.

It is imperative that we change the zoning restrictions that are in place right now. Single homes are great, and they used to work very well. However, with our booming population that is constantly growing, this no longer makes sense. We need to utilize the spaces we have already and add more housing options onto these land parcels and communities. The population of our city requires us to use the space we have more efficiently. We MUST densify. There is no longer room for each family or individual to have their own yard, their own plot of land. We have public spaces and parks that could be much better utilized to provide this same outdoor experience with an even better sense of community. When people live together, work together, and play together in their public spaces and parks, it creates safety and bonds that improve the quality of life of each person within the city. When there are so many people in need, it does not make sense to have plots of land specifically for single family houses. There is so much opportunity for secondary suites, and other options that allow more people to be housed and improve their quality of life. We need to think in collective terms rather than in individualistic ones. A perfect garden is nice, sure, but giving real human beings a safe and warm place to live is even nicer.

2.A.5. Support existing programming and be a partner at collaborative funding tables to strategically plan, evaluate, and invest to improve services for those in affordable housing and experiencing homelessness.

Specific programs could include:

I. Partner and invest seed funding (\$600K) in existing community programs that support individuals in housing need to access funding for first/last rent obligations. HATF

II. Provide seed funding for community programs that can prevent Calgarians from becoming unhoused such as landlords' mediation, or support for rental arrears. HATF

This would be a major step forward as currently, as incredible as these affordable housing programs are, they do not have enough support. In every aspect, we are falling short of being able to fully implement these programs. My parent got on the waitlist for affordable housing for

our family about 10 years ago, and still have never heard back as far as I know. There are not enough resources given to these programs already in place for them to actually do their jobs or be efficient. When I talk to people about this, typically, those who have tried to get into affordable housing just laugh at the prospect because they know it will not actually happen. It cannot actually happen for a lot of people, because there are not enough resources, and not enough attention being brought to the shortfalls that come with this.

It is incredibly smart to think about assisting with first and last months rent, as this can be an insurmountable barrier to someone getting on track with a place to live. If you are living paycheque to paycheque as I am, and many people I know, there is no way to pay for first and last months rent. It just isn't possible. This alone can keep you from being able to begin looking in the first place, let alone when rent is as enormously overpriced as it is now. This can lead to depression and hopelessness, and ultimately a lower quality of life, lower mental health, and lower ability to work efficiently in the workplace, which makes our economy stagnant.

A favourable idea is a rent cap. Putting this in place would be more feasible if there were supports for landlords as well, so they did not fear for their own financial situations. When landlords panic because their mortgage is going up, this affects us renters the most, with prices going way outside of the range the average person can afford.

Personally, I am in my mid-20s, and I know that with the state of things I will never own a home. This has been engrained in my head since I was a child. However, now not only am I barred from having that dream, but I cannot even afford rent. The main goal that I have in life is to live in a safe and happy home with someone who loves me. Unfortunately, with the state of housing in Calgary, this is not within my reach. My boyfriend and I have been looking for a place to move into, and even with both of us working full-time, sometimes more, we are not even close to being able to afford this "dream." Not owning a house but renting an apartment together. It has come out that a person's annual income needs to be over \$80,000 to afford rent in this city. I barely make half of that. That is absurd. I will never own a home like the generations before me. I will not get to fulfill my dream of living in a safe and loving home with someone who loves me. I cannot own, I cannot rent, and I can barely stay afloat now. With the growing amount of people coming to this city, without increasing the funding, the land availability, and changing the zoning restrictions; I truly do not know how I will survive here. Let alone help our economy thrive.



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I have read and understand the above statement.

First name (required) Edwin

Last name (required) Isford

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in favour of all 5 proposed outcomes outlined in the Housing Strategy document - HOWEVER I believe it does not go far enough in limiting housing rental increases. We need our council to decide in favour of tenants on this issue. Our city needs rent control in-line with municipalities like Toronto, Montreal, and Vancouver. A 40% average rent increase over 3 years is unacceptable, and has potential to force people to homelessness.



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I have read and understand the above statement.

First name (required) **Katie**

Last name (required) **Green**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



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First name (required) victoria

Last name (required) spong

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What is the group that you represent?



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September 7, 2023

The City of Calgary
800 Macleod Trail SE
Calgary, Alberta T2G 2M3

Attention: Members of Calgary City Council

Re: Home is Here: The City of Calgary's Housing Strategy 2024-2030

The Calgary Residential Rental Association (CRRA) represents hundreds of members, including market and non-profit housing providers.

We commend the City for looking at ways to increase affordable housing, something that the CRRA supports. We agree more housing is required.

As the Report is being discussed, we encourage that members of Council **not support** those Outcomes and Actions that have unintended negative consequences on housing affordability, such as disincentivizing investments; increasing costs; and price controls, that have a proven history of adversely affecting affordable housing.

We encourage Council to focus their support on those Outcomes and Actions that will help incentivize and stimulate the development of new affordable housing that will have a noticeable and positive impact on Calgarians, particularly for low-income renters and those on government supports.

We must not lose sight of the fact that housing and housing affordability is an issue in most provinces across Canada. It's a hot button issue. It is important to note that the most affordable and rent-friendly jurisdictions in Canada are in places where there are no price controls - Alberta and Saskatchewan (*source: rentals.ca*).

Attached are three highly informative documents that are intended to provide insight and help Council make an informed decision: "**Affordable Housing Solutions**"; "**The Unintended Consequences of Rent Control**"; and "**The International Experience with Rent Controls**".

We support initiatives that reduce taxes and regulatory barriers to building affordable housing and maintaining these properties.

The CRRA remains committed to working collaboratively with the City. We are willing and able to bring to the table knowledge, experience, and expertise in a variety of areas related to the housing spectrum.

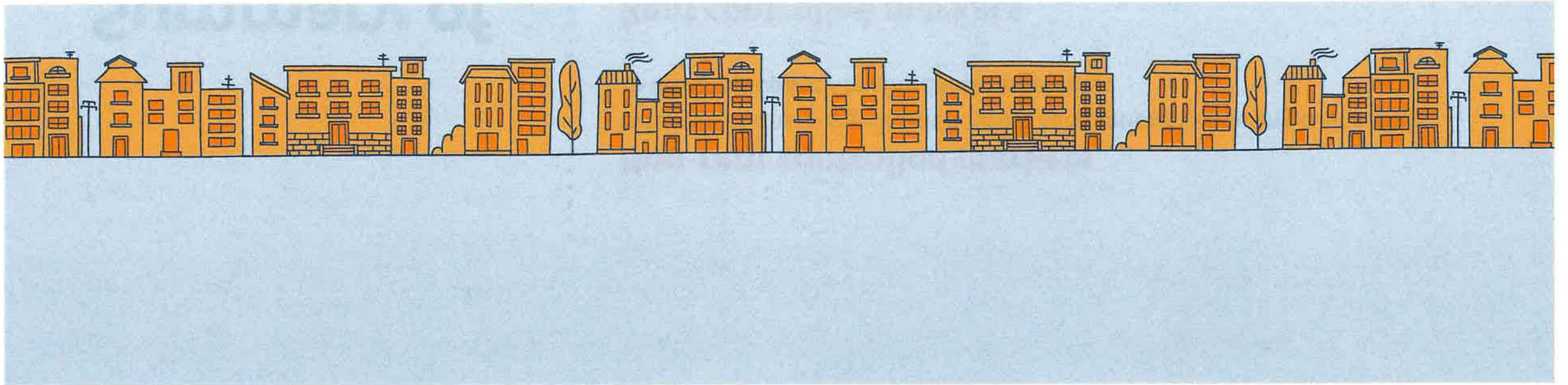
Thank you for your consideration, and I hope you find this information useful.



Gerry Baxter
Executive Director

MARCH 2023

Affordable Housing Solutions



Summary of Current State

Non-rent controlled markets

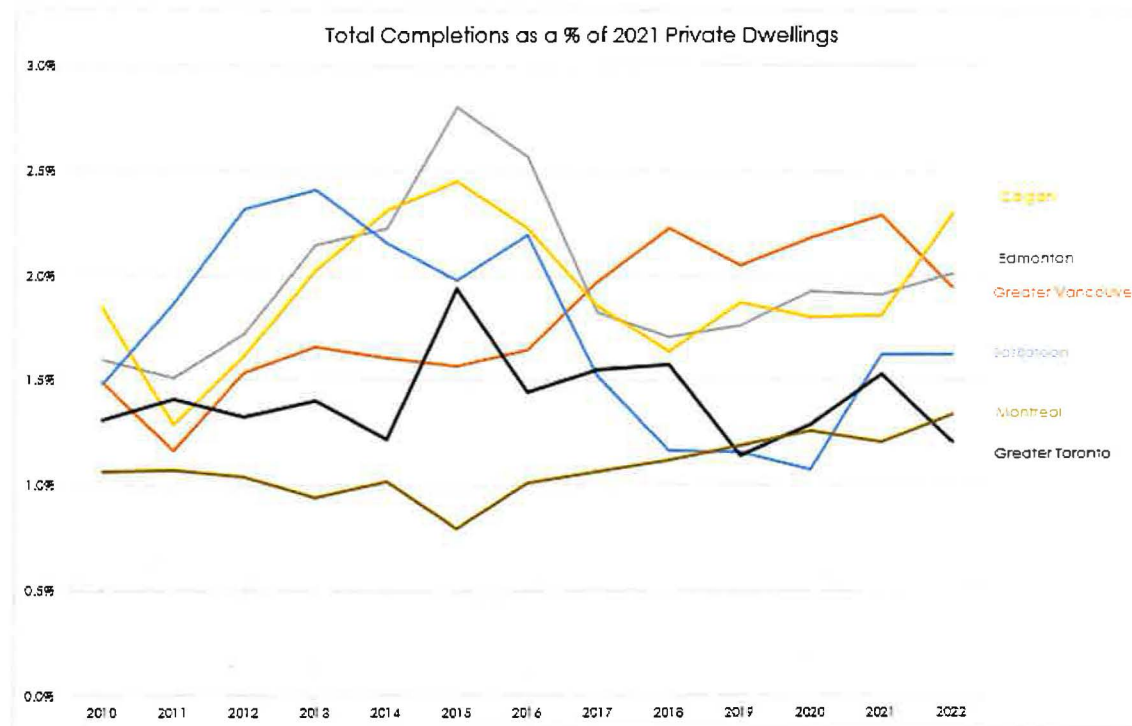
Less regulations > significant housing completions > housing over supply
> lower occupancy > affordable rental rates

Rent controlled markets

More regulations > less housing completions > housing supply shortage
> high occupancy > high rental rates

Total Housing Units Built Each Year

Scaled for the 2021 census housing stock



Key Message:

New housing supply is the highest in non-rent controlled markets.

Additions to housing supply each year on average (2010-2022):

Edmonton = 2.0%

Calgary = 1.9%

Greater Vancouver = 1.8%

Saskatoon = 1.7%

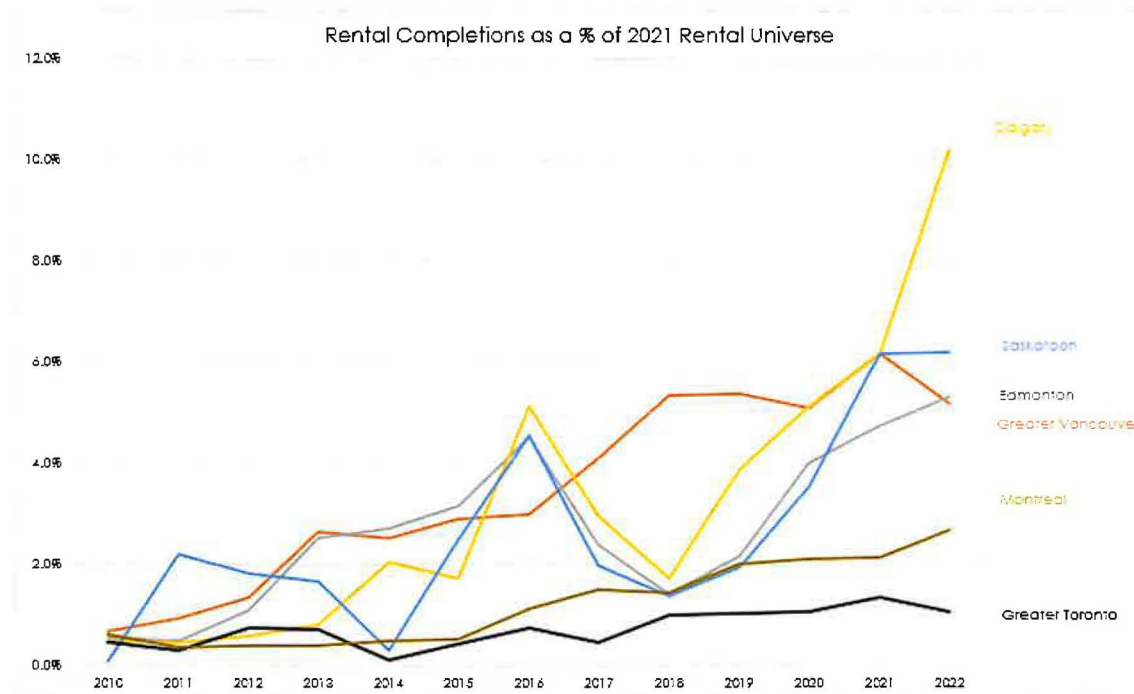
Greater Toronto = 1.4%

Montreal = 1.1%

Sources: CMHC Starts and Completions by Intended Market by Cities

Total Rental Housing Units Built Each Year

Scaled for the existing number of rental apartments in 2021



Key Message:

Non-rent controlled markets have significantly more new relative rental supply.

In addition to the large volume of rental deliveries in 2022, as at December 2022, there were ~6,600 rental units under construction in Calgary.

Edmonton = 2.7%

Calgary = 3.2%

Greater Vancouver = 3.5%

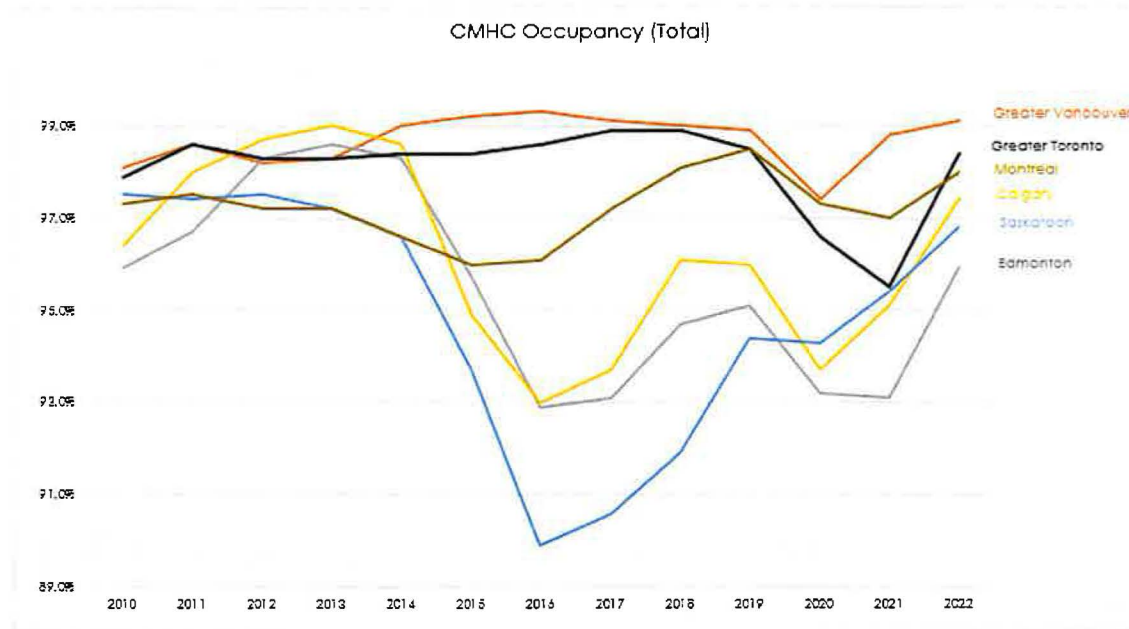
Saskatoon = 2.6%

Greater Toronto = 0.7%

Montreal = 1.2%

Sources: CMHC Starts and Completions by Intended Market by Cities

CMHC Rental Market Survey History of Occupancy



Key Message:

Non rent-controlled markets have the highest vacancy as a result of more supply.

Calgary, Edmonton and Saskatoon markets saw significant housing completions in 2014-2019

Average occupancy (2010-2022):

Edmonton = 95.5%

Calgary = 96.2%

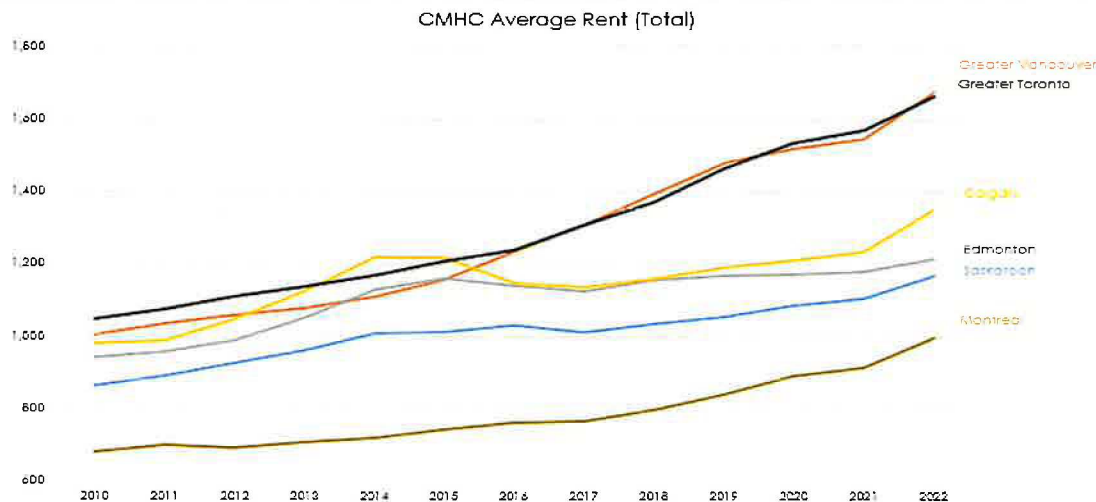
Greater Vancouver = 98.7%

Saskatoon = 94.9%

Greater Toronto = 98.1%

Montreal = 97.2%

CMHC Rental Market Survey History of Average Rent



Key Message:

Rent-controlled markets have the highest rents, reducing choice and optionality for renters.

In areas with rent control, CMHC's average rent does not represent current price to rent an apartment.

Ex: Cost of finding an apartment to rent in Vancouver is around \$3707/month, per rentals.ca (Oct 2022), not \$1675/per CMHC (Oct 2022)

Current CMHC Average Rent:

Edmonton = \$1,215

Calgary = \$1,351

Greater Vancouver = \$1,675

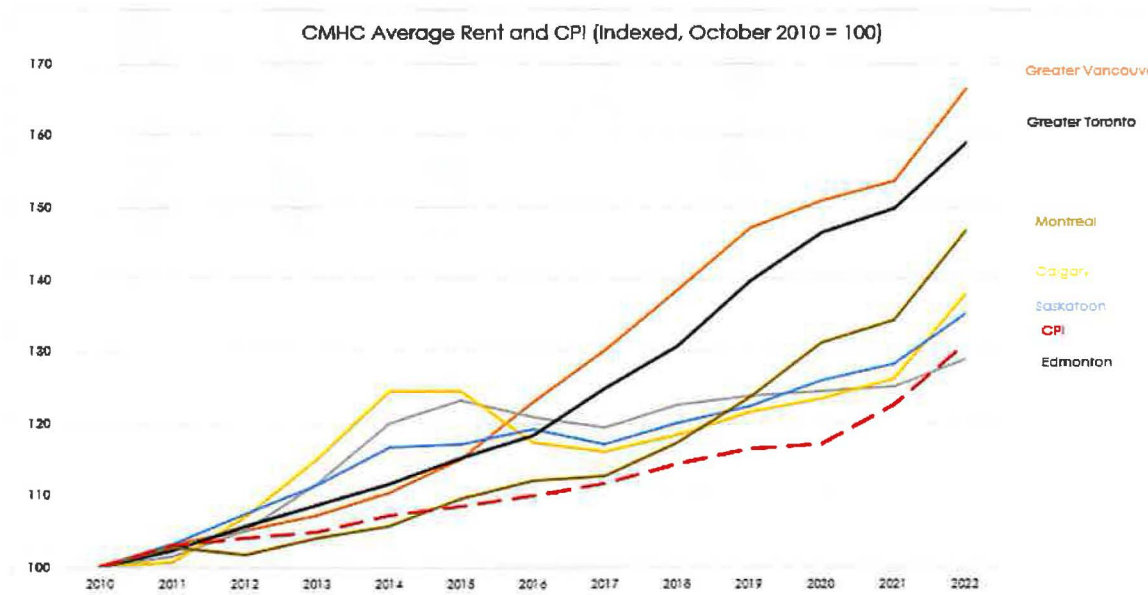
Saskatoon = \$1,167

Greater Toronto = \$1,665

Montreal = \$998

Sources: CMHC 2021 Rental Market Survey

CMHC Average Rent Relative to Consumer Pricing Index (CPI)

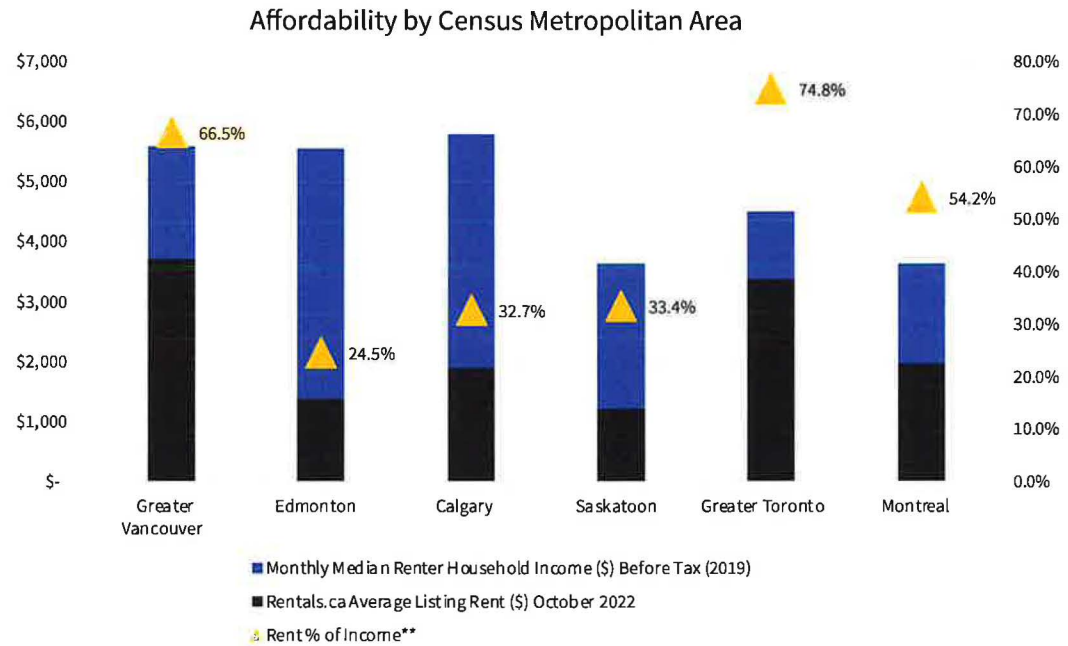


Key Message:

Average rent pricing in rent-controlled markets have outpaced CPI (inflation).

Ex: Vancouver average rent has grown by ~65% and CPI has grown by 30% over 12 years.

Affordability Relative to Market Rent



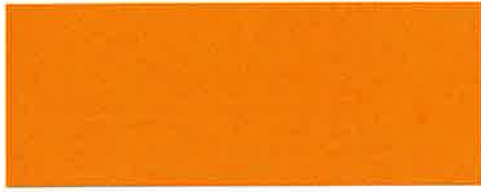
Key Message:

Residents in rent controlled markets spend significantly more of their income on rental housing.

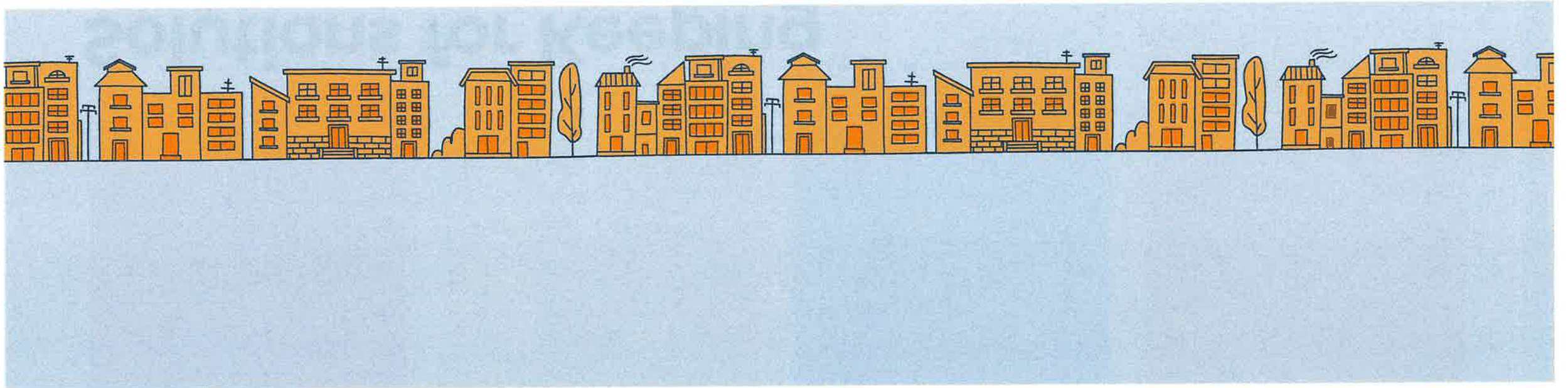
CMHC defines affordable rent as 30% of the 2019 median renter household income before tax.

Renter households in Vancouver, Toronto, and Montreal are paying significantly more than 30% of pre-tax income on rent.

Sources: Rentals.ca October 2022 rent report, Canadian Income Survey 2012-2019 adapted by CMHC
 ** Comparing 2019 median renter household incomes to 2022 Average listing rents skews the Rent % of Income upwards. 2019 is the most recent renter household specific income data.



Solutions for Keeping Housing Affordable





Solutions for Keeping Housing Affordable



Market Pricing on Rental Apartments



Limit Taxation



Capital Grants



Rent Supplements

Market Pricing on Rental Apartments

Non-rent controlled market = better outcomes in both construction and rental affordability

Price controls = supply destruction + housing shortages + discourages new development

Market solutions = increased competition + choice + supply

Increased competition, demonstrated by Calgary & Edmonton's out-sized construction

Taxation Policy

01

Increasing the CCA Allowance (1950-1980) to incentivize building rental housing

Property tax mill-rate equity between single family and multi-residential to incentivize building rental housing.

02

Edmonton municipality has recently approved and adopted property tax mill-rate equity to encourage more affordable rental housing development.

03

Example of property tax exemption programs: Regina Housing Incentives Policy. Market rental that received building permits between 2015 and 2017 received a property tax exemption. Number of rental units constructed/completed in Regina hit a 30-year high in 2018



Capital Grants

01

Capital grants were successfully implemented in Alberta in 2010 to help lower the cost of building affordable housing
Example: Calgary buildings pictured above (Kaleidoscope, Victoria Gardens, Spruce Ridge Gardens):

02

Commitment to keeping rent affordable for 20 or 30 years with no option to buy out of the commitment.

03


Support opportunities for not-for-profits to buy and operate affordable housing.

- Able to secure volume of affordable units when buying older, existing, stock when compared to building new.
- Not-for-profits able to acquire affordable housing for below replacement cost.


04

Government as a partner in maintaining and building upon supply of affordable housing.

Rent Supplements



Although on an aggregate basis, renting in Alberta is generally affordable, having a social safety net for families with lower incomes helps alleviate homelessness.

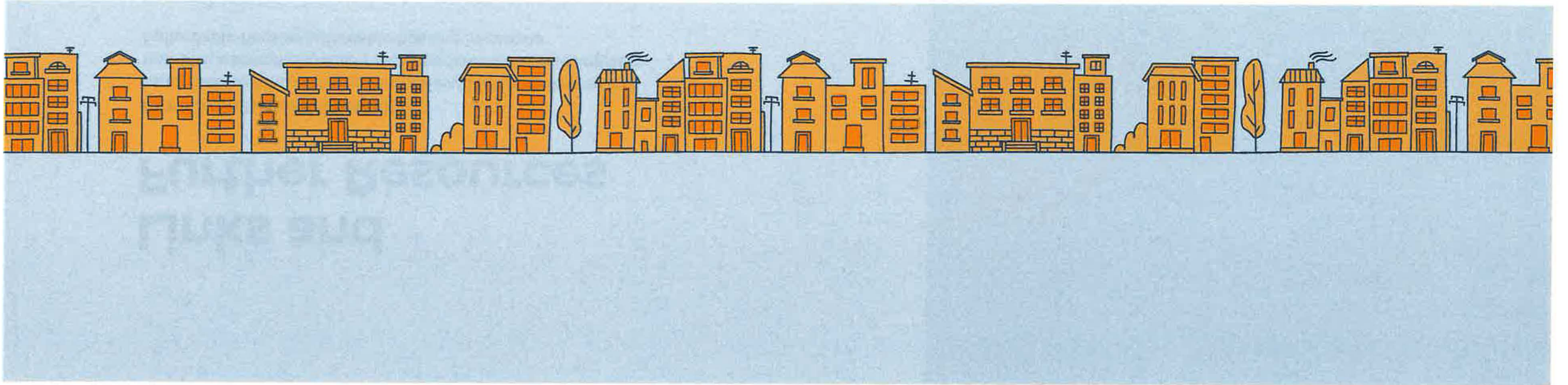


Allows for immediate support to those most in need.



Lowers financial barrier of entry, increases choices and competition for renters.

Appendices



Links and Further Resources

CMHC Definition of Affordability:

<https://www.cmhc-schl.gc.ca/en/professionals/industry-innovation-and-leadership/industry-expertise/affordable-housing/about-affordable-housing/affordable-housing-in-canada>

Canadian Rental Housing Providers for Affordable Housing:

<https://foraffordable.ca/>

REALPAC Pathways to Better and More Housing

<https://realpac.ca/morehousing/>

Alberta Affordable Housing Review Panel and Report

<https://www.alberta.ca/affordable-housing-review-panel.aspx>

CMHC Rental Market and Construction Data Portal:

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Rental>

Regina Property Tax Incentive for Rental:

<https://www.regina.ca/export/sites/Regina.ca/home-property/housing/.galleries/pdfs/Housing-Incentives-Policy.pdf>



Existing Housing Stock and Rental Universe

Toronto and Montreal are the largest housing markets in terms of total households (private dwellings) and rental universe. Montreal and Edmonton have the highest proportion of rental housing.

Vancouver, Toronto, and Montreal are subject to varying degrees of rent control.

Edmonton, Calgary, and Saskatoon do not have rent control.

Construction data analyzed are either scaled by the number of private dwellings (number of households) or the rental universe (number of rental apartments).

Scaling construction by existing supply controls for differences in city size and ensures the comparison is apples-to-apples

	Private Dwellings (CMA) 2021 Census	Rental Universe 2021 CMHC RMS	Rental % of Total Housing
Vancouver	1,104,532	117,168	10.6%
Edmonton	589,554	84,621	14.4%
Calgary	594,513	49,037	8.2%
Saskatoon	134,720	16,123	12.0%
Toronto	2,394,205	327,970	13.7%
Montreal	1,929,263	614,097	31.8%

Sources: 2021 Census, CMHC 2021 Rental Market Survey
Per CMHC, data excludes any rental units provided in secondary rental market

The Unintended Consequences of Rent Control

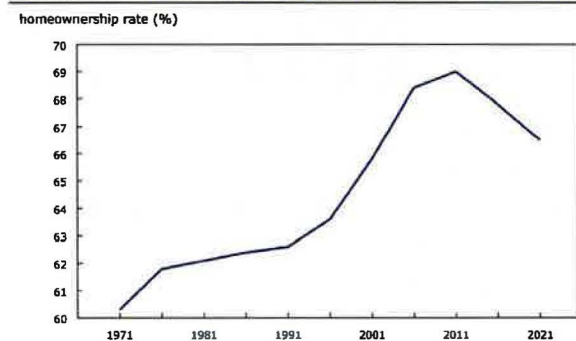
Canadians in virtually all housing markets continue to experience some level of uncertainty regarding affordability due to rising housing costs and limited supply. The fact remains that the most affordable and rent-friendly jurisdictions in Canada are in places where there are no price controls (Alberta and Saskatchewan)¹. Creating affordable, strong, and inclusive communities ensures all Canadians have a broad range of housing options. While rent controls are often first cited as a means to reduce housing costs and may seem like a quick-fix, evidence suggests otherwise.

Canadian Housing At A Glance

A monthly rental or mortgage payment is one of the biggest expenses for most Canadians. According to The Canadian Mortgage and Housing Corporation (CMHC), an affordable home is one that costs less than 30% of a household's before-tax income.²

With high housing prices, and more recently increasing interest rates, there has been a natural shift in most major centres towards renting. According to 2021 census data, 10 million Canadian households own their home, while five million rent. Statistics Canada revealed that the number of households who rent their homes grew by more than 21 percent between 2011 and 2021.

Chart 1
The homeownership rate in Canada is beginning to decline from its peak in 2011



Note(s): The homeownership rate is the proportion of all households that are owner occupied.
Source(s): Census of Population, 1971 to 2021 (390-1), and National Household Survey, 2011 (5178).



Note(s): Montreal is among the five most populated CMAs and the slowest growth in renter households categories.
Source(s): National Household Survey, 2011 (5178), and Census of Population, 2021 (210)

¹ Rentals.ca, National Rent Rankings, September 2022

² Source: <https://bit.ly/3TnTamU>

Understanding The History of Rent Control in Canada (Ontario - A Case Study)

Let's start at the beginning.

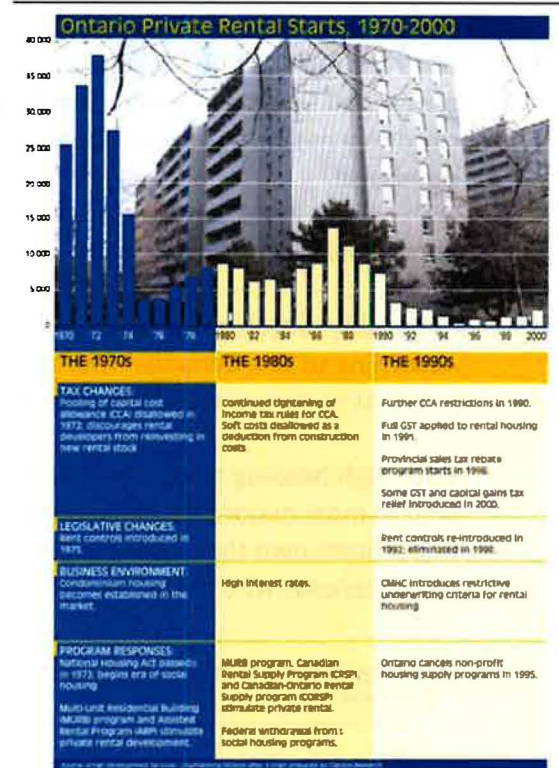
Rent controls emerged for the first time in Canada, in Ontario, in 1944. Their entry was ushered in by the enactment of the National Housing Act; a direct response to a dramatic rise in demand for housing after the Second World War which in turn resulted in sharp increases in market rents.

Rent controls were eliminated a half decade later based on cumulative landlord feedback. However, in the 1970s, tax changes began to discourage developers from investing in new housing stock and rent controls were reintroduced. The impact was two-fold. A slowdown in construction reducing supply and continued demand for rental product led to a rapid increase in market rents for new entrants as in-place residents benefited from rent kept artificially low. This is an all too familiar story for renters in Toronto today.

As a result, the Ontario Government responded by reintroducing stringent rent regulations. This disincentivized new and existing rental construction and resulted in developers halting operations which in turn dramatically reduced rental housing supply. By mid 1975, most mayors were inclined to support the proposal of rent control. The Residential Premises Rent Review Act (1975) was enacted after the demand for rental controls became a major issue in the period leading to the provincial election.

Even though rental construction continued to be depressed, rent control was a favoured populist policy supported by all provincial parties. The Ontario Liberal Government further tightened rent control with the Residential Rent Regulation Act (1985) and in 1992 the New Democratic Party passed the Rent Control Act.

In 2017, rental control only became applied to units that were first built or occupied prior to 1991. In 2018, the provincial Government of Ontario, revised the rent control regulations once again effectively eliminating rent control on new units supplied after November 15, 2018 with unit supplied prior to this date under the restrictions of rent control. This move was made in an effort to encourage investors to build more properties and increase housing supply.



Today, each province and territory has different rent control rules, including frequency limits, increase limits, vacancy decontrol, and how much advance notice is needed ahead of a rent increase.

Lessons Learned: Supply & Demand

A key factor driving up rents in Canada is the shortage of housing supply which brings upon policies that make housing more expensive. Population and income growth have fueled the demand and further exacerbated this shortage to the point that Canadians are now struggling to find not just affordable housing options, but any options at all. According to the CMHC it will take an additional 3.5 million affordable housing units to restore affordability by 2030.

Price limiting mechanisms such as rent controls hinder the balancing effects of traditional supply and demand drivers. Rent controlled apartments and houses, the 'controlled' units, tend to fall below the market-determined growth rate. The longer the units are rent controlled, the further they will fall behind prevailing market rents. With capped revenue growth, the exposure to expense inflation increases the risk to owners and developers which, as evidenced in the 1980s in Ontario, dramatically reduced the delivery of new rental housing stock and negatively impacted affordability for new entrants.

Historical evidence clearly reflects that new supply and competition can create more options at lower, more affordable rents. Controlled returns not only negatively impact new construction, but also contribute to the deterioration of existing stock.

Furthermore, without the appropriate diversity of housing stock, movement through the housing spectrum for those in need of affordable housing, is undermined. In rent regulated markets, those who are already in rent controlled units, regardless of income, are disproportionately advantaged compared to those seeking new rental housing. These units remain under the prescription of rent control and fail to contribute necessary additional capital to build new supply.

The reality is that unregulated housing markets build more. In fact, the average annual completions as a percent of 2016 housing stock in regulated vs unregulated markets was 1.44% vs 2.08%, respectively, and equates to 44% more housing delivered in unregulated markets. Alberta is one of the few jurisdictions to have a balanced supply of affordable options in housing which have been driven by non-controlled investment. According to CIVIDA in 2021, 283,800 households in Canada reported waiting for affordable housing⁴. One of Alberta's

³ Source: <https://www.cmhc-schl.gc.ca/en/blog/2022/canadas-housing-supply-shortage-restoring-affordability-2030#:~:text=To%20restore%20affordability%2C%20an%20additional,for%20everyone%20living%20in%20Canada.>

⁴ <https://civida.ca/wp-content/uploads/2021/11/Exploring-Impacts-of-Affordable-Housing-on-Property-Values-Full-Report-FINAL-1.pdf>

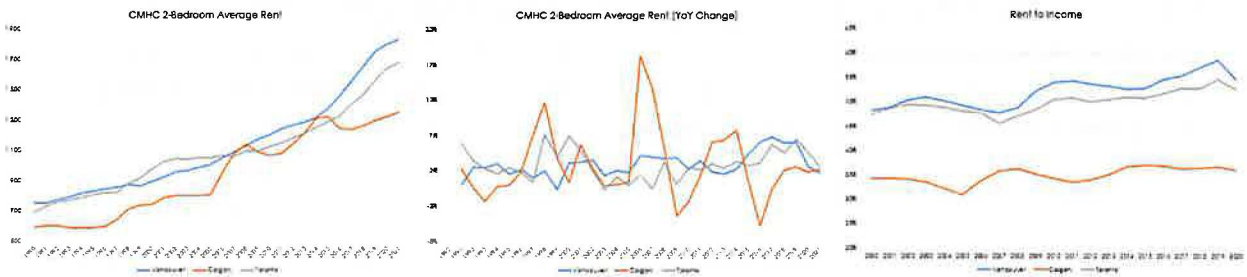
leading multi-housing rental providers, Boardwalk, has confirmed that 90+%⁵ of their Calgary and Edmonton portfolio meets CMHC's 30% affordability threshold.

City	Rent Control	2016 Housing Supply	Completions								Average	% of Housing Supply
			2015	2016	2017	2018	2019	2020	2021			
Fredericton	Yes	42,775	293	501	337	449	418	466	515	426	0.95%	
Halifax	Yes	173,460	1,574	2,028	2,380	2,246	2,668	2,776	2,950	2,399	1.38%	
Moncton	Yes	61,775	545	1,002	465	948	767	1,055	1,034	831	1.35%	
Saint John	Yes	52,875	159	312	172	239	247	478	310	274	0.52%	
Abbotsford - Mission	Yes	62,635	613	864	901	1,574	1,303	1,041	1,568	1,123	1.79%	
Earle	Yes	72,535	1,007	957	1,297	1,719	1,015	844	806	1,092	1.51%	
Eelleville	Yes	43,800	281	434	553	562	656	595	524	515	1.20%	
Eranfor	Yes	52,530	594	402	430	558	511	828	1,098	632	1.20%	
Cape Breton	Yes	43,080	175	180	138	194	157	252	164	180	0.42%	
Chatham Kent	Yes	43,175	126	113	152	159	162	248	432	199	0.46%	
Chilliwack	Yes	39,700	573	731	729	983	952	1,064	873	844	2.12%	
Greater Sudbury / Grand Sudbury	Yes	70,445	227	359	325	177	205	274	297	266	0.36%	
Guelph	Yes	59,280	1,129	916	1,266	1,202	997	756	899	1,014	1.71%	
Hamilton	Yes	293,345	2,722	2,075	2,509	2,504	2,541	2,971	3,003	2,618	0.89%	
Kamloops	Yes	42,855	529	472	457	605	1,199	725	720	672	1.57%	
Kelowna	Yes	81,385	1,119	1,783	1,498	2,351	3,422	2,223	2,140	2,076	2.55%	
Kingston	Yes	67,915	644	629	433	641	941	869	575	675	0.99%	
Kitchener - Cambridge - Waterloo	Yes	200,495	3,308	4,605	3,531	3,982	2,609	3,624	4,507	3,724	1.86%	
London	Yes	206,450	1,937	2,912	2,357	3,713	2,631	3,140	3,815	2,929	1.42%	
Montreal	Yes	1,727,310	-	-	20,558	21,650	23,024	24,376	23,222	22,566	1.31%	
Nanaimo	Yes	44,960	665	841	766	993	623	1,052	850	825	1.84%	
Oshawa	Yes	138,980	1,362	1,903	2,479	2,233	2,149	2,465	2,489	2,154	1.55%	
Ottawa	Yes	373,755	-	-	5,394	6,845	5,936	7,767	8,635	6,919	1.85%	
Peterborough	Yes	50,535	331	330	492	315	551	347	495	409	0.81%	
Quebec	Yes	361,890	4,354	4,915	5,017	5,709	5,750	5,605	7,017	5,481	1.51%	
Saguenay	Yes	72,480	552	438	411	439	375	478	610	472	0.65%	
Sarnia	Yes	41,950	176	206	246	195	214	164	274	214	0.51%	
Sherbrooke	Yes	95,580	1,524	955	1,589	1,214	1,194	1,950	2,194	1,517	1.59%	
S. Catharines - Niagara	Yes	168,485	1,378	1,677	2,067	2,023	1,413	2,656	2,314	1,934	1.15%	
T.under Bay	Yes	52,545	329	248	167	205	226	150	151	215	0.41%	
Toronto	Yes	2,135,910	46,384	34,613	37,132	37,750	27,410	30,841	36,723	35,836	1.68%	
Trois-Rivieres	Yes	72,505	760	555	563	781	737	754	406	681	0.90%	
Vancouver	Yes	960,895	17,346	18,148	21,806	24,555	22,603	24,029	25,229	21,961	2.29%	
Victoria	Yes	162,735	1,765	1,787	2,526	2,668	3,626	4,044	3,907	2,903	1.78%	
Windsor	Yes	132,920	829	1,074	1,314	1,029	858	1,391	1,069	1,081	0.81%	
Winnipeg	Yes	306,550	4,182	4,594	4,337	4,945	4,345	4,653	4,833	4,556	1.49%	
Calgary	Yes	519,695	14,544	13,239	11,014	9,732	11,134	10,705	10,774	11,592	2.23%	
Edmonton	Yes	502,140	16,530	15,123	10,753	10,091	10,384	11,363	11,277	12,217	2.43%	
Lethbridge	Yes	45,635	624	907	672	712	671	498	592	668	1.46%	
Red Deer	Yes	39,980	762	419	320	221	448	111	193	353	0.88%	
Regina	Yes	94,955	2,344	1,796	1,580	2,050	941	618	871	1,457	1.53%	
Saskatoon	Yes	115,280	2,664	2,854	2,053	1,568	1,563	1,461	2,190	2,065	1.79%	
S. John's	Yes	85,015	131	1,087	751	759	532	466	484	770	0.91%	
Rent Control		8,689,715	99,583	93,559	126,811	138,261	124,335	137,031	146,648	123,747	1.44%	
No Rent Control		1,402,760	36,776	35,525	27,143	25,133	25,673	25,222	26,381	29,122	2.08%	

Fact vs. Fiction: The Truth About Affordability in Unregulated Markets

Rent controls have failed to prevent rents from increasing and have failed to provide more affordable rental housing. Based on the charts below we see the proportionality between rent growth and income. Proponents of rent control may be quick to argue that unregulated markets experience periods of high rent increases with big increases to nominal rents. However, upon closer examination, the data reveals that the cumulative effects of market rents in unregulated markets over time make them truly affordable. In addition, unregulated markets tend to have more affordable rents relative to incomes.

⁵ Taken from Boardwalk's LinkedIn post: <https://www.linkedin.com/company/boardwalk-reit/posts/?feedView=all>



Alternatives to Rent Control

Alberta in particular has had its fair share of historical affordability challenges: namely, a cyclical resource-based economy, strong population growth, and rising construction costs, to name but a few. Government's role is clear--by diversifying our economy, keeping taxes low, and supporting open market development and enterprise, the multi-family residential market will continue to flourish and best respond to these affordability challenges, providing the necessary housing to build strong communities for all Canadians.

In the end, there are better ways to protect renters. A quicker resolve, without stifling new construction, would be by way of rent supplements/subsidies given to those vetted for proven need. Furthermore, government could assist by directing the flow of immigration to markets that have a better balance of housing supply. When new supply is brought online, prices would decrease and supplements would cease. This leads to another alternative, incentivizing new housing construction by prioritizing approvals, reducing upfront permitting costs and tax surcharges in exchange for a commitment to maintain affordable rental rates. Lastly, to create supportive financing and funding to make building and preserving affordable housing more attractive. A reduction in the cost of capital will help to create the much needed new supply of affordable housing communities.

Conclusion

The economic and social factors highlight that short-term rent abatement does not result in affordable rents nor provides long-term solutions for Canadians looking for housing. We need to work together, with an all hands on deck approach, to create sustainable housing opportunities for all of our communities in Canada.

Alberta has not seen rent control in over forty years yet continues to boast a very high level of investment in new supply, resulting in competition that has led to some of the most affordable pricing in our country. Free markets remain the best providers of affordable housing. Government policies and regulations that reduce taxes and capital costs, and provide targeted rent supports for those who need it are all tried, tested, and proven ways to help increase affordable housing for all Canadians.

The economic contribution of our industry is noteworthy: \$70B in GDP, \$26B in tax revenue, and 450K related jobs⁶. These are the direct benefits of a free market that, if interrupted without careful consideration, can impact our economy and all those who wish to have an affordable, safe, and well-managed, place to call home.

⁶ Deloitte Report (2016), *Potential Implications of Bill 202 policies to the Residential Market in Alberta*

**THE INTERNATIONAL EXPERIENCE WITH RENT CONTROLS:
A SUMMARY OF THE STUDIES AND EXPERIENCES**

By

Vincent Brescia, M.A., CPA

June 15, 2014

Executive Summary

This paper summarizes the results of the numerous studies and papers from around the world on the impact of rent controls in a variety of jurisdictions. Given the volume of research that has been conducted on the subject, there is much to be gained by reviewing existing studies. One thing that stands out from such a review is the consistency of the results and experience of jurisdictions to the imposition of rent controls.

Rent controls have been almost always been implemented under the same conditions. They are typically introduced as a political response to a temporary rental housing supply shortage, which is accompanied by a period of high market rent increases. However, the research findings are that rent controls immediately make the problem worse. They worsen the supply shortage, and make it permanent rather than temporary. The permanent shortages, in turn, then lead to a whole series of other problems and unintended consequences. Unfortunately, once implemented, rent controls become politically very difficult to undo.

Each section of this paper contains quotes or excerpts from relevant studies on the impact of rent controls, organized by impact type, and identifying the jurisdiction of the study. The consistency of the experience around the world has led to an unusual consensus amongst economists that rent controls are a bad public policy and to be avoided. This universal negative experience with rent controls should serve as a warning to any jurisdiction contemplating the introduction of rent controls.

The same can be said for all price controls throughout human history, where again there is a consensus amongst economists that they are a bad public policy. Rent controls are merely a subset of price controls, so a summary of international experiences with price controls is also provided briefly. The consistency of negative consequences of price controls throughout human history make it surprising that anyone might advocate any form of price controls in modern times.

The following is a list of consequences of rent control found in various studies:

Supply Shortage

- Rent controls inevitably lead to a rental housing supply shortage in every jurisdiction implemented
- More specifically, rent controls make a short term housing supply shortage permanent and worse
- Overall supply of rental units to the market drops in response to the controls
- Units get converted from rental to other uses in response
- And demolition and redevelopment into alternate uses is accelerated

Excess Demand

- In addition to a contraction in supply, demand for rentals increases

- Artificially lowered rents lead to runaway demand, creating permanent upward pressure on rents

Reduced Maintenance

- Building owners respond to the controls by reducing maintenance expenditures
- This results in deteriorating rental conditions
- This results in tenants having to pay more outside of rents to make up for the owner's withdrawal of expenditures

Reduced Housing Affordability, Mobility and Crowding Out

- The shortages caused by rent controls make it difficult for low-income and vulnerable households to access lower cost housing in the private market
- Building owners respond to the controls by selecting tenants who they believe will be lower cost tenants
 - Those tend to be higher income households who are perceived to provide fewer problems with non-payment, damage, disturbance of other tenants, and negative impacts on retention of other quality tenants
 - Since rent controls are never motivated by a desire to help higher-income households, but a desire to help low income households struggling with housing affordability, rent controls have the opposite of the intended effect
- Higher income tenants respond to the controls by hoarding rent controlled units, making lower cost rental housing unavailable to those who could most benefit from it
 - Higher income households, who could afford to either buy homes, or move to higher cost but higher quality rental housing, do not move
 - Low income households get crowded out of lower cost housing
 - The result is the housing affordability conditions worsen

For the sake of brevity, the quotes and excerpts are limited to the above four major impact areas. However, here are other areas of study of impacts in the literature. Many of these areas are interrelated. For example, there are studies on rent control and mobility; the quality of owner investor; tenant costs; misallocation; costs to government; jobs and employment; etc.

A key consideration for policy makers of all the above impacts is the ultimate impact on the government and citizens/taxpayers of rent controls. In some jurisdictions, the imposition of rent controls has lead to the effective elimination of private production and provision of rental housing. This then puts the very expensive cost of new housing production on the government, which in turn reduces the government's capacity to provide other programs and services.

About the Author

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Introduction

This paper provides a summary of some of the key studies, findings and impacts of rent controls experienced in a number of jurisdictions around the world. It is not an exhaustive summary of all studies, but focuses on a number of key studies and papers that illustrate the different types of impacts brought on by rent controls. These findings are organized by the different types of impacts to help demonstrate the consistency of impacts across jurisdictions.

For each source, a key conclusion of the study/paper is provided through a brief quote or excerpt. The source of each quote or excerpt cited in each section [Author, (Year of Study, Jurisdiction if specific)] is included in the bibliography.

Economist / Academic Consensus

A consensus amongst economists is a rare thing in public policy. However rent controls is one area where there is a broad consensus. Alston, Kearn & Vaughan (1992) found that 93.5 percent of economists agree with the following statement: *"A ceiling on rents reduces the quantity and quality of housing available."*

At least nine Nobel Laureates have written about the negative impacts of rent controls:

- Paul Samuelson (1970)
- Gunnar Myrdal (1974)
- Frederich von Hayek (1974)
- Milton Friedman (1976)
- George J. Stigler (1982)
- James M. Buchanan (1986)
- Gary Becker (1992)
- Joseph E. Stiglitz (2001)
- Paul Krugman (2008)

The author is not aware of any Nobel Laureates who have written positively about rent controls as a public policy.

Jenkins (2009) provides a fairly recent summary of a variety of research in economics journals that find a high degree of consensus on various negative impacts. The author concludes *"the economic research predominantly frowns on rent control. My findings cover both theoretical and empirical research on the many dimensions of the issue, including housing availability, maintenance and housing quality, rental rates, political and administrative costs, and redistribution...Better understanding of the issue might help correct the error, prevent other governments from falling into it, and promote an understanding among more than economists"*. Jenkins research does not include many interesting empirical studies done outside of economics journals that are included below for reference.

Supply Impacts

There are numerous studies that find rent controls had a negative impact on rental housing supply. The following are some examples.

Smith (1995, Ontario). "Private rental starts...plunged from an annual average of more than 27,000 in 1969 through 1974, the six years prior to rent controls, to fewer than 4,300 in the first three years of rent controls."

Bank of New South Wales (1958, Australia). "Two very noticeable effects of rent control have been, first, the virtual elimination of new investment in rental housing, and, secondly, falling standards of maintenance together with minimum modernization in tenanted houses."

Coleman (1988, Britain). "Rent Control in Britain began in the First World War and has lasted, on and off, most of this century. There has been almost no new building for private rent since 1939. The private rented sector is small (8%), marginalized, delapidated, and unattractive."

Brenner & Franklin (1977, U.S. & Europe). "Rent control in the United States contributes to the reduction in the supply of new rental housing, especially at the lower end of the market. It does this by encouraging the shift of investment to the owner-occupied sector and to higher priced rental dwellings."

Black (1976, Washington, D.C.). "The most important regulatory constraint to new housing production in the District currently is rent control and the political climate which has led to the establishment of rent control; these two factors are inseparable because the housing investors are as much concerned about the propensity for future intervention affecting the economics of property operation as with the current regulations."

The Comptroller General of the United States (1979, U.S.) found that "the threat of future rent controls" was the number one impediment to new private rental building.

Kearl et. al. (1979). "Only 2 percent of economists disagreed with the following statement: 'A ceiling on rents reduces the quantity and quality of housing available'."

De Jouvenel (1948, Paris). "In short, rents are very low, but there are no lodgings available. Nor are any being built. And practically none have been built for the last 12 years."

Silberman (1979, California). "Although the present amount of rent regulations in effect in the California housing market is relatively small, the specter of future controls is already having an impact. Many builders are shying away from multiple unit construction because of the potential of regulation."

Ault (1981, England). "In England, where strict rent controls have been in effect for over sixty years, the production of private rental housing has been at such a low level that the percentage households living in this type of housing has fallen from 61 percent to below 15 percent...New York City has also experienced a decline in the number and percentage of persons living in this type of housing."

MacLennan (1978, Glasgow). "The 1974 Rent Act [U.K] reduced the supply of furnished properties [in Glasgow]...if the 1974 Rent Act was intended to discourage private renting further, then it can be said to have been an unequivocal success."

Kalymon (1981, Ontario). "Both vacancy rates and the rate of apartment starts [in Ontario] declined with the introduction of the rent control program."

Goetze (1995, Cambridge, MA). "Below-market rents increased the competition for controlled apartments as they discouraged the normal growth in the number of rental units that occurred in virtually all communities without rent control. By a combination of forces, rent control intensified a tight housing market and displaced a significant percentage of tenants."

Smith & Tomlinson (1981). "Rent control has substantially depressed new rental housing starts in Ontario even though newly constructed dwellings are exempt from the controls...Since the rent control program raises the possibility of controls on new construction in the future, and since this significantly lowers the expected yield on investment for any given rent, the sharp decline in rental starts is not surprising."

Excess Demand

Discussion of rent control impacts often focus first on supply. However, price controls also have a significant demand impact that also worsens the housing shortage problem. Because rent controlled units have prices that are held below market clearing prices, demand is increased through mechanisms such as increased desire for household formation, reduced movement to ownership housing, reduced sharing, etc. The following studies and authors analyze this phenomenon and some of its consequences.

Rydenfelt (1980, Sweden). "The cause of the housing shortage is to be found entirely on the demand side. As a consequence of rent control and the relative reduction of the rent – the manipulated low price – demand has increased to such an extent that an ever-widening gap between supply and demand has developed in spite of high levels of construction activity. Our great mistake is that we always seek the cause of the shortage on the supply side, while it is as frequently to be found on the demand side. The housing shortage will be our companion for ever, unless we prevent demand from running ahead of production."

Hayek, F.A. (1975). "We pay too little attention to the phenomenal rise in demand for homes which must occur every time rents fall below the level at which they would settle in an unfettered market."

Stiglitz (1994). "In each case where the government has attempted to set a price ceiling, the result has been to create shortages at the controlled price; more people want to buy the product than there are products."

Lipsey et. al. (1994, Canada). "The demand for rental accommodation is quite responsive to changes in its (relative) price."

Lindbeck (1971, Sweden). "The effects of rent control have in fact been exactly what can be predicted from the simplest type of supply-and- demand analysis – "housing shortage" (excess demand for housing), black markets, privileges for those who happen to have a contract for a rent-controlled apartment, nepotism in the distribution of available apartments, difficulties in getting apartments for families with children, and, in many places, deterioration of the housing stock."

Wendt (1963, U.K, Sweden, West Germany, U.S.). "An additional and expected result of the rent differentials between the older and the more recently constructed housing is that a part of Sweden's housing inventory is not being used to the best advantage. Low rent in some of the larger and older units deter one- and two-person families from moving to smaller units, since the latter frequently command higher rentals and occupy poorer situations. As a result of the low level of controlled units, some persons maintain two apartments, even though waiting lists for low-rent- controlled units are long. Government officials express the view that black-market operations in housing are not prevalent, although fairly extensive subletting of controlled rental units at rents above ceilings was observed by the author in some of the larger cities."

De Jouvenel (1948, France). "Young couples must live with in-laws, and the wife's major activity consists of watching out for deaths. Tottering old people out to sun themselves in public gardens will be shadowed back to their flat by an eager young wife who will strike a bargain with the janitor, the concierge, so as to be first warned when the demise occurs and to be first in at the death. Other apartment-chasers have an understanding with undertakers."

Olsen (1975, New York). "Rent control is almost always proposed initially as a solution to a housing shortage, the manifestations of which are rapidly rising rents and a low vacancy rate...The evidence from NYC strongly suggests that rent control exacerbates rather than solves a housing shortage...Rent control is a cause of, rather than a solution to, a housing shortage."

Rydenfelt (1980, Sweden). "To the economist, it seems self-evident that a price control like the Swedish rent control must lead to a demand surplus, that is, a housing shortage. For a long period the general public was more inclined to believe the shortage was a result of the abnormal situation created by the war, and this even in a non- participating country like Sweden...In fact, all of the data indicate that the shortage during the war years was insignificant compared with after the war. It was only in the post-war rent control era that the housing shortage assumed such proportions that it became Sweden's most serious social problem...The gradual abolition of rent control since 1958 – when council houses were exempted – has meant a gradual reduction in the housing shortage, and in the seventies the shortage has been replaced by a surplus...As rent control was gradually abolished, the queues grew shorter and vacancies began to emerge. But it was not until 1970 that a considerable surplus – mostly municipal and cooperative – developed. For these housing enterprises this surplus was a shocking experience. They had for several decades lived in a world without vacancies, a world they found natural."

Smith (1995, Ontario) "...the estimated equilibrium vacancy rate during the 1960's was 5 percent (Smith, 1974a). Throughout the 1980s, the rate was 1 percent or less. In other words, rent controls broke the housing market's normal adjustment mechanism and generated a substantial rental supply problem."

Albon & Stafford (1987). "The results examined in this chapter show clearly that rent control results in a 'shortage' of rental accommodation as a result of both supply-side and demand-side effects...The unanimity of the literature on the effects of rent market controls is striking (and worrying)."

The Real Estate and Stock Institute of Australia (1980, Canberra). "...there has been a very marked increase in the shortage of rental accommodation in Canberra – a shortage which is greater than anywhere else in Australia, and this can be attributed only to the introduction of rent controls."

Rent Stabilization Association of New York (1986, New York). "New York City has a vacancy rate of only 2%. On the other hand, cities with a free market and without rent regulations have high vacancy rates – 20% in Houston, 11% in Phoenix and 9% in Dallas. In these and other cities, owners offer trips, appliances or free rent to attract tenants."

Smith & Tomlinson (1981, Ontario). "Increases in the expected inflation rate and in the proportion of the population in age brackets associated with homeownership would likely have exerted downward pressure on the relative cost of rent over this period, but rent control clearly accentuated the relative decline and thereby artificially stimulated the demand for rental housing and created an apparent rental housing shortage."

Muller (1989, Ontario). "In 9 cases out of 10, the mean vacancy rate during periods of control was lower than the mean vacancy rate during periods of no control and rent arbitration."

Reduced Maintenance & Housing Stock Deterioration

Economists naturally expect to find reduced maintenance expenditures in response to rent ceilings. Many studies and authors corroborate this expectation, and also the inverse result of increased maintenance expenditures in response to the removal of rent controls.

Rydenfelt (1980, Sweden). "In a controlled market with severe shortages, the owner is under no such compulsion [to properly maintain his property]. No matter how badly maintained is his property, there are always long queues of homeless people willing to rent his shabby, poorly maintained flats."

Byourko & Linneman (1990, New York). "A logit specification is used to estimate the impact of rent control status on rental housing quality...The results document that New York City's rent controls had a large deleterious impact on rental structure quality, particularly in small buildings."

U.S. Department of Housing and Urban Development (1991). "It has been shown qualitatively that under rent control, even after allowing for tenant provided maintenance, housing quality is likely to deteriorate...Moreover, it appears that little net benefit may actually be transferred to sitting tenants once the costs borne by tenants in the form of reduced housing quality or higher tenant maintenance are taken into account. Beneficiaries bear an additional cost to the extent that mobility is reduced"

Pollakowski (2003, Cambridge, MA). "This study uses an econometric model that employs the most complete set of building-level data ever assembled for a project of this type and finds the following:

- In Cambridge, investment increased by approximately 20% over what would have been the case if rent control had been maintained.
- Investment increases occurred across a wide variety of settings; both affluent and modest income neighborhoods experienced an "investment boom".

Moorhouse (1972). "During a period of inflation, rent control lowers the optimal level of maintenance...To the degree that rent control imposes a cost on price adjustments the burden of adjustment falls on maintenance."

Salins (1980). "By causing landlords to defer building maintenance, the imputed gains of rent control from the point of view of the tenant have actually been cancelled by a reduction of apartment or structure quality."

Baird (1980, San Francisco). "Not only does rent control cause deterioration of controlled units, it also leads to deterioration of neighboring uncontrolled units. The marketability of a dwelling unit is strongly affected by the condition of the neighborhood in which it is located."

De Jouvenel (1948, Paris). "Even a very lenient officialdom estimates that there are about 16,000 buildings which are in such a state of disrepair that there is nothing that can be done but to pull them down... It goes to show that rent control is self-perpetuating and culminates in both the physical ruin of housing and the legal dispossession of the owners. It is enough to visit the houses in Paris to reach conclusions. The havoc wrought here is not the work of the enemy but of our own measures."

Paish (1975). "The economic aspect of rent restriction reveal disadvantages at least comparable with those of its legal and equitable aspects. They are mainly two: the impairment of the landlord's ability and incentive to maintain premises in good condition, and the impediments which the Acts place in the way of the mobility of labour."

Ault & Niebanck (1968). "In New York City, 29 percent of the rent controlled units are deteriorated as opposed to 8 percent of the uncontrolled units"

Institute of Public Affairs (1954). "Whether driving down the main shopping block or side residential streets, in most of the older suburbs of Melbourne one is met with a picture of almost unrelieved dinginess and dilapidation. Government attention is concentrated on the erection of new housing, oblivious to the fact that the stock of old houses is being hastened to premature decay through rent control."

Bank of New South Wales (1958). "Two very noticeable effects of rent control have been, first, the virtual elimination of new investment in rental housing, and, secondly, falling standards of maintenance together with minimum modernization in tenanted houses."

Seligman (1989). "NEW DELHI—A 'romantic conception of socialism'... destroyed Vietnam's economy in the years after the Vietnam war, Foreign Minister Nguyen Co Thach said Friday. Addressing a crowded news conference in the Indian capital, Mr. Thach admitted that controls... had artificially encouraged demand and discouraged supply....House rents had... been kept low... so all the houses in Hanoi had fallen into disrepair, said Mr. Thach. 'The Americans couldn't destroy Hanoi, but we have destroyed our city by very low rents. We realized it was stupid and that we must change policy,' he said."

Impacts on Housing Affordability and the Poor

Studies in many jurisdictions have shown that rent controls actually harm poor households. This has been shown in research from New York, Boston, Berkeley, Santa Monica, Sweden and other jurisdictions that have had strict rent control regimes.

The reason that rent controls caused a problem for poor households appear to be the same across jurisdictions. The shortages that eventually result from strict rent controls (an increase in demand combined with a decrease in supply) create intense competition for scarce rental units. Poor and more vulnerable households lose out in this process, and actually end up in more costly housing than they may have otherwise. Rents for units that do become available to these households are actually higher than they would be in the absence of rent controls.

Goetze (1994, Cambridge MA). "This study, based on extensive empirical data, makes clear that the special protection promised by rent control – for families, for less affluent households, and for the elderly – has failed. Instead, rent control has caused the gradual displacement of a large disadvantaged renter population by a younger, higher income, better educated, singles population...Rent control is paradoxical in that it produces the opposite of the promised results; it is an initially well-intentioned but ultimately destructive housing policy that actually reduces supply, hurts the poor and displaces the needy."

Lindbeck (1971, Stockholm). "After seeing how low-income families in the rent-controlled city of Stockholm have waited in the official queue for apartments for five to eight years, while high-income families always can get apartments through good "contacts" or the black market, it is difficult to see the virtues of rent control as a tool of social policy."

St. John (1993, Berkeley & Santa Monica CA). "We've compared the population of Berkeley in 1980, just after rent control was instituted (1979), with the population of Berkeley today. It's already obvious that there has been an enormous shift toward the professional and white-collar classes. Welfare mothers form a much smaller portion of the population today, as do several other categories of older and poorer people."

Becker (1992). "Price controls are almost always rationalized, at least in part, as a desire to help the poor, yet it is remarkable how frequently they harm the poor. The difficulty intelligent laymen have understanding this is testimony to the insights provided by even simple economic analysis."

Rydenfelt (1980, Sweden). "Large purses, of course, always meant advantages on the Swedish housing market, but never such enormous advantages as during the shortage years – the era of rent control. The rich man could solve his housing problem practically instantaneously [by buying, renting an expensive flat, or through the black market]. Not so the man with the low income."

Devine (1986, Berkeley & Santa Monica CA) wrote a report on the subject for The Center for Community Change, a non-profit technical assistance organization dedicated to the empowerment of low-income and minority persons. "In assessing the merit of rent control as a policy enacted to improve physical and economic conditions for low and moderate income renters, the report concludes that, even in

communities with stringent regulations, the policy has limited effectiveness...Seven years of legal battles, millions of dollars in administrative costs, and advocates stubbornly cling to the belief that rent control can solve the problem of affordability for low income households... Families now receiving food stamps are fortunate that the problem of hunger was not attacked by controlling the price of food...When vacancies occur, property owners are besieged by applicants (some offering finders fees of up to \$500.00). With such a huge pool of prospective tenants, preference is usually given to more affluent, mobile and allegedly less bothersome households. In such a tight and selective market, the poor are at a serious disadvantage. Finally, and perhaps most importantly, rent control has done little to alleviate the affordability problems faced by one out of every three renters. But it has just about guaranteed that those who could easily pay more will never have to. The protection is misplaced."

Chrones Moore (1990). "While the affluent benefit, a market paralyzed by regulation is hurting those who are most vulnerable."

Glaeser (1996). "A major social cost of rent control is that without a fully operational price mechanism the "wrong" consumers end up using apartments. When prices are set below market price, many consumers want to rent apartments even though they receive little utility from those apartments."

Glaeser & Luttmer (2003, New York). "We find that in New York City, which is rent-controlled, and economically and statistically significant fraction of apartments appears to be misallocated across demographic subgroups."

Mildner & Salins (1991). "The record is perfectly clear. Rent control does not help the poor; it heaps enormous benefits on those who do not need them, and worsens the lot of the vast ranks of the unlucky and the unconnected."

Pollakowski (March 2003, New York). "This study finds that tenants in low- and moderate-income areas receive little or no benefit from rent stabilization, while tenants in more affluent locations are effectively subsidized for a substantial portion of their rent."

Downs (1996). "All rent controls are unjust to owners of existing rental units, inefficient as anti-poverty policies, and damaging to some of the very low-income renters they are supposed to protect. Moreover, most of the benefits produced by rent controls aid moderate-, middle-, and upper-income households, rather than the poor households they may have been adopted to help."

New York Times (1992). "Rent control remains one of New York City's more galling and costly policies. It has been in effect ever since World War II – and hasn't made sense for most of that time. It purports to help the poor afford housing. Instead, it does serious damage, speeds the destruction of older housing, reduces the city's property tax revenues and discourages the construction of new rental apartments. That hurts the poor and middle class by keeping housing at a costly premium."

Advisory Commission on Regulatory Barriers to Affordable Housing (1991, U.S.). "Rent control ordinances exert economic pressure on the poor to remain in decaying housing in unsafe neighborhoods."

Marks (1984, Ontario). "At present there is no evidence that rent regulation can solve the affordability problem in the long run...Limited evidence from the Ontario experience suggests that most of its benefits have gone to households that do not have affordability problems."

Salins (2002, New York). "But perhaps the most serious impact of price-fixed housing is that it distorts the allocation of housing—i.e. the matching of dwellings to households—making it both inefficient and unfair. To begin with, the arcane rules governing each of these housing sectors assure that there is little relationship between what supposed beneficiaries pay and what they get, so that some households realize astounding windfalls while others are hardly better off than they would be without assistance. Worse, because the rules of rent regulation and other forms of housing assistance are most beneficial to long term residents, they generate a strong bias favoring the most, rather than the least, fortunate New Yorkers."

Rogers (1990, New York). "At first glance, a constrained supply of low-priced rental units might not appear to burden the poor especially. But rent control, which prohibits allocating apartments through the price system, requires an alternative allocation mechanism -- "connections." Often only the more affluent have, or can purchase, the connections needed to find an apartment. The dynamic of the situation gradually and disproportionately squeezes the poor out of access to the given supply. A study of rent control in New York found that richer people displace poorer people in rent controlled housing at the rate of about 1 percent every year. (While this may not seem like much displacement at first glance, the percentages add up significantly over the span of, say, a decade or so.)"

Eagleton (1977, Washington DC). "The sad truth is that rent controls – enacted for the best of motives to protect middle and low-income tenants – actually work against the very people they were designed to aid. Washington's rent control program has driven apartment owners, large and small, out of business."

U.S. Department of Housing and Urban Development (1991, U.S.) "The benefits of rent control are poorly targeted: significant numbers of well to-do renters live in rent controlled apartments and enjoy substantial benefits, while many lower-income renters receive little benefit. Indeed, some low-income renters receive no benefit because their units are not subject to rent control. In addition, some landlords of rent-controlled projects have low-incomes and may be subsidizing renters with higher incomes. Finally, the public bears the cost of replacing foregone property tax revenue (since rent control lowers rental property values) and administering and monitoring policies as well as adjudicating disputes. Thus, it appears on qualitative grounds, that current rent control policies are highly inefficient, inequitable and ineffective mechanisms for transferring benefits to tenants and sparing them the consequences of economic change."

Friedman (1968, New York). "The poor are not the major beneficiaries of rent control...In Manhattan, slightly decaying rent-controlled apartments are often inhabited by middle-aged, middle-class couples, who cling to them, or by lucky young families, who discover them. The money saved in rent can be used to buy theatre tickets or private school tuition for the school-aged child. Thus, rent control, often justified on the grounds of hardship of high rent, does not primarily benefit the poor, i.e., those whose life is richest in hardships. New York's solicitude for renters can be explained because the city has a bigger and better class of renters than most towns."

Baird (1980). "If, because of rent control, landlords observe many applicants vying for each vacant unit, they can afford to be very picky about whom they rent their apartments to. People with unconventional lifestyles will be forced to look elsewhere. Families without children will be favored over families with children. Tenants without pets will be favored over tenants with pets. Landlords know from experience that unconventional lifestyles, children, and pets generally lead to additional wear and tear on dwelling units. Families whose heads have histories of steady employment will be favored over families whose heads are just beginning employment or frequently change jobs."

Senate Committee on Banking (1976, U.S.). "Interestingly enough, there is no evidence to show that rent control benefits the poor. Quite the contrary, it helps a small, privileged group of long-time residents, largely middle-class, while driving up rents in uncontrolled units".

Johnson (1951, U.S.). "If one of the objectives of rent control is to aid low-income people...it does not achieve that objective."

Thom (1987, Ontario). "The existence of controlled rents has resulted in the payment of higher rents than otherwise would have been paid by tenants in uncontrolled units. The benefit of reduced rents extends to all tenants in controlled units but only a disproportionately small part accrues to low-income households...Rents have been reduced to below market levels with most of the benefit going to tenants who could have paid market rents."

Region of Peel (1985, Ontario). "Rent review is not targeted to the needy. It has not helped those unable to find a unit subject to rent review and it has not provided sufficient help to households with low incomes. It has, however, served households who required no help at all. Higher income households have remained in units subject to rent review, while the needy have been forced to seek shelter in the exempt stock which is more expensive."

Glaeser & Luttmer (2003, New York). "We find that in New York City, which is rent-controlled, an economically and statistically significant fraction of apartments appears to be misallocated across demographic subgroups."

Real Estate and Stock Institute of Australia (1980, Canberra). "It is the high income earner that has been helped as the rent controls have restrained the housing component of his living costs. It does seem odd that the controls best help those who can best afford to pay...It is also obvious that the controls have not been effective in helping the low income earner and do in fact provide more benefit to the higher income earners."

Webster (1980). "In actual practice, residential rent control has the reverse effect to that intended by those who impose it...The most seriously effected come from those groups comprising young couples who want to get married, families on low incomes who cannot get a Government house, young people starting out their careers, students, newcomers to a city, pensioners and widows. While protected from high rents, they cannot find a home."

Steele & Miron (1984, Ontario). "Some people advocate rent control as an affordability policy. In our view, the evidence reviewed in this paper indicates that the Ontario rent review program has had little overall impact on rents in the province...Thus rent review has not worked as an affordability policy, except in a marginal way...But it [rent review] has probably hurt low-income families, because even when rents are slightly below market levels landlords generally find it profitable to refuse to accept high-cost tenants; thus low income families may have been forced into the exempt sector or into submarkets where there have been illegal increases."

Mildner & Salins (1991, New York). "New York has lots of cheap housing. The problem is that the wrong people live in it...If the result of rent regulation is to make housing somewhat more difficult for the poor, why have rent control at all?"

Downs (1996, U.S.) "All rent controls are unjust to owners of existing rental units, inefficient as anti-poverty policies, and damaging to some of the very low-income renters they are supposed to protect.

Price Controls Throughout History

There are clearly lessons to be had by examining the experience of other jurisdictions with rent controls. However, rent controls are merely one subset of price controls. Throughout history, price controls have also been attempted, typically for the same reasons that lead to the imposition of rent controls – a political response to the situation of a supply shortage. Therefore, it is worth examining history's experiences with price controls, which have typically lead to the same problems identified with rent controls. What follows is a summary of some of those experiences. The information here has been taken from an excellent book by Robert Schuettinger and Eamonn Butler entitled "Forty Centuries of Wage and Price Controls: How Not To Fight Inflation".

Babylon, 2000 B.C.

The Code of Hammurabi imposed strict price controls, in addition to wide-ranging economic controls. This precipitates a decline in trade, and the economic decline of the region. According to W. F. Leemans:
"Prominent and wealthy tamakaru (merchants) were no longer found in Hammurabi's reign. Moreover, only a few tamakaru are known from Hammurabi's time and afterwards."

Ancient Egypt, Lagid Dynasty, 306 B.C.

All prices were fixed by fiat at all levels. According to French historian Jean-Phillipe Levy:
"Control took on frightening proportions. There was a whole army of inspectors. There was nothing but inventories, censuses of men and animals...estimation of harvests to come...In villages, when farmers who were disgusted will all these vexations ran away, those who remained were responsible for absentees' production. All of this led to the eventual collapse of the Egyptian economy. Levy concludes, "Workers, disgusted by the conditions imposed on them, left their lands and disappeared into the country..."

Roman Empire, A.D. 301

To combat inflation spurred by increases in the money supply, Emperor Diocletian proclaimed an Edict - rigid price controls for beef, grain, eggs, clothing and a variety of other articles. Already at this point in history, regulators were aware of the obvious results of price controls, so a death penalty was introduced for anyone who hoarded any commodity, or for anyone who bought or sold a product above the "fair price". Historian Roland Kent summarized the experience:

"...the price limits set in the Edict were not observed by the traders, in spite of the death penalty provided in the statute for its violation; would-be purchasers, finding that the prices were above the legal limit, formed mobs and wrecked the offending traders' establishments, incidentally killing the traders, though the goods were after all of but trifling value; hoarded their goods against the day when the restrictions should be removed, and the resulting scarcity of wares actually offered for sale caused an even greater increase in prices, so that what trading went on

was at illegal prices, and therefore performed clandestinely.”

Although Diocletian’s attempt at price controls was a complete failure, one of his successors, Julian the Apostate, attempted the same sixty years later. Historian Edward Gibbon summarizes the not surprising results:

“...the emperor ventured on a very dangerous and doubtful step, of fixing by legal authority, the value of corn [grain]...The consequences might have been foreseen and were soon felt. The imperial wheat was purchased by the rich merchants; the proprietors of land, or of corn [grain] withheld from that city the accustomed supply, and the small quantities that appeared in the market were secretly sold at an advanced and illegal price.”

Belgium, 1584

Antwerp was under siege by Spanish forces, which led to a food shortage. The City Fathers of Antwerp reacted by fixing a maximum law for each commodity. According to historian John Fiske, there were two consequences. First, it deterred merchants from making the already risky venture to supply food to the city. Second, it also meant that:

“Nobody felt it necessary to economize. So the city lived in high spirits until all at once provisions gave out.”

The city surrendered in 1585.

New England, 1630

The General Court fixes all wages and prices. The regulations were a dismal failure, resulted in shortages of corn and other commodities, and repealed after six months.

American Colonies, 1775

Printing of paper money causes rapid inflation. The Continental Congress and some state General Courts introduce price controls. The General Court of Massachusetts concludes that price fixing laws “have been very far from answering the salutary purposes for which they were intended” and all control laws were repealed.

Washington, 1777

The legislature introduces price controls for goods and food used by the army in an attempt to lower the cost of war. The army almost starves, leading to the following resolution by the Continental Congress:

“Whereas...it hath been found by experience that limitations upon the prices of commodities are not only ineffectual for these purposes proposed, but likewise productive of very evil consequences to the great detriment of public service and grievous oppression of individuals...resolved, that it be recommended to the several states to repeal or suspend all laws or resolutions within the said states respectively limiting, regulating or restraining the Price of and Article, Manufacture or Commodity.”

America, 1780

American economist Pelatiah Webster summarizes the U.S. experience with price controls:

“As experiment is the surest proof of the natural effects of all speculations of this kind...it is strange, it is marvelous to me, that any person of common discernment, who has been acquainted with all the above-mentioned trials and effects, should entertain any idea of the expediency of trying any such methods again.”

France, Law of the Maximum, 1793

Food price controls bring the breadbasket of Europe to the brink of starvation. The results were summarized in a letter from the Department of the Nord to Paris:

“Before that time [the law of the maximum], our markets were supplied, but as soon as we fixed the price of wheat and rye we saw no more of those grains. The other kinds not subject to the maximum were the only ones brought in. The Deputies of the Convention ordered us to fix a maximum for all grains. We obeyed and henceforth grains of every sort disappeared from the markets. What is the interference? This, that of the establishment of a maximum brings famine in the midst of abundance.

What is the remedy? Abolish the maximum.”

The law was repealed in 1794 and its authors executed.

Shuettinger and Butler describe the black market implications:

“A large black market grew up all over France in response to the government’s repeated attempts to control the prices of foodstuffs. Butter, eggs and meat, in particular, were sold in small quantities door-to-door, mainly to the rich. It was impossible to control this contraband trade and the net effect was to ensure that the wealthy had more than enough food while the poor were left to go hungry. In other words, the actual results of the Law of the Maximum were the opposite of what was intended.”

Henry Bourne summarized the experience in the Journal of Political Economy in 1919:

“The scheme, judged from the point of view of modern experience, had two bad features. The first was the failure to guarantee the farmer a reasonable profit, and so encourage him to put more acres under cultivation and raise larger crops. Should his labors slacken and his crops become small, no amount of energy in insisting on a fair distribution of the product would keep the people from growing hungry. The scheme not only failed to encourage the farmer, it threatened him with ruin. His expenses for tools, draft animals and wages were steadily rising, but his profits were cut down, with the prospect of further losses every succeeding month.”

Germany, 1914

Eminent economist Ludwig Von Mises, who spent the war years in the Austrian army, summarized the German experience with price controls based on first hand experience:

“When the First World War broke out, the German Reich immediately adopted a policy of inflation. To prevent the inevitable outcome of inflation, a general rise in prices, it resorted simultaneously to price control. The much-glorified efficiency of the German police succeeded rather well in enforcing these price ceilings. There were no black markets. But the supply of the commodities subject to control quickly fell. Prices did not rise. But the public was no longer in a position to purchase food, clothes and shoes. Rationing was a failure. Although the government reduced more and more the rations allotted to each individual, only a few people were fortunate enough to get all that the ration card entitled them to.”

New Zealand, 1914-18

The government attempted to regulate prices for wheat, milk and sugar over this period. The result: shortages, upward price pressure and circumvention of the regulations. A subsequent Royal Commission reached the following conclusion:

“Our experience shows that State control of trade is not desirable. For successful trading, constant vigilance, quickness of decision and secrecy are wanted, which is difficult to secure in a public department.”

Britain, WWI Price Controls, 1914-1919

The following Economist magazine editorial describes the experience:

“It is, however, in the sphere of food that the Government zeal for interference has been most markedly shown, and that the Government failure has been so absolutely complete...Prices are higher than they have been for many generations past, and at the same time the supply of many of our staple foods is imperiled.”

United States, WWI Price Controls, 1917-1918

Dr. Simon Litman shortly after undertook a detailed study of the experience:

“The fixing of a ‘reasonable price’, when the supply of a commodity is not sufficient to meet the usual demand, cannot prevent hardships and dissatisfaction. Price fixing alone does not solve the problem of keeping the poor provided with commodities; in fact, ‘reasonable prices’ may aggravate the situation by giving people of means an incentive and an opportunity to acquire ahead of their actual needs, thus leaving the less fortunate ones without any supply.”

Czechoslovakia, 1920

Price controls are attempted in the first years after the war. Alois Rasin summarized the result in a study for the Carnegie Endowment for International Peace in 1923:

“Not only did the attempt of the Government to reduce prices by official order fail – it was bound to fail according to the laws of political economy – but it had the effect of constantly driving prices and costs of production upwards.”

Brazil, 1924-31

Brazil experimented with price-fixing for coffee in an attempt to “stabilize” prices. However, when prices are fixed at above market clearing levels – a price floor – you get the opposite result of a price ceiling. Demand contracts in response to a high price, and supply expands. Surpluses began piling up, and the government needed to secure international loans to purchase the surpluses. Jules Backman summarized the experience in 1936:

“The increase in supplies, as a result of the above-mentioned combination of factors, accompanied by a stationary or decreasing demand could have only one effect so far as the outcome of the scheme was concerned, and that was failure.”

Nazi Germany, 1933-1944

The common pattern of financing a war effort by printing money was exhibited here. Wage and price controls were instituted in an attempt to prevent the inflation that naturally comes with printing money.

And, as expected, the usual outcomes of black markets, quality deterioration and product changes occurred in response to the controls. Herman Goering, who was responsible for economic planning, gave the following commentary while a prisoner of war in 1946:

“Your America is doing many things in the economic field which we found out caused us so much trouble. You are trying to control people’s wages and prices – people’s work. If you do that you must control people’s lives. And no country can do that part way. I tried it and failed. Nor can any country do it all the way either. I tried that too and it failed. You are no better planners than we. I should think your economists would read what happened here...Will it be as it always has been that countries will not learn from the mistakes of others and will continue to make the mistakes of others all over again and again?”

Soviet Union, 1920s to 1980s

From Lenin’s “New Economic Policy” in the 1920s right up to “Glasnost”, the Soviet Union had one of the longest running wage and price systems in history. The results are well known: shortages, queuing, black markets, side payments, illegal trading and smuggling.

U.S., WWII, 1942-45

Mandatory price controls were established in 1942. The same sort of behaviour seen in other countries was exhibited: product quality reductions and black markets. Nobel Laureate Milton Friedman summarized the problem with these controls:

“In the main, price changes will simply be concealed by taking the form of changes in discounts, in overtime, perquisites and so on. Even 60,000 bureaucrats backed by 300,000 volunteers plus widespread patriotism were unable during World War Two to cope with the ingenuity of millions of people in finding ways to get around price and wage controls that conflicted with their individual sense of justice.”

U.S. Wage and Price Controls, 1971-1974

Wage and price controls introduced by Nixon in 1971 in response to rising inflation. While there were some skeptics in 1971, by 1974 wage and price controls had been thoroughly discredited. When continued rising inflation created further discussion of controls, The Washington Post responded with the following editorial on July 27, 1978:

“With the current surge of inflation, the question of wage and price controls keeps bobbing up...Why not invoke controls again?”

This answer is that they did serious damage the last time the country tried them, in 1971- 1973, and the effects are still visible today...

Controls do queer things to investment and production. Throughout the 1960s, oil and gas drilling slowly declined in this country. The turnaround came in 1972 when controls were in effect. The steel companies had regarded drilling pipe as a minor product.

They made it on ageing equipment, and profit margins were low. When orders for new pipe began to pick up, the steel companies had little incentive to make more of it. The result was a wild scramble among drillers for pipe, and something very much like a black market appeared. Drilling costs shot upward much faster than the general inflation rate, and kept going up even

after controls expired. Moral: Price controls can sometimes be, paradoxically more inflationary than no controls.

For consumers, it's the inflation in food prices that is the most immediately painful....Housewives' demonstrations against the high cost of beef, in early 1973, induced the White House to put ceilings on meat prices. Some stock raisers held their animals off the market to wait out the controls. Others exported their cattle, mainly to Canada.

Two morals here: First, a country can't maintain price controls unless it is also prepared to curb exports, which in turn damages foreign markets and violates trade agreements. Second, controls create shortages. The disappearance of beef from the stores turned customers toward fish and poultry in such numbers that those were soon in shortage as well. At that point, a lot of people began to fear a looming nationwide shortage of food in general. To head off a public panic, the administration was forced to drop the controls.

Controls are tolerable only for very short periods, in emergencies."

Canada, 1975-1978

Canada arrived late to the 1970s inflation induced wage and price controls party. Capital investment by industry plunged, leading Patrick Wallace of the Wall Street Journal to note:

"Many economists...say controls not only are having little effect on inflation, but threaten to leave the Canadian economy a shambles. Queen's University economist Richard G. Lipsey also wrote in Canadian Public Policy: "It is important to note that the harmful effects of controls are quite independent of the monetary and fiscal policies that accompany them...My main message then is as follows. Wage and price controls are shown by economic theory, and demonstrated by an enormous wealth of factual evidence to have no permanent effect on the price level...I say, therefore, that now is the time to stand up and be counted. Now is the time to say loudly and clearly wage-price controls are ineffective in their main objective and extremely harmful in all of their other effects."

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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) January
Last name (required) Giesbrecht
Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Affordable Housing

Are you in favour or opposition of the issue? (required)

In favour

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If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The housing crisis in this city is Real. All the Infills that are being built are Not affordable for the majority of Calgarians. Older multi unit homes in easily accessible areas of the city are being torn down in favour of high profits for developers, more property taxes for the city and creating homelessness for the folks that are evicted to make room for "progress". Not every person, in fact most people, that make less than 6 figures annually do not want to live in loud, overpriced, basements of these Infills that the city is so "graciously" allowing bsmt suites being built to accommodate the growing number of folks who are being forced out of their homes and easily accessible neighbourhoods. Bragging about building \$1M luxury condos in highly accessible neighbourhoods is not only a slap in the face for the thousands of people struggling in this city but is a good indication of how of our city council really plans in addressing this issue.



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I have read and understand the above statement.

First name (required) Lucia

Last name (required) Juliao

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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I have read and understand the above statement.

First name (required) Edward

Last name (required) Ilnicki

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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Hi there,

My name is Ed Ilnicki, I am a renter in the Killarney neighbourhood.

I'm strongly in favour of all 33 of the affordable housing task force recommendations and I strongly encourage these to be implemented.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I've lived in Calgary for just over 1 year, after moving here with my partner, and we hope to call Calgary home for the rest of our lives. It has all of the amenities we need, is close to our families, and provides us an exceptional quality of life in all areas.

We want everyone to have the same opportunity to make Calgary their home, and that is why we support affordable housing.

The City of Calgary must take these important steps to address the affordability challenges faced by many in the past few years, and proper planning will ensure a sustainable future for all of Calgary.



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I have read and understand the above statement.

First name (required) Aaron

Last name (required) Noonan

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing in from Ward 7. I am currently looking to rent an apartment. There is so little available that I am looking at spending 1500 or higher for a studio or 1 bedroom (still below the avg. of 1700 as per the Calgary Herald). Many landlords and corporations are requiring that your income be 3 times rent, which means 54000 per year as a minimum to rent a 1 bedroom. Frankly, this is unattainable for many people such as myself who are in their mid 20s and still trying to work their way up the economic ladder. The city desperately needs more housing, and especially more non-market, affordable, and rent-controlled housing. A roof over your head should not be the plaything of real estate companies or landlords who own many properties. I urge you, and especially my ward's councillor Terry Wong, to support all of the Housing and Affordability Task Force's carefully researched recommendations. If this city can afford to spend almost half a billion dollars on a municipal police force to react to crime after it's happened, surely we can work and invest in fixing one of the major social determinants of crime: access to affordable housing.



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I have read and understand the above statement.

First name (required) Olivia

Last name (required) Tsang

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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I have read and understand the above statement.

First name (required) Samantha

Last name (required) Haslam

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Oct 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

My partner and I are low income and rent an old house for \$1,800. The house is small and odd and has several known issues. The landlord said if we were to sign another yearly lease, the rent would increase by \$200, so we opted to stick to month to month as our rent budget is currently maxed out. This causes some insecurity in that we might need to move fairly suddenly if the rent were to increase, we have a pet and we would definitely have to downsize. Rent around 2,000 a month is pretty comparable to mortgage payment, however we aren't able to put aside enough each month to save for a competitive damage deposit. And if we could we would have to look out of town, or else all we could afford is a condo with an additional monthly condo fee (that would defeat the whole purpose of buying a property). It feels like we'll be stuck paying rent forever if we want to stay in Calgary, or else move to a smaller town.



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I have read and understand the above statement.

First name (required)	Sylvia
Last name (required)	Aponte-Hao
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Rosie

Last name (required) Costen

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in support of this housing strategy because as a couple, my partner and I were forced to either try purchasing our apartment for a highly inflated price when we were given notice it would be sold or move to a unit almost 50% more expensive to stay in the same quadrant of the city. We are very privileged and yet rent still takes up half of our expenses for an apartment. Corporate landlords must be reigned in, rent control must be put in place and new developments must be devoted to affordable housing, not luxury condos to be bought by investors. As a young person, buying a house seems as real as becoming a movie star. Housing is a human right and the city would save money on downtown policing if they instead used this strategy to ensure housing for every Calgarian, not just those that can afford it.



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I have read and understand the above statement.

First name (required) Sareena

Last name (required) Granger

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 8, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing Crisis supports.

Are you in favour or opposition of the issue? (required)

In favour

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Densify to accommodate all Calgarians. Use vacant city land to support each other.



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I have read and understand the above statement.

First name (required) Gabrielle

Last name (required) Farner

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I urge you to implement all six of the Housing Affordability Task Force recommendations in full. This is such a beautiful city to live in and every year I am seeing more and more people without homes on the streets. I see my friends and family fearful for their housing safety, and unable to start families because they simply can not afford it. Nobody should ever have to choose between rent and food, especially in what is supposed to be a developed country. The apathy of big business landlords is threatening the lives of Calgarians, and you as our city council are supposed to protect us. It is shameful that the rental crisis has reached this point, and in a world where a week's worth of groceries is hundreds of dollars, the last thing someone needs is to be paying 50% or more of their pay check to rent. What about those of us with student loans? Or car loans in a city that is truly only accessible via car? Where are the food banks going to get food to feed your citizens when they are spending all their money on rent? Nowhere in this city is there a job offering people 80 hours a week so that they can afford to have a roof over their head. Calgarians are hungry, tired, and on the brink of living on the streets. It is time for you to step up and save your citizens lives.



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I have read and understand the above statement.

First name (required)	Kennedy
Last name (required)	Halvorson
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

"Home is Here: The City of Calgary's Housing Strategy" report

Are you in favour or opposition of the issue? (required)

In favour

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Born and raised in Calgary, I happily returned to my hometown after completing both a bachelor's and master's degree to work full-time in my field. I earn around the median individual income of Calgarians, based on the most current data available (2020 - \$44,440). To live within my means, myself and many others should be paying a maximum of just under \$1,200/month on rent – with the average market rent price increasing to over \$2000/month in 2023, this is simply not an option available to us. The idea of home ownership seems even more like a fantasy; to afford the average mortgage on an apartment in the city, I would need to earn \$25,000 more annually. As a young professional looking to grow my life here and meaningfully contribute to the city and province I love, I am finding it increasingly difficult to imagine my future. I feel robbed of the opportunities afforded to my parents when they moved here and resent that I will be one of many within my generation who will have a worse quality of life than those that came before. Housing is a human right and not something to be commodified; the immense inflation of prices observed in the last few years makes apparent the existence of bad actors happy to gouge profits from the backs of hardworking Calgarians. I urge the Committee to support the City's Housing Strategy, including re-zoning the city to allow increased density and multi-use buildings, as well as the removal of minimum parking requirements – space for vehicles should never take priority over the provision of housing. I encourage to the City to ensure better/more affordable public transport accompanies these changes. The City should prioritize non-market solutions, as Canada's market has proved unreliable. Despite new bylaws in Montreal, all private developers over the last 2 years have opted to pay fines instead of constructing the required # of social housing units necessitated by the city. Implementing rent caps (including increases) and increasing support and supply for low-income, transitional, and co-op

housing is necessary. Finally, there should be no reason we cannot end homelessness using a housing-first approach as Medicine Hat has already done. Research has shown time and time again that providing those who are homeless with financial assistance, stable, non-temporary housing, and support programs is cost-effective and drastically reduces how long they spend on the street, giving them the dignity, time and resources to recover.



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I have read and understand the above statement.

First name (required) Julie

Last name (required) Swanson

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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We need to open our eyes and realize we are no longer a fledgling city of 400,000. We need to do better to serve the citizens of this city to ensure all people have easy access to affordable housing, and robust public transportation. I fully support the 6 Recommendations made by the Housing and Affordability Task Force. I am a resident of Ward 13, and I truly hope Counsellor McLean changes his vote... particularly as Ward 13 would be a perfect place for a lot more high density and affordable housing.



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I have read and understand the above statement.

First name (required) Ruthann

Last name (required) Watson

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing Strategy Recommendation One

Are you in favour or opposition of the issue? (required)

In favour

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Adding more attainable housing is essential to the well-being of the City of Calgary and its citizens. I am strongly in favour of any changes to land use/zoning designations which increase densification and the housing supply. I live in a detached home in Hawkwood. I am willing to sacrifice some value in my home so that other Calgarians can have safe affordable attainable housing.



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I have read and understand the above statement.

First name (required) Jean

Last name (required) Woeller

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing Affordability Task Force Recommendations

Are you in favour or opposition of the issue? (required)

In opposition

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I write to encourage Council to reject HATF Recommendation 1 Action Item (d). Making the base residential "low density" land use district RC-G in place of the various R-1 and R2 districts will certainly increase density, is unlikely to increase affordability, and will destroy the character and desirability of many existing neighbourhoods. Put simply, it would be a bad and ineffective policy. During the public hearing on the Guidebook to Great Communities one retired planner described how there is sufficient developable lands in brownfield lands to accommodate Calgary's housing needs to the year 2035. Why is the City not considering planned density in areas like these instead of destroying the character of established communities? I have included an image of a property under development at 6603 Bow Crescent NW. The backyards of 3 townhouses overshadow the property to the west. The neighbouring property owner is considering selling and moving because this development has destroyed the privacy and enjoyment of her yard. She is an avid gardener who is being forced out of her community. This is becoming too common in the community of Bowness. It is creating winners (the developer) and losers (existing property owners) and forcing families looking for amenity space to move to the suburbs.

RC-G densification does not create affordability. Knocking down an affordable bungalow and building units with list prices greater than the list price of said bungalow does not create affordability.

This densification is creating a hot city because the tree canopy that provides shade and heat protection is being removed. A property just a block or two east of 6603 Bow Crescent has had 16 mature spruce trees cut down to make way for a new multiplex. Just walk the streets of Crestmont on a summer day and feel the heat in this neighbourhood that is largely treeless.

I also encourage Council to reject HATF Recommendation 1 action item (h), which is a tone-deaf elitist approach to public policy. Public participation in the planning process is an important democratic right. It is OUR city, after all, and we should have the ability to speak to every land use event to express our opinions.

In summary, HATF's proposed blanket rezoning to RC-G does not constitute urban planning and will not achieve the goal of creating more affordable housing options and will create losers who own homes in established neighborhoods.

Kind regards

Jean Woeller

resident of Bowness









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I have read and understand the above statement.

First name (required) Rachel

Last name (required) Quapp

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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I have read and understand the above statement.

First name (required) Jodi

Last name (required) Butler

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

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(required)

Submit a comment

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Affordable housing is so important. Calgary has some of the highest rents in the country and there is no reason for it. Please support access to affordable housing - so many people are struggling right now.



PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Scoot

Last name (required) Erpie

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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housing is a human right



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I have read and understand the above statement.

First name (required) **Lauren**

Last name (required) **Wilson**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

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Housing Strategy

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I work two jobs and make 33k a year. My rent takes up 63% of my monthly income. I am one unexpected expense away from financial ruin. And I am not alone, I, and other Calgarians like me, deserve the dignity of secure, affordable housing.



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First name (required) Jessica

Last name (required) McTaggart

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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Rent has gone up exponentially for everyone I know. People are worried they will be evicted to make room for new buildings or because rent has increased to a point where most people can't afford it. There's so much property available in the city, yet no one is able to access it. Everyone is struggling right now and we are scared there is no light at the end of the tunnel. The government should be on the people's side, and not trying to line investors' pockets for a small slice of the cake... we deserve better.



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I have read and understand the above statement.

First name (required) **Evan**

Last name (required) **Brien**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



What do you wish to do?
(required)

Submit a comment

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In favour

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It feels that almost everyone I talk to whether they are friends or people I strike up conversations with in passing are feeling the pressure of increasing costs of food and shelter in our city, with an understanding that if things trend the same way they have been over the last few years and nothing is done to offer a solution, they will be forced further and further out of the city just looking for somewhere affordable to live. The need for a solution feels intense and immediate and to me as young Calgarian, the integrity of the cities reputation as a great place to live rides on taking action and the implementation of all 6 of the Housing and Affordability Task Force recommendations. I hope we can be an example of a city that prioritizes safe and affordable living for ALL!



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First name (required) Lindsay

Last name (required) Sutcliffe

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

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(required)

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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The cost of housing is unsustainable. Regular middle class people are going to become homeless if we don't do something



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First name (required) Sheila

Last name (required) Roldan

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

First name (required) **Martinus**

Last name (required) **Pool**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



PUBLIC SUBMISSION FORM

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First name (required) Marion

Last name (required) Bidault

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



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I am a recent widow, mom and immigrant in my thirties. I have been in Calgary for 6 years. I pay now +\$2000 for a mortgage+condo fees and feel somehow lucky. Property owning was enable by loosing my husband life and earning life insurance. We use to pay \$2200 for rent + utilities up to \$600 per month during winter. This place is now rented for \$2600+ utilities. My housing expenses went from \$1200 up to \$2600 during all those years in Calgary. We use to have 2 incomes that went up too but not as significantly and now I have only one income and a baby. What the future holds I don't know. But my mental health is through the roof as I am grieving and I am not even able to consider to take a leave or resign because my child need a safe place. I am not allow to break and have to continue because I am somehcw lucky in this insane market. We need rent control. Safe housing is human right and winter is upon us. You must act now!



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I have read and understand the above statement.

First name (required) **Alexandra**

Last name (required) **Judd**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



PUBLIC SUBMISSION FORM

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(required)

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Date of meeting (required)

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Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Calgary is in a housing crisis that requires immediate action. I support all the recommendations from the task force.

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) **Morgan**

Last name (required) **Solar**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

My household makes just under \$200k a year and even we are struggling. Please I beg you to create real solutions for low income families, students, retirees, new Canadians, individuals on AISH, etc. Please let everyone in our city have a sustainable future by providing adequate housing options for all Calgarians. Be true leaders and show the rest of the nation that we care about everyone instead of fattening the portfolios of wealthy investors and leasing agents. Our shelters are full, our low income housing waitlists are years long and there's nothing for people to shelter themselves tomorrow. Shelter is a human right and the city cannot guarantee that right for everyone currently. We need you to make change to guarantee the vitality and accessibility of our cities future. Please do the right thing.



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I have read and understand the above statement.

First name (required) **Jessica**

Last name (required) **Doiron**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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I have read and understand the above statement.

First name (required) Sharayah

Last name (required) Dawood

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max: 75 characters)

City of Calgary's Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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I have read and understand the above statement.

First name (required) Dennis

Last name (required) Sumner

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 8, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max: 75 characters)

Community redevelopment in West Hillhurst

Are you in favour or opposition of the issue? (required)

In opposition

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The proposed land use causes a severe setback to the community of West Hillhurst. The character and integrity of the community is negatively impacted by the continued approval of such developments. These redevelopment plans have already greatly effected the neighborhood, as demonstrated with the multi-housing units built on the 200 block of 19 Street NW, and the ongoing development of the 100 block of 18A Street.

Increases in noise pollution and vehicle traffic in the area have already increased the expressed concern I have over additional redevelopment proposals. The neighborhood itself is at stake. Our family had moved to West Hillhurst to appreciate the small community atmosphere it provided while still remaining close to the inner city, where my wife and I ply our trade. I have noticed that it is transgressing from the quiet and safe community that we value for our home. I value this community.



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I have read and understand the above statement.

First name (required) Candace

Last name (required) Jackson

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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I have read and understand the above statement.

First name (required) Karin

Last name (required) Haggarty

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Increase supply of affordable housing

Are you in favour or opposition of the issue? (required)

In favour

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Please consult with other jurisdictions who have implemented restrictions on short term rentals (eg. Oahu, Hawaii and New York city). Having a 30 day minimum short term rental restriction would have an immediate impact in increasing supply and would also bring down rental rates.

Please also consider increasing the tax rates on properties that are not the primary residence of an owner. Investors are driving up the prices to completely unaffordable rental rates and they will continue to do this with very little regulations or rent controls.



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I have read and understand the above statement.

First name (required) **Malik**

Last name (required) **Elliot**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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I am a first year university student currently living in ward 9 and the current housing crisis is terrifying. I am living at home because I simply can't afford to rent anything and residence filled up too fast due to everyone having this issue. Me and my best friend are supposed to be getting a place together next April and at this rate we won't be able to. Right now on rent faster with a budget of \$1400 we'll have to share a bedroom if we want to move out. Our city needs to do more, no one should be scared about whether or not they'll be able to find a home.



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I have read and understand the above statement.

First name (required) **Megan**

Last name (required) **Stanwood**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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I have read and understand the above statement.

First name (required) Taylor

Last name (required) Poitras

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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Date of meeting (required)

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(required - max 75 characters)

Housing Strategy - including the 33 affordable housing recommendations

Are you in favour or opposition of the issue? (required)

In favour

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I have lived and rented in Calgary my entire life and the cost of housing (both renting and buying) has increased significantly along with many other costs and we are in a crisis. A modern day depression really with the % of our incomes that are being used on rent, food, transportation and other basic needs. Many of my loved ones and neighbors and community members have been severely affected and are afraid of losing their homes or being able to afford basic needs for themselves and their families. Many are being forced to leave or having to strongly consider where they can afford to live. We want Calgarians to stay in Calgary - to live, work, contribute to and thrive here. We need to take direct action in affordable housing for the people who currently call Calgary home - not just to the benefit of foreign investors. I fully support all 33 of the affordable housing task force recommendations to make housing affordable and attainable. It should be a basic human right and I am severely disappointed in my city and province with the way things have been going over the past few years. Please take action and listen to the voices of your constituents who are speaking loud and clear to those in government and in positions of power and influence. Please take action now.



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I have read and understand the above statement.

First name (required) Autumn

Last name (required) Fox

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video). If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I'm 42 years old. By this point in my life I should be afforded some stability. A good job. A place to call home. Instead, I'm working 3 jobs plus freelancing to afford rent on one of the most abysmal apartments I've ever seen. I've experienced homelessness before & fear I'll be forced to experience it again. For nearly 7 years I lived in a well maintained, affordable apartment in the Beltline. It was run by a small family property management company. But Avenue Living bought it last year, booted out the live-in super/maintenance guy, and let the property fall into disrepair. I had black mould spreading in two rooms & they refused to repair it. When my lease came for renewal, my rent had jumped 40% plus additional "fees." I tried negotiating to at least keep my current rate until they made repairs to my apartment & they refused. Even the city health inspector seemed to be on their side. I was forced to move to an equally disgusting apartment - the only place I could find given I only had a couple weeks before my lease ended. I've literally lived in junky squats as a teenager that were better maintained than this. I pay my rent on time, I'm a good, responsible tenant, but I'm treated like a second class citizen by city council & NIMBYs. I vote. But no one on city council seems to care about me & people living like me. Avenue Living fully admits they exist to put the squeeze to renters who can pay on time - but will never be able to save for a down payment on a home. That's unconscionable. I don't have the power to stop predatory property management companies like this. City Council DOES. How many more reports do you need to commission before you'll start caring?



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Jennifer

Last name (required) Crighton

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing Agenda

Are you in favour or opposition of the issue? (required)

In favour

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There is a critical crisis in affordable housing in Calgary that needs to be addressed, affordable rental properties are being torn down and replaced by development properties that do not include any affordable rental suits.

This is leading to an increasingly precarious housing situation during a time of intense inflation where the rising cost of living is already placing great stress on working people.

I have many members of my community who are working professionals that have recently been asked to leave rental properties that are being sold or developed, a climate where inflation makes purchasing unattainable, and rental rates ruinous.



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I have read and understand the above statement.

First name (required) **Alexandra**

Last name (required) **Hardstaff-Gajda**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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This is a crisis. And it's not sustainable. People cannot afford rental rates skyrocketing like crazy with no end in sight.



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I have read and understand the above statement.

First name (required) Elizabeth

Last name (required) Lewis

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max: 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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I have read and understand the above statement.

First name (required) **Kassidy**

Last name (required) **Smythe**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 12, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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I have read and understand the above statement.

First name (required) Breanna

Last name (required) Sutton

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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Housing needs to be affordable for everyone!!! I work at a non profit with low income people and they're struggling to find any housing. How can people work on goals such as jobs, education or parenting if they're constantly worried about making ends meet? Even my staff is struggling with finding housing for themselves! They're having anxiety attacks, increased burnout due to this extreme stress. PLEASE DO SOMETHING. CITIZENS OF CALGARY ARE STRESSED OUT AND STRUGGLING. Please care for your fellow neighbours and human beings. Housing is a human right!!! Affordable housing is a human right too!!!



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I have read and understand the above statement.

First name (required) Yann

Last name (required) Berger

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max: 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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I have read and understand the above statement.

First name (required) **Tracy**

Last name (required) **Reid**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max: 75 characters)

Affordable housing

Are you in favour or opposition of the issue? (required)

In favour

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**Property tax incentives for having below average rentals
Grants to build affordable housing backyard suites
Take away parking requirements for backyard suites
Speed up city red tape when applying for building permits and approvals**



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I have read and understand the above statement.

First name (required) Jarrett

Last name (required) Edmund

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



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(required)

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How do you wish to attend?

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We need action now on the housing affordability crisis in our city. The facts are there, and known by this council. I have lived in this city my whole life. My generation has already been robbed of the ability to purchase a home, those opportunities are long gone. But now even renting in our communities is in jeopardy due to soaring rent costs, lack of diverse housing options, and the greed of predatory landlords and landlord companies. Housing is a human right, and we cannot let our community members live on the streets any longer. We need bold action to take care of all Calgarians. The money is available, it always has been, we need to make the choice to prioritize people over profits. Human rights over "investments". And our community over private interests.



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First name (required) Eden

Last name (required) Middleton

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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This is a crisis and we need support.



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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) **Laura**

Last name (required) **Combden**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Sep 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Affordable housing

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

What we are facing is repercussions from decades of housing being treated as a commodity for wealth building. The solutions for this problem need to keep in mind that as long as people are able to buy and sell houses for gain, this problem will continue to increase. Government must intervene, limits on out of country purchases need to remain. Housing is a human right. Make the restrictions required to ensure citizens are given a fair chance at home ownership and decently priced rentals.



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I have read and understand the above statement.

First name (required) **Erin**

Last name (required) **Miller**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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Hi my name is Erin, I am a renter in the neighborhood of Mardalooop. My fiance and I are currently being forced out of our rental because the landlord is raising the rent \$600 a month (approx a 20% increase than we paid the last year) we also pay separate utilities on top of that. For us to split rent at that price would cost us half of our monthly salaries. We still have to factor in food, gas and other cost of living expenses. Plus the rental is a townhouse with appliances that barely work and illegal building violations that won't be fixed. We are struggling and we also know we are apart of the lucky group. We now are set to move into a one bedroom apartment provided by an older family member. Many other people will not have this option. We chose Calgary based on its affordability and opportunity. If things continue to rise we will be faced with having to leave the city. We are even considering not having children simply because we cannot afford it, it's devastating.

I support all 33 of the affordable housing task force recommendations to make housing affordable and attainable. I support affordable housing because this city and it's people are in dire need and at a breaking point. Everyone deserves to have housing and to be able to do more than survive in their lifetimes. Life is short and a lot of lives are suffering right now. If nothing is done more and more people will have their dreams and lively hood ripped away from them.



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I have read and understand the above statement.

First name (required) **Caroline**

Last name (required) **Baker**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

House strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hi my name is Caroline baker,

I have been a resident of Calgary for over 5 years. I have always found Calgary very affordable until recently. I was paying \$550 in rent when I first arrived to the city (shared a two bedroom with one roommate) and am now paying over double that living in the same situation. Rent is now takes up most of my pay cheque and I find it hard to get by month to month. I work in the social services field and love my job but question taking out even more student loans & furthering my education just to get a higher paying job to afford rent. Let alone ever buying a house or having kids. I know many of my friends and family are in similar situations.

Thus, I support all 33 of the affordable housing recommendations to making housing affordable and attainable.

Thank you



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I have read and understand the above statement.

First name (required) Sara

Last name (required) Richey

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max: 75 characters)

7.1 Home is Here - The City of Calgary's Housing Strategy 2024-2030

Are you in favour or opposition of the issue? (required)

In favour

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I am proud to have purchased my first home in Calgary in 2020 while my little family was growing. We had one toddler and a baby on the way, and frankly, rents were so high we couldn't afford to move into a bigger rental than the small 2 bedroom we had at the time. In 2020, interest rates were low, and we were able to find a place that met our needs. Now, we adore our condo community of town houses, and we have found friends and support among our neighbours. For us, this was both affordable and agreeable. But it was a challenge even then to find a home we could afford.

I want you to know, deeply, that medium density housing absolutely does attract families with children. It absolutely can improve school population woes for our centrally located schools whose populations are waning. And it is far more cost-effective for the City of Calgary to provide water, fire safety, etc to denser neighbourhoods than to suburban sprawl. Townhouses, duplexes, condominiums. These are just names for the shapes of an outer shell. They can be beautiful and well-done. They can be in quiet streets, not just built beside noisy transit corridors. And families do want to live in them.

Please approve all HATF's recommendations without picking and choosing which are easier or more comfortable for council members.

1. Make it easier to build housing across the city.
2. Make more land available to build more housing across the city.
3. Ensure that the supply of affordable housing meets the needs of Equity Deserving and Indigenous people living in Calgary.
4. Convene the housing sector to collaborate.
5. Increase the investment to support housing providers.

6. Ensure more individuals have a safe place to call home.

Please reject Cllr. Sharp's proposed pilot program, which is a bandaid solution and will further stall real solutions.

Thank-you.



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I have read and understand the above statement.

First name (required)	Paula
Last name (required)	Turcotte
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Affordable housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in support of all 33 action items regarding the affordable housing strategy.

I am a resident of ward 8 and my housing costs have increased by 45% since March 1, 2020.

This crisis should be immediate priority.



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I have read and understand the above statement.

First name (required) Safara

Last name (required) Walker

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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We need to make housing more affordable in Calgary



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I have read and understand the above statement.

First name (required) Cayley

Last name (required) Ernter

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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I have read and understand the above statement.

First name (required) Dillon

Last name (required) Whitfield

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

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Date of meeting (required)

Sep 14, 2023

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Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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I have read and understand the above statement.

First name (required) **Carla**

Last name (required) **Hills**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

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Housing is quickly becoming unaffordable even for those with good paying jobs. Council needs to be doing everything in its power to increase supply but also control pricing and provide housing for lower income persons. Private market housing alone will not solve this. The housing strategy was needed five years ago and is the minimum that needs to be done now.



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Julien

Last name (required) Butler

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

(required - max 75 characters)

Housing Strategy

Are you in favour or opposition of the issue? (required)

In favour

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First name (required) **Sam**

Last name (required) **Fleming**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



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First name (required) Roxas

Last name (required) Joneson

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
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The rent in this city only accommodates people of wealth and not the working class, and allows for landlords to increase prices without increasing any amenities provided, my rent has increased by 700\$ and i still have leaks in my faucets and the landlord has never done anything about it even with constant reminders from me



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I have read and understand the above statement.

First name (required) **Melyssa**

Last name (required) **Nielsen**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?

What do you wish to do?
(required)

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I have read and understand the above statement.

First name (required) **David**

Last name (required) **Borkenhagen**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

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I was born and raised in Calgary, but have lived in other cities such as Montreal and Toronto for work and education. It's been devastating to see my friends in Toronto, Montreal and Vancouver struggle with the cost of housing. When I say struggle, I mean they are worried about some of the most fundamental needs they face as humans on planet earth. Like can I have a family? Like can I afford my retirement? Like can I be near my ageing parents? These are existential struggles and they centre on housing. We cannot let what happened to Toronto and Vancouver happened to Calgary. we need action, and we need action now! I implore the city to adopt all recommendations from the housing strategy. For too long Calgary and Alberta in general has cater to the needs of big business and developers. It's now time to centre the needs of Calgarians.



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First name (required)	Laura
Last name (required)	Langille
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	



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(required)

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In favour

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I have read and understand the above statement.

First name (required) **Stephen**

Last name (required) **Wan**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?



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First name (required) Anjali

Last name (required) Ford

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What is the group that you represent?

What do you wish to do?
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First name (required) Tannis

Last name (required) Vegso

Are you speaking on behalf of a group or Community Association? (required) No

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What do you wish to do?
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First name (required) Alisha

Last name (required) Ostberg

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



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Hello, my name is Alisha and I am writing in favour of the City of Calgary adopting ALL of the recommendations from the Housing Task Force.

I live in Capitol Hill. I have lived in the neighbourhood for a few years, but recently bought a half a duplex to live in with my sister. We now have two apartments for ourselves and our partners to live in. This would have been possible for us without the mixed housing options in the neighbourhood. It was only an option because this duplex was allowed to exist in the first place.

Changes in zoning have changed this neighbourhood, but for the better. Increased density has encouraged more small business, making more amenities within walking distance. By creating this density, I am able to meet and connect with my neighbours at local spots.

My sister and I are young professionals in our twenties. We are so lucky to have been able to buy our home. We did this with help from our parents and extended family.

If the recommendations were adopted, it would allow people from different backgrounds, without the amazing we support we had, to be able to enter the housing market. By adding mixed housing solutions, specifically by changing the zoning designations, you will be offering opportunities to so many more Calgarians.

The aesthetics of a neighbourhood are not more important than providing people with the basic human right of housing.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



PUBLIC SUBMISSION FORM

I implore you to vote to adopt ALL recommendations. Thank you.



PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Elaine

Last name (required) Chu

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 9, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Housing strategy

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video).

If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a concerned Calgarian about the state of affordable housing. We need more multi-residential housing centered around established communities where vulnerable and lower income citizens have access to good public transit. Being housed and having convenient access to public transit to receive essential health services and training opportunities, is simply a game-changer for those who need a boost getting back on their feet. Blanket rezoning will help make housing diversity a reality around inner city communities. Calgary is a financially well-to-do city, but the housing gap is eroding the middle class at an alarming rate. Perhaps what was the low end of the middle class ten years ago is considered working class now, considering that a family salary below \$120,000 bars them from entering the housing market. If the bar continues to be raised, how can we have vibrant communities where people from hospital janitors to non-for-profit office professionals are priced out of the market? The housing considerations of vulnerable and low income citizens should be expanded to also include working class people. If the city is serious about being inclusive and has the wisdom to understand that a healthy ecosystem needs diversity, council needs to work harder to bring reform to status quo.