

**Enough is enough!**

# Have a “HART”\*!

## 50,000+ households in Calgary, Alberta need shelter costing **\$1,262/month** or LESS

\*Housing Assessment Resource Tools (HART): Housing Needs Assessment Tool - <https://hart.ubc.ca/housing-needs-assessment-tool/>

**EMERGENCY MEETING(S) of HOUSE of COMMONS HUMA Committee/ HOUSE of COMMONS REQUESTED**



**STOP THE HARM. STOP THE LOSS. Have a “HART”! GET IT DONE. DO IT NOW. NO EXCUSES.**

**ADVOCATE for and, or IMPLEMENT: NATIONAL RENT & EVICTION FREEZE; LOWER RENT-GOUGED RENT; COMPETITION BUREAU REVIEW of PRICE FIXING; HEAR from FINANCIALIZED LANDLORDS; & MORE!**

Presentation by Anne Landry for The City of Calgary Council Budget - November 2024



### HOUSING IS A HUMAN RIGHT.

[Info@CalgariansForHousingRights.ca](mailto:Info@CalgariansForHousingRights.ca)

**Enough is enough!**



## TAKING ACTION!

- What is **“THE SECRET”** – that warrants an **IMMEDIATE NATIONAL RENT FREEZE & EVICTION FREEZE, LOWER RENT-GOUGED RENTS, SUMMON financialized landlords + DATA** to the House of Commons HUMA Committee + MORE?
- What issues/facts are **NEW to you?** What action can you take **NOW?**
- What is the **LOSS...the HARM?** (**NO** means **NO!**) How can you **STOP THE LOSS, STOP THE HARM?**
- Have a **“HART”!** What is the affordable housing deficit in Calgary/in your location? Who are the **priority** groups of people in CORE housing?
- What **7 rights to ALL Canadians have** under the adequate right to housing as per the **National Housing Strategy Act** that changed in **2019?**
- Be a Have a **“HART”!** AMBASSADOR!

### About Anne Landry

I am a **Calgarian for HOUSING is a HUMA RIGHT** – a **movement of people** who are advocating for the progressive right to adequate housing as per the **National Housing Strategy Act, 2019**. I want to **age-in-place!**



- Over the **past 26+ years** I have spent more than **\$325,000+** in rental payments to a **financialized** landlord in the **Beltline Community** in Calgary, Alberta - in **Ward 8**, in **Calgary-Buffalo**, in **Calgary Centre**. I want **my investment to be protected and to age-in-place** with affordable rental payments and in a rental building that is well maintained, accessible and addresses CLIMATE CHANGE.
  - Over the past 26+ years I have spent **much TIME, EFFORT, COST and STRESS** - including in the media\* - trying to ensure my rental payments are AFFORDABLE, the terms of my lease are UPHELD and my apartment is SAFE.
  - My landlord has provided me with **\$335 (~31%)** rental payment increases in **3 instalments** over approximately **17 months** from January 1, 2023 to May 1, 2024 at time that the **Alberta Residential Tenancies Act** was apparently **changed effective April 24, 2007** to allow only 1 rental payment increase per year.
  - In 2023, I participated in **the two national reviews of financialization of housing:** at the **House of Commons HUMA Committee** (see **BRIEF**) and at the **National Housing Council** (see **BRIEF, Oral Testimony Oct. 31, 2023**). In 2024 I provided a **BRIEF** to the **House of Commons HUMA Committee Review of Federal Housing Investments** – which also reveals that I have presented before The City of Calgary Council regarding housing – **including as referred to at page 15**.
  - I will soon be of **retirement age**. I have a **disability** – post traumatic stress. AND MORE.
- \*See, for example, [In Calgary, a builder emphasis on rental puts pressure on existing tenants](#) – The Globe and Mail – January 16 and 20, 2020.

**Enough is enough!**



**BUDGET in order to IMMEDIATELY advocate and, or implement to prioritize the homeless, renters and the vulnerable and forward the Right to “adequate” housing as per the National Housing Strategy Act, 2019**

**Apparently NO affordable/social housing completed in Calgary in 2024 despite target = 3,000/year & Housing Accelerator Fund... See The City of Calgary’s: [Housing DATA Dashboard](#) >(Progress Update) [Housing Strategy Implementation WEBSITE](#); and [Affordable Housing Service & Budget Plans](#).**

1. **Overhaul** The City’s and Calgary Housing Company’s Administration with **independent** Housing HUMAN RIGHTS expertise-planning, accountability governance, tracking, **WIDE public engagement**...
2. Move to **EMERGENCY and QUARTERLY – NOT ANNUAL – accountability housing reporting** with a **public housing project DASHBOARD –** including as per [PMI Project Management International](#) , HOUSING HUMAN RIGHT and planning/implementation **BEST PRACTICES**.
3. Implement **landlord licensing and registry** as already approved by The City of Calgary Council last September 2023.
4. Build **NEW permanent** non-market, non-profit/social/”affordable” **“HART”** housing ([HART Housing Needs Assessment Tool](#)) => **6,000+ units in 2025**.
5. Hold **annually updated** [Calgary Civic Census](#) starting in **SPRING 2025** – and benchmark with the [Federal 2026 Census](#) at the time of rapid public population growth that is creating **HIGH** demand on housing, infrastructure and services and **catastrophic rent inflation**.
6. **END HOMELESS NOW. Publicly track “By Name” homelessness** – annually and on-going - with reasons for homelessness including increases in rent/shelter costs, decreases in income/income supports, shelter/no-shelter, **HIDDEN homelessness**...Fund non-profit organizations providing **street-level aid to the homeless**....
7. **Fund subsidized transit/Fair Entry and provide housing subsidies** to the renters, the vulnerable & small landlords – **tax rent-gouging landlords**.
8. Lease – **DON’T sell** – public land.
9. Implement a **NATIONAL RENT FREEZE, EVICTION FREEZE & LOWER RENT-GOUGED RENTS** as part of a multipronged housing strategy.
10. **NO means NO! END financialization of housing** -- seems to be seen to be at the **HEART** of the housing **CRISIS**. (It did NOT always EXIST!) De-financialize The City of Calgary/Calgary Housing Company including by using a **definition of “affordable housing” based on household income** – NOT based on “market”; **SUMMON** financialized landlords + **DATA** to House of Commons....**AND MORE**.



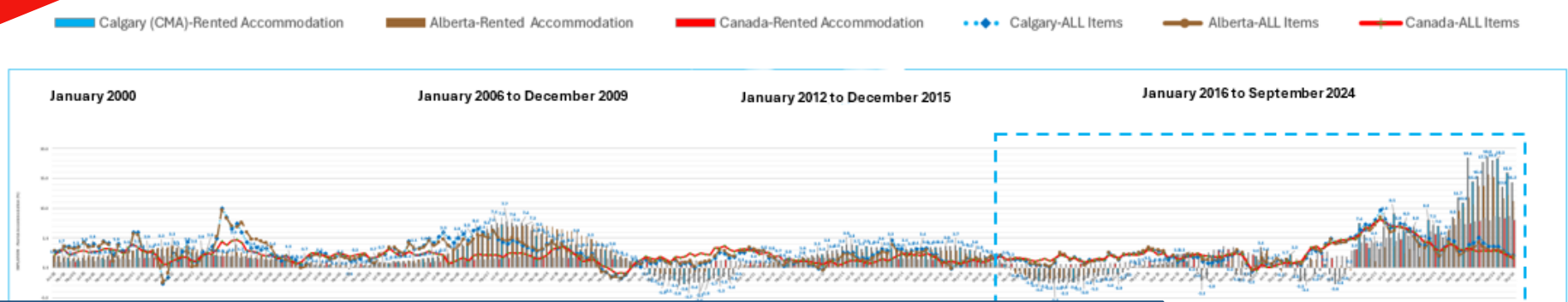
**GET IT DONE. DO IT NOW. NO EXCUSES.**



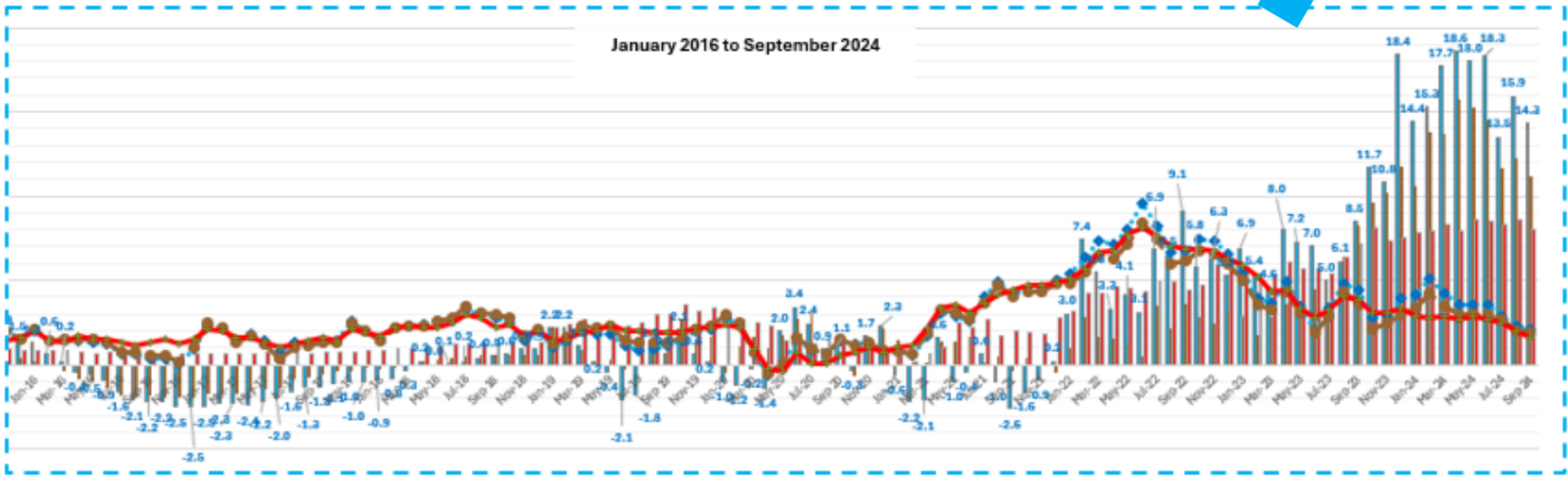
See also [NOTES on SLIDES #35 to #40](#)

**Enough is enough!**

# Looks like Calgary is having a **rented accommodation inflation heart attack!** **INFLATION: Rented Accommodation VS ALL Items, 2000 to 2024 by Month – for Calgary, Alberta and Canada**



**It seems to be getting WORSE, NOT BETTER.**  
 The **HIGHEST** rental accommodation inflation EVER SEEN in Calgary at the time of the **HIGHEST** housing completions ever seen in Calgary. Shouldn't rents be **DECREASING** for EXISTING as well as NEW tenants?



Source: Statistics Canada - Table: 18-10-0004-04 0 Consumer Price Index, monthly, percentage change, not seasonally adjusted, Canada, provinces, Whitehorse and Yellowknife — Shelter

Calgary
Inflation Review

**The City of Calgary Inflation Review**  
<https://www.calgary.ca/research/inflation.html>

April 2024 (dated May 21, 2024):  
 "...the April rent inflation rate of **18.6 per cent** was **the highest ever recorded in Canada**, marking the seventh consecutive month where **growth exceeded 10 per cent, with an average increase of 15 per cent....**"

July 2024 (dated August 20, 2024):  
 "...As of July 2024, the rent inflation for accommodations in the Calgary CMA was the **second highest in the nation**. This is in **stark contrast** to other major cities like Vancouver and Toronto, where rent inflation is cooling. **Calgary's rental market is catching up these cities**, driven by relatively lower base rents and robust population growth. This rapid increase has made Calgary the **only Canadian city where rents have surged by more than 25 per cent since January 2021...**"

Calgary
Housing Review  
Second Quarter 2024

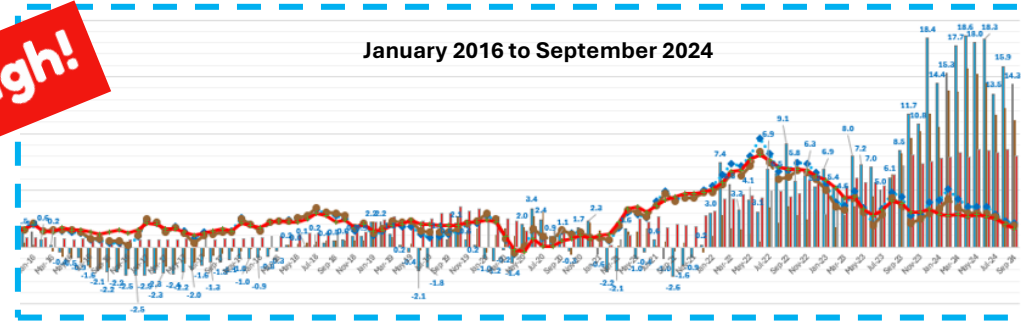
**The City of Calgary Housing Review 2024 Q2**  
<https://www.calgary.ca/research/housing.html>

"...The number of housing completions in the city of Calgary in Q2 2024 was **5,040**, marking a 60.0 per cent increase from the **3,276** recorded a year ago. **This is the highest completion figure for the city on record**. The spike is primarily attributed to apartment completions, which more than doubled to **3,108 units...**"  
 [Emphasis added]

# It looks like Calgary is having a **rented accommodation inflation heart attack!**

INFLATION: Rented Accommodation VS ALL Items, 2000 to 2024 by Month – for Calgary, Alberta and Canada

**Enough is enough!**



It is **MORE** than time to **STEP OFF** the **BOOM-BUST** rent Roller Coaster in Alberta. **Immediately implement a NATIONAL RENT FREEZE & EVICTION FREEZE + LOWER RENT-GOUGED RENTS.**

**SENIORS (65+ yrs) in CALGARY**  
 increase ~54,600 (~28%)  
 VS increase total pop. 116,800 (~7.8%)  
**2024: ~195,900 (~13.1% of ~1.49 million total city population)**  
**2029: ~250,500 (~15.6% of ~1.61 million total city population).**  
 Source: Calgary & Region Fall 2024 Forecast Tables - Table 4 City Population. See also **NOTES - Slide #35.**

## DID YOU KNOW?

CPI (Consumer Price Index) **should NOT be used** to justify landlords' rental increases to tenants.

Instead, **landlords' costs – including cost decreases per rental unit - should be reviewed.**

**IN CALGARY: up to ~18%+ year-over-year RENTED ACCOMODATION INFLATION in 2023 and 2024**

- **CPI represents costs to the Consumer** – including to tenants and homeowners – and **already includes** the effect of rented accommodation inflation and increase in costs to homeowners.
- **IN CALGARY: repeated CATASTROPHIC rented accommodation inflation year-over-year in 2023 & 2024**  
**14.3%** (September 2024) – **highest of major cities in Canada**; **15.9%** (August 2024); **18.3%** (June 2024); **18.0%** (May 2024); **18.6%** (April 2024) and **18.4%** (December 2023). See screen prints of The City of Calgary's Inflation Review for June 2024 (dated July 16, 2024) and for February 2024 (dated March 19, 2024) at <https://www.calgary.ca/research/inflation.html>. See also: **More than half of Albertans struggling with daily expenses** – CTV – September 9, 2024; **My bills keep growing. But my income isn't: Senior stretches \$35-a-week grocery budget** – Calgary Herald – June 3, 2024; **'You just can't afford to be a single parent anymore': Working mom struggles to afford necessities. A report from Salvation Army found single-parent families are facing the highest degree of hardship across the country** – Calgary Herald – May 22, 2024. **Canada's inflation rate hits 2% target, reaches lowest level in more than three years** – Calgary Herald – September 17, 2024. **Smaller benefit hikes coming for hundreds of thousands of Albertans relying on provincial programs** - CBC – November 4, 2024
- The City of Calgary's Inflation Review for April 2024 (dated May 21, 2024) stated: **"...the April rent inflation of 18.6 per cent was the highest ever recorded in Canada, marking the seventh consecutive month when growth exceeded 10 per cent..."** [Emphasis added].
- **Landlords' costs – including cost decreases per rental unit - should be reviewed to determine why CPI for rented accommodation is so HIGH in Calgary** – and if landlords' costs are increasing at the same rate or LESS than the repeated approximate **18%** year-over-year rented accommodation inflation in Calgary in 2023 and 2024.



Inflation Rates	Relative Importance (%)*	Feb-24	Year-over-year (%)	Dec-23
Calgary: All Items	100.00	5.1	4.1	3.9
Shelter	25.89	14.8	12.2	10.2
Rented accommodation	5.91	15.3	14.4	18.4

Inflation Rates	Relative Importance (%)*	Jun-24	Year-over-year (%)	Apr-24
Calgary: All-Items	100.00	3.6	3.6	3.6
Shelter	27.18	8.8	9.3	9.8
Rented accommodation	5.49	18.3	18.0	18.6
Owned accommodation	18.02	10.0	9.4	9.0
Water, fuel and electricity	3.67	-8.4	-3.4	1.0
Alberta: All-Items	100.00	3.0	3.0	3.0
Alberta: All-items excluding food and energy	75.39	3.2	3.0	2.7
Canada: All-Items	100.00	2.7	2.9	2.7
Canada: All-items excluding food and energy	76.30	2.9	2.9	2.7

\* CPI basket weights are based on the 2023 expenditure data, modified in June 2024. Source: Statistics Canada, Corporate Economics, July 16, 2024.

**Enough is enough!**

**Nearly half of Albertans are \$200 or less away from failing to meet all their financial obligations, a significant 13-point increase since last quarter**

**Alberta bound continues**  
Province leads in population growth  
By Mark Parsons, ATB Economics | 25 September 2024 | 2 min read



**PROLONGED and CONTINUING apparent HOUSING MARKET DYSFUNCTION in Calgary**  
Housing STARTS & COMPLETIONS are LESS than Net Migration + Household Formation:  
2018 to 2028-2029

Year	Net Migration + Household Formation	Housing Starts + Completions
2018	10,000	8,000
2019	11,000	9,000
2020	12,000	10,000
2021	13,000	11,000
2022	14,000	12,000
2023	15,000	13,000
2024	16,000	14,000
2025	17,000	15,000
2026	18,000	16,000
2027	19,000	17,000
2028	20,000	18,000
2029	21,000	19,000

**~126,120**  
Households in Calgary (CMA) with unaffordable shelter  
**~42%**  
Households in Calgary earning \$99,999 or LESS with unaffordable shelter VS 3.1% Households unaffordable earning \$100,000+  
CENSUS 2021

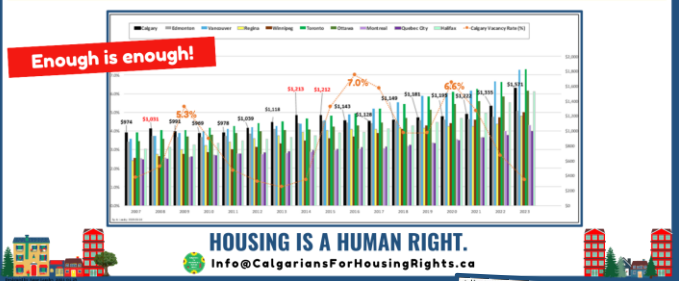
**In Calgary, the HOUSING EMERGENCY is getting WORSE, NOT BETTER – there seems to be NO END in SIGHT.**

Calgary had the **HIGHEST rents** of key Canadian cities (CMAs) in 2008 and 2014-2015 prior to recessions. **PROLONGED and CONTINUING housing DYSFUNCTION** exists in Calgary: HOUSING DEMAND is likely to exceed SUPPLY from 2018 to the foreseeable future (2028 – 2029).

- The apartment rental market in Calgary is apparently **BROKEN**: during HIGH apartment vacancy in 2020 during COVID, average apartment rents INCREASED, NOT DECREASED.
- **42%** of households in Calgary earning income \$99,999 or LESS spend more than 30% on shelter. ([Statistics Canada, Census 2021](#))
- **Nearly half of Albertans are \$200 or LESS** away from failing to meet all their financial obligations ([MNP Consumer Debt Index - July 22, 2024](#))
- **Lack of affordability + poverty + food insecurity + lack of productivity**: [Wake-up call](#): Basic needs now cost more in Calgary than any other major city in Canada – CTV – December 11, 2023; [Alberta gets D- on latest poverty report card; food banks trying to keep up with demand](#) – CTV – May 22, 2024; [Calgary Food Bank sees unprecedented demand as inflation remains high](#) – Global News – May 23, 2024; [Canada's need to improve productivity has reached emergency level, says Bank of Canada official](#) – CBC – March 26, 2024. In Calgary, affordable rent for a 1-person family is **\$1,050/mo (LEMR Tool)** VS **\$1,752/mo** average rent for 1 bedroom apartment/condo ([www.Rentals.ca – November 2024 Report](#)). [Renters more likely to experience financial distress, loneliness: StatCan](#) – Global News – February 19, 2024; [Alberta bound continues: Province leads in population growth](#) – ATB Economics – September 25, 2024

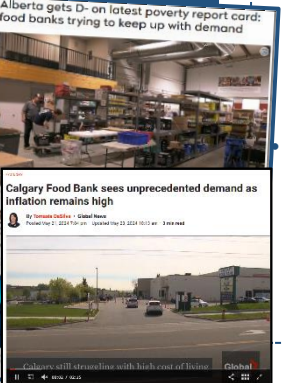
See also NOTES on SLIDES #35, #36 & #37.

**Calgary had the highest average monthly apartment rent of key Canadian cities (CMAs) in 2008 and 2014-2015, prior to recessions and decreases in average rent. In 2007: 92% of tenants + 78% home owners in Calgary, Edmonton favored rent caps.**



**Affordable rent thresholds in 2021 for 1-person and 2-person families**

City	1-person household	2-person household
Vancouver	\$1,030	\$1,930
<b>Calgary</b>	<b>\$1,050</b>	<b>\$1,760</b>
Winnipeg	\$920	\$1,480
Toronto	\$1,000	\$1,700
Montreal	\$810	\$1,530
Halifax	\$870	\$1,560



**I have provided a BRIEF dated June 21, 2024 to the House of Commons HUMA\* Committee Review of Federal Housing Investments**

\*House of Commons Standing Committee on Human Resources, Skills and Social Development and the Status of Persons with Disabilities

**Calgarians for HOUSING is a HUMAN RIGHT**  
IT'S THE LAW. LEAVE NO ONE BEHIND!

**Enough is enough!**

**STOP THE HARM. STOP THE LOSS. Have a "HART"!**  
Request for **EMERGENCY SESSION(S)** of The House of Commons HUMA Committee/The House of Commons to address the growing **HOUSING EMERGENCY** in Calgary, across Alberta and across Canada including the **catastrophic rental accommodation inflation** in Calgary

BRIEF prepared for the House of Commons Standing Committee on Human Resources, Skills and Social Development and the Status of Persons with Disabilities (HUMA) Committee for the Review of **Federal Housing Investments**

By Anne Landry, a Calgarian for HOUSING is a HUMAN RIGHT  
EMAIL: [info@CalgariansforHousingRights.ca](mailto:info@CalgariansforHousingRights.ca)

Submitted on: Friday June 21, 2024. Submitted to: [HUMA@parl.gc.ca](mailto:HUMA@parl.gc.ca)



**ALL LEVELS OF GOVERNMENT: GET IT DONE. DO IT NOW. NO EXCUSES.**

- STOP THE HARM. STOP THE LOSS. Have a "HART"!**
- HOLD EMERGENCY MEETING(S) OF THE HOUSE OF COMMONS HUMA COMMITTEE/HOUSE OF COMMONS
  - NATIONAL RENT FREEZE & EVICTION FREEZE
  - LOWER RENT-GOUGED RENT
  - HOLD COMPETITION BUREAU REVIEW OF RENT PRICE-FIXING + SUMMON FINANCIALIZED LANDLORDS TO THE HOUSE OF COMMONS HUMA COMMITTEE... AND MORE

See also: [HOUSE OF COMMONS FINA Committee Review of Inflation in the Current Canadian Economy](#)

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# Watch the WORDING.

“Housing affordability” is commonly based on **household income** as per **CMHC\***.

Calgary may have rents that are currently “**LESS**” than in Vancouver, BC and Toronto, ON - but that is **NOT saying MUCH**.

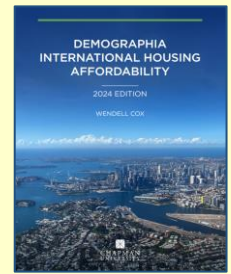
## Calgary now has apartment rents **HIGHER** than Vancouver’s and Toronto’s previously **unaffordable** rents

#	1 Bedroom Rents - Locations/Sources	Monthly Rent (A) (\$)	Annual Rent = A X 12 (B) (\$)	Annual Household Income Needed to afford (less than 30% of pre-tax household income)* (B/0.30) (\$)
1	Calgary - Private Apartment - CMHC Oct. 2023	\$1,464	\$17,568	\$58,560
2	Vancouver - Private Apartment - CMHC Oct. 2023	\$1,696	\$20,352	\$67,840
3	Toronto - Private Apartment - CMHC Oct. 2023	\$1,691	\$20,292	\$67,640
4	Calgary-Rentals.ca November 2024 (November Report) - Apartment/Condo	\$1,752	\$21,024	\$70,080
5	Vancouver-Rentals.ca November 2024 (November Report) - Apartment/Condo	\$2,624	\$31,488	\$104,960
6	Toronto-Rentals.ca November 2024 (November Report) - Apartment/Condo	\$2,397	\$28,764	\$95,880

- In Calgary as per [Rentals.ca](#) for November 2024 Report - **\$1,752/month** was the rental for a 1 Bedroom Apartment/Condo. This exceeded the rental rates for Calgary, Vancouver and Toronto as measured by CMHC in its October 2023 survey ([CMHC Housing Market Information Portal](#)). [Rentals.ca](#) measures **NEW LISTINGS** – NOT rents to **EXISTING** tenants who are apparently the **MAJORITY** of rental tenants in Calgary. CMHC apartment turnover = ~24%. See SLIDE 9.
- The Median Household income of renters in Calgary is **\$66,000/year** ([Statistics Canada, Census 2021](#)) – with affordable rentals @30% = \$19,800/year = **\$1,650/month**. Renters earning **LESS** than **\$66,000/year** would **NOT** be able to afford rents of **\$1,650** or **HIGHER**.
- In Calgary, affordable rent for a 1-person family is **\$1,050/mo** ([LEMR Tool](#)) **VS \$1,752/mo** average rent for 1 bedroom apartment/condo (<https://rentals.ca/national-rent-report> November 2024)

\*CMHC considers housing to be affordable if shelter costs LESS than 30% of pre-tax household income for a full continuum of housing options from homelessness to market rent and market home ownership. This definition needs to be **standardized** in the [National Housing Strategy](#) to ensure housing affordability is based on **household income**, **NOT market rent** – and is **permanent**. [The City of Calgary affordable housing definition is apparently market-based](#): “...a household in need of affordable housing if it earns less than 65 per cent of the median income 2 and spends 30 per cent or more of its before tax income on shelter costs.”; [Calgary Housing Company 2023 Annual Report](#) > definition of “affordable housing” = 30% LESS than average market rent; “Social Housing” = low income households paying more than 30%; “Near Market” housing = 10% below CMHC-reported average market rents. See also: <https://calgaryhousingcompany.org/by-the-numbers/> .

## Vancouver and Toronto are two of the most unaffordable housing markets in the **WORLD**: “impossibly unaffordable”; Calgary is considered to be “seriously unaffordable”.



[DEMOGRAPHIA INTERNATIONAL HOUSING AFFORDABILITY – 2024 EDITION](#) – Wendell Cox – by Center for Demographics and Policy, Center for Demographics and Policy, Chapman University: “...*There has been a considerable loss of housing affordability in Canada since the mid-2000s, especially in the Vancouver and Toronto markets (Figure 6). In contrast, there had been no deterioration in housing affordability in Toronto from 1971 to 2004 --- more than three decades.... Vancouver is the least affordable in Canada and the third least affordable of the 94 markets... Toronto is the second least affordable market in Canada and ranks 84th out of 94 markets in international affordability...*” (pages 9 to 10) . With a “Median Multiple” of 4.6, **Calgary** was rated as “**seriously unaffordable**” (pages 1, 24). **Both Vancouver and Toronto** were rated as “**impossibly unaffordable**” with “Median Multiples” of 9.3 and 12.3, respectively (pages 1, 24). See also: [Global study ranks two Canadian cities high on list of most expensive places to buy a home](#) - CTV – June 16, 2024. [Emphasis added]

- Also NOTE:
- **Ensure EXISTING as well as NEW tenants are protected – including** : eliminate vacancy decontrol that allows landlords to increase rents by as much as they wish when a tenant moves out.
  - **ELIMINATE renovictions, implement landlord licensing**: ensure landlords place a percentage of rent paid by tenant in a trust account to address routine maintenance and expiring assets (elevator, roof, carpeting, garbage chutes, etc.)
  - **ELIMINATE AGI (Above Guideline Increases)** whereby landlord can increase rents by more than the government-sanctioned rental cap. **AND MORE.**

**Enough is enough!**

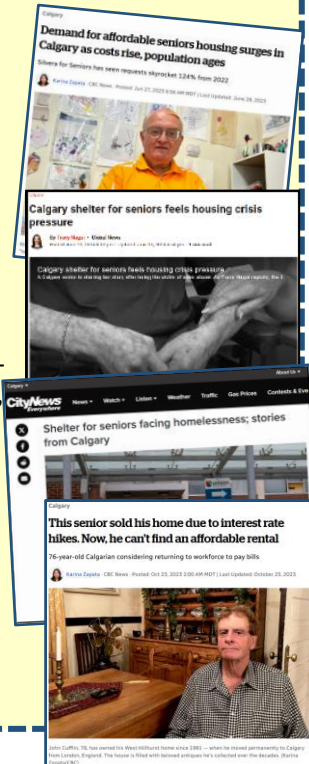
# The **many** voices of the growing **HOUSING EMERGENCY** in Calgary, across **ALBERTA** and across **CANADA** – it’s **“TERRIFYING”**

## **IN CALGARY: A SENIOR’S ‘TERRIFYING’ SEARCH FOR A HOME AFTER 20 YEARS – ‘...THE GOVERNMENT SHOULD DO SOMETHING...’**

[Demand for affordable seniors housing surges in Calgary as costs rise, population ages](#) – CBC – June 27, 2023 “...The **‘terrifying’** search for a new home....The **76-year-old** Calgarian has lived in the same **Sunnyside building for 20 years**. He’s also the caretaker — he manages all non-money related tenant issues on his landlord’s behalf — and in turn, the rent for his two-bedroom unit is reduced to **\$700 a month**. But last month, he was informed that his landlord had sold the building. He says right now, he still doesn’t know if he’ll be rehired as the caretaker or how much his rent will cost when the new owners take over on July 1. **But he says he’s expecting that price to double....**...’The task to find a place for a senior is daunting,’ [he said] **‘Many seniors ... they don’t have the mental faculty to be able to spend two or three months to be able to find a place that is suitable.** ‘He calls his search for a new home **‘terrifying,’** and says he’s worried about the future of the city. **‘Housing is becoming critical And the government should do something,’ [he said]** [Emphasis added]

See also: [Calgary shelter for seniors feels housing crisis pressure](#) – Global News – June 13, 2024. “...**The lack of housing for older adults, for seniors in particular, is definitely a pressure point for us, as well as a lot of the agencies we work with,’ said Larry Mathieson with Unison at Kerby Centre...**”; and [Shelter for seniors facing homelessness; stories from Calgary](#) – City News – August 12, 2024: [Larry Matheson, Unison’s president and CEO] “...of those **612 seniors** who come to our door, **less than two per cent of them have been able to find low-income or subsidized housing.** And that is a bit of a **frightening number for us, for sure...**” [Emphasis added]

See also: [This senior sold his home due to interest rate hikes. Now, he can’t find affordable rent](#) – CBC - October 23, 2023



## **VOICES of the growing Housing EMERGENCY in Calgary, across ALBERTA and across CANADA – from my CHANGE.ORG petition - [Require landlords to appear at House of Commons Review of Financialization & Rent Gouging.](#) See some of these BELOW:**

- i. “After living in my apartment for 18 years, I have suddenly been given two rent increases in one year” – K.R. in Calgary, AB
- ii. “My father is a senior on a fixed income. His rent went up 38% after one year in the apartment building” - C.Y. – in Calgary, AB
- iii. “My rent has increased by over \$700 since 2020. This is ridiculous. My roommate and I are scraping by to pay over \$2k for a 2 bedroom apartment. Greed is the real issue.” – B.S. in Calgary, AB
- iv. “can’t find an apartment affordable for a student budget” – T.P. in Calgary, AB
- v. “Housing/shelter is a human right. Simple as that.” – M.S. in Calgary, AB
- vi. “I have a masters degree and a successful business and can barely afford housing (and affording housing means I can’t afford anything else)” – C.P. in Calgary, AB
- vii. “Astronomical prices of rent directly affect all business’ including my line of work in the service industry. ...”- B.V. in Calgary, AB
- viii. “The rent is beyond what most people can afford, working or not.” - S.S. in Calgary, AB
- ix. “It takes a village It is time to be the change you wish to see” – T.B. in Calgary, AB
- x. “People are on the verge of becoming homeless and this has to stop.” – A.A. in Edmonton, AB
- xi. “I can’t afford to be alive any more” – A.H. in Red Deer, AB
- xii. “I want to be able to afford to exist” – M.V. in Lethbridge, AB
- xiii. “Being locked out of the rental market as a nurse is a huge blow and I’ll never be able to afford to buy. People making 60-75k can’t even rent a 1 bedroom and this is Canada?...A.B. – in London, ON
- xiv. I am a renter on disability (ODSP) and cannot afford to live in a home or apartment.” – C.C. in Oshawa, ON
- xv. “We are not milk cows” - S.C. in Gatineau, QC
- xvi. “Its time the government rained in those who gouge renters!” S.C.. – Campbell River, B.C.

**Approximately 1/3 of households (HH) are renters – ENSURE our RIGHTS, PROTECT US: in CANADA – 4,936,850 HH; in ALBERTA – 463,570 HH; in Calgary (CMA) – 166,020 HH.**

[\(Statistics Canada, Census 2021\)](#)





**Enough is enough!**

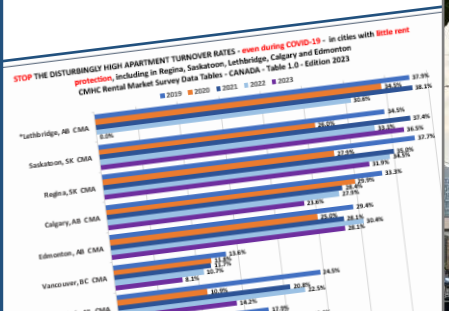
**How many MORE times does this need to be stated?**

# For many in Calgary the **terror of homelessness** is becoming a reality

CMHC DATA reveals that Calgary has one of the **highest private apartment turnover rates in Canada:**

In 2023 - **23.6%** in Calgary CMA; **28.1%** in Edmonton CMA; (DATA Suppressed in Source) in Lethbridge CMA; average for Canadian CMA's **12.4%**.

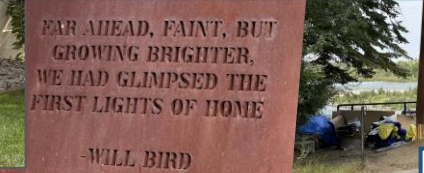
**~2,700 Homeless People in Calgary (2022)**  
**Calgary Homeless Foundation's 2023 Report to the Community (including at page 6).** The number of homeless people and "hidden" homeless people (sleeping in cars, couch surfing, etc.) is likely to NOW be **MUCH HIGHER.** **Calgary Point in Time Count 2022 (REPORT, INFOGRAPHIC).** **Homeless Hub - [https://homelesshub.ca/community\\_profile/calgary/](https://homelesshub.ca/community_profile/calgary/)**



**~30% LOSS of buildings in Jasper, Alberta**

The loss of 30% of buildings in Jasper, Alberta due to fire was felt deeply by many and with mixed emotions\*: let's STOP THE LOSS of home and community due to the HIGH turnover - 20+% and MORE\*\* - of rental units that may occur due to unaffordable increases in rent to tenants by financialized and other landlords. \*See: [Alberta premier fights tears in emotional update about Jasper wildfire](#) - CBC - July 2024; [Jasper, Alta residents feel mix of emotions after returning home for 1st time](#) - CBC - Aug. 17, 2024; ['There's no homes for anyone': Jasper residents left in a lurch with no signs of interim housing](#) - Edmonton Journal - Sept. 13, 2024. 30% of Jasper structures destroyed by wildfire, critical infrastructure saved - Global News - July 26, 2024; \*\*See my BRIEF to the House of Commons HUMA Committee Review of financialization of housing, rent-gouging, renovictions and related issues. See also: [Federal report calls expansion of encampments a human rights crisis, as homelessness rises in Calgary](#) - Calgary Herald - Feb. 14, 2024; and [Tent encampments prove 'exactly how broken' Canada's system is, federal housing advocate](#) - CBC - Feb. 13, 2024 - see REPORT. See: ['The business of generating yield for shareholders': Why rents are going up so fast in Calgary. How the financialization of housing is pushing tenants to the brink of homelessness in Calgary](#) - Calgary Herald - June 10, 2024 and [After three horrible year, REIT prices are soaring on the TSX. Is the rally sustainable](#) - The Globe and Mail - Sept. 10, 2024; [Alberta asking Ottawa to consider emergency wage subsidy, suspension of lease payments for Jasper businesses](#) - City News - August 6, 2024; [Edmonton homelessness numbers surge toward 5,000 highest recorded since 2019](#) - CBC - Oct. 31, 2024; [Alpha House seeking landlords to house clients in affordable housing initiative](#) - Calgary Herald - June 12, 2024; [Face of homelessness changing, according to Calgary front-line workers](#) - CBC - Dec. 4, 2023; [Calgary homeless outreach organizations worry about winter months with lack of funding](#) - CBC - Nov. 4, 2024.

**~5,000 Homeless People in Edmonton (2024)**  
**Homeward Trust Edmonton - DATA, ANALYTICS & REPORTING**



**STOP THE HARM. STOP THE LOSS. (STOP THE FAIL!) Have a "HART"!**

**Enough is enough!**

**How many MORE times does this need to be stated?**

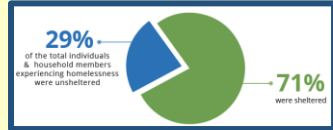
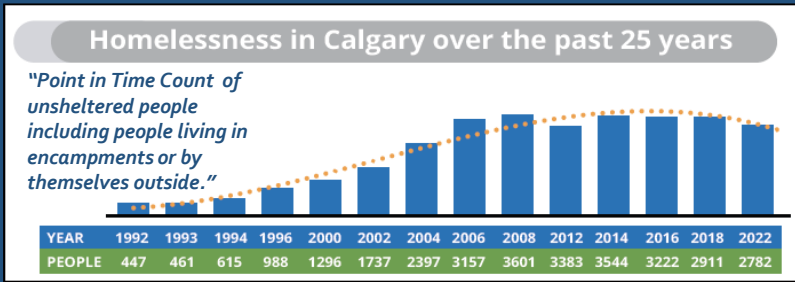
# In Calgary, it seems that the **terror of homelessness** and the **terror of financialization of housing** did **NOT** always exist.

In MY Calgary, in MY Alberta in MY Canada it is **NOT** appropriate to **HARM** one person to **BENEFIT** another. **PERIOD.**

**~2,782 Homeless People in Calgary (2022 – most recent available)**

**Why is there apparently no current public homeless DATA in Calgary – including “By name Homeless “DATA?”**

[Calgary Homeless Foundation \(CHF\) Data Dashboard](#) – 2021; [Calgary Point-in-Time Homeless Count \[2022\]](#) – Calgary Homeless Foundation – (Infographic); See also [Calgary Homeless Foundation Research & Data WEBSITE](#).



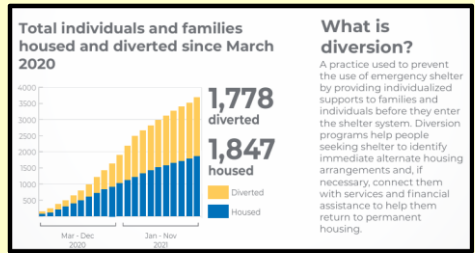
**“...with REITs alone growing from owning zero to almost 165,000 suites between 1996 and 2017...”**

**Martine August PhD - award-winning financialization of housing expert**

See in: [The financialization of Canadian multi-family rental housing: From trailer to tower](#) – Journal of Urban Affairs, [award-winning research](#) by [Martine August](#) – February 28, 2020

A second point of significance with the financialization of multi-family housing is at the level of individual suites within a building. When a building becomes an asset, an important struggle begins in each suite, where tenants are freshly exposed to the logics and practices of finance capital, and where financialized landlords attempt to produce investor returns via “accumulation by dispossession,” targeting tenants. Accumulation by dispossession (Harvey, 2003), also called “primitive accumulation” by Marx (1976) and Luxemburg (1968), describes the process by which capitalism “originally” grew through privatization, theft, predation, and the enclosure of common lands and resources. According to Harvey (2003), these practices have remained central to capitalist accumulation, and particularly so in the neoliberal era. Capital continues to expand not simply through commodity production, but through force, violence, and “extra-economic” means (Andreucci, Garcia-Lamarca, Wedekind, & Swyngedouw, 2017; Glassman, 2006). This involves the privatization

**“Diverted” 1,778 + 1,847 = 3,265 from homelessness March 2020 to Nov. 2021. IMMEDIATELY “Divert” with NATIONAL RENT FREEZE & EVICTION FREEZE, LOWER RENT –GOUGED RENT + MORE!**



**Reasons for losing housing total 69% What loss of housing due to RENT INCREASE + who is the landlord + current/monthly DATA + MORE?**



- At page 2: “...These ‘financialized landlords’”(including real estate investment trusts [REITs], private equity funds, asset management companies, and pension funds) have acquired **nearly one fifth of Canada’s private multi-family rental stock, with REITs alone growing from owning zero to almost 165,000 suites between 1996 and 2017....”**
- At page 4: excerpt in screen print ABOVE.
- At page 17: “This points to the value, from the perspective of advancing housing justice, in strengthening regulations that **protect tenants from rent increases and that secure their tenure.**”

[Emphasis added]

**STOP THE HARM. STOP THE LOSS. (STOP THE FAIL!) Have a “HART”!**

**Enough is enough!**



**STOP THE LOSS.**

**A multipronged approach – curb financialization.**

**How many MORE times does this need to be stated?**

**“Canada will not be able to build our way out of this housing crisis. We are losing affordable housing units faster than we can build them... Financialization is one major contributor of this loss. If the housing crisis is going to be addressed, we must stop the loss...[Recommendations for government to consider] I think it’s a multipronged approach. Stop the loss, curb the financialization, make it less profitable and give opportunities for non-market actors to acquire...” “...immediate actions, followed by long-term ongoing strategies to ensure adequate housing...” [Emphasis added]**

Marie-Josée Houle, Federal Housing Advocate presented before the House of Commons HUMA Committee Review of financialization of housing, rent gouging, renovations, and related issues on May 9, 2023 and on May 16, 2023.

**“Fix the Broken Water Feeder Main”**: when the water feeder main in Calgary had a catastrophic break in June 2024, the break was FIXED and work continued to address additional breaks. See also: [more funds needed to address aging infrastructure](#), [businesses and residents cut back on water usage](#), [fines of \\$3000 for a violation during Stage 4](#) and [Calgary will run out of water](#) if usage doesn’t drop, with feeder main offline for urgent repairs. Yet, it seems that housing solutions in Canada are focused on NEW supply – i.e. “building NEW pipe” - and NOT focused on addressing the BROKEN housing system/[financialization of housing](#) that seems to be at the heart of Canada’s housing crisis. Lacking are multipronged housing solutions that include rental protections/caps. [Housing expert Steve Pomeroy has revealed that for every new affordable housing built, 15 are lost](#) – primarily to financialization of housing. [Housing expert Carolyn Whitzman has revealed](#) that workers can’t afford housing - with pension funds part of the problem. **STOP THE LOSS. NO means NO.**

**The Alberta Government has previously set caps**: In 2018, when the price of oil was too low, market player [Cenovus](#) requested the Alberta Government to set caps on oil production – and [this occurred](#). **The housing market in Calgary is in DISFUNCTION from 2018 to 2028-2029: housing demand will apparently exceed housing supply for the foreseeable future** at the time that Canada lacks millions of housing units >see [RETHINKING 5.8 million new homes in Canada to 2030](#) and [9.6 million new homes in Canada by 2031](#) (human rights calculation). **The apartment rental market in Calgary is apparently BROKEN**: in 2020, during high apartment vacancy (6.6%) average rents in Calgary INCREASED, NOT DECREASED. **Calgary had the highest apartment rents of key Canadian Cities (CMAs) in 2008 and 2014-2015** prior to recessions and decreases in average apartment rent.

The collage includes several items:

- A large graphic with the text: "15 affordable homes are lost for every 1 built" and "STOP THE LOSS". Below it, it says "RESEARCH BY STEVE POMEROY" and "FINANCIALIZATION OF HOUSING DID NOT ALWAYS EXIST - STOP IT TODAY!". The website "info@CalgariansForHousingRights.ca" is listed at the bottom.
- A social media post titled "How did Calgary's water crisis unfold? A day-by-day look at what we know" from the Calgary Herald, dated June 16, 2024.
- A news article snippet: "Workers can't find affordable housing. Their pension funds are part of the problem" from the Calgary Herald.
- A news article snippet: "Alberta oil production curtailments are working, Cenovus says" from The Canadian Press.
- A news article snippet: "Cenovus urges Alberta to impose oil production cuts to boost prices amid 'economic crisis'" from Global Energy Reporter.
- A news article snippet: "Calgary 'will run out of water' if usage doesn't drop, with feeder main offline for urgent repairs" from the Calgary Herald.
- A news article snippet: "Calgary mayor says Montreal main break further proves need for funds to deal with aging infrastructure" from the Calgary Herald.
- A social media post titled "Here's what you need to know about Calgary's water situation" with a video thumbnail.
- A news article snippet: "Calgary brewery prepares for next round of water restrictions" from CityNews.
- A social media post titled "Water main woes" with a video thumbnail.

See also NOTES on SLIDE #38

**Enough is enough!**



**“Prioritizing people over profit is the way forward on the housing crisis.”**

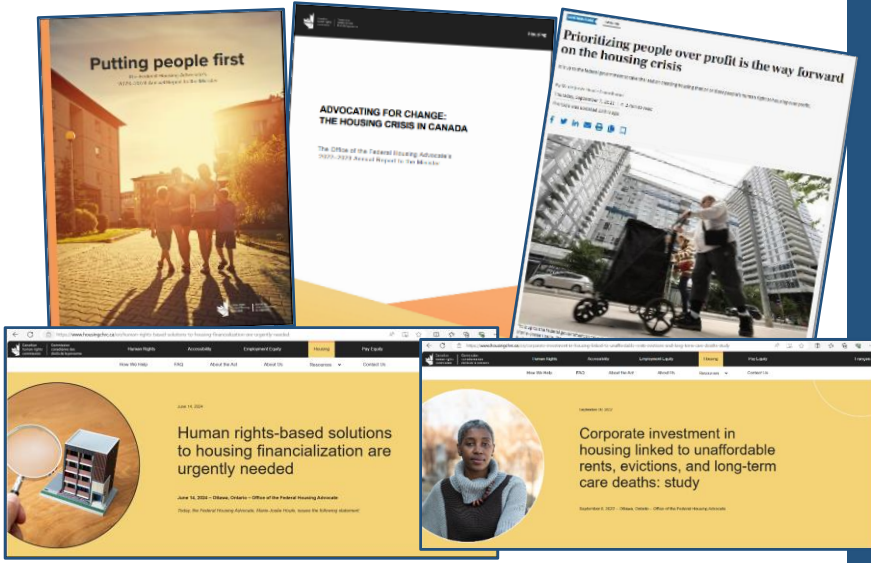
**How many MORE times does this need to be stated?**

**“...The key word in all of this is ‘harm’. This is why Canada needs to treat financialization as a serious human rights issue and also as a key component in addressing the housing crisis overall ...” “... it’s clear that this trend (financialization of housing) is violating people’s right to adequate housing in Canada, it’s contributing to housing unaffordability and it’s worsening housing conditions. It is leading to evictions...” “... [financialization of housing is] also causing real harm to individuals, families and communities...” “...When we realize the right to adequate housing for all, all of Canada benefits. Our economy benefits, communities benefit and people benefit...” [Emphasis added]**

Marie-Josée Houle, Federal Housing Advocate stated the following on [May 9, 2023](#) before the [House of Commons HUMA Review of financialization of housing, rent-gouging, renovictions and related issues](#) See The House of Commons HUMA Committee – Evidence TAB – Tuesday May 9, 2023: <https://www.ourcommons.ca/DocumentViewer/en/44-1/HUMA/meeting-67/evidence>

**Financialization of housing** is using housing as a **for-profit investment** and NOT first and foremost as a HOME, as a basic human rights as per the [National Housing Strategy Act, 2019](#). **Financialization of housing did NOT always exist but was apparently created in the 1990s by government policy and legislation** – and such can also now **END IT with your advocacy**. In 2022, research provided to the Office of the Federal Housing Advocate revealed that **Corporate investment in housing is linked to unaffordable rents, evictions and long-term care deaths**. Financialization of housing is apparently a **FAILED housing/affordable housing model** that is **apparently abusive of tenants** and this has **LONG been HIDDEN IN PLAIN VIEW** in the **financial reporting of the landlords and in the testimonies of people of lived experience/renters**. See also: [the statement by Marie-Josée Houle, Federal Housing Advocate in Human rights-based solutions to housing financialization are urgently needed](#) – Office of the Federal Housing Advocate – June 14, 2024.

See also the Annual Reports of the Office of the Federal Housing Advocate: [2022-2023 ADVOCATING FOR CHANGE: THE HOUSING CRISIS IN CANADA](#); and [2023-2024 Putting people first](#). Additionally, see [Prioritizing people over profit is the way forward on the housing crisis](#) – Toronto Star, OPINION Marie-Josée Houle, Federal Housing Advocate – September 7, 2023.



**Enough is enough!**



**“We need to take a new approach to providing adequate housing supply...”**

**How many MORE times does this need to be stated?**

**“...There is *no health* without adequate housing. There is *no reconciliation* without adequate housing. There is *no safety* for Indigenous women, girls, and Two-Spirit people without adequate housing. There is *no mental health or addiction recovery* without adequate housing. There is *no gender equity, racial justice, or inclusion* without adequate housing.... We need to take a *new approach* to providing adequate housing supply. This means funding the development, repair, and acquisition of housing supply that is *not-for-profit, permanently affordable, and provides community value in exchange for government investment...*” [Emphasis added]**

[ADVOCATING FOR CHANGE: THE HOUSING CRISIS IN CANADA](#) – The Office of the Federal Housing Advocate’s 2022-2023 Annual Report to the Minister – July 5, 2023, at pages 16 and 49

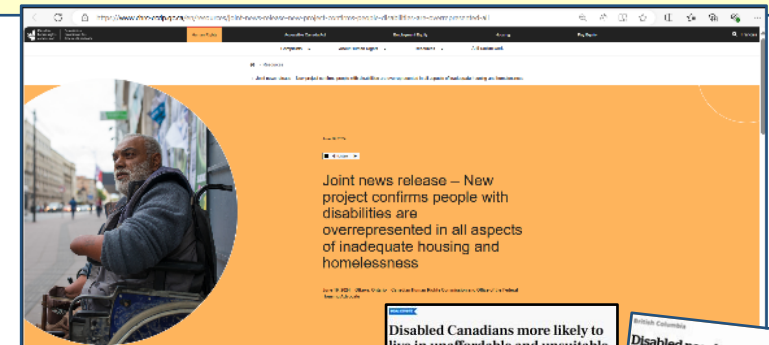
**Joint news release – New project confirms people with disabilities are overrepresented in all aspects of inadequate housing and homelessness – Canadian Human Rights Commission and Office of the Federal Housing Advocate – June 19, 2024**

“...The data shows that **people with disabilities** are:

- **four times** more likely to experience homelessness
- **more likely** to become homeless due to violence
- **more likely** to live in unaffordable housing
- **almost twice as likely** to live in core housing need (housing that is unaffordable, not in good repair, and with not enough space for the occupants)
- **often living in homes that do not have the physical aids they need...**”

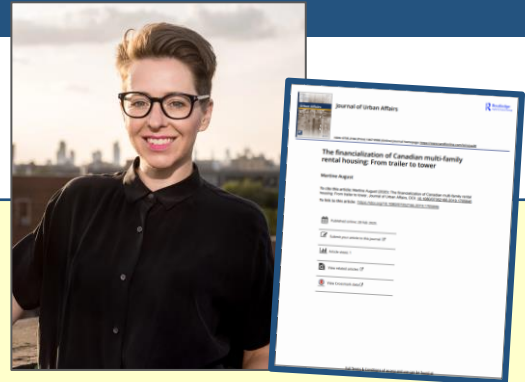
[Emphasis added]

See also: [Open letter – accessible housing and the National Business Code](#) – Marie-Josée Houle, Federal Housing Advocate – May 22, 2024; [Disabled people overrepresented in study of evicted tenants. Survey also found no-fault evictions are most common reason for tenancy termination](#) – CBC – April 16, 2024 – with [Statistics Canada Study 2024-04-12](#); and [Disabled Canadians more likely to live in unaffordable and unsuitable homes, study finds](#) – Toronto Star – June 13, 2022



**Those struggling with mental health and people with a disability are overrepresented among evictees**  
Among evictees, nearly 6 in 10 (59%) were between the ages of 25 and 44, with over one-third (34%) being between the ages of 25 and 34. This may be expected due to younger adults being more likely to rent than own. Nearly half of evictees reported fair or poor mental health (46%), compared with one in five members of the total population (20%). A further 28% identified as having a disability, which is more than double the proportion found within the total population (13%).

**Enough is enough!**



**“.....Government deregulation of rent controls [including vacancy decontrol, Above Guideline Increases (AGI)] further intensified crises...”**

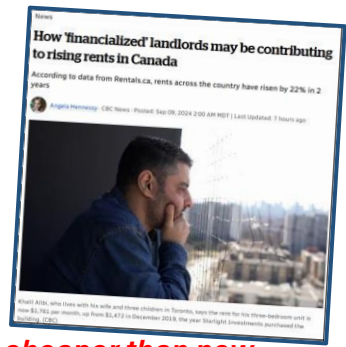
**How many MORE times does this need to be stated?**

**“...When a building becomes an asset, an important struggle begins in each suite, where tenants are freshly exposed to the logics and practices of finance capital, and where financialized landlords attempt to produce investor returns via ‘accumulation by dispossession’ targeting tenants...Capital continues to expand not simply through commodity production, but through force, violence, and ‘extra-economic’ means (Andreucci, Garcia-Lamarca, Wedekind & Swyngedouw, 2017; Glassman, 2006) [Emphasis added]**

Award-winning Canadian financialization of housing expert Martine August, Ph.D., Associate Professor School of Planning University of Waterloo in The financialization of Canadian multi-family rental housing: From trailer to tower – Journal of Urban Affairs – February 28, 2020, including at pages 4, 5 and 17.

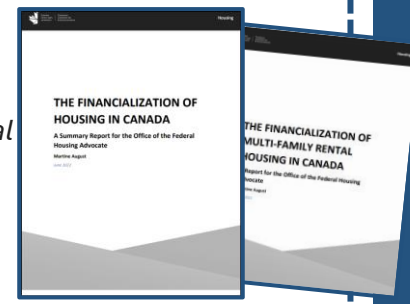
**How ‘financialized’ landlords may be contributing to rising rents in Canada – CBC – September 9, 2024**

**“...the biggest financial firms now collectively own close to 400,000 suites – nearly 20 per cent of the purpose-built multi-family rental units in Canada. That’s up from zero in the mid 90s. ...Financial firms are raising rents higher than other types of landlords. On average, after a financial firm acquires a building they increase the eviction-filing rate by three, August said. “They triple it.”...August says these landlords often like to buy older buildings, because it’s cheaper than new construction and the potential for profit is higher, especially if the buildings are full of tenants paying below-market rents...Canada lost more than 550,000 affordable rental units [between 2011 and 2021, according to Steve Pomeroy]” [Emphasis added]**



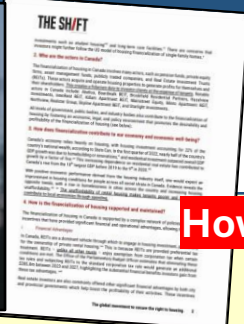
**THE FINANCIALIZATION OF HOUSING IN CANADA – A Summary Report of the Office of the Federal Housing Advocate – Martine August – June 2022, including at page 6:**

**“...Financial firms operate rental housing with a goal to increase rent levels, making it their business model to reduce affordability...In some properties owned by financial entities, firms neglect repairs and upkeep. In others, tenants may feel pressured to leave by firms that use legal and extralegal strategies to push out long-standing residents paying lower rents...” [Emphasis added]**



See also: THE FINANCIALIZATION OF MULTI-FAMILY RENTAL HOUSING IN CANADA - A Report for the Office of the Federal Housing Advocate - Martine August – June 2022; Corporate investment in housing is linked to unaffordable rents, evictions and long-term care deaths: study – Office of the Federal Housing Advocate – September 8, 2022 – see the 6 RESEARCH REPORTS, including regarding financialization of seniors housing.

Enough is enough!



# STOP THE HARM. STOP THE FAIL. STOP FINANCIALIZATION OF HOUSING.

How many MORE times does this need to be stated?

“How does **financialization** contribute to our economy and economic well-being?... ..With positive economic performance derived from the housing industry itself, one would expect an improvement in housing conditions for people across all social strata in Canada. **Evidence reveals the opposite trends, with a rise in homelessness in cities across the country and increasing housing unaffordability. The unaffordability of rental housing makes tenants poorer and less able to contribute to local economies through spending....**” [Emphasis added]

BRIEF on the Financialization of Housing dated May 23, 2023 by THE SHIFT – Leilani Farha – Global Director The Shift and Former United Nations Special Rapporteur on the Right to Housing provided to the House of Commons HUMA Committee Review regarding financialization of housing, rent gouging, renovictions and related issues – including at page 2.

See:

- THE SHIFT WEBSITE at: <https://make-the-shift.org/>.
- Realizing the Right to Housing in Canadian Cities. Where do we go from here? – THE SHIFT, Kaitlin Schwan & Julieta Perucca – March 2022 - EXECUTIVE SUMMARY, SUMMARY OF RECOMMENDATIONS, REPORT
- THE SHIFT Directives to move away from financialization of housing to HOUSING is a HUMAN RIGHT at <https://make-the-shift.org/directives/> with BRIEF: THE SHIFT DIRECTIVES – FROM FINANCIALIZED TO HUMAN-RIGHTS BASED HOUSING.
- The housing and climate crises are inextricably linked, and both crises are being exacerbated by financialization of housing, as per **The True Cost of Financialization: Housing, Human Rights and Climate Change** – Julieta Perucca, Sam Freeman, Leilani Farha (THE SHIFT) - Journal of City Climate Policy and Economy - Volume 2, Issue 1, June 2023 - <https://make-the-shift.org/climate/>.
- **The right to housing. A mission-oriented and human rights-based approach** - Council on Urban Initiatives, Mariana Mazzucato & Leilani Farha – Working Paper 2023/01
- **Investor Guidelines – Aligning Residential Real Estate with Human Rights and Social Value** – THE SHIFT – October 2024



Enough is enough!

Provide **FINES** for RENT-GOUGING. There is a growing **HOUSING EMERGENCY**.

### IT SEEMS TO BE A "SECRET"

...Many of the operating costs associated with multi-family real estate are apparently **static** regardless of periods of **cyclicity**....

See my [BRIEF](#) dated May to the [House of Commons HUMA Committee Review of financialization of housing, rent-gouging, renovictions and related issues](#) – including at pages 4 and 9 (ENDNOTE #21). See also the [research by housing expert Martine August](#) as well as the financial reporting of the financialized landlords.

The multi-family rental market in Canada is apparently inherently **STABLE** and **AFFORDABLE**: rents of the **HIGHLY PROFITABLE** landlords apparently **DO NOT** have to increase **EVERY** year.

**Summon Landlord CEOs + DATA to House of Commons TODAY!**  
Similar to the summoning of the grocery store CEOs.

Enough is enough!  
Rents to tenants (\$) ↑  
Landlords' operating costs (\$) →

YEARS: late 1990s to 2023 >

**HOUSING IS A HUMAN RIGHT.**  
info@CalgariansForHousingRights.ca

~7 years @ \$600/month rent starting Jan. 1, 1990 – 1 Bedroom + Den in the Beltline in Calgary, AB

Why are tenants' rental payments **at ALL** being increased by **HIGHLY profitable financialized landlords** – Canada has a **HOUSING CRISIS/EMERGENCY!** Especially if their operating costs have been **approximately \$500 per month or much LESS** - NOT just last year or the year before that or during COVID-19, **but for approximately the last two decades** and **their operating costs may be increasing at LESS than the rate of inflation.** A letter to me from my landlord in 1998 revealed that rent at the 1 Bedroom & Den apartment in the Beltline community of Calgary, Alberta that I continue to rent was static at \$600 per rent month for approximately 7 years starting **January 1, 1990** - the majority of time before the financialized landlord apparently bought the rental building in 1995.

There are **fire bans\*** and **fines or imprisonment\*\*** when there is a **threat of wildfire**. Similarly, there should be a ban on rental payment increases for **NEW** and existing tenants and a ban on evictions until the housing **CRISIS/EMERGENCY** is over – **and fines to landlords for NOT doing so.**

\*See: [Alberta wildfires: evacuation orders, fire bans and wildfire status](#) – Global News – April 25, 2024.

\*\*See: Alberta Government – Wildfire compliance and enforcement at <https://www.alberta.ca/wildfire-compliance-and-enforcement>.

Alberta wildfires: evacuation orders, fire bans and wildfire status

Part of Alberta Wildfire

**Wildfire compliance and enforcement**

Alberta Wildfire relies on legislation, education and enforcement to help prevent wildfires and protect the safety of Albertans.

**Fines and violations**

Individuals who knowingly contravene the act by starting a wildfire will be prosecuted in the courts and can now be fined up to \$100,000 or imprisonment for up to 2 years. Industrial users who knowingly contravene the act and start a wildfire can be fined up to \$1 million.

Corporations may also face administrative penalties of up to \$10,000 per offence per day, for failing to comply with the act and regulations for less severe industrial based offences.

**COVID-19 AND THE RIGHT TO HOUSING**  
Impacts and the way forward

REPORT TO THE UN General Assembly by the Special Rapporteur on the right to adequate housing, **Dr. Balakrishna Rajagopal**

**RECOMMENDATIONS**

- The right to housing should be a key element of economic and recovery measures in the pandemic. The sector that will experience an initial decline needs the right to adequate housing for...
- States should take all necessary measures, including against non-national residents, and to end the housing of occupants in tents or temporary sites.
- National and local governments should have people experiencing homelessness in houses and other secure housing and bring up accessible centers. Services should be available and fall back on the street.
- Housing measures should not be discriminatory and should have no criminal. Special measures must be put in place to guarantee that groups who have been subjected to systemic discrimination and marginalization have the right to adequate housing. Measures to address effects of marginalization and discrimination in relation to housing data management by the public sector, regions, disability, social organization or gender identity must be collected and shared publicly.
- States should consider rent caps and subsidies for renters and small landlords, and ensure that a global health crisis does not become a global housing crisis. In a general goal no one should have to live more than 20 percent of their or their family's income on housing.
- States should consider the role of private equity firms as landlords and ensure rights and protection of tenants.
- All necessary measures should include adequate development financing so that they can continue to address growing inadequate housing conditions.

**COVID-19 GUIDANCE NOTES**

Prohibition of evictions and forced evictions

Prohibition of rent increases and rent gouging

Prohibition of evictions and forced evictions

Prohibition of evictions and forced evictions

Prohibition of evictions and forced evictions

Also, provide **EMERGENCY** rental supplements to low- and moderate-income renters and to small landlords – see [United Nations: COVID-19 AND THE RIGHT TO HOUSING](#) – and send the **bill to the rent-gouging landlords, NOT to taxpayers.**



**Enough is enough!**

# IMMEDIATELY IMPLEMENT a NATIONAL RENT FREEZE & EVICTION FREEZE and LOWER RENT-GOUGED RENT

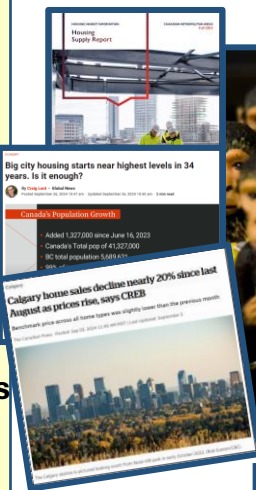
**“...As part of the 1975 anti-inflation wage and price controls, provinces were requested to implement rent control, limiting rent increases - all agreed to do so...”**

STEVE POMEROY - EXAMINING THE FINANCIALIZATION OF RENTAL HOUSING: BRIEF DATED MAY 2023 TO HOUSE OF COMMONS HUMA COMMITTEE REVIEW REGARDING FINANCIALIZATION, RENT GOUGING, RENOVICTONS

**PROTECT RENTERS & THE HOMELESS**

**HOUSING IS A HUMAN RIGHT. IT'S THE LAW.**

Info@CalgariansForHousingRights.ca



**Housing is NOT like bananas!**  
**Learn the lessons of 2014**



See also NOTES on SLIDE #39:

The following housing experts have recommended rent caps/rental –tenant protections be implemented – including, as may be appropriate to advance the progressive right to **adequate** housing:

- **United Nations** – including [Mr. Balakrishnan Rajagopal, Special Rapporteur on the right to adequate housing.](#) (1)
- [Marie-Josée Houle, Federal Housing Advocate/The Office of the Federal Housing Advocate](#) (2)
- [Leilani Farha and Julieta Perucca](#) of [THE SHIFT](#) (3)
- [Martine August](#), housing expert regarding financialization of housing who led the research regarding financialization of housing before the Federal Housing Advocate. (4)
- [Steve Pomeroy](#), industry professor, Canadian Housing Evidence Collaborative (CHEC), McMaster University; Focus Consulting (5)
- [Ricardo Tranjan](#), Senior Researcher [Canadian Centre for Policy Alternatives.](#) (6)
- [Carolyn Whitzman](#), expert advisor to the [HART Housing Needs Assessment Tool.](#) (7)
- [Annie Hodgins](#), Executive Director of the [Canadian Centre for Housing Rights.](#) (8)
- [Tim Richter](#), President and CEO of the [Canadian Alliance to End Homelessness](#) and Co-Chair of the [National Housing Council.](#) (9)

**More supply of housing will NOT make housing more affordable**

- Housing prices are set by the whole market, not by 1%-2% NEW build/year.
- Demand for houses in the short term often increases along with prices, due to expectations that prices will continue to rise and the fact that we all need somewhere to live.
- A rise in house prices is often accompanied by a decrease in interest rates.

**“...without widespread provisions to ensure social, rental and low-cost home purchase options are incorporated within major housing developments, particularly developments involving government land, our deepening affordability problems won't go away...”**

See also: [Amid inflation, a housing crisis and conflict with Trudeau, Alberta adopted rent control – 48 years ago](#)– CBC – October 19, 2023; [Alberta NDP Bill 205](#) for rent caps and housing tracking was “[Defeated on division, not proceeded](#)” with on April 22, 2024. The “[Stronger Foundations](#)” [Alberta Affordable Housing Strategy](#), with [Terms of Reference](#) and [Review Panel](#) is apparently **FAILED BY DESIGN** with only **13,000** NEW affordable housing planned across Alberta to 2032, apparent lack of focus on the right to adequate housings per the [National Housing Strategy Act, 2019](#) and “[private market housing is outside the scope, except for the purpose of analyzing and understanding opportunities in low-rent housing markets](#)”; + MORE.

[Going bananas over affordable housing](#) - The Conversation – August 28, 2014. See also: [Calgary home sales decline nearly 20% since last August as prices rise, says CREB](#) - CBC – September 3, 2024; [Big city housing starts near highest levels in 34 years. Is it enough?](#)– Global News - September 26, 2024. [CMHC Housing Supply Report – Canada Metropolitan Areas – Fall 2024](#) - “...when adjusted for populations size combined housing starts were close to the historical average and weren't enough to meet growing demographic demand...” (page.2)

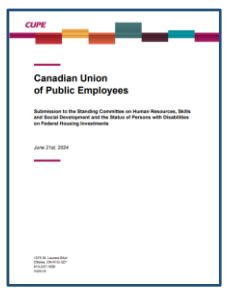
**Enough is enough!**

# There is growing consensus across Canada to curtail financialization of housing in order to address the housing crisis and forward the right to adequate housing as per the National Housing Strategy Act, 2019

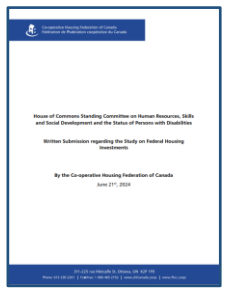
See the following submissions the [House of Commons HUMA Review regarding Federal Housing Investments](#):



• [Social Housing and Human Rights – BRIEF, with multiple supporters listed at pages 9, 10](#). At pages 1, 2: “...**Decommodification of housing to secure the right to housing**. Experts across Canada and internationally agree that the financialization of housing **is a root cause of the housing crisis**. Financialization is the practice of treating housing as a commodity to be traded and profited from, rather than a right to be guaranteed...Today, for every affordable housing unit built through federal and provincial investments, 15 private affordable units are lost. **Government action and inaction have reinforced the shift toward the financialization of rental housing...**” [Emphasis added] **See the numerous supporters of the Social Housing and Human Rights Campaign listed at pages 9 to 10.**



• [Canadian Union of Public Employees – BRIEF dated June 21, 2024](#) – At pages 3, 4: “...**Treating housing as a commodity has been driving up housing costs.... As for the financialization of rental accommodations, there has been a significant shift in Canada’s housing system where affordable housing stock has been targeted as an asset class for wealth and investment...The business model relies on the displacement of lower income tenants in favour of higher income tenants through unaffordable rent increases and renovations – a tactic known as “repositioning.”...**” [Emphasis added]



• [Co-operative Housing Federation of Canada – BRIEF dated June 21, 2024](#) – At page 5: “...**These units are not lost by accident; they are often bought up by financial firms and institutional investors (e.g. asset management companies, real estate investment trusts, etc.). More needs to be done to stop the erosion of naturally occurring relatively affordable housing market units, as demand pressures increase**. While not always the case, there is evidence that indicates **negative impacts for renters**, such as evictions, rent increases, and less building maintenance, resulting in worsened living conditions **when financial actors acquire purpose-built rental housing**. The loss of affordable housing in neighbourhoods can also have further impacts on labour productivity and community well-being...” [Emphasis added]

**Office of the Federal Housing Advocate, 2022-2023 Annual Report, including at page 21 -**

**“...enduring rent controls and tenant protections...”**

**Recommendations IV – Financialization**

The expert research commissioned by the Office of the Federal Housing Advocate identifies multiple measures to address financialization under five key areas:

1. Tracking ownership and measuring the impacts of financialization;
2. Developing mechanisms to definancialize ownership;
3. Suspending state subsidies and support to financialized landlords;
4. Ensuring public pension funds promote social good through legislation; and,
5. Developing enduring rent controls and tenant protections.

The Federal Housing Advocate urges decision makers to consider these options when examining solutions. At the HUMA Committee panel, the Advocate invites members to seek the views of the researchers and other witnesses about the specifics of their recommendations.

The Advocate recognizes this is a complex and technical area. The Advocate’s role is not to make specific policy prescriptions. Parliamentarians need to rely on the expertise of the public service to design policy solutions that will fulfill human rights obligations.

When determining policy responses, governments must put human rights at the centre.

The [directives on financialization](#) recommended by the international housing rights monitor The Shift also provide useful guidance for Parliamentarians.

**Enough is enough!**

## Of course, TENANT protections/RENT caps.

**DON'T repeat the repeat past MISTAKES:** in 2007 the majority of renters and home-owners in Calgary and Edmonton favored rent caps – and rent caps was recommended by the **2007 Alberta Affordable Housing Task Force.**

Instead, the Alberta Government implemented RENTAL supplements.

**THE RESULT:** was that in 2008 and 2014-2015 Calgary had the **HIGHEST average rents** in Canada prior to recessions and lower average rents; **apparent BROKEN apartment market in Calgary** – during HIGH VACANCY in 2020 during COVID-19 average apartment

**RENT;** and **PROLONGED** and **CONTINUING** apparent **HOUSING MARKET DYSFUNCTION** in Calgary –

housing demand is to exceed housing supply for the **foreseeable future, from 2018 to 2028-2029 +**

The rental supplemental **RAN OUT** and **labour shortages** resulted (2007, 2009).

In 2023, at the time of Calgary's **catastrophic rental accommodation inflation** and **growing HOUSING EMERGENCY**

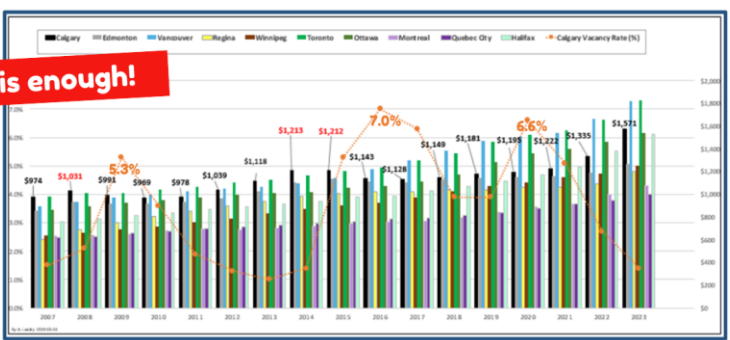
the UCP Alberta Government **voted against Bill 205** by the Alberta NDP that was for rental caps and housing target tracking.

See also: my **BRIEF** to the **House of Commons HUMA Committee Review of Federal Housing Investments** - including at page 15 and APPENDIX B, page 17; and **my Attachments for the ZONING Public Hearing on April 30, 2024** at The City of Calgary Council including regarding the 2007 Alberta Affordable Housing Task Force Report, including at pages 29 to 83 of 207.

See also **Attachment: E** PROLONGED and CONTINUING apparent HOUSING MARKET DYSFUNCTION in Calgary – 2024-11-18 (UPDATED).

Calgary had the **highest average monthly apartment rent** of key Canadians cities (CMAs) in **2008 and 2014-2015**, prior to recessions and decreases in average rent. In 2007: **92%** of tenants + **78%** home owners in Calgary, Edmonton favored rent caps.

**Enough is enough!**



**HOUSING IS A HUMAN RIGHT.**  
Info@CalgariansForHousingRights.ca

### PROLONGED and CONTINUING apparent HOUSING MARKET DYSFUNCTION in Calgary

Housing STARTS & COMPLETIONS are LESS than Net Migration + Household Formation: 2018 to 2028-2029

Fall 2024 - <https://www.calgary.ca/research/economic-outlook.html>  
Calgary and Region Economic Outlook 2024-2029 - Fall 2024 Update  
Table 2 - Selected Real Estate Indicators for City of Calgary

City of Calgary	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Demography</b>											
FORECAST COMPLETED - June 2024											
Total Population (000 Persons, as of April 1)	1,285.7	1,307.0	1,321.6	1,347.8	1,422.8	1,491.9	1,523.2	1,544.5	1,566.2	1,588.1	1,608.7
Total Population Growth (%)	1.4	1.2	1.1	2.0	5.1	4.9	2.1	1.4	1.4	1.4	1.3
Net Migration (000 Persons, April - March)	96	12.3	6.1	-14.1	24.1	33.1	28.6	19.8	14.6	14.4	14.8
Household Formation (000 Units, April - March)	85	7.7	4.6	-10.1	24.7	29.7	12.1	6.3	6.6	6.6	6.4
FORECAST COMPLETED - September 2024											
Real Estate											
Housing Starts (000 Units)	106	7.9	12.7	14.8	14.7	17.0	16.1	17.5	16.0	14.6	13.8
Average Residential M.L.S. Sale Price Growth (%)**	-4.2	-0.1	7.6	4.9	4.1	11.0	2.5	3.3	2.1	1.8	2.1
Benchmark Home Price Growth (%)**	-3.8	-0.9	12.8	12.4	5.5	9.7	4.0	2.6	1.5	1.2	1.5
Total Building Permits (Billions)	5.0	3.4	5.6	5.7	5.9	6.6	7.1	6.2	6.2	6.1	6.0

**NOT ENOUGH!**  
"The city saw over 12,400 homes completed in 2023, the highest on record... a 27.8 percent increase in 2023..."  
• 2023 Net Migration – 67,300 people  
• 2023 Household formation – 28,700 households  
"...Despite the growth in housing completions the pace of growth of housing demand has far exceeded supply thus constraining housing inventory to historical lows..."  
Sources: The City of Calgary Housing Review - Fourth Quarter 2023 - February 28, 2024; Calgary and Region Economic Outlook 2024-2029 - Fall 2024 Update.

October 2023 - <https://www.calgary.ca/research/economic-outlook.html>  
Fall 2023 Calgary and Region Economic Outlook 2023-2028  
Table 3 - Selected Real Estate Indicators for City of Calgary

City of Calgary	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
<b>Demography</b>										
FORECAST COMPLETED - April 2023										
Total Population (000 Persons, as of April 1)	1,287.3	1,307.0	1,321.6	1,348.8	1,392.1	1,429.9	1,454.2	1,455.5	1,476.6	1,497.8
Total Population Growth (%)	1.7	1.4	1.7	1.8	3.0	1.1	1.5	1.5	1.5	1.4
Net Migration (000 Persons, April - March)	11.7	6.8	12.3	8.1	18.7	21.1	15.3	13.7	14.1	14.4
Household Formation (000 Units, April - March)	11.6	6.3	7.7	6.5	10.2	15.5	12.6	8.3	8.3	8.3
FORECAST COMPLETED - October 2023										
Housing Starts (000 Units)	9.4	10.8	7.9	12.7	14.8	14.2	10.5	11.0	10.4	9.8
Average Residential M.L.S. Sale Price Growth (%)**	-1.2	-4.2	-0.1	7.6	4.9	1.9	1.7	5.2	3.7	2.2
Benchmark Home Price Growth (%)**	-0.1	-0.8	-0.9	12.8	12.4	3.8	1.1	5.0	3.9	2.2
Total Building Permits (Billions)	4.5	6.0	3.4	5.6	5.7	6.7	6.3	5.9	6.5	6.6

Fall 2024 value much HIGHER for 2023 & 2024 than in October 2023  
"...The number of housing completions in the city of Calgary in Q2 2024 was 5,040, marking a 60.0 per cent increase from the 3,276 recorded a year ago. This is the highest completion figure for the city on record... Apartment completions in 2024 are expected to reach the all-time high of 6,338 observed in 2016... Areas such as Downtown, Beltline, and Chinook have seen an uptick in both rental and condo completions..."  
Sources: The City of Calgary Housing Review - Second Quarter 2024 - August 27, 2024

44TH PARLIAMENT, 1ST SESSION  
EDITED HANSARD - No. 339  
CONTENTS  
THURSDAY, SEPTEMBER 19, 2024

**September 19, 2024**

HOUSE OF COMMONS  
CHAMBER OF COMMONS  
CANADA

House of Commons Debates

**"Canada is in a housing crisis that requires urgent action by the federal government to end homelessness, and that this motion be reported to the House...":** Report 13 of the House of Commons HUMA Committee tabled in the House of Commons on October 27, 2023 and concurred into the House of Commons on September 19, 2024 by CPC MP Scott Aitchison. The report was AGREED to: 322 Yays; 0 Nays; 2 Paired.

**Enough is enough!**

### Of course, TENANT protections/RENT caps.

Just like **traffic lines** in the road, **STOP** signs, **speed limits** and other road signs/markers... because NOT everyone goes at the right speed or stays in the right lane – especially when the **vulnerable** are concerned.

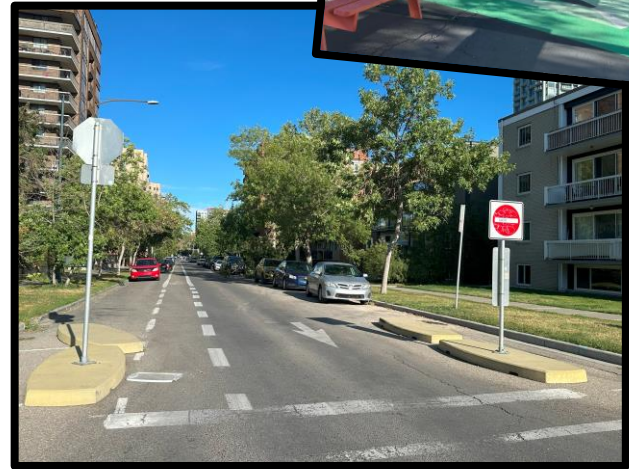
RENT protections/caps ensure that every Canadian has the right to **adequate, affordable, accessible, habitable and secure tenure housing** as per the **National Housing Strategy Act, 2019**. And important at the time of **apparent housing market DYSFUNCTION** and an **apparent BROKEN rental apartment market** in Calgary.



**“Connaught Open Street”**  
10<sup>th</sup> Street S.W.  
in the Beltline Community -  
Calgary, Alberta



**CLOSE** the road to **financialization of housing**.  
**OPEN** the road to affordability, stability, community, economic prosperity and **HOUSING is a HUMAN RIGHT**.



**Enough is enough!**

## Of course, TENANT protections/RENT caps.

For **housing affordability** and **stability** for tenants – like CMHC-provided insured mortgages provide to landlords. **STOP** the **LOSS** of affordable housing. **STOP** the **HARM**. **BUILD** the **RIGHT** supply – for the most vulnerable: Have a **“HART”!** **STOP** the Federal Government’s **FAILED TAX** program that is apparently fuelling colliding, unaddressed **catastrophes**.

### Why Choose CMHC?

- ✓ **Access** preferred interest rates, reducing borrowing costs for multi-unit residential property construction, purchase and refinancing.
- ✓ **Get reduced premiums** and longer amortization periods based on your level of commitment to affordability, accessibility and climate compatibility using MLI Select.
- ✓ **Rely** on CMHC as Canada's only provider of mortgage loan insurance for multi-unit residential properties.



The Federal Government provides **CMHC mortgage loan Insurance to landlords of affordable multi-unit and market rental housing to allow them to lock in LOW, preferred mortgage rates for multiple years.** Why wouldn't renters want the same **long-term affordability and stability** – rent caps set to last over multiple years, at rates no higher than the mortgage rates available to landlords? **Why are HIGH rental payment increases occurring to tenants** when the landlords' CMHC-insured mortgage rates **seem to be so LOW** – at approximately **3% to 4% to 5%+ portfolio average** – **AND** landlords' operating cost increases may be **BELOW** the rate of inflation (CPI) **AND** it seems that landlords' operating costs have been approximately **~\$500** per month per rental unit or **MUCH LESS** for years/decades...?

Just like a blocked river that **takes the EASIEST path to the ocean, for-profit landlords seem to take the EASIEST path to PROFITS.** Thus, ensure that **EXISTING** and **NEW tenants** are protected + incent the **RIGHT NEW build** > non-profit, non-market > **Have a “HART”!** builds for the most vulnerable – with GST rebates, reduction in developments fees, shortened approvals, and other measures. **To ensure NEW housing builds, implement a multipronged housing human rights strategy that curtails financialization of housing & protect the vulnerable.**

See: [B.C. landslide: Videos show water flowing overtop of Chilcotin River site](#) – Global News – August 5, 2024.

### Corporation Tax

REITs stand out from traditional corporations due to their special treatment about corporation tax. To qualify as a REIT, an entity must distribute at least **90%** of its taxable income to shareholders in the form of dividends. This stipulation allows REITs to avoid paying corporation tax at the company level, a significant departure from the norm for most corporations.

As per [Understanding REIT taxation: Navigating Challenges for Investors](#) – Canadian Real Estate Magazine – March 2, 2024 Real Estate Investment Trusts (REITs) don't pay tax if they distribute the majority of their profits to investors. **This is a FAILED strategy that is apparently serving to fuel Canada's growing housing EMERGENCY.** This tax policy encourages landlords to **distribute to investors** profits occurring from tenants' rental payments – instead of using the profits to **pay down mortgages, resulting in LOWER finance payments & LOWER tenants' rents** and to spend on **maintenance/capital improvements, including to address CLIMATE CHANGE.** Additionally, the loss of tax from the REIT landlords are **LOST funds** that could be used to build/maintain **adequate, affordable, accessible** housing as per the [National Housing Strategy Act, 2019](#). **Will taxpayers (including renters) be taxed HIGHER as a result?** This occurs at the time of **colliding catastrophes:** lack of enough housing/lack of affordable housing + aging society needing to age-in-place + aging infrastructure, including housing. **\$millions per year/\$billions cumulatively over the last 20+ years may be paid out in distributions by just one landlord. STOP distributions in the multi-family residential rental industry + tax the REITs to pay their FAIR SHARE of tax.**

**Enough is enough!**

## Of course, TENANT protections/RENT caps.

Calgary (CMA) has **HIGH income inequality**:

**\$990 per month** is the median **affordable** shelter cost for over 1 million tax filers in Calgary.

Thus, more than **500,000** income tax filers in Calgary who earn **LESS than \$39,600/year** can find shelter to **NOT be "affordable"**.

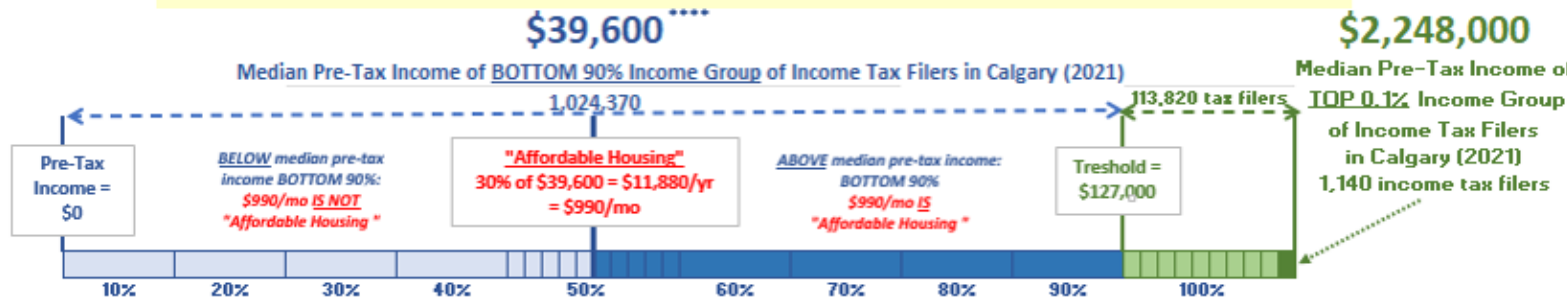
These people who might be the very same front-line health and retail personnel who were considered to be **"ESSENTIAL WORKERS"** during the COVID-19 pandemic.

**How many MORE times does this need to be stated?**



### Calgary's Large Income Inequality - Impact on Affordable Housing (2021)

In Calgary, as per Census 2021 **42%** of households with incomes below \$100,000 are overspending on housing (spending 30% or more of their income on shelter); only **3.1%** of households earning \$100,000+ are overspending\*. In Calgary, as per the HART Housing Needs Assessment Resource Tool (Calgary Census Division, Census 2021) there is a deficit of approximately **50,000 households** needing shelter costing **\$1,263 or LESS per month**. The TOP 3 priority groups in CORE housing are: **Single mother led households (20.92%)**; **Household head over 85 (18.53%)**; and **Household head under 25 years (16.19%)**. In Calgary the top industry is the **retail trade (11%)** followed by **health care and social assistance (11%)**. **Indigenous, persons with disabilities, lone-parent families, recent immigrants, seniors, singles and youth have a higher rate of need for Affordable Housing.\*\*\***



Statistics Canada: Table 11-10-0056-01 High income tax filers in Canada specific geographic area thresholds

\*Census 2021 Table 98-10-0252-01 Shelter-cost-to-income ratio by tenure: Canada, provinces and territories, census metropolitan areas and census agglomerations  
HART Housing Needs Assessment Tool Calgary - Census Division, Census 2021.

Also: Housing in Canada's Big Cities - The City of Calgary Affordable Housing Division - May 2018: "Income inequality is more exaggerated in Calgary than in any other city, and has increased at four times the national average growth rate since 1982..." (Cities studied were: Edmonton, Mississauga, Montreal, Ottawa, Toronto, Winnipeg, Vancouver). pp. 5, 7, 34-35.

\*\*Housing Needs Assessment 2018 - The City of Calgary, pp. 2, 3, 17. Housing in Canada's Big Cities - The City of Calgary Affordable Housing Division - May 2018, pp. 5, 7.

\*\*\*\* **BOTTOM 90%** of Income Group of income Tax Filers in Calgary: **median** pre-tax income of \$39,600; **average** pre-tax income of \$45,500; for 1,024,370 income tax filers. **TOP 10%: median** = \$177,100; **average** = \$259,300; for 113,820 income tax filers. **TOP 0.1%: median** pre-tax income of \$2,248,000 **average** pre-tax income of \$3,234,200; for 1,140 income tax filers. **ALL** income tax filers (2021) in Calgary: **median** pre-tax income of \$44,600 with "Affordable Housing" = \$1,115 per month; **average** pre-tax income of ALL income tax filers (2021) in Calgary: \$66,800 with "Affordable Housing" = \$1,670 per month; for 1,138,190 income tax filers.

Prepared by: Anne Landry - December 28, 2023. EMAIL: landryam@shaw.ca.

- **Calgary has HIGH income inequality:** The Median Pre-Tax Income of the **BOTTOM 90%** income group of income filers is **\$39,600/year**. This "BOTTOM 90%" income group earn LESS than \$127,000 per year – and are approximately 1,024,370 tax filers in Calgary. The "TOP 10%" are 113,820 tax filers earning MORE than \$127,000/year with a median income of **\$177,100/year**.
- **\*A rent of \$990/month** would be **"affordable"** at a median annual income of **\$39,600** as per the standard CMHC definition of affordable housing > 30% of \$39,600 = \$11,880 per year => **\$990/per month**. A rent of \$990 per month would **NOT be affordable** to those earning LESS than \$39,600/year. Approximately **512,185 income tax filers** in Calgary earn LESS than \$39,600 per year.
- **In Calgary**, average rent for a 1-bedroom apartment/condo was **\$1,752/month** as per <https://rentals.ca/national-rent-report> – **November 2024 Report**. An annual household income of **\$70,050** would be needed to afford rent of \$1,752/month @30% of pre-tax income.
- **Sources:** Statistics Canada. Table 11-10-0056-01 High income tax filers in Canada, specific geographic area thresholds - CUSTOM TABLE, 2017 to 2021 and CUSTOM TABLE 2, 2017 to 2021. (CENSUS 2021, Calgary CMA) Rentals.ca at <https://rentals.ca/national-rent-report>.
- See also: How Canada's middle class got shafted – The Globe and Mail – September 19, 2024; Alberta is now tied for the lowest minimum wage in Canada. Alberta hasn't raised minimum wage since 2018 – CBC – Oct. 2, 2024; Workers can't find affordable housing. Their pension funds are part of the problem – The Globe and Mail, OPINION – Carolyn Whitzman – September 2, 2024

**Enough is enough!**

# Of course, TENANT protections/RENT caps.

**Prioritize people over profits.**

So that Calgarians can help themselves and their community, including small businesses that are the **“beating heart”** of Calgary’s economy. Remember the **disaster on 17<sup>th</sup> Ave. S.W. in Calgary** during the 2015-2016 recession followed by COVID-19 when many businesses **CLOSED?**

Consider the benefit of keeping the **\$100, \$200, \$500+** per month rent increases in the hands of renters to spend in the local economy - instead of providing to **HIGHLY PROFITABLE** landlords who **may distribute their profits to investors, including to themselves.**

**CLOSED during COVID-19 on 17<sup>th</sup> Avenue S.W. in the Beltline Community in Calgary, Alberta - near where I have lived for 26+ years**



**Nellies Cosmic Café**  
- **CLOSED** after 20 years



**Tim Hortons** - **CLOSED**



**Bernard Callebaut Chocolates** - **CLOSED**



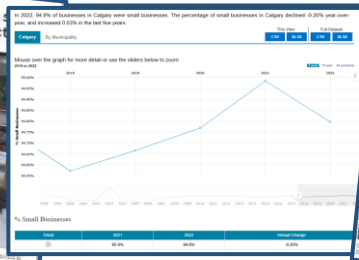
**“Always 17<sup>th</sup> - THE RED MILE”**  
400 shops, restaurants & services



**Buon Giorno Italian Restaurant** - **CLOSED, RE-OPENED** with help from customers, **NOW** reopened a few blocks away on 17<sup>th</sup> Ave S.W. & the original site on 17<sup>th</sup> Ave S.W. is the build site of **“LUXURY” (?)** apartments



**London Drugs** on 8<sup>th</sup> Street & 15<sup>th</sup> Ave. S.W. **CLOSED** on October 10, 2020



- [Fact Sheet: Calgary Small Business Calgary Census Metropolitan \(CMA\) 2021 Edition](#) – Calgary Economic Development – October 20, 2021. *“In 2020, as in 2019, Calgary small businesses accounted for 95 per cent of all businesses—they are a driving force within the city’s business community... In 2020, amid the global Covid-19 pandemic, 253 small businesses were lost in Calgary, reflecting -0.5 per cent growth over the previous year. The total number of Calgary businesses (all employee sizes) decreased by 289 year-over-year..”*
- [The big impact of small business](#) – Calgary Chamber of Commerce – September 17, 2021 *“...small businesses are the beating heart of our economy...Along with powering employment and economic activity, small businesses contribute many other intangibles that add to our quality of life and prosperity...”* (Including: innovation; talent and skills; community vibrancy; diversification; and agility and flexibility.)
- [Calgary small businesses make push to shop local in Kensington & Marda Loop districts](#) – CTV – December 10, 2023. *“Annie MacInnis, executive director of the Kensington Business Improvement Area, said about 70 per cent of the income for a small business is generated during the Christmas and holiday season. ‘This is really the time to support your local business and for every dollar spent locally, you generate six dollars for our Calgary economy,’ she said.”*
- [Calgary - % Small Business](#) – Alberta Economic Dashboard - <https://regionaldashboard.alberta.ca/region/calgary/percent-small-businesses/#/?from=2018&to=2022> : *“In 2023, 94.5% of businesses in Calgary were small businesses. The percentage of small businesses in Calgary declined -0.31% year-over-year, and decreased -0.07% in the last five years.”* See also <https://regionaldashboard.alberta.ca/region/calgary/#/>
- [Council urged to extend grant program for businesses slammed by water restrictions](#) - Calgary Herald – August 20, 2024

[Emphasis added]

**Enough is enough!**

Of course, **TENANT protections/RENT caps.**

**STOP THE BUS!** It is **NOW** the **ERA** of the **END** of **financialization of housing.**

**RESEARCH\*** reveals that financialization of housing is a **HARMS-based HOUSING strategy.**

It **did NOT** always exist but was started in the **1990s** by policy/legislation – at a time that the Federal Government **stepped out** of funding social/government housing, the provinces **stepped out** of rent protections – including with vacancy decontrol and Above Guideline Increases (AGI) and REITs (Real Estate Investment Trusts) were allowed to **NOT pay corporate income tax** if they distributed profits to investors.

**In MY Calgary, in MY ALBERTA, in MY CANADA it is NOT appropriate to HARM one person to BENEFIT another. PERIOD.**

\*Including in 2022, 6 reports before the Office of the Federal Housing Advocate that revealed that Corporate Investment in housing is linked to unaffordable rents, evictions and long-term care deaths.

**Financialization of housing HARMS people**  
It did NOT always exist. Government policy created it. Government policy can end it - **NOW!**

**Enough is enough!**

**FINANCIALIZATION**

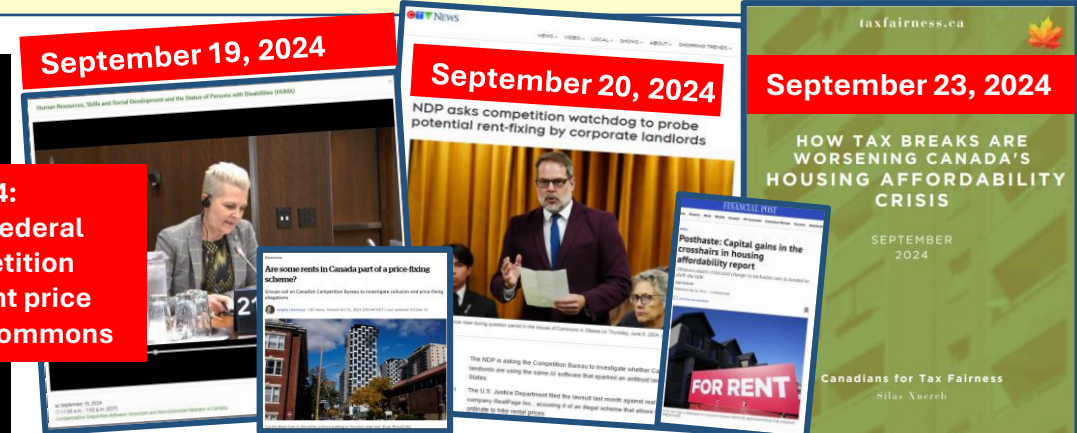
**STOP the BUS!  
ROLL BACK  
rent-gouged  
rents**

**AFFORDABLE HOUSING SHOULD BE NO MORE THAN 30% of pre-tax household income**

**Info@CalgariansForHousingRights.ca**

Designed by Anne Landry 2023 05 05

**October 30 & 31, 2024:**  
Federal NDP & now Federal Liberals want Competition Bureau Review of rent price fixing – in House of Commons



On September 19, 2024 NDP MP Bonita Zarrillo requested in a MOTION that CEOs of financialized landlords appear before **the House of Commons HUMA Committee – VIDEO**, starting at ~11:29 and **WRITTEN TRANSCRIPT**. By VOTE, the debate on the MOTION was **adjourned**. The Federal Liberals and Federal Conservatives voted to adjourn debate; the Federal NDP and BLOC voted to NOT adjourn. **NDP asks competition watchdog to probe potential rent-fixing by corporate landlords** – CTV - September 20, 2024; **How tax breaks are worsening Canada's housing affordability crisis** – Canadians for tax fairness – September 23, 2024 – **WEBSITE, REPORT**; **Posthaste: Capital gains in the crosshairs in housing affordability report** – Financial Post – September 26, 2024 . House of Commons Hansard - **October 30, 2024** and **October 31, 2024** – Federal NDP & now Federal Liberals want Competition Bureau Review of rent price fixing. See: **Are some rents in Canada part of a price-fixing scheme?** – CBC – October 31, 2024



**Enough is enough!**

# Have a "HART"!



PROPOSED: **A VERY VISIBLE** City of Calgary Community-Wide Strategy-Campaign to **IMMEDIATELY** address Calgary's growing **HOUSING EMERGENCY**. Because Calgarians **"wear their hearts on their sleeves"** and because the

**"HART folks"**\* are some of the most vulnerable in need of adequate, affordable, accessible housing and can be the targets of profit-maximizing strategies of landlords resulting in **housing unaffordability and homelessness**.

\*HART Housing Needs Assessment Tool – see <https://hart.ubc.ca/housing-needs-assessment-tool/>

## HELP is **NOW** – it involves ALL of us - **LEAVE NO ONE BEHIND!**

**Have a "HART"!**

**50,000+** households in Calgary, Alberta need shelter costing **\$1,262/month** or **LESS**

Have a "HART"!  
Housing Needs Assessment Tool  
<https://hart.ubc.ca/housing-needs-assessment-tool/>



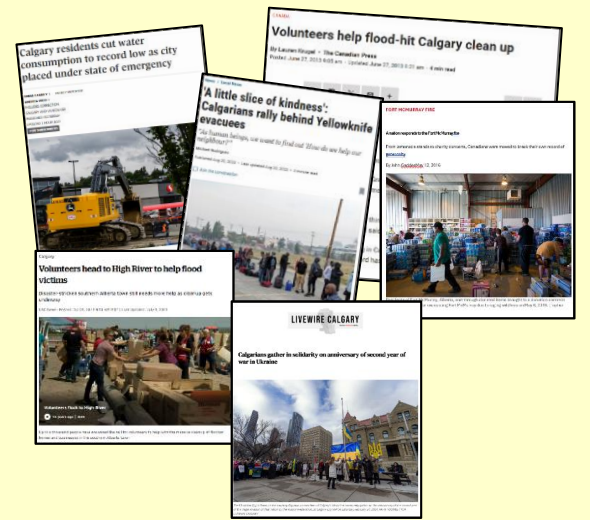
**LOWER RENT-GOUGED RENT & MORE!**

**HOUSING IS A HUMAN RIGHT.**  
Info@CalgariansForHousingRights.ca



I spoke before The City of Calgary Council on April 30, 2024 at the time of the ZONING public hearings and I provided detailed information.

## Calgarians "wear their hearts on their sleeves"



- [Calgary residents cut water consumption to record low as city placed under state of emergency](#) - The Globe and Mail – June 16, 2024
- [Calgarians gather in solidarity on anniversary of second year of war in Ukraine](#) – Calgary Livewire – February 25, 2024
- ["A little slice of kindness": Calgarians rally behind Yellowknife evacuees](#) – Calgary Herald – August 20, 2023
- [A nation responds to the Fort McMurray fire](#) – Macleans – May 12, 2016
- [Volunteers head to High River to help flood victims](#) – CBC – July 3, 2013 and [Volunteers help flood-hit Calgary clean up](#) – CBC – June 27, 2013

### Implement a NATIONAL Have a "HART"! strategy/campaign!

As I presented before The City of Calgary Council Community Development Committee on May 22, 2024 – see **Attachment #9** to my **BRIEF** dated June 21, 2024 to the House of Commons HUMA Committee Review of Federal Housing Investments – see page 15. See the HART Housing Needs Assessment Tool at <https://hart.ubc.ca/housing-needs-assessment-tool/> .

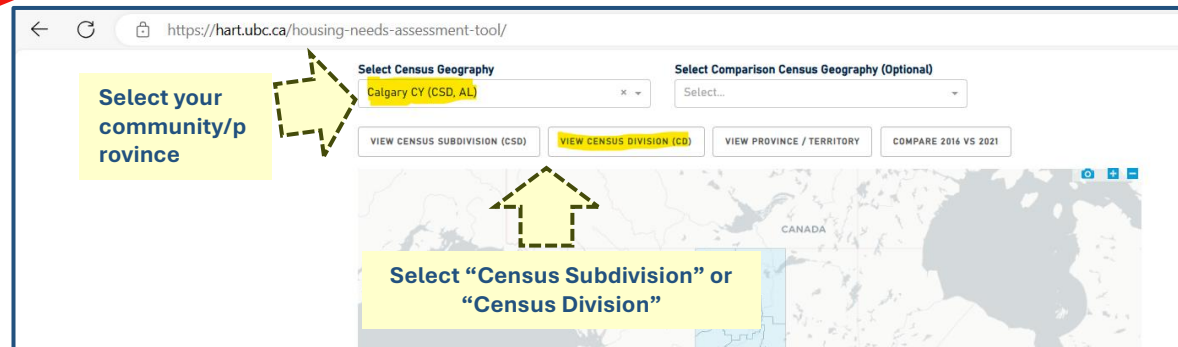
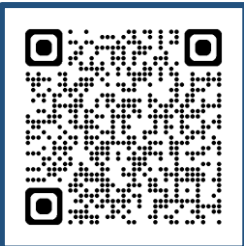
**Enough is enough!**

**TRY IT!**

Determine affordable housing deficit and priority populations in locations across CANADA!

**HART (Housing Assessment Resource Tool) > Housing Needs Assessment Tool**

<https://hart.ubc.ca/housing-needs-assessment-tool/>



**In Calgary,**  
**over 50,000+ households need shelter costing**  
**\$1,262/month or LESS.**  
**STOP THE LOSS. BUILD & PROTECT “HART” HOUSING.**  
 (Census 2021, Census Division)

**END FINANCIATION of HOUSING, DON'T MAKE IT WORSE**  
 Set affordable build numbers based on **NEED** as per “HART” .  
 Don't base “affordable” rent on percentage of market rent, but on **HOUSEHOLD INCOME**. Make affordable units **PERMANENT** – and not revert to market rent after “\_\_\_” years.

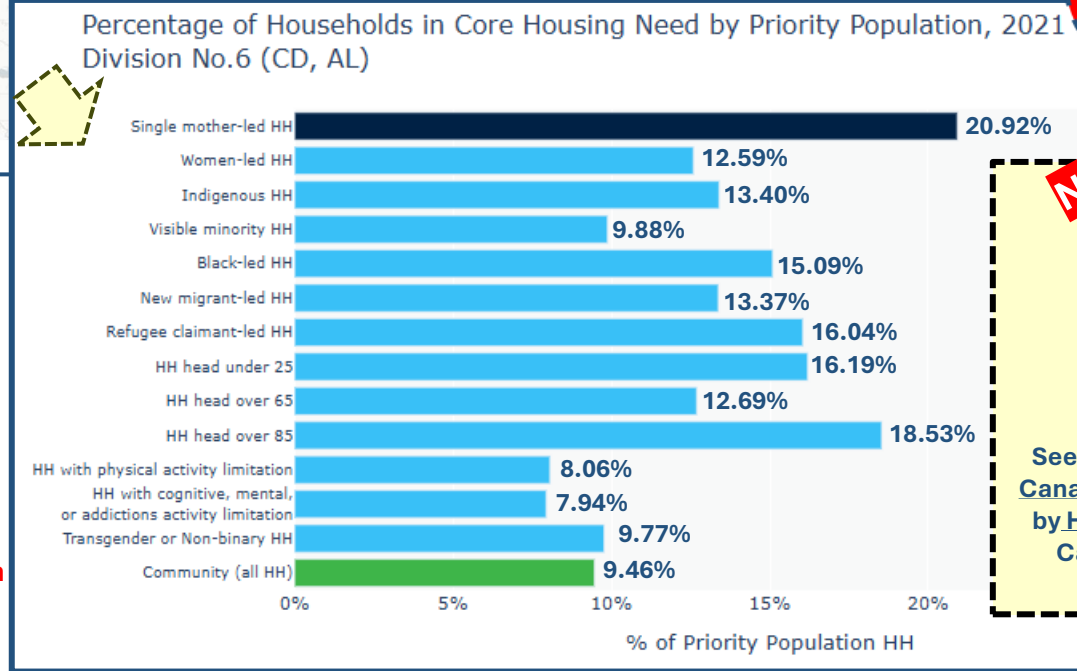


**2021 Affordable Housing Deficit**

The following table shows the total number of households in **CHN** by household size and income category, which may be considered as the existing deficit of housing options in the community.

Income Category (Max. affordable shelter cost)	Division No.6 (CD, AL)					
	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH	Total
Very Low Income (\$505)	5,810	1,230	420	115	55	7,630
Low Income (\$1262)	22,245	11,770	5,185	2,635	1,425	43,260
Moderate Income (\$2020)	0	460	1,015	1,215	1,860	4,550
Median Income (\$3030)	0	0	0	0	0	0
High Income (>\$3030)	0	0	0	0	0	0
<b>Total</b>	<b>28,055</b>	<b>13,460</b>	<b>6,620</b>	<b>3,965</b>	<b>3,340</b>	<b>55,440</b>

**In Calgary,**  
**over 50,000+ households need shelter costing**  
**\$1,262/month or LESS**



**NEW!**

See **Home Truths: Fixing Canada's Housing Crisis** - by **HART Housing Expert Carolyn Whitzman** - Oct 2024

**Enough is enough!**

Be a  
Have a "HART"!  
AMBASSADOR!

**IMMEDIATELY: IMPLEMENT a NATIONAL RENT & EVICTION FREEZE + LOWER RENT-GOUGED RENT + SUMMON FINANCIALIZED LANDLORDS + DATA to the HOUSE OF COMMONS HUMA COMMITTEE**

**Have a "HART"!**



**HOUSING is a HUMAN RIGHT is the LAW - NOT an option to be IGNORED. NOT a GAME to PLAY. We need REAL HELP - RIGHT NOW!**

- Canadians have the right to adequate housing as per National Housing Strategy Act, 2019 and International Law (United Nations International Covenant on Economic, Social and Cultural Rights) and as upheld in the highest courts in CANADA - see [2020 SCC 5 (CanLII)] | Nevsun Resources Ltd. v. Araya | CanLII - "International human rights norms ...[are] moral imperatives and legal necessities".
- The right to adequate housing includes: affordability; accessibility; security of tenure – including protection against forced evictions, harassment and other threats; habitability – safe and healthy; availability of services, materials, facilities & infrastructure; location to provide access to key services; and cultural adequacy. See The Right to Housing 101 by the National Right to Housing Network.

**Of course, RENT CAPS – HOUSING is a HUMAN RIGHT!**  
COVID-19 and The Right to Housing: Impacts and the way forward - A/75/148 – Mr. Balakrishnan Rajagopal, UN Special Rapporteur on the Right to Adequate Housing

**LEAVE NO ONE BEHIND!**

- Allocate sufficient resources.
- End forced evictions. End sweeping of encampments and house the homeless.
- Provide subsidies to renters and small landlords.
- Ensure no one pays more than 30 per cent of household income.
- Constrain private equity firms as landlords.
- Protect renters (with landlord licensing, public DATA tracking...).
- And MORE!



**Enough is enough!** **Have a "HART"!**  
**50,000+ households in Calgary, Alberta need shelter costing \$1,262/month or LESS**

**STOP THE LOSS. BUILD THE RIGHT HOUSING. FOCUS on PRIORITY POPULATIONS in CORE HOUSING NEED in Calgary (CD), Census 2021.** (HH = Households)

- Single mother-led HH (20.92%)
- HH Head over 85 (18.53%); HH over 65 (12.69%); HH under 25 (16.19%)
- Refugee-claimant-led HH (16.04%); NEW migrant-led HH (13.37%)
- Indigenous-led HH (13.40%); Women-led HH (12.59%)
- Black-led HH (15.09%); Visible minority HH (9.88%); HH with physical activity limitation (8.06%), HH with cognitive, mental or addictions activity limitation (7.94%)

**50,000+** households in Calgary, Alberta need shelter costing **\$1,262/month or LESS**  
"CORE HOUSING NEED"  
Census 2021, Census Division, HART Housing Needs Assessment Tool

**Calgary (CD) 2021 Affordable Housing Deficit**

Income Category	Affordable Shelter Cost (2019 CAD\$)	1 Person HH*	2 Person HH*	3 Person HH*	4 Person HH*	5+ Person HH*	Total
Very low income: <=\$20,200	<=\$505	5,810	1,230	420	115	55	7,630
Low income: \$20,200 - \$50,500	\$505 - \$1,262**	22,245	11,770	5,185	2,635	1,425	43,260
Moderate income: \$50,500 - \$80,800	\$1,263 - \$2,020	0	460	1,015	1,215	1,860	4,550
Median income: \$80,800 - \$121,000	\$2,020 - \$3,030	0	0	0	0	0	0
High income: >=\$121,000	>=\$3,031	0	0	0	0	0	0
<b>Total</b>		<b>28,055</b>	<b>13,460</b>	<b>6,620</b>	<b>3,965</b>	<b>3,340</b>	<b>55,440</b>

\*HH = Household \*\*\$1,262/\$1,263  
Source: HART Housing Needs Assessment Tool - Calgary (Census Division, Census 2021)

**HART (Housing Assessment Resource Tools) Housing Needs Assessment Tool**  
<https://hart.ubc.ca/housing-needs-assessment-tool/>

Marie-Josée Houle, Federal Housing Advocate asked House of Commons "HUMA" Committee to call industry witnesses and their DATA



Federal Housing Advocate wants industry witnesses to account for their practices that undermine housing affordability, security of tenure and habitability.



**HOUSING IS A HUMAN RIGHT.**  
Info@CalgariansForHousingRights.ca

**Have a "HART"!**  
**50,000+ households in Calgary, Alberta need shelter costing \$1,262/month or LESS**

**Have a "HART"!**  
Housing Needs Assessment Tool  
<https://hart.ubc.ca/housing-needs-assessment-tool/>

**50,000+** households in Calgary, Alberta need shelter costing **\$1,262/month or LESS**  
"CORE HOUSING NEED"  
Census 2021, Census Division, HART Housing Needs Assessment Tool

**LOWER RENT-GOUGED RENT & MORE!**

**HOUSING IS A HUMAN RIGHT.**  
Info@CalgariansForHousingRights.ca

**Enough is enough!**

*"Canada's housing crisis has reached catastrophic proportions and it is only getting worse...we cannot count on the for-profit housing industry to fix the problem..."*

Prioritizing people over profit is the way forward on the housing crisis – The Star Calgary, OPINION: Marie-Josée Houle, Federal Housing Advocate - September 7, 2023

- LOWER RENT-GOUGED RENT**
- NATIONAL RENT FREEZE**
- NATIONAL EVICTION FREEZE**
- & MORE!**

**HOUSING IS A HUMAN RIGHT.**  
Info@CalgariansForHousingRights.ca

As I presented before The City of Calgary Council Community Development Committee on May 22, 2024 see: POSTCARD/INFO-CARD (at pages 4 to 5) and my Attachments for Agenda Item 7.2 at The City of Calgary Council on May 22, 2024 – pages 5 to 6 . See also **Attachments #10 & #11** to my BRIEF dated June 21, 2024 to the House of Commons HUMA Committee Review of Federal Housing Investments – as referred to at page 15.

Enough is enough!

# Housing is a HUMAN RIGHT as per the National Housing Strategy Act, 2019! IT'S THE LAW. LEAVE NO ONE BEHIND!



## DEMAND your HOUSING HUMAN RIGHTS – there are 7 of them!

**ASK for HOUSING is a HUMAN RIGHT**

**IT'S THE LAW. LEAVE NO ONE BEHIND!**

Have questions? EMAIL: [info@CalgariansForHousingRights.ca](mailto:info@CalgariansForHousingRights.ca)  
Calgarians for HOUSING is a HUMAN RIGHT

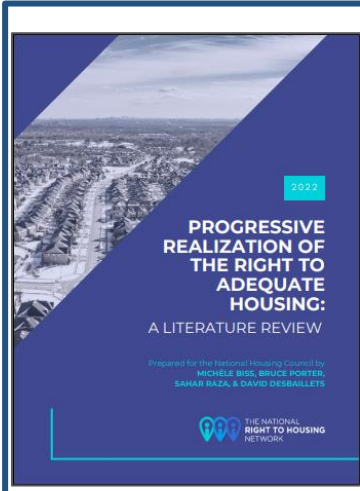


**ASK FOR HOUSING IS A HUMAN RIGHT. IT'S THE LAW. Leave no-one behind!**

**In Canada, you have a right to "adequate" housing as per the National Housing Strategy Act, 2019 and international law - including the United Nations International Covenant on Social, Economic & Cultural Rights.**

- Affordability - so you can enjoy other human rights such as health, work, etc.
- Habitability - safe, healthy and secure
- Security of tenure/stay - free from illegal evictions, harassment & other threats
- Accessibility - to meet the needs of those with disabilities (physical, mental)
- Location - access to employment, education, health-care & social services
- Availability of services - including safe drinking water, adequate sanitation, affordable heating
- Cultural Adequacy - enable the expression of your cultural identity

Have questions? EMAIL: [info@CalgariansForHousingRights.ca](mailto:info@CalgariansForHousingRights.ca)  
Calgarians for HOUSING is a HUMAN RIGHT

**Government responsibilities**

As novel legislation, the NHSA offers a unique opportunity to end the housing and homelessness crisis in Canada by applying the progressive realization of the right to adequate housing. The right to adequate housing transforms the relationship between rights holders and governments and requires Canada to:

- Start with **meaningfully engaging** with claimant community about their circumstances and dignity interests.
- Identify and **prioritize** those in the most extreme or vulnerable circumstances.
- Engage in good faith** with treaty body recommendations.

- Address **systemic discrimination and socioeconomic inequality**, with particular attention paid to the rights of Indigenous peoples, women, persons with disabilities, persons relying on social assistance, racialized groups, and persons experiencing homelessness.
- Ensure a **"comprehensive" approach** by hearing from diverse perspectives.
- Exercise national leadership to allocate responsibilities and ensure co-operation of **all orders of government**, including through funding and inter-governmental agreements.
- Ensure **appropriate budgeting and resource allocation** based on "maximum of available resources" standard including all appropriate taxation measures.
- Ensure **access to justice** and accountability for the right to adequate housing and within all housing programs and areas of governance affecting the right to adequate housing.
- Ensure **independent monitoring** and assessment of progress.
- Use **all appropriate means**, including regulatory and legislative measures, to ensure that investment and actions of private and non-governmental actors contribute to and do not undermine progressive realization of the right to adequate housing (e.g., **regulate private actors** to address financialization of housing).

- Incorporate a "transformative" dimension to all legislation, regulation, planning, and decision-making to ensure the progressive realization of the right to adequate housing within the **shortest possible time**. This involves ensuring that housing policies (particularly national strategies on housing and homelessness) have goals grounded in, and consistent with international human rights law.
- Avoid any retrogressive measures**, except where absolutely necessary and in times of crisis, with provisions to ensure that vulnerable groups are not affected.

The National Housing Council has a challenging task alongside the Federal Housing Advocate and rights-claimants, members will make Canada's new and transformative approach to the right to adequate housing live. This important task is one that could genuinely end Canada's housing and homelessness crisis if the NHSA's core commitments to the right to adequate housing as recognized under international human rights law are treated, as proposed by the Supreme Court of Canada, not as "theoretical aspirations or legal luxuries, but moral imperatives and legal necessities."<sup>7</sup>

### Follow Housing Human Right GUIDELINES

Follow the **GUIDELINES** for forwarding the progressive right to **adequate housing** as per the **National Housing Strategy Act, 2019** with reference to the **United Nations International Covenant on Economic Social and Cultural Rights**. See the GUIDELINES as discussed in: [Progressive Realization of The Right to Adequate Housing: A Literature Review](#) – The National Right To Housing Network, Michelle Biss, Bruce Porter, Sahar Raza & David DesBaillets - 2022, including to page 8

As I presented before The City of Calgary Council Community Development Committee on May 22, 2024 in [my Attachments for Agenda Item 7.2](#) at The City of Calgary Council on May 22, 2024 – pages 3 to 4. See also **Attachment #12** to my [BRIEF dated June 21, 2024](#) to the [House of Commons HUMA Committee Review of Federal Housing Investments](#) – as referred to at page 15.

**Enough is enough!**

# Housing is a HUMAN RIGHT as per the National Housing Strategy Act, 2019! IT'S THE LAW. LEAVE NO ONE BEHIND! DEMAND your HOUSING HUMAN RIGHTS – there are 7 of them!



**THE RIGHT TO HOUSING 101**

**WHAT IS THE RIGHT TO HOUSING?**

According to the UN, the right to housing means all people have the right to live somewhere in security, peace and dignity. While this doesn't mean that governments have to provide a home to everyone, it does mean that they should implement reasonable policies and programs, within available resources, to ensure that everyone has access to adequate housing that meets the essential needs. It also means that priority must be given to addressing housing for all within the greatest need of housing. What is considered "adequate" varies depending on the region and those in greatest need of housing. What is considered "adequate" varies depending on the region and those in greatest need of housing. What is considered "adequate" varies depending on the region and those in greatest need of housing.

**THE CANADIAN CONTEXT**

Canada is one of the few countries in the world that has a constitutional right to housing. The Canadian Charter of Rights and Freedoms states that everyone has the right to life, liberty and security of the person. This right includes the right to adequate housing. The Canadian government has a duty to ensure that everyone has access to adequate housing. The Canadian government has a duty to ensure that everyone has access to adequate housing. The Canadian government has a duty to ensure that everyone has access to adequate housing.

**WHAT IS CONSIDERED "ADEQUATE" HOUSING IN CANADA?**

Adequate housing means more than just a roof. It means that the housing is safe, secure, and affordable. It also means that the housing is accessible to everyone, including people with disabilities. Adequate housing means more than just a roof. It means that the housing is safe, secure, and affordable. It also means that the housing is accessible to everyone, including people with disabilities. Adequate housing means more than just a roof. It means that the housing is safe, secure, and affordable. It also means that the housing is accessible to everyone, including people with disabilities.

**Special Rapporteur's Checklist for a Rights Based Housing Strategy**

**Principle 1: Sound in law and legal standards:** Laws, regulations and policies should be based on international human rights law, including the right to adequate housing.

**Principle 2: Progressive realization and non-discrimination:** Governments should ensure that housing is available to all, without discrimination on any basis, including race, ethnicity, gender, disability, sexual orientation, and gender identity.

**Principle 3: Comprehensive and multi-sectoral:** Housing is a cross-cutting issue that requires a coordinated response across all sectors of government, including health, education, and social services.

**Principle 4: Rights-based participation:** Governments should ensure that people have a say in the design, implementation, and monitoring of housing policies and programs.

**Principle 5: Accountability and monitoring:** Governments should establish mechanisms to hold themselves accountable for their housing policies and programs, and to monitor their progress.

**Principle 6: Ensuring access to justice:** Governments should ensure that everyone has access to justice, including through legal aid and other services.

**Principle 7: Identify the obligations of private actors and regulate financial housing:** Governments should ensure that private actors, including landlords and developers, are held accountable for their actions, and that financial housing is regulated to ensure that it is safe, secure, and affordable.

**Principle 8: Implement international observation and evidence:** Governments should ensure that their housing policies and programs are based on the best available evidence, including international human rights law and standards.

**GUIDELINES ON THE IMPLEMENTATION OF THE RIGHT TO ADEQUATE HOUSING**

IN SPECIAL RAPPORTEUR ON THE RIGHT TO ADEQUATE HOUSING, CELI LARI FARRIA

UN Human Rights Council Report (A/HRC/53/3)

Prepared by UN Human Rights Council Office

**Follow the Housing Human Right GUIDELINES**

- The Right to Housing 101 – National Right to Housing Network – 2020. All Canadians have the right to “adequate” housing – see the **7 RIGHTS!**
- Special Rapporteur’s CHECKLIST for a Rights Based Housing Strategy – Social Rights Advocacy Centre (SRAC) – UNITED NATIONS Report of the Special Rapporteur – A/HRC/37/53 Report of the Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, and the right to non-discrimination in this context <https://www.undocs.org/A/HRC/37/53> - with WEBSITE.
- Guidelines for the Implementation of the Right to Adequate Housing - A/HRC/43/43 – Infographic - United Nations – December 20, 2019 - with REPORT and WEBSITE.
- COVID-19 and the right to housing: impacts and way forward – United Nations – WEBSITE, Report Summary with Recommendations and FULL REPORT: Adequate Housing as a component of the right to an adequate standard of living – A/HRC/75/148 – United Nations - July 27, 2020 **Leave no one behind. Rent caps and subsidies for tenants and small landlords – no one should pay more than 30% of his/her income on housing. “States should constrain the role of private equity firms as landlords and improve rights and protections of tenants.”**
- Fact Sheet No. 21 (Rev. 1): The Human Right to Adequate Housing | OHCHR – November 1, 2009

**COVID-19 AND THE RIGHT TO HOUSING**

Impacts and the way forward

A/75/148

Report to 75th UN General Assembly by the Special Rapporteur on the right to adequate housing, Mr. Balakrishnan Rajagopal

**RECOMMENDATIONS**

- The right to housing should be a key element of response and recovery measures to the pandemic. This requires that sufficient resources are allocated towards realizing the right to adequate housing for all.
- States should hold all economic proceedings, including against non-residential residences, in trust, and the leasing of encumbrances or liens of foreclosed people.
- National and local governments should ensure that people experiencing homelessness or those at risk of homelessness and buildings accessible to them, homeless people should not be put back on the street.
- Necessary measures should not be discriminatory and should have no one left behind. Special measures must be put in place to guarantee that groups who have been subjected to systemic discrimination and marginalization benefit from the response and recovery measures. In order to address systemic marginalization and discrimination in relation to housing, data disaggregated by race, gender, class, region, disability, sexual orientation or gender identity must be collected and shared widely.
- States should consider zero- and low-cost options for tenants and small landlords, and ensure that a global health crisis does not become a global housing crisis. As a general goal no one should have to pay more than 30 percent of his or her income towards housing.
- States should constrain the role of private equity firms as landlords and improve rights and protections of tenants.
- Low-income countries should ensure adequate development financing so that they can continue to address priority vulnerable housing conditions.

**COVID-19 GUIDANCE NOTES**

Additional guidance notes developed by the Special Rapporteur on the right to adequate housing, Mr. Balakrishnan Rajagopal, are available here for download. These Guidance Notes have been endorsed by the Rapporteur.

Prevention of evictions	Prevention of informal settlements	Prevention of homelessness	Prevention of forced evictions	Prevention of housing discrimination and building back a better future
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**1. GUARANTEE THE RIGHT TO HOUSING AS A FUNDAMENTAL HUMAN RIGHT LINKED TO DIGNITY AND THE RIGHT TO LIFE**

**2. TAKE IMMEDIATE STEPS TO ENSURE THE PROGRESSIVE REALIZATION OF THE RIGHT TO ADEQUATE HOUSING IN COMPLIANCE WITH THE STANDARD OF REASONABLENESS**

**3. ENSURE MEANINGFUL PARTICIPATION IN THE DESIGN, IMPLEMENTATION AND MONITORING OF HOUSING POLICIES AND DECISIONS**

**5. ELIMINATE HOMELESSNESS IN THE SHORTEST POSSIBLE TIME AND STOP THE CRIMINALIZATION OF PERSONS LIVING IN HOMELESSNESS**

**“No private investment or development should be permitted without ensuring that it also respects the right to housing.”**

**13. ENSURE THAT THE RIGHT TO HOUSING INFORMS AND IS RESPONSIVE TO CLIMATE CHANGE AND ADDRESS THE EFFECTS OF THE CLIMATE CRISIS ON THE RIGHT TO HOUSING**

**UN HABITAT**

**The Right to Adequate Housing**

**Human Rights**

**Fact Sheet No. 21**

Enough is enough!

## TAKING IMMEDIATE ACTION!



**STOP THE LOSS. STOP THE HARM.** Have a **“HART”!** **LEAVE NO ONE BEHIND.**  
**HOUSING** is a **HUMAN RIGHT** as per the National Housing Strategy Act, 2019. It's the **LAW**.

1. IMPLEMENT an “ALL-HANDS-ON-DECK”, ALL levels of government, **MULTIPRONGED** HOUSING HUMAN RIGHTS Strategy – PROTECT NEW, Existing Tenants + BUILD the RIGHT Supply (non-market, non-profit, Have a **“HART”!**)...
2. IMPLEMENT a **NATIONAL RENT & EVICTION FREEZE** + LOWER **RENT-GOUGED RENT** + ELIMINATE RENTAL INCENTIVES (instead, PERMANENTLY LOWER RENT!) + IMPLEMENT a NATIONAL Have a **“HART”!** Strategy/campaign: **FISCALLY RESPONSIBLE**;
3. **SUMMON** FINANCIALIZED LANDLORDS + DATA to House of Commons HUMA Committee; hold **COMPETITION/PRICE-FIXING REVIEW**.
4. PROVIDE **HOUSING SUPPLEMENTS** directly to **vulnerable renters/owners** – send the BILL to the RENT-GOUGING LANDLORDS.
5. IMPLEMENT NATIONAL legislated landlord licensing & Code of Conduct + public **Dashboard DATA & target tracking** + require landlords to **place funds in secure bank account** for maintenance, capital improvements, CLIMATE CHANGE, accessibility, age-in-place + pay down mortgages.
6. **ELIMINATE REIT TAX BREAK** and distributions to investors in the multi-family residential sector. Ensure REIT landlords pay corporate income tax > **pay their FAIR SHARE**.
7. **ELIMINATE NCIB (Normal Course Issuer Bid) by landlords** = spend to buy-back and cancel trust units/shares to boost value on the stock exchange. Incent transfer of OLD rental properties (built ~2020 and earlier) to non-profit/non-market organizations.
8. **LEASE** – don't SELL – public LAND. LEASE land to non-profit, non-market housing providers for perpetually affordable housing.
9. ELIMINATE **“TIME BOMBS”** – ensure that “affordable” housing is perpetually based on household income and does NOT revert to be based on market rent after a period of time (i.e. 20 years...)
10. **Incent NEW BUILD**: ELIMINATE GST, shorten approval time, LOWER/ELIMINATE development fees, support NEW technologies...AND MORE!

**GET IT DONE. DO IT NOW. NO EXCUSES.**

**Enough is enough!**

# TAKING ACTION!

## Need an IMMEDIATE "ALL-HANDS-ON-DECK, ALL-Government Multipronged HOUSING HUMAN RIGHT EMERGENCY RESPONSE

**Voice your concerns/needs to ALL levels of government!**

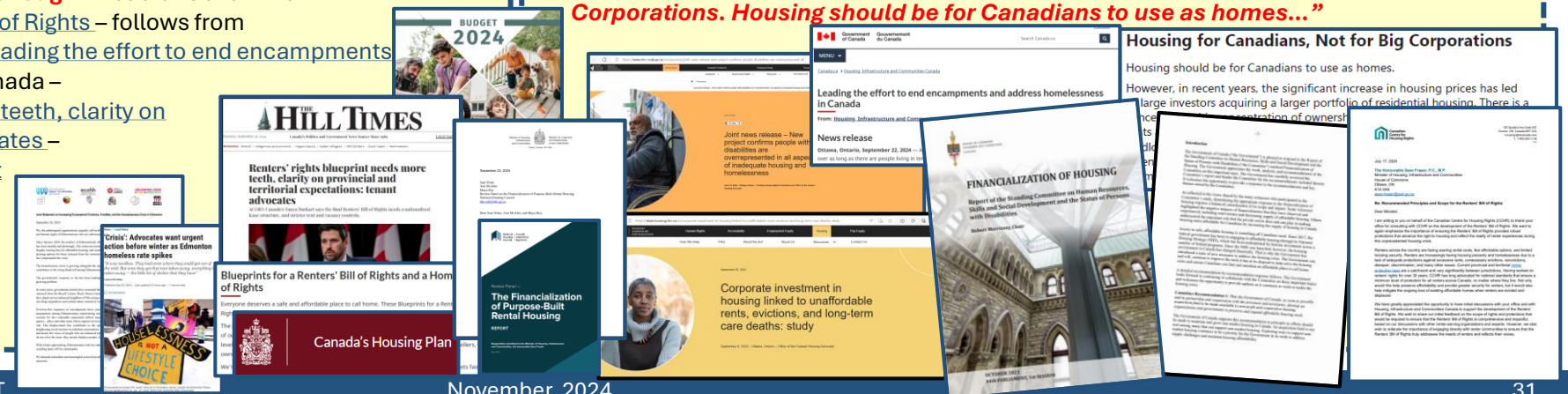
House of Commons HUMA Committee - Review of Federal Housing Investments & Financialization of Housing EMAIL: [HUMA@parl.gc.ca](mailto:HUMA@parl.gc.ca)



Implement the right to **adequate** housing as per the **National Housing Strategy Act, 2019** at ALL Levels of Government – including **Blueprints for Renters' & Home Buyers' Bill of Rights + end financialization of housing, prioritize housing for the most vulnerable**

- Federal: Federal Election in 2025. UPDATE [National Housing Strategy, 2017](#). End financialization of housing. Standardize housing affordability definition based on household income, not market...
- Provincial: Next election in 2027. In 2023, Alberta Government **failed** to implement [Bill 205](#) (by Alberta NDP) for rent caps & housing DATA/target tracking; protect renters & home owners; UPDATE Alberta Residential Tenancies Act for RIGHTS/financialization...
- Municipal: [Municipal ELECTIONS in Alberta](#) in Oct. 2025. [The City of Calgary's NEW Housing Strategy 2024-2030](#) does NOT address housing human rights, financialization of housing and LOSS of affordable housing. Need landlord licensing,...

**National Housing Strategy Act, 2019**: [Federal Government response to National Housing Council Report regarding Review of financialization of purpose-built rental housing](#) that was provided to the Canadian Government on May 29, 2024 – **Enough is enough!** Federal Government released [Blueprints for Renters' & Home Buyers' Bill of Rights](#) – follows from [Federal Budget 2024](#) and [Canada's Housing Plan](#). Leading the effort to end encampments and address [Homelessness in Canada](#) – Gov. of Canada – Sept. 22, 2024; [Renters' rights blueprint needs more teeth, clarity on provincial and territorial expectations: tenant advocates](#) – The Hill Times – September 26, 2024; [Joint Statement on Increasing Encampment Evictions, Frostbite and the Homelessness Crisis in Edmonton](#) – National Right to Housing Network, Edmonton Coalition for Housing and Homelessness, Public Interest Alberta, et al - Sept. 26, 2024 + [Media](#)



**STOP THE HARM. STOP THE LOSS. (STOP THE FAIL!) Have a "HART"!**

- **2023/2024 – BOOKS:** [The Tenant Class](#) – Ricardo Tranjan; [Our Crumbling Foundations – How We Solve Canada's Housing Crisis](#) – Gregor Craigie; [Home Truths: Fixing Canada's Housing Crisis](#) – by HART Housing Expert Carolyn Whitzman
- **July 2024:** Letter dated July 17, 2024 to The Honourable Sean Fraser Minister of Housing, Infrastructure and Communities – by the **Canadian Centre for Housing Rights** – RE: Recommended Principles and Scope for the Renters' Bill of Rights
- **June 2024:** [Joint News Release – New project confirms people with disabilities are overrepresented in all aspects of inadequate housing and homelessness](#) – Canadian Human Rights Commission and Office of the Federal Housing Advocate – June 19, 2024
- **2023/2024:** [FINAL REPORT](#) presented to the House of Commons on Thursday October 26, 2023 of the [House of Commons HUMA Committee Review of financialization of housing, rent-gouging, renovictions and related issues + Government Response Presented to the House of Commons on February 26, 2024](#)
- **2022:** [Corporate investment in housing linked to unaffordable rents, evictions, and long-term care deaths: study](#) - Office of the Federal Housing Advocate – September 8, 2022. **6 REPORTS** - <https://www.housingchrc.ca/en/financialization-housing#research> .
- **2022:** [Federal Budget 2022](#) – including page 47: **"Housing for Canadians, Not for Big Corporations. Housing should be for Canadians to use as homes..."**



Enough is enough!

# Sometimes, it's just too obvious...



It seems it's been **HIDDEN in PLAIN VIEW** for a long, long time.

## Who took the cookie?

*Caught in the act...seems to be related to:*

- Cookie "smush" on face, shirt
- Cookie in both hands, eating the cookie....



## Why is there a growing housing EMERGENCY?

*Caught in the act...seems to be related to:*

- Lack of a "ALL-HANDS-ON-DECK", ALL levels of government, **MULTIPRONGED** HOUSING HUMAN RIGHTS strategy.
- RENT-GOUGING by HIGHLY PROFITABLE landlords far above their inflationary operating cost increases + use rental incentives instead of decreasing rent. **Need COMPETITION BUREAU REVIEW** of rent-fixing.
- HIGH turnover of tenants by landlords in order to increase rents.
- Failure by ALL levels of government to effectively address an **apparent key SOURCE of the PROBLEM** => **financialization of housing**.
- **Lack of rent protection legislation and landlord licensing** that keeps low- and moderate-income households and the vulnerable "in the crosshairs" of profit-seeking strategies; need industry Code of Conduct.
- Federal tax incents landlords to **distribute rent-based profits to investors instead of to benefit rent-paying tenants** (LOWER RENT, spend on maintenance + CLIMATE CHANGE + pay down mortgages, etc.)
- Failure to incent adequate build of **permanently affordable** non-market, non-profit housing. **Lease – don't sell – public land**.
- Need **legislated public DATA targets and tracking/Dashboard**.
- Failure to legislate a **common HUMAN RIGHTS based definition** of affordable housing based on household income, not market
- Failure by ALL levels of government **to ensure the right to adequate housing** as per the [National Housing Strategy Act, 2019](#)

**STOP THE HARM. STOP THE LOSS. (STOP THE FAIL!) Have a "HART"!**



Enough is enough!

# Questions?

Shouldn't we **ALL** be asking the **RIGHT** questions?  
Like, why are **HIGHLY PROFITABLE** financialized landlords allowed to  
**increase rents AT ALL** during a growing **HOUSING EMERGENCY?**

Marie-Josée Houle, Federal Housing Advocate asked  
House of Commons "HUMA" Committee to  
call industry witnesses and their DATA



Federal Housing Advocate  
wants industry witnesses to  
account for their practices  
that undermine  
housing affordability,  
security of tenure  
and  
habitability.



**EMAIL** the House of Commons HUMA Committee: **HUMA@parl.gc.ca**



**HOUSING IS A HUMAN RIGHT.**

**Info@CalgariansForHousingRights.ca**

**National Housing Day is Friday November 22, 2024!**

**Enough is enough!**

- ✓ **LOWER RENT-GOUGED RENT**  
**IS THERE RENT PRICE-FIXING?**
- ✓ **NATIONAL RENT FREEZE**
- ✓ **NATIONAL EVICTION FREEZE**
- ✓ **HOUSING & FOOD SUPPLEMENTS**
- ✓ **BUILD/MAINTAIN NON-MARKET, NON-PROFIT**  
**AFFORDABLE/SOCIAL “HART” HOUSING**
- ✓ **END FINANCIALIZATION OF HOUSING & HOMELESSNESS... AND MORE!**



**Make your own  
Have a “HART”! PIN.**

See also NOTES on SLIDE #40.



**HOUSING IS A HUMAN RIGHT.**  
[Info@CalgariansForHousingRights.ca](mailto:Info@CalgariansForHousingRights.ca)

**Enough is enough!**

# NOTES

NOTES to SLIDES #3 & #6

**In the City of Calgary, Seniors 50+ years are ~30%-33% of the City's population and growing FASTER than the overall population**  
 Source: [Calgary and Region Economic Outlook 2024-2029 - Fall 2024 Forecast Tables - Table 4 - June 2024 Forecast for City of Calgary Population](#)

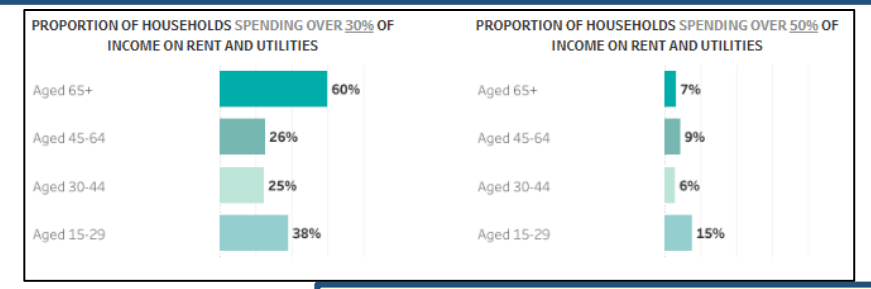
City of Calgary Population Projection:  
 Seniors growing **FASTER** than overall population

	2024	2029	CHANGE 2024 to 2029 (#)	CHANGE 2024 to 2029 (%)
50 to 64 years	254,000	278,600	24,600	9.7%
65+ years	195,900	250,500	54,600	27.9%
<b>TOTAL 50+ years</b>	<b>449,900</b>	<b>529,100</b>	<b>79,200</b>	<b>17.6%</b>
<b>TOTAL Population</b>	<b>1,491,900</b>	<b>1,608,700</b>	<b>116,800</b>	<b>7.8%</b>
<b>50+ years, % of TOTAL</b>	<b>30.2%</b>	<b>32.9%</b>		

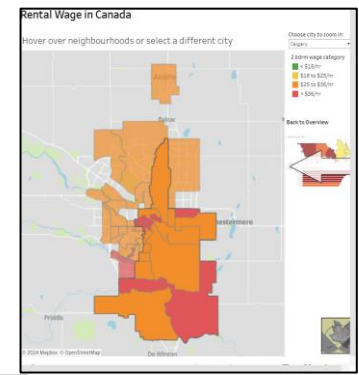
**SENIORS (65+ yrs) in CALGARY increase ~54,600 (~28%) VS increase total pop. 116,800 (~7.8%)**  
**2024: ~195,900 (~13.1% of ~1.49 million total city population)**  
**2029: ~250,500 (~15.6% of ~1.61 million total city population).**  
 Source: [Calgary & Region Fall 2024 Forecast Tables - Table 4 City Population](#). See also [Slide 5](#).

**~126,120 (22%)**  
 Households in Calgary with unaffordable shelter.  
**~42%**  
 Households in Calgary earning \$99,999 or LESS with unaffordable shelter VS 3.1% Households unaffordable earning \$100,000+.  
\*Source: Statistics Canada, Census 2021 of Population, Statistics Canada Catalogue no. 98-10-0252-01

**60% of households in Calgary aged 65 years+ are spending over 30% of income on rent and utilities**  
 (Census 2021) Source: [Canadian Rental Housing Index \(Census 2021, Demographics - Age Profile\)](#)

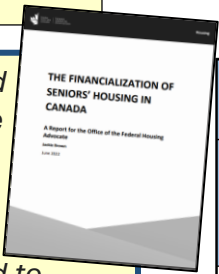


**"...OUT OF CONTROL RENTS ..."**  
**...modern rent controls (recommended)..."**  
 Source: [OUT-OF-CONTROL RENTS - Rental wages in Canada, 2023](#) - Canadian Centre for Policy Alternatives, David MacDonald and Ricardo Tranjan - including page 5



**\$37.31/hr = \$77,604.80/ yr (40hr per week) to afford a two-bedroom apartment (~\$1,940/month - calculated) in the Beltline community in Calgary, AB**  
 Source:- MAP: Rental Wage in Canada <https://monitormag.ca/articles/rentalwages2024>

*"...As of 2020, financialized companies owned approximately 33% of seniors' housing in the country, including 42% of retirement units and 22% of long-term care beds. There is a well-documented pattern of inferior care at for-profit long-term care homes compared to public and non-profit homes, including fewer hours of direct care, lower staffing levels, and higher mortality and hospitalization rates..."* [Emphasis added]  
 Source: Financialization of housing - Office of the Federal Housing Advocate - <https://www.housingchrc.ca/en/financialization-housing#research>; and REPORT: [THE FINANCIALIZATION OF SENIORS HOUSING IN CANADA - A Report for the Office of the Federal Housing Advocate](#) - Jackie Brown - 2022



**CENSUS 2021 in Calgary - number of households spending > 30% on shelter by CUMULATIVE household income**  
 42% of households under \$99,999 are spending > 30% on shelter

CUMULATIVE household income range	Number of Households spending >30% on shelter	Percentage of households spending >30% on shelter	Cumulative number of Total Households
Under \$10,000	6,770	70%	9,620
\$19,999 and under	15,830	81%	19,510
\$29,999 and under	38,065	76%	49,890
\$39,999 and under	56,160	72%	78,310
\$49,999 and under	73,130	65%	111,650
\$59,999 and under	86,725	60%	145,520
\$69,999 and under	97,755	54%	180,240
\$79,999 and under	106,645	50%	215,210
\$89,999 and under	112,890	45%	248,215
\$99,999 and under	117,275	42%	280,410
\$100,000 and over	126,120	22%	562,785

**More than 126,000 households (22%) in Calgary CMA cannot afford shelter** - spend 30% or more of income on shelter costs. In Calgary, **42% of households earning \$99,999 or LESS find shelter unaffordable while only 3.1% of households earning \$100,000 and over cannot afford shelter** - revealing the **HIGH INCOME INEQUALITY** in Calgary. (Census 2021). In Canada, approximately **1.62 million renter households and 1.45 million owner households found housing unaffordable - spent more than 30% of income on shelter costs.**  
 Source: Statistics Canada Table 98-10-0252-01 Shelter-cost-to-income ratio by tenure: Canada, provinces and territories, census metropolitan areas and census agglomerations

**2018**  
**Enough is enough!**  
 Calgary's affordable housing campaigns fall short

**2017**  
 Calgary outpaces Toronto and Vancouver as Canada's least affordable city for low income residents

**2018**  
 #ResilientYYC Preliminary Resilience Assessment

**2021**  
 Calgary's housing market is suffering a supply deficit in the non-market (affordable housing) sector. Since 2011, the average increase in new affordable housing units is **308 units per year**. However, to keep up to demand, Calgary needs **2,000-2,500 new units per year**.

**2021**  
**In Calgary, it seems that there are LONG-STANDING ISSUES with Calgary's Housing Strategy that URGENTLY & IMMEDIATELY need to be ADDRESSED**

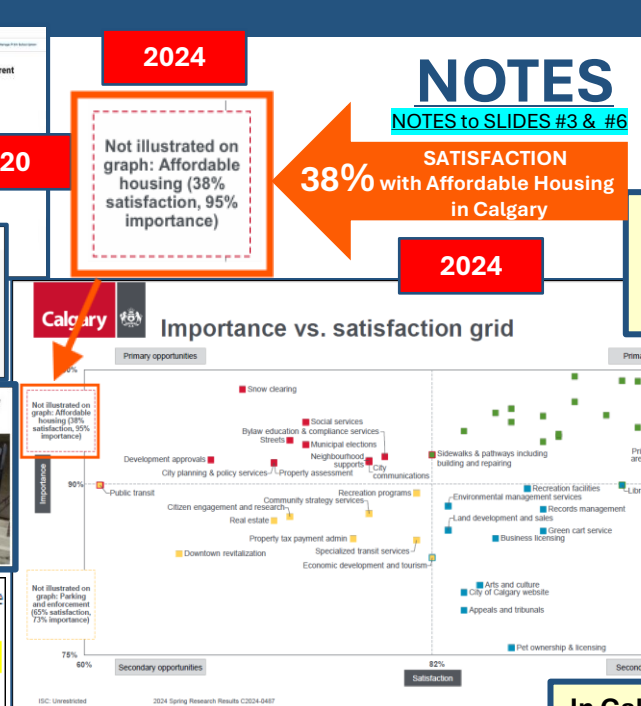
- **2016:** Zero affordable housing units have opened in Calgary during the past three years - Calgary Herald – June 28 – 2016
- **2017:** Calgary outpaces Toronto and Vancouver as Canada's least affordable city for low income residents – CBC – June 29, 2017
- **2018:** Nearly HALF of the households in the 2016 Census that were residing in subsidized housing in the Calgary Census Metropolitan Area were spending more than 30% of their income on shelter, despite living in subsidized housing. #ResilientYYC Preliminary Resilience Assessment – The City of Calgary - March 2018, page 26.
- **2018:** Calgary's affordable housing campaigns fall short – The Globe and Mail – March 15, 2018
- **2020:** Is Calgary 2025 Affordability Housing Plan Flawed? – Every Day Tourist – September 20, 2020
- **2020:** ALL of The City of Calgary's Housing infrastructure was reported to be POOR as per The City of Calgary 2020 Infrastructure Report UCS2021-0754 Attachment 2 (at page 14). See also WEBSITE: <https://www.calgary.ca/our-strategy/infrastructure-reports.html>
- **2021:** Learning about Affordable Housing at The City of Calgary WEBSITE (<https://www.calgary.ca/research/affordable-housing.html> - no longer active) revealed that "Since 2011 the average increase in affordable housing units is 308 units per year. However to keep up to demand Calgary needs 2,000 to 2,500 new units per year."
- **2021:** Billions of dollars worth of Canadian apartment buildings on the block as sellers rush to cash out at record prices – The Globe and Mail – April 26, 2021
- **2022:** Calgary renters struggle to handle 21% average hike to rent. Affordable housing, however is getting left behind – Calgary Herald – June 20, 2022

**2022**  
 Calgary renters struggle to handle 21% average hike to rent. Affordable housing, however is getting left behind.

**2020**  
 Is Calgary 2025 Affordability Housing Plan Flawed?

**2021**  
 Zero affordable housing units have opened in Calgary in the last three years

**2015**  
**FOR RENT**



**NOT ADDRESSED** in The City of Calgary's HOME is HERE Housing Strategy Affordable Housing TASK Force (2022-2023) that lacked WIDE public engagement : HOUSING is a HUMAN RIGHT as per the National Housing Strategy Act 2019; financialization of housing; the LOSS of affordable housing; AND MORE.

**2024**  
 2024 Spring Research Results – Presentation - The City of Calgary – May 28, 2024 – page 18; 2024 Spring Survey of Calgarians – Final Report – April 2024 – page 49.

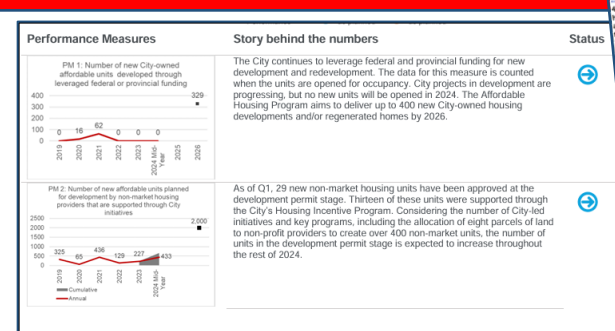
**2024**  
**92%**  
 of Calgarians:  
 want MORE (76%) or SAME (16%) INVESTMENT in affordable housing for low-income families

**The City of Calgary & Calgary Housing Company apparently USE Market-Based NOT HOUSING HUMAN RIGHTS based definition of housing (by which shelter is affordable if it costs LESS than 30% of pre-tax household income for a full continuum of housing options – from homelessness to market-renting and market home-ownership\*).**

See: [Calgary's Housing Strategy](#); [Home is Here The City of Calgary's Housing Strategy 2024-2030 – 2024 Progress Update](#); [Calgary Housing Company 2023 Annual Report](#); [The City of Calgary Housing Research WEBSITE](#);

**In Calgary, NO new affordable housing was apparently completed in 2024 despite the target of 3,000 NEW non-market (affordable) housing & the Housing Accelerator Fund + Downtown Strategy.** [Calgary's Housing Strategy – Home is Here, The City of Calgary's Housing Strategy 2024-2030](#); [The City of Calgary](#); [Housing Strategy Progress Update – The City of Calgary](#) (only to 2024-Q1 as of November 11, 2024).

**2024: Apparently NO COMPLETIONS of Affordable Housing in Calgary + building "LUXURY" housing on 17th Avenue S.W. in the Beltline in Calgary, Alberta.** See: [4 in 5 Canadians say home ownership is now a luxury as new survey reveals impact of housing crisis on quality of life – Financial Post – November 12, 2024](#)



**Shouldn't the target of affordable/social housing be CONSIDERABLY increased due to Calgary's RECORD HIGH population growth?. See: [Calgary & region economic outlook WEBSITE](#).**

Enough is enough!

### Home Economics – Unlocking Growth Through Housing Solutions – Calgary Chamber of Commerce – June 2024

- Housing demand exceeds housing supply; Need to reduce the cost of housing;
- Recommendations for Federal, Provincial, Municipal...AND MORE.

#### FEDERAL

**Social Housing**

Provide direct financial support for non-market housing, striving to double current supply. In 2023, Scotiabank showed Canada must double our current stock of social housing. By investing in increased non-market housing units, and developing public-private partnerships where feasible, pressure can be alleviated across the housing spectrum.

#### PROVINCIAL

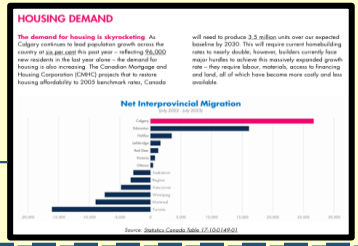
In partnership with federal and municipal governments and nonprofit housing providers, expand non-market social housing stock to support vulnerable people and alleviate pressure on the housing market. Exempting property tax for non-profit housing is an important step forward in improving the affordability of these homes. Further, invest in current social housing units to avoid long-term higher maintenance and repair costs, and ensure dignity for current residents.

“...The demand for housing is skyrocketing ...96,000 new residents in the last year alone – the demand for housing is also increasing... This will require current homebuilding rates to nearly double...”

#### MUNICIPAL

**Social Housing**

Provide ongoing financial support for non-market housing providers to alleviate pressures on market housing and accelerate the approval of development permits for buildings that include affordable housing. The City of Calgary's property tax exemption for non-profit organizations, such as those providing affordable housing, is critical to ensuring affordability of non-market housing. Further, deploy funding to maintain and refurbish social housing units where necessary, to avoid higher costs long term and ensure dignity for current residents. We also recommend working with private capital providers to accelerate these developments.



## NOTES

NOTES to SLIDES #3 & #6

**ALL Canadians have the RIGHT to “adequate”\* housing as per the National Housing Strategy Act, 2019 – includes the right to affordable, accessible, habitable housing AND MORE!**

**Consider that rent paid by tenants already includes funds for “adequate” housing\* - including for maintenance and MORE.**

**\*The Right to Housing 101 – National Right to Housing Network - 2022**

See also: [More people relying on the Calgary Food Bank than ever before, according to new data – CBC - Oct. 28, 2024](#); [Posthaste: Canada’s ‘uneven recovery’ is leaving the middle class behind – Financial Post – Nov. 4, 2024](#) + [Proof point: Why Canada is seeing uneven recovery among households – RBC – Oct. 31, 2024](#); [2024 survey highlights the ripples effect of the housing crisis – Habitat for Humanity Calgary – Nov. 12, 2024](#); [Alberta Snapshot: A Quarterly Economic Update – Winter 2024 – Business Council of Alberta](#); - [Statistics Canada survey shows homeowners’ net worth dwarfs that of renters – The Globe & Mail – Oct. 29, 2024](#); [Post-secondary students skipping meals, dodging scams amid housing crunch – The Globe and Mail – July 10, 2024](#); [Calgary’s students’ unions call for more post-secondary funding, affordability measures in pre-budget discussion – Livewire Calgary – Nov. 8, 2024](#); [It’s not just Edmonton and Calgary. Smaller places are facing an intense rental squeeze. – CBC – Nov. 13, 2024](#); [A growing number of Calgarians are facing poverty – Calgary Herald – Oct. 17, 2024](#); [One third of Albertans are eating less and sharing bills to cope with living costs: survey – Calgary Herald – Oct. 18, 2024](#); [Economic pressures weighing increasingly heavily on Calgarians: survey – Calgary Herald – Oct. 3, 2024](#); [Inside the crisis facing Canada’s dysfunctional housing market – The Globe and Mail – June 29, 2024](#); ; [Posthaste: Risks loom in the mortgage market as renewals and delinquencies rise – Financial Post - Nov. 5, 2024](#); [Are some rents in Canada part of a price fixing scheme. Groups call on Canadian Competition Bureau to investigate collusion and price-fixing allegations – CBC – October 31, 2024](#); [Labour Market Review – The City of Calgary – October 2024 \(dated Nov. 8, 2024\) – Unemployment Rates: Calgary CMA-7.7%; Alberta – 7.3%; Canada – 6.5%; Dial H for more housing: Multi-family home construction on the rise in Alberta – ATB Economics, Rob Roach, The Twenty-Four Seven 24 – Nov. 13, 2024 – yellow highlighting added in screen print](#); [Addressing Canada’s housing shortage: A call for cross-disciplinary collaboration – The Calgary Herald: Leigh Peters President of Avenue Living Group of Companies\) – Nov. 4, 2024](#); [What European housing models do for Canada’s affordability problems – Toronto Star, Carolyn Whitzman – Nov. 3, 2024 – see also Slide #26.](#)

### HungerCount 2024 – Buckling under the strain – Food Banks Canada - at <https://fbcblobstorage.blob.core.windows.net/wordpress/2024/10/hungercount-2024-en.pdf>

- Page 6: “...**A system on the brink...The food bank system is buckling under the strain of increased demand.** In the past 12 months, nearly 30% of food banks across the network reported running out of food before demand was met; another 56% gave out less food than usual to avoid running out. In 2021, these numbers were 10% and 20%, respectively....”
- Page 15: “**Nearly 70% of food bank clients live in market rent housing...Market rental are the most consistent housing type for households that access food banks, representing 69.5% of housing tenure arrangements. The proportion of food bank visitors who are in market rent housing is highest among people under 45, racialized groups, and people who have been in Canada for less than 10 years. Food bank visitors who live in market rental units are also more likely to live in larger population centres of 100,000 people or more.**”
- Page 34: “**The One-Two Punch of Housing and Food Inflation...’As inflation continues to rise, it has placed a particular and increasing burden on our families. The cost of living, in particular utilities, food and housing have increased, which have outpaced wages and government benefits. Also, in Alberta there is no rental cap, [and] clients have reported significant rental increases’... – Survey Respondent, Alberta”**
- **Foodbank use increased 92.4% in Alberta 2019 to 2024**  
<https://foodbankscanada.ca/hungercount/>  
[Emphasis added]

**THE DATA**

AB	ALL
Total Visits	172,892
Total Visits (CMH)	61,379
% Change in Total Visits 2023-2024	-0.85
% Change in Total Visits 2019-2024	92.4
Total Meals and Snacks	607,093
Food Banks Reporting	128

Read more



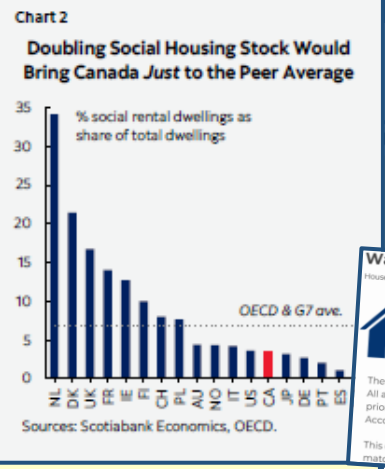
**www.Rentals.ca addresses NEW LISTINGS NOT rents for EXISTING tenants**

It seems that in Calgary the MAJORITY of tenants are EXISTING tenants – NOT NEW tenants – see CMHC apartment turnover DATA. If tenant turnover is ~25% at a building then EXISTING tenants are 75% of tenants. Thus, rents may be INCREASING to EXISTING TENANTS – but DECREASING (SLIGHTLY!) to NEW Tenants. In Calgary, 50,000+ households are in CORE housing and need housing at \$1,262 per month or LESS as per the HART Housing Needs Assessment Tool and thousands need shelter at \$960 per month or LESS.

**Enough is enough!**

# NOTES

NOTES to SLIDES #3 & 10



**Waitlist**  
Households on Waitlist: **6,234**

Number of households on the CHC Waitlist as of Nov. 2024.

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

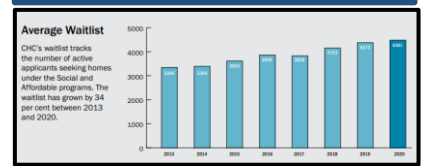
This ensures that those most at risk and in need are matched to homes as soon as they are available.

Calgary is apparently **LOSING** - NOT GAINING - Social, Affordable Housing. From 2019 to 2023 there was a **LOSS** - NOT GAIN - of 2,627 social and affordable units (16%) as reported by [Statistics Canada](#)\* (16,404 in 2019 - 13,777 in 2023 = 2,627). The **13,777** social and affordable reported by [Statistics Canada](#)\* units is LESS than the **16,702** non-market housing units reported in [HOUSING IN CALGARY: AN INVENTORY OF HOUSING SUPPLY, 2015/2016 - A REPORT PREPARED BY THE CITY OF CALGARY IN COLLABORATION WITH THE COMMUNITY HOUSING AFFORDABILITY COLLECTIVE](#) - see screen prints BELOW from pages 5 & 6.

“The infrastructure to support the most vulnerable Canadians is stark: Canada’s stock of social housing represents just **3.5% (655K)** of its total housing stock, while wait-lists are years long....**Doubling social housing stock would bring Canada just to peer average**...could help those in greatest need....housing affordability has deteriorated substantially...Not surprisingly, Canadians are increasingly priced out of homeownership... **Housing affordability is even more acute for renters**...Renters are also disproportionately likely to be living in ‘core housing need’...**Put bluntly there are no affordable market-based alternatives for those in core housing need**’...” [Emphasis added] Source: [Canadian Housing Affordability Hurts](#) – Scotiabank GLOBAL ECONOMICS INSIGHTS & VIEWS – January 18, 2023 . See also: [RETHINKING CANADA’S TARGET FOR 5.8 MILLION NEW HOMES BY 2030](#) - by Steve Pomeroy, industry professor Canadian Housing Evidence Collective (CHEC), McMaster University – February 2024; [The housing crisis is a planning crisis](#) – CIBC Economics, IN FOCUS – Feb. 6, 2024; [New report reveals that Canada is missing 4.4 M affordable homes for people in housing need](#) – Office of the Federal Housing Advocate – November 2, 2023

**86% increase in Calgary Housing Company Waitlist: 3,345 households in 2013 VS 6,234 households in November 2024 (latest)**

[Calgary Housing Company 2020 Annual Report](#) and <https://calgaryhousingcompany.org/by-the-numbers/>



In Calgary social and affordable is **LESS** than the 3.5% Canadian average and apparently **WORSENING**

- In (2015/2016 **13,777** social and affordable units as a percentage of total households **465,476**) = **3.0%**.
- The Calgary and Region Economic Outlook Population Spring 2024 Forecast at <https://www.calgary.ca/research/economic-outlook.html> reveal that total households (as of June 2024) equalling **567,700 households** are Forecast for 2024 in Calgary > 13,777/567,700 => **2.4%**

\*Source: [Social and affordable housing survey – Rental Structures Data Tables - 2023 – May 3, 2024](#). See also: [Calgary Has Lost 1,500 Non-market Rentals Since 2021 – The Tyee, Ximena Gonzales - May 9, 2024](#).

	Total Households (HH) (#)	Total HH spend 30% or more of income on shelter costs (#)	Total HH spend 30% or more (%)	Total Renter HH (#)	Renter HH spend 30% or more of income on shelter costs (#)	Renter HH - spend 30% or more (%)	Total Renter HH of Total HH (%)	Total Owner HH (#)	Owner HH spend 30% or more of income on shelter costs (#)	Owner HH spend 30% or more (%)	Total Owner HH of Total HH (%)
Canada	14,744,570	3,074,715	21%	4,936,850	1,624,715	33%	33%	9,807,720	1,450,000	15%	67%
Alberta	1,595,570	337,585	21%	463,570	156,415	34%	29%	1,131,995	156,415	14%	71%
Calgary	562,780	126,110	22%	166,020	56,595	34%	29%	396,760	69,415	17%	71%

**UNAFFORDABLE: 34% of renters (56,595 households) and 17% of owners (69,415 households) = 126,110 (22%) total households in Calgary (CMA) spend more than 30% on shelter (Statistics Canada, Census 2021).**

Year	CMHC Table*	Province	Centre	Pre 1980	1980 - 1986	1987 - 1995	1996 - 2003	2004 - 2019	2020 or later	Total
2023	Table 18	Alberta	Calgary	6,281	4,345	793	53	1,978	328	13,777
2022	Table 9	Alberta	Calgary	6,439	5,323	664	166	2,454	36	15,082
2019	Table 8	Alberta	Calgary			12,936	1990 or later:	3,469		16,404

**Non-Market Housing**

Percentage of housing supply that is non-market

Canada **6%**

Calgary **3.6%**

16,702 units of Calgary's housing units are non-market

Table 1: Calgary's Housing Supply, 2015/2016

Type of Housing	Non-Market Housing				Market Housing			
	Non-Market Rental	Co-operative Housing (subsidized)	Affordable Ownership	Rent Supplements (in market rentals)	Co-operative Housing	Retirement Homes (Seniors Market Rental)	Market Rental	Market Ownership
Proportion of System	3.6%	0.1%	0.2%	0.9%	0.2%	0.8%	25.8%	68.5%
# of Units (Total = 465,476)	16,702 <sup>1</sup>	250	1,074	3,981	1,044	3,645	120,061	318,719

Enough is enough!

# NOTES

NOTES to SLIDES #3 & #17



- (1) [COVID-19 and the right to housing: impacts and way forward](#) – United Nations – [WEBSITE](#), [Report Summary with Recommendations](#) and FULL REPORT: [Adequate Housing as a component of the right to an adequate standard of living – A/HRC/75/148](#) – United Nations - July 27, 2020 **Leave no one behind. Rent caps and subsidies for tenants and small landlords – no one should pay more than 30% of his/her income on housing. “States should constrain the role of private equity firms as landlords and improve rights and protections of tenants.”**
- (2) Marie Josée Houle, Federal Housing Advocate/Office of the Federal Housing Advocate – see in [ADVOCATING FOR CHANGE: THE HOUSING CRISIS IN CANADA – The Office of the Federal Housing Advocate’s 2022-2023 Annual Report to the Minister](#), including at page 21: *“Developing enduring rent controls and protections...The directives on financialization recommended by the international housing rights monitor The Shift ...”*
- (3) [Submission by THE SHIFT to the National Housing Council Review of financialization of purpose-built rental housing](#) – by Leilani Farha - Global Director; Julieta Perucca – Deputy Director; Sam Freeman – Director of Legal Research & Advocacy. See Recommendations - including rental protections - at pages 13 to 15. **At page 4: “Moreover, the UN Guiding Principles on Business and Human Rights suggest that preventing human rights violations of tenants is required, and thus would trump fiduciary duty owed to shareholders, where there is a conflict between the two.”** [Emphasis added]
- (4) [The financialization of Canadian multi-family rental housing: From trailer to tower](#) – Journal of Urban Affairs, [award-winning research](#) by [Martine August](#) – February 28, 2020 – at page 17: *“This points to the value, from the perspective of advancing housing justice, in strengthening regulations that protect tenants from rent increases and that secure their tenure.”* See also the excerpt BELOW from page 4:

A second point of significance with the financialization of multi-family housing is at the level of individual suites within a building. When a building becomes an asset, an important struggle begins in each suite, where tenants are freshly exposed to the logics and practices of finance capital, and where financialized landlords attempt to produce investor returns via “accumulation by dispossession,” targeting tenants. Accumulation by dispossession (Harvey, 2003), also called “primitive accumulation” by Marx (1976) and Luxemburg (1968), describes the process by which capitalism “originally” grew through privatization, theft, predation, and the enclosure of common lands and resources. According to Harvey (2003), these practices have remained central to capitalist accumulation, and particularly so in the neoliberal era. Capital continues to expand not simply through commodity production, but through force, violence, and “extra-economic” means. (Andreucci, Garcia-Lamarca, Wedekind, & Swyngedouw, 2017; Glassman, 2006). This involves the privatization

See also: [The Financialization of Multi-Family Rental Housing in Canada – A Report for the Office of the Federal Housing Advocate](#) – Martine August – June 2022; and [The Finalization of Housing in Canada: Project Summary Report – A Summary Report for the Office of the Federal Housing Advocate](#) – Martine August - June 2022.

- (5) As was stated by housing expert Steve Pomeroy stated in his [BRIEF dated May 2023](#) to the [House of Commons HUMA Committee Review regarding financialization, rent gouging, renovictions and related issues](#) that he also submitted to the [National Housing Council Review regarding financialization of purpose-built rental housing: “As part of the 1975 anti-inflation wage and price controls, provinces were requested to implement rent control, limiting rent increases – all agreed to do so...”](#) (at pages 10-11). See also: [RETHINKING CANADA’S TARGET FOR 5.8 MILLION HOMES BY 2030](#) - by Steve Pomeroy. Canadian Housing Evidence Collective – February 2024, including pages 5 to 8.
- (6) **Rent controls work: They don’t reduce housing supply but they do limit profit** – The Star, Ricardo Tranjan, senior researcher with the Canadian Centre for Policy Alternatives’ Ontario office and author of “The Tenant Class” – March 12, 2024. See also the series on RENT CONTROL released April 11, 2024 by Ricardo Tranjan and Paula Vargatoth of the Canadian Centre for Policy Alternatives: at <https://monitormag.ca/reports/rent-control-in-ontario-part-1/>.
- (7) See (1) Carolyn Whitzman on X: “I was just on @CTV talking about the latest asking rents across Canada - in Vancouver \$2,317 for a studio, Toronto \$3,720 for a 3br. Shocking. Short-term, feds should consider a rent freeze, since this crisis is as bad as WW2, 1970s, & early COVID. <https://t.co/GgvloHauZH>” / X (twitter.com) at <https://twitter.com/CWhitzman/status/1799128157355679949>.
- (8) **Should We Have More Rent Controls? A dialogue between Sam Koliass\* and Annie Hodgins\*\*** – Alberta Views – May 31, 2024. \*Sam Koliass Chief Executive Officer and Chairman of the Board at Boardwalk REIT “SAYS NO”; \*\*Annie Hodgins Executive Director of the Canadian Centre for Housing Rights “SAYS YES” – **“...The evidence is clear: to keep existing housing affordable and renters in their homes, we need rent regulation, now...”** [Emphasis added]
- (9) Tim Richter President and CEO of the [Canadian Alliance to End Homelessness](#) and Co-Chair of the [National Housing Council](#) spoke at the [House of Commons HUMA Committee Review regarding financialization, rent gouging and renovictions and related issues on Tuesday June 6, 2023](#). See the Youtube video – Tim Richter on Financialization of Housing in Canada at <https://www.youtube.com/watch?v=AjUt9GUeYSk>: *“...Without tenant protections, an investor can buy a cheap property and increase the rent to whatever the market will bear. In provinces where there’s rent control, there’s often a loophole where there’s no control on vacant units, which creates a financial incentive to evict people to increase rent....I’d like to propose seven potential solutions.....Fourth is to push the provinces to put in place tenant protections to prevent renoviction. This could potentially be achieved as part of infrastructure and housing investment negotiations...”*

**Enough is enough!**

# NOTES

NOTES to SLIDES #3 & #34

## How to make your own “Have a ‘HART’ !” Pin!

**STEP 1:**  
Copy the “Have a ‘HART’ !” heart into Word to print on a page – could be of size Letter (8.5” X 11”), Legal (8.5” X 11”), or Tabloid (11” X 17”) – each are approximately ~2 ¾” wide and ~2” long.



**STEP 2:**  
Laminate (both sides) of the page created in STEP 1. The FRONT will have the “Have a ‘HART’ !” heart and the BACK will be blank (white). Use heavy clear, glossy laminate – 10mm. Ask to pass through the laminator twice. Local paper supply/printing stores may be able to laminate for you – at a cost-effective price!



**STEP 3:**  
Cut a little outside the laminated “Have a ‘HART’ !” heart – leaving a small white border.



**STEP 4:**  
Tape a “baby pin” or “safety pin” to the back – I use a ~2 1/8” baby pin, red or white with a small piece of red electrical tape (3/4” wide). Online stores or discount stores may be a source of both!



**STEP 5:**  
Pin it on!  
Spread the “Have a ‘HART’ !” word. HOUSING is a HUMAN RIGHT! LEAVE NO ONE BEHIND!

