



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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

First name [required] **Connie**

Last name [required] **Leslie**

How do you wish to attend?

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

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Jan 16, 2025**

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

[required] - max 75 characters **2025 Community Development Committee meeting**

Are you in favour or opposition of the issue? [required] **In favour**



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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Cooperative Housing is considered affordable housing as we provide subsidized housing to those in need, and our Max housing for non-subsidized units is at least 70% of the Market Housing costs in Calgary. Unfortunately, the Market doesn't understand the Cooperative Model and fails to understand that we are not a condo and no one owns a unit.

We have Members, not Tenants. People become members only when they move in. Our application process is open. We are a very diverse community. Our Members pay for all areas of the Coop, and many of our members volunteer to keep costs down. The property tax exemption would really help the Coop sector, as we are a non-profit. In order to keep up with repairs to our aging building, pay all the expenses, and maintain affordability in the housing, the property tax exemption would really help.



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First name [required]	Mark
Last name [required]	Laycock
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jan 16, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Tax Exemption Bylaw
Are you in favour or opposition of the issue? [required]	In favour



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The proposed bylaw requires context to minimize negative impacts upon urban indigenous organizations that provide and develop affordable housing within the For Indigenous By Indigenous (FIBI) methodologies. FIBI by design incorporates broader services and supports than typical mainstream housing. FIBI is a confluence strategy that affects homelessness through having supports on site, or within close proximity to the housing. This bylaw may effectively increase the Non profits administrative load, having to apply under a dual process if services and housing/construction are treated separately. Additionally, this language as proposed may remove the value added capacity of a tax exemption for urban indigenous non profits which currently is a factor in development and pro-forma schedules. The non profit entity provides relief to the government and society as its work benefits those marginalized within community. This benefit to Government and Society is a value measurable in fiscal terms and by nature balances the NPO payable versus exemption.



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First name [required] Shirley-anne

Last name [required] Reuben

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What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Jan 16, 2025

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

[required] - max 75 characters Report CD2024-1202 "Tax Exemption Bylaw for Non-Profit Non-Market Housing

Are you in favour or opposition of the issue? [required] In favour



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ATTACHMENT_01_FILENAME 2025Tax Exemption Bylaw Submission.pdf

ATTACHMENT_02_FILENAME

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

Thank-you for the opportunity



To encourage, support, and build projects and processes, which promote social and ethical responsibility, build healthy environments, and develop dynamic and balanced urban communities in which all community residents have the opportunity to participate and contribute.

Councillor Courtney Walcott
Members of
The City of Calgary Community Development Committee

January 13, 2025

RE: Tax Exemption Bylaw CP2023-06

Dear Councillor Walcott and Committee Members,

I am writing on behalf of the Jack Long Foundation (JLF) in favour of the above bylaw and applaud Council's efforts to increase affordable housing by supporting non-profit housing organizations. Tax assistance would help especially in the case of advanced projects that experience delays for reasons outside the realm of the non-profit. Once such delay, which occurs frequently is delayed funding or disbursement of funds.

As a non-profit that has experienced delays while having permits in place, JLF has first hand experience with the costly effects and challenges of delays including aligning crucial government funding programs. Despite JLF's good fortune, which began with The City of Calgary and in particular Councillor Carra's support; delays in Provincial funding caused undue threats to our project. JLF has managed to sustain the project, with the help of our donors and fundraising efforts; we remain committed to its construction. As we all know, costs continue despite delays, outside the realm of the non-profit housing advocate; one such cost is property taxes.

It is with this experience that we can state unequivocally that property tax relief after an approved building permit, would greatly help to ensure that projects are not lost. Potential residents, unfortunately bear the greatest loss, if a project fails, as does the community-at-large. Savings in property taxes on a non-functional parcel of land, and tax relief during operation would be redirected to other costs affiliated with actually building and sustaining the project, and strengthen the affordable housing sector.

JLF's Elderhouse project qualifies for tax exemption when operational, however JLF has paid property taxes since the date of purchase and after it received a Building Permit. Tax relief as per the proposed bylaw would be a great help.

Thank-you for the opportunity to comment on this proactive policy change. In closing, JLF respectfully urges members of the Community Development Committee to support CP2023-06 in the interest of furthering The City's laudable Housing Strategy.

Sincerely,

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Shirley-anne Reuben

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c: Councillor Gian-Carla Carra



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First name [required] Jaydan

Last name [required] Tait

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[required] - max 75 characters CD2024-1202

Are you in favour or opposition of the issue? [required] In favour



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AHC support CD2024-1202- January 14, 2025.pdf

ATTACHMENT_02_FILENAME

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



January 14, 2025

City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5

RE: SUPPORT for CD2024-1202

Thank you for the opportunity to provide a letter in support of a tax exemption bylaw for non-profit non-market housing.

The committee report does a great job of outlining why this should be done.

In this brief letter of support, I can provide a concrete example of what this exemption means for the day- to-day life of hardworking Calgarians- the very people we serve at Attainable Homes Calgary.

We are excited to begin construction of an 84 unit mid-rise apartment in the Downtown West End, located at 1007 6 Avenue SW. We are building this community as a full factory built modular housing project, with units built, assembled and moved in, all before the end of 2025.

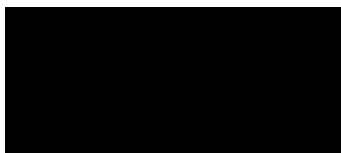
For this 84 unit 6 story building, we can rent every studio homes at \$1400. This is a rent rate \$273 below the current definition of affordable rental by CMHC for Calgary. So, all units will be affordable housing.

A property tax exemption reduces rent of all units to \$1239 per month. This is \$161 less per month, and although doesn't seem like a lot, is the difference between being able to afford a place or not for someone with a steady job who earns around \$50,000 per year.

This is real, meaningful, and immediate cost of living relief for hardworking Calgarians struggling to make ends meet. This is logical and impactful action from the 2023 council approved Calgary housing strategy.

AHC is happy to illustrate other examples of how this type of action makes lives better for Calgarians.

Thank you,



Jaydan Tait, M.E.Des, RPP, MCIP
President & CEO
Attainable Homes Calgary