

CHAI: Calgary Housing Action Initiative

CHAI believes that every Albertan has the right to have a home that is safe, stable, affordable and sustainable. Alberta needs to create healthy, diverse, inclusive and walkable communities that are close to work and basic amenities.

Here are some actions to consider:

- 1. Allocate 1%** of the Provincial government's budget towards housing:
 - Investments into housing should focus on diverse housing options including cooperative housing, non-profit mixed-income models, and community land trusts. Alberta needs thoughtful approaches to housing which incorporate diversity and accessibility to ensure long term, affordable housing options for all
 - 1% for 2007 would be \$340 million.
- 2. "Inclusionary zoning"** makes the development of affordable housing options a part of doing business for developers, thereby acting to ensure an adequate diversity of housing choice in the community.
 - Amend the province's Municipal Government Act (MGA) to allow Alberta municipalities to allocate sufficient housing for all income levels in all new developments or redevelopments in communities.

- Ensure that 20% of each new housing development is within the budget of the lowest 20% of incomes (according to the "low-income cutoff").
- 3. Protect Renters.** When there are not enough options for renters—such as when the vacancy rate becomes quite small (Calgary's is currently at a fraction of a percent)—measures must be taken to protect their access to housing.
 - When the vacancy rate drops below 3% there should be an automatic moratorium on conversions of rental properties to condominiums; unless developers replace rental units lost due to condominium conversions with new rental properties in the same community at previous rental rates.
 - Limit annual rent increases to no more than the inflation rate.
 - Provide incentives to property owners to develop and maintain affordable rental units (such as property tax breaks and development subsidies) as a balance to any perceived or real disincentives such as rent control.

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