Dear Minister \_\_\_\_\_\_\_\_\_\_,

I am writing today to express my concern about the lack of affordable and supportive housing options in the City of Calgary. There are many issues and compounding factors that play into the housing crisis in Calgary, and I would like to understand more about what your cabinet is doing about:

* **Rent caps.** In Alberta, the average rent between 2020 and 2023 has increased by around 40%. In contrast, New Brunswick very recently passed a rent cap bill, effective Feb 2025, which limits rent increases to 3% per year. If this same bill or a similar rent cap bill had been in place in Alberta during that same time period, our 40% figure would be 9%, leaving Albertans with much more flexibility in their finances and with a much smaller percentage of income directed towards housing costs.
  + <https://www.cbc.ca/news/canada/new-brunswick/rent-cap-legislation-1.7388255>
* **Financialized Landlords (i.e. corporate entities that manage rental properties primarily for profit): There are currently no barriers to corporate entities owning rental properties for-profit including properties earmarked for ‘affordable housing’ indexation**Conversely, non-profit, co-op, land trust organizations, and tenants who purchase and own at-risk buildings when they come on the market would provide more protections to ensure affordable housing is true in practice not just in name. The negative impact of financialized landlords can be seen in Martine August’s research, which shows these groups purchased 90% of all rental stock that came up for sale in the Toronto Market in 2020.
  + <https://www.cbc.ca/news/financialized-landlord-higher-rents-canada-1.7307015>
* **Fixed-Term Leases:**Fixed term leases allow financialized landlords to raise the rent at their discretion (with no rent caps in place) at the end of each term. Month-to-month or shorter-term leases give renters the power to choose where they want to stay, and are able to leave more quickly if their circumstances change abruptly or if they aren’t satisfied with their living arrangements. When you give renters the power to dictate the parameters of their living situations, this encourages landlords to be more engaged with the state of their properties
* **Calgary’s Living Wage is Nearly $10 More Than Minimum Wage:**A recent report on the cost of living in Calgary has calculated that a living wage in the city is $24.45 an hour, with the minimum wage remaining unchanged at $15 an hour. A common misconception is that only youth living with their parents are making this wage but, in actuality, about 57.2% of minimum wage workers in Alberta last year were 25 years old or older. This disparity along with the rising costs of basic needs make attaining stable housing incredibly difficult or, in some cases, flat out impossible for many Calgarians.
  + [https://www.cbc.ca/news/canada/calgary/living-wage-minimum-wage-inflation-costs-1.7386920#:~:text=Calgary-,Calgary’s%20living%20wage%20calculated%20at%20nearly%20%2410%2Fh%20more%20than,more%20than%20the%20minimum%20wage](https://www.cbc.ca/news/canada/calgary/living-wage-minimum-wage-inflation-costs-1.7386920#:~:text=Calgary-,Calgary's%20living%20wage%20calculated%20at%20nearly%20%2410%2Fh%20more%20than,more%20than%20the%20minimum%20wage).

I feel it is CRITICAL that your government takes steps to introduce legislation that will reduce the above issues, which are compounding the housing crisis in the province.

Sincerely,