



serving calgary and area REALTORS®

Re: The City of Calgary's Housing Strategy - Housing Starts Here

Dear City Council:

We commend the efforts of the City of Calgary and administration on addressing the pressing issue of housing affordability and availability in our vibrant community.

The Housing Strategy's comprehensive approach, focusing on increasing housing supply, supporting affordable housing providers, addressing the needs of equity-deserving populations, and meeting the affordable housing needs of Indigenous people, reflects a forward-looking and inclusive perspective. We understand the urgency of this matter and believe that a collaborative approach is essential to ensure the well-being and prosperity of all Calgarians.

Our board acknowledges the significance of this strategy in shaping the future of Calgary's housing landscape. Affordability is currently a big issue for homebuyers, especially first-time buyers. The emotional and psychological stress today's buyers endure is affecting their mental health and the well-being of the people surrounding them, and this will eventually cause social instability. We need more suburban entry-level homes across all product types and price points.

Calgary's housing crisis, characterized by high housing costs and limited availability, directly impacts the individuals and families we assist in finding suitable homes. We believe that the Housing Strategy's emphasis on diverse housing options and affordability aligns with our commitment to providing quality service to our clients. Moreover, the focus on supporting affordable housing providers and initiatives will contribute to a more inclusive and equitable city.

CREB® is also very concerned about the potential for blanket zoning changes that increase density in existing neighbourhoods. We caution the City to seek balance between the goals of social re-engineering and the rights of all property owners and overall market impacts. Zoning changes are challenging in all scenarios, but we strongly believe that even in a crisis situation, robust public consultations are essential.

We appreciate the collaborative approach The City of Calgary is taking by inviting perspectives from various stakeholders, including the real estate business community. The Calgary Real Estate Board's Government Relations Standing Committee is dedicated to actively participating in this endeavour. We recognize the significance of safe and appropriate housing for our clients and customers and the broader community's well-being and stability.

We support the City's process and initiative to deploy this new Housing Strategy and look forward to seeing it materialize into a more inclusive, affordable, and prosperous Calgary.

Thank you for your dedication to this vital issue.

Sincerely,

Hong Wang

Chair, CREB® Government Relations Standing Committee

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