



**HOUSING!**

# REPORT CARD

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**A**s I have been out in our community this summer, I have heard from Calgarians about the issues that are top of mind for them.

The issues that came up most often in conversations were:

- Inflation
- Housing affordability
- Jobs/economy
- Immigration
- Federal spending
- High taxes
- Infrastructure investment
- National security
- Homelessness

As you can see, Calgarians are concerned not only about the affordability of their homes, but what happens if they lose their homes.

It is essential, then, that we understand what housing in Calgary looks like now and how that compares to the past.

Since 1986, the federal Canadian Mortgage and Housing Corporation (CHMC) has advised that Canadians spend no more than 30% of their income on housing. This number is also supposed to include utilities and municipal services.

Every Canadian knows that this is no longer realistic or achievable. According to the "30% rule", in order to afford a two bedroom apartment, the average Calgarian must make nearly \$70,000 a year. In order to afford the average detached house (with a minimum downpayment), the average Calgarian must make nearly \$200,000 a year.

Mortgages, rents, and rates of homelessness are all on the rise in Canada, especially in Calgary. In this mailer, you will find more information about housing in Calgary and the chance to have your say about the Liberal housing plan.

To ensure your views on this issue are represented, please take the time to return the attached survey. Your participation helps me be a better representative for you.

In your service,

*Len Webber, MP  
Calgary Confederation  
Alberta Caucus Chair*

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🌐 LenWebberMP.ca

Get the latest updates by subscribing to my popular monthly e-newsletter at [www.LenWebberMP.ca](http://www.LenWebberMP.ca).

Each month I share important information on government programs and services.

The monthly online poll lets me know how you want to be represented in Parliament.



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OR TABLET TO SUBSCRIBE

# CALGARY HOUSING FACTS



Since 2011, the number of renters in the city has grown 37.3%, while the number of homeowners has grown by just 15.9%.



The average rent for a two bedroom in Calgary increased by 14.3% in 2023. This was the highest year-on-year growth in Canada.



In 2023, the median price for a detached home in Calgary was \$710,000, up 31% from \$540,000 in 2015.



In the riding of Calgary Confederation, 54.6% of residents own their homes and 45.4% rent.



Calgary's population grew by 5.6% in 2023. It is expected to grow by another 4.9% in 2024.



In 2022, the vacancy rate for two bedroom apartments in Calgary was 2.7%. In 2023, it was half that at 1.4%.



In 2023, Calgary was the fastest-growing major municipality in Canada. By 2029, the population is projected to be over 1.6 million people.



## PROBLEM 1:

Prolonged approvals stifling development.

Require the CMHC to speed up approval of housing program applications to an average of 60 days.

Require cities to increase the number of homes built by 15% each year, or lose a percentage of their federal funding.

## PROBLEM 2:

A lack of affordable housing.

Remove GST on new builds with rental prices below market value.

List 15% of the federal government's 37,000 buildings (and all appropriate federal lands) to be turned into affordable housing.

# CONSERVATIVE HOUSING SOLUTIONS



Reward cities that exceed a 15% increase in housing completions.

Provide "super-bonuses" to any municipality that greatly exceeds housing targets.

Cut bonuses and salaries, and, if needed, fire the gatekeepers at the Canadian Mortgage and Housing Corporation (CMHC).

Withhold transit and infrastructure funding from cities until sufficient high-density housing around transit stations is built and occupied.

## PROBLEM 3:

Bureaucrats are preventing homes from being built.

# YOU BE THE JUDGE

## DID THE LIBERALS KEEP THEIR OWN 2015 HOUSING PROMISES?

(Source: Liberal.ca)



“Prioritize significant new investments in affordable housing and seniors’ facilities, as part of the Liberals’ historic ten-year investment of nearly \$20 billion in social infrastructure.”

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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“Provide \$125 million per year in tax incentives to increase and substantially renovate the supply of rental housing across Canada.”

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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“Finance the construction of new, affordable rental housing for middle- and low-income Canadians.”

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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“Inventory all available federal lands and buildings to see what could be repurposed, and make it available at low cost for affordable housing in communities where there is a pressing need.”

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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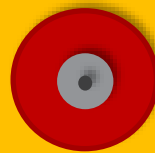
“Modernize the existing Home Buyers’ Plan so that it helps more Canadians finance the purchase of a home.”

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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“Review escalating home prices in high-priced markets – like Vancouver and Toronto – to keep home ownership within reach for Canadians living in these areas.”

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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THE RESULTS OF THIS REPORT CARD WILL BE PUBLISHED IN MY MONTHLY NEWSLETTER.



### When it comes to addressing the housing concerns of Canadians...

What do you think of the job the **Conservative** caucus is doing?

- EXCELLENT
- GOOD
- POOR

What do you think of the job the **Liberal** caucus is doing?

- EXCELLENT
- GOOD
- POOR

What do you think of the job the **NDP** caucus is doing?

- EXCELLENT
- GOOD
- POOR

What do you think of the job your Member of Parliament **Len Webber** is doing?

- EXCELLENT
- GOOD
- POOR

# LEN WEBBER MP

CALGARY CONFEDERATION



## Know Your Rights

In Canada, landlord and tenant regulations are made by provincial governments.

It is important that landlords and tenants understand their rights and responsibilities, as well as the dispute resolution process.

Review the rights and responsibilities of each party at [www.Alberta.ca](http://www.Alberta.ca), or by using the QR code below.



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## Housing Statistics

Looking for more statistics about housing in Canada?

Statistics Canada publishes data on key indicators including affordability, prices, construction, and vacancy rates. This information is important for tracking our country's progress.

Visit [www.statcan.gc.ca](http://www.statcan.gc.ca) to learn more or use the QR code below.



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## Measuring Affordability

The Canada Mortgage and Housing Corporation (CMHC) measures housing affordability using the Housing Hardship Concept (HHC) which accounts not only for the cost of housing but other essentials.

The goal of the HCC is to better understand the factors surrounding housing affordability. Use the QR code below to learn more.



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## Housing Benefits

Interested in learning more about federal housing benefits?

At the link below, you can learn more about resources to help you buy your first home, how to make your home more energy efficient, and renovation tax credits.

Visit [www.canada.ca](http://www.canada.ca) to learn more or use the QR code below.



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Return the survey by detaching this page along the center dotted line. Then refold so that the address panel is facing out. Tape shut on the long side and return postage-free.

**Len Webber**  
Member of Parliament  
Calgary Confederation  
House of Commons  
Ottawa, ON K1A 0A6

RETURNING THIS SURVEY MEANS YOUR OPINION COUNTS

2024-4

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