

## AFFORDABLE HOUSING

# Ideas. Action. Purpose.

## Because Everyone Needs a Home

What could be more important than having a safe and comfortable home?

In a province without a plan, housing prices have skyrocketed beyond the reach of many families, and Albertans are suffering. As their housing costs rise faster than their wages, families cannot enjoy the benefits of Alberta's surging economy. Especially vulnerable are renters, with rental units being converted into condos, landlords raising rents by large percentages and new rental units few and far between. As Alberta attempts to deal with a severe labour shortage, we cannot welcome new Albertans to fill these jobs without being able to provide that most basic of needs: affordable housing.

The Alberta Liberal plan for affordable housing strikes a balance that's right for Albertans. First, to oversee all aspects of affordable housing, we would appoint a deputy minister just for housing, who would work with the Minister of Municipal Affairs.

To assist renters, the Alberta Liberals would temporarily cap rental increases at 10 per cent for a one-year period. When vacancy rates are extremely low, we would also place a two-year moratorium on the conversion of rental units into condos unless the developer builds an equal number of new rental units. These steps would allow time for new units to be built and for the vacancy rate to increase. For the most in-need, we would grant low or no interest loans to cover their security deposit and the first month's rent, this being especially important to the working homeless.

To boost the number of rental units quickly, the Alberta Liberals would offer cost-sharing grants to help homeowners create secondary suites in their homes, and work with municipalities to ensure more of this type of housing is available.

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Home ownership is also getting out of reach for many people. We would team with private and public agencies to offer financial assistance to Albertans of moderate incomes wanting to buy a home. More Albertans could realize their dream of homeownership and at the same time free up rental space for new renters.

Working with other levels of government is also key to our plan. Changes to the Municipal Government Act would allow municipalities to require a percentage of new development or redevelopment to meet affordability criteria. Municipalities would also be encouraged to offer developers tax incentives to build affordable housing, offset by provincial grants.

Also, the Alberta Liberals would work with municipalities to offer density bonuses, encouraging the building of more units by reducing the per-unit cost. On the federal level, we would continue to match federal funding for housing initiatives including the Canada-Alberta Affordable Housing Agreement.

Working together, we can ensure all Albertans can afford a home — a home they can be proud of, a home that doesn't cost so much they can't enjoy the other things in life.

Want to know more? Visit [www.albertaliberal.com](http://www.albertaliberal.com) or call us at 1-800-661-9201.

**Alberta***Liberal*