



POLICY STATEMENT

Policy Category:	Affordability
Policy Title:	Affordable Housing
Effective Date:	July 30 th , 2007
Revised Date:	March 1 st , 2008

Whereas the vacancy rate in the Alberta rental market in April 2007 was 0.9% and is well below the national average of 2.8% for the same time period;

Whereas according to the Canada mortgage and Housing Corporation's Spring 2007 Rental Market Report, the average cost of renting a two-bedroom property in Alberta was \$932 and is the highest among all other provincial averages;

Whereas post-secondary students, as a demographic, are proportionally among the highest users of rental properties;

Whereas students do not enjoy the same mobility options as other actors in the housing market because of the centralization of learning institutions, high relocation costs, and limited affordable, effective transportation options;

Whereas residence occupancy rates of post-secondary institutions across the province are near capacity, forcing hundreds of students onto residence waiting lists with no guarantee of accommodation;

Whereas ACTISEC sees great benefit in the Homeless and Eviction Prevention Fund for alleviating financial pressures faced by students in tight rental markets;

BIRT the Government of Alberta market the Homeless and Eviction Prevention Fund directly to students through on campus communication;

BIFRT the Government of Alberta encourage the municipalities of Alberta to legalize the creation of quality secondary suites.

BIFRT the Government of Alberta provide an incentive for the creation of quality secondary suites by distributing grants of no-less than \$5000 to homeowners who create new secondary-suites on their properties.

BIFRT the Government of Alberta institute a temporary amendment to the Tenant Act that limits rent increases to a maximum of 10% per 12 month period;

BIFRT the Government of Alberta and municipalities work together to create affordable dedicated student housing facilities that are within the vicinity of post-secondary



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institutions, or that are well-connected to public transit such that students from multiple institutions and campuses can be accommodated.