

Subject: FW: Email - Communication - R Engele - Renters of Saskatoon and Area - ROSA - Short Term Accommodations - File CK 4350-71

Attachments:

From: Web NoReply

Sent: August 31, 2020 9:45 AM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - R Engele - Renters of Saskatoon and Area - ROSA - Short Term Accommodations - File CK 4350-71

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Submitted on Monday, August 31, 2020 - 09:44

Submitted by user: Anonymous

Submitted values are:

Date Monday, August 31, 2020

To His Worship the Mayor and Members of City Council

First Name R

Last Name Engele

Phone Number

Email

Address

City Saskatoon

Province Saskatchewan

Postal Code S7M

Name of the organization or agency you are representing (if applicable) Renters of Saskatoon and Area (ROSA)

Subject Short term accommodations

Meeting (if known) Council Aug 31

Comments Impact of short term accommodations.

Attachments

The results of this submission may be viewed at:



August 28, 2020

Short-Term Accommodations Submission

To: Your Worship, Mayor Charlie Clark and Members of Council

Proactive tenant protections are now needed to ensure affordable and fair quality of homes in Saskatoon, using low-cost restrictions of short-term rental businesses.

Renters of Saskatoon and Area (ROSA) ask your Worship and councillors to recognize the dangers to, costs and lost opportunities of tenant citizens made too vulnerable by inequitable housing planning, and:

1) Limit the conversions of homes for short term rental use, when the vacancy rate reaches 3% or lower. A 3% vacancy rate moratorium would be a step towards much more affordable and sustainable practices, compared to other Canadian cities already needing to replace lost affordable housing, one for one, often at higher costs, or chose to make short term rentals illegal where possible.

A more equitable vacancy rate policy can be one low cost policy opportunity to begin to protect the important remaining supply of affordable rental homes, noted as unprotected by U of S researchers. <https://thestarphoenix.com/news/local-news/ga-u-of-s-researchers-put-saskatoons-housing-under-the-microscope>

An equitable vacancy rate policy also protects and sustains undermined neighborhoods more affordably than the cost to taxpayers of replacing the lost diversity of affordable safe rental housing supply as other cities now pay, along with costs of emergency services for precariously housed citizens also increase.

The RBC affordable community vacancy rate recommendations targets an even healthier and proactive 4% vacancy level, to protect the essential affordable housing and Rental supply. This affordable rental measure like all vital housing issues at this point, requires additional municipal rental protection policies for a consistently effective rebalancing of affordable supply, in a coordinated, multi-sectoral municipal rental housing plan.

Of particular need for urgent protections from speculators commodifying conversions to unaffordable hotels, for the safety of vulnerable households, are the hard to find affordable and diverse supply of accessible homes of all kinds, and rentals with 4 or more bedrooms. This short term rental impact on Saskatoon's low income population was already pointed out by Saskatoon Housing Initiatives Partnership.

<https://globalnews.ca/news/6454742/saskatoon-rental-market-available-expensive/>



Saskatoon low-income tenants recently voiced similar concerns in a recent survey of Saskatoon low-income renters, 'ROSA COVID-19 Renter Survey Report', excerpted here:

“More houses with 5+ bedrooms”

“My name is on waiting list for senior housing (need accessibility) and that is never going to happenstruggling to make ends meet.”

A non-profit housing provider also noted an alarming volume of waits in their program alone, of 'about a dozen families needing accessible homes' for safe housing.

<https://globalnews.ca/news/6611363/affordable-housing-units-saskatoon/>

The administration's recommendation to continue with inappropriate and inequitable conversion measure of 1.5% market limits of conversions to condos would simply help to cancel out investments to reduce the already unfair and life-shortening levels of homelessness, poverty, and unaffordable Saskatoon housing.

2) Lower the 40% limit of conversions in multi-unit buildings, including 3-unit properties, to further reduce the concentration of business disruptions in a low-income rental crisis, to ensure the responsibility of quiet enjoyment, health and safety for Saskatoon citizens in dense housing, and a fair quality of life, with few affordable options remaining. Permitting up to 6 guests per one bedroom short term rental, without an effective tool to monitor and enforce is already a concern for all ages living in close quarters. Saskatoon has seen the dangerous consequences of lack of diverse and affordable rental housing supply, and ineffective policy expectations for affected tenants to successfully monitor and enforce safety violations, as seen in the recent City Centre Inn displacement. Many Canadian cities have reported the ineffective incentive for profitable businesses to comply with safety in short term rental bylaws.

Too great a loss of tenant neighbors to conversions undermines community resilience in multi-unit residential buildings, and increases housing insecurity and gentrification in neighborhoods. Additional public health and safety burdens of living with risks of hotel strangers in pandemic or in any times, and especially the watered-down and inequitable business regulatory measures, would undermine future Saskatoon responsibilities to effectively monitor, limit and ensure the sustainable, safe, affordable and appropriate housing needs.

One in three Saskatoon households rent. We deserve equitable municipal protections of affordable and safe rental homes.

Respectfully,

Renters of Saskatoon and Area (ROSA)