

# Member Heads Up



September 6, 2017

<b>Heads Up</b>	<b>We are entering a crucial phase of work on the Municipal Government Act (MGA). This piece of legislation is important and all members should be informed and enabled to assist in our advocacy efforts.</b>
Details	<p>BILD Alberta has been hard at work on the MGA file for a number of years now and we are at the most critical juncture.</p> <p>There has been involvement from the BILD Alberta Board, committees, staff, and interested members but this piece of legislation requires additional advocacy efforts from all members.</p> <p>To get involved, see below for what to ask of elected officials along with key messages to use.</p>
What to ask elected officials	<p>The current draft of the MGA regulations, as it relates to offsite levies, could be disastrous for Albertans if implemented. More work is needed to get this right – <b>Will you commit to pushing for the process to be continued, with the goal of protecting affordability and accountability for Albertans?</b></p> <p>Without this commitment there will be significant consequences for housing prices as well as an industry that employs approximately 200,000 people and contributes \$20 Billion to the Alberta economy each year.</p>
Key messages	<ul style="list-style-type: none"><li>• Changes related to new off-site levies, a provincial transportation levy and inclusionary housing could add up to \$60,000 to the cost of an average home and distort the entire housing and rental market.</li><li>• While the scale of the impact will vary depending on the municipality, this works completely against the province’s stated strategy of making life better and more affordable for Albertans.</li><li>• If the housing market cannot bear these higher prices, we will see developers and builders explore other opportunities and markets which would directly impact the almost 200,000 people employed by our industry.</li><li>• As costs continue to mount, we will see housing prices, rents and volatility that could seriously erode what is left of housing affordability.</li><li>• We do not want to be a province where younger generations can’t afford a home like what has happened in Toronto and Vancouver.</li></ul>
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Get involved	To get more involved, contact <a href="#">Scott Fash</a> , Director of Planning & Development