STR speech, October 17th and November

Thank you that I am able to be present here today and share my thoughts, I recognize this process can be long and streneous and decisions of this caliber have many implications. My hope today is one gratitude, but also of encouragement towards carefully considering decisions which can change big elements of our city permanently & create a chain of devastating events thereafter. I am removing any sense of emotion within my notes, and am focusing solely on factual information & would urge you to carefully consider these prior to your vote today.

I would like to say that I am agreeable to:

- The proposed licensing
- Taxes
- Regulation, subject to certain items which I will expand on

In no order, I just wanted to in bullet point form list considerations,

    - Firstly, I am deeply concerned that with some of these restrictions, it could cause more harm than good (I will outline some of my points shortly) but my first one, where does it stop? In the efforts of regulation, it my belief that we are focusing on penalising & removing the ability for someone to operate a str business - almost completely. Is this not considered over reach? Rather than regulation, licensing and maintaining a vehicle for revenue for the city, experiences that encourage tourism, and a medium in the marketplace that doesn't particularly exist without STR's (i.e., Matt Allards example, or anyone elses here for that matter, but some others include how many people come from northern territories for medical assistance which are not suited for hotels and therefore, stay in furnished STR's). As an investor with at my peak around 65 doors (only a handful of STR's) and a business which operates solely in the real estate industry as well as am the president of NREIC, a non-profit also within the real estate industry, it concerns to me see that if these regulations are passed, what could you do to me and my business and the longterm rental space in its entirety in the name of a few bad apples.
    - With that said, I am not certain this is allowed or if I'll have any participation, but let's be honest, raise your hand if you've ever utilized a STR while travelling, locally or had the thought of it due to a hotel not being able to meet your needs? I am sure if we look around this room and we're honest with ourselves, it could equate to about 90%. Therefore, why are we attempting to remove such a market in demand, rather than carefully examine, regulate and find solutions which allow for STR's in R1, R2 and beyond and focus on the PROVIDERS, and not so much the "unit count" - which is the killer here.
    - The rules & regulations contradict one another. The seemingly "big issues" that stemmed these changes in the first place were not in single family homes, they were in larger buildings with shared areas, common areas, poor soundproofing, glasshouse to name one, and yet here we are, encouraging

more of this through eliminating R1 & R2 and furthermore, limiting the allowable STR count. Doesn't make much sense to me.

- The very issues that exist in STR's exist in your very wards, right out of the front door of this building, so on and so forth. Hotels see challenges, restaurants, businesses, everywhere, how do we handle those? We enforce security, implement protocol, add funding where necessary and in most cases rather than shutting them down, we work with them and help them, why is this space any different? Here are a few stats about crime in general and why wherever you go, whatever you do, crime will continue STR's or not:
    1. Crime increased, and it did by 21% last year, not as a result of STR's: https://winnipeg.citynews.ca/2023/07/30/winnipeg-crime-severity-index/#:~:text=According%20to%20Statistics%20Canada%20at,of%20at%20least%20100%2C000%20people.
    2. Bus shelter example: Homeless individuals or groups are living within bus shelters due to the lack of funding, housing or proper city solutions. For example, *reference police officer discussion.
- I fear we're ignoring some stats that were provided in the very survey the city of winnipeg put together and continues to have access to:
    1. 40% of air bnb guests have had a positive experience
    2. 61% are in favour of STR's being allowed in all neighbourhoods and all dwelling types
    3. 52% of the respondents have no experience with STR's

I'd like to also address some of the other things stated in this room that I've had to shake my head at and would like to address,

4. Homelessness:
    1. Manitoba Housing, a success or a flop? It's stated directly this is for homelessness. Why not leverage STR's and those creating employment, income, etc and leveraging that for more revenue for the city, instead of taxing it, using it for staffing and being left with a break even or similar. It's still not solving any of these issues by restricting the number of STR's
    2. Programs are offered, yet our very government is cutting funding… how does that add up? It's not the privatized communities responsibility. 5,000 affordable housing units lost, 10,000 on the line as non-profits lose subsidies
5. Housing crisis:
    1. STR's don't contribute to this, this is a result of so many other factors.
    2. This is a result of affordability, in fact STR's help make it more affordable for the average household who can leverage assets they paid for, that are their own, to generate income to support themselves and their families.
    3. Housing crisis is also generated as a result of immigration, it is said that Canada has 750,000 immigrants in our country not currently considered.

4. It's easy to point the finger at such a minor issue and say it'll solve all of these other problems, instead we should look to address this singular issue.
5. Housing starts are down due to inflation, cost of building, and lack of sales as a direct result of the cost of mortgage. CMHC reports: https://www.cmhc-schl.gc.ca/blog/2023/housing-starts-canadas-major-cities-mid-2023-overview?utm_medium=email&utm_source=newsletter-cmhc-housing-updates&utm_campaign=2023-10-housing_supply_report
    a. Housing starts on multi family are up 25%
    b. Housing starts on single family are down 15%
6. It was said in Winnipeg that only 500 homes have been built in the last 8 of years by Janice Lukes, well, that's not factual as this report shows closer to 500 homes built per month: https://www.statista.com/statistics/198068/total-number-of-housing-starts-in-manitoba-since-1995/
7. No evidence whatsoever that investors are the result of a housing crisis. High rates of immigration, cost to burrow and obtain a mortgage and high demand for canadians wanting to still own a home and decrease in supply. This is economics 101, what do you expect to have happen? The government slashed rates during COVID and gave people money and then almost immediately afterwards did record spike in higher interest rates in such a short period of time, its a government problem, not mine.
8. The constant in this room today is affordability, and us being pushed out from our investment and income generating vehicle because the government is largely focused on a "housing crisis" and "affordability". However, if we look to you, what is your response? Here's an article: https://www.cbc.ca/news/canada/manitoba/expiring-agreements-housing-1.6980998?fbclid=IwAR0S9XsFy06NkptWC_3CAyE3Xaq4xVGDg3hoUTdv078waEi8WOjYw0AI2Pg
    a. 5,000 affordable housing units lost, 10,000 on the line as non-profits lose subsidies
    b. A CBC investigation found that social housing owned and operated by the provincial government is in disrepair, with thousands of units vacant while thousands more people languish on the waiting list just to get in. The non-profit sector manages almost 5,000 of these units and government subsidizes a further 12,600 units owned by non-profits and co-operatives.
    c. In January 2023, Lions Place was sold to Mainstreet Equity Corp. after owner Lions Housing Centres said it could no longer afford to keep up with the rising costs

of insurance, taxes, security, pest control and regular utilities, along with multimillion-dollar capital repairs needed.

The Lions Place subsidy agreement with the province expired in 2018, and residents were initially told their monthly rent would jump $169. However, the non-profit entered a two-year agreement with tenants to use its own money to subsidize rents.

Here's what I propose, council commit to review the issue again after about 24 months after licensing and regulation has been implemented. This allows for hard data, and a much clearer picture. We urge you to please, not to overreach.

2. Remove limitations and rather focus on the users and the providers and limit the providers if they're not operating properly.
3. Remove the name and phone number of the exterior of the property. STR's will be hosted on platforms, therefore, contact information is provided & I'd imagine there's a way to distribute this information to others in a more private manner.
4. Impose a phase 1, phase 2 and phase 3 tier.
    - Phase 1 could include licensing, and certain regulations (but no limitations on number of units)
    - Phase 2 could review the above and see where the problems exist, should they still exist, impose further restrictions & regulations accordingly.