

SUBMISSION – DAVID GRANT

ITEM 2 - REPORT – EXECUTIVE POLICY COMMITTEE – DECEMBER 5, 2023 - CMHC HOUSING
ACCELERATOR FUND (HAF) UPDATE

Sent: Saturday, December 9, 2023 1:13:14 AM

Personal information

Full name: David Grant

Email address:

Phone:

Job title:

Organization:

Address:

City: Winnipeg

Province or territory: Manitoba

Postal code:

Delegation information

Committee: Council

Committee - council: Opposed to the recommendations

Committee - other: N/A

Agenda item (number and title): epc 2

Service inquiry: Register as a Delegation, Submit Comments in writing

Participation preference: Via Zoom

Comments in writing: You must understand how this program evolved. Liberals created a monstrous housing disaster across the land. Since we were told by our supreme leader that "budgets will balance themselves" Liberal philosophy says throw \$ at the problem. No one in Ottawa it seems costed out the development of the 5 million new homes we need, either infill or on new land. With the new sewer water and road capacity needed, the money offered will not go far.

While the Vancouver area can only infill, Winnipeg can expand organically onto greenfields. Winnipeg must estimate the cost of large infill growth, versus new suburbs, before agreeing to anything.

We must not ignore the fact that while this matter is being pondered, no one will develop an infill duplex. Builders will delay, for a bigger paycheck a year from now. For a year or two, this is a housing decelerator fund (to quote one of my favorite councilors). By flattening the \$1200/month home of a family or two, homes for 4 families at \$2800 a month can be built. We need to keep our affordable housing stock, not flatten it.

File:

Public engagement preference: Yes