

I am very pleased to see the staff recommendation to take a Human Rights based approach including the Housing First philosophy in order to align with the National Housing Strategy. Not only is this the moral thing to do but there is ample evidence that it is the most effective and impactful response when actually acted upon. This should also ensure Guelph can leverage current and future funds and support offered by the federal government. I also support a governance review of the County's Social Services Committee.

While I certainly do not oppose any of the other recommendations I find them all to be...less than bold. They are almost entirely calls to form more groups, committees, meetings, advocacy, plans, strategies. The only truly concrete recommendation is to allow up to 4 units as of right on the most restrictive residential zoning. Considering we all agree we are in a crisis I am shocked I don't see more bold, concrete recommendations. Where is the commitment to monitor and strictly enforce regulation of short term rentals? Where is the commitment to more infill development? Where is the creation of a Community Land Trust? Where is the serious consideration of eliminating parking minimums? Where is the Vacancy Tax (to be applied to vacant residential but also vacant or abandoned lots)? Where is the commitment to monitor and strictly enforce building standards on landlords with illegal rentals? Where is the commitment to identify and preserve existing affordable rental housing? Where is the commitment to fine developers who have approved projects they are not moving forward on? Where is the commitment to more mixed use zoning? Where is the commitment to Inclusionary Zoning?

Sincerely,

Kevin Bowman