

West End Home Builders' Association

1112 Rymal Road East, Hamilton

Serving members in Hamilton, Burlington, and Grimsby

February 5, 2024

To:

Members of Planning Committee

City of Hamilton

71 Main Street West

WE HBA Letter: City of Hamilton Housing Accelerator Fund CIP Programs

The West End Home Builders' Association (WE HBA) is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. The WE HBA represents approximately 300 member companies made up of all disciplines involved in land development and residential construction, including: builders, developers, professional renovators, trade contractors, consultants, and suppliers. The WE HBA and our members are substantially and directly involved in building the future of Hamilton and the construction of new housing for Hamilton's growing population.

WE HBA applauds the City of Hamilton moving forward with the implementation of the Housing Accelerator Fund incentive programs. While we all recognize a need to do more, WE HBA believes that the proposed initiatives, the Additional Dwelling Unit and Multi-Plex Housing Incentive Program, the Rapid Transit Multi-Residential Rental Housing Incentive Program, and the Housing Acceleration Incentive Program, will have a positive impact on the City and our members' ability to increase the number of building permits issued – and thus new homes built. In the current economic climate, it is more important than ever to maintain, enhance, and create new incentives for residential development to ensure that new homes can be built. These initiatives will build on important work the City has undertaken to move away from exclusionary zoning and provide the opportunity for a more equitable distribution of growth throughout the City. WE HBA emphasizes the importance of new housing supply in addressing both housing affordability across the housing continuum and reducing pressures on the residential property tax. WE HBA is encouraged by the incentive programs being implemented under the HAF and would like to encourage the City to maintain and enhance incentives wherever possible.

WE HBA looks forward to continued dialogue and partnership with the City of Hamilton as we work together to address the housing crisis and achieve the City's objectives, including the City's Housing Pledge of 47,000 housing units by 2031.

Sincerely,



Michelle Diplock, RPP, MCIP, MPI

Manager of Planning and Government Relations
West End Home Builders' Association



Anthony Salemi, BURPI

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