

Revised Community Improvement Plan

Tuesday Feb. 17 2026

City of Woodstock

Affordable Housing Incentive Program- waiver for the costs of applicable city planning application fees and building permit fees, building upon similar program offered by the County of Oxford.

Affordable Housing Studies and Reports- this would provide financial assistance for the initial planning and design phase of affordable housing projects, including surveys, concept plans, site plans, traffic impact assessments, environmental studies, or other site-specific studies or plans required by the city.

These first to items; how much money would a builder or developer save (approximately)?

How much money does City of Wdsk lose in tax from these incentives?

Is there, at any point in the building process, that the builder shows council the finished cost of building these homes? Are these incentives trickling down to the home buyer or renter?

The builders are getting money incentives already to help lower costs and still building unaffordable homes. There are absolutely no savings to the home buyer but the builder is laughing all the way to the bank.

There is NO accountability at the point of sale.

Affordable Housing Incremental Tax Rebate Program- this would provide funding to owners of land and buildings who undertake improvements or redevelopment related to affordable housing that would result in an increased property assessment. This program is intended to grant back the local municipal tax increase which would occur as a result of building improvements resulting in increased assessment.

“Undertake improvements or redevelopment related to affordable housing that would result in an increased property assessment”

Have you read this out loud!

Isn't this the very definition of RENOVICTION and increased owner taxes!

Improvements to my building, and I may have to find other accommodations while improvements go on. Then be told my rent has increased by \$1000 or more.

Again I ask.....how do any of these AMENDMENTS help anyone except the builders?

As I stated the last time I was here; the developers and builders are getting away with robbery. Governments and Councils give them money to reduce costs to THEM and home buyers and renters are stuck with the unattainable mortgages and higher rent that reflects no savings. Homelessness WILL increase if these amendments are passed!

I have recently heard that our very own Government is thinking the way to help is by giving our tax dollars that they have collected, back in

the form of rebates. Prime Minister has announced that “Rebates will be coming amid the growing costs of groceries and housing”.

This doesn't even come close to solving the problem. The offenders, who are the grocery store owners and builder's are the sole reason for unaffordable housing and groceries. As we have seen in the past, when rebates are given out or the minimum wage rises, the price of many things goes UP NOT DOWN.

This is certainly a step in the wrong direction as are all these incentives for housing. So far no builder has even come close to “building affordable” home under the current government incentives.

What makes us you think that these new incentives will bring down the cost of homes!

If anyone here would like to accompany me to visit the Minister of Housing Rob Flack or tell me how to take this to a higher level I would greatly appreciate it? But I would like to see something done here in our County now!

Thank you for the opportunity to be heard

Debbie Randall

Princeton

