

**Subject: Response to letter form Donna Stewart, Chair Community Housing Action Committee;**

**Date:** Fri, 30 Jul 2004 16:23:06 -0700

**From:** "Ernie Crist" <ernie\_crist@dnv.org>

**To:** "Nathalie Valdes" <Nathalie\_Valdes@dnv.org>

**CC:** "Mayor and Council - DNV" <Council@dnv.org>, "Senior Management Committee" <managecomm@dnv.org>, "FONVCA (E-mail)" <fonvca@fonvca.org>, <Cagebc@yahoo.com>

Dear Ms Stewart:

Thank you for your kind words. In light of the desperate need of such housing there was really no alternative but to support this project.

Having said this, I need to reiterate that the whole question of "affordable" housing has to be put on a different level. The municipality must play a far more constructive role in the provision of such housing.

We need to use our resources to engage in a comprehensive land assembly program. Such a scenario allows for much better designed housing, quite apart that, as a rule, it also results in better layouts. There is no financial loss to the municipality and what we get is a much better product. It is also much easier on everybody's constitution including architects, developers, District staff and the community at large and I venture to say also "North Shore Community Resources".

Another advantage is that it allows for options which as a rule are more acceptable to the immediate neighborhoods.

With this in mind, I appeal to you to support my efforts using our resources including our Heritage Fund for land assembly programs to accommodate such developments. This includes setting aside 5% of all land prepared for sale for non profit housing, preferably co-op housing including seniors which has proven to be extremely successful and again without financial loss to the community. Any and all speculation outside the scenarios mentioned above given the economic reality in providing affordable housing, is, in my opinion, virtually meaningless.

Thank you.

Ernie Crist

