

R2H Coalition calls for tax changes

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Reversing a bunch of small and obscure tax changes made more than two decades ago could solve Manitoba's affordable-housing crisis.

That's according to a group of unlikely allies -- Winnipeg's Right to Housing Coalition, left-leaning former NDP cabinet minister Tim Sale and developer Alan Borger, whose company, Ladco, built Royalwood and is now developing part of Waverley West.

"That's the odd thing -- the right agrees, the left agrees," said Sale, whose cabinet roles included health and housing. "If we made these changes, we could bring the cost down by 25 per cent."

That would allow developers to get a reasonable rate of return on their investments while building apartments someone on a income of \$30,000 or \$35,000 could afford. Now, it takes an income of about \$45,000 to afford a new two-bedroom apartment, putting those units out of reach for single mothers, new immigrants, seniors and others with low incomes.

"The economics are really quite simple," said Borger, who crunched tax data for the housing coalition. "People who invest in multi-family rental housing are no different from anyone deciding what to do with RRSPs. Investors will only invest if they are sure that will ultimately produce a rate of return that justifies the risks."

For more on this story, [click here](#).

The related essay: [The house is tumbling down](#), by Tim Sale and Alan Borger.

The WFP editorial: [Tax breaks](#)

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