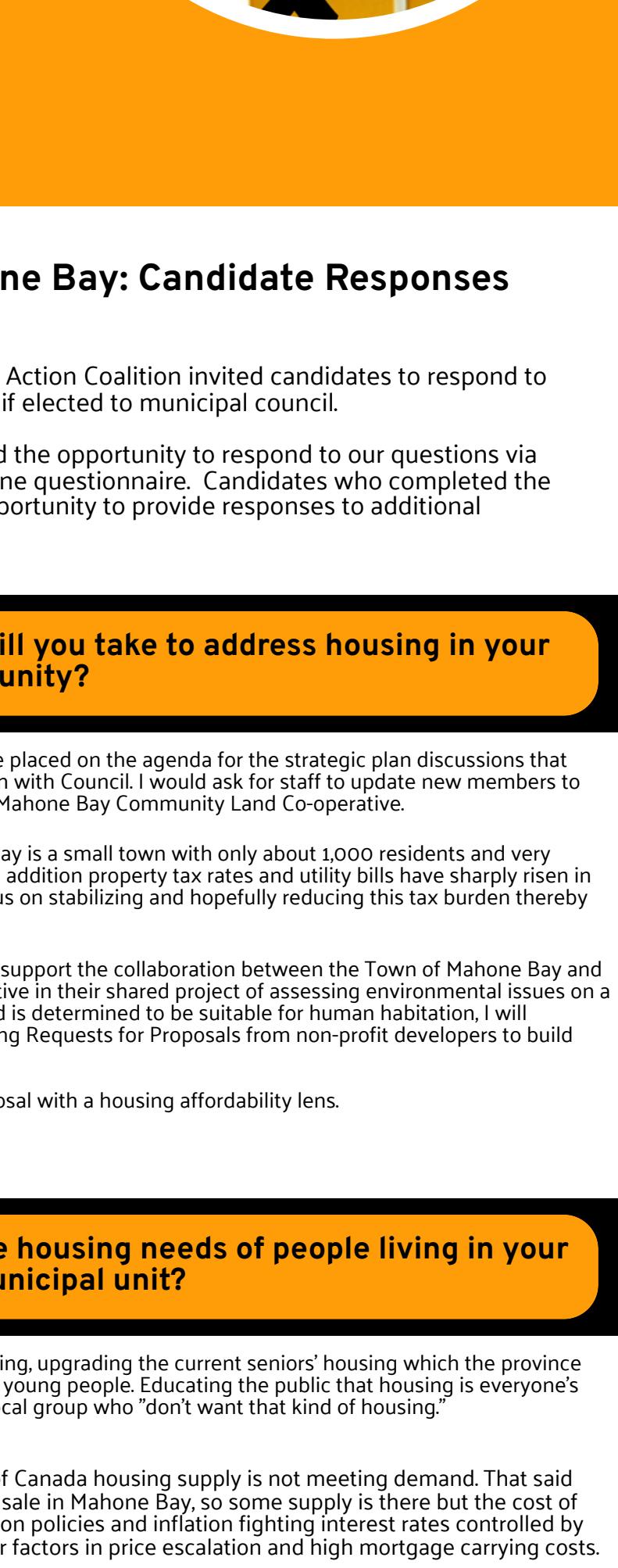


# Town of Mahone Bay Candidate Response

# Issue

The image is a minimalist abstract graphic. It features a large, solid orange circle on the right side. To the left of the orange circle is a dark grey band that tapers towards the bottom. Below the dark grey band is a solid black band. The entire composition is set against a plain white background.



## Penny Carver Candidate for Council

the land swaps with developers, encourage developers to include affordable units. Continue to provide Property Tax relief for low income homeowners. Create budget plans for utilities. Promote heat rebate programs to citizens.

unicipality of the district of Lunenburg. This would facilitate denser development and more efficient land use together with opening up less expensive land for development. This ought to translate into more and lower cost housing.

unicipal government can minimize red tape and create incentives for affordable housing such as incentives for buildings converted to apartments. Mahone Bay has included many policies to support affordable housing in its 2024 Municipal Planning Strategy update including

**ected, what are you willing to do to ensure that your council addresses the issue of housing in your community?**

**Why Carver  
Candidate for Council**

- a. Volunteer to represent Council at SSHAC where I've been involved since 2012.
- b. Constantly advocate for decisions that support the development of affordable rental units.

## Town of Mahone Bay: Candidate Responses

<b>Bryan Palfreyman</b>	<b>Candidate for</b>	<b>Council</b>	<p>Landlords are clearly incentivized to rent out vacant properties and there is obviously demand. As such it is not clear what a registration process would achieve. The same applies for vacant property taxes.</p> <p>And later on, Mahone Bay already has a housing plan and strategy via the LUB. It includes limiting air b&amp;b's to owner occupied premises. So no new action needed here.</p> <p>The second multi question section is also a little confusing. Affordable housing is not a municipal responsibility. And if it was MB's budget is already challenged and could not subsidize building costs to make housing affordable.</p> <p>As mentioned, Mahone Bay is a small community with little land available for development and many residents that are already suffering from inflationary increases in taxes. As such there is little opportunity for any significant action on the housing shortage. That said recent Land Use Bylaw changes do allow for some dividing up of large old properties for multi use, although such attempts</p>
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**Candidate for Council** the development of affordable rental units?  
b. Can the federal government re-enact the kind of mass home construction that took place after WWII when up to a million Victory Houses, as they came to be known, were pre-fabricated and constructed across Canada between 1946 and 1960? Why not? We are in a housing crisis.

## What needs in your community would you consider?

<b>Elimination of Non-Owner-Occupied Tourist Accommodations</b>	Bryan Palfreyman Penny Carver
<b>Landlord Licensing/Registration</b>	Bryan Palfreyman Penny Carver
<b>Developing a Municipal Housing Plan/Strategy</b>	Penny Carver
<b>Initiatives to Support Energy Efficiency for Homeowners and Renters</b>	Penny Carver

# Town of Mahone Bay: Candidate Response

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**g a Municipal affordable housing plan that increases the support of safe, affordable housing that meets peoples' needs.**

Policies	
Engaging with local agencies, NGO's and stakeholders in creating a	Penny Carver
community driven action plan	
Ensuring local agencies are heard by funders and government stakeholders	Penny Carver
Ensuring local businesses are supported in the effort to make a living wage	
the baseline for all employee compensation	