

vote

**MICHAEL  
SPRAYSON**

FOR COBOURG COUNCIL

[michaelsprayson.ca](http://michaelsprayson.ca)



**PUBLIC  
INPUT**



**RESPONSIBLE  
SPENDING**



**MEANINGFUL  
GOALS**

Vote for a new councillor who cares about your quality of life in Cobourg.



**VOTE FOR  
MICHAEL SPRAYSON  
OCTOBER 14 - 24**



**YOU NEED TO FEEL HAPPY IN  
AND PROUD OF THE TOWN YOU LIVE IN**

- Regular Town Hall meetings
- Weekly emailed newsletter
- Encourage a robust volunteer network
- Consent agenda to support discussion in council
- Student curriculum development partnerships
- Leverage local talent over out-of-town consultants



**YOU NEED TO BE ABLE TO TRUST THAT  
YOUR FUTURE IS BEING CONSIDERED TODAY**

- Needs over wants - Control spending
- Eliminate inefficiencies
- Explore funding beyond tax base - tourism, grants
- Consideration of investment returns before spending
- Transparent departmental balance sheets



**YOU NEED TO UNDERSTAND WHAT'S GOING ON  
IN THE TOWN YOU LIVE IN**

- Require responsibility for missed deadlines
- S.M.A.R.T. goal framework
- Empower the right staff to do the right work
- Prioritize present and future needs of residents
- Ownership in decision-making



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QUALITY  
OF LIFE  
MATTERS**

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**OCTOBER 14 - 24**



VISIT THE WEBSITE



NEWSLETTER SIGN-UP



ASK A QUESTION

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[michaelisprayson.ca](http://michaelisprayson.ca)

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You need to be able to count on your elected officials to consider your interests, plan wisely and spend responsibly.

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[www.cobourgvotes.ca](http://www.cobourgvotes.ca)  
for more information  
about voting



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MICHAELSPRAYSON.CA

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Voter Registration: [www.voterlookup.ca](http://www.voterlookup.ca)  
Voting information: [www.cobourgvotes.ca](http://www.cobourgvotes.ca)

# Vote **MICHAEL SPRAYSON**

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NEWSLETTER SIGN-UP



ASK A QUESTION

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## MEET THE CANDIDATES EVENT | SEPTEMBER 29

Thank you for your time and interest. In an effort to effectively use our time together, I have created this information page about the questions I have covered in detail in my daily newsletter. I am also passing around a sheet to capture all the questions we don't get to this evening.

Please make sure you write down your question(s) so your concerns can be addressed.

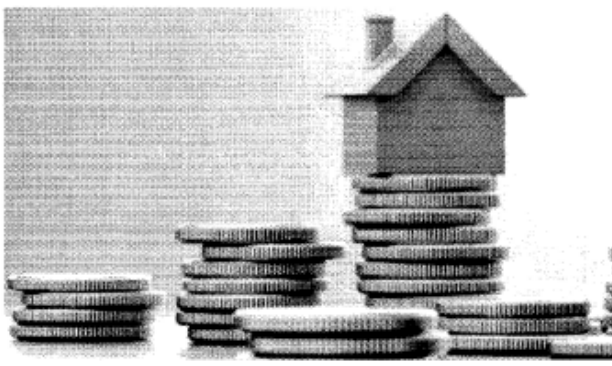
### In his newsletter, Michael has answered questions about:

- Cannabis Retail Stores
- The lack of public engagement
- The Cobourg Campground
- Spending during Lame Duck
- His background and education
- His approach to decision-making
- Money earmarked for the skateboard park
- Conflicts of interest
- Big Box stores
- A pedestrian-friendly downtown
- Condos composting
- Complaints-based bylaw enforcement
- Downtown parking permits
- **Affordability and Housing** (other side)

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## How would you define Cobourg's affordability and housing issues?

The problems with affordability and housing in Cobourg are complex. Some elements that contribute to the growing difficulties are completely out of the hands of this municipal government.

There are many different groups of people who experience homelessness and home insecurity in Cobourg. Too often we group all of these people together.

These groups include, but are not limited to seniors who have lived here for a majority of their lives and due to depleted savings or opportunistic landlords struggle to either find physical housing or can't afford to pay market rent. Some transplants who were struggling in other cities and towns made their way to Cobourg somehow and continue to struggle. There are domestic violence survivors who have fled a situation with few possessions, limited support and limited income. There are drug addicts who can't hold down a job and can't stop using. Young adults who have been in the system for years age out of foster care. Some people work full time in a minimum wage job in town and can't find an apartment to rent because there aren't any available or the ones on the market would require another full-time income just to make rent. Some people struggle with mental illness and have damaged their relationships with family and friends who could help them. Some want a hand-up, and some want a handout. Simply put, there aren't enough houses in Cobourg and supply and demand take care of the pricing model. A municipal government can not tell a landlord how much to charge for rent or a private citizen how much they can sell their property for. And, Cobourg's municipal government should not be in the business of being a landlord.

Landlords right now are lucky to break even. If landlords start losing money every month, they will stop investing in real estate. If investment stops, the rental pool shrinks even more. Rentals become single or multi-generational homes.

Cobourg is poised for housing prices to increase overall. We're fighting for the VIA to stop here again. People have learned that going to the office every day isn't always necessary and smaller towns offer a different quality of life than big cities. Newcomers to Canada often begin their lives in bigger cities like Toronto or Vancouver. This means the people who already live in Toronto can sell, often for a sizable profit and easily afford to pay Cobourg housing prices. Growth has already pushed west and north of Toronto, east is next. Cobourg has easy 401 access, good internet, grocery stores, and a beach. And Amazon delivers the same here as anywhere else.

The other candidates are not explaining to you that this is something they can't stop. All of your councillors ran on this issue four years ago. They have accomplished nothing as far as affordable housing goes. The reason being – they can't and they are misleading you when they say they can – some do so willfully. The Cobourg Municipal government can't pay to build a house for everyone who needs one. There isn't enough money and they don't own enough land or property.

To get things done in Cobourg, at least four votes are required. Judging by the way they ran last time, the current council should have been able to move mountains when it came to housing. They did vote to pay a consultant to tell them whether or not Cobourg has an issue of homelessness. They were not successful because at a municipal level the funding, mechanisms, resources (healthcare, land, facilities) and capabilities are not available. What the current council should have been doing for the last four years is holding John Henderson accountable in his position on Northumberland County Council. That's where the resources are.

There are things that Cobourg Council can do to support housing in this town, but spending money is not one of those things. Later this week, some of the things that can be done will be addressed.

## What is 'obtainable housing'?

**As a private citizen,** I am trying to create housing that is obtainable for the working poor in Cobourg. Why? So they can have a better quality of life. This may mean some extra money in their pocket at the end of the month, the ability to choose to live alone, rather than with a roommate and the dignity to meet their own basic needs and support themselves. It all works to alleviate stress and improve overall mental health.

**As a private citizen,** my vision for obtainable housing is safe, secure, clean, accessible and small. Heat, hydro and internet are included in rent. Tenants would have access to on-site laundry, communal outdoor space, and a dedicated parking spot. My focus as a private builder is on space for single occupancy units as that is what is in the highest demand in Northumberland County and I feel my current focus best suits developing for the working poor. Many other groups need and deserve help and I have deep empathy for them. I also must recognize the limits of the space and resources under my control.

You hear the term attainable and affordable housing all the time. The trouble I have with the term 'affordable' housing is all housing is affordable...to someone.

Some may argue 'attain' and 'obtain' as semantical, but attain means to achieve, obtain means to get. So, I look at the language as I try to attain the ability to provide housing so a tenant can obtain a home.

Another reason I don't like the term affordable housing is that I believe it has been stigmatized so it begins conversations on the wrong foot.

**As a councillor,** I would like to work on developing municipal policies that would encourage and enable other private citizens and developers to consider options for building multi-residential obtainable housing developments.

## Other affordability/housing questions answered in the newsletter include:

- What is your stance on homeless encampments in Cobourg?
- Would you work and fight to provide emergency shelter to the 90 homeless people in our community?
- Should Cobourg build affordable housing?
- Many of the homeless people in Cobourg seem to have drug problems and/or mental health issues. What can be done in Cobourg to help these people?
- What can Cobourg do to fix the problem of affordability and homelessness in town?

**FIND THE INFORMATION:**

[www.michaelsprayson.ca/news-information](http://www.michaelsprayson.ca/news-information)