

One way to make housing affordable

by Sarah Cooper, [Canadian Centre for Policy Alternatives](#)

The Province of Manitoba recently introduced a bill that would allow municipalities in Manitoba to encourage or require new developments to include affordable housing. This step will hopefully lead to a wider range of housing options in new housing developments in Manitoba.

The idea behind the bill is simple: municipalities will be able to enact what's called 'inclusionary zoning'. Inclusionary zoning is a policy that requires a certain percentage of any new development (usually 10-30 percent) be affordable. The municipality will define what affordable means, both for the initial sale and to ensure that it remains affordable over the long term.

Inclusionary zoning can be mandatory or voluntary, and usually developers receive some form of incentive in return. It works best in areas where there is strong demand for housing and house prices are rising.

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