

**REPORT TO JUAN DE FUCA WATER DISTRIBUTION COMMISSION
MEETING OF TUESDAY, 6 MARCH 2007**

SUBJECT DEFINITION OF "AFFORDABLE HOUSING"

PURPOSE

To define the term "affordable housing".

BACKGROUND

At its meeting on December 12, 2006, the Juan de Fuca Water Distribution Commission considered a request from West Shore Development Association to waive fees incurred by developers on affordable housing lots. Staff was directed to research the definition of "affordable housing" and report back at the next Commission meeting.

Discussion was held with CRD Housing Corporation on the term "affordable housing", and the following three definitions are submitted for consideration:

1. Housing that can be purchased or rented, more often rented, by people in the workforce, regardless of income;
2. Langford defines "affordable housing" as costing \$150,000 and below, but will soon be raising that figure to \$160,000;
3. If the population is split into four income groups, housing should be affordable to the two groups below the median, with rent/payments not exceeding 30% of gross monthly income.

RECOMMENDATION

That the Juan de Fuca Water Distribution Commission receive the staff report for information.

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