

**REPORT TO JUAN DE FUCA WATER DISTRIBUTION COMMISSION
MEETING OF TUESDAY, 1 MAY 2007**

SUBJECT DEVELOPMENT COST CHARGE (DCC) REDUCTION FOR SENIORS HOUSING

PURPOSE

To review providing a DCC reduction for seniors and affordable housing.

BACKGROUND

In March 2005, the Commission resolved to provide a fifty percent (50%) reduction in the applicable DCC for seniors and affordable housing in response to requests for exemption from development cost charges for non-profit housing.

Division 10, Section 933 (12) and (13) (**Attachment 1**), allows local governments to provide assistance by waiving or reducing the DCC for not-for-profit rental housing, including supportive living housing. It does not include affordable housing. As noted in the report to the Commission in February, there is not one generally accepted definition for affordable housing.

Therefore, as the requests that initiated the decision related to seniors housing, it is proposed that the DCC reduction apply to not-for-profit rental housing, including supportive living housing in accordance with the *Local Government Act*.

FINANCIAL IMPLICATIONS

The proposed institution rate is \$24.63 per m³ and, given the small number of developments of this type, it is expected that the financial impact on the overall DCC funding will be minor.

RECOMMENDATION

That the Juan de Fuca Water Distribution Commission approve a fifty percent (50%) reduction in the Institutional DCC for not-for-profit rental housing, including not-for-profit supportive living housing.

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