

**PEACHLAND**  
SENIORS' SUPPORT  
SOCIETY



**Peachland Seniors' Support Society**

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December 13, 2022

Board Chair, and Regional Directors,  
Regional District of Central Okanagan,  
1450, KLO Road,  
Kelowna, BC,  
Canada V1W 3Z4



Via email

Dear Board Chair and Directors,

On behalf of the Peachland Seniors' Support Society (PSSS), I am writing to request a regional DCC waiver or reduction for an affordable housing project in Peachland that aligns with Provincial and Regional District priorities for affordable housing, and housing needs in the region.

The project is located at 4426, 4440, 4444, and 4450 5th Street in Peachland BC, and will include the construction of a 5-storey residential building containing 73 units of affordable rental housing for seniors. The project has been accepted into the BC Housing Community Housing Fund (CHF) providing for a capital grant (estimated contribution of \$7.6M) plus financing and an operating subsidy. PSSS is also applying to CMHC for Co-Investment Funding, however, we will not have confirmation of this source (estimated at \$3.5M) until closer to construction start. The District is also contributing, through the waiver of DCC's and Planning fees (estimated total contribution of \$1.7M) plus lease of the land. The project is designed to target BC Energy Step Code Step 3.

As we all know, the region has been experiencing significant price escalation in the construction market, along with consecutive increases to interest rates for financing. As a result, it is becoming more and more difficult to offer deeper affordability on housing projects. As a non-profit society, PSSS operates to provide the greatest affordability that we can for seniors who are increasingly struggling to find affordable housing options. Continued increases to costs on affordable housing projects threaten project viability, and impact the very people they are supposed to help house. BC Housing and CMHC funding sources are limited, and we have been told there is no further funding available beyond what we are carrying in our budget. As a result, we are asking the RDCO for a waiver or reduction of the regional development cost charges as a way of supporting regional housing priorities and keeping the project affordable and viable.

We note in the Regional District's Housing Needs Assessment (2019), seniors housing for low-to-moderate incomes is identified as a current housing gap and need in the region. Given the incredible amount of growth in the region, an unintended consequence has been a lack of suitable and affordable housing for the region's seniors. The Housing Needs Assessment notes that one tool for RDCO to consider is *"explor(ing) strategies and actions that will enable the development of affordable housing for low-income households, such as incentives for affordable housing projects that are led by non-profit housing providers, developers/builders, and/or*

*agencies, such as BC Housing (e.g., fast tracking development applications, financial incentives/waived fees, inclusionary housing policies, land contribution, etc.)."*

We see the need for all levels of government to come together to help provide solutions to the housing crisis in the region. **This project has financial support from federal, provincial, and municipal governments, and with RDCO support added, it will provide an outstanding example of the type of collaboration envisaged in the recently adopted RDCO Regional Housing Strategy.** We note the waiving of DCCs, both locally and regionally, is not an unusual practice in BC, with regional governments in Metro Vancouver and the Capital Region providing DCC waivers for affordable housing.

Your consideration of the request for a waiver or reduction of development cost charges is appreciated. If approved, it will help ensure that we make constructive progress in addressing the desperate need for affordable housing in the region.

Should you have any questions, please feel free to contact me. .

Kind, Regards,



Keith Fielding

President, Peachland Seniors' Support Society

c.c. PSSS Board

Patrick VanMinsel, Mayor, District of Peachland

Joe Creron, CAO, District of Peachland,