



March 1, 2023

Mayor and Council
City of Victoria
One Centennial Square
Victoria, BC V8W 1P6

Re: Inclusionary Housing & Community Amenity Policy Three-Year Review

Dear Mayor and Council –

The Urban Development Institute (UDI) – Capital Region would like to commend staff on their recommendations put forward in their 3-year review of the Inclusionary Housing & Community Amenity Policy. The analysis that was conducted on the policy impacts shows careful consideration into the economic environment that we have been facing and how it has negatively impacted the housing market. UDI fully supports the recommendations put forward by staff.

The industry appreciates the recommendation to not increase the fixed rate contribution and the updating of census data for income targets. By way of regular reviews this policy will be able to stay current with economic realities.

UDI understands this policy was developed to encourage the supply of new affordable housing. However, due to market conditions over the past 5 years this policy was unable to be utilized and in turn produced very few affordable units. As pointed out in this staff report, this policy is one tool in staff's toolbox that can play a complementary role alongside other policies in producing the necessary housing for the community.

UDI looks forward to continuing our working relationship with Victoria staff and elected officials which gives the industry the opportunity to provide comments in the creation of policy. Our goal is one of the same, to ensure that the communities housing needs are met now and in the future.

Thank you again for allowing UDI to take part in the conversation.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Kathy Whitcher', followed by a horizontal line.

Kathy Whitcher (Executive Director)