


Council Meeting April 13, 2026

Development Cost Charge (DCC) Reduction Options

**For Not-For-Profit Rental Dwelling Units
And Supportive Housing Units**

1



DCC Reduction Options for 75 Non-Market Housing Units Annually

(with high density DCC Rate \$14,444.83/unit - January 2027)

	50% DCC Reduction	75% DCC Reduction	100% DCC Reduction
Reduced DCC Fees	\$541,681	\$812,522	\$1,083,362
Projected Property Tax Impact*	0.31%	0.47%	0.62%

Based on 2027 projected 1% of taxes
Impact would be phased in over two years due to one year instream protection

2



DCC Reduction Options for 75 Non-Market Housing Units Annually

(with high density DCC Rate \$17,444.66/unit - January 2028 - w fire & police)

	50% DCC Reduction	75% DCC Reduction	100% DCC Reduction
Reduced DCC Fees	\$654,174	\$981,262	\$1,308,349
Projected Property Tax Impact*	0.38%	0.56%	0.75%

Based on 2027 projected 1% of taxes
Impact would be phased in over multiple years due to phasing of implementation dates and one year instream protection