

Attention: LTC Trustees

15 May 2022
Victoria BC

Re: **Mayne Island Housing Society**

Dear Trustees Rogers, Dodds, Maude,

I write to offer a different perspective for your consideration of the above referenced submission for which your timely approval is supported by the evidence.

I spent 25 years with CMHC developing housing market forecasts, managing rental/vacancy surveys, funding affordable housing projects and liaising with First Nations. I worked with nonprofit societies across BC to develop much needed affordable projects in both urban and rural markets, including the Southern Gulf Islands.

Since CMHC, I have worked for Interior Health, VIHA and presently lead operations for a major BC health and housing nonprofit. I also support organizations including Habitat for Humanity, Our Place and Aboriginal Housing Management Association.

I know Mayne - we spent 25+ years on island, during Christmases, summers and many other times with our young children. Mayne is unique but not exempt from growing housing needs clearly demonstrated by objective analysis and forecasts. This unmet need holds negative implications for employment, economic resiliency and community stability.

In 2013, forecasts clearly found the growing need for affordable rental product throughout the Region, particularly for young families, seniors and workforce individuals. Since that time, population growth and core need affordability has eroded further without adequate supply.

Today, affordable, healthy housing need is even more pronounced - Mayne seniors cannot maintain their family home and rightly want to remain on island but have no affordable options. Young families, service workers face the same challenge - the MIHS proposal will give them the opportunity for a home from which they can contribute to community.

The MIHS proposal meets and exceeds all the Islands Trust Policy Statement Directives and has received strong support from Islands Trust staff and impartial third party consultants. The Society has done their due diligence listening to community and has made changes to address all feedback to deliver a flagship, much needed project for Mayne.

I strongly urge you approve 1st reading of the Bylaws May 30 and direct staff to schedule another CIM and Public Hearing in June 2022. I further urge you to advance the MIHS submission to successful rezoning without delay. This will help assure community stability and resiliency for Mayne for the future.

Thank you.

Lee F. King

