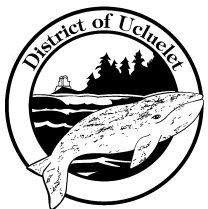




Affordable Housing Open House

- > presented by the Ucluelet Affordable Housing Committee (UAHC)
- > January 21st, 2008



Ucluelet's Official Community Plan, 2004

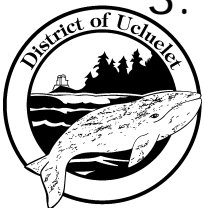
Goal: The provision of a variety of housing types and densities for a diverse population.

Objectives:

1. To ensure the provision of a range of housing types, tenures and densities, which meet the diverse needs of individuals and families of varying income levels and age groups;

2. To provide affordable housing opportunities; and

3. To provide the most efficient use of services including physical infrastructure, human, social and commercial services



Ucluelet Affordable Housing Committee (UAHC)

- Est. in September 2007
- Currently 8 members →
- Meetings every 2 weeks
- Mandate:
 - Represent community interests in the development of an affordable housing governance and operations plan; and
 - Recommend to Council and appropriate Housing Authority structure and governance model
- Long-term goal: to evolve into a housing corporation.

Marisa Bennett
Chantel Gemmel
Merle Goreham
Arthur Leslie
Margaret Morrison
Susan Mundy
Charles Smith
Councilor Nick Thorp
Councilor Bill Irving
District Staff Liaisons

- Jason Niles, Assistant Planner
- Saila Hull, Director of Corporate Services



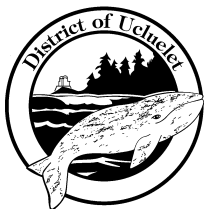
WHAT IS AFFORDABLE?

Affordable Housing = Households of low & moderate income are those who have incomes which are **80%** or less than the median household income in the District of Ucluelet as reported by Statistics Canada and as defined by CMHC.

- 2001 Census Median Gross Household Income = **\$44,435**
- Projected 2008 Median Gross Household Income = **\$51,747**
(2006 Census will be released in May, 2008)

80%

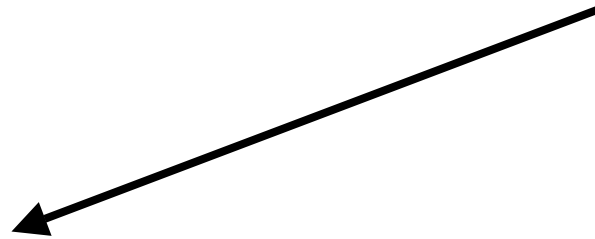
\$41,398



WHAT IS PAH?

PAH = Perpetual Affordable Housing

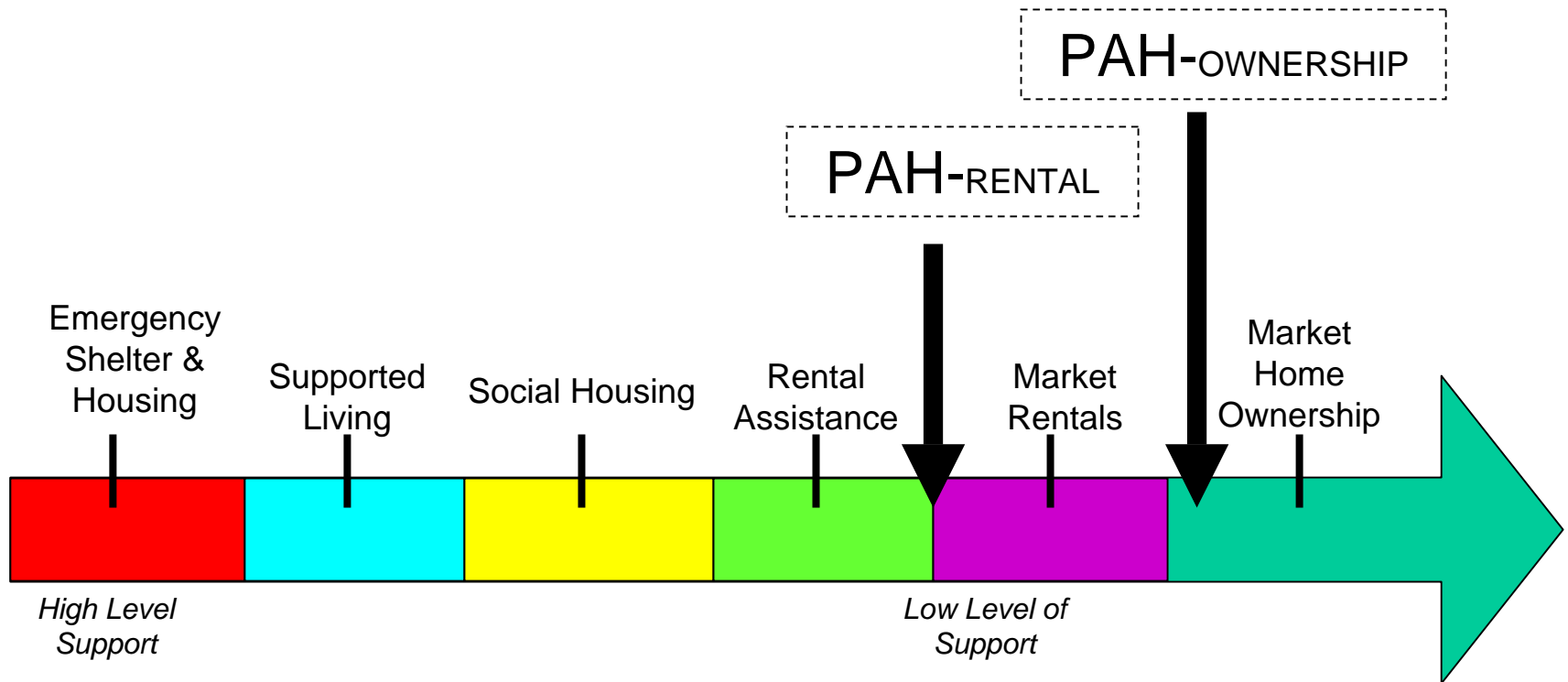
PAH are residential dwelling units, both RENTAL and OWNERSHIP, that permanently stay affordable by placing a **restrictive covenant** on title.



Restrictive Covenant = a list of conditions attached to the legal title. (i.e. max resale price, required principal residence, etc)



RANGE OF HOUSING OPPORTUNITIES



(Adapted from BC Housing's Housing Matters BC)

Are You Eligible for PAH?

PAH ELIGIBILITY CRITERIA

Document No. 002



UAHC

Ucluelet Affordable
Housing Committee

Please review the following 10 criteria to see if you are eligible for available and future PAH units (both rental & ownership). If you are interested in becoming a qualified applicant, please **COMPLETE** the **PAH APPLICATION FORM** found at www.ucluelet.ca or picked up at the District of Ucluelet Office at 200 Main St. Ucluelet (Mon-Fri, 10am- 4pm).

1. Age and Citizenship: the applicant must prove that s/he is of the BC legal age of 19, and is a Canadian citizen or landed immigrant.

2. Employment Requirement: all applicants must qualify under one of the following headings:

a. Employee - an applicant who works at a business located in Ucluelet that holds a District of Ucluelet business license, or recognized equivalent; or

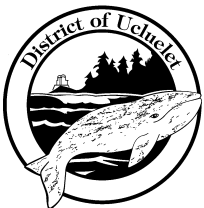
b. Retiree - an applicant who has been a fulltime employee in Ucluelet immediately prior to his/her retirement; or

c. Approved Other - if an applicant meets all other requirements, the governing body (UAHC), reserves the right to waive the employment requirement if doing so would achieve the stated aims of the Ucluelet Affordable Housing Program as outlined in the OCP and other policy directives.

3. Residency Requirement - priority will be given to persons that have lived within the District of Ucluelet at anytime for a minimum of 12 continuous months.

4. Occupancy - the PAH unit must be used on a full-time basis as the principal residence for the qualified applicant.

5. Net Assets - priority will be given to persons that do not already own real estate. If you do own real estate and still wish to apply, please list the properties and explain why you are still requiring affordable housing opportunities.



Are You Eligible for PAH? cont...

6. Gross Annual Household Income Limit - The maximum household income that will be eligible to apply for PAH will be \$52,000*.

**this figure represents Ucluelet's projected median gross household income for 2008, is estimated using the 2001 Census Statistics and will be assessed on a yearly basis.*

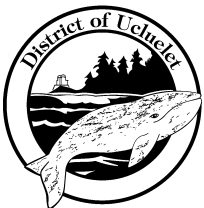
7. Not-For-Profit & Charitable Organization Applications - are permitted as per criterion 2 (c), and where it is deemed in the best interest by the UAHC.

8. Who is eligible for PAH? As long as the PAH Eligibility Criteria are met, no one (including any elected official; municipal, provincial, or federal government employee; UAHC member or employee) is ineligible by virtue of their job/volunteer position.

9. Education & Awareness Seminar - prior to placement into a PAH unit, all applicants must attend a PAH Education & Awareness Seminar in order to understand the PAH procedures.

10. Wait List - unless otherwise stated, placement into an appropriate rental unit will be determined by the position on the rental wait list.

NOTE: UAHC ENCOURAGES APPLICATIONS FOR PAH UNITS EVEN IF THE CURRENT AVAILABLE UNITS DO NOT FIT YOUR NEED. This general call for qualified applicants is also being used to gauge exactly what type of units need to be generated to satisfy the existing demand, so please do not hesitate to apply if you are unsure about whether you would be interested in the available units.



SELECTION PROCESS

CALL FOR APPLICANTS

Submission of applications

**DEADLINE:
FEB 8th, 2008**

Lottery of applicants for ownership units

Waiting List

1. _____
2. _____
3. _____

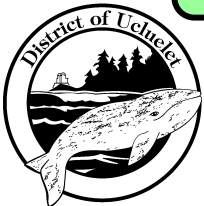
Applications received after deadline and lottery

4. _____
5. _____
6. _____

Available Units:
Open House & PLACEMENT

Applicants must fully qualify with:

- pre-mortgage approval
- statutory letter of declaration
- attendance on seminar on PAH regulations



RESALE/TRANSFER

- Goes back into the Affordable Housing Pool to be offered to the next qualified applicant on the waiting list.
- Limited to sell the unit at 2.4%/year (two points above the Consumer Product Index, CPI), increase of the initial sale price.



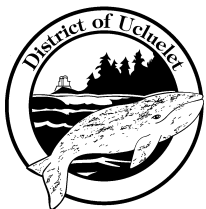
AVAILABLE UNITS

- 2 x two bedroom units in duplex
- Approx. 1000 sq.ft/unit
- Location: Pine Road & Otter Street
- Amenities:
 - close to School and Village Square
 - shared yard
 - parking
 - open kitchen (with dishwasher) & living space
 - large utility/storage room
 - south facing balcony (2nd story unit) or patio (1st floor unit)



FUTURE UNITS

- Your application helps plan the future units
- Do we need more 1 bedroom or 2 bedroom units? Do we need more rental than ownership?
- 20-50 units could be ready by the end of 2009



APPLICATION FORM

- Available at the District Office, or online @ www.ucluelet.ca
- To be used as a survey as well as an application form for the next available units/lottery call.



THANK YOU !

- Chantel Gemmel
- Merle Goreham
- Margaret Morrison
- Susan Mundy
- Charles Smith
- Marla Thirsk
- Councilor Nick Thorp
- Councilor Bill Irving
- Jason Niles, Assistant Planner
- Saila Hull, Director of Corporate Services

