

NAK'AZDLI WHUT'EN OFF RESERVE HOUSING POLICY

This policy is subject to changes without notice as we work through the pilot project.

Definitions:

Off Reserve: Is a Nak'azdli Whut'en member who either normally resides off the IR's or a member who currently resides on reserve but wishes to purchase a home in a city or municipality that is not a part of Nak'azdli Reserve lands.

Band Member: is a person who is a registered member of Nak'azdli Whut'en for at least five years and is over the age of 25

NW: refers to Nak'azdli Whut'en

Housing Subsidy Off Reserve is a grant provided by Nak'azdli Whut'en to its members, that will be used as a down payment for the purchase of an existing dwelling or to secure a construction loan to build a new dwelling with a bank. This grant amount is comparable to the on-Reserve housing program housing subsidy.

Housing Subsidy On-Reserve is a grant available to all Nak'azdli Whut'enne living on, or planning to live on, Nak'azdli Reserve lands, who wish to build a house and can qualify for a mortgage to either purchase an existing approved dwelling or to secure a construction loan to build a new dwelling with the mortgage approved by the bank.

Co-Signer: is a person who signs a lease or loan jointly to guarantee payment. Co-signers can be held legally responsible when an applicant defaults. Co-signers cannot be used because the property can revert to them where the applicant ceases to pay or passes away.

Substandard housing: Housing that is considered unhealthy with regards to meeting the current building codes or is experiencing mold or other health related problems.

Underhoused: A home that is subject to overcrowding by the members immediate family, i.e., children, spouse, elderly parents. Family members who permanently reside and who the member is financial responsible for.

Residential Building Inspection Report: An inspection report can be provided by a BC certified housing inspector.

Market Value Report: A report from a Realtor that gives the fair market value of the property and dwellings.

Subsidy Qualification: The terms and conditions that determine a person's ability to access the Off Reserve and On Reserve Housing Subsidy. The term for subsidy housing is 25 years either on or off reserve and either individually or jointly. The

subsidy of a couple is the same as a subsidy for an individual that holds each person as having had a subsidy and not eligible for 25 years.

Nak'azdli Whut'en – Off Reserve Housing Policy

1. Policy Purpose:

The Off Reserve Housing program policy is designed to set the framework for the pilot project for Housing grants for off-reserve homes. The program will provide opportunities to our qualified members to purchase homes in cities and municipalities outside of the reserve boundaries. The program funding will be paid out of NW own source revenues and will be directly affected by availability of funds. The program projected timeline is 2022 to 2032 and may be amended based on program evaluation or change of funding levels by a Band Council Resolution.

2. Subsidy terms:

Subsidies are the property of the recipients and therefore can be accessed only once every 25 years, or twice in a lifetime by any member or member couple. A subsidy received either on reserve or off reserve, counts as one application. Where there is a breakdown in the marriage both members of the couple will have a legal right to pursue the ownership of the property so therefore, they are both considered to have accessed the subsidy together and separately.

3. Subsidy limitations:

Where a couple has used their subsidy to purchase a home and they do not reside in the home for more than ten years they may be required to repay half of the subsidy before they can be considered for another subsidy even when the 25-year time limit has lapsed.

4. Annual Allocations:

- a) There will be a up to six (6) allocations from each fiscal year's funding.
- b) The amount of the subsidy Allocation per family unit will be \$50,000.00. This amount will be fixed regardless of any increases to the On-Reserve funding unless it is adjusted by Band Council resolution.
- c) Off-Reserve subsidy monies will remain separate from on-Reserve subsidy monies.
- d) All unappointed Subsidy monies can be retained into the next fiscal year

when a band council resolution is put forward and approved prior to March 31, of each Calendar year.

Process: the applicants must provide all the necessary documentation to the committee by the due date to be considered for allocation that year. This includes forms filled in, a letter from your bank indicating your pre-approval level for a mortgage. Applicants must also meet all the eligibility criteria. Failure to provide this information could cause a delay in your approval. *(How is the selection process done at this point? If you have more than six applications?)*

5. Qualifying Properties:

- a) New-build single occupancy homes on purchased property
- b) Prebuilt homes with an approved inspection report
- c) Construction where it qualifies for funding through a bank and is built to code
- d) New built or pre-built homes on lease property where the lease is more than 60 years
- e) Modular homes on lease or purchased property that are on a permanent foundation
- f) Mobile homes that are placed in a trailer park or on purchased land if they are not on wheels
- g) Town houses
- h) Condos
- i) Duplexes, triplexes or other multi unit homes that are owned and occupied by the band member
- j) Other permanent structures that are approved by the committee and are mortgage eligible

6. Amendments:

- a) Guidelines will be reviewed annually prior to an allocation period and may be revised, re-written or cancelled based on the success or failure of the program.
- b) Chief and Council reserve the right to cancel or revise the program as required. That includes modifying the level or frequency of funding; temporarily cancelling, freezing, or disbanding the funding in its entirety.

7. Preference:

- a) Qualified first-time homeowners can have any marital status provided they can qualify for a mortgage without a co-signer and have never owned their own home either on reserve or off.

- b) Homeowners that previously owned homes, but did not default on their mortgage, within the last 10 years.
- c) homeowners who own and live in homes that are substandard either on reserve or off and can meet all other criteria.
- d) Homeowners who are underhoused and can meet all other criteria
- e) When we have less than six 8(a-g) qualified applicants; all others will be considered. That includes members who have owned/or own their own home and are looking to downsize or upgrade and meet all other criteria

8. A qualified Applicant is:

- a) A band member who has sufficient credit either individually; or as part of a couple; to be granted a mortgage without a third-party co-signer; and is named as one of the homeowners.
- b) At least one of the approved applicants is a band member.
- c) A band member who is in good standing with the band and does not have any past housing arrears, i.e., unpaid rents, housing repairs or other unpaid debt to the band.
- d) A band member who is at least 25 years of age.
- e) Will provide a proof of inspection and/or valuation by a certified house inspector or realtor to prove the substandard housing status.
- f) A band member who has not been a recipient or co-recipient of an On-Reserve housing Subsidy for a minimum of 25 years.
- g) Has been a member of Nak'azdli Whut'en for minimum of 5 years.

Process:

The applicant will fill out the application as required to be considered for the housing subsidy. The application process will include proof of income for the last three years, proof of borrowing power from the bank (form to show subsidy consideration) Have a budgeting plan in place to pay the mortgage, meet either on the phone or in person with the housing staff to discuss the criteria.

- a) Must be pre- approved for a BMO mortgage
- b) Must provide a copy of the pre-approval from the bank
- c) Residence must be in Canada
- d) Approval is for off reserve only and cannot be changed to on reserve. That is a separate application.
- e) Must provide a completed application
- f) Must provide a certificate of inspection on the intended purchase if required
- g) Must have at least one band member listed on the mortgage as the purchaser

Applications:

1. Applicants must provide a completed application

2. Proof of Pre-approval from an approved bank or lending institution

Process:

1. Prior to January 31 of each year; the housing committee will review the success of the previous year's allocations.
2. The housing staff will contact the past years recipients to check in on any potential problems that may have risen.
3. The housing committee may make recommendations for changes to Chief and Council because of the report on previous fiscal year's program.
4. All changes must be approved by the NW Council. Changes that substantially alter the parameters of the program; the eligible applicants; or the catchment area will be shared publicly three months before the selection period.
5. The Committee will review and process current applications for Council approval
6. Application intake will take place between January 31 and March 31, annually.
7. The annual selection and approval period will be completed by May 31, of each year.

Notes:
