

Wahnapiatae First Nation

\$12,000 Housing Allocation Policy

Amended by Band Council Motion: 20/21-12-179
At Chief and Council Meeting of: December 15, 2020

Adopted by Band Council Motion: 13/14 #51
At the Chief and Council Meeting of: July 16, 2013

1.0 DEFINITIONS:

- 1.1 WFN - Wahnapiatae First Nation.
- 1.2 Fiscal Year - April 1st to March 31st each year.
- 1.3 Housing Designates:- Executive Director, Housing Coordinator, Chief and Council, Tribal Building Inspector, Health Canada, or a combination of.
- 1.4 Member- a person that is 18 years of age and registered with the Wahnapiatae First Nation.

2.0 POLICY

- 2.1 The purpose of the Housing Allocation is to assist WFN members to improve the housing situation within the community.
- 2.2 This funding will constitute of an allocation of up to a maximum of \$12,000.00 per member living on the reserve.
- 2.3 The first \$6,000.00 will be disbursed after the matched investment is verified.
- 2.4 You must provide proof of a matched investment of \$6000.00. The matched Investment may be material purchased (receipts required), housing asset and sweat equity using reasonable rates and will be verified by the Housing designate. Sweat equity can only be a maximum of 10% of allocation funds.
- 2.5 The second \$6,000.00 will be disbursed after all conditions are met.
- 2.6 Before the second \$6000.00 is disbursed, Wahnapiatae First Nation will do a complete assessment of the work done on the allotted property. An inspection By the Tribal Inspector will ensure the value exceeds the amount of the first allocation requirements and all construction is completed to building code.

2.7 This policy cannot be contravened.

3.0 APPLICATION

3.1 To apply for this allocation the member on behalf of the household must apply in writing to the attention of the Housing Coordinator. The request must be signed by a member asking for the "\$12,000.00 Housing Allocation". The request will be logged, and date stamped on the date received at the WFN Band Office. E-mails from the applicants E-mail address is also acceptable.

3.2 Two matrimonial members of the same household may apply for the allocation funds at the same time providing each member qualifies as stipulated in SECTION 2.4.

3.3 A letter to confirm receipt of this request will be forwarded to the member indicating the date received, and if the member qualifies, the request will be put on the "Housing Allocation" list. The letter will be logged, and date stamped when it leaves the WFN Band Office.

3.4 The disbursement of the allocation will be distributed by priority through the Housing Coordinator. A priority should be identified around need such as extenuating health and safety issues.

3.5 You will be notified by telephone and confirmed in writing when you qualify for the funding. You will have 30 days to reply in writing indicating your intent. Failure to reply in time will remove you from the list & you will have to reapply.

4.0 STIPULATIONS

4.1 The allocation must be used within a year after the member is approved for the allocation (April 1st-March 31st). However, if the member is unable to use the allocation in that fiscal year, they will be placed in priority sequence for the next fiscal year. Failure to choose to utilize the allocation the second year will result in the member having to reapply for the allocation.

4.2 A member must have lived on the First Nation for a minimum of six months in order to qualify for the housing allocation. Members who are in the process of moving to the First Nation full time will be considered for a loan equivalent to the housing allocation. Once the member has lived on the First Nation full time for a period of one year, the loan will become forgivable, and the records will indicate that the member has received his/her housing allocation. If the member does not move to the First Nation on a full-time basis within 6 months of having received the loan, the loan will become repayable. All collection procedures will commence including credit bureau reporting and any other avenues available for collection. Loan details will be included in the loan agreement.

- 4.3** The \$12,000.00 Housing Allocation must be used on the Wahnapiatae First Nation on a registered surveyed lot.
- 4.4** A member's allocation cannot be used on a WFN rental property.
- 4.5** A member's allocation cannot be used on a rent to own property, the housing allocation of \$12,000.00 can be used to pay off the last \$12,000.00 of the amount owing on agreement.
- 4.6** The allocation may be used as a down payment for a home.
- 4.7** All conditions must be met in full BEFORE any monies will be disbursed.

5.0 PLAN AND APPROVAL

5.1 A detailed plan of the requested improvements will be submitted in writing to the Housing Coordinator. The requested improvements plan will be assessed with the assistance of the applicant and the Tribal Building Inspector with priority given to Health and Safety in the prioritized areas listed below:

- Construction/purchase and
- Water and
- Hydro and
- Septic and
- Health and Safety issues then
- Renovations and additions then
- Outbuildings

5.2 The work must be approved and inspected by the Housing Coordinator and the Tribal Building Inspector or Health Canada & must follow all rules, regulations & policies of the WFN and all applicable building codes. The WFN may restrict payment if requirements are not met, excluding health and safety issues.

6.0 APPEAL

6.1 If you are denied this Allocation you may appeal once in writing to the Wahnapiatae First Nation. The final decision will be made by the Wahnapiatae First Nation Chief and Council.

7.0 AMMENDMENT CLAUSE

7.1 This policy maybe amended from time to time by Chief and Council.

