



Q: What is the Wiw̓kem Affordable Rentals Project?

The Wiwem Affordable Rentals Project consists of thirteen brand new non-profit townhomes for Squamish Nation members. The **Wiw̓kem** village is located in the Squamish Valley and is also known as Waiwakum. The project is the first in hopefully a new series of non-profit housing initiatives for Squamish Nation members.

Q: How was this paid for?

The project was paid for from three sources:

- Bethelcorp (Red Sky Development) \$3 Million
- Squamish Nation Trust \$960,000
- Squamish Nation Own Source Revenue \$100,000

Q: How many bedrooms and bathrooms are in the units?

Eight units have three bedrooms and five units are three bedrooms with a large flex-room that can be used as a fourth bedroom. Eight have two bathrooms and five units have three bathrooms.

Q: What are the sizes of the units?

The units come in three sizes:

Building A - 1243 square feet

Building B - 1350 square feet

Building C - 1256 square feet.

Q: Who can apply? Who was this built for?

All Squamish Nation members are invited to apply. The project is considered an affordable rental project and is targeted to working families who may be paying market rent but would welcome some relief with below-market rental.

Q: How much is the rent?

Rent is currently set at the following rates:

1243 sq. ft. at \$1,492.00

1256 sq. ft. at \$1,508.00

1350 sq. ft. at \$1,620.00

Q: Is hydro or gas included in the rent?

No, hydro or gas costs are to be covered by the tenant.

Q: Is that considered affordable?

Non-profit housing is a spectrum of all kinds of housing. There is shelter housing, supportive housing (which includes elder housing, student housing, single mother housing), social housing, affordable rental housing, co-op housing, and more.

On that spectrum, the Thirteenplex would be considered affordable rental -- that is rental housing that is below the market average.

In the town of a Squamish, the average rent for a brand new three bedroom unit in Squamish, BC is \$2200-2400. The thirteenplex is approximately \$700 below these rates. A family moving from market rate housing to these units would save \$8,400/year.

Q: Why are you charging rent?

Rent is collected on these units to cover maintenance, upkeep, repairs, property management, and services like garbage, recycling, snow removal, and lawn maintenance.

Q: Where will the rent money go?

At this time the rent will be collected by the Squamish Nation. However, the Squamish Nation is exploring options to create a non-profit housing authority with an independent board of directors and their own staff to be the main property manager and collect rents independent of the Squamish Nation. This is a model other First Nations have used to ensure politics stays out of the property management of housing units in the community.

If this model is explored with the community, rent money will be collected by this housing authority and used to help the housing authority in its operations.

Q: How much is the damage deposit?

The damage deposit is 50% of one month's rent. This is collected and return to the tenant when they move out if there is no major damages to the unit.

Q: Are pets allowed? What is the pet deposit?

Small pets may be considered. The pet deposit is 50% of one months rent.

Q: What are the policies for these rental units?

The Squamish Nation Council created a Rental Housing Policy Development Committee with a

mixture of elected leadership and staff from Registry, Housing, and Squamish Valley Operations. The committee has drafted a rental housing policy that will be brought to Council for approval.

The policy will outline the process for applications, selection, rent collection, conflict resolution between tenants, and enforcement of rental tenancy agreements.

Q: Who chooses the applicants?

A Squamish Nation Residential Tenancy Application Committee will review the applications and make a selection based on applications meeting any combination of the following criteria:

- Application forms are complete,
- Applications are submitted or received before the close date,
- Minimum income requirements are met,
- The applicant attends the Squamish Nation tenants education program,
- The applicant is prepared to assume the responsibilities and costs associated with regular home maintenance, and/or,
- The applicant knowingly provides false information.

A staff committee will make a selection based on the applications who meet most of the above criteria.

Any committee member in a conflict of interest due to family or friendship will remove themselves from the process.

Council and individual councillors will not be involved in the selection process for tenants in the thirteenplex.

Q: What is needed in the application?

Applicants are asked to provide:

- Proof of Income
- Credit History
- Housing References
- Cover Letter describing your needs (see page 5)
- Signed Application Form

Incomplete applications will not be considered.

Q: If I have bad credit, am I disqualified? Why is a credit check required?

The project asks for a credit check but bad credit will not disqualify an application. We encourage all members to apply even if their credit is bad.

We suggest including explanation for the bad credit in your cover letter. Help is available from the Registry Office to complete the credit check forms, please call.

Good credit helps an applicant meet some of the criteria. Many rental applications ask for credit checks.

Q: Where can I get an application?

Applications can be downloaded from:

www.squamish.net/affordablerentals

or obtained from Totem Hall or the Main Office.

Q: When is the deadline to apply?

The deadline to apply is June 29th, 2018 at 5pm.

Please send applications to:

Michelle George, Operations Director

E: michelle_george@squamish.net

P: Totem Hall (1) 604-892-5166

TF: (1) 604-987-1118

Heather Baker, Housing Officer.

E: heather_baker@squamish.net

P: Registry Dept. (1) 604-982-8607

TF: 1-877-628-2288

Q: What happens if a tenant stops paying rent?

If a tenant stops paying rent the Landlord may end a tenancy by providing a notice to vacate by a specific date.

Q: How will problematic neighbors be dealt with?

A dispute resolution can be initiated by a tenant or landlord to the Director to resolve or settle a dispute.

Q: What if a person's family situation changes while living there? Will they be evicted?

The Waiwakum townhouse units were built for families, if the situation changes the landlord will meet with the tenant and discuss the changes. If it is warranted an exit date will be provided in a Notice.

Q: If the units are for families but then all the children of a tenant move out, what happens?

The landlord will meet with the Tenant and discuss an exit plan.

Q: Will it be called "Thirteenplex" or can we give it a better name?

The Squamish Nation Council has heard suggestions for naming this and other townhome properties. The Council may look at a naming contest to come up with unique names that reflect the community and history. The Squamish Nation will follow up on this at a later date.