ADOPTED

Mayne Island Local Trust Committee
Minutes of Special Meeting

Date: April 19, 2023
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island BC

Members Present: Tobi Elliott, Chair
Jeanine Dodds, Local Trustee
David Maude, Local Trustee

Staff Present: Narissa Chadwick, Island Planner
Fran Munro, Recorder (electronic)

Others Present: Habitat for Humanity members (Scott Dutchak, Tiffany Gates, and David Gregory)
There were approximately 26 members of the public present

1. CALL TO ORDER

Chair Maude called the meeting to order at 3:00 p.m. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. BUSINESS ITEMS

3.1 Conversation with Habitat for Humanity (HH)

- The HH model provides affordable home ownership, not rental housing
- Research shows positive outcomes for families who participate in HH home ownership
- To qualify, you must be:
  - employed to pay the mortgage
  - within a certain wage bracket
  - willing to partner with HH (500 hours of volunteer hours)
- Participants take on an independent 3rd party mortgage
- Traditional mortgages do not cover the full cost, so HH provides a 2nd mortgage that is interest free. Mortgage will not exceed 30% of the family income.
- Monthly payments are income tested.
- Must be registered on title for a buy back If the family wishes to re-sell
- If the family sells the house they receive gains based on the principal on the 1st mortgage and a 2% of the appreciation of the value
- Participants will be registered on title and can sell back to HH once the children have moved out. They will not be kicked out.

- In the Victoria CRD, the applicant must be living on the island for 2 years or more
- In the Victoria CRD, the cost of the home cannot exceed $400,000
- The application takes four months from start to finish
- Works with families with $40,000- $120,000 yearly income
- Some houses have been built with a secondary suite to rent out, but rental may have to meet certain HH requirements, such as affordability
- Homeowner is able to choose who the suite is rented to
- Owners are required to pay for the upkeep of the house
- Grandparents and adult children may live with the family, but are subject to income testing
- Larger donated properties can be re-zoned for subdivision
- HH looks for properties with easily accessible schools, daycares, shopping, etc…
- Increasing the supply of housing can help with the housing crisis to support those who do not fit the young family criteria
- There are several options for completing the 500 volunteer hours (100 volunteer hours can be completed by friends and family)
- Families are able to choose from colour palate, layout, appliance, and storage options
- HH planning guidelines determine the number of bedrooms and square footage based on family composition (quantity and gender of children)
- Self-employed applicants must to be able to demonstrate income for income testing
- HH will provide tax receipts to donors
- Prefab homes can take 6 to 8 months, and new builds can take around 18 months to become available
- The type of family composition that HH builds houses for will be determined by community consultation

4. ADJOURNMENT

By general consent, the meeting was adjourned at 4:00 p.m.

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Tobi Elliott, Chair

Certified Correct:

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Fran Munro, Recorder