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February 22, 2018

File Number: 5770-20

Via email: SimonPalmer3720@gmail.com

Re: Letter of Support for the Denman Housing Association in pursuit of funding opportunities to provide affordable housing to the Denman Community

To whom it may concern,

The Denman Island Local Trust Committee (LTC) is aware that the Denman Housing Association, a registered non-profit organisation made up of volunteer residents on Denman Island, is pursuing funding opportunities to further their interest in providing affordable housing to the community of Denman Island. At the February 6, 2018 meeting of the Denman Island LTC, the following resolution was passed:

“That the Denman Island LTC authorize a letter of support for the Denman Housing Association to be signed by the Chair.”

Several housing needs studies have been conducted over the years and continue to report that a significant proportion of the rental and elder housing on the island is substandard. The results of a 2008 housing needs study¹ confirmed that:

“At least 26 renter households and about 42 elder households on Denman Island are living in housing which is unacceptable according to nationally established standards. These households tolerate housing that is substandard, insecure, unaffordable or overcrowded in order to stay in the community they consider home.”

Another housing needs study² conducted in 2013 concluded that:

“When compared with standards for rental costs, basic amenities (e.g. electricity and running water), rental security, livable condition and adequate space, about 90% of rental units on Denman Island are inadequate. Across the island, there are at least 120 people living in substandard rental housing...”

A housing needs assessment report that includes Denman Island is anticipated to be released this spring as a part of the Islands Trust-wide [Community Housing Needs Project](#) which will provide up to date information on the state of housing throughout the Trust Area.

¹ Housing Needs on Hornby and Denman Island, Prepared by Eberle Planning and Research for Hornby Economic Development Enhancement Corporation, December 4, 2008. <http://www.islandstrust.bc.ca/media/342665/housing-needs-on-hornby-and-denman-islands.pdf>

² Affordable and Convenient Housing Needs on Denman Island, Prepared by John M. Roberts for Denman Housing Association, Nov. 9, 2013. <https://denmanhousing.files.wordpress.com/2013/07/affordable-and-convenient-housing-needs-on-denman-island-2013.pdf>

Denman Island's Official Community Plan, the policy document that guides land use planning on the island, reflects the community's interest in supporting affordable housing on the Island.

- Objective 2 To ensure housing options preserve human diversity in the community.
- Objective 4 To support the establishment of affordable housing, rental opportunities and special needs housing and provide the opportunity for Island seniors to remain in the community, especially in their own or their families' homes.
- Policy 17 The Local Trust Committee should encourage the establishment and work of non-profit land trusts for affordable housing.

As the local government responsible for land use planning on Denman Island, Denman Island LTC strongly supports the work of the Denman Housing Association and their efforts to secure funding to pursue solutions for affordable housing on Denman Island.

Sincerely,



Susan Morrison
Chair, Denman Island Local Trust Committee

cc: Laura Busheikin, Denman Island Trustee, lbusheikin@islandstrust.bc.ca
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