



# **GITLAXT'AAMIKS VILLAGE GOVERNMENT HOUSING POLICY**



**REVISED OCTOBER 14, 2021**

## **VISION STATEMENT:**

**IN SPIRIT OF SAYT KILM GOOT, THE GITLAXT'AAMIKS HOUSING PROGRAM SHALL REFLECT THE VALUES OF OUR AYUUKHL BY PROMOTING INDEPENDENCE, SELF RELIANCE, SWEAT EQUITY AND EQUAL OPPORTUNITY FOR SUSTAINABLE, QUALITY AND AFFORDABLE HOUSING FOR ELIGIBLE CITIZENS WHO WISH TO RESIDE IN GITLAXT'AAMIKS.**

## **INTRODUCTION:**

THE PURPOSE OF THE GITLAXT'AAMIKS HOUSING PROGRAM IS TO PROVIDE OPPORTUNITIES FOR FAMILIES AND INDIVIDUALS TO HAVE ACCESS TO SAFE, AFFORDABLE AND APPROPRIATE HOUSING THAT MEETS HEALTH, SAFETY AND CONSTRUCTION STANDARDS, AND THE GVG HOUSING POLICY PROGRAM.

## **ACCOUNTABILITY:**

THE POLICY ENCOURAGES HOMEOWNERS TO PROTECT AND MAINTAIN THEIR OWN HOMES AS AN ASSET AND A PERSONAL INVESTMENT WHICH WILL ENSURE THAT HOUSING WILL BE AVAILABLE FOR FUTURE GENERATIONS.

## **BENEFACTORS:**

WE HAVE A YOUNG FAST GROWING POPULATION WHO REQUIRE HOUSING, THEREFORE, WE MUST CONTINUALLY ADDRESS THIS NEED TO MINIMIZE THE IMPACT ON THEIR QUALITY OF LIFE.

## **CONSISTENCY:**

THE HOUSING POLICY WILL PROVIDE DIRECTION TO ENSURE THE PROVISION OF THE HOUSING PROGRAM & SERVICES IN A CONCISE AND CLEAR MANNER.

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## **1.0 LEGAL FRAMEWORK:**

### **A) CONSTITUTION OF THE NISGA'A NATION:**

SECTION 24 OF THE CONSTITUTION PROVIDES FOR NISGA'A GOVERNMENT TO ATTEMPT TO ENSURE THAT ALL NISGA'A CITIZENS HAVE ACCESS TO ADEQUATE, SAFE AND AFFORDABLE HOUSING.

### **B) FISCAL FINANCING AGREEMENT; FFA**

UNDER THE FISCAL FINANCING AGREEMENT, THE NISGA'A NATION HAS AGREED TO PROVIDE A PROGRAM FOR THE CONSTRUCTION AND REHABILITATION OF RESIDENTIAL HOUSING FOR NISGA'A CITIZENS ON NISGA'A LANDS. THE NISGA'A NATION MUST ENSURE THAT THE NISGA'A HOUSING PROGRAM MEETS CERTAIN REQUIREMENTS, AS LAID OUT IN THE *NISGA'A PROGRAMS & SERVICES DELIVERY ACT*:

- ESTABLISHMENT OF A PUBLIC STATEMENT OF ELIGIBILITY CRITERIA
- EQUALITY OF ACCESS FOR ALL ELIGIBLE NISGA'A CITIZENS
- PROVIDE AN IMPARTIAL PROCESS OF APPEAL OF ADMINISTRATIVE DECISIONS UNDER THE PROGRAM

SCHEDULE "B" TO THE FFA ALSO CONTAINS PROVISIONS FOR REPORTING REQUIREMENTS AND SHARING OF INFORMATION PERTAINING TO PERFORMANCE AND EVALUATION OF HOUSING PROGRAMS.

THE NISGA'A NATION HAS INCLUDED PROVISIONS IN THE *NISGA'A FINANCIAL ADMINISTRATION ACT* AND *NISGA'A PROGRAMS & SERVICES DELIVERY ACT* TO GIVE EFFECT TO ITS OBLIGATIONS UNDER THE FFA RELATING TO NISGA'A HOUSING.

### **C) NISGA'A FINANCIAL ADMINISTRATION ACT**

THE *NISGA'A FINANCIAL ADMINISTRATION ACT* REQUIRES THE TRANSFER OF HOUSING FUNDS FROM CANADA TO EACH OF THE VILLAGES BASED ON PERCENTAGES ESTABLISHED UNDER THE REGULATIONS TO THE ACT. THE ACT FURTHER REQUIRES THAT THESE HOUSING APPROPRIATIONS MAY ONLY BE SPENT UNDER A RESIDENTIAL HOUSING PROGRAM OF THE NISGA'A NATION ESTABLISHED UNDER THE *NISGA'A PROGRAMS & SERVICES DELIVERY ACT*.

### **D) NISGA'A PROGRAMS & SERVICES DELIVERY ACT**

UNDER THE *NISGA'A PROGRAMS & SERVICES DELIVERY ACT*, THE NISGA'A LISIMS GOVERNMENT EXECUTIVE IS RESPONSIBLE FOR THE OVERSIGHT, MANAGEMENT, AND CONTROL OF ALL MATTERS RELATING TO PROGRAMS & SERVICES OF THE NISGA'A NATION, INCLUDING PROGRAM SUBSTANCE, POLICIES, PRACTICES, STANDARDS, CRITERIA, OTHER REQUIREMENTS AND PROGRAM EVALUATION AS TO ECONOMY, EFFICIENCY AND EFFECTIVENESS. THIS INCLUDES THE NISGA'A HOUSING PROGRAM.

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PART 8 OF THE ACT SPECIFICALLY REQUIRES THE ESTABLISHMENT OF THE NISGA'A HOUSING PROGRAM WITH THE INTENTION THAT THE PROGRAM WILL MEET THE NISGA'A NATION'S OBLIGATIONS REGARDING HOUSING UNDER THE FFA. THIS PROCESS IS IDENTIFIED UNDER THE *RESIDENTIAL HOUSING PROGRAM REGULATIONS*.

### **E) RESIDENTIAL HOUSING PROGRAM REGULATIONS:**

THE RESIDENTIAL HOUSING PROGRAM REGULATIONS IDENTIFY THE PROCESS UNDER WHICH ALL NISGA'A VILLAGES ADMINISTER THE NISGA'A HOUSING PROGRAM.

THE REGULATIONS INCLUDE THE FOLLOWING:

- ELIGIBILITY CRITERIA
- RESIDENTIAL HOUSING APPLICATIONS
- RIGHT OF REVIEW
- HOUSING INVENTORY & MAINTENANCE
- HOUSING REPORTS
- HOUSING BUDGETS
- MONTHLY & ANNUAL FINANCIAL STATEMENTS
- PERMITTED HOUSING EXPENDITURES
- HOUSING CONSTRUCTION CONTRACTS
- HOUSING ADMINISTRATION DELIVERY AGREEMENTS
- APPLICABLE STANDARDS
- PROPERTY & LIABILITY STANDARDS
- DIRECTOR OF FINANCE AUTHORITIES
- SERVICE PROVIDER RESPONSIBILITIES

### **F) NEW AIYANSH VILLAGE GOVERNMENT BUILDING REGULATION ACT:**

ON JANUARY 4, 2001, GITLAXT'AAMIKS VILLAGE GOVERNMENT ENACTED THE *BUILDING REGULATION ACT* FOR THE COMMUNITY OF NEW AIYANSH.

THIS ACT REGULATES THE PROCESS FOR ANY TYPE OF DESIGN, CONSTRUCTION OR REHABILITATION OF ANY BUILDINGS, INCLUDING HOUSING FOR GITLAXT'AAMIKS.

THIS ACT INCLUDES THE FOLLOWING:

- APPLICATION, CODES & EXEMPTIONS
- DUTIES & RESPONSIBILITIES OF OWNERS
- BUILDING INSPECTOR
- APPLICATION & PERMITS
- OTHER REQUIREMENTS – SITE WORKS
- GENERAL REQUIREMENTS – NOTICE, RIGHT OF REVIEW, PENALTIES, ETC
- BUILDING PERMIT FORMS

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## **G) NISGA'A NATION OR NISGA'A VILLAGE ENTITLEMENT ACT:**

SINCE THE PASSING OF THE NISGA'A LAND TRANSITION ACT, THERE ARE 3 OPTIONS AVAILABLE TO NISGA'A CITIZENS FOR LAND OWNERSHIP.

THEY ARE VILLAGE LAND ENTITLEMENT, NISGA'A NATION LAND ENTITLEMENT OR FEE SIMPLE.

EFFECTIVE APRIL 1, 2022, ANY HOMEOWNERS APPLYING FOR HOUSING RENOVATIONS OR NEW HOUSING MUST HAVE A NISGA'A NATION ENTITLEMENT OR MUST APPLY TO CHANGE THEIR VILLAGE ENTITLEMENT TO NISGA'A NATION ENTITLEMENT.

FOR NEW HOUSING, APPLICATION MUST BE MADE TO GITLAXT'AAMIKS VILLAGE GOVERNMENT FOR A DESIGNATED LOT. YOU MUST IDENTIFY YOUR APPLICATION AS A NISGA'A NATION ENTITLEMENT.

THE GRANTING OF A NISGA'A NATION LAND ENTITLEMENT IS NOT EFFECTIVE UNTIL THE GRANT IS APPROVED BY GITLAXT'AAMIKS VILLAGE GOVERNMENT AND REGISTERED BY THE LAND REGISTRAR AT NISGA'A LISIMS GOVERNMENT LAND TITLE OFFICE.

## **2.0 GITLAXT'AAMIKS HOUSING POLICY:**

THE PURPOSE OF THE HOUSING POLICY IS TO PROVIDE VILLAGE GOVERNMENT AND ADMINISTRATION WITH THE OPERATIONAL GUIDELINES FOR THE DAY-TO-DAY PROCEDURES OF DELIVERING & ADMINISTERING THE HOUSING PROGRAM AND RELATED SERVICES.

IT WILL ALSO INCLUDE THE FINANCIAL GUIDELINES, REPORTING REQUIREMENTS, AND HOUSING APPLICATION KITS THAT WILL IDENTIFY THE PROCESS FOR APPLYING FOR SUCH SERVICES.

## **2.1 OBJECTIVES:**

HOUSING IS AN ESSENTIAL SERVICE AS IT AFFECTS THE HEALTH AND WELL BEING OF ALL MEMBERS, THEREFORE, THE PRIMARY OBJECTIVES OF OUR HOUSING POLICY INCLUDE:

- TO RESPOND TO THE DEMAND & MEET THE NEED FOR ADEQUATE HOUSING
- PRIORIZE & ALLOCATE HOUSING IN AN EQUITABLE MANNER
- PROTECT & ENHANCE THE COMMUNITY'S INVESTMENT IN NEW HOUSING
- PROTECT & EXTEND THE LIFE OF OUR EXISTING HOUSING STOCK
- PROMOTE INDIVIDUAL PRIDE & RESPONSIBILITY FOR YOUR OWN HOME

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## **2.2 POLICY ADMINISTRATION & ENFORCEMENT:**

THE GITLAXT'AAMIKS HOUSING OFFICER WILL BE RESPONSIBLE FOR THE DAY-TO-DAY OPERATIONS OF ALL HOUSING PROGRAMS & SERVICES.

THE GITLAXT'AAMIKS HOUSING COMMITTEE IS RESPONSIBLE FOR THE POLICY DEVELOPMENT OF ALL HOUSING PROGRAMS.

## **3.0 ROLES & RESPONSIBILITIES: COMMUNITY MEMBERS**

EACH PERSON HAS A RESPONSIBILITY TO CONTRIBUTE THEIR VIEWS ON EXISTING AND FUTURE HOUSING PROGRAMS & SERVICES AND TO CONTRIBUTE TO THE DEVELOPMENT OF HOUSING POLICIES & PROCEDURES FOR THE COMMUNITY OF GITLAXT'AAMIKS.

## **3.1 ROLES & RESPONSIBILITIES: HOMEOWNERS**

EACH HOMEOWNER HAS A RESPONSIBILITY TO INSTILL **PRIDE & OWNERSHIP** OF THEIR OWN HOUSING UNITS BY KEEPING THE UNIT WELL MAINTAINED FOR THE BENEFIT OF THEIR OWN FAMILIES.

## **3.2 ROLES & RESPONSIBILITIES: GITLAXT'AAMIKS HOUSING COMMITTEE**

THE KEY RESPONSIBILITIES OF THE HOUSING COMMITTEE ARE TO REVIEW & RECOMMEND APPLICATIONS FOR HOUSING PROGRAMS IN CONJUNCTION WITH THE CHIEF ADMINISTRATIVE OFFICER AND THE HOUSING OFFICER INCLUDING:

- TO ADVISE OF CHANGES IN POLICY AS RECOMMENDED BY THE CHIEF ADMINISTRATIVE OFFICER, THE HOUSING OFFICER, THE MEMBERSHIP AND OR COUNCIL
- TO REPORT TO GITLAXT'AAMIKS VILLAGE GOVERNMENT ON A MONTHLY BASIS
- TO ASSIST IN THE PREPARATION OF THE ANNUAL HOUSING PLAN
- TO SUPPORT THE ENFORCEMENT OF THE HOUSING POLICY AND
- TO SUPPORT THE WORK OF THE HOUSING OFFICER.

## **3.3 ROLES & RESPONSIBILITIES: HOUSING OFFICER**

THE KEY RESPONSIBILITIES OF THE HOUSING OFFICER IS TO RECOMMEND CHANGES IN POLICY AS NEEDED INCLUDING:

- REVIEW ANNUAL HOUSING GOALS & PRIORITIES
- PREPARE ANNUAL HOUSING BUDGET ACCORDING TO HOUSING PLAN
- ASSIST THE CHIEF ADMINISTRATIVE OFFICER IN THE PREPARATION OF THE ANNUAL HOUSING EXPENDITURE PLAN
- MAINTAIN AN UP-TO-DATE LIST OF HOUSING APPLICANTS

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- GATHER AND REVIEW INFORMATION ON NEW HOUSING PROGRAMS
- MONITOR EFFECTIVENESS OF HOUSING POLICIES AND PROGRAMS
- PROVIDE MONTHLY REPORT TO GITLAXT'AAMIKS VILLAGE GOVERNMENT;  
PREPARE ANNUAL HOUSING REPORT
- IMPLEMENT QUARTERLY HOUSING PREVENTATIVE MAINTENANCE WORKSHOPS
- HOST PUBLIC HOUSING INFORMATION MEETINGS WITH COMMUNITY.

### **3.4 ROLES & RESPONSIBILITIES: GITLAXT'AAMIKS VILLAGE GOVERNMENT**

GITLAXT'AAMIKS VILLAGE GOVERNMENT IS RESPONSIBLE FOR REVIEWING AND APPROVING THE ANNUAL HOUSING EXPENDITURE PLAN INCLUDING:

- REVIEW AND APPROVE RECOMMENDATIONS SUBMITTED BY THE  
GITLAXT'AAMIKS HOUSING COMMITTEE
- ENSURE THAT DECISIONS COMPLY WITH THE HOUSING POLICY
- APPROVE POLICIES AND PROCEDURES THAT ARE TO BE IMPLEMENTED FOR ALL  
HOUSING PROGRAMS
- ENSURE THE PLAN FITS WITH THE ANNUAL HOUSING BUDGET
- CONSIDER THE VIEWS OF THE MEMBERSHIP AND
- THE FINAL DECISION FOR ALL HOUSING PROGRAMS & SERVICES IS THE  
RESPONSIBILITY OF VILLAGE GOVERNMENT.

### **3.5 ROLES & RESPONSIBILITIES: CHIEF ADMINISTRATIVE OFFICER (CAO)**

THE CAO IS RESPONSIBLE TO OVER-SEE THE OPERATIONS OF THE GITLAXT'AAMIKS HOUSING PROGRAM IN CONJUNCTION WITH THE HOUSING OFFICER BY ENSURING THE FINANCIAL CONTROLS ARE IN PLACE FOR ALL HOUSING INITIATIVES.

### **4.0 APPEAL COMMITTEE:**

THE PRIMARY FUNCTION OF THE APPEAL COMMITTEE IS TO HEAR APPEALS BY APPLICANTS REGARDING HOUSING DECISIONS; TO VERIFY IF DECISIONS ARE IN ACCORDANCE WITH THE APPROVED POLICY, AND THEN MAKE THE FINAL DECISION IN REGARD TO THE APPEAL.

THE APPEAL COMMITTEE WILL CONSIST OF THE APPLICANT, COMMUNITY MEMBER AT LARGE, CHAIR OF THE HOUSING COMMITTEE, CAO, HOUSING OFFICER & THE CHIEF COUNCILLOR.

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## **4.1 APPEAL PROCESS:**

ANY APPLICANT MAY APPEAL HOUSING DECISIONS FOR VIOLATION OF POLICY. THE FOLLOWING PROCESS WILL APPLY:

- ❑ SUBMIT A LETTER OF APPEAL WITHIN TEN (10) WORKING DAYS OF WHEN THE DECISION WAS MADE.
- ❑ FORWARD THE LETTER OF APPEAL TO THE HOUSING OFFICER, WHO WILL NOTIFY THE GITLAXT'AAMIKS HOUSING COMMITTEE WITHIN SEVEN (7) WORKING DAYS OF RECEIPT OF THE APPEAL.
- ❑ THE GITLAXT'AAMIKS HOUSING COMMITTEE WILL HAVE SEVEN (7) WORKING DAYS IN WHICH TO RECONSIDER ITS DECISION BASED ON ANY NEW INFORMATION PROVIDED.
- ❑ IF AFTER SEVEN (7) WORKING DAYS, THE GITLAXT'AAMIKS HOUSING COMMITTEE HAS NOT AMENDED THE DECISION, THEN THE APPEAL WILL BE FORWARDED TO THE APPEAL COMMITTEE.
- ❑ THE APPEAL COMMITTEE WILL REVIEW THE INFORMATION FROM BOTH PARTIES AND MAY REQUEST VERBAL PRESENTATIONS.
- ❑ IF VERBAL PRESENTATIONS ARE REQUESTED, A HEARING WILL BE SET UP BY THE APPEAL COMMITTEE.
- ❑ BOTH PARTIES MUST ABIDE BY THE FINAL DECISION OF THE APPEAL COMMITTEE.

## **5.0 CONSTRUCTION INSURANCE:**

HOMEOWNERS ARE REQUIRED TO OBTAIN CONSTRUCTION INSURANCE PRIOR TO CONSTRUCTION OF NEW HOUSING. SUCH COST SHOULD BE INCLUDED IN OVER ALL PROJECT COSTS.

HOMEOWNERS WHO ARE APPROVED FOR REGULAR OR MAJOR RENOVATIONS ARE REQUIRED TO OBTAIN AND PROVIDE PROOF OF CONSTRUCTION INSURANCE FOR DURATION OF PROJECT.

## **6.0 VACATED & ABANDONED UNITS:**

HOMEOWNERS WHO **VACATE OR ABANDON** THEIR UNITS ARE **NOT ELIGIBLE** FOR RENOVATIONS OR SERVICES FROM THE HOUSING PROGRAM.

HOMEOWNERS ARE ENCOURAGED TO INFORM THE HOUSING OFFICER OF ANY LENGTHY ABSENCES FROM THE UNIT, THEREBY, PERMITTING THE HOUSING OFFICER ACCESS FOR THE PURPOSE OF MONITORING THE UNIT FOR VANDALISM OR OTHER HAZARDS.

WHERE ANY UNITS ARE VACATED OR ABANDONED FOR MORE THAN 90 DAYS WITHOUT NOTICE, VILLAGE GOVERNMENT WILL TAKE NECESSARY ACTION TO SECURE THE HOME TO PREVENT ANY FLOODING FROM FROZEN PIPES AND OR DAMAGE TO THE UNIT. IF THIS IS REQUIRED, THE HOMEOWNER WILL BE RESPONSIBLE FOR ANY RELATED COSTS.

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**ANY DAMAGES TO A UNIT VACATED OR ABANDONED WILL BE THE RESPONSIBILITY OF THE HOMEOWNER.**

GITLAXT'AAMIKS VILLAGE GOVERNMENT IS COMPLETING THE VACATED AND ABANDONED HOMES BYLAW WHICH SHALL COME INTO EFFECT ONCE IT IS PASSED BY COUNCIL.

## **6.1 HOUSING ARREARS:**

IN ORDER TO QUALIFY FOR THE ONE TIME NEW HOUSE SUBSIDY OR RENOVATIONS, THE HOMEOWNER MUST PAY OFF ALL OUTSTANDING RENTAL ARREARS, BANK MORTGAGES, INTERNAL MORTGAGES AND OR OUTSTANDING HOUSING PAYMENTS PRIOR TO RECEIVING SUCH SERVICES.

## **6.2 RENTAL OF HOME:**

HOMEOWNERS WHO CHOOSE TO RENT OUT THEIR HOMES, DO NOT QUALIFY FOR THE HOUSING RENOVATION PROGRAM; AS A LANDLORD, THE HOMEOWNER IS REQUIRED TO FOLLOW THE *PROVINCIAL LANDLORD TENANCY ACT*, THEREFORE, ANY RENOVATIONS ON THE HOUSING UNIT IS YOUR RESPONSIBILITY AS YOU ARE RECEIVING RENTAL FUNDS.

IN THE EVENT A PRIVATE RENTAL UNIT BECOMES A HEALTH & SAFETY HAZARD TO THE CURRENT TENANT, AND THE SHELTER/RENT COSTS ARE DERIVED FROM ANY OF THE GITLAXT'AAMIKS PROGRAMS OR SERVICES SUCH AS SOCIAL ASSISTANCE, EDUCATION OR WORK PROGRAMS, THE RENT FUNDS SHALL BE REDIRECTED TO GITLAXT'AAMIKS HOUSING PROGRAM TO CONDUCT REQUIRED RENOVATIONS ON THE UNIT.

## **7.0 DEATH OF A HOMEOWNER:**

UNLESS YOU HAVE A "WILL" AND YOUR LAND ENTITLEMENT CERTIFICATE IDENTIFIES JOINT TENANCY WITH ANOTHER MEMBER OF YOUR FAMILY, YOU WILL NOT BE ABLE TO LEAVE YOUR HOME AND LAND ENTITLEMENT TO ANY FAMILY MEMBER. ALL YOUR PROPERTIES WILL BE HELD "IN ESTATE" UNTIL YOUR FAMILY FILES THE NECESSARY COURT DOCUMENTS UNDER THE *PROVINCIAL ESTATE ACT*. IF YOUR FAMILY DOES NOT FILE THE REQUIRED COURT DOCUMENTS, THE PROVINCE CAN SELL OFF YOUR LAND & HOUSE. WITHOUT A WILL, THIS WILL BECOME VERY COSTLY TO YOUR FAMILY.

ANY NEW HOUSING UNITS ON A MORTGAGE PROGRAM, AN INTERNAL MORTGAGE PROGRAM OR THROUGH A FINANCIAL INSTITUTION ARE REQUIRED TO HAVE TERM LIFE INSURANCE. THIS MEANS, IN THE EVENT OF YOUR DEATH OR YOUR SPOUSE, THE MORTGAGE WILL BE PAID OFF.

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HOMEOWNERS ARE ENCOURAGED TO PREPARE A WILL THAT CLEARLY IDENTIFIES THE EXECUTOR OF YOUR ESTATE AND THE BENEFICIARY OF YOUR ASSETS INCLUDING HOUSE & PROPERTY.

## EXAMPLES OF WILLS:

- LIVING WILL – VIDEO OR RECORDED
- WRITTEN WILL
- LETTER WITH WITNESSED SIGNATURE

## **8.0 HOUSING PROGRAMS:**

THE GITLAXT'AAMIKS VILLAGE GOVERNMENT OFFERS THE FOLLOWING HOUSING PROGRAMS TO ELIGIBLE UNITS OF GITLAXT'AAMIKS:

<input type="checkbox"/> NEW HOUSING SUBSIDY PROGRAM – MAXIMUM GRANT	\$47,000.00
<input type="checkbox"/> MINOR RENOVATIONS-MAXIMUM ALLOWABLE	\$ 5,000.00
<input type="checkbox"/> EMERGENCY RENOVATIONS – MAXIMUM ALLOWABLE	\$ 5,000.00
<input type="checkbox"/> REGULAR RENOVATIONS – MAXIMUM ALLOWABLE	\$15,000.00
<input type="checkbox"/> MAJOR RENOVATION – MOLD – MAXIMUM ALLOWABLE	\$32,000.00
<input type="checkbox"/> ELDERS RENOVATIONS – MAXIMUM ALLOWABLE	\$15,000.00
<input type="checkbox"/> SLURRY PROGRAM – MAXIMUM GRANT	\$ 5,000.00
<input type="checkbox"/> ELECTRICAL UPGRADE – MAXIMUM GRANT	\$ 7,000.00
<input type="checkbox"/> ROOFING PROGRAM – MAXIMUM GRANT	\$ 6,000.00
<input type="checkbox"/> <b>INSURANCE – MAXIMUM GRANT – PER UNIT</b>	<b>\$ 1,000.00</b>

## **8.1 NEW HOUSING SUBSIDY PROGRAM:**

THIS PROGRAM IS FOR NEW HOUSING WITH A MAXIMUM GRANT OF \$47,000.00. TO ENSURE WE ARE ABLE TO MEET THE NEEDS OF ALL NEW APPLICANTS, THE PROGRAM IS AVAILABLE ON A **ONE TIME BASIS ONLY**.

THE SUBSIDY DOES NOT COVER THE ENTIRE COST OF THE CONSTRUCTION A NEW HOUSE, THEREFORE, INDIVIDUALS ARE REQUIRED TO SECURE ADDITIONAL FINANCING TO COMPLETE THE HOME. YOU MUST HAVE ALL FINANCIAL RESOURCES CONFIRMED BEFORE CONSTRUCTION OF THE UNIT BEGINS.

TO ENSURE THE COMPLETION OF THE HOUSE, THERE SHALL BE A 6 MONTH TIMELINE FOR CONSTRUCTION OF THE UNIT. IN THE EVENT THE HOMEOWNER IS UNABLE TO MEET THE 6 MONTH TIMELINE, THE HOMEOWNER MUST SUBMIT A LETTER REQUESTING AN EXTENSION TO COMPLETE CONSTRUCTION.

FOR INTERNAL MORTGAGES, GITLAXT'AAMIKS VILLAGE GOVERNMENT SHALL BE NAMED AS JOINT TENANT ON THE LAND ENTITLEMENT CERTIFICATE UNTIL SUCH TIME AS THE INTERNAL MORTGAGE IS PAID OFF.

THE NEW HOUSING SUBSIDY WILL NOT BE RELEASED UNTIL ADDITIONAL FINANCING IS CONFIRMED IN WRITING.

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## **8.2 RENOVATION PROGRAMS:**

IN ORDER TO QUALIFY FOR ANY OF THE RENOVATION PROGRAMS, YOU MUST BE THE OWNER OF THE HOME, CURRENTLY LIVING IN THE HOME AND YOU MUST HOLD THE LAND ENTITLEMENT CERTIFICATE.

IN THE EVENT OF DEATH OR SALE OF THE HOME AND THE TITLE OF OWNERSHIP CHANGES, THE NEW HOMEOWNER MAY QUALIFY FOR RENOVATIONS DEPENDING ON CIRCUMSTANCES. EACH APPLICATION WILL BE REVIEWED ON ITS OWN MERITS BASED UPON AN INSPECTION OF THE UNIT BY A CERTIFIED INSPECTOR AND AS PER RECOMMENDATION TO COUNCIL BY THE CAO AND THE HOUSING OFFICER.

AS THE RENOVATION FUNDS ARE LIMITED, HOMEOWNERS MUST PROVIDE SWEAT EQUITY (I.E. HOMEOWNERS AND OR FAMILY MEMBERS CONTRIBUTE LABOUR COSTS FREE OF CHARGE) SO THAT MORE OF THE FUNDS CAN BE FOR BUILDING MATERIALS, SUPPLY AND REDUCE THE COST OF LABOUR.

GVG OFFERS THE FOLLOWING RENOVATION PROGRAMS:

## **8.3 MINOR RENOVATION PROGRAM:**

THIS PROGRAM IS PRIMARILY FOR MINOR RENOVATIONS SUCH AS REPLACEMENT OF FRONT/BACK PORCHES, DOORS, PAINT, FLOORING. THE PROGRAM IS AVAILABLE ON A ONE TIME IN NATURE SITUATION. MAXIMUM ALLOWABLE IS \$5,000.00.

IN THE EVENT THE HOMEOWNER CHOOSES TO DO FURTHER RENOVATIONS, ANY FUNDS APPROVED UNDER THIS PROGRAM SHALL BE APPLIED TO THE NEW APPLICATIONS FOR MAJOR RENOVATIONS OR REGULAR RENOVATIONS DEPENDING ON THE SCOPE OF WORK.

## **8.4 EMERGENCY RENOVATION PROGRAM:**

THIS PROGRAM IS PRIMARILY FOR EMERGENCIES SUCH AS HOT WATER TANKS, ELECTRICAL, HEATING, PLUMBING AND HANDICAP RAMPS. MAXIMUM ALLOWABLE IS \$5,000.00.

## **8.5 REGULAR RENOVATION PROGRAM:**

THE REGULAR RENOVATION PROGRAM IS AVAILABLE ON A ONE TIME BASIS TO A MAXIMUM ALLOWABLE OF \$15,000.00. RENOVATIONS FOR THIS INITIATIVE ARE PRIMARILY FOR THE EXTERIOR BUILDING ENVELOPE WHICH CAN INCLUDE REPAIR & REPLACEMENT OF FOUNDATIONS, FRAMING & INSULATION, EXTERIOR WINDOWS & DOORS, SIDING, ROOFING, PERIMETER DRAINS, PLUMBING, HEATING AND CAN EXTEND TO INTERIOR FINISHES BASED ON THE INSPECTION SCOPE OF WORK. ANY COSTS OVER AND ABOVE IS THE RESPONSIBILITY OF THE HOMEOWNER.

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ANY FUNDS PREVIOUSLY APPROVED UNDER THE MINOR RENOVATION PROGRAM SHALL BE APPLIED TO THE NEW APPLICATIONS FOR REGULAR RENOVATIONS.

TO ENSURE WE ARE ABLE TO MEET THE NEEDS OF ALL HOMEOWNERS IN GITLAXT'AAMIKS, THIS PROGRAM IS AVAILABLE ON A **ONE TIME BASIS ONLY**. ONCE YOU HAVE RECEIVED THIS GRANT PROGRAM, YOU ARE RESPONSIBLE TO UPKEEP YOUR HOME THROUGH REGULAR MAINTENANCE.

YOUR HOME MUST BE TEN (10) YEARS OR OLDER TO QUALIFY.

### **8.6 MAJOR RENOVATIONS AND MOLD REMEDIATION PROGRAM:**

THIS PROGRAM IS FOR UNITS THAT REQUIRE MAJOR RENOVATIONS OR MOLD REMEDIATION MEASURES. THE MAXIMUM ALLOWABLE IS \$32,000.00. THIS PROGRAM IS AVAILABLE ON A **ONE TIME BASIS ONLY**.

AS THE COST TO REPAIR MOLD INFESTED HOMES OR MAJOR RENOVATIONS USUALLY EXCEEDS THE MAXIMUM ALLOWABLE, HOMEOWNERS ARE REQUIRED TO SECURE OTHER FUNDING SOURCES TO COMPLETE THE UNIT.

ANY FUNDS PREVIOUSLY APPROVED UNDER THE REGULAR OR MINOR RENOVATION PROGRAM SHALL BE APPLIED TO THE NEW APPLICATIONS FOR MAJOR RENOVATIONS OR MOLD REMEDIATION.

THE HOME MUST BE TEN (10) YEARS OR OLDER TO QUALIFY FOR THE MAJOR RENOVATION PROGRAM AND FOR THE MOLD REMEDIATION PROGRAM.

### **8.7 ELDERS RENOVATION PROGRAM:**

THIS PROGRAM WAS IDENTIFIED TO MEET THE NEEDS OF GITLAXT'AAMIKS ELDERS WITH A MAXIMUM ALLOWABLE OF \$15,000.00.

RENOVATIONS CAN INCLUDE REPAIR & REPLACEMENT OF FOUNDATIONS, FRAMING & INSULATION, EXTERIOR FINISHES, PLUMBING, HEATING, REPLACEMENT OF ROOF, REPLACEMENT OF WINDOWS & DOORS AND INTERIOR FINISHES.

THIS PROGRAM CANNOT BE COMBINED WITH ANOTHER RENOVATION PROGRAM. THE ELDERS RENOVATION PROGRAM IS **AVAILABLE ON A ONE TIME BASIS ONLY**.

IN THE EVENT YOU HAVE RECEIVED REGULAR OR MAJOR RENOVATIONS, YOU WILL NOT BE ELIGIBLE FOR THE ELDERS RENOVATION PROGRAM FOR UP TO FIVE YEARS.

YOUR HOME MUST BE TEN (10) YEARS OR OLDER TO QUALIFY FOR THE ELDERS RENOVATION PROGRAM.

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### **8.8 HOME FOR HUMANITY:**

THIS HOME FOR HUMANITY INITIATIVE IS GITLAXT'AAMIKS VILLAGE GOVERNMENT'S VERSION OF AN AFFORDABLE HOUSING OPPORTUNITY FOR FAMILIES IN NEED OR ON LIMITED INCOME.

THIS PROGRAM DOES NOT IN ANY WAY DEPICT WORLD VISION OR OTHER HOME FOR HUMANITY PROJECTS.

THE HOME FOR HUMANITY PROJECT AND RECIPIENTS SHALL BE SELECTED THROUGH GITLAXT'AAMIKS VILLAGE GOVERNMENT.

**THIS PROJECT WILL BE AVAILABLE ON A NEEDS BASIS AND AVAILABLE FUNDS.**

THE MAXIMUM ALLOWABLE FOR THIS INITIATIVE IS A \$47,000.00 SUBSIDY. THE HOMEOWNER MUST SIGN AN AGREEMENT TO REPAY COSTS OVER AND ABOVE THE SUBSIDY. THE HOMEOWNER WILL STILL BE REQUIRED TO PROVIDE THE \$2,000.00 DOWN PAYMENT.

**IN THE EVENT OF BREACH OF REPAYMENT AGREEMENT ON THE HOME FOR HUMANITY, SECTION 9.0 WILL APPLY.**

### **8.9 SLURRY PROGRAM:**

THIS PROGRAM IS FOR THOSE UNITS WITH CRAWL SPACES THAT ARE NOT SEALED TO PROTECT AGAINST MOISTURE BUILD UP AND TO PROTECT THE ASSET FROM DRY ROT.

MAXIMUM ALLOWABLE IS \$5,000.00

### **8.10 CONCRETE SLAB ON GRADE:**

THIS PROGRAM IS FOR THOSE UNITS WITH UNFINISHED CONCRETE BASEMENTS THAT REQUIRE CONCRETE SLAB ON GRADE. THIS PROGRAM WILL EXPIRE ON MARCH 31, 2022.

MAXIMUM ALLOWABLE IS \$6,000.00

### **8.11 ELECTRICAL UPGRADE:**

THIS PROGRAM IS FOR THE ELECTRICAL UPGRADE OF HOUSING UNITS FROM 100 AMP TO 200 AMP BASED ON ELECTRICAL INSPECTION REQUIREMENTS.

THIS PROGRAM WILL EXPIRE ON MARCH 31, 2022.

MAXIMUM ALLOWABLE IS \$7,000.00

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### **8.12 ROOF REPLACEMENT PROGRAM:**

THIS PROGRAM IS DESIGNED TO REPLACE DEFICIENT ROOFS BASED ON INSPECTION REPORTS. THOSE UNITS APPROVED UNDER THIS INITIATIVE WILL BE COMPLETED BY GITLAXT'AAMIKS VILLAGE GOVERNMENT.

MAXIMUM ALLOWABLE IS \$12,000.00.

### **8.13 HOUSE INSURANCE:**

DUE TO INCREASE IN CLIMATE CHANGE AND LARGE NUMBER OF FOREST FIRES, THE COMMUNITY OF GITLAXT'AAMIKS IS LOCATED IN A PRIME WILDLAND FIRE ZONE WITH NO SECONDARY ROAD ACCESS OUT OF THE VALLEY.

A PRO-ACTIVE APPROACH IS REQUIRED TO PROVIDE BLANKET HOUSE AND PROPERTY INSURANCE FOR INDIVIDUAL HOMEOWNERS TO ENSURE THE COMMUNITY IS COVERED IN THE EVENT OF A FOREST FIRE CATASTROPHY IN THE NASS VALLEY.

A BASIC BLANKET FIRE INSURANCE COVERAGE FOR GITLAXT'AAMIKS HOMEOWNERS WILL BE AVAILABLE TO ENSURE REPLACEMENT COSTS ARE IDENTIFIED IN THE EVENT OF A WILDLAND FOREST FIRE, HOUSE FIRE, OTHER UNFORSEEN HAZARDS OR CIRCUMSTANCES, I.E. FLOODING.

PERSONAL CONTENT INSURANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.

AS PER THE HOUSING POLICY, MEMBERS ARE ELIGIBLE FOR A ONE TIME HOUSING SUBSIDY ONLY. IN THE EVENT OF A HOUSE FIRE WITH NO INSURANCE, MEMBERS WILL "NOT" BE ELIGIBLE TO RECEIVE ANOTHER HOUSING SUBSIDY.

### **9.0 INTERNAL MORTGAGE:**

DEFAULT PAYMENTS FOR THE INTERNAL MORTGAGE PROGRAM WILL BEGIN IMMEDIATELY AFTER ONE PAYMENT HAS BEEN MISSED. MORTGAGE PAYMENTS ARE DUE ON THE 1<sup>ST</sup> WORKING DAY OF EACH MONTH. THE FOLLOWING PROCEDURES AND CONSEQUENCES WILL APPLY IN THE EVENT OF A DEFAULT PAYMENT:

- ❑ A FIRST NOTICE WILL BE SENT OUT ON THE 10<sup>TH</sup> WORKING DAY OF THE FIRST MONTH PAYMENT WAS MISSED.
- ❑ IF AFTER 30 DAYS NO PAYMENT HAS BEEN RECEIVED, A SECOND NOTICE WILL BE SENT IMMEDIATELY AFTER THE SECOND PAYMENT HAS BEEN MISSED. THIS NOTICE WILL INCLUDE A REQUEST FOR AN INTERVIEW/MEETING WITH THE HOUSING OFFICER TO DISCUSS THE DEFAULT PAYMENTS AND MAKE ARRANGEMENTS FOR REPAYMENT OF ARREARS.
- ❑ AFTER MEETING WITH THE HOUSING OFFICER, THE HOMEOWNER WILL BE GIVEN 15 DAYS TO PAY THE ARREARS IN FULL.
- ❑ IF THE HOMEOWNER FAILS TO PAY THE ARREARS IN FULL BY THE END OF THE 15 DAY PERIOD, THE NEXT STEP WILL INCLUDE EVICTION AND RE-POSSESSION OF THE UNIT BY GITLAXT'AAMIKS VILLAGE GOVERNMENT

## **GITLAXT'AAMIKS HOUSING POLICY**

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- THE INTERNAL MORTGAGE PROGRAM IS A UNIQUE HOUSING INITIATIVE DESIGNED BY GVG TO ASSIST THOSE FAMILIES WHO ARE UNABLE TO SECURE A BANK MORTGAGE ON THEIR OWN; THE SUCCESS AND CONTINUATION OF THIS PROGRAM IS BASED ON MORTGAGES BEING PAID IN FULL AND ON TIME**

### **9.1 DEFAULT BANK MORTGAGE**

IN THE EVENT A HOMEOWNER DEFAULTS A BANK MORTGAGE GUARANTEED BY GITLAXT'AAMIKS VILLAGE GOVERNMENT, THEY MUST MEET WITH THE CAO AND HOUSING OFFICER IMMEDIATELY TO PREPARE A PLAN OF ACTION FOR THE COLLECTION OF ARREARS.

THIS PLAN OF ACTION MAY INCLUDE EVICTION, RE-POSSESSION OF THE UNIT, AND OR RESALE OF THE UNIT. THE FOLLOWING PROCESS WILL APPLY AFTER THE 90 DAYS NOTICE FROM THE BANKING INSTITUTION IF THERE IS NO COMPLIANCE:

- GITLAXT'AAMIKS VILLAGE GOVERNMENT WILL RE-POSSESS THE UNIT.
- THE UNIT WILL BE APPRAISED AND PUT UP FOR SALE.

### **10.0 REPLACEMENT UNITS:**

GITLAXT'AAMIKS VILLAGE GOVERNMENT MAY FROM TIME TO TIME APPROVE A REPLACEMENT UNIT BASED ON A DETAILED INSPECTION REPORT WHICH CLEARLY IDENTIFIES THAT THE UNIT HAS BEEN CONDEMNED.

ABANDONED AND OR VACANT UNITS WILL NOT BE CONSIDERED UNDER THIS INITIATIVE. THE UNIT MUST BE OCCUPIED BY THE HOMEOWNER UP TO FIVE YEARS PRIOR TO THE UNIT BEING CONDEMNED.

IN ORDER TO QUALIFY FOR THIS INITIATIVE, THE HOMEOWNER MUST AGREE TO RETURN THE CONDEMNED UNIT BACK TO GITLAXT'AAMIKS VILLAGE GOVERNMENT. THE CONSTRUCTION OF A REPLACEMENT UNIT WILL NOT COMMENCE UNTIL ALL SUPPORTING DOCUMENTS ARE COMPLETE AND SIGNED.

IN THE EVENT OF RELOCATING TO A NEW LOT, THE HOMEOWNER MUST RETURN THE EXISTING LAND ENTITLEMENT BACK TO GITLAXT'AAMIKS VILLAGE GOVERNMENT AND IN RETURN VILLAGE GOVERNMENT WILL GRANT A NEW NISGA'A NATION LAND ENTITLEMENT. THE SIZE OF THE REPLACEMENT UNIT UNDER THIS INITIATIVE SHALL NOT EXCEED 960 SQ FT.

HOMEOWNERS ARE RESPONSIBLE FOR THEIR OWN ALTERNATE ACCOMMODATIONS WHILE THE NEW UNIT IS UNDER CONSTRUCTION.

THE MAXIMUM ALLOWABLE FOR THIS INITIATIVE IS A \$47,000.00 SUBSIDY AND THE HOMEOWNER MUST SIGN AN AGREEMENT TO REPAY COSTS OVER AND ABOVE THE SUBSIDY.

IN THE EVENT OF DEFAULT MORTGAGE PAYMENTS SECTION 9.0 WILL APPLY.

# **GITLAXT'AAMIKS HOUSING POLICY**

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## **10.1 SALE OF HOUSING UNIT:**

GITLAXT'AAMIKS VILLAGE GOVERNMENT RECOGNIZES THAT FROM TIME TO TIME A HOMEOWNER MAY WISH TO SELL THEIR HOME.

EVERY HOME IN NEW AIYANSH HAS RECEIVED A HOUSING SUBSIDY TOWARDS THE CONSTRUCTION OF THE HOME, THEREFORE, THERE IS A 15 YEAR TIME LIMIT OF OCCUPANCY BEFORE THE SUBSIDY IS FORGIVEN.

IF THE HOMEOWNER DECIDES TO SELL THE UNIT BEFORE THE 15 YEAR TIME LIMIT, THEY ARE REQUIRED TO RETURN THE HOUSING SUBSIDY IN FULL TO GITLAXT'AAMIKS VILLAGE GOVERNMENT OR DEDUCT THE SUBSIDY FROM THE SALE OF THE UNIT.

## **10.2 SHORT TERM HOUSING LOANS:**

FROM TIME-TO-TIME GITLAXT'AAMIKS VILLAGE GOVERNMENT MAY APPROVE SHORT TERM LOANS TO HOMEOWNERS UP TO \$7,500.00 FOR THE PURPOSE OF ELECTRICAL OR PLUMBING REQUIREMENTS FOR NEW HOUSING.

A 2 YEAR REPAYMENT AGREEMENT MUST BE SIGNED PRIOR TO RELEASE OF ANY FUNDS FOR THIS INITIATIVE.

## **11.0 ELIGIBILITY:**

ANY REGISTERED MEMBER OF THE VILLAGE OF GITLAXT'AAMIKS WHO IS 19 YEARS OF AGE OR OLDER WHO HAVE PAID THE REQUIRED \$2,000.00 DOWN PAYMENT IS ELIGIBLE TO APPLY FOR NEW HOUSING.

ANY REGISTERED MEMBER OF THE VILLAGE OF GITLAXT'AAMIKS WHO HOLDS A NISGA'A NATION LAND ENTITLEMENT CERTIFICATE AND OWNS THE HOME ON THE SPECIFIED PROPERTY IS ELIGIBLE TO APPLY FOR RENOVATIONS.

## **11.1 LAND ENTITLEMENT GRANTS:**

FOR PURPOSES OF SECURING A BANK MORTGAGE, GITLAXT'AAMIKS VILLAGE GOVERNMENT WILL PROVIDE A VILLAGE GOVERNMENT RESOLUTION TO THE LENDING INSTITUTION ADVISING OF THE **COMMITMENT** TO GRANT A NISGA'A NATION LAND ENTITLEMENT BASED ON AN APPROVED MORTGAGE.

NISGA'A NATION LAND ENTITLEMENTS WILL **NO LONGER** BE GRANTED UNTIL SUCH TIME AS THE HOMEOWNER HAS AN APPROVED MORTGAGE.

PREVIOUSLY ASSIGNED LAND ENTITLEMENTS FOR THOSE APPLICANTS WHO HAVE PAID THEIR \$2,000.00 HOUSING DEPOSIT HAVE UNTIL MARCH 31, 2022 TO COMPLETE THE CONSTRUCTION OF THEIR UNITS, AFTER WHICH THE \$2,000.00 DOWN PAYMENT WILL BE RETURNED TO THE APPLICANT AND THE VILLAGE LAND ENTITLEMENT WILL REVERT BACK TO GITLAXT'AAMIKS VILLAGE GOVERNMENT.

## **GITLAXT'AAMIKS HOUSING POLICY**

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### **12.0 CAPITAL ASSET – NURSES RESIDENCE:**

THROUGH GITLAXT'AAMIKS CAPITAL ASSET INVENTORY, THE OLD NURSES RESIDENCE REMAINS THE PROPERTY OF GITLAXT'AAMIKS VILLAGE GOVERNMENT.

IN THE PAST, THESE CAPITAL ASSET – MAJOR MAINTENANCE FUNDS WERE USED FOR THE CONSTRUCTION OF THE TRI-PLEX, THE DUPLEX AND TWO ELDERS UNITS.

THESE FUNDS WILL CONTINUE TO BE USED AT THE DISCRETION OF GITLAXT'AAMIKS VILLAGE GOVERNMENT FOR NEW HOUSING INITIATIVES.

### **13.0 HOUSING PROJECT FUNDS:**

ANY MONIES NOT EXPENDED ON THE COMPLETION OF ANY NEW HOUSING OR RENOVATION PROJECT SHALL REMAIN WITH THE GITLAXT'AAMIKS VILLAGE GOVERNMENT HOUSING PROGRAM.

THE GITLAXT'AAMIKS HOUSING PROGRAM IS “A ONE TIME FUNDING” ONLY, THEREFORE, THE TOTAL COST OF ANY NEW HOUSING OR RENOVATIONS THAT EXCEED THE ALLOWABLE APPROVED PROJECT COSTS, IS THE RESPONSIBILITY OF THE HOMEOWNER.

**NEW HOUSING AND RENOVATION PROJECTS ARE DEPENDENT UPON THE ANNUAL HOUSING BUDGET AND ANNUAL HOUSING PLAN.**

### **14.0 APPLICATION PROCESS:**

APPLICANTS MUST FORWARD A LETTER OF INTENT TO GITLAXT'AAMIKS VILLAGE GOVERNMENT HOUSING OFFICER IDENTIFYING THE HOUSING PROGRAM YOU ARE APPLYING FOR.

### **15.0 HOUSING APPLICATION KITS:**

UPON RECEIVING YOUR LETTER OF APPLICATION, A NEW HOUSING APPLICATION KIT OR RENOVATION KIT WILL BE FORWARDED TO YOU TO COMPLETE AND SUBMIT TO THE GITLAXT'AAMIKS HOUSING OFFICER. THIS KIT INCLUDES THE FOLLOWING:

NEW HOUSING APPLICATION:

- NEW HOUSING SUBSIDY APPLICATION FORM
- NEW HOUSING SUMMARY OF COSTS
- BUILDING PERMIT APPLICATION
- LAND ENTITLEMENT APPLICATION
- CONSTRUCTION INSURANCE VERIFICATION
- ELIGIBLE NEW HOUSING CRITERIA
- INSPECTION FORMS
- HOMEOWNER COMPLETION VERIFICATION

# **GITLAXT'AAMIKS HOUSING POLICY**

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## RENOVATION APPLICATION:

- RENOVATION GRANT APPLICATION FORM
- ELIGIBLE RENOVATION CRITERIA
- RENOVATION COST ESTIMATE
- RENOVATION FINAL COSTS
- INSPECTION AUTHORIZATION
- INSPECTION FORMS
- RENOVATION PROJECT SCOPE OF WORK
- HOMEOWNER COMPLETION VERIFICATION

## **16.0 COMMUNICATIONS:**

THE HOUSING OFFICER IS REQUIRED TO CONFIRM RECEIPT OF ANY HOUSING LETTERS FROM COMMUNITY MEMBERS IN WRITING, WITHIN 5 WORKING DAYS.

## **17.0 HOUSING PROJECT APPROVALS:**

UPON RECEIVING YOUR COMPLETED HOUSING KIT, IT WILL BE DATED AND REVIEWED BY THE HOUSING OFFICER AND THE CHIEF ADMINISTRATIVE OFFICER (CAO) THEN FORWARDED TO THE GITLAXT'AAMIKS VILLAGE GOVERNMENT HOUSING COMMITTEE FOR REVIEW THEN TO GVG FOR APPROVAL. PRIORITY WILL BE GIVEN TO THOSE APPLICANTS WHO HAVE MET THE PROGRAM CRITERIA.

APPLICANTS WILL BE NOTIFIED IN WRITING IF YOU ARE APPROVED FOR A HOUSING PROJECT. DO NOT ASSUME THAT YOUR APPLICATIONS IS APPROVED BY COMPLETING THE HOUSING KIT.

TO ENSURE FAIR AND EQUITABLE ACCESS TO NEW HOUSING OR RENOVATION FUNDS, PRIORITY WILL BE GIVEN TO THOSE WHO HAVE “**NOT**” RECEIVED HOUSING FUNDS IN THE PAST. THOSE FAMILIES ON LIMITED OR LOW INCOME WILL BE ASSESSED ON A CASE BY CASE BASIS TO ENSURE HEALTH & SAFETY REQUIREMENTS ARE MET FOR ALL HOMEOWNERS.

IF YOUR APPLICATION IS NOT APPROVED, YOU WILL BE NOTIFIED IN WRITING, AS IT MAY REQUIRE FURTHER DOCUMENTATION OR YOU MAY HAVE ALREADY RECEIVED **RECENT** NEW HOUSING OR RENOVATION FUNDING OR MAY BE REFERED TO OTHER AGENCIES FOR FUNDING. **HOMEOWNERS ARE ENCOURAGED TO RE-APPLY IF NOT APPROVED.**

## **18.0 DEADLINE FOR HOUSING APPLICATIONS**

THE DEADLINE FOR ANY HOUSING APPLICATIONS SHALL BE DECEMBER 31<sup>st</sup> OF EACH YEAR. THIS IS REQUIRED TO PREPARE THE ANNUAL HOUSING EXPENDITURE PLAN AS PER ANNUAL BUDGET.

# **GITLAXT'AAMIKS HOUSING POLICY**

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## **19.0 INSPECTIONS:**

INSPECTION COSTS FOR ALL HOUSING PROGRAMS **INCLUDING NEW HOUSING CONSTRUCTION WILL** REMAIN THE RESPONSIBILITY OF GITLAXT'AAMIKS VILLAGE GOVERNMENT.

UPON RECEIVING YOUR LETTER OF APPLICATION FOR RENOVATIONS, GITLAXT'AAMIKS HOUSING OFFICER WILL CALL FOR AN INSPECTION ON THE UNIT BY AN EXTERNAL CERTIFIED BUILDING INSPECTOR. UPON RECEIVING THE INSPECTION REPORT, A COPY WILL BE PROVIDED TO THE HOMEOWNER TO USE AS A GUIDE FOR THE RENOVATION KIT.

IN ORDER TO QUALIFY FOR A RENOVATION GRANT THE HOMEOWNER MUST ALLOW INSPECTIONS OF THEIR RESIDENCE. THESE INSPECTIONS MAY BE CARRIED OUT BY SUCH AGENCIES AS BUILDING INSPECTORS, HEALTH AUTHORITIES, FIRE DEPARTMENT, AND OR GENERAL CONTRACTORS.

## **20.0 LIABILITIES:**

LIABILITIES OF THE HOMEOWNER ARE DESCRIBED IN THE *NEW AIYANSH VILLAGE GOVERNMENT BUILDING REGULATION ACT*.

LIABILITIES OF THE CONTRACTOR OR TRADES PEOPLE DURING CONSTRUCTION MUST BE COVERED UNDER THEIR OWN INSURANCE. THEY MUST PROVIDE PROOF OF THIS TO THE HOMEOWNER. THE CONTRACTORS OR TRADES PEOPLE MUST ADVISE THE HOMEOWNER OF POTENTIAL HAZARDS DURING CONSTRUCTION AND PROVIDE ADEQUATE BARRIERS TO PREVENT INJURY.

## **21.0 HOMEOWNER RESPONSIBILITIES:**

AS WE STEP INTO THE NEW ERA OF HOUSING, GITLAXT'AAMIKS VILLAGE GOVERNMENT RECOGNIZES THAT HOUSING IS THE RESPONSIBILITY OF HOMEOWNERS, THEREFORE, EFFECTIVE APRIL 1, 2007, GITLAXT'AAMIKS VILLAGE GOVERNMENT WILL NO LONGER TAKE ON THE DUTY OF ADMINISTERING YOUR HOUSING NEEDS ON YOUR BEHALF. OUR ROLE WILL BE TO ENSURE THE DELIVERY OF HOUSING PROGRAM & SERVICES TO OUR MEMBERS.

THEREFORE, HOMEOWNERS WILL BE RESPONSIBLE FOR THE FOLLOWING:

- LETTER OF INTENT FOR HOUSING SERVICES
- COMPLETION OF HOUSING KITS
- HIRING OF YOUR OWN CONTRACTORS – **MAY INCLUDE GVG CARPENTRY CREW**
- BUILDING PERMITS
- LAND ENTITLEMENT REQUEST FOR NEW HOUSING
- SECURING ADDITIONAL FUNDING IF REQUIRED
- INSURANCE

## **GITLAXT'AAMIKS HOUSING POLICY**

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### **22.0 AMENDMENTS:**

AS THE GITLAXT'AAMIKS HOUSING POLICY IS CONTINUALLY EVOLVING, FROM TIME TO TIME AMENDMENTS TO THE HOUSING POLICY MAY BE MADE AT THE DISCRETION OF THE GITLAXT'AAMIKS VILLAGE GOVERNMENT.

GITLAXT'AAMIKS VILLAGE GOVERNMENT MAY CONSIDER OTHER HOUSING INITIATIVES THAT ARE NOT IDENTIFIED IN THIS POLICY. SUCH HOUSING INITIATIVES MUST BE APPROVED BY GITLAXT'AAMIKS VILLAGE GOVERNMENT THROUGH A COUNCIL MOTION/RESOLUTION.

### **23.0 CONTACT INFORMATION:**

SHOULD YOU REQUIRE ANY FURTHER INFORMATION REGARDING GITLAXT'AAMIKS VILLAGE GOVERNMENT HOUSING PROGRAMS, YOU MAY CONTACT THE HOUSING OFFICER AT 250-633-3100.

### **24.0 ENCLOSURES**

1. RESIDENTIAL HOUSING PROGRAM REGULATIONS
2. NEW AIYANSH VILLAGE GOVERNMENT BUILDING REGULATION ACT
3. NISGA'A VILLAGE LAND ENTITLEMENT ACT
4. FIVE YEAR HOUSING PLAN
5. NEW AIYANSH HOUSING APPLICATION KITS

