DISTRICT OF SECHELT

Oracle Properties Housing Agreement Bylaw No. 560, 2017
A bylaw to enter into a housing agreement
under Section 483 of the Local Government Act

WHEREAS

A. The owner of the lands wishes to develop lands in the District of Sechelt and in connection with that development has agreed to contributions for affordable housing, on a portion of the lands that are legally described as the following:

    PID: 029-644-038     Lot A, District Lot 4301,
    Group 1 New Westminster District, Plan EPP54951

B. The District wishes to enter into a housing agreement with the developer in order to secure two (2) affordable housing residential units constructed in a duplex form on two (2) strata lots on a portion of the lands.

C. The District has agreed that with the reduction of the number of housing units on the lands made by Zoning Amendment Bylaw No. 25-261, 2014 that the previous Housing Agreement Bylaw (Oracle Properties Housing Agreement Bylaw No. 471, 2008) may be repealed and the registered Housing Agreement BB909658, may be removed.

NOW THEREFORE the Council of the District of Sechelt, in open meeting assembled, enacts as follows:

1. TITLE

This Bylaw may be cited for all purposes as “Oracle Properties Housing Agreement Bylaw No. 560, 2017”.

2. PROVISIONS

   a. By this Bylaw, Council authorizes the District to enter into a housing agreement with Oracle Properties Inc. (Inc. No. 0730436) in respect to the lands illustrated on Schedule “A” and described as a portion of the lands legally known as:

       PID: 029-644-038     Lot A, District Lot 4301, Group 1 New Westminster District,
       Plan EPP54951

   in the form of the Section 219 Covenant and Housing Agreement attached as Schedule “B” to this Bylaw.
b. The Mayor and the Corporate Officer of the District are authorized to:
   i. execute the Housing Agreement, attached as Schedule B, and,
   ii. deregister/remove the existing housing agreement from property title.


READ A FIRST TIME THIS 2nd DAY OF August, 2017
READ A SECOND TIME THIS 2nd DAY OF August, 2017
READ A THIRD TIME THIS 2nd DAY OF August, 2017
ADOPTED THIS 6th DAY OF September, 2017

[Signatures]
Mayor  Corporate Officer
## Affordable Housing Criteria Scoring

<table>
<thead>
<tr>
<th>Criterion</th>
<th>Scoring</th>
<th>Applicant's score</th>
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</table>
| **A**  
  Gross Household Income                      | Up to $20,000/yr. – 20 points  
  $20,001 - $30,000/yr. – 15 points  
  $30,001 - $40,000/yr. – 10 points  
  $40,001 - $50,000/yr. – 5 points      | /20                                                                                         |
| **B**  
  Sunshine Coast residency / workforce         | 10 points for applicants currently residing on the Sunshine Coast  
  10 points for applicants currently working on the Sunshine Coast                              | /20                                                                                         |
| **C**  
  Limitations in current living quarters      | Children 5 or over must share a bedroom – 5 points  
  More than 2 in 1 bedroom – 5 points  
  More than 3 in 1 bedroom – 10 points  
  Two households are living together in a single family accommodation - 10 points            | /30                                                                                         |
| **D**  
  Household members with special needs        | 20 points assigned for each family member who needs support services as a result of homelessness, mental illness, addictions, developmental disabilities, physical disabilities, youth leaving foster care (applicable for supportive housing units) | /20                                                                                         |
| **E**  
  Senior household members with support needs | 20 points assigned for each family member 65 of age or older who needs limited support to maintain independent living (applicable for supportive housing units) | /20                                                                                         |
| **F**  
  First time home owner                        | 20 points assigned for households that have not owned housing before.                       | /20                                                                                         |
| **G**  
  Number of children                           | 5 points for each child to a maximum of 20 points                                           | /20                                                                                         |
Schedule E

Statutory Declaration

CANADA
PROVINCE OF BRITISH COLUMBIA
IN THE MATTER OF A HOUSING AGREEMENT WITH
THE DISTRICT OF SECHELT ("Housing Agreement")

TO WIT:

I, __________________________ of ________________________, British Columbia, do solemnly declare that:

1. I am the owner of __________________________ (the "Affordable Housing Unit"), and make this declaration to the best of my personal knowledge.

2. This declaration is made pursuant to the Housing Agreement in respect of the Affordable Housing Unit.

3. For the period from ______________ to ______________ the Affordable Housing Unit was occupied only by the Qualified Occupants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current address appear below:

   Name, addresses and phone numbers of Qualified Occupants:

4. If, under 3 above, I am not shown as an occupant of the Affordable Housing Unit, the rent charged each month for the Affordable Housing Unit is as follows:

   a. the monthly rent on the date 365 days before this date of this statutory declaration: $________ per month;

   b. the rent on the date of this statutory declaration: $________; and

   c. the proposed or actual rent that shall be payable on the date that is 90 days after the date of this statutory declaration: $__________.

5. I confirm that the I have complied with all of the obligations of the Owner (as defined in the Housing Agreement) under the Housing Agreement.

6. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if make under oath and pursuant to the Evidence Act (British Columbia).

DECLARED BEFORE ME at the ____________________________.
British Columbia, this ______ day of ________________

_______________________________
A Commissioner for taking Affidavits for British Columbia.