

**Denman Housing Association**  
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Registered Charity #84680 0936 RR0001

## Directors' Report to the 2017 AGM

Denman Housing Association was incorporated on October 10 2012 because the affordable housing challenge seemed intractable and a few of us thought that there must be a solution. In June of 2013 a Canada Mortgage & Housing Corporation grant was obtained to carry out a Housing Needs Study. The Study revealed a likely population of more than one hundred family units on Denman in need of affordable, habitable housing, including 20 with children. A shocking number on an island of some 1,000 people. And so the hunt for land began. In the meantime on August 25 2017 the Association became a registered charity. Now, finally, after more than five years of looking, asking, creative thinking and more, an Agreement of Intent has been signed with a landowner, Daniel Terry, for 20 acres on which to build the affordable housing that Denman Island has been needing for so long.

Since signing the Agreement on January 28, 8 weeks ago, the following steps have been taken:

- a plan showing the 'Denman Green' 20 acres has been prepared by a surveyor
- BC Housing has assigned Kirsten Baillie, Senior Project Officer, to our file
- a Contract with M'akola Development Services has been signed to provide the Association with support services in areas of budget development, funding & financing, project scheduling, design coordination & more. Not coincidentally Bronwyn McLean, our Project Manager, is also working with ISLA on Hornby's affordable housing project and both our organizations are already sharing information
- a survey of renters to establish budget rent levels is under way. This will evolve into a Renters Advocacy Group. Of 14 families surveyed so far 7 include children
- a draft Project Development Funding & Capital budget has been sent to M'akola
- 4 Denman contractors have been shortlisted for the job of Site Planning Manager
- one kit home manufacturer has been identified as a possible supplier
- 2 architects from Vancouver visited the site & are preparing a site plan, pro bono
- 3 possible well sites have been identified
- a presentation of the project has been made to our Local Trust Committee
- work has started on the applications to Islands Trust for rezoning, bylaw amendments and more
- two grant applications have been submitted and more are in progress
- a Community Information Meeting is planned next month, in April

- also in April a presentation will be made at the BC Non-Profit Housing Association's Regional Education Networking & Tradeshow in Courtenay as part of a panel on "Developing Affordable Housing on the Gulf Islands"

The latest from M'akola Development, our consultants, suggests that Project Development Funding may be accessed in mid-Summer. That said, we are also told that the 'funding program framework', as it is called, taking into account the increase in government funding for all kinds of affordable housing, has not yet been developed by BC Housing. We hope to obtain more clarity on the funding situation at a meeting with the Vancouver Island Director for BC Housing at the Courtenay event.

The immediate need is for approximately \$22,000 in order to drill & test two wells and to prove septic permeability, all needed before applications can be made to Islands Trust. Whilst hoping that BC Housing funding will come through, we are also looking everywhere else for small grants and donations.

Progress since the signing of the land agreement has been significant. Reception by the community has been positive and in most cases enthusiastic. We believe there is every reason for the Trust to approve the various applications involved and that 'Denman Green' will receive funding from BC Housing. Because this is good for Denman and checks every box in the Provincial criteria for affordable housing support.

We look forward to a very interesting year and more ahead, involving a lot of hard work and periodic moments of satisfaction as yet another hurdle is overcome.

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