

Denman Housing Association

Registered Charity #84680 0936 RR0001

Directors' Report to the 2018 AGM on January 26 2019

In the 6 years and more since this Association was incorporated, it is likely that 2018 will be looked back upon as the most significant.

On January 28th 2018 an Agreement of Intent was signed whereby, subject to various lands being rezoned, our Association would receive title to a 20 acre parcel on which to build 20 units of affordable rental housing. Minding that such housing has been recognized as needed by the Denman community for over 30 years, but that access to land of any size and anywhere has frustrated its creation for that time, the signing of the January 2018 Agreement may be considered momentous indeed.

The second major advance in our Purpose was the receipt on July 17 2018 of a Proposal Development Funding Loan Commitment from BC Housing in the amount of \$95,000. As the title states, these monies will enable us to develop a proposal to BC Housing for the capital funding required to complete site preparation, install infrastructure and build 20 units of affordable rental housing. The estimated capital requirement for Denman Green is \$6.343m of which \$1.572m will be in the form of a mortgage and the balance in grants. It should be noted that repayment of the \$95,000 PDF mentioned before will be made out of the first mortgage loan advance.

The final significant step taken in 2018 was the filing of our Application with Islands Trust for amendment of the Official Community Plan and Land Use Bylaw and the rezoning of the properties involved. This was brought before the Denman Island Local Trust Committee on November 20 2018 and is now in the early stages of a long and complicated process involving a number of other regulatory bodies. However, once accomplished, we shall have met the terms of the Agreement of Intent and will be in a position to apply to BC Housing for the capital funding required to accomplish our Purpose. Our sincere hope is that will be within 2019 in order to meet the funding cycle favoured by BC Housing for the Denman Green project.

2019 is therefore certain to be a busy time. Not only meeting the requirements of Islands Trust, the Ministry of Transport, Island Health and others, but also doing the work required to ensure that our proposal to BC Housing for capital funding cannot be denied.

Two key elements that must meet BC Housing standards are also of great importance to this Association, to our prospective renters and to the community on Denman Island. They are the site planning and house design. For both we have engaged Katherine Ronan who is responsible in large part for the same work on Hornby's Beulah Creek affordable housing project. We are fortunate that Hornby is further advanced and that we can learn from their experience.

Whatever the ultimate design of either site or housing this Association is committed to:

A site that –

- Preserves any old growth trees. We so far know of two.
- Preserves the old logging road
- Is husbanded according to best professional advice
- Clusters housing to minimize land use
- Provides occupants with a pleasant, safe environment

Housing that –

- meets BC Housing Step Code standards & if possible Net Zero also
- is economic to construct & in which to live
- makes maximum use of rainwater, as permitted
- includes some accessible units
- insofar as possible conforms to the rural nature of the island

We expect, as designs are developed, that they will be displayed at Community Meetings and comments invited.

In the same vein we intend to periodically update the community on progress through the Grapevine and/or Flagstone and also in the news section of our website.