

## Village of Haines Junction

### Bylaw No. 417-24

#### **A Bylaw to provide for grants for developers to construct new affordable housing units within the Village of Haines Junction.**

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- 1 **Whereas**, Section 245 of the Yukon Municipal Act provides that a Council, may by bylaw provide grants, gifts, or loans of money or municipal property or a guarantee of any borrowing within borrowing limits, including grants of property taxes or municipal service charges, as council considers expedient, to any person, institution, association, group, government, or body of any kind.
- 2 **Now Therefore**, the Council of the Municipality of the Village of Haines Junction in Open Meeting Assembled, hereby Enacts as Follows:
- 3 **Short Title**
  - 3.1 This bylaw may be cited as **Bylaw # 417-24 Affordable Housing Construction Grant**
- 4 **Definitions**
  - 4.1 *Affordable Housing Construction Grant* means financial assistance provided by the Village of Haines Junction to support developers in the construction of new affordable housing dwelling units.
  - 4.2 *Dwelling Unit* means one or more rooms for the use of one household as a residence containing cooking, living, sleeping and sanitary facilities.
- 5 **Grant Eligibility**
  - 5.1 Applicants must reside within the municipal boundary of the Village of Haines Junction or within the regional catchment/surrounding communities (e.g. Pine Lake Subdivision, Nygren Subdivision, the Agriculture Subdivision at Pine Lake, or on the Haines Road).
  - 5.2 The property must be located within the municipal boundary of the Village of Haines Junction.
  - 5.3 Applicants must own the property on which the housing development is to be constructed.
  - 5.4 If the applicant is in an Agreement for Sale with the Yukon Government for a vacant lot, they may also be eligible for the grant.
  - 5.5 The property and proposed development must comply with the Village's Official Community Plan, Zoning Bylaw and the National Building Code.
  - 5.6 Applicants must be in good standing with the Village of Haines Junction.

5.7 Property taxes for the property must be paid in full and the property must have no other outstanding financial claims upon it by the Village of Haines Junction.

5.8 The dwelling unit must be available for sale or rental on or before July 11, 2028.

**6 Grant Value**

6.1 The maximum eligible Affordable Housing Construction Grant per applicant to construct a new dwelling unit will be \$25,000 per dwelling.

**7 Administration**

7.1 The administration of this Village of Haines Junction Bylaw will be done pursuant to this Bylaw and Village of Haines Junction Policy as amended from time to time.

**8 Enactment**

8.1 This Bylaw shall come into force and effect on the adoption thereof

**9 Readings**

Read a First time this 28<sup>th</sup> day of August, 2024.

Read a Second time this 25<sup>th</sup> day of September, 2024.

Read a Third time and adopted this 25<sup>th</sup> day of September, 2024.



Bruce Tomlin, Mayor



David Fairbank, C.A.O.

