



Village of Haines Junction

Box 5339 • Haines Junction, Yukon Territory • Canada • Y0B 1L0

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Website: www.hainesjunction.ca

Affordable Housing Construction Grant

Submission Checklist

Core Requirements

- Affordability – means rent below the most recent median monthly rent as per the most recent Yukon Bureau of Statistics Yukon Rent Survey (see table Median rent, total units and vacancy rate (for all buildings with rental units), by size and community) or sale price resulting in annual housing costs less than 30% of the median a household's before-tax income as per the most recent Statistics Canada Census Data.
- Occupancy – units must be available for rental or sale on or before July 11, 2027

Eligibility Criteria

- Applicants must reside within the Municipality 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).
- The property must be located within the municipal boundary of the Village of Haines Junction.
- Applicants must own the property on which the housing development is to be constructed.
- If the applicant is in an Agreement for Sale with the Yukon Government or the Village of Haines Junction for a vacant lot, they may also be eligible for the grant.
- The property and proposed development must comply with the Village's Official Community Plan, Zoning Bylaw and the National Building Code.
- Applicants must be in good standing with the Village of Haines Junction.
- 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.
- Applicants must provide proof of financing or a declaration that the applicant has the funds necessary to complete the project.

Application Submission

- Completed applications are to be returned to the Village of Haines Junction in person, by email to projects@hainesjunction.ca, or by regular mail.
- Questions about the application can be directed to Lianna Grice, Project Manager and Asset Manager, projects@hainesjunction.ca



Village of Haines Junction
Affordable Housing Construction Grant Application

Proposal Requirements

- Section 1 – Project Description
- Section 2 – Construction Cost Estimate
- Section 3 – Project Plan
- Section 4 – Qualifications And Experience
- Section 5 – Construction Financial Feasibility
- Section 6 – Long-Term Affordability Feasibility
- Section 7 – Appendices

Submission Requirements

- Completed application form
- Completed Statutory Declaration
- Copy of Certificate of Title or Agreement for Sale
- Completed project proposal



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Personal Information			
Applicant			
Given Name	Middle Name	Surname	
Full Legal Name (if different)			
Business Name and ID number (if applicable)			
Co-Applicant			
Given Name	Middle Name	Surname	
Full Legal Name (if different)			
Business Name and ID number (if applicable)			
Contact Information			
Mailing Address		City/Town/Community	Postal Code
Phone (applicant)		Phone (co-applicant)	
Email (applicant)		Email (co-applicant)	
Property Information			
Legal Description	Lot(s)	Block	LTO Plan
Civic Address(es)			
Are you the registered owner of the property?		Yes	No



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Project Information			
Number of Dwelling Units	Tenure of Development	Type of Development	Estimated Rental Rate or Sale Price \$
Estimated Construction Start Date	Estimated Occupancy Date	Estimated Total Project Cost \$	Funding Request \$



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Statutory Declaration

I/We _____ certify and declare that all the information contained in this application is complete and accurate in every respect. I/We am/are aware that the discovery of any false, misleading, or inaccurate statements made in the application may result in, in addition to the below remedies, the cancellation of this application and I/We agree that such action by the Village of Haines Junction (the “Village”) will be without penalty or liabilities for damages of any kind to the Village and I/We expressly waive any and all rights to claim damages against the Village for cancellation of this application and/or the revocation of any grant by the Village.

I/We understand that program funding is in the sole discretion of the Village and that this application does not obligate the Village to approve program funding or provide any or all of the grant sought by the applicant(s).

I/We solemnly do swear that I/we will make this property available for rent at or lower than the most recent median monthly rent as defined in Haines Junction Policy #41-24 for a period of not less than ten years from the date that an Occupancy Permit is granted by the Yukon Government; and, that I/We will not unreasonably refuse a rental request from a prospective tenant. I/We agree to provide proof of rental or rental availability as per these terms upon request by the Village and I/we further agree that failure to make the property available for rent for the ten (10) year period will result in, among other things, the Village immediately revoking and recovering the grant by attaching the value of the grant to my property taxes, or in any other manner as determined by the Village in its sole discretion.

OR

I/We solemnly do swear that I/we will make this property available for sale with a listed price resulting in annual housing costs for the purchaser of less than 30% of the median household’s before-tax income as defined in Haines Junction Policy #41-24, immediately after an Occupancy Permit is granted by the Yukon Government; and, that I/We will not unreasonably refuse an offer to purchase from a prospective purchaser. I/We agree to provide proof of agreement for sale as per these terms upon request by the Village and I/we further agree that failure to make the property available for sale in accordance with the above will result in the Village recovering the grant by attaching the value of the grant to my property taxes.

I am a/We are Resident(s) of Haines Junction as that word is defined below. I/We make this declaration that I am a/we are Resident(s) of Haines Junction as part of my/our application. I/We am/are aware that if any part of this declaration is untrue, including without limitation the Rental Availability or Sale requirements, or the Haines Junction Residency requirement and I/we am/are granted a grant based on this declaration and the representations made herein, the Village may, among other things, immediately revoke and seek recovery of the full amount of the grant as set out above, as well as take any other legal or other action against me/us as determined by the Village in its sole discretion “Resident of Haines Junction” means a person who makes the Village of Haines Junction or regional catchment/surrounding communities their permanent and principal home for at least 90 days prior to signing this agreement/declaration.



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And I/we make this Declaration conscientiously believing it to be true, and knowing it is of the same force and effect as if made under oath by virtue of the *Canada Evidence Act*, R.S.C. 1985, c. C-5 and the *Evidence Act*, R.S.Y. 2002, c. 78.

Declared before me at the Village of Haines Junction, in the Yukon Territory on this ___ day of _____, 202_.

Name of Applicant

Name of Co-applicant

Signature of Applicant

Signature of Co-applicant

Date

Date

Name of Witness

Signature of Witness

Date