

# WILLIAMS LAKE INDIAN BAND

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P.O. BOX 4  
R.R. 3, SUGAR CANE  
WILLIAMS LAKE, B.C. V2G 1M3

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## HOUSING COMMITTEE GUIDELINES & POLICIES

### I. Applications for new housing:

- a- Deadline for applications is March 31st for the subsequent fiscal year.
- b- Applicants must reapply every year to have a current application on file.
- c- Only current applications will be reviewed.
- d- Interview the selected applicants.
- e- All Housing applications must be reviewed at least once a year by Housing Committee.

### II. Decisions will be based on:

- a- Membership registration with Williams Lake Indian Band.
- b- Number of homes previously owned by applicants.
- c- Number of times the applicant has refused a home.
- d- Size and age of applicants' family members to be considered.
  - i.e. - if they're a young family - a possible increase.
  - if they're in their 30's - the family size will probably have stabilized.
  - if they're older - the family will decrease.
- e- Family Stability - how stable are the relations with spouses or children.
- f- Condition of present home - i.e. - condemned
  - totally destroyed by fire, etc.

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HOUSING COMMITTEE GUIDELINES - con't

- g- Are applicants responsible enough to take care of a home?
  - are they messy/negligent?
  - do they destroy their homes?
  - do they control their entertaining?
- h- Are they living on the reserve now?
- i- Are they living off reserve and paying rent?
- j- Are they staying with another family?
- k- Are they available for an interview?
- l- Are they owing the Band any monies (if so may find it difficult to pay for a new house).
- m- Inspection of present home; if on the reserve to assess above factors, or if living off the reserve, references will have to be submitted.
- n- Are they Community minded?

III. Policies for new home owner:

- a- Approved applicants are expected to put labour as well as monies toward the construction and completion of homes. (exceptions only to extreme cases of disability by home owner as determined by Housing Committee).
- b- Payments to be determined according to applicants' financial state and/or source of income.
  - down payment
  - bi-weekly payments
  - any extra costs, etc.
- c- Installment payments to be kept up to date as agreed to, otherwise Housing Committee must be informed and will act upon. If the home applicant says they will contribute to their new house, a time limit will be set i.e. - a payment schedule. If this schedule is not followed, the house will be retracted and given to another applicant by the Housing Committee.

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HOUSING COMMITTEE GUIDELINES - cont'd

- d- If payments are not kept accordingly with no valid reason;  
(as determined by Housing Committee);
  - Housing Committee will retract house and application will be terminated;
  - Housing Committee will approve another application for the house;  
Payments made by disqualified homeowner will be refunded less 10%  
of total amount as agreed to (administration costs) plus any damages;
  - Disqualified homeowner will be penalized two years before re-applying.
- e- Debt to be paid in full on completion of house and house to pass inspection to the satisfaction of Housing Coordinator and only then, may the homeowner occupy the house.

IV. Conditions for Homeowners:

- a- Homeowners will accept responsibility to do all minor repairs to upkeep their home.
- b- Homeowners will incur all costs for parts and labour if repairs are done by the Band.
- c- Homeowners are held responsible to keep a clean yard free of debris so as to keep fire hazards down.
- d- Anyone who receives a new home from 1983 forward, will not be eligible to apply for a new home until 15 years, unless their home has been totally destroyed by fire or any Act of God.
- e- Fire - If your home is covered by own insurance and you receive payment for damages caused by fire, you are totally responsible for rebuilding. You will not be eligible for any Housing monies from the Band.
- f- If arson is suspected and found to be valid, any arsonist will not be eligible for a new home from the Band for 20 years. (This pertains to both insured and uninsured homes on the Band).
- g- Approved applicants are expected to build within reasonable distance of roads, hydro and water, etc. If they choose otherwise, they (the homeowner) will incur all costs pertaining to these particular areas. Maximum approved distance will be 1/8 mile.

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HOUSING COMMITTEE GUIDELINES - con't

- V. a- Blueprints of houses to be built will be selected by the Housing Committee and home owners in consultation with Housing Co-ordinator.
- b- Any alterations to the floor plans or blue prints will need prior written approval of Housing Committee and Housing Co-ordinator.

These Housing Policies are subject to amendments from time to time as determined by the Housing Committee.

- VI. No house may be allowed to be left vacant for 30 days or more, insurance becomes invalid. Any house that is left vacant for more than 30 days, unless with a valid reason as determined prior by the Housing Committee, the house will be taken away from the present occupant and given to another applicant.

Students, with prior approval from the Housing Committee, may be absent from their house for a period not to exceed two (2) years. Another Band member will be given permission to occupy the house until the student returns.

**\*\*Note:** The student must give 60-days written notice to the Housing Committee prior to receiving their house back.

No Band member may collect rent from another Band member for a Band owned house.

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HOUSING COMMITTEE GUIDELINES - cont'd

VII. Appeal Procedure:

- a- Three (3) person board
  - picked for each appeal
  - one (1) representative picked by Housing Committee
  - one (1) representative picked by Appellant
  - one (1) agreed to by both parties
  
- b- People who serve on the Appeal Board cannot be:
  - related to the Appellant in any manner
  - serving on Council
  - have any interest in the decision
  
- c- The Appeal Board will only ensure all applicable rules and regulations were followed. This means the Board will only review the facts and not the reasons why the rules and/or regulations were not carried out.

