

HOUSING SOCIETY NEWSLETTER September 2019



LAND

The Mayne Island Housing Society (MIHS) is actively seeking a piece of land that will allow for an ease of development and provide for a sense of community. To fit into the rural nature of our Mayne Island Community, we envision a building site larger than one-half acre which will accommodate the housing modules, rain water collection tanks, well water holding tanks, septic, outbuildings, garden and playground spaces, parking, and the access of emergency vehicles.

Our proposal includes landscaping with plants native to our region to maintain the rural aspect and to reduce environmental impact. Additionally, residential rain water usage regulations are being revised and we are hopeful of a future when new regulations would allow for use as potable water in multiunit residential developments, currently only being allowed in single family homes.

Under Mayne's Official Community Plan (OCP) "Amenity Zoning" allows a land owner to donate a piece of land which the Local Trustees may then permit up to 10 affordable housing units on that parcel as the 'amenity' to the community. Land donated for affordable housing also qualifies for a charitable tax receipt and will reduce property taxes on the remaining property.

As we have said previously, the MIHS has received written confirmation of charitable status and can issue "official donation receipts" allowing donors to reduce their taxes. According to CRA information, donors may reduce their taxable income by up to 75%, and to bring unused charitable donation balances forward for 5 years. Either spouse may claim the deduction. Potential donors are advised to confirm this information with their financial advisers before making any commitments.

For more information please contact us: mihousingsociety@gmail.com.

SAINT MARY MAGDALENE'S HOUSING SOCIETY (SMMHS)

As parishioners will know, a decision from the Diocesan office is expected late in October as to whether to proceed towards an affordable housing development (led by SMM Housing Society) on the church lands.

MIHS is very much in support of this possibility. We have been working collaboratively with the SMM Housing Society to develop their project design and proposal, and have agreed to provide funding to SMM Housing Society to cover their initial society registration costs and rezoning application fee. MIHS has offered to continue to support and to work closely with SMMHS through the development and building process of their project, as it unfolds.

In other news:

We have been in communication with a potential new source of funding for community housing development, one that could include all the Southern Gulf Islands housing societies. If this develops as we hope there is potential for lower interest rates than we expected, which will expedite our projects.

WEBSITE

This is taking longer than expected! But we are making progress. Believe me!

Best wishes for a Happy Thanksgiving - from the Directors of the Mayne Island Housing Society