

**Westlock Affordable
Housing Project**

In the pursuit of affordable housing, the Westlock Affordable Housing Development Project is on it's way to providing those residents in our community with specific needs, an opportunity to live and enjoy a good quality of life not normally afforded to them.

The goal is to provide quality, affordable, supportive housing for families and individuals who are living and working in our community. The Westlock Affordable Housing Project will promote an enlivened community built on mutual respect and emotional, physical, mental and social well being. Our purpose is to have the spaces we rent become real homes for our tenants to enjoy and prosper.

As a landlord, our goal is to provide residents with more than just shelter; the purpose is to provide residents an opportunity to strive towards financial independence. By offering tenants access to an affordable housing program that increases their capacity to make wise choices about their financial future will increase their ability to attain independent housing. We hope that the Westlock Affordable Housing Project is the stepping stone needed for our residents to attain a better quality of life.

The focus of the Westlock affordable housing units is primarily on low-medium income working families and individuals, persons with special needs and seniors that:

- are below the Core Needs Income Threshold (CNIT) and cannot afford to pay the average market rent;
- cannot find affordable accommodation;
- live in overcrowded or shared or unsuitable accommodation;
- live in housing detrimental to their health;
- have special circumstances due to special needs; or
- want to retain their independence as they age.

Applicants

Priority will be given to applicants residing in the Town of Westlock and are able to show long term residency in the community.

Applications will be accepted on the basis of highest need in the following order:

- a) Families with dependents based on age of dependents and would include (in no particular order):
 - single parent families
 - married or common law partners with children
 - grandparents raising grandchildren
- b) Adults with no dependents
- c) Persons with disabilities
- d) Seniors

Income

Applicants who are below the Core Needs Income Threshold (CNIT) will hold priority, however, applicants with higher income levels will be considered, based on needs.

Applicants who are below the Core Needs Income Threshold must receive an independent income in the form of:

- Gross wages;
- Net profits from self employment; or
- Other sources such as Canada Pension

Core Needs Income Threshold

Studio Apartment	\$31,000
One Bedroom Apartment	\$35,500
Two Bedroom Apartment	\$40,000
Three Bedroom Apartment	\$43,500

Employment Status

Applicants who are below the Core Needs Income Threshold and meet the minimum employed requirement of 20 hours per week or more, must have the ability to show current employment history of at least one year.

In the case of income from earned or other sources such as Canada pension, applicants below the Core Needs Income Threshold must have the ability to show a statement of earnings for at least one year.

Assets

Applicants who are below the Core Needs Income Threshold are permitted to hold assets, provided that the assets complement the objectives of the program.

Requirement of Tenancy

Applicants are to agree to the following conditions as well as the conditions stated in the Landlord and Tenancies Act:

- a) Upon entering into the rental agreement, applicants will be required to have the ability to pay the first month's rent and a damage deposit equal to one month's rent.
- b) A review will be done annually to ensure compliance with the tenancy agreement. Should the review conclude non-compliance with the criteria as listed above, the landlord will have the right to end the tenancy agreement.
- c) Applicants must comply with various rental rules, such as:
 - no smoking;
 - no pets
 - No satellite dishes