

# LAND PURCHASE PLEDGE APPEAL

## DCLTA's AFFORDABLE HOUSING FOR SENIORS

A decade ago a group of islanders wanted to do something about a growing problem on Denman Island: the lack of long-term, affordable rental accommodation for low income residents. To address this need we formed a non-profit society, Denman Community Land Trust Association (DCLTA), and applied for and obtained charitable status in August 2009. In April 2015, we celebrated the completion of our pilot project, which provides long-term affordable housing for one low-income tenant.

The need for affordable housing continues to increase. Many who have always rented are now seniors who are unable to find affordable, secure and appropriate housing. These are our Denman neighbours, men and women who have worked to make this community the vibrant place it is. Recently, a generous islander offered half of her four-acre property in the village area for a very reasonable price, and DCLTA initiated the Seniors' Affordable Housing Project, which aims to provide 8 affordable housing units for up to 16 seniors.

To date, we have accomplished the following:

- the land has been removed from the Agricultural Land Reserve,
- provincial approval agencies have been consulted and BC Housing contacted,
- a needs assessment and business plan specific to the project have been completed,
- a waste water system has been designed and costed out,
- a well has been drilled, producing 3 gallons per minute during 2017 summer's drought, and
- the community has been updated on a regular basis and engaged in many aspects of the project.

Now we are asking for pledges of support.

Currently we are applying to rezone and subdivide the land. Once these steps are completed, we can purchase the land, but we'll need \$100,000—the price of the land. Already we've raised \$29,000 for this purpose. DCLTA is now asking community members to make pledges to finance much of the remainder. Once we have clear title to this suitably located lot that is zoned for affordable housing, the government and other institutional programs that provide financing for the construction phase of such projects will be open to us.



By signing a pledge you promise to provide a specified sum, once the land is ready for purchase. Your pledge is not a legally binding promise, but instead is an indication of your strong support for the project and your intention to make a donation unless unforeseen

circumstances arise for you. Once your payment is made, DCLTA will send you an official receipt for income tax purposes. For further information, please phone 335-2691 or email us at [info@denmanaffordablehousing.org](mailto:info@denmanaffordablehousing.org).



The Seniors' Affordable Housing Project would also be grateful for immediate donations. As a charity DCLTA issues tax receipts for donations of \$20 or more. Donations can take the form of not just cash but also land, buildings, gifts of all kinds including endowments or a bequest in your will. Cheques made out to DCLTA should be sent to 3900 Lacon Road, Denman Island, B.C., V0R 1T0. Alternatively, you can use the use the PayPal donate button on our website (see [denmanaffordablehousing.org/DCLTA/Donations](http://denmanaffordablehousing.org/DCLTA/Donations)).

PLEDGE

Date: \_\_\_\_\_

Denman Community Land Trust Association ("DCLTA") has a contract to purchase 2 acres in downtown Denman Island for the price of approximately \$100,000. This land will be used to develop up to 8 affordable housing units for local low-income seniors.

I/We want to support this project with a pledge of \$\_\_\_\_\_ to be made available when all conditions of sale have been met.

\_\_\_\_\_  
Name(s)

\_\_\_\_\_  
Signature(s)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone #

\_\_\_\_\_  
Email Address