

**FISHING LAKE METIS SETTLEMENT IN THE PROVINCE OF ALBERTA
NEW HOUSING POLICY #P047-A-004/2022**

PURPOSE:

This Policy is established to provide guidelines for construction of a new housing unit for Members of the Fishing Lake Metis Settlement

STATEMENT:

The goal of the Fishing Lake Metis Settlement is to provide quality-built housing unit(s) for its membership. If a Member receives a Housing Unit under this Policy, then the Member is not eligible for another new housing Unit from the Settlement in the future.

DEFINITIONS:

In this Policy:

- a) "Council" means the Settlement Council
- b) "Housing Director" means the person hired by the Fishing Lake Metis Settlement as the department head of the Housing Department.
- c) "Disable Person" means a person with a permanent restriction or permanent lack of ability, commonly known within the community, to perform an activity within a range considered normal regardless of age, which is confirmed in writing by a medical doctor.
- d) "Dower Rights" means the rights of a Members' spouse to occupy the Housing Unit owned by the Member pursuant to the *Dower Act, RSA 2000, c. D-15*, as amended from time to time.
- e) "Homeowner" means the approved recipient of a Housing Unit under the Policy who is party to a Housing Agreement.
- f) "Homeowner Improvements" means improvements made to the Housing Unit by the member, such as decks, attached garage(s), and additions. Any building that is detached from the Housing Unit is not considered to be a Homeowner Improvement.
- g) "Housing Agreement" means the agreement between the Member and the Settlement, which sets out the terms and conditions related to the disposition of a Housing Unit and Lot under this Policy, generally in the form attached hereto as Schedule "2".

- h) “Housing Committee” means the selection panel comprised of five (5) varied Settlement Members.
 - a. The Housing committee shall be comprised of two (2) Council representatives, one (1) Administrative staff member, one (1) Settlement Member under the age of sixty-five (65) and one (1) Settlement Member over the age of sixty-five (65).
 - b. No Conflict-of-interest issues may exist between any committee representatives and applicants. In the event of a conflict of interest is identified or declared, the committee vacancies will be filled and selected by posting for additional committee members to fill any committee vacancies caused by said conflict of interest.
- i) “Housing Department” means the Housing department for the Settlement, which is responsible for the administration of this Policy.
- j) “Housing Unit” means a dwelling, which includes, but is not limited to, a house situated within and administered by the Settlement under this Policy.
- k) “Lands” means property within the Settlement in which the Member holds a registerable interest.
- l) “Local Improvement” means necessary services required for a Housing Unit, including soil, but not limited to, soil testing, surveying, site clearing, site grading, water and sewer systems, cistern and septic tanks, drainage, power, natural gas, propane tanks, alternative heat source, gravelled roads, gravelled site access, and general site cleanup.
- m) “Lot” means the subdivided portion of the Lands (15 acres) where the Housing Unit is or will be located and which will be held by the Settlement to secure the payment for the Housing Unit.
- n) “Member” means a Member of the Fishing Lake Metis Settlement.
- o) “Schedule 1” means the New Housing Application Form.
- p) “Schedule 2” means the New Housing Agreement.
- q) “Schedule 3” means the New Housing Selection Matrix.
- r) “Senior Citizen” means a person who is 65 years of age or older.
- s) “Settlement” means the Fishing Lake Metis Settlement.
- t) “Spouse” means person married to or living common law (applicable legal definition).

1. HOUSING SELECTION PROCESS:

- a) The Housing Committee will be solely responsible for the selection process. The decisions of the Housing Committee with respect to applications will be final. Selection will be based upon Schedule 3 – Selection Matrix.
- b) The Housing Committee will give priority to applications from Members with the longest number of years consecutive residency in the Settlement area.
- c) The Director of Housing Operations, the Administrator and the Finance Director will review all applications to ensure that applicants are eligible to receive a Housing Unit.
- d) The Director of Housing Operations may perform an inspection of the living conditions of any eligible application provided by a certified third-party inspector.

2. ELIGIBILITY:

To be eligible to receive a Housing Unit under this Policy, a member must:

- a) Not be on a probationary period.
- b) Have not received a Housing Unit and sold said unit in the past 25 years.
- c) All agreements between the homeowner and their spouse and the Settlement or any wholly or collectively owned entity of the Settlement will be expected to be resolved by the member at the time of application by entering into an updated payback agreement for all outstanding debts. Should the member not be able to resolve the prior debts with updated payback agreements, the application will be considered void.
- d) Have established residency in the Settlement area pursuant to *section 234 (1)(a) or (b) of the Metis Settlements Act, RSA 2000 c. M-14*, for two (2) continuous calendar years prior to making an application for housing.
- e) Have entered into an estimated New Housing Agreement.
- f) With the application, submit one hundred and twenty (\$120.00) dollars as a down payment towards the deposit, one hundred (100) percent of which will be returned if the application is not approved. **[Note: no interest will be paid on the deposit in any case].**
- g) Submit the remaining one thousand and eighty (\$1,080.00) dollars of the full one thousand two hundred (\$1,200.00) dollar deposit within thirty (30) days of the application being approved.
- h) If married, provide the *Dower Act, RSA 2000 c. D-15* consent to the disposition of any interest in the Lot to the satisfaction of Council within thirty (30) days of the application being approved.



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- i) Provide Spouse information as co-applicant and both will be responsible for the debt for the duration of the agreement.
- j) Agree with Council as to the location of the Housing Unit and the dimensions and size of Lot within thirty (30) days of the application being approved.
- k) Provide a subdivision application for the Lot and a transfer of the Lots within (30) days of the application being approved to the Settlement as security for repayment of amounts owing under the Housing Agreement until the Member achieves ownership in the Housing Unit within thirty (30) days of the application being approved.

3. PAYMENT:

- a) Upon approval of an application for a Housing Unit, the Member and the Member's spouse must sign a Housing Agreement and must:
 - i. Abide by the rules of residence in *section 234 of the Metis Settlements Act, RSA 2000 c. M-14*, for the duration of the payment period.
 - ii. Pay to the Settlement in the form of rent payments under the Housing Agreement, fifteen (15) percent of the costs of construction of the Housing Unit within a twenty-five (25) year period in 180 monthly installments or fifteen annual payments.
- b) The Member may increase the monthly payments for the Housing Unit.

4. OWNERSHIP:

- a) If the Member wishes to sell the Housing Unit, the Member must notify the Settlement and offer to sell the Housing Unit and a minimum of fifteen acres of land around the Housing Unit (the lot) to the Settlement for an amount equal to the payments that the Member has made to the Settlement for the Housing Unit.
- b) The Member shall not lease the Housing unit prior to earning full ownership.
- c) If a Member receives an interest in land by virtue of the descent of property provisions in the General Council Land Policy, on which a Housing Unit is situated and for which the Settlement has not been fully paid, the Member must sign an agreement confirming the payments to the Settlement for the Housing Unit under the Housing Agreement, failing which, Council may terminate the Members' interest in the Housing Unit and land and take possession of said property.
- d) The Settlement may sell the Housing Unit obtained by the Settlement under this Policy to another Member.



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- e) At the request of a Member and provided that the Housing Unit is inspected by the Housing Director and appraised by a qualified appraiser, Council may agree to purchase a Housing Unit on behalf of the Member. In such a case, all terms of this Policy shall apply with the following revisions:
 - i. The Member shall be responsible for repayment of one hundred per cent of the cost of purchasing the Housing Unit; and
 - ii. IF the Member is in default both the applicant and co-applicant will not be eligible for housing from the Settlement for a duration of 25 years.

5. INSURANCE:

- a) The Housing Director, on behalf of the Settlement, must ensure that the Housing Unit is insured while it is under construction.
- b) Once the Housing Unit is complete, the member is responsible to insure the Housing Unit.
- c) Personal contents and public liability insurance are the sole responsibility of the Homeowner.

6. HOUSING UNIT:

- a) The Housing Unit maybe be up to fourteen hundred (1400) square feet without a basement in the accordance with the current fiscal year's budget for the Housing Unit. If the Member requests a larger Housing Unit or a Housing Unit that exceeds the budgeted amount, the Member must pay the additional cost prior to the start of construction of the Housing Unit.
- b) The Housing Unit built must comply with all rules and regulations of the Alberta Building Codes and the Settlement's Quality Management Plan.
- c) The Member must approve one of the offered plans for the Housing Unit.
- d) If the Settlement is supplying a Housing Unit to a Disabled Person, the Settlement must provide wheelchair access and barrier free design within the Housing Unit.

7. LOCAL IMPROVEMENTS:

- a) If local improvements are required before a Housing Unit can be built or set up and the funds are available in the current budget bylaw, the Settlement will provide the following with a detailed site plan that is signed off by the Homeowner, and by the Housing Director, prior to commencement of construction on the local improvements.



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1. A site of up to one (1) acre cleared for the housing unit as approved by the Housing Director and following local improvements will directly come out of the budget for that particular Housing Unit.
 - i. Up to two hundred (200) meters of gravelled driveway from an existing Settlement road.
 - ii. Up to two hundred (200) meters of power line from an existing Settlement Power Line.
 - iii. Up to two hundred (200) meters of natural gas line from an existing Settlement natural gas line.
 - iv. One, twenty-two hundred (2200) gallon water cistern for recipients that are not serviceable from the Settlement Water Treatment Distribution system.
 - v. One, one thousand and twenty (1020) gallon septic tank for all recipients that are nor serviceable from the Settlement Sewer system in the townsite.
 - vi. All Housing Units built within the townsite will be tied into existing infrastructure of the townsite.
 - vii. Wells will not be drilled under this program.
- b) Cost savings from the local improvements budget for that particular Housing Unit may not be used for the construction of the Housing Unit.
- c) If a Member applying wants the restrictions in subsection 9(1) to be exceeded, the Member must pay one hundred (100) percent of the costs that exceed these restrictions before construction of the local improvements begin.
- d) If surveying is necessary, the costs of the surveying will be taken from the Members housing budget under the Local Improvement's Bylaw.

8. ADMINISTRATION AND RECORDS:

- a) The Settlement Finance Department and Housing Department are responsible for the administration of this Policy, including the billing of Members for Housing Units under this Policy.
- b) The Housing Department has the responsibility of maintaining a summary file for each Housing Unit completed under this Policy in the Housing Registry as set out in the Housing Registry Policy No. P-027-93.
- c) The Housing Department must keep monthly reports on the status of each Housing Unit that is subject to this Policy.

9. DOWER RIGHTS:

- a) A surviving non-member spouse may occupy the Housing Unit held by a deceased Member for the rest of the spouse's natural life.
- b) If a surviving non-member moves out of the Housing Unit for twelve consecutive months or more, the surviving spouse gives up his or her interest in the Housing Unit.
- c) A surviving non-member may sell the improvements to the housing unit to the Settlement for the cost of the improvements, providing that documentation is shown for improvement expenditures and that the Settlement has the funds available for the purchase.

10. OTHER:

- a) The Member is responsible for the payment of all utility charges, taxes, levies, and maintenance costs relating to the Housing Unit.
- b) The member must sign all transfers and the Housing Agreement prior to taking possession of the Housing Unit.
- c) Any amounts owed to the Settlement under a Housing Agreement will not be forgiven and will remain as a debt to the Settlement in addition to the minimum monthly payments of the New Housing Unit.
- d) The Homeowner and any residents of the Housing Unit must abide by the rules of resident in *section 234 of the Metis Settlements Act, RSA 2000 c. M-14*, for the duration of the payment period.
- e) In the event of default of agreement or the sale of this home, both applicant and spouse will be ineligible for new housing for a duration of not less than 2 years.

11. REPEAL:

New Housing Policy No. #P47-004/2017 and New Housing Policy # P47003/2019, and (others such as RHI Part 1 #002/2021 & RHI Part 2-#003/2021) are repealed upon adoption of New Housing Policy No. #047-A-004/2022.

12. EFFECTIVE DATE:

This Policy comes into effect upon adoption of Council.



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October 21, 2022

Date of Adoption

Chairperson

{SEAL}

Settlement Administrator



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SCHEDULE 1
New Housing Application Form

DATE: _____

APPLICANT (SPOUSE): _____

- 1) HOW MANY YEARS HAVE YOU RESIDED IN THE SETTLEMENT? _____

- 2) HAVE YOU RECEIVED A HOUSING UNIT FROM THE SETTLEMENT SINCE 1990; IF SO ARE YOUR PAYMENTS CURRENT OR HAVE YOU SIGNED A NEW PAYBACK AGREEMENT TO BRING YOU CURRENT WITH YOUR PAYMENTS? _____

- 3) HAVE YOU EVER RECEIVED A HOUSING UNIT FROM THE SETTLEMENT AND SOLD IT? _____

- 4) WHY SHOULD YOU RECEIVE A NEW HOUSE FROM THE SETTLEMENT? _____

- 5) WHAT IS THE CURRENT SIZE OF YOUR FAMILY? _____
- 6) WOULD YOU BE WILLING TO HAVE YOUR CURRENT LIVING CONDITIONS ASSESSED BY A QUALIFIED INSPECTOR? YES _____ OR NO _____.



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7) IS THERE ANYTHING ELSE YOU WOULD THE COUNCIL TO KNOW ABOUT
YOUR APPLICATION? _____

Signature of Member and or Spouse: _____

Date submitted to Housing Department: _____

Signature of Housing Director: _____

THANK YOU FOR YOUR APPLICATION



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SCHEDULE 2

NEW HOUSING AGREEMENT

This agreement made this ____ day of ____, 20__.

BETWEEN

FISHING LAKE METIS SETTLEMENT
a Settlement Pursuant to the *Metis Settlements Act*
(the "Settlement")

- And -

a member of the Fishing Lake Metis Settlement, in the Province of Alberta
(the Member)

PREAMBLE

- A. WHEREAS the Member has an approved and registered interest in the Lands described as _____ located at; _____ (street address and ; Legal Land Description
- B. AND WHEREAS the Settlement has agreed to construct a house on the Lands for occupancy by the Member pursuant to the terms of the Settlement's Housing Policy #P-047A-2022 attached hereto as Schedule "A", as amended from time to time.

ARTICLE 1 – DEFINITIONS

IN this Agreement unless there is something in the subject matter or content inconsistent therewith:



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- a) "Act" means the Metis Settlements Act.
- b) "Cost of Construction" means the total cost of all materials and labor associated with the construction of the Housing Unit and any related Local Improvement.
- c) "Housing Unit" means the house, modular or mobile home constructed on the Lands in accordance with the specifications set out in Schedule "B."
- d) "Land Policy" means the Metis Settlements General Council Land Policy.
- e) "Lands" means those lands described in Schedule "C."
- f) "Local Improvements" means all services required to service the Housing Unit including, but not restricted to surveying, site clearing, site grading, sewer and water systems, drainage, power, gas, gravelled roads and site access, general site clean-up.
- g) "Regulations" means the Metis Settlements Land Registry Regulations; and all other defined in the Act, Regulations or Land Policy shall have the same meaning in this Agreement.
- h) "Subletting" means to rent out a home that has not been fully paid off.

1.2 The parties hereby confirm and ratify the matters contained and referred to in this preamble to this contract and agree that the schedules attached hereto are expressly incorporated into and form part of this Agreement.

ARTICLE 2 – CONSTRUCTION AGREEMENT

- 2.1** The Settlement agrees to construct the Housing Unit described in Schedule "B" on the Lands describes as _____ at a budget for the Cost of Construction of \$_____.
- 2.2** The Member will not be eligible for a new residence on the Settlement for twenty-five (25) years from the completion of construction of the Housing Unit unless the Housing Unit is destroyed by a natural disaster or damaged or destroyed and proceeds are payable of this pursuant to the insurance required under Article 7 of this agreement.

ARTICLE 3 - REPAYMENT OF COST OF CONSTRUCTION

- 3.1** The Member shall repay the Settlement for fifteen (15) percent of the Cost of Construction as follows:
 - a) One Thousand Two Hundred (\$1,200.00) Dollars down payment payable prior to the commencement of construction.

b) \$_____ Dollars per month for a term of one hundred and eighty (180) months commencing thirty (30) days after the possession of the Housing Unit as determined by the Settlement.

- 3.2** The payments set out in paragraph 3.1 of this Agreement are calculated on the basis of the budget for the Cost of Construction specified in clause 2.2 of this Agreement if the Cost of Construction exceeds the budget, the Member shall repay this amount to the Settlement in full and the Settlement shall add this amount to the monthly payments.
- 3.3** The Member shall be entitled to prepay all or any part of the amounts outstanding under this Agreement at any time; provided however, that any partial prepayment shall in no way release the Member from its obligation to make any payments required pursuant to the provisions of this Agreement.
- 3.4** If the Member receives any government allowances for Housing, then the Member hereby assigns and directs such payments to the Settlement to be credited against the amounts outstanding under this Agreement.

ARTICLE 4 – RESIDENCY

- 4.1** The Member shall use the Housing Unit as his/her principal residency on a continuous basis throughout the term of this Agreement in accordance with the rules set out in *section 234 of the Metis Settlements Act, RSA 2000 c. M-14*. There will be absolutely no Subletting; Subletting will result in immediate termination of this Agreement.
- 4.2** Upon repayment of the fifteen (15) percent of the Cost of Construction, together with repayment of any other amounts owed pursuant to this Agreement and upon residing in the Housing Unit for the total of fifteen (15) continuous years; and during the next five (5) years if he/she continues to reside in the Housing Unit, the Member will have earned complete equity in the Housing Unit, subject to the provisions of this Agreement respecting transfer of ownership of the Housing Unit.
- 4.3** If the Member does not maintain continuous residency in the Housing Unit for a twenty (20) year period under this Agreement then the Member will not be entitled to any equity in the Housing Unit.

ARTICLE 5 – REPAIRS

- 5.1** The Member shall be responsible for all maintenance, repair, replacement, and upkeep of the Housing Unit; including, but not restricted to: electrical, plumbing,

furnace, hot water tank, all water and sewer located on the lands, windows, linoleum, carpets, painting, exterior finishes, roof, and all other repairs.

- 5.2 The Settlement will ensure that the Housing Department provides a one-year warranty for the Housing Unit for all construction deficiencies from the date of possession by the Member. Any construction deficiencies not reported to the Settlement within one (1) year from the possession date will become the sole responsibility of the Member.

ARTICLE 6 – LOCAL IMPROVEMENTS AND CHARGES

- 6.1 The Member shall be responsible for the costs of any necessary Local Improvements over and above those outlined in the Settlement's budget
- 6.2 The member shall be responsible for the payment of all fees, utilities, levies, and taxes.

ARTICLE 7 – INSURANCE

- 7.1 The Settlement shall insure the Housing Unit during the Construction period. Upon the Member taking possession of the Housing Unit the Member is responsible to insure the Housing Unit for the duration of the entire fifteen (15) year term of this Agreement for its replacement value and cause to be listed the Settlement as lost payee under this Policy. The member will be responsible for payment of Insurance Premiums. If the member fails to insure the Housing Unit and proof of payment for the premiums; and the Housing Unit is destroyed or damaged during the term of this Agreement, the Settlement shall not be liable to construct a new house for the Member and the Member shall not be entitled to a new house for (25) years.

ARTICLE 8 – SALE OF THE HOUSING UNIT

- 8.1 The Member shall provide to the Settlement with sixty (60) days' notice of his/her intention to sell the Housing Unit or the Lands and the Settlement shall have the right to purchase the Housing Unit or the Lands from the Member for the following amount:
- a) The cumulative payments made by the Member to the Settlement to the date of sale; and
 - b) The total appraised value of any improvements to the Housing Unit made by the Member.



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- 8.2** If the Settlement exercises its right of first refusal, then the Member shall transfer the Housing Unit and the Lands upon which the Housing Unit is situated to the Settlement free and clear of all encumbrances.
- 8.3** If the Settlement does not exercise its right of first refusal, the Member may transfer the Housing Unit to another Member of the Settlement with the written consent of the Settlement, which consent shall not be unreasonably withheld, provided that the Member purchasing the Housing Unit agrees to enter into a Housing Agreement with the Settlement and is eligible for the title to the Lands on which the Housing Unit is located, once the house is paid off in full to the Settlement.
- 8.4** The Member may only transfer the Housing Unit to another Member for the cumulative value of payments made to the Settlement, the appraised value of any improvements to the house and the pro-rated interest of the Housing Unit if any.
- 8.5** Any appraisals required pursuant to this Section shall be the sole responsibility and sole expense of the Member.
- 8.6** Under no circumstances shall the Housing Unit be removed from the Lands without written consent of the Settlement.
- 8.7** No Lands where the Housing Unit is situated shall be transferred to the Member.

ARTICLE 9 – DEFAULTS

- 9.1** The Housing Unit is a rent to own Unit and as such if a Member fails to make the monthly payment under this Agreement, then any amendments to the terms of Repayment must be approved in writing by the Settlement.
- 9.2** If the Member encounters financial difficulties that prevent the Member from making the monthly payments under this Agreement, then any amendments to the terms of Repayment must be approved in writing by the Settlement.
- 9.3** If the Member fails to make monthly payments for three (3) consecutive months under this Agreement or fails to adhere to the terms of this Agreement, the Settlement may serve three (3) months' notice to the member to evict the Member from the Housing Unit.
- 9.4** If the Member, after three (3) months' notice, fails to pay for the monthly payments pursuant to this Agreement or fails to adhere to the terms of this Agreement, the Settlement may evict the Member from the Housing Unit.
- 9.5** The Member shall not be entitled to rent or Sublet the Housing Unit without prior written consent of the Settlement until all monthly payments due under the Agreement have been paid in full. If the Settlement consents to rental of the Housing

Unit, then the Member shall assign all rent to the Settlement until all monthly payments due under this Agreement have been paid in full.

ARTICLE 10 – DEATH OF A MEMBER

- 10.1 If a Member dies prior to fulfilling his or her obligations under this Agreement the person to whom the Lands descend is entitled to reside in the Housing Unit provided that:
- a) He/she assumes all outstanding obligations under this Agreement.
 - b) He/she complies with the terms of the *MSA, Section 3.4 of the Metis Settlements General Council Land Policy*, (limiting the number of Lands held by the member.)

ARTICLE 11 – MISCELLANEOUS

- 11.1 For the better securing the Settlement's right to repayment under this Agreement, the Member hereby charges all his/her rights, title, and interest in the Lands on which the Housing Unit is located.
- 11.2 This Agreement shall be governed by and construed in accordance with the *Metis Settlements Act, RSA 2000 c. M-14*, Regulations, Land Policy, as amended from time to time.
- 11.3 Any disputes under this Agreement shall be referred to the Metis Settlements Appeals Tribunal for resolution.
- 11.4 If any term, covenant or condition of this Agreement or the application thereof to any party of circumstance shall be invalid or unenforceable to any extent the remainder of this Agreement or application of such term, covenant or condition to a party or circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each remaining term, covenant or condition of this Agreement shall be valid and shall be enforceable to the fullest extent permitted by law.
- 11.5 No consent or waiver, expressly or implied, by the Settlement to any breach or default by the Member in the performance by the Member of its obligations hereunder or under any collateral or supplemental agreement shall be deemed or construed to be consent or waiver to any breach or default in the performance of the obligations hereunder by the Member. Failure by the Settlement to complain of any act or failure to act of the Member or to declare the Member in default, irrespective of how long such failure continues, shall not constitute a waiver by the Settlement of its right hereunder.



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11.6 This Agreement shall ensure to the benefit of and be binding upon the parties hereto and the successors, permitted assigns, Land Trustee of the Member and the successors and assigns of the Settlement.

IN WITNESS WHEREOF the parties have hereunder affixed their hands and seals all on the day and year first above written.

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Per: _____

Per: _____

Per: _____

Per: _____

Per: _____

Administrator: _____

MEMBER:

Per: _____

Per: _____



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SCHEDULE 3

FLMS NEW HOUSING SELECTION MATRIX

APPLICANT FILE # _____

		0	5	10		15	
1	Is the applicant a Residing Settlement Member? (Lifelong Member – 15, Majority of Life – 10, New Member with historical ties – 5, New Member without historical ties - 0)						
	TOTAL						
		0	1	2	3	4	5
2	Is the applicant maintaining a peaceful community as per the <i>MSA section 78(1)(c)</i> ? (No=1, Yes =5)						
3	Is the applicant a Residing Settlement member for more than 1 year? 1 Yrs. = 1; 2-6 Yrs. = 2, 7-12 Yrs. =3 13-17 Yrs. =4 18-25+ Yrs. = 5						
4	Is the applicant an Elder within the community aged 65 or older? (No = 1 Yes = 5)						
5	Is the applicant a residing Settlement member that is born and raised in FLMS? (1= least # yrs. 5= most # yrs.)						
6	Is the applicant a residing member whose parents were Member of FLMS? (One parent =1 Both = 5)						
7	Has the applicant received a New Housing Unit since 1990? (If yes = 0, if no = 5)						
8	Are you facing overcrowding issues or homelessness? (If overcrowding # of people in home =1-4, if homeless = 5)						
9	Is the applicant willing to sign a payback agreement for past housing debts? 1= NO 5 = YES						
10	Does the applicant have available land? (NO=1, 2-4, Yes depending on title of land, with MT= 5)						
11	Is the applicant intention to establish a lifelong home in FLMS? (NO=0, YES=5)						
12	Is the applicant willing to have a professional inspection done on their current living accommodations? (No = 1, Yes = 5)						
	TOTAL						



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	TOTAL SCORE OUT OF 70		/70
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NOTES:

- SCORE LEGEND 1 IS LOW, 2 IS LITTLE NEED, 3 IS AVERAGE, 4 IS HIGH NEED, 5 IS URGENT NEED
- TO GET AN ACCURATE SCORE, ALL QUESTIONS AND RATINGS NEED TO BE ENTERED 1-5
- THIS MATRIX IS TO BE ASKED BY THE COMMITTEE TO THE HOUSING DIRECTOR AFTER THEY HAVE PROVIDED PROOF OF ANSWERS.
- THE HOUSING DIRECTOR WILL THEN GIVE THE FINDINGS TO THE ADMINISTRATOR WHO WILL IN TURN TABLE WITH COUNCIL FOR A RESOLUTION ACCEPTING THE COMMITTEE'S DECISION.