



NISGA'A URN HOUSING GRANT PROGRAM

Policy

1. Purpose

1.1 The Nisga'a URN Housing Program (the "Program") is intended to provide grant funding (the "Grant") to provide financial assistance for the purchase of residential real property (the "Property") for Nisga'a citizens living in Canada who do not reside on Nisga'a Lands.

2. Eligibility Criteria

2.1 To be eligible for a Grant a Nisga'a citizen must

- (a) be at least the age of majority;
- (b) reside in Canada but not on Nisga'a Lands;
- (c) be employed at least on a part-time basis;
- (d) demonstrate that a financial institution has approved a mortgage for the purchase of the Property by the Nisga'a Citizen;
- (e) never have previously owned their own residential real property; and
- (f) not have previously received a Grant under the Program or a grant under the Nisga'a Urban Housing Program ("Original Grant").

3. Limits and Restrictions of Grant

3.1 Grants are subject to the following limits and restrictions:

- (a) the maximum Grant available is \$25,000 per Property;
- (b) the number of Grants available in any year will be contingent upon the Program budget appropriation for that year;
- (c) a Grant is only available for first time buyers who will be residing in and using the Property as their principle residence; and

- (d) regardless of a Nisga'a citizen's eligibility to receive a Grant, a Property in respect of which a Grant or an Original Grant has been awarded under the Program may not be the subject of a further Grant under the Program.

4. **Terms of Grant**

4.1 The Grant will be forgiven at the rate of \$5,000 per year until the entire Grant has been forgiven, provided the Nisga'a citizen receiving the Grant has not:

- (a) sold the Property,
- (b) ceased to reside at the Property, or
- (c) breached the terms of any mortgage or other financing obtained to purchase the Property

during the five-year period after the Grant has been issued.

4.2 A Nisga'a citizen who

- (a) receives a Grant, and
- (b) breaches any of the terms under Section 4.1

must repay to balance of the Grant not forgiven at the time of breach to the Nisga'a Nation.

4.3 Before receiving the Grant, successful applicants must:

- (a) sign an URN Housing Program Grant Agreement, substantially in the form attached, as that form may be amended from time to time, and
- (b) within 90 days of their application being accepted provide an accepted unconditional offer to purchase a Property located outside of Nisga'a Lands but within Canada.

5. **Application Process**

5.1 Each applicant for a Grant under the Program must submit a completed Application Form to:

Nisga'a Lisims Government
c/o Capital Administrator
P.O. Box 231
2000 Lisims Drive
New Aiyansh, B.C. V0J 1A0
Facsimile: 250.633.2367
Email: housing@nisgaanation.ca

5.2 Each applicants must provide confirmation of mortgage approval for the purchase of the Property at the time that they submit their application.

5.3 Each application for a Grant under the program will be reviewed by the Capital Administrator or such other individual as may be designated by the Director of Capital, Housing & Facility Operations (the “CHFO Director”), who will make a recommendation in respect of the application to the CHFO Director.

6. Criteria and Evaluation

6.1 Subject to section 3, Grants will be approved for applicants who satisfy the eligibility criteria based on

- (a) the earliest date of application,
- (b) the applicant’s current household income;
- (c) the applicant’s current living conditions; and
- (d) the number of permanent prosed occupants of the Property, and
- (e) any other criteria recommended by the CHFO Director.

6.2 If an applicant who has been approved for a Grant does not provide an unconditional accepted offer to purchase within 90 days of their application being approved, the approval will be revoked.

7. Pre-qualification and Inspection

7.1 The Property is subject to inspection by an inspector retained by Nisga’a Lisims Government, prior to the making of a decision in respect of the application under the Program.

8. Communication of Decision

8.1 A Nisga’a citizen who applies for a Grant under the Program will be advised in writing whether or not they will receive a Grant.