

Open House

A change is being proposed in your neighbourhood.



A Development Permit has been issued to Habitat for Humanity for the purposes of a four-unit multi-family development at 560 8th Street.

The City of Castlegar and Habitat for Humanity are inviting interested residents to an Open House to learn more about this project and what to anticipate.

Open House Details

When: Tuesday, March 8, 2022, 6 p.m.

Where: Community Forum
101 -445- 13th Avenue
(beside City Hall)

Applicant Information



Applicant

Habitat for Humanity



City of Castlegar

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Timeline

- April 16, 2021**
Community notified of application for development on city owned lands located at 560 8th Street.
- June 14, 2021**
Public Hearing held to consider OCP and Zoning amendments from Single Residential (R1) to Medium Density Multiple Residential (R4).
- June 28, 2021**
City Council adopts OCP and Zoning amendments. Application for Development Permit received.
- August 16, 2021**
City Council issued Development Permit 3/21. Development Permits are intended to provide guidance on the form and character of multi-family developments.
- February 7, 2022**
Community notified of changes to scope of proposed development. Additional community feedback received for consideration.
- March 8, 2022**
Open House hosted to allow interested residents to learn more about the project and what to anticipate.
- March 21, 2022**
Council consideration of revised Development Permit R3/21. Notice of land disposition and transfer of property.
- Spring and Summer, 2022**
Anticipated construction and development of project.

Habitat for Humanity Southeast BC has built 24 homes in Southeast BC since 2000. Habitat has now partnered with the City of Castlegar which has donated land for affordable homeownership. Habitat will be building a fourplex at 560 8th Street, to provide 4 homes for Habitat Partner Families to own. This will be bringing more affordable housing to Castlegar!

Habitat realizes that you may have some questions...

Q: Who is Habitat for Humanity?

A: Habitat for Humanity Southeast BC is a Canadian registered charity that builds homes for affordable homeownership. We believe affordable housing plays a critical role in strong and stable communities. We are part of Habitat for Humanity Canada and Habitat for Humanity International which was established in Georgia, USA, in 1976. Habitat for Humanity Southeast BC:

- Builds homes for affordable home ownership
- Provides mortgage and homeownership support to qualifying Habitat Partner Families
- Operates Habitat ReStores in Castlegar (4400 Minto Rd) and Grand Forks (7281 5th St.)

*In 2020 over 200 Canadian working families with low-income became new homeowners by partnering with Habitat for Humanity.
Since 1985, over 4,000 families in Canada have partnered with Habitat to buy their own home.*

Q: Who is going to be living in these homes?

A: Habitat for Humanity's model is to work as the developer, builder, mortgage company and social services agency all at once. Once the build is completed, we sell the homes to pre-selected low to moderate income families and with no down payment. The fourplex will hold two, 3-bedroom units, and two, 2-bedroom units of which one will be fully accessible for people who live with disabilities. In order to qualify to become a Habitat Partner Family, the family must:

- Be willing to Partner with Habitat for Humanity, and complete 500 Volunteer Hours of service in the community before they take ownership of the home.
- Be able to pay affordable mortgage payments
- Be in need of better, affordable housing

Q: Who will build the Habitat fourplex?

A: Habitat for Humanity SEBC has hired a construction professional to oversee the project. The build has been designed locally by Habitat together with Castlegar-based WSA Engineering. We will also be working with local tradespeople and other professionals to build the fourplex. Supervised volunteers, including the selected Habitat Partner Families, will also be part of constructing and finishing the project and landscaping.

Q: What happens after the build is completed and the families move in?

A: Habitat for Humanity partners and sells homes to families that are going to build equity over time and live in the community long-term. The families in these homes will have a vested interest in the community and in their homes as much as any other neighbour and homeowner. The fourplex will be registered as a strata-titled building. Habitat will no longer own the homes once the families take ownership, however we will continue to work with the families as the mortgage "bank", and through providing educational opportunities on homeownership and maintenance, family financial planning and management and more. We encourage neighbours to get to know each other soon after move-in!

Q: When will the build start and end?

A: The plan is to have the land clearing and construction start in early Spring 2022. The process is estimated to last 8 to 12 months and will be finished by early 2023 if there are no major issues. The hope is that the selected Habitat Partner Families will move into their new homes in early 2023.

Soon Habitat for Humanity will be looking for volunteers to assist with the build. And we will be launching a campaign to raise funds to support the project. We will also be advertising for interested families to apply for the four new homes.

Please visit www.hfhsebc.org for more information and how to get involved with this exciting and much needed affordable homeownership project for the West Kootenays!
