



HEADWATERS

Q & A PRESENTATION

WINTER, 2023



Who is Catalyst?

Catalyst is a BC-based not-for-profit real estate developer, dedicated to building vibrant, affordable, and inspiring rental properties for living and working.

We manage rental communities with the belief that renting can be a lifelong and desirable housing choice if the community you live in provides social connections and access to opportunity.

In Tofino, we currently own and operate “CREEKSIDE” at 700 Sharp Road – a 14-unit complex of affordable housing rentals, created in partnership with Tofino Housing Corporation.



Michael J. Ross
Director of Property
Operations



Claire Skolos
Manager of Property
Operations



Blake Forsyth
Property Operations
Assistant

The Catalyst Property Operations Team

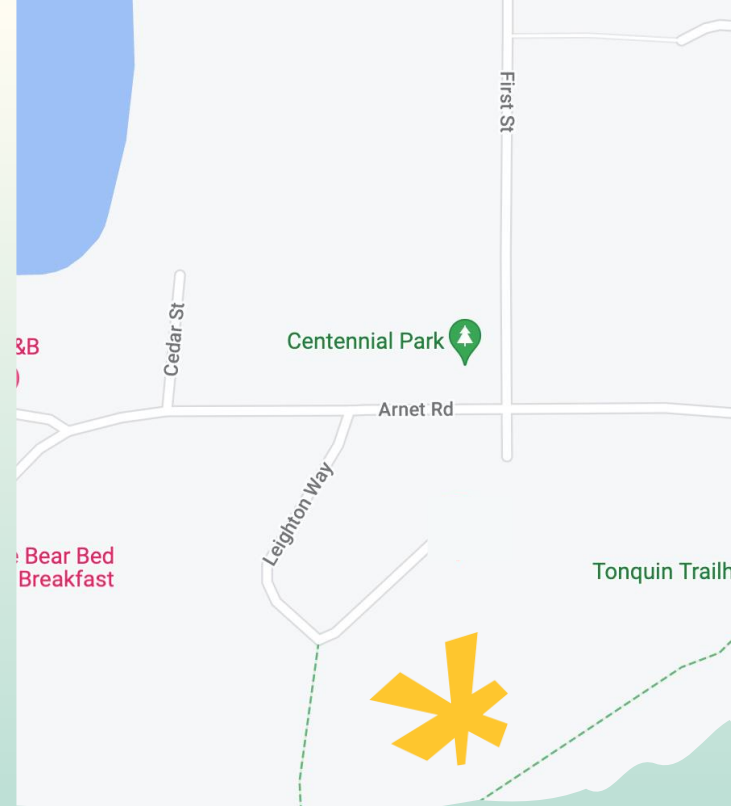
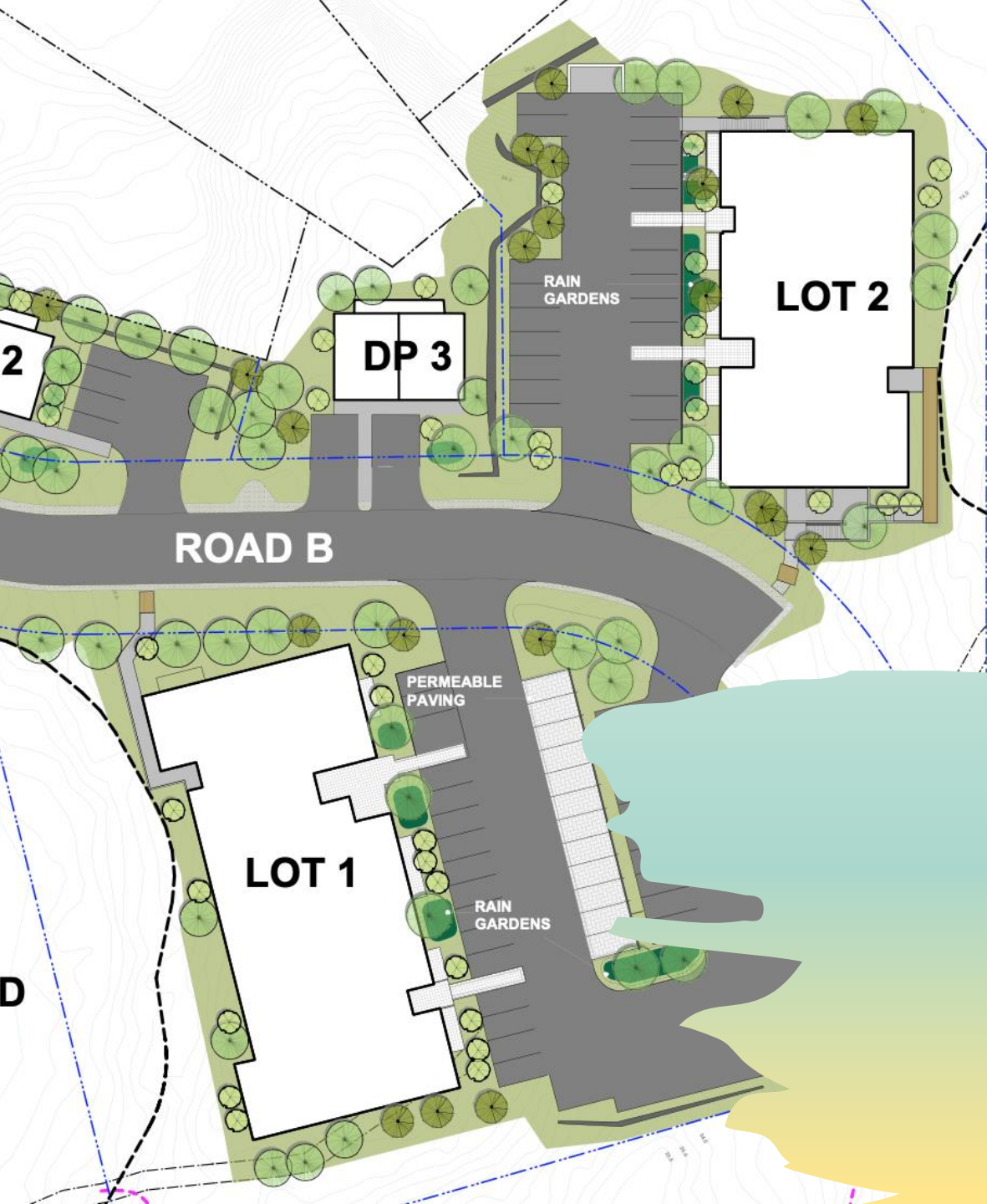
What is Headwaters?

In partnership with Tofino Housing Corporation and the BC Housing Community Housing Fund, Catalyst is currently constructing “Headwaters” – a two-building complex located on Peterson Road.

What is Headwaters?

- Headwaters North (35 units)
- Headwaters South (37 units)
- Affordable rental housing projects

A mix of studio, 1-bedroom, 2-bedroom and 3-bedroom units will be rented to families, seniors and others at a range of different rents.



Where is Headwaters?

North: 366 Peterson Drive
South: 363 Peterson Drive

When will Headwaters be ready for move in?



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move in?



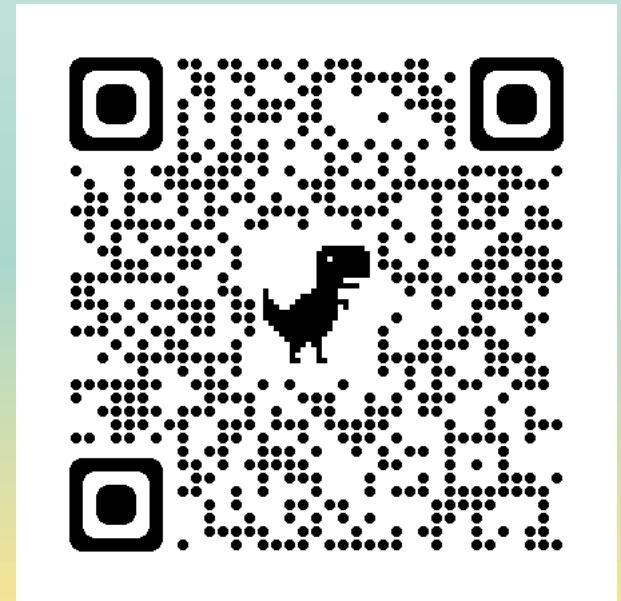
DISCLAIMER

- These dates are ESTIMATES
- Any number of things could cause significant construction delays
- Updates can be found on the Tofino Housing Association website

Who qualifies for housing at Headwaters?

- 1) An applicant for RGI or shelter-rate housing must be on the BC Housing Registry

<https://housingapplication.bchousing.org/>



Who qualifies for housing at Headwaters?

2) An applicant must have lived in the Alberni Clayoquot Regional District for a minimum of 24 months out of the previous 36 months **or** is an essential worker

Who qualifies for housing at Headwaters?

"Essential worker" as it pertains to housing eligibility at Headwaters means a person working in public or non-profit health and mental health care, BC Ambulance Service, RCMP, critical utility and infrastructure workers holding specialized certifications, a teacher, principal, vice-principal or education assistant in the public school system or child-care worker.

Who qualifies for housing at Headwaters?

3) An applicant must have been working **full-time** for more than one (1) year with one or more businesses or institutions within the District of Tofino, provided the businesses or institutions hold, if required, a valid business license from the District of Tofino, or with Island Health, or with Parks Canada at Pacific Rim National Park, or with BC Parks in the Parks and Protected Areas in the Tofino area, **or** he or she is a Senior (age 55 and up) **or** is receiving disability assistance under the *Employment and Assistance for Persons with Disabilities Act*, **or** he or she is an essential worker.

Who qualifies for housing at Headwaters?

"Full-time" as it pertains to housing eligibility at Headwaters means an average of at least 26 hours per week, year-round, and in the case of self-employment, it means employment from which an individual earns at least 90% of his or her annual income.

Who qualifies for housing at Headwaters?

4) He, she, they or his, her or their spouse or common law partner does not own, either directly or indirectly through a trust, business asset, or otherwise, any interest in real property **anywhere in the world**;

Who qualifies for housing at Headwaters?

5) An applicant must meet the income qualifications that apply to each type of unit.

More on that later

How many homes does the complex include? 35 TOTAL for NORTH



Suite Quantity	1st floor	2nd floor	3rd floor	4th floor	TOTAL
Studio	2	3	2	2	9
1-bed	2	2	2	2	8
1-bed accessible	0	1	2	2	5
2-bed	1	2	2	2	7
2-bed accessible	0	1	1	1	3
3-bed	0	1	1	1	3

What will the complex look like?



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What will the complex look like?



What will the complex look like?



What appliances are included?



ALL HOMES AT HEADWATERS WILL COME WITH:

- REFRIGERATOR
- RANGE (OVEN AND ELECTRIC COOKTOP)
- DISHWASHER

What are the finishes?



- LUXURY VINYL TILE THROUGHOUT – NO CARPETS IN INTERIORS
- LAMINATE COUNTERTOPS THROUGHOUT
- WARM NEUTRAL PAINT COLORS THROUGHOUT

Laundry, Parking, Storage?



Shared laundry facility at DL114 North: three washers, three dryers FREE to use (no coins or cards to operate). Laundry room door is access controlled.

Parking:

- There will be a 68 parking spots total:
 - 22 stalls at North; 46 stalls at South, with possibility of some North residents parking at the South
- Parking is available on a “first come” basis; one vehicle per home max
- Parking stickers will be supplied for approved vehicles; all others will be towed
- Parking fees will be \$25/month in addition to rent
- Guest parking on street only. If we find over time that residents don’t fill up the parking area with their own cars, we may elect to dedicate a small number of the spots for time-limited guest parking.

Storage: There will be some storage options for both bicycles and other personal items. Details are currently pending and can be shared at a future date.

Is the complex pet friendly? – Yes.



- The only pets we allow are dogs and cats. No exceptions.
- The maximum number of dogs per apartment is one (1)
- The maximum number of total pets per apartment is two (2) (meaning a new tenant can have one dog and one cat maximum)
- Pet deposit is \$250, regardless of number of pets.
- Dog sizes allowed are "medium breed" and smaller as defined by the American Kennel Club. No exceptions unless for service animals.



Who will be my property manager?



Property Manager
Christine Brice

What are the rents?



STUDIOS – 9 TOTAL

2 @ MARKET:

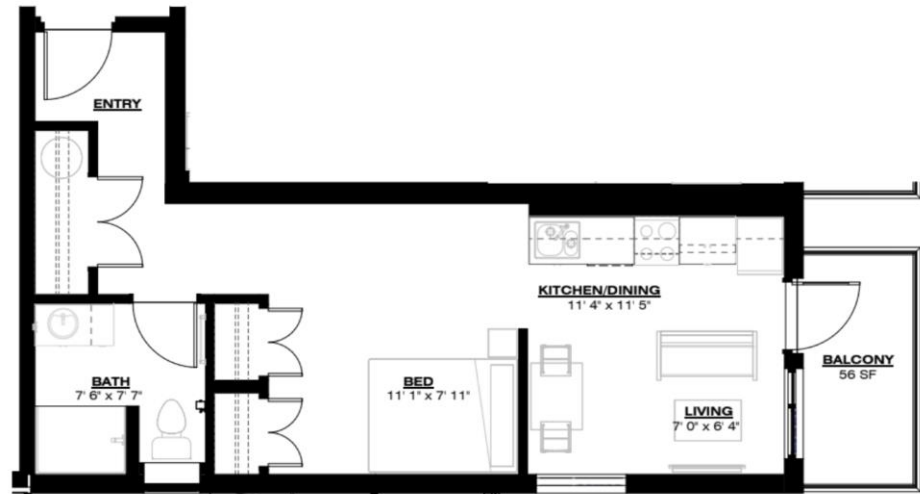
\$1,150/MONTH

2 @ SHELTER:

\$375/MONTH

5 @ RGI:

\$1,085/MONTH*



* RGI rents listed represent the AVERAGE rents that BC Housing requires Catalyst to reach across all RGI studio units.

What are the rents?



1-BED – 13 TOTAL

3 @ MARKET:
\$1,550/MONTH

2 @ SHELTER:
\$375/MONTH

8 @ RGI:
\$1,085/MONTH*



* RGI rents listed represent the AVERAGE rents that BC Housing requires Catalyst to reach across all RGI 1-bed units.

What are the rents?



2-BED – 10 TOTAL

5 @ MARKET:
\$1,950/MONTH

2 @ SHELTER:
\$570/MONTH

3 @ RGI:
\$1,303.75/MONTH*



* RGI rents listed represent the AVERAGE rents that BC Housing requires Catalyst to reach across all RGI 2-bed units.

What are the rents?



3-BED – 3 TOTAL

1 @ MARKET:

\$2,300/MONTH

1 @ SHELTER:

\$665/MONTH

1 @ RGI:

\$1,461.25/MONTH*



* RGI rents listed represent the AVERAGE rents that BC Housing requires Catalyst to reach across all RGI 3-bed units.

Who qualifies and how do they apply?



	Market		
Unit Type	Rent	Income Low	Income High
Studio	\$1,150.00	\$34,500	\$82,310
1 Bedroom	\$1,550.00	\$41,500	\$82,310
2 Bedroom	\$1,950.00	\$52,000	\$128,810
3 Bedroom	\$2,300.00	\$62,000	\$128,810

	RGI		
Unit Type	Average Rent	Income Low	Income High
Studio	\$1,085.00	\$21,000	\$62,000
1 Bedroom	\$1,085.00	\$21,000	\$62,000
2 Bedroom	\$1,303.75	\$26,000	\$74,500
3 Bedroom	\$1,461.25	\$26,000	\$83,500

	Deep Subsidy		
Unit Type	Rent	Income Low	Income High
Studio	\$375.00	\$15,000	\$21,946
1 Bedroom	\$375.00	\$15,000	\$21,946
2 Bedroom	\$570.00	\$22,500	\$26,600
3 Bedroom	\$665.00	\$23,940	\$26,600

Applications will be available for download from the Catalyst website:

www.catalystcommdev.org



What is required to apply? *

Applicants will be required to submit the application form with all of the following:

- Most recently released Notice of Assessment from CRA
- Proof of Income – three (3) most recent pay stubs and three (3) most recent bank statements for any/every account held
- Proof of Canadian residency of long-term work permit
- Landlord references

If you do not work but have income from pensions, benefits or assets, you will need to provide proof of such. For example:

- Statement from pension fund
- Statement, letter or cheque stub from the agency providing the benefit.

How will tenants be chosen/notified?



- Applicant selection for Headwaters will be a lottery by type, with three separate lotteries: Affordable Market Rent, RGI, and Shelter
- Each applicant will receive one (1) initial entry into the lottery upon receipt of their fully completed application package, as long as they meet the initial tenant requirements (reside in area 24 of the last 36 months, etc.) Additional entries will be awarded to applicants who:
 - Are on the Creekside waiting list as of March 1, 2023 (1 additional entry)
 - Have lived in the designated area for 5-8 years (1 additional entry)
 - Have lived in the designated area for 8-11 years (2 additional entries)
 - Have lived in the designated area for 11+ years (3 additional entries)

Per above, the maximum number of entries any applicant could potentially have is five (5): 1 for a completed application, 1 for being on the Creekside waiting list, and 3 for being an area resident for over 11 years

How will tenants be chosen/notified?



- Priority for two- and three-bedroom units will be given to families over roommate shares. This means that family applications for these units will be drawn first and separately from roommate share applications.
- For any units that can't first be filled by families we will hold a second-round lottery for roommate share applicants.
- Only one application per person/household is allowed for the initial lottery drawings. If we aren't able to fill the units after the first draw, additional applications can be considered (ie: "John Doe" can submit an application for a 1-bedroom RGI unit as well as a second application for a 2-bedroom RGI unit together with roommate, "Jane Doe".)
- Due to ongoing construction and the possibility of construction delays, applicants will sign a waver as part of their application process acknowledging that their move in date will be **the later of** December 1, 2023 or the "Move In Ready Date" for the complex as determined solely by Catalyst.

When can I give notice to my current landlord?



- THE LOTTERY PROCESS IS HOW WE WILL CHOOSE THE ORDER TO PROCESS APPLICATIONS. BEING SELECTED IN THE LOTTERY IS NOT A GUARANTY OF HOUSING.
- APPLICATIONS CAN BE DENIED FOR THOSE WHO DON'T MEET THE QUALIFICATIONS
- DO NOT GIVE NOTICE TO YOUR CURRENT LANDLORD UNLESS/UNTIL YOU HAVE A FULLY SIGNED LEASE AGREEMENT FOR HEADWATERS "IN YOUR HANDS"
- REMEMBER THIS COMPLEX IS STILL UNDER CONSTRUCTION AND DELAYS ARE POSSIBLE



DISCLAIMER

Could I lose my housing if I make too much money?



The answer is: possibly/it depends.

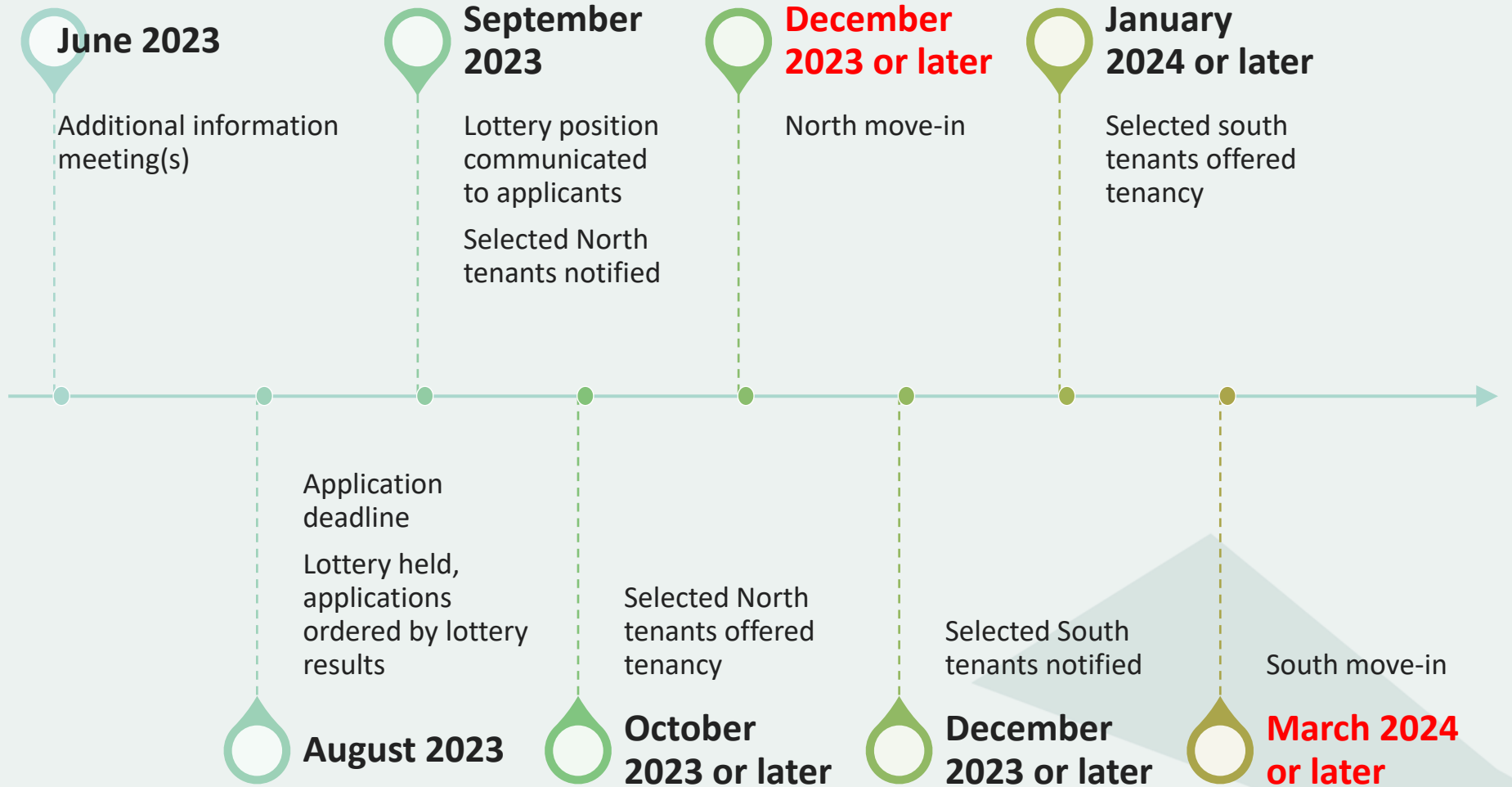
All tenants are required to submit an annual CRA Notice of Assessment to Catalyst, which means **all tenants must file an annual tax return with CRA during their tenancy at Headwaters, even tenants in “market units”**.

After occupancy, if a household's income in a Deep Subsidy and RGI unit increases above that year's maximum allowable amount (this amount usually increases each year), we will work with tenants to assess if this is a permanent change before asking tenants to move out.

If a tenant goes over the income limit for their type of unit, there may be a possibility that we could “move” a tenant to a different unit type (e.g. from RGI to Market) but that is not always possible.

Annual income testing is a requirement for the Deep Subsidy and RGI units, **~~even for market units.~~ Catalyst has confirmed this is not required for market units.**

Timelines



Questions?

