



Denman Community Land Trust Association

3900 Lacon Road, Denman Island, B.C. V0R 1T0

www.denmanaffordablehousing.org

BN 84223 0898 RR0001

Tenant Selection Criteria

A. Essential Criterion:

- 1) The Low Income Cut-off as currently established by Revenue Canada with previous 3 years' Income Tax Returns as proof of low income.
- 2) A minimum two year residential attachment to Denman Island.
- 3) A potential tenant's age, family/single status, skills/interest, health, and, if need be, gender should match the focus of the project (e.g. seniors' affordable housing, single mothers' collective house, farm collective, housing for the working poor).

B. Rated Criterion:

- 1) Tenancy history (includes an interview with at least one past landlord and at least one written reference (e.g. Pacifica Housing — Landlord Reference Verification Form).
- 2) No evidence of personal assets sufficient to secure a mortgage through a registered bank.
- 3) Work history as indicated in the previous 3 years' Income Tax Returns.
- 4) Contribution to Denman Island via paid and/or volunteer work.
- 5) Family status wherein poverty is exacerbated by factors such as composition, number and age of family members.
- 6) Special needs with care support network.
- 7) Selection Committee flexible rating based on tenant interview and committee judgment.

Approved by DCLTA August 3, 2011 (subject to a refined rating formulation and, in part, the judgment of a Committee operating at arms-length from the Board of the Association and comprising representatives of Denman Island organizations and groups such as Denman Island Women's Outreach Society (DIWOS), the Health Society, the medical practitioners, Denman Island Seniors' Housing Society (DISHS), the Triple Rock Co-housing group, members-at-large from the Community, and -in future-DCLTA tenants).