



Wagmatcook Elders Housing Complex

Guidelines for Allocation



Wagmatcook



75 Humes Rear Loop
Wagmatcook, NS
Wagmatcook.com

Elders' Housing Complex - Eligibility Guidelines

Wagmatcook First Nation

1. Purpose

The purpose of this document is to outline the eligibility criteria for individuals applying to the elders' housing units within the Wagmatcook First Nation community. These units are dedicated to providing safe and comfortable housing for elders who meet the criteria outlined below.

These guidelines are intended to support the Wagmatcook Housing Policy and provide greater transparency for eligibility criteria specific to the Elders Complex.

These guidelines were created with direct collaboration with Wagmatcook's Elders Council.

2. Eligibility Criteria

2.1. Age Requirement:

- Applicants must be minimum 60 years of age to qualify for an elders' housing unit. This requirement applies uniformly to all applicants without exception for health or cultural reasons.
- There is no maximum age for these units.

2.2. Membership Eligibility:

- Only members of the Wagmatcook First Nation community are eligible to apply for housing and will be given priority. Membership will be verified as part of the application process.

2.4. Family and Living Situation:

- Applicants are eligible to apply regardless of whether they are currently living independently or with family.
- Co-habitation with family members is permitted, but the unit will be limited to four (4) permanent residents, ensuring it remains suitable for the elder's needs.
- Applicants will be able to have a max of two (2) pets

2.5. Cultural and Social Contributions:

- There are no requirements for elders to demonstrate cultural participation or involvement in traditional roles to be eligible for housing. Eligibility will not be influenced by participation in ceremonies or community/cultural events.

3. Assessment and Allocation Process

The primary factor in prioritizing applicants will be based on individual need.

3.1. Application – Applications will be collected and maintained via the Housing Committee to ensure application completeness

3.2. Review Body: The Wagmatcook Elders Council will participate in the review process and determine the allocation of housing units based on the established criteria and the needs of the community. A review committee will be formed and will have representatives from the following areas:

- Elders Council
- Council representative
- Health Department representative
- Public Works and Housing representative
- Social representative

3.3. Assessment Criteria – The Elders Council will assess the applications based on an individual need. Some examples need-based factors could be:

- Applicants who are currently living in overcrowded multi-generational homes
- Current housing considered inadequate or does not meet their living needs for health or quality of life
- those who lack a personal home, will be given priority.

Whereas the safety of our Elder residents is the highest priority, the Elders Council will not consider the following for these units:

- Individuals with a criminal record
- Individuals engaged in drug use, drug trafficking and/or other drug related activities

4. Grounds for Eviction

Once an elder has been allocated a housing unit, there is no maximum duration of stay. The housing is provided for as long as the elder wishes to reside there.

In an effort to preserve this designated housing area for elders, certain provisions will be included to maintain the expected community values held by elders in these units. The following will allow for Elders Council to re-evaluate the tenants eligibility:

4.1. Non-residency or Abandonment of the Unit: - If an elder no longer resides in the unit for an extended period (e.g., six months or longer) without notifying the Wagmatcook Band, Housing or Elders Council or without valid reason (e.g., temporary hospitalization), their eligibility for continued housing may be

reassessed.

4.2. Transfer or Subletting of the Unit: - The housing units are designated for elders only. If an elder attempts to transfer or sublet the unit to another ineligible person, including family members, without the permission of the Band, Housing or Elders Council, they may face eviction, as these homes are intended to be occupied solely by the eligible elder.

4.3. Violation of Community Rules of Conduct: - Inappropriate or disruptive behavior that negatively impacts the well-being of other residents or violates community standards can lead to eviction. This includes but is not limited to:

- aggression
- harassment
- criminal activity
- drug use or trafficking or other related activities or
- excessive noise complaints.

4.4. Property Damage or Misuse: - If the resident(s) are found to be causing intentional damage to the housing unit or using the unit for illegal or inappropriate purposes, this may result in eviction after appropriate warnings have been issued.

5. Death of a Tenant

In the event the elder (primary resident) expires, the housing unit will need to be vacated by any remaining family members or cohabitants, as the units cannot be transferred or inherited. The unit will be reassigned to another eligible elder based on community needs.

5.1. Out of respect for the family, and to allow time for grieving, families and/or residents remaining in the unit, will be permitted to reside in the property up to 6 months following the date of death.

5.2. On death or passing of the elder, the unit will be identified for re-allocation

5.3. It will be the individual's responsibility to seek alternative permanent housing. Other Temporary/Permanent housing options may be sought from WFN's existing housing assets to support individuals who were residing with the elder in this residence.

5.4. Upon vacancy, the unit will be reallocated by the Elders Council to a new eligible elder per section 3.3.

5.5. The unit may be re-allocated to the elder's family if they meet all other Elder housing eligibility requirements set forth in this guideline.

6. Housing Transfer Restrictions

The Elders housing unit cannot be transferred to another family/community member. These homes are dedicated to Wagmatcook elders as the primary residents and are intended to meet the specific needs of this vulnerable population.

- 6.1. Upon vacancy, the unit will be reallocated by the Elders Council to a new eligible elder.

7. Confidentiality and Privacy

All privacy and cultural sensitivities will be respected throughout the application process. The application process will ensure transparency, with the Wagmatcook Elders Council handling all applications with discretion and respect for the applicants.