

Curve Lake First Nation

New House Financial Incentive Policy

WHEREAS Council sees the need to look at options to alleviate the shelter needs of its members on Curve Lake First Nation Territory; and

WHEREAS Council sees new single family dwelling units as one option that will help in meeting the shelter needs on Curve Lake First Nation Territory; and

WHEREAS Council strives to assist its members in achieving ownership of new single family dwelling units on Curve Lake First Nation Territory;

THEREFORE Council establishes the *Curve Lake First Nation New House Financial Incentive Policy* effective the date herein.

1. Definitions:

“Applicant” means a member or in the case of a joint application means each Applicant jointly and severally.

“Construct” means to confirm or acquire legal possession of a building lot and to build, erect, assemble or install a new single family dwelling and without limitation, includes the installation of a new single family unit fabricated elsewhere and relocated to the Territory.

“Council” means the Chief and Councillors of Curve Lake First Nation as selected from time to time.

“First Nation” or **“CLFN”** means the Curve Lake Band as defined in the *Indian Act* and as represented by Council.

“Lender” means a Lender in Ontario approved by Canada Mortgage and Housing Corporation (CMHC) pursuant to the *National Housing Act (NHA)* for the purpose of making house construction or purchase loans.

“Member” means a person whose name is on or entitled to be on the Band List for the First Nation maintained in accordance with section 8 of the *Indian Act*.

“Purchase” means, through a financial agreement, to acquire legal possession of a building lot and a new single family housing unit built, erected, assembled or installed on that building lot on First Nation territory and without limitation, includes the installation of a new single family unit fabricated elsewhere and relocated to the Territory.

“Territory” means the mainland portion of Curve Lake Indian reserve #35.

2. The Financial Incentive:

This is a once in a lifetime incentive available to a First Nation member meant to assist in the construction or purchase of a new house on Territory where:

- (a) In the case of a new house loan received directly from the First Nation, the financial incentive shall form part of the registered mortgage with the First Nation where:
 - (i) one part will bear interest at a rate determined from time to time by Council and shall require blended monthly payments of principal and interest and be amortized over 20 years (the “Interest Portion”); and
 - (ii) one part which is the \$19,200.00 financial incentive which shall not bear interest but be repayable in equal monthly installments of principal only and shall be amortized over 20 years (the “Non-Interest Portion”); and
 - (iii) where, in the event that the mortgagor makes all payments required under the Interest Portion and the Non-Interest Portion when due, or earlier, throughout the term of the mortgage and has not otherwise been in default under the mortgage at any time, \$8,000.00 of the original Principal Amount of the Mortgage shall be forgiven by the First Nation.

- (b) In the case of a new house loan received from a Lender and guaranteed in some form by the First Nation, the financial incentive shall be in the form of a registered incentive mortgage with the First Nation as the mortgagee and where:
 - (i) the loan from a Lender will bear interest at a rate determined from time to time by that Lender and shall require blended monthly payments of principal and interest and be amortized over a maximum of 25 years (the “Interest Loan”); and
 - (ii) the incentive mortgage with the First Nation is the \$19,200.00 financial incentive which shall not bear interest but be repayable in equal monthly installments of principal only and shall be amortized over a maximum of 25 years (the “Incentive Mortgage”); and
 - (iii) in the event that the mortgagor makes all payments required under the Interest Loan and the Incentive Mortgage when due, or earlier, throughout the term of the loan and mortgage and has not otherwise been in default under the loan or mortgage at any time, the final \$8,000.00 of the incentive

mortgage shall be forgiven by the First Nation.

- (c) In the case where an Applicant has provided proof that a completed new house can be built or purchased using personal-source revenues and a Financial Incentive:
 - (i) the incentive from the First Nation shall be in the form of a \$19,200.00 registered Incentive Mortgage with the First Nation as the mortgagee which shall not bear interest but be repayable in equal monthly installments of principal only and shall be amortized over a maximum of 20 years; and
 - (ii) where, in the event that the mortgagor makes all payments required under the Incentive Mortgage when due, or earlier, throughout the term of the mortgage and has not otherwise been in default under the mortgage at any time, the final \$8,000.00 of the incentive mortgage shall be forgiven by the First Nation.

3. Eligibility for the Financial Incentive:

The Applicant must:

- (a) be a member of Curve Lake First Nation.
- (b) be 18 years of age or older.
- (c) provide proof to Council or its designate of:
 - (i) meeting all criteria for a loan under the Curve Lake Loans for New Housing Policy; or
 - (ii) meeting all criteria for a Ministerial Guaranteed Loan (MLG) under the Curve Lake Section 10 New House Policy; or
 - (iii) meeting all criteria for a new house loan guaranteed by the First Nation in some other manner; or
 - (iv) personally having financed the construction or purchase of a new house (that meets Ontario Building Code standards) to the point where the Financial Incentive from the First Nation will complete the construction or purchase.

- (d) not previously having been a mortgagor, co-mortgagor or guarantor on a forgivable new house loan from or guaranteed by the First Nation whether or not any or all of the forgivable portion was ever forgiven.
- (e) not currently being the owner, co-owner or guarantor of a house whether or not on Curve Lake First Nation Territory, whether or not the Applicant is an occupant of that house.

Approved at a duly convened Council Meeting held in Curve Lake, Ontario on the 24th day of August, 2009.

Chief Keith Knott

Councillor Mel W. Jacobs

Councillor Vanessa Boudreault

Councillor Leon Taylor

Councillor Courtney Taylor

Councillor Edward Coppaway

Councillor Jay Johnson

Councillor Arnold Taylor

Councillor Lorenzo Whetung