



Peachland Seniors' Support Society  
4445 – 6<sup>th</sup> Street  
Peachland, BC V0H 1X6

## **Information for Tenancy Applicants for The Residences on 6<sup>th</sup>**

### **Applications:**

Applications are now available for the seniors' affordable rental housing project, known as The Residences on 6<sup>th</sup> in Peachland. Application forms are available at:

District of Peachland 5806 Beach Avenue, Peachland

Peachland Wellness Centre 4426 – 5<sup>th</sup> Street, Peachland

On line at [www.peachland.ca/sss](http://www.peachland.ca/sss)

Completed applications will be accepted at both the District of Peachland Office and the Peachland Wellness Centre. They can also be emailed to [wellnesscentre@shaw.ca](mailto:wellnesscentre@shaw.ca).

Applications will be reviewed and rated in August by an appointed selection committee. The units are designated for seniors (55+) and persons with disabilities with low to moderate incomes. Priority will be given to applicants based on need. Peachland residents, and residents who have moved away and are looking to return may be considered for prioritization subject to ability to achieve unit occupancy requirements. Please note this is NOT a 'first come – first served' process.

The Peachland Wellness Centre is assisting the Peachland Seniors' Support Society in distributing and collecting application forms. The Wellness Centre also has a staff person available to assist anyone who needs help in completing the application forms.

Further information or assistance to complete the application forms can be obtained by contacting the Peachland Wellness Centre at 250-767-0141. Information is available on line at [www.peachland.ca/sss](http://www.peachland.ca/sss).

### **Facility Information:**

The Residences on 6<sup>th</sup> is a 74-unit affordable rental facility. The units are designed for seniors (55+) and persons with disabilities with low to moderate incomes, as defined by BC Housing.

Approximately 32 units are designated for affordable rentals (lower income seniors), and 42 units are designed for low end of market rentals (moderate income seniors). There are eight 2-bedroom units, which are all classified as low end of market rentals, and five accessible units. There are two elevators for the convenience of residents and visitors. The building has a main doors security system, and will

have an on-site manager. Mail boxes will be situated inside the main lobby. The entire building, including the private balconies and patios, is fitted with a sprinkler system.

A Common Room on the main floor will feature a residential style kitchen, comfortable seating options, as well as programming for various activities. The Common Room will be available to residents for private functions as well.

Two sun lounges are located on the 4<sup>th</sup> and 5<sup>th</sup> floor, and smaller floor lounges are located on each of the floors.

The outdoor space will feature a resident's courtyard with attractive landscaping, seating areas, a shaded pavilion and will lend itself well to socializing and lawn games.

### **Units:**

Each unit comes supplied with a refrigerator, washer/dryer, range/oven and window coverings. Dishwashers are provided in the accessible units only.

The typical 1-bedroom unit is approximately 567 square feet, and the 2-bedroom units are approximately 810 square feet. The flooring is vinyl, and all cupboard doors and toilet seats are soft closing to reduce noise issues. Each unit has a private balcony or patio, where small BBQs will be permitted.

Storage is limited in the units, to a small utility room which houses the washer and dryer, a coat closet in the entry, and a bedroom closet. No storage lockers are available on site, and storage of personal belongings is not permitted on balconies and patios.

Exterior furniture, potted plants and BBQs are permitted on balconies and patios. BBQs must be either electric, or be 10,000 BTUs or smaller and utilize a propane canister no larger than 1 lb. Clothes drying racks are permitted, but must be taken down and stored daily after use.

### **Rent:**

The approximate rent ranges are subject to change, and will be finalized prior to completion of construction, and expected to be in the range of:

- 1-bedroom (affordable rental) \$780 per month
- 1-bedroom (market rents) \$900 per month
- 2-bedroom (market rents) \$1,200 per month

Low-income senior households may be eligible for a SAFER rent subsidy. Contact BC Housing to see if you might be eligible: 1-800-257-7756 or [www.bchousing.org/housing-assistance/rental-assistance-financial-aid-for-home-modifications/shelter-aid-for-elderly-renters](http://www.bchousing.org/housing-assistance/rental-assistance-financial-aid-for-home-modifications/shelter-aid-for-elderly-renters)

Payment of rent is due on the 1<sup>st</sup> of each month, and must be made by direct deposit. A security deposit equal to ½ of the monthly rent will be required. If you are bringing a pet, a pet damage deposit in the amount of ½ of the monthly rent will also be required.

Included in your rent payment is the cost for water, sewer, garbage collection and recycling services. Not included in your rent is electricity/heat, telephone, internet and cablevision.

**Pets:**

Pets are restricted to one per unit, which can be either a cat or a dog. No other pets are permitted. Dogs must not be vicious or dangerous, and must have a shoulder height of no more than 12 inches, and a weight of no more than 30 lbs. For tenants with disabilities, a Service Dog as defined under the Guide Animal Act is permitted, on condition that the tenant provides a provincially recognised Certificate for their Service Dog.

**Non-Smoking Policy:**

This is a non-smoking property. No smoking of any combustible material is permitted in the rental unit or on the residential property.

**Parking, Scooters and Bicycles:**

Vehicle parking is limited, and is provided on a first come first served basis. Tenants may park insured vehicles in Tenant parking spots, or in the overflow parking areas, some of which are shared with the Peachland Community Centre. There is no charge for vehicle parking. Recreational vehicles or trailers may not be parked anywhere on the premises or in the overflow areas.

There are limited spaces for indoor bicycle and motorized scooter storage (with plug ins). The fee for motorized scooter space is \$15.00 per month. There is no charge for bicycle storage.

**On-Site Manager**

An on-site Manager will be available to address issues for residents. This is a seniors independent housing facility, so tenants are expected to be able to live independently. Calls for personal emergencies should be directed to 9-1-1. After hours information will be made available to residents for unit or building issues.

**Tenant Selection Process:**

The Peachland Seniors' Support Society will appoint a Tenant Selection Committee to review and rate all applications for tenancy in August. For those applicants who meet minimum requirements (55+, low to moderate income), the criteria for selection will be based on need. Peachland residents, and residents who have moved away and are looking to return may be considered for prioritization, subject to ability to achieve unit occupancy requirements. This is NOT a 'first come – first served' selection process. If an application is initially unsuccessful, the applicant may be placed on a wait list.

In order to be eligible for consideration of a rental unit, your gross household income for a one (1) bedroom unit must be below \$69,360, and for a two (2) bedroom unit, it must be below \$99,910. Income is based on your most recent (2017) Income Tax Return.

**Anticipated Move-In Dates:** Anticipated project completion and move-in dates are January – February, 2019.