

From: Eli Hason [REDACTED]
Sent: Thursday, October 21, 2021 7:11 AM
To: northinfo
Subject: Secondary Dwellings on ALR land for Denman Island

Hello,

I am writing in support of aligning the Denman Island Trust to the provincial ALR and allowing second dwellings on ALR land, without the use of Temporary Use Permits. Our island is in desperate need of affordable housing, and one way to help make this happen is to allow farmers to build housing for their workers, or for other people that have lower income jobs on our island. The island's trust offering to make these secondary dwellings using TUP would create a situation that would mean no right minded person would create the housing. Building even a decent cabin now would cost upwards of \$100,000, and who in their right mind would spend this kind of money, knowing that every 3 years they may lose the right to rent it out, if for some reason their TUP is denied. If we are desperate for reasonably priced housing, as we are with properties usually going for \$500,000+, why is the trust planning to turn away from what the whole provincial ALR is doing, and make it even harder to build lower income housing on a small scale?

Also when TUP are used for housing, it takes densities away from the small density bank this island has. We should be doing everything in our power to bring safe, affordable housing to those who aren't wealthy on this island. Soon enough there will be no one to work at the store, in the cafe's, cleaning houses, and eldercare. The situation is deteriorating quickly as wealth disparity and income gap keep widening all over our province.

In the same regard we should also institute a tax on empty second homes, like Vancouver does, so the extra wealthy that do not live here full time start paying a larger share and our community can use that money to help fund low income housing. The fact that almost 1/5 of the housing on this island sits empty for most of the year while over 150 people live in substandard housing, no running water, no power, in school busses and broken RVs, is a sad state of affairs for our community. When people are hidden in the shadows we don't see the pain and suffering that happens daily in our idyllic little oasis in the Salish Sea.

Please vote to go along with the provincial plan and create the ability to make secondary dwellings on ALR land without the use of TUPs. It is expensive enough to build any decent low rent housing on the island, let us all do our part to try and facilitate any ways we can to bring decent housing and dignity to all those who dwell on Denman.

Thanks for your time, and enjoy the day.

Eli Hason

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Enjoy the day for all the potential it holds.

