

Affordable Housing: MPL Place

MPL Place offers affordable housing units for residents of Jasper with lower income. Rent for these units is at least 10% lower than the current market cost for rent in Jasper. Check below to find out if you qualify for affordable housing:

Who can apply?

You can apply if both of these statements apply to you:

1. You meet Parks Canada's eligible residency requirements to live in Jasper.

You are an eligible resident if any of the statements below apply:

- Your main employment is in Jasper National Park
- You operate a business in the park and need to be present for day-to-day operations
- You have retired **and** for the five years before retiring you:
 - Had worked in the park as your main employment
 - Had operated a business in the park and were present for its day-to-day operation
- You lived in the park at the time of your retirement **and** lived in the park on July 30, 1981
- You attended a registered educational institution in the park
- You, or your relative by blood or adoption, leased public lands in Jasper before May 19, 1911
- Your partner meets one of the above conditions

2. Each member of your household earns less than: \$42,000 per year. The Government of Alberta sets the '**Core Needs Income Threshold**' each year.

About MPL Place Housing Units

Each unit in the building includes:

- Two bedrooms, each with an attached bathroom
- A shared kitchen with a fridge, stove, and dishwasher
- A shared living room and balcony

Other things to note:

- Tenants have access to shared laundry in the apartment building
- Washers and dryers in the laundry room use coins or token payment for each use
- MPL place does not allow pets or smoking inside
- Tenants or guests may smoke in marked areas outside or at least 5 metres from the building
- Each suite has a shared storage room

- Parking is available at an additional cost - \$25 uncovered and \$35 covered per month
- You will sign a lease for 1 year when you move in
- Every year you will need to renew your lease and confirm your income is under the Core Needs Income Threshold

Note: Business owners can not operate a business or have clients visiting the building.

Who can live in each unit?

Single adults

- As each suite has 2 bedrooms, single adults will share a suite with a roommate
- Each adult will have their own bedroom and bathroom
- Roommates will share the kitchen and living space
- The building manager will choose a roommate for single adult applicants

Couples

- Couples will be assigned a whole unit (2 bedroom/bathrooms)

Individuals and couples with children

- Couples with one child would be assigned one whole unit (2 bedroom/bathrooms)
- Single adults with one or two children would be assigned one whole unit (2 bedroom/bathrooms)

Maximum people in any 2-bedroom unit: 2 adults or 2 adults & 1 child or 1 adult & 2 children.

MPL Place Unit Layout



80 s.m. Unit 1:50

70 s.m. Unit 1:50

Rent & Other Fees

- You will need to give a security deposit of one month's rent, \$600 (for 2023) before you move into a unit
- Your deposit can be paid by cheque or e-transfer to Jas-Day Investments
- Rent is due on or before the first day of each month
- Your rent includes heat, lights and water
- Cable, Internet and WIFI are not included in rent, but you can get these services if you want them
- Parking is available at an additional cost - \$25 uncovered and \$35 covered per month

Application Process

1. Read through and complete this application form.
2. Gather the documents and identification on the 'Supporting Documents Checklist.'
3. Make an appointment with the Municipal Housing Coordinator to review your application. You will submit your application and sign the Statutory Declaration in person at this meeting. Bring all your supporting documents to the meeting.
4. The Municipal Housing Manager will give a copy of eligible applications to the MPL Place building manager.
5. The MPL Place building manager keeps a list of eligible applications.
6. The MPL Place building manager will contact you via e-mail when space becomes available. The MPL Place building manager will complete additional checks in line with Alberta's rental standards. They may ask you for:
 - Consent for personal reference checks
 - Updated information on your household members and income.

Privacy & Personal Information

The Alberta Housing Act needs the personal information on this form to make sure applicants qualify for the affordable housing program. The Freedom of Information and Protection of Privacy Act (FOIP) protects all the personal information given in this application.

Contact

The **Municipal Housing Coordinator** can help you with any questions about the information needed for this application and submit your application.

Phone: 780-931-3135 **Email:** lpelletier@jasper-alberta.ca

MPL Place Housing Application Form

How to complete this form

You can fill in this form digitally or print a paper copy. If completing on paper, please print as clearly as you can.

- Answer every question
- If a question does not apply to you, print N/A (Not Applicable) as your answer
- Sign the Statutory Declaration in-person with the Municipal Housing Coordinator
- Collect your supporting documents. Use the checklist below to make sure you have everything you need

Documents to submit with your application:

- Government identification, such as a Driver's License or Permanent Residency Card
- Proof of eligible residency. This is usually proof of employment by a business in Jasper National Park. You can provide a letter of hire/employment contract from your employer to prove eligible residency. If it includes your rate of pay and work hours, the same letter can be used to verify income.
- Proof of income for every household member. Choose two from the list below:
 - Two most recent pay slips/stubs from all current employers
 - Tax Returns (T1 form) or Notice of Assessment (NOA -T452) from the most recent year
 - Letter of Hire or another letter showing rate of pay and work hours from all current employers
 - Self-employed people or business owners may use a balance sheet for the most recent tax year
 - Benefit payment slips such as Employment Insurance (EI) or Assured Income for the severely Handicapped (AISH)
- Statutory Declaration. This will be signed in person with the Municipal Housing Coordinator when you submit your application.

Need help?

Help is available to complete this form. Contact:

1. Municipal Housing Coordinator: 780-931-3135
2. Community Outreach Services: 780-852-2100
3. Settlement Services may be able to help you with interpretation and translation: 780-852-2100

MPL Place Housing Application Form

Applicant information

- The person completing this section is the 'main applicant' and contact person for your application.

Name: _____

Date of Birth: _____

Gender (we ask this question so we can house you with an appropriate roommate):

Male Female Other _____

Social Insurance Number (SIN): _____

Mailing Address: _____

Phone numbers: Home _____ Work _____ Cell _____

Email: _____

Do you meet the conditions to live in Jasper National Park? Please check all/any that apply:

- Your main employment is in Jasper National Park
- You operate a business in the Park and need to be present for day-to-day operations
- You have retired and for the five years before retiring:
 - Worked in the Park as your main employment
 - Operated a business in the Park and were present for its day-to-day operation
- You lived in the Park at the time of your retirement **and** lived in the Park on July 30, 1981
- You attended a registered school in the Park
- You, or your relative by blood or adoption, leased public lands in Jasper before May 19, 1911
- You are the partner of anybody who meets one of the above conditions

Will anyone under the age of 18 be living with you?

- Yes. If yes, how many people under 18 will be living with you? _____
Include their information in the 'Other Household Members' section
- No

MPL Place Housing Application Form

Are there other adults applying to live with you? This includes live-in caregivers.

- Yes. Please complete the 'Other Household Members' section of the application.
- No

Do you have a Personal Directive?

- No
- Yes. Please answer the questions below:

Personal directive name: _____

Phone number: _____

Will your personal directive help you with:

- Pay rent
 - Oversee your tenancy (such as a lease)
 - Arrange your housing needs (such as helping with setting up electricity)
-

Employment Information

Current employer (Business Name): _____

Contact person: _____

Contact number: _____

Start Date/ End Date: _____

Wage: \$ _____ per hour month year

How many hours do you work each week? _____

Yearly Salary (Municipal Housing Manager will calculate): _____

Do you have more than one job?

- No
- Yes. If yes, please complete the following:

Current employer (Business Name): _____

Contact person: _____

Contact number: _____

Start Date/ End Date: _____

Wage: \$ _____ per hour month year

How many hours do you work each week? _____

Yearly Salary (Municipal Housing Manager will calculate): _____

MPL Place Housing Application Form

Other Income

Other Income	Amount per year	Included in T1 or Notice of Assessment
Alberta Income Support	\$	
Alberta Seniors Benefit	\$	
Assured Income for the Severely Handicapped (AISH)	\$	
Canada Child Benefit	\$	
Canada Pension Plan (CPP)	\$	
Child Tax Benefits	\$	
Employment Insurance (EI) payments	\$	
Family Employment Tax Credits	\$	
Goods and Services Tax (GST) Rebate	\$	
Old Age Security (OAS)	\$	
Student Funding	\$	
Workers Compensation Benefit (WCB)	\$	
Other, please describe:		
Total	\$	

Assets

(An asset is any item or resource that has financial value and is owned by someone.)

Do you own any land or property in Jasper National Park? Yes No

Yearly income is under the Core Needs Income Threshold (\$42,000 for 2023):

Yes No

MPL Place Housing Application Form

Other Household Members:

Are there other people applying with you? This includes live-in caregivers, partners and children. If yes, please give their information below.

Name: _____

Date of Birth: _____

Relationship to you: _____

Social Insurance Number (SIN): _____

Do they have income from any source?

- Yes, if yes please complete the employment and asset questions below.
- No

Other Household Member Employment Information

Current employer (Business Name): _____

Contact person: _____

Contact number: _____

Start Date/ End Date: _____

Wage: \$_____ per hour month year

How many hours do you work each week? _____

Yearly Salary (Municipal Housing Manager will calculate): _____

Do you have more than one job?

- No
- Yes. If yes, please complete the following:

Current employer (Business Name): _____

Contact person: _____

Contact number: _____

Start Date/ End Date: _____

Wage: \$_____ per hour month year

How many hours do you work each week? _____

Yearly Salary (Municipal Housing Manager will calculate): _____

MPL Place Housing Application Form

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Family Employment Tax Credits	\$	
Goods and Services Tax (GST) Rebate	\$	
Old Age Security (OAS)	\$	
Student Funding	\$	
Workers Compensation Benefit (WCB)	\$	
Other, please describe:		

Other Household Member Assets

(An asset is any item or resource that has financial value and is owned by someone.)

Do you own any land or property in Jasper National Park? Yes No

Yearly income is under the Core Needs Income Threshold (\$42,000 for 2023):

Yes No

MPL Place Housing Application Form

Authorisation and Release of information

I understand this application is not a contract and does not guarantee I can get affordable housing. I know Jasper Community Housing Corporation (JCHC), or the Housing Provider* have the right to make final decisions to accept or deny my application. Acceptance in the program can be withdrawn by the JCHC or Housing Provider before signing a lease. If that happens, the JCHC or Housing Provider will not be made to pay penalties or damages.

I agree that the information I have given in this 'Affordable Housing Application' form is true and does not hide any details. I understand JCHC or the MPL Place Building Manager will cancel my application if they find false or misleading information.

I understand JCHC and the Housing Provider 'Jas-Day Investments Ltd.' can verify my income to make sure I am eligible for the affordable housing program.

I give permission for JCHC and 'Jas-Day Investments Ltd. to check the information I have given on my family, income, employment, and current address.

I give permission to the housing provider to contact my current or previous property managers and references to ask for information about my time living there. These questions can include asking about:

- Who was on the lease
- Dates you lived there
- Payment of rent and other fees
- Care of the property or any damage
- Housing rules or agreements
- Your behaviour and the behaviour of anyone else you lived with or guests.
- The reasons you moved out
- Other questions about your time living there

I agree not to take legal action against anyone or any organizations who give personal information and details to the Jasper Community Housing Corporation or 'Jas-Day Investments Ltd' as part of this application process.

I understand giving false or misleading information in this form can result in legal action.

(Applicant Signature)

(Date)

** 'The Housing Provider' means the owner of the affordable housing building: Jas-Day Investments Ltd.*

MPL Place Housing Application Form

Statutory Declaration

CANADA)
PROVINCE OF ALBERTA)
Rent
To Wit:)
National Park

IN THE MATTER OF: application for receiving benefit of the Subsidized -Affordable Housing Program Jasper

I, _____
of _____
of the Town of Jasper, in the Province of Alberta, do solemnly declare that:

1. I/We am/are the person(s) named as above in this statutory declaration;
2. All statements made by me in the application for the Subsidized Rent Programs and/or in all applications for abatement of rent and/or in all applications for the annual review of my income for continued benefit of rent geared-to gross income under the Fixed Rate Subsidy Programs as hereto appended are to the best of my knowledge, information and belief, true, correct, and complete in all respects;
3. I authorize any agency to release information to the Jasper Community Housing Corporation (JCHC) and Jas-Day Investments Ltd. and/or its agents in their attempts to confirm and/or verify, in any way the JCHC or Jas-Day and/or its agents deem necessary, all information relating to my income, assets, household composition and/or household circumstances;
4. I release and save harmless the persons and organization from any and all claims, actions, demands, damages and expenses in connection with or arising out of such release of information to the JCHC and Jas-Day;
5. I authorize The Jasper Community Housing Corporation or Jas-Day Investments Ltd. and/or its agents to continue to rely on this declaration to verify and confirm information, in any way, about my income, household composition and any other circumstances related to me throughout the term that I am eligible for Affordable Housing, the Subsidized Rent, regardless of the length and term of this eligibility;
6. I will advise the Jasper Community Housing Corporation or Jas-Day Investments Ltd. and/or its agents in writing of any changes in my household composition, amount of gross monthly income, source of income, allocation of income, employment, and/or address as soon as such change(s) occur;
7. I authorize this statutory declaration to form part of my application;

