



Housing Co-design – Emerging Partnerships for Indigenous Housing

January 22, 2020



Tanúyap

Welcome



Prince Rupert Indigenous Housing Society



Unceded Territory

Coast Salish People

Musqueam

Squamish

Tsleil-Waututh

T'oyaxsm - Thank you all!



“na WAA bm”

Our House

I've been asked to
speak about HOUSING

First Nation Housing

➤ Ayaawx,

➤ Adawx,

➤ Gugwilx'ya'ansk

➤ Our Future...Our Children's Children yet to
be born...At least to the 7th Generation
(back and forward)

➤ Our Gathering



Cultural Context

- ▶ Sweat Lodges
- ▶ Big Houses, Long Houses
- ▶ Smoke Houses
- ▶ Cold Water Baths
- ▶ Medicines
- ▶ Pulling Together

Prince Rupert Indigenous
Housing Society
(PRIHS)

“Creating Our Own Reconciliation”

by:
Nees Ma’Outa
Clifford White



Optimism from Day One Speakers

- Working Together
- First Nation Self Determination
- First Nations Defining and Implementing Reconciliation
- Capacity Building
- Inclusion of Traditional and New Ideas
- Providing Forums for dialogue
- Encouragement for Partnerships

Why Housing?

- Mold, poor quality materials and build
- Two or three families living in a single family dwelling
- Our people sleeping under bridges, under buildings and outside in the cold
- Homelessness, Transition Housing, Affordable Housing
- Colonization, Residential Schools, Sixties Scoop, Cultural Displacement
- Mental Illness
- Couch surfers
- Indigenous people living in urban areas
- Rising above and making a proactive Paradigm shift
- Gitxaala Nation taking responsibility for its members and other indigenous people
- This is just the beginning... We need more affordable family housing

Prince Rupert Indigenous Housing Society (PRIHS)

- ▶ Hereditary Table
- ▶ Elected Chief & Council
- ▶ Elders and Community
- ▶ Board of Directors:
 - ❖ Clifford White President
 - ❖ Clarence Innis Vice President
 - ❖ Daphne Vickers Secretary
 - ❖ Lorna Wright Treasurer
 - ❖ Warren Nelson Elected Chief & Council
 - ❖ Doug Brown Board Member
- ▶ Creating Our Own Reconciliation!
- ▶ **First Government to Government Agreement Off Reserve**
- ▶ **On and Off Reserve**
- ▶ **For all First Nations with Priority to Gitxaala Members**



Operations

- ▶ Owned and Operated by the Gitxaala Nation Hereditary Leaders
- ▶ Affordable Housing
- ▶ Not-For-Profit Society
- ▶ Registered under the Societies Act of BC
- ▶ Incorporated Date: 2017
- ▶ Zero Base Budgeting – Self Sustaining
- ▶ Non subsidized
- ▶ 100% Capacity
- ▶ It is up to us to define and implement RECONCILIATION



Social Enterprise

- ▶ SUSTAINABILITY
- ▶ 46 Units - Affordable Housing
- ▶ Hall Rentals
- ▶ Catering
- ▶ Signages - Advertising
- ▶ Cellular Services
- ▶ Bed Bug Control
- ▶ Partnerships
- ▶ Think **RECONCILE!**



Taking Charge!

- ▶ Being Prepared
- ▶ Housing our people
- ▶ "I'm RESPONSIBLE"
- ▶ What can I do?
- ▶ Networking
- ▶ Engaging
- ▶ Joining Groups
- ▶ Writing Proposals
- ▶ Gitxaala – another 24 family units on the way
- ▶ **Reconciliation in Action!**



PARTNERSHIPS

- ▶ Banks
- ▶ Mortgages
- ▶ CMHC
- ▶ First Nations Housing Authority
- ▶ BC Housing
- ▶ Provincial, Federal and Municipal Governments
- ▶ Economic Development
- ▶ Northern Nations Cooperative
- ▶ Own Source Revenue
- ▶ **Creating Our Own Reconciliation!**



Who are the LUCKY ones?

- Bella Bella
 - West Bank
 - Metlakatla
 - Gitxaala
 - Tsawwassen
- And so on...
- Coast Salish
 - Squamish
 - Musqueam
 - Tsleil-Waututh
 - MST Partnership
- Working Together!
A UNITED force.

But were they LUCKY or were they prepared?
Did they take up the challenge and
opportunity? **Defining Reconciliation!**

Reconciliation

➤ It's your Time
➤ It's Our Time
➤ It's Indigenous Time

➤ Let's implement Reconciliation NOW!

Seniors Bingo & BBQ
May 29, 2019 at 3pm

PRINCE RUPERT
INDIGESOC
HOUSING SOCIETY

Better Home

North Coast
Restaurant & Wellness
Services Society

UNIVERSITY SOCIETY
OF BC
SOCIETY

Git Lach M'oon Hall

Bingo prizes as donated
Free BBQ @ 5pm!

Our seniors play an important role in our community; we need to support and assist our seniors to allow them to remain independent and active. This social event will bring seniors together to have an enjoyable time.

**“We are no longer
governing
POVERTY ...
We are creating
PROSPERITY”**

Think creatively...Be
Creative!



One Canoe - One House

- ▶ Mother Earth
- ▶ Our Gathering
- ▶ Our Responsibility
- ▶ Our Reconciliation
- ▶ Our Challenge
- ▶ Working Together



Thank you!

Nees Ma'Outa

Clifford White

▶ **<cwhite@nawaabm.com>**

▶ **1-604-657-1763**

▶ **Let's continue Talking**

▶ **Let's continue Networking**

▶ **Let's continue Partnering**

▶ **Let's continue Working Together!**



Indigenous Services
Canada

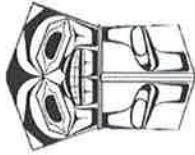
Services aux
Autochtones Canada



Heiltsuk Nation

Canada

HOUSING ACTIVITIES & DETERMINATION FOR SELF- RELIANCE



Leo Lawson

Capital Projects Manager

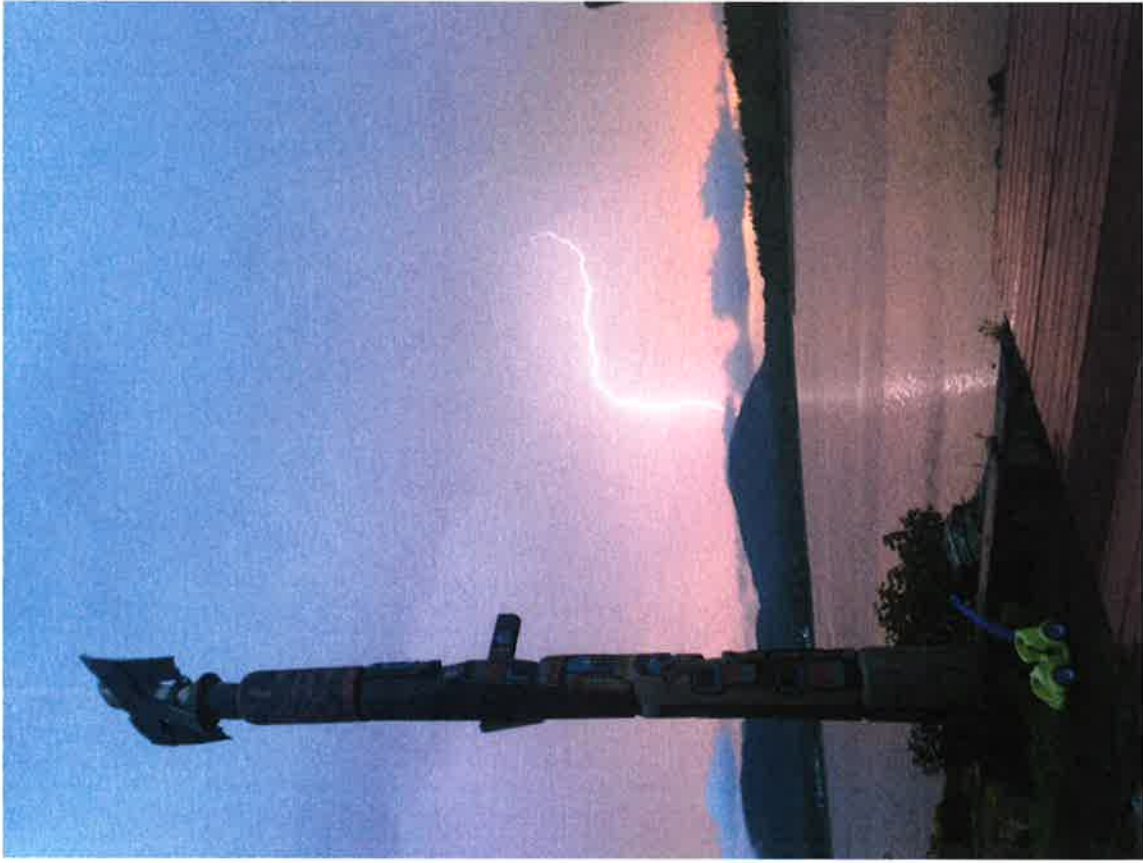
Heiltsuk Tribal Council

Jaimie Harris, Councillor, HTC



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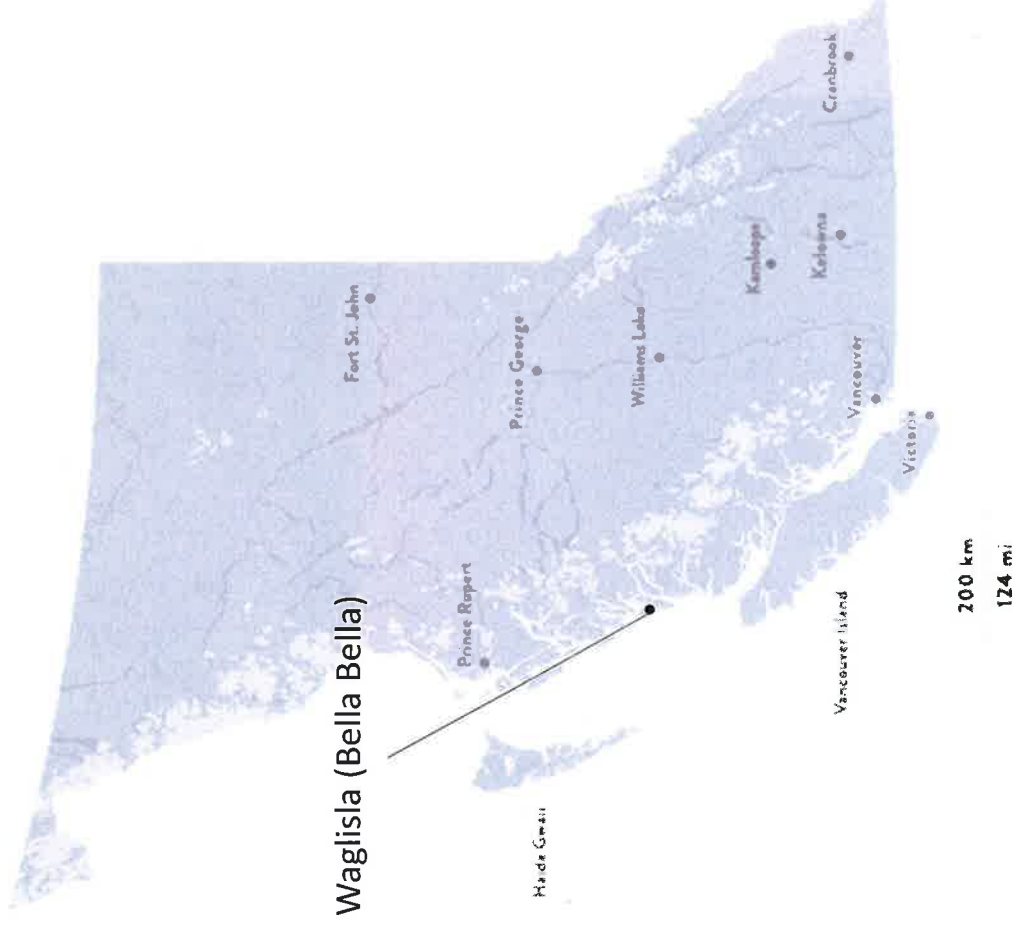
ABOUT HEILTSUK

- Over 2,400 registered members
- 23 Reserves within our traditional area (6,000 square miles off the Central Coast of BC)
- Just under 1,500 members living on-Reserve in Bella Bella
- Remote, accessible by sea and air



COMMUNITY LOCATION

- Heiltsuk Nation is located on the Central Coast, in the village of Bella Bella, on Campbell Island, BC.
- Our region is famous for the highly diverse plant, animal and marine life – notably the Great Bear Rainforest.
- We align ourselves with other coastal First Nation communities



RECENT EVENTS

- **June 2019:** The Heiltsuk First Nation and the Government of Canada sign reconciliation agreement, as well as, with government of BC.
- **October 2019:** New Big House opens. 20+ invited First Nations in attendance. Huge week-long celebration event.
- **January 2020:** Heiltsuk invited to participate in new initiative with CleanBC program regarding energy coach incentives, providing input to support alternative housing energy
- **December 2020:** Heiltsuk invited to Home Energy Save Advisory Save Council, facilitated through Fraser Basin Council



OVERVIEW OF HOUSING NEED

of our existing 327 houses...

Nearly 50% of all houses are moldy



214 homes are in dire need of renovations

In 2017, 200 houses were over 30 years old



53 households are currently overcrowded

The current waitlist for rental units is at 150

64 additional lots are needed for our 5-year housing needs



CURRENT HOUSING NEED

Over the next 10 years, we need:

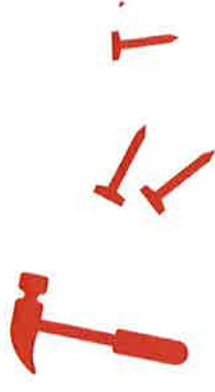
- ✓ 160 mold remediations
- ✓ 214 home renovations
- ✓ 167 new homes
- ✓ 140 new lots



DNA
David Naiman - Associates Ltd

Healthy housing - our blueprint for a better future.

SUSTAINABILITY



How we can address the housing need...

- Supporting our members in training & experience in the **construction industry**
 - **Build Partnerships, including relationships with ourselves, as Nations**
 - Using **local materials**, Build capacity through investment, to reduce material costs & promote sustainability and affordability
 - Working with our homeowners to support them in **maintaining their homes**
- Exploring building **energy efficient & durable** homes to increases longevity & reduces monthly utility costs. Goal for life span of house on reserve shall be 100+ years.



UBC & BUILDERS WITHOUT BORDERS

- Established working relationship with UBC & Builders without Borders, as well as BCIT training – Step 3 Building Code - Marliese Dawson, Manager, Indigenous Support Initiative with UBC
- Design & construction of 8 Tiny Homes (Forest company donation of framing package) 'A' Frame roof design, board and baton, eliminate drywall, materials from territory
- Project to be share with other First Nations, **LET'S IMPROVE BY WORKING TOGETHER.**



“We need to start thinking about a house at the end of it’s life, asking ourselves, ***what can be recycled or, repurposed?*** The more we invest in equipment and ourselves, the more we lessen our impact on climate change. “***Make use of what materials we have in our territory.***”

Indigenous Zero Waste Technical Advisory Group
– IZWTAG.COM

BC HOUSING PROGRAM DISCUSSIONS

HOUSING / YOUTH TRANSITION / WOMEN & CHILDREN / ELDER SUPPORT

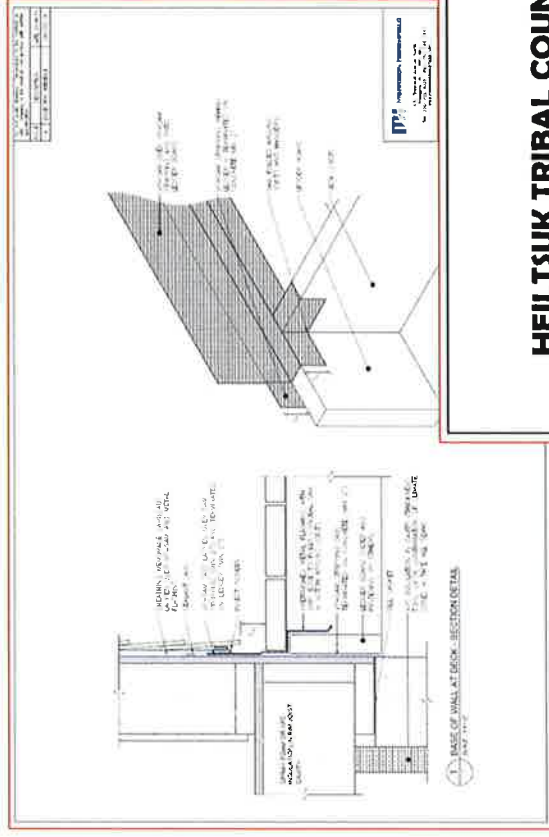
through **BC Supportive Housing Projects**

- Heiltsuk 2 – 6 Plex Social Housing Units over 10 years (Surpasses CMHC program standards). Discussions about economic benefits to our community ie., metal roofing, cladding supply, eliminating drywall, etc.
- Other community buildings – Women's Safe Home, Youth Transition Home, Elders' 10 Unit Long-Term Care Homes, etc.
- As First Nation communities, we can have this dialogue in establishing this new relationship.



GNN HOUSING PROJECT MANUAL

- Gwa'sala-Nakwaxda'xw Nation created a Housing Project Manual and procured Building Envelope drawing details to guide other coastal First Nations in building better designs that help with longevity. (Adopted by Heiltsuk).
- Provides local construction crew and trade contractors with expected housing outcomes.
- Adaptable for FN's climactic condition (gives starting point).



HEILTSUK TRIBAL COUNCIL



PROJECT MANUAL

Healthy housing - our blueprint for a better future.

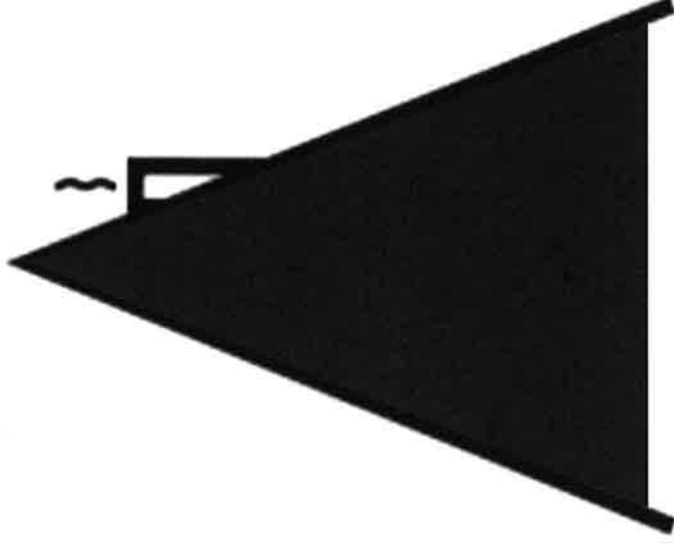
NEW MACHINERY & SHOP

- **Industrial Metal Roofing Machine**
 - Metal roofing needed due to High Winds from climate change
 - Longevity and recyclable material at end of life
 - Cost comparable to asphalt shingles, from investment perspective
- **Break & Shear Equipment**
 - To make our own flashing details for houses & community buildings (waiting for specialized details for our needs is often fruitless)
- **Community Woodworking Shop**
 - Fabricate & customize housing materials with resources in our territory (cabinets, countertops, trim, shelving, etc.)
 - Open to public, learn & share with one another

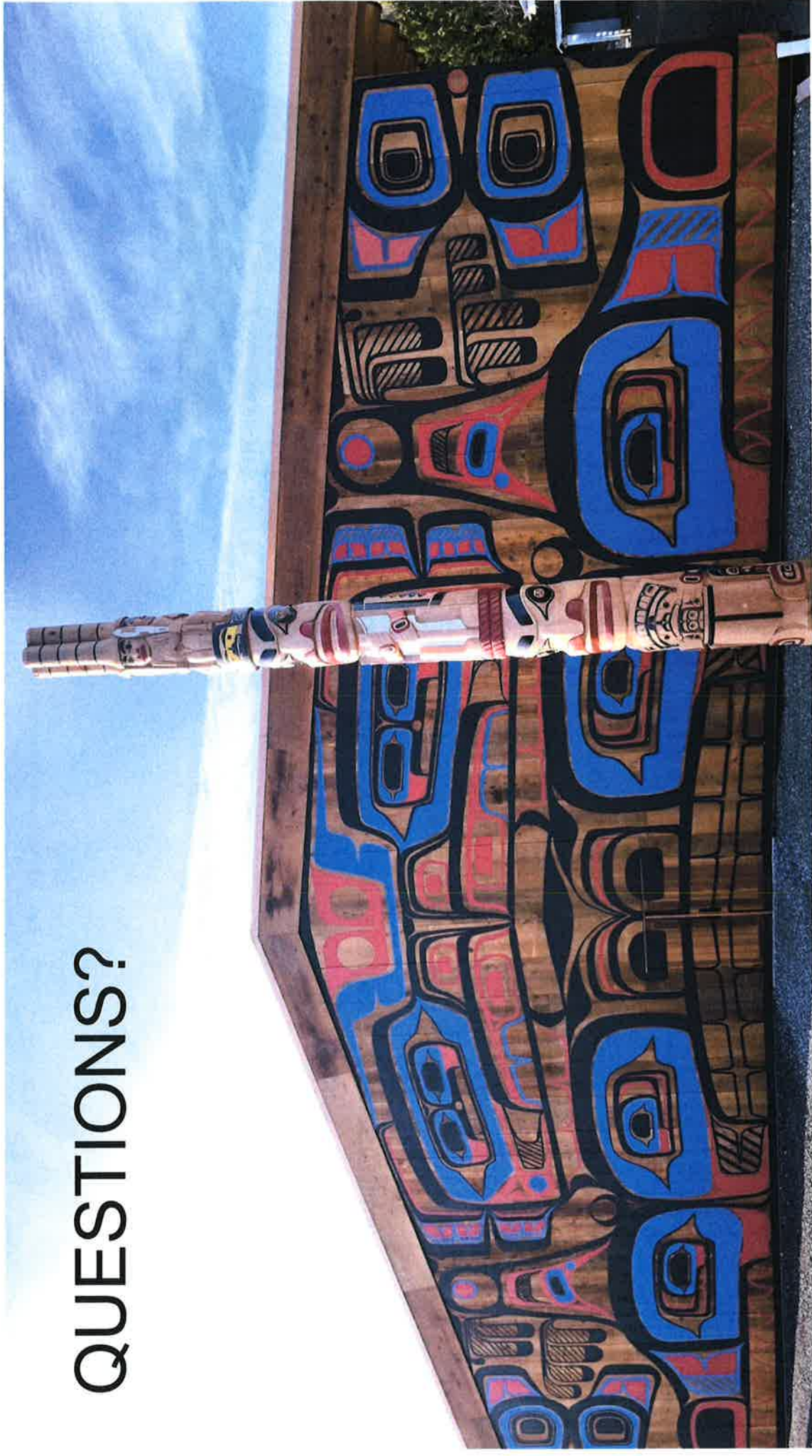


SAWMILL INVESTMENT

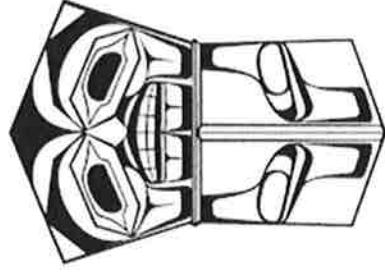
- Working with FP Innovations to develop business plan, select appropriate equipment & site set-up, as well as operations.
- Use timber from territory for housing & community building materials – enables alternative designs.
- Sawmill Operations Expansion – enables future investment in re-saw machine, kiln operations & explores bio-mass energy usage.
- Creativity – ask me! Let's share ideas.



QUESTIONS?



**MAMAU,
IT'S A BRAND, NEW DAY!
THANK YOU.**



Healthy housing - our blueprint for a better future.



Hiyám ta Skwxwú7mesh Housing Society

Squamish Nation Housing Society Initiative



MISSION STATEMENT

“Building safe, equitable and affordable housing for all Squamish people.”



VISION STATEMENT

“To be a leader in building safe, healthy, inclusive, affordable communities where Squamish People are engaged and empowered.”



VALUES

- Reflects, Skwxwu7mesh cultural values and identity
- Meets core housing needs of Squamish People
- Squamish Nation built
- Ecologically sustainable and efficient
- Triple bottom line: social, ecological, and financial
- Pride



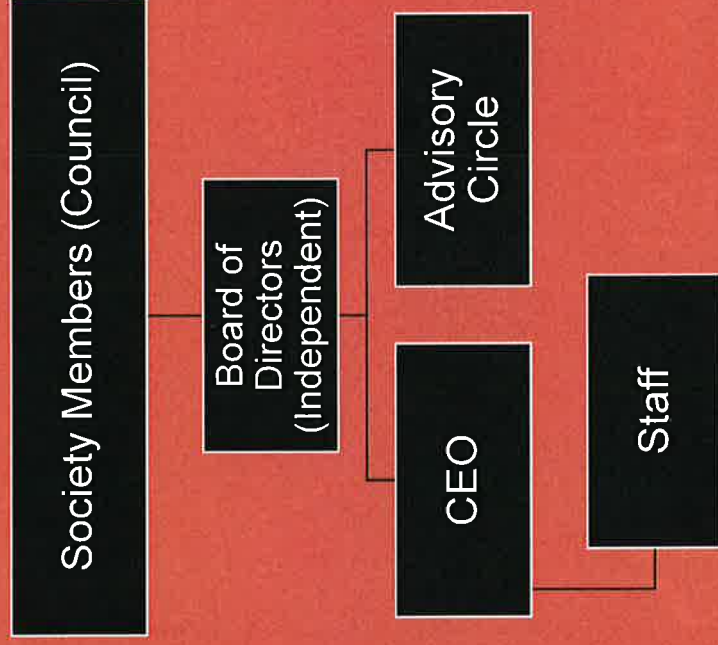
Hiyám ta Skwxwú7mesh Society

[hi yám] come home; return home; get home. *verb(i)*.

“The Squamish Are Coming Home”



ORGANIZATIONAL STRUCTURE



Society Members

Adopt & amend constitution and bylaws

Attend AGM

Appointed auditor

Create rules for borrowing (if necessary)

Allocate land to Society (as Council)



Board Members

Adopt organizational policies

Hire CEO/Executive Director

Set long-term vision

Approve funding & financing

Approve projects

Approve lease terms



CEO

Implement board vision

Hire and manage staff

Implement policies

Build relationships & partnerships



Staff

Implement policies

Review & approve applications

Outreach with potential and active tenants

Enforce tenancy agreements

Work with other agencies



Board Cycle

Three (3) Member Position

Four (4) Independent Positions

Staggered Terms

Appointed by Council

Open Call



Board Cycle

Year 1	Year 2	Year 3	Year 4
Member	Member	Member	Member
Member	Member	Member	Member
Member	Member	Member	Member
Independent	Independent	Independent	Independent
Independent	Independent	Independent	Independent
Independent	Independent	Independent	Independent
Independent	Independent	Independent	Independent



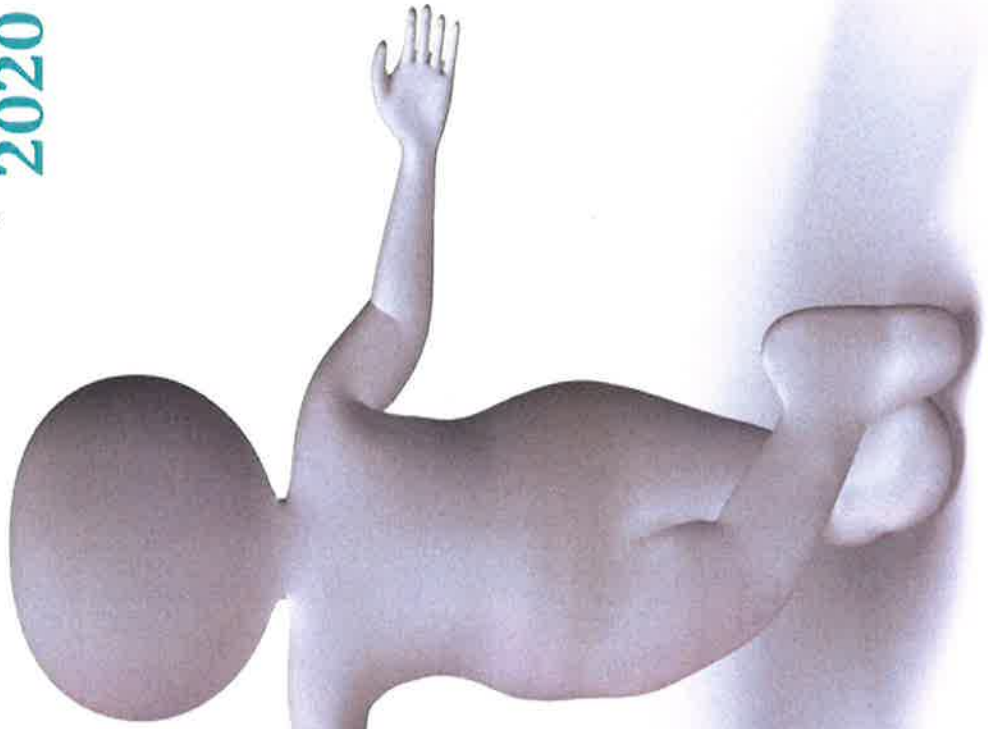
Board Qualification Matrix

- Squamish Nation communities, history and culture
- First Nations socio-economic needs and realities
- Board governance and the non-profit sector
- Fundraising, grant funding, loan management and finance
- Human resources
- Partnership development
- Environmental sustainability and energy efficient technologies
- Government relations
- Oral and written communications





Q&A





Indigenous Services
Canada

Services aux
Autochtones
Canada



Thank You

Canada

