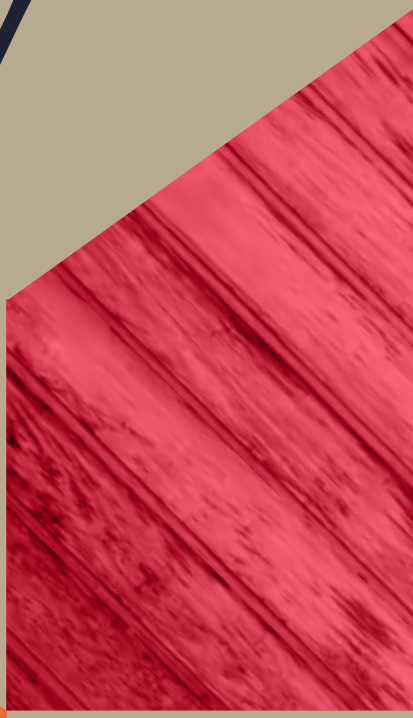
Homes For Our Citizens

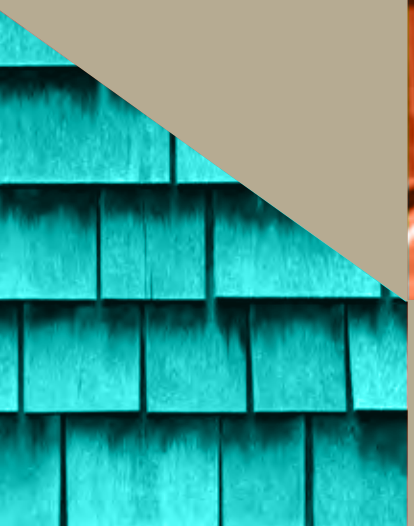
INTERIM REPORT OF THE HUU-AY-AHT FIRST NATIONS INDEPENDENT HOUSING PANEL

Interim Report Summary











September 2019

Interim Report Summary

The re-establishment of a strong, permanent Huu-ay-aht community in the Ḥahuuḥi (Huu-ay-aht traditional territory) is central to the achievement of the Huu-ay-aht vision:

> *"...a strong, self-governing and self-reliant Nation. ʔiisaak (respect), ʔuuʔałuk (taking care of) and Hišuk ma ċawak (everything is one) guide us as we work together to foster a safe, healthy and sustainable Nation where our culture, language, spirituality, and economy flourish."*

Bringing Huu-ay-aht children and families home to the Ḥahuuḥi and all that involves will make a profound and lasting contribution to erasing the legacy of colonization, Indian residential schools, and governments' long-standing racist and assimilation policies. A vital step in achieving this vision is establishing homes for Huu-ay-aht Citizens.

Affordable, quality housing is a fundamental human right that requires resources - both financial and non-financial – as well as a supportive framework of law and policies to achieve.

Until recently, provincial and federal governments ignored and attempted to expunge this human right, leaving Huu-ay-aht and other Indigenous communities across Canada to fend for themselves in an environment constrained by inadequate resources and overt government policies of discrimination.

The adoption of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) by Canada and British Columbia has now prompted a strong commitment to reconciliation. First Nations are able to see a path forward to the fulfillment of the fundamental human right to housing. Canada and BC's commitment and participation is vital as First Nations, including Huu-ay-aht, which despite being a modern self-governing treaty nation, does not have the financial and other resources to fill the enormous gap arising from past neglect and the current spiraling cost of housing.

In 2017, Huu-ay-aht took the first step on this journey when it established an independent social services panel to make recommendations that would bring Huu-ay-aht children home. With the full support of Canada and BC, the panel's 30 recommendations are being implemented and Huu-ay-aht children are becoming safer, healthier and more connected to Huu-ay-aht culture every day.

Now, Huu-ay-aht First Nations has turned its attention to bringing families home by establishing this Panel to develop recommendations *"to ensure that our home (Ḥahuułi) will be a safe, healthy, appealing place with a strong economy where half our people choose to live."*

This Interim Housing Report describes the mandate and work of the Panel since its inception in January 2019. It also sets out the information gathered and the focus of the Panel for the development of its ultimate recommendations on housing. The work to date includes:

- Developing a set of principles to guide its work.
  - A key principle of the Panel – 'everything is one' – is reflected in this diagram which shows how housing is connected to all other parts of the Huu-ay-aht community.



- Learning about the history of Huu-ay-aht housing,
  - This history was prepared by Chief Councillor Robert Dennis Sr., and is available in summary form in the main body of the Interim Report along with a full transcript in Appendix A of that Report.
- Conducting community engagement with Citizens,
- Surveying Citizens to learn more about housing needs and barriers to moving home,
- Reviewing research and information on First Nations housing best practices and efforts to encourage and support Citizens to move home,
- Conducting research on land and housing costs, and
- Considering Huu-ay-aht housing through the lens of Panel member expertise.

The most important guiding principle for the Panel is to ensure its work and its recommendations take into account the wisdom, knowledge, needs and interests of Huu-ay-aht Citizens. Accordingly, the Panel has placed major emphasis on community and citizen engagement.

Citizen engagement during the spring of 2019 was considered carefully by the Panel, who made every effort to accurately capture this input and identify citizens' top 15 recommendations. These are presented on page 6 and 7.

This interim report provides Huu-ay-aht Citizens and the Huu-ay-aht Government with a snapshot of what the Panel has learned and sets out 17 interim recommendations for consideration of the Huu-ay-aht Government.

PANEL INTERIM REPORT RECOMMENDATIONS

1. *Huu-ay-aht should explore funding and resourcing opportunities with the BC government and School District No. 70 to review and update the education curriculum for Huu-ay-aht and non-Huu-ay-aht children in Anacla and Port Alberni to ensure it thoroughly covers the history of Huu-ay-aht including the history of housing in the Ḥahuułi.*
2. * *Huu-ay-aht should take the necessary steps to meet in person with as many Citizens as possible and at least half of the estimated 608 Citizens over 15 years of age by fall 2019 to obtain feedback on the Top 15 Citizen Recommendations, as well as the full Interim Housing Panel Report and recommendations. Sample questions for those meetings are set out at Appendix C.*

3. *Huu-ay-aht should consider applying for funding to support community and Citizen engagement on the Interim Housing Panel Report and recommendations. An example of a funding program is set out at Appendix D.*

* 4. *Huu-ay-aht should provide the provincial and federal governments and their agencies with a copy of the Interim Housing Panel Report and invite them to provide feedback to the Huu-ay-aht government and the Panel by fall 2019.*

5. *Huu-ay-aht should work with leaseholders in Anacla to conduct a detailed building condition assessment, identify available funding programs for any repairs and maintenance upgrades required to make houses sustainable, assess potential ways to partner with leaseholders who are interested in the development of rental secondary suites, and develop an implementation game plan. This work should be completed by December 31st, 2019.*

* 6. *Huu-ay-aht should canvas Citizens during the recommended fall 2019 engagement process to determine in more detail the size, type, and cost of housing they would require if they moved permanently to the Ḥahuuƚi. In order to provide some context for Citizens, the following information may be useful:*

- Huu-ay-aht Executive Council included in the Panel's mandate the objective that 50% of the Nation's Citizens choose to live in the Ḥahuuƚi.
- Projected rates of population growth for the Nation, along with average numbers of people living in each home in the Ḥahuuƚi, suggest that approximately 100 homes are needed there over the next 15 years.
- Most Citizens choosing to live in the Ḥahuuƚi are anticipated to choose single family detached homes, and most of those would be located in Anacla. There will also be need for other forms of housing (such as side-by-side townhomes and six-plexes), and including social housing, affordable rentals and other options.
- The following table provides a summary of anticipated housing type and location:

New Housing Demand by Type			Location of Single Detached Housing	
Single Detached	Multi-Family	Total	Anacla	Other Ḥahuuƚi
75	25	100	70	5

Table 5 – Type and Location of New Housing Units (Total Demand from 2019 – 2033)

Top 15 Citizen Recommendations

While the Panel has made every effort to accurately capture all Citizen input and identify the top Citizen recommendations, we invite any Citizen who believes we may have missed something or identifies something needing adjustment to contact the Panel. We will ensure our information is updated and considered for the Final Report.

Social Services

- More law enforcement or community policing presence in the Ḥahuuɬi.

Economy

- More long-term, full-time, well-paid, meaningful employment in the Hahuuli.

Housing

- A “Housing Navigator” - a designated person to help Citizens on all things housing related. This will help promote communication and transparency with Huu-ay-aht’s housing process and policies.
- More housing options in the Ḥahuuɬi for different levels of income, life stages and sizes of families. Provide a variety of types and sizes of housing, such as townhomes, tiny homes, Elders housing facility, etc.
- Different financial structures and options to support Citizens with obtaining housing affordability. Two categories:
  - *Support for investments through micro-loans, loans or grants to put towards the building and/or ownership of homes in the Ḥahuuɬi.*
  - *Options for Citizens to access different housing financial scenarios, including social housing rental, affordable rental, rent-to-own and mortgage financing through the Nation.*
- Elders housing facility in the Ḥahuuɬi. Suggestions for the facility included a dedicated nurse, designed for all mobility levels, a space for youth and children to spend time and visit the Elders, dining areas for meals to be shared with visiting family and multifunctional spaces for the community to use.

Physical Infrastructure

- Convenient, reliable, affordable and scheduled transportation options. A scheduled shuttle bus to transport Citizens between Port Alberni and Anacla, and between Lower, Upper Anacla and Bamfield.
- Upgrade the Bamfield Road for better driving conditions and access to Ḥahuuḥi.

Education

- Education to support Citizens in their post-treaty housing independence. Two categories of education:
  - *Understanding basic home care and maintenance, to help Citizens plan and predict housing needs, and be able to independently repair and maintain their homes.*
  - *Promote Citizens' financial capacity and independence for housing, including Citizens' financially planning, budgeting and saving for current and future housing needs.*
- Kindergarten to grade 12 level education in the Ḥahuuḥi.

Mental & Physical Wellness

- More healthcare services in the Ḥahuuḥi, including doctors, nurses, hospitals, ambulances, dentist, physiotherapist, chiropractor, etc.
- Food security with more grocery options for healthy, fresh, affordable food in the Ḥahuuḥi.
- Childcare in the Ḥahuuḥi available from Monday to Friday, with potential options for Saturdays and Sundays care, and longer hours to support a variety of parents' work schedules.

Recreation

- More healthy activities for all ages in the Ḥahuuḥi, including recreational and sport programs.
- More community spaces for alcohol free gathering and socializing. These areas or buildings would be comfortable, inviting and support community interactions, such as community potlucks, sporting events, cultural activities, children's programming and youth hangouts.

- The Panel prepared some options for housing size (number of bedrooms, square footage within the house, typical number of occupants), along with costs. These are shown in the following table. It is important to note that land (valued at $80,000) would be provided at no cost to Citizens.

Single Detached	Square Feet	Max Occ.	Land	Building	Closing Costs	Total Cost	Homes	Extended Capital Cost
1 bedroom	650	2	$ 80,000	$ 162,500	$ 5,000	$ 247,500	20	$4,950,000
2 bedroom	850	3	$ 80,000	$ 212,500	$ 5,000	$ 297,500	25	$7,437,500
3 bedroom	1050	4	$ 80,000	$ 262,500	$ 5,000	$ 347,500	35	$12,162,500
4 bedroom	1250	5	$ 80,000	$ 312,500	$ 5,000	$ 397,500	20	$7,950,000
						Total	**100**	**$32,500,000**

- The Panel also considered what household income would be required to finance the different types of houses. This information is provided in the following table:

Single Detached	1st Mtge	Monthly Mtge Payment	Utilities	Insurance	Total Monthly Carrying Costs	Required Annual Household Income	*Required Hourly Wage* One Earner	Two Earner
1 bedroom	$167,500	$826	$150	$75	$1,051	$42,054	$20.22	$10.11
2 bedroom	$217,500	$1,073	$200	$100	$1,373	$54,921	$26.40	$13.20
3 bedroom	$267,500	$1,320	$250	$125	$1,695	$67,788	$32.59	$16.30
4 bedroom	$317,500	$1,566	$300	$150	$2,016	$80,655	$38.78	$19.39

7. *Huu-ay-aht should consider making high speed internet access to Anacla a strategic priority for 2019 and pursue available funding programs and possible funding partners, such as in the area of health care delivery.*

8. *Huu-ay-aht should canvas Citizens during the engagement process set out in Recommendation #9 to confirm whether Citizens agree that the top priority infrastructure upgrades to encourage families to stay or relocate to the Ḥahuuḥi are to upgrade the Port Alberni-Bamfield road, construct a new multi-room, multi-purpose community centre, improve internet connectivity, and conduct a transportation study within the Anacla-Bamfield area.*

9. *Huu-ay-aht should explore Huu-ay-aht own source, federal, provincial, and other capital and operating funding sources to complete studies and make the following physical infrastructure upgrades by no later than March 2022:*

Short Term Projects	Cost Allowance
Upgrade the Port Alberni – Bamfield Road	$25.3 Million
Construct a Multi-Room, Multi-Purpose Community Centre	$2.0 Million
Improve Internet Connectivity	$5.0 Million
Transportation Study within Anacla – Bamfield Area	$.05 Million
TOTAL	**$32.35 Million**

10. *Huu-ay-aht should monitor the need for additional infrastructure investments to support the return of Citizens to the Ḥahuułi including a pool facility, upgrades to water treatment, sewer treatment, transportation improvements including a bridge between Lower and Upper Anacla, and expansion of the multi-purpose community centre.*

* 11. *Huu-ay-aht should canvas Citizens during the recommended fall 2019 engagement to confirm that the Panel has identified the main social infrastructure barriers to relocation of families to the Ḥahuułi. As well, Huu-ay-aht should assess whether or not the operating costs associated with closing these social infrastructure gaps are factored into pending Fiscal Financing Agreement negotiations with Canada and BC.*

12. *Huu-ay-aht should immediately establish a full-time housing navigator position to provide comprehensive help and assistance to Huu-ay-aht Citizens on all aspects of housing.*

* 13. *Huu-ay-aht should maintain Huu-ay-aht legislation which already provides for an Independent Housing Authority. Huu-ay-aht should canvas Citizens during the recommended fall 2019 engagement process to identify any questions or concerns or recommendations Citizens have regarding the early establishment of an Independent Huu-ay-aht Housing Authority, including establishment of a Huu-ay-aht Citizen advisory body to the Independent Housing Authority.*

14. *Huu-ay-aht should focus the efforts of the proposed comprehensive community planning (CCP) process on specific community needs which arose from the results of this Independent Housing Panel work, particularly in the area of programming and operations for the various recreation, physical and social infrastructure proposed in this Panel report.*

* 15. *Huu-ay-aht should develop a strategy for applying for funding for all aspects of housing development – house renovation and construction, roads and utilities to provide areas for housing, and building the Nation's capacity to support all housing initiatives. This strategy will reflect the emerging priorities of the Huu-ay-aht government, and also consider the*

most current information on funding sources from the governments of Canada and British Columbia and other potential funders.

* **16.** *The Panel has identified a range of opportunities for training and mentoring of Huu-ay-aht staff and Citizens involved in housing operations, management and landlord–tenant relations. There are also funding programs available to support this work. Similar to Recommendation #15, the Panel recommends that Huu-ay-aht develops a strategy to identify and seek funding which is best-suited to the Nation's housing-related training and mentoring needs.*

* **17.** *Huu-ay-aht should continue to consider a modular housing pilot project as a helpful opportunity to collaborate and share information with the Panel and M'akola in order to explore best practices with respect to housing development, operations and management on Treaty Lands.*

*

Panel recommendations noted with an asterisk have been revised slightly from the Interim Report for clarity, or to reflect an adjusted schedule for the Panel's work. The intent of the recommendations remains unchanged.

We are hopeful that the Huu-ay-aht government and Citizens will review this Interim Report and provide us with their feedback on our interim findings as we research and prepare our Final Report and recommendations.

Our order of magnitude estimate of the capital cost of housing and related physical infrastructure to bring families home is approximately $79 million. More work is needed to refine this capital cost estimate, and, it must be noted that the capital cost estimate does not include related operating and programming costs.

While $79 million is a large amount, with a combined effort, led by the Huu-ay-aht Government, and supported by the contributions of Huu-ay-aht Citizens, Canada, British Columbia and their agencies, the Panel is confident we can fund this work and bring families home. It will take all of us pulling hard and pulling together in the same direction. Accordingly, we are hopeful that the federal and provincial governments and their agencies will review this interim report and provide us with feedback on how they can best support Huu-ay-aht.

Reconciliation with Huu-ay-aht in the area of housing begins today.



Naacałuk, Rob Botterell, Panel Chair
Legal Counsel, Huu-ay-aht First Nations



Kim Baird
Principal, Kim Baird Strategies



Kevin A. Albers, CPA
CEO, M'akola Housing Society



John Dumbrell
Principal, Urban Systems

June 17th, 2019

huu ay aht

ANCIENT SPIRIT, MODERN MIND

