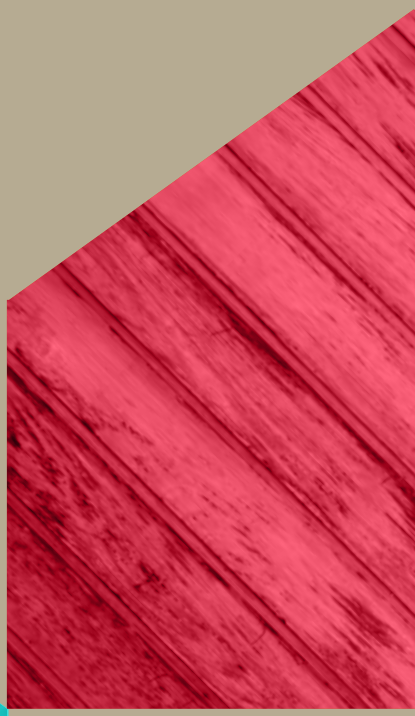
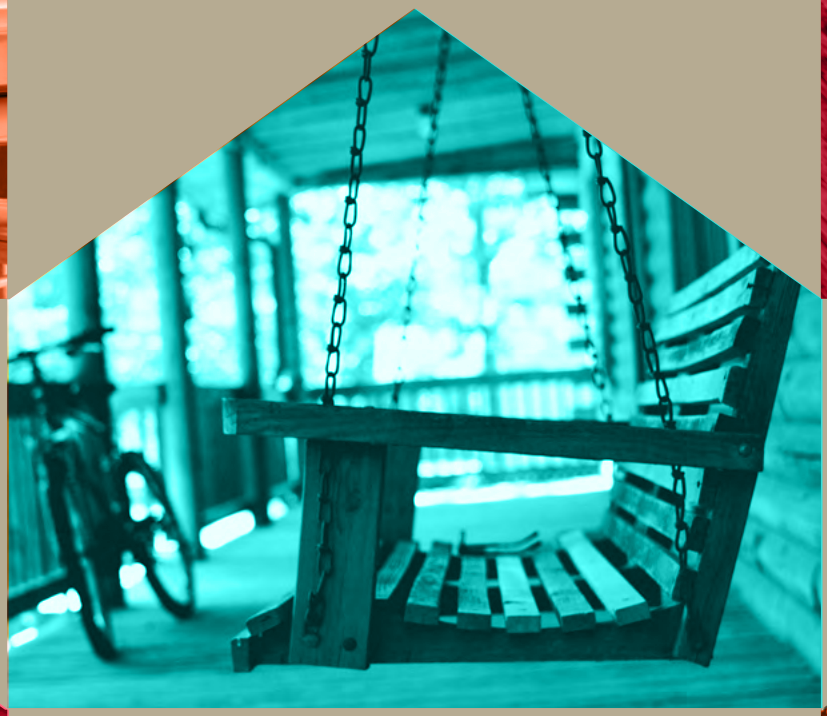
FINAL REPORT OF THE HUU-AY-AHT FIRST NATIONS INDEPENDENT HOUSING PANEL

Homes for Our Citizens











December 12th, 2019

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A Special Thank You

The Panel wishes to acknowledge the tireless effort of An Minh Vu, our project manager and the important help she received from Sheila Charles, Sherri Cook, Leonard Nookemis, and Andrea Lucas.

The Panel wishes to also take this opportunity to thank the many individuals who gave us their time to participate in the housing study. We thank and recognize the many Huu-ay-aht Citizens and their families, who came to speak with us, and our survey coordinators. We are very honoured by the efforts of those Citizens that took the time to share their thoughts, ideas, experiences, stories and time.

Your input and insights have helped us develop a path forward to fulfilling the housing and community infrastructure needs you identified, while at the same time incorporating best housing and infrastructure practices.

We encourage you to read this Final Report and look forward to your continuing input and feedback.

ƛ̓eko ƛ̓eko (Thank you)

Executive Summary

The re-establishment of a strong, permanent Huu-ay-aht community in the Ḥahuułi (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 c'awak (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."*[1]

Bringing Huu-ay-aht children and families home to the Ḥahuułi 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, safe, 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.

1. *Since the Housing Panel commenced its work early in 2019, the Huu-ay-aht government may have made minor updates to its vision which do not affect the overall goal when it comes to housing and related social and physical infrastructure.*

The adoption of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) by Canada and the passage of Bill 41-2019 *Declaration on the Rights of Indigenous Peoples Act* by British Columbia has 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 (Ḥahuuƚi) will be a safe, healthy, appealing place with a strong economy where half our people choose to live."* [2]

In June 2019 the Panel issued its Interim Housing Report which describes the mandate and work of the Panel since its inception in January 2019. The Interim Report provides an in-depth analysis of the housing challenges and opportunities facing Huu-ay-aht, as well as potential solutions to guide the final phase of the Panel's work.

We urge you to read the Interim Housing Report—it is the foundation for the Final Report.

The Interim Report sets out:

- a set of principles to guide the Panel's work;
- the history of Huu-ay-aht housing;
- results of initial community engagement with Citizens;
- information about housing needs and barriers to moving home;
- research and information on First Nations housing best practices and efforts to encourage and support Citizens to move home;

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2. *Since the Housing Panel commenced its work early in 2019, the Huu-ay-aht government has made minor updates to its strategic plan. The Panel's recommendations are equally applicable in the context of the updated Strategic Plan.*

- research on land and housing costs; and
- interim recommendations 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 throughout its work.

When preparing the final report we focused on three areas which are addressed in the balance of this final report:

1. Seeking feedback from Huu-ay-aht Citizens on the Interim Report and recommendations;
2. Developing a final set of recommendations based on this Citizen feedback and additional research; and
3. Providing additional detail and recommendations regarding housing governance.

The Panel is pleased to report that about 25% of Huu-ay-aht Citizens, representing all age groups, housing needs, and living locations made time to provide detailed feedback on our Interim Report and recommendations.[3] A strong majority of those contacted support the Panel's interim recommendations, while at the same time offering helpful input and advice on how to refine our approach and final recommendations.

Based on this additional Citizen input, our interim recommendations have been replaced by a final set of recommendations which emphasize several themes:

- The paramount need for community and personal safety;
- Facilities and services that address Elders' needs;
- Creation of part-time residency opportunities to live in Anacla and reconnect with Huu-ay-aht culture;
- Connection to culture;

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3. When combined with community engagement earlier in 2019, the Panel has reached over 40% of Huu-ay-aht Citizens.

- The need for ongoing support from the time when Citizens are seeking housing through to their occupancy / tenancy period in housing; and
- Expanded physical and social infrastructure (e.g., education, daycare, chipseal road) should be in place by the time there is a significant expansion of the permanent community in Anacla.

In our Final Report we set out the initial level of funding required over the next 5 years - approximately $20 million in capital funding and $6 million in start-up projects and operations. The total cost of housing and infrastructure projects outlined in this report will be 3 or 4 times more, and so success will depend on substantial funding support from the federal and provincial government and their agencies to supplement the financial and in-kind contributions of the Huu-ay-aht government. Special note should be made of the contribution that individual Huu-ay-aht Citizens will also make whether by building homes, paying rent or contributing in other financial and non-financial ways.

It must be noted that the above cost estimates do not include all related operating, maintenance and programming costs. These costs will be evident in areas ranging from utility operations, programming and maintenance of the new multi-room, multi-purpose community centre, and implementing an updated educational curriculum more deeply rooted in Huu-ay-aht culture and knowledge.

Successful implementation of the Final Recommendations depends on effective and cost-efficient governance of housing. In our Final Report we provide more detail on how we recommend proceeding expeditiously in this area, taking into account the particular circumstances of Huu-ay-aht First Nations.

While the financial contribution required of Huu-ay-aht, BC, Canada and their agencies is large, nothing is more critical to the long-term sustainability and resilience of Huu-ay-aht than affordable, safe, quality homes for Huu-ay-aht Citizens accompanied by the necessary social, physical and cultural infrastructure. Accordingly, we are hopeful that the federal and provincial governments and their agencies will review this final report and lend their financial and other support so that many Huu-ay-aht Citizens and families are able to return home physically, spiritually and culturally.


Economy
Culture & Spirituality
Education
Environment
Physical Infrastructure
Recreation Infrastructure
Social Infrastructure
Health & Wellness
HOUSING

Feedback from Huu-ay-aht Citizens on the Interim Report

Huu-ay-aht Citizens know best what housing and related services they need and the barriers that must be overcome to make the Ḥahuuƚi a safe, healthy, appealing place with a strong economy where they wish to live.

Huu-ay-aht Citizens experience the gap between what is and what needs to be every day. It is for this reason that hearing from Citizens is a major priority for the Panel.

After issuance of the Interim Report, the Panel conducted further engagement with Citizens. A summary of the engagement before and after issuance of the Interim Report is contained at Appendix A.

The Panel is happy to report that about 25% of Huu-ay-aht Citizens provided detailed feedback on the Interim Report.

Top 15 Citizen Recommendations

Citizen feedback on the Interim Report also confirmed the top 15 Citizen recommendations which are set out here.

Economy

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

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 Ḥahuuł.

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 on Ḥahuuł for different levels of income, life stages and sizes of families. Provide a variety to 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 on Ḥahuuł.*
  - *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 on Ḥahuuł. Suggestions for the facility included a dedicated nurse, designed for all mobility, 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.

Social Service

- More law enforcement or community policing presence on Ḥahuuł̓i.

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 on Ḥahuuł̓i.

Mental & Physical Wellness

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

Recreation

- More healthy activities for all ages on Ḥahuuł̓i, 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 programing and youth hangouts.

Final Panel Recommendations

The Panel's final recommendations reflect the extensive community engagement undertaken since release of the Interim Report together with additional deliberations on best housing and infrastructure implementation practices in the particular circumstances of Huu-ay-aht First Nations.

Many of the Panel's interim recommendations have been acted on by the Huu-ay-aht government and accordingly these final recommendations replace the interim recommendations.[4]

Prior to setting out our final recommendations, the Panel feels it is important to note a number of themes which were emphasized by Citizens with whom we engaged during the fall of 2019. These themes are embedded within the Huu-ay-aht sacred principle Hišuk ma c'awak – 'Everything is One' – which guided the Panel's work. The Panel feels that the following themes deserve special recognition:

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4. *The Panel made a number of recommendations in its Interim Report provided to Executive Council. Examples of recommendations fulfilled in recent months include:*
   - ***Interim Recommendation #2*** *– meet with as many Citizens as possible to obtain feedback on the Interim Report, including the Panel's interim recommendations.*
   - ***Interim Recommendation #4*** *– provide provincial and federal governments and their agencies with copies of the Interim Report; this recommendation was partially fulfilled.*
   - ***Interim Recommendation #6*** *– canvass Citizen views on housing size, type and costing preferences in the Ḥahuułi.*
   - ***Interim Recommendation #8*** *– canvass Citizen perspectives on priority infrastructure upgrades to encourage families to stay or relocate to the Ḥahuułi (Port Alberni – Anacla/Bamfield Road upgrade, construction of a new community centre, improved internet connectivity, and review of transportation needs within the Anacla – Bamfield area.)*
   - ***Interim Recommendation #11*** *– canvass Citizens to identify the main social infrastructure barriers to relocation of families to the Ḥahuułi.*

- ***Community and personal safety in Anacla are fundamental*** – current and prospective residents of Anacla feel that their personal safety and that of their families and the broader community is vital and a fundamental part of a healthy community. Our Independent Housing Panel notes that the Huu-ay-aht Social Services project already has work underway in this critical area of community and personal safety in Anacla. We encourage the Huu-ay-aht government to continue and expand as necessary this important work.
- ***Elders*** – Huu-ay-aht Elders are valued tremendously within the Nation from many perspectives such as knowledge and tradition keepers, linguists, heads of families, and imparters of wisdom. The Panel hopes that care of Elders can be cost effectively enhanced in Anacla through initiatives such as improving health care, bolstering community and social events, bringing families closer together, and providing better transportation facilities to move within the Anacla – Bamfield area and beyond. The Panel acknowledges that in some instances, it will not be feasible to provide the same services, for example an assisted living complex, which are available in larger centers with larger Elder populations such as Port Alberni.



- ***Desire for part-time residency*** – as shown in the portion of this report which describes the results of the fall 2019 community engagement, a number of Citizens would consider residing in the Ḥahuuḥi on a part-time basis, particularly if the physical and social infrastructure improvements recommended by the Panel came to fruition. The Panel acknowledges this level of interest, and sees it as a potential step forward in having Huu-ay-aht reside at home. The Panel's perspective is based in good measure on the belief that part-time residency in Anacla will be in many instances part of a transition of Citizens to more full-time residency. The Panel also notes that the ability to secure funding for improved social and physical infrastructure, as well as establishing the critical mass to support services such as K-12 education in Anacla, depend on increasing the level of all year-around permanent residents.

- ***Connection to culture*** – a strong desire was expressed by those responding during community engagement to connect / reconnect to Huu-ay-aht culture – the land, language, spirituality, traditions and other dimensions. The initiatives being recommended by the Panel are being offered in support of this Citizen desire. The Panel also recognizes that our recommendations relate largely to housing and supporting physical infrastructure. We encourage Huu-ay-aht to supplement our work and resulting recommendations through two vital and linked initiatives – continued implementation of the work of the Social Services Panel, and advancing work on the operational and programming needs which accompany our recommendations for physical infrastructure improvements (such as in relation to the multi-purpose community centre).

- ***Tenancy support*** – our Panel has recommended the formation of an Independent Housing Authority, as well as the addition of a Housing Access Navigator position to assist Citizens in securing housing in Anacla appropriate for their needs. The Panel also recognizes that once Citizens are housed in Anacla, ongoing tenancy support will be required.

- ***Expanded physical and social infrastructure*** – the range of physical and social infrastructure components recommended by the Panel, comprising elements from an upgraded Port Alberni – Anacla / Bamfield Road and improved drinking water quality to the multi-room, multi-purpose community centre (along with associated programming for youth, Elders and all community members) should be in place by the time there is a significant expansion of the permanent community in Anacla.

With the aforementioned themes in mind, and taking into account the Panel's prior recommendations as well as the results of the fall 2019 community engagement, the Panel respectfully offers the following final recommendations for consideration by the Huu-ay-aht government. Unless otherwise noted, the Panel recommends that these recommendations be implemented and completed by March 31st, 2021.

RECOMMENDATION #1 – *Develop and Implement a Comprehensive Plan for Circulation of the Panel's Final Report*

The Panel believes that there are many programs and services of the provincial and federal governments and their agencies and corporations that can be accessed to carry forward the housing, infrastructure and other initiatives recommended in this Report. In order to lay the foundation for this engagement, the Panel recommends that Huu-ay-aht develop a comprehensive plan to distribute this report to key elected and appointed officials and their senior managers and seek to provide follow-up briefings.

RECOMMENDATION #2 – *Assess Existing Anacla Housing Stock*

There are approximately 40 existing homes in Anacla held by leaseholders. The Panel recommends that Huu-ay-aht immediately seek funding to assess this existing housing stock, conduct detailed assessments of the homes, and identify available funding programs to make any required repairs or maintenance. There are two key objectives of this assessment work. First, Citizen homes need to be safe, healthy and comfortable for current occupants. Second, some Citizens may wish to add secondary suites to their homes to accommodate relatives and/or as an additional source of income.

RECOMMENDATION #3 – *Establish a 5-Year Plan for Market and Non-Market Housing*

Based on extensive Citizen input, the Panel is recommending the following high level plan for the next five years. This Plan is broken down into three categories:

- Making serviced lots available to Huu-ay-aht Citizens who wish to build a house they own in Anacla. These Citizens will be responsible for all aspects of house construction and ownership in accordance with Huu-ay-aht law. The Housing Access Navigator

would be available to assist them. The development of serviced lots would be overseen, not necessarily done by the Huu-ay-aht administration. As outlined in the Interim Report, Huu-ay-aht law already provides for a comprehensive framework, including a lottery system, for the allocation of new lots to Huu-ay-aht Citizens who plan to build homes.

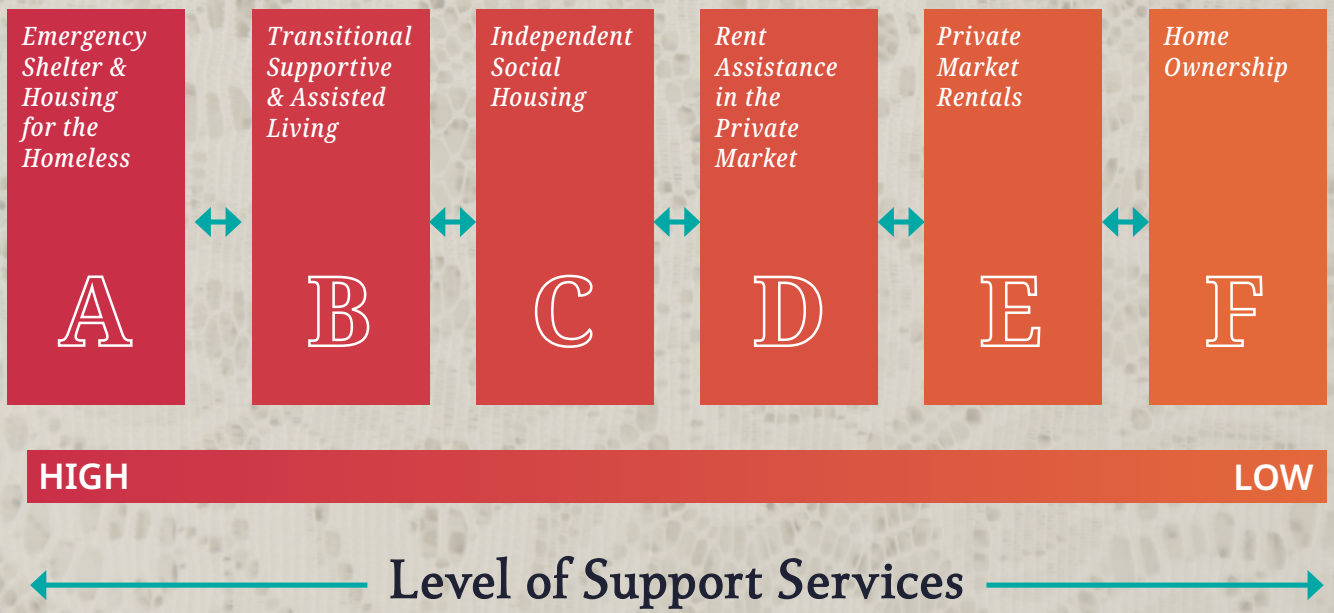
- Making non-market housing units available to Huu-ay-aht Citizens and their families in Anacla. These units would be designed, built, operated and maintained by the Independent Huu-ay-aht Housing Authority (IHHA) as the developer and landlord. In most cases they would be rental units. The tenancy support officer would be available to support families in these units.

- Making serviced lots available for purchase by non-Huu-ay-aht Citizens at fair market value in a new subdivision near Anacla. The return on these lots sales would help to defray the cost of creating serviced lots and non-market housing as outlined above. The development of market services lots would be overseen, but not necessarily done by the entity chosen by Huu-ay-aht Executive Council: either the Huu-ay-aht administration or the IHHA.

SUMMARY OF OVERALL 5-YEAR PLAN

Housing Report Sample Planning Scenario	Year 1 - 2020	Year 2 - 2021	Year 3 -2022	Year 4 - 2023	Year 5 - 2024	**Year Total**
Number of housing units for Huu-ay-aht Citizens (single lot/unit)	4	2	10	10	10	**36**
Number of non-market housing units (single or multi family)	4	6	10	10	10	**40**
Number of non-Huu-ay-aht market housing lots/units for sale	0	0	10	10	10	**30**
Total forecast requirement for serviced lots (based on above forecast)	8	3	22	22	22	77

CONTINUUM OF HOUSING OPTIONS



Source: BC Housing

The Huu-ay-aht government and the IHHA can quickly develop the additional details required to support implementation of the 2020 and 2021 market and non-market housing configuration. When preparing the 5-year plan, the Huu-ay-aht government and the IHHA can be guided by the full range of housing options relevant to the Citizens and the community, as illustrated in the above continuum.

RECOMMENDATION #4 – *Investigate Robust and Affordable Communications Infrastructure in Anacla*

Citizen engagement during 2019 pointed to somewhat unreliable communications infrastructure in Anacla. It is understood that this included cellular phone coverage, and well as internet reliability. The Panel agrees that high-standard communications infrastructure should be readily available throughout the Anacla community to support the Nation's health, economic, social and other objectives. This would include achieving uninterrupted broadband speeds of at least 50 Mbps for downloads and 10 Mbps for uploads – the vision of the Canadian Radio-television and Telecommunications Commission for 90% of Canadian

homes and businesses by the end of 2021. The Panel recommends further investigation to determine two things – first, the broadband capabilities and cellular phone coverage currently available within Anacla; and second, improvements required to achieve minimum levels of service at affordable rates along with a strategy for achievement.

RECOMMENDATION #5 – *Establish a 5-Year Capital Budget of $20.27 Million for Huu-ay-aht Contribution to Priority Infrastructure Projects*

The Panel's Interim Report contained a recommendation for a number of short-term physical infrastructure upgrades which are necessary to support the objective of Citizens moving home to the Ḥahuuł̓i. These infrastructure improvements included upgrading the Port Alberni – Anacla / Bamfield Road, constructing a multi-room, multi-purpose community centre, improving internet connectivity, and undertaking a transportation study within the Anacla – Bamfield area to improve connections between lower and upper Anacla, as well as between Anacla and Bamfield. Based upon the results of community engagement in the fall of 2019, it is clear that these priority infrastructure upgrades are broadly supported.



Additional Citizen engagement in fall 2019 highlighted two other infrastructure needs. First, additional basic sewer, water, road and associated utility work will be required to bring more housing lots to fruition in Anacla to support the development of various types of housing (single family, townhouse, apartment and other types). Second, Citizens noted the quality of water being provided as a concern in Anacla, and a potential impediment to staying / relocating in the community.

Taking all of the above into consideration, the Panel recommends an initial $20.27 million, 5-year Huu-ay-aht capital expenditure budget (refer to breakdown in Appendix B). This is a substantial investment and the Panel encourages the Huu-ay-aht, federal and provincial governments to work together to confirm any existing federal and provincial funding sources and identify new sources to offset these initial costs.

RECOMMENDATION #6 – *Identify Non-Huu-ay-aht Funding Programs Tailored to the Nation's Housing and Social and Physical Infrastructure Needs*

As noted elsewhere in this Report and detailed in the Interim Report, there are numerous federal and provincial funding programs and services that could be accessed to support the Nation's housing and related infrastructure initiatives. The Panel recommends that Huu-ay-aht identify those funding programs which are tailored to the Nation's needs in the areas of infrastructure development for First Nations (e.g., water, sanitary sewer, subdivisions, etc.), housing construction across the spectrum of needs from shelters to social housing to home ownership, home financing for First Nations Citizens, and other Nation needs including the recommended community centre. Once these programs have been identified, a funding plan should be developed and implemented as soon as practicable.

It is acknowledged by the Panel that the provincial and federal grant funding program environment is very dynamic. Therefore, this recommendation is not intended to be a static exercise, but rather one which is refreshed on a frequent basis.

RECOMMENDATION #7 – *Establish a Housing Access Navigator Position & Housing Tenancy Support Officer*

The recommendation for a Housing Access Navigator from the Panel's Interim Report garnered very strong support during the fall 2019 community engagement program. The Panel would therefore like to

restate the recommendation that Huu-ay-aht immediately establish a full-time Housing Access Navigator position to provide comprehensive help and assistance to Huu-ay-aht Citizens to access appropriate housing programs and services.

The feedback from Citizens we received after issuance of the Interim Report identified the need for a similar support position in the case of non-market rental housing. This role could be incorporated into the Housing Access Navigator role initially until the amount of non-market rental housing in Anacla reaches the level to warrant a stand alone position.

The Panel wishes to emphasize the importance of supporting Citizens returning home in a manner that fosters independence, resilience and success.

RECOMMENDATION #8 – *Fast-track the establishment of an Independent Housing Authority through partnering with an existing entity in order to implement the 2020 Non-Market Housing Plan by March 31st, 2020*

As noted elsewhere in the Panel's Final Report, the fall 2019 community engagement program revealed firm and widespread support for an Independent Huu-ay-aht Housing Authority (IHHA). The Panel recommended such an Authority in our Interim Report, and continues to strongly support this initiative. The IHHA will need to move quickly to develop a 2020 non-market housing plan in consultation with Huu-ay-aht.

Both these recommendations are detailed below in the governance section of this report.

RECOMMENDATION #9 – *Establish a 5-Year Housing Panel Report Implementation Budget of $6 million by March 31st, 2020*

Implementation of the recommendations in this report involve both start-up funding and Huu-ay-aht contributions to non-market housing projects. It is recommended that $1.2 million per year be set aside for the next five years to support this initial work. As recommended elsewhere, the Panel recommends that the Huu-ay-aht government seek federal and provincial funding both to help defray and to add significantly to this recommended commitment of Huu-ay-aht start up funding.

RECOMMENDATION #10 – *Make minor amendments, as needed, to Huu-ay-aht policy, legislation, and regulations by March 31st, 2020 to support implementation of the Final Report recommendations*

Huu-ay-aht First Nations has a comprehensive framework of law, legislation and policy governing housing and infrastructure. This framework largely anticipates the recommendations outlined in this report. The Panel is of the view that all of the Panel's recommendations can be implemented with only minor amendments to Huu-ay-aht law, which can be completed by March 31st, 2020.

RECOMMENDATION #11 – *Review Programming, Operation and Maintenance Expenditures Required & Secure Funding Sources*

Our Independent Housing Panel's report is focussed on housing and related physical and social infrastructure required to achieve Huu-ay-aht's goal of encouraging Citizen residency in Anacla.



The Panel recognizes that there are a number of programming, operation and maintenance expenditures that will be required over the long term to complement the capital costs of this physical infrastructure. These include, for example, operation and maintenance of road (including Port Alberni – Anacla / Bamfield), bridge, water, sanitary sewer and communications infrastructure, as well as the recommended multi-room, multi-purpose community centre. It will be necessary to review and quantify these costs for the purpose of identifying operational cost and securing funding as necessary.

In addition to infrastructure operation and maintenance, there will be costs associated with some of the programming elements recommended by the Panel. These include, for example, resources to teach the special Huu-ay-aht education curriculum, and programming for the new community centre. The Panel would also like to reference ongoing programming recommended by the Social Services Panel and its associated costs (including non-Huu-ay-aht sources to defray those costs to the Nation).

RECOMMENDATION #12 – *Review and Update Education Curriculum*

In order to support Citizen's enhanced connection to culture, Huu-ay-aht should explore funding and resourcing opportunities with the British Columbia government, School District No. 70 and other relevant agencies to review and update the education curriculum for children in Anacla / Bamfield and Port Alberni to ensure that it thoroughly covers the history of Huu-ay-aht including the history of housing in the Ḥahuuƚi.

RECOMMENDATION #13 – *Establish a Housing Implementation Oversight Body*

This Panel recommendation is modelled after a similar recommendation that formed part of the Social Services Panel report and was adopted by the Huu-ay-aht Executive Council (Executive Council). The Housing Implementation Oversight Body (Oversight Body) would provide periodic progress reports to Executive Council on implementation of the Housing Panel recommendations adopted by Executive Council and identify any implementation gaps and suggested solutions. The Oversight Body could comprise the Executive Director, a member of the Independent Housing Panel, the head of the Independent Huu-ay-aht Housing Authority (IHHA), and two Huu-ay-aht Citizens including one youth, who convene semi-annually (at a minimum) to gauge progress, identify issues, and provide an update report to the Executive Council. The Oversight Body could also perform other tasks at the request of the Executive Director.

RECOMMENDATION #14 – *Develop and Implement an Annual Plan for Continued Citizen Engagement.*

Huu-ay-aht First Nations has comprehensive and successful mechanisms to ensure Citizens are fully engaged on key decisions of the Nation. It will be just as important as it was during the preparation of this report to keep Citizens, especially youth, updated on the implementation of the Final Report recommendations. Importantly, as the Nation moves from planning to action in 2020, it will be up to the Huu-ay-aht administration and the Independent Huu-ay-aht Housing Authority (IHHA) to listen and then make the best implementation decisions possible based on available information, without missing established budget and completion deadlines.



Governance

Effective housing governance is a critical element of successful indigenous and non-indigenous housing programs across Canada. Please refer to the Interim Housing Report for an in-depth discussion of housing governance which formed the basis for our recommendation to establish an Independent Huu-ay-aht Housing Authority (IHHA) as soon as possible.

Further consultation with Huu-ay-aht citizens following release of the Interim Report has confirmed that there is strong community support to proceed with early establishment of an IHHA.

Our focus in the Final Report is therefore to move from "whether or not" to "how to" in relation to establishing an IHHA.

After giving housing governance further careful consideration, the Panel identified a series of principles or considerations to guide the particular form the IHHA should take. These include:

- refining where necessary, not replacing, existing Huu-ay-aht law that provides a framework for housing, infrastructure, and an independent housing authority;
- creating a clear division of responsibilities and accountability between the IHHA and other arms of the Huu-ay-aht government;
- ensuring Huu-ay-aht Citizen advice guides Huu-ay-aht housing and infrastructure;
- respecting the role and responsibilities of the Huu-ay-aht Executive Council under Huu-ay-aht law;
- as in the case of the Huu-ay-aht Social Services Panel Report, ensuring there is independent oversight of housing success; and
- incorporating divisions of responsibility commonly adopted by local governments in similar circumstances.

There are four considerations that warrant special mention:

- In some areas of housing and infrastructure it is not cost-effective to build in house expertise to perform the work. This is because the amount of work does not support full-time

Huu-ay-aht employees or specialized knowledge is required that could involve up to 5 years of training and education. The approach taken by other governments across Canada is to draw on outside resources (trusted agencies, consultants) for such projects, with appropriate and efficient oversight.

- The investment of time and financial resources by Huu-ay-aht in an IHHA offers a unique opportunity for "on-the-job" mentoring, training and employment that over a period of time will allow Huu-ay-aht Citizens to pursue careers in housing and infrastructure.
- If the Huu-ay-aht government enters into an agreement with an existing provider of non-market housing, that housing provider's property management and asset management policies and procedures can be readily applied to the Huu-ay-aht non-market housing. This is important for two reasons. First, these policies can be applied for a period of 5 years and then reviewed, thereby avoiding the time delays and cost associated with developing new policies. Second, most Huu-ay-aht citizens currently living in non-market housing in the centres of Port Alberni, Nanaimo, Vancouver and Victoria will be familiar with similar or identical operational policies and waitlist management and tenant selection systems.
- The Panel has heard that it is time for action, not further planning exercises. This argues strongly for the adoption of tried and true approaches that can be implemented quickly and reviewed and revised after a period of time.

Taking all of the above into consideration, the Panel recommends early conclusion of a 5-year contract with an outside housing provider to perform the role of IHHA, and early development and implementation of a Huu-ay-aht 2020 Non-Market Housing and Infrastructure Plan by the newly formed IHHA. This Action Plan is set out at Appendix C.

To the extent that Huu-ay-aht seeks to access provincial and federal funding envelopes in 2020, it is critical to ensure that Huu-ay-aht applications and initiatives meet established funding criteria and deadlines.

To create a clear division of responsibilities and accountability between the IHHA and other arms of the Huu-ay-aht government, the Panel recommends that the Huu-ay-aht government adopt the following housing and infrastructure framework. Huu-ay-aht law, legislation and policy largely mirrors this framework and to the extent it does not, minor adjustments can be readily made.

HUU-AY-AHT HOUSING AND INFRASTRUCTURE GOVERNANCE DIVISION OF RESPONSIBILITIES

Group	Primary Responsibility	Key Features
Huu-ay-aht Citizen Advisory Group on Housing (HCAG)	Provide Huu-ay-aht Citizen input and feedback to IHHA and if requested to Huu-ay-aht Administration	7-person work group established by Executive Director under Huu-ay-aht law broadly representative of Huu-ay-aht population, housing needs, and living locations.
Huu-ay-aht Executive Council	Provide overall direction in accordance with Huu-ay-aht Law	As per Huu-ay-aht Law.
Huu-ay-aht Administration	Oversee implementation of Executive Council direction in relation to: 1. Design, construction and operation of physical infrastructure 2. Development, implementation and operation of social infrastructure 3. Development and provision of lots for Huu-ay-aht Citizen home construction and ownership 4. Supporting land use decisions 5. If asked by Executive Council, development, construction, marketing and sale/rental of market housing development	As per Huu-ay-aht Law. NB – The Panel is available to meet and discuss any organizational implications.
Independent Huu-ay-aht Housing Authority (IHHA)	Oversee implementation of Executive Council direction in relation to: 1. Non-market (subsidized) housing for Huu-ay-aht Citizens 2. If asked by Executive Council, development, construction, marketing and sale/rental of market housing development	5-year contract with experienced housing provider including: - Mentoring, training and employment opportunities for Huu-ay-aht Citizens - Transition plan to Huu-ay-aht authority after year 5 - Clearly defined responsibilities and performance metrics - Regular HCAG input - Regular reporting to Executive Council.
Huu-ay-aht Independent Oversight Body	Prepare and deliver semi annual progress report to Executive Council on implementation of Housing Panel Report Recommendations.	Established by Executive Director under Huu-ay-aht Law.

Conclusion

If the governments of Canada, British Columbia, Huu-ay-aht and its Citizens all work together to fund and implement the recommendations set out in this Report, the Panel is confident that the Huu-ay-aht Ḥahuuƚi will be a *safe, healthy, appealing place with a strong economy where half of Huu-ay-aht people choose to live.*

Full implementation of the Final Report Recommendations will also foster reconciliation and provide a clear path for fulfillment of the Declaration of the Rights of Indigenous Peoples in the area of housing for Huu-ay-aht Citizens and their families, and in so doing provide a helpful model for other First Nations to consider.



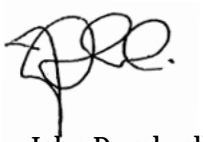
Naacałuk, Rob Botterell, Panel Chair
Legal Counsel, Huu-ay-aht First Nations



Kim Baird
Principal, Kim Baird Strategic Consulting



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



John Dumbrell
Principal, Urban Systems

December 12th, 2019



Appendix

Engagement with Huu-ay-aht Community on Housing and Infrastructure

METHODOLOGY

Engagement with Huu-ay-aht Citizens started with the introduction of the Panel at the February 2019 People's Assembly. Extensive Citizen engagement began during the first phase of engagement that took place in April 2019. Engagement by the Panel to collect feedback and input from Citizens consisted of:

- Community engagement sessions
- Youth meeting
- Elders' meeting
- Cultural nights
- Focus groups
- Family home visits
- Individual survey interviews
- Huu-ay-aht government staff interviews
- Huu-ay-aht First Nations' website
- Huu-ay-aht First Nations' Facebook page
- Uyaqhmis newsletter
- Poster canvassing at Friendship Centres and Huu-ay-aht Government offices

During the first phase of engagement, Citizens were asked questions that related to how they interacted with their homes, their thoughts and feelings with living at home (Ḥahuułi), and what they identified as components of a safe, healthy and appealing place to live. 82 Huu-ay-aht Citizens directly participated in the Phase 1 Engagement: Housing Study. The Panel was very pleased with the number of people who participated in providing us their feedback, input and suggestions on housing. The 82 Citizens that directly participated lived at Home (Ḥahuułi), Port Alberni, Parksville, Nanaimo, Victoria, Vancouver and Duncan. This Citizen participation total does not include Citizens that visited

Huu-ay-aht's website, Facebook page, Uyaqhmis newsletter and/or visited the Friendship Centres or Government offices for information.

Information gathered from this Phase 1 Engagement helped the Panel develop the Interim Housing Report. Guided from findings gathered from engagement with Citizens, the Panel was able to produce Housing Recommendations, as well as identify the Top 15 Citizen Recommendations, representing the most common ideas, concerns and opportunities raised by Citizens.

After the Interim Housing Report was developed and shared with Huu-ay-aht Government and Citizens in early Summer 2019, the Panel launched its Phase 2 Engagement: Housing Study looking for comments on the Interim Report. Specifically, the Panel were looking for input on:

- Top 15 Citizen Recommendations on housing
- Single-detached home projections
- A "Housing Navigator" resource to Citizens
- Housing and physical infrastructure needs in the Ḥahuuḥi
- Social infrastructure needs in the Ḥahuuḥi
- An Independent Huu-ay-aht Housing Authority's' role
- Changes to Huu-ay-aht legislation, regulations and policy
- Interests and experiences in living in the Ḥahuuḥi

To support this Phase 2 engagement, a new survey (see Appendix D) and a summarized Interim Housing Report (see Appendix E) was developed. Updated documents were provided online and in-person during the 2019 fall Community Engagement Sessions. They included:

- Phase 2 Engagement: Housing Survey - Interim Report Questions
- Independent Housing Interim Report (Full Report)
- Independent Housing Interim Report (Summary Report)
- Independent Housing Panel Video
- Survey Conductors Names and Contact

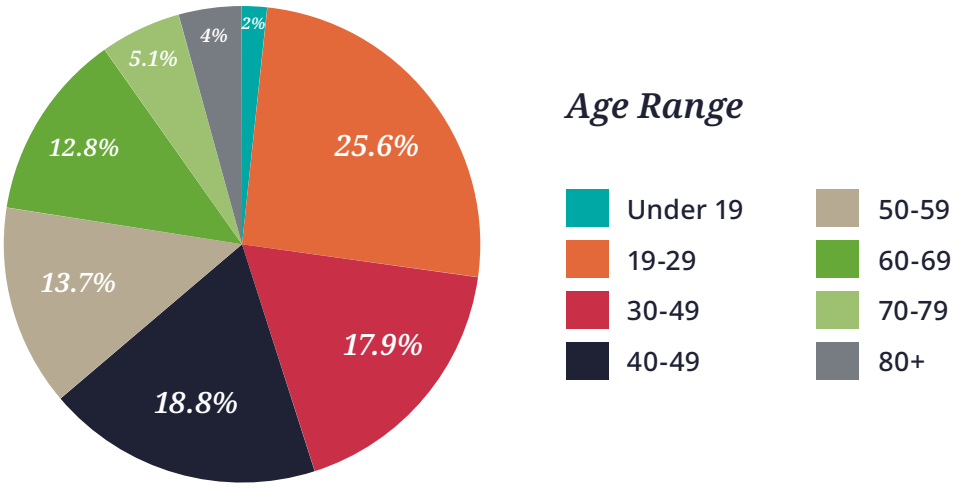
To gather feedback and input on the Interim Housing Report, Phase 2 Engagement with Citizens consisted of:

- Community engagement sessions
- Family home visits
- Individual survey interviews
- Huu-ay-aht Peoples Assembly
- Huu-ay-aht First Nations' website
- Huu-ay-aht First Nations Facebook page

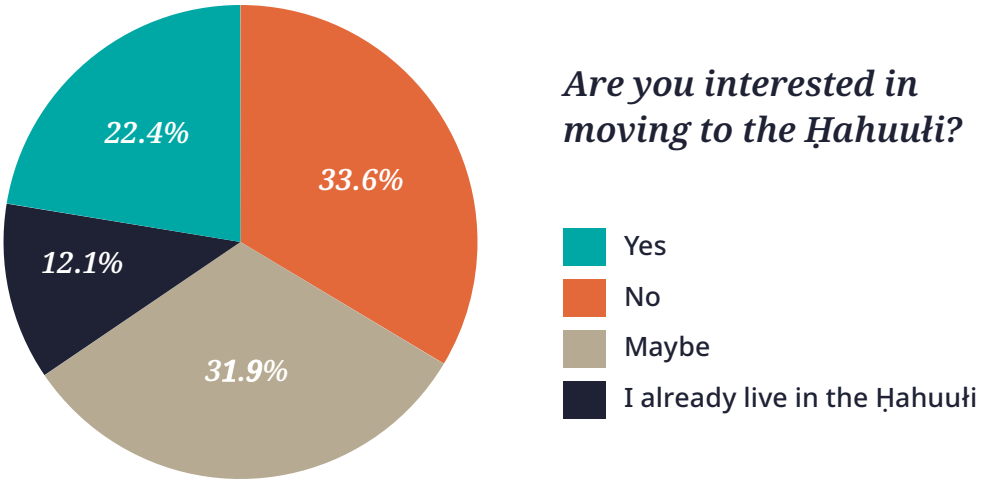
The bulk of Phase 2 Engagement enlisted two survey conductors to reach out to Citizens and support them in the answering of the new housing study survey. During Phase 2 Engagement, the Panel was able to collect direct input from 122 Citizens. From that number we had 112 Citizens complete the new survey.

Through our meetings and surveys, the following themes and findings were collected from Citizens regarding housing, living at home (Ḥahuuł i) and what Citizens needed in order to live in a place that was safe, healthy and appealing.

The Panel strived to interview a range of Citizen in different age groups. Here are the age ranges of those that participated in the survey:



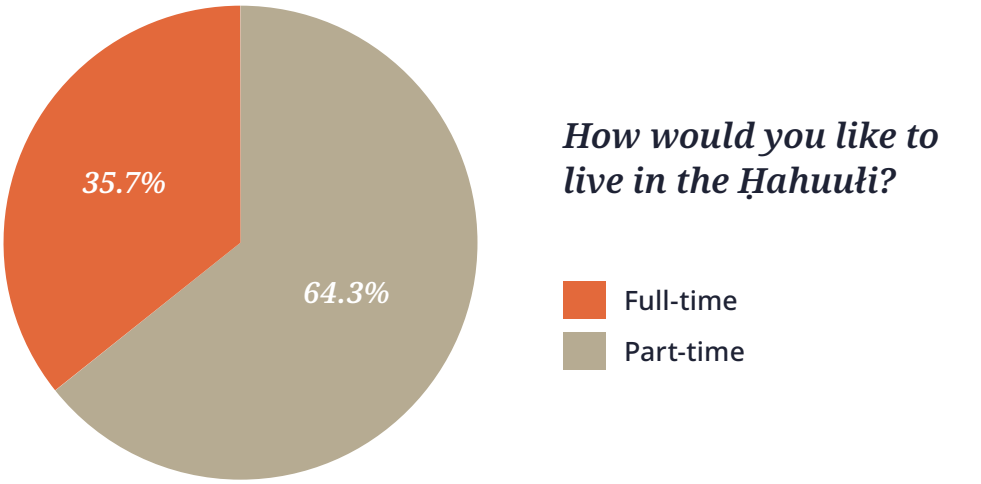
The Panel asked if Citizens were interested in moving to the Ḥahuuł̓i. Here are the results:



For the 34% that responded with “No”, general reasons included:

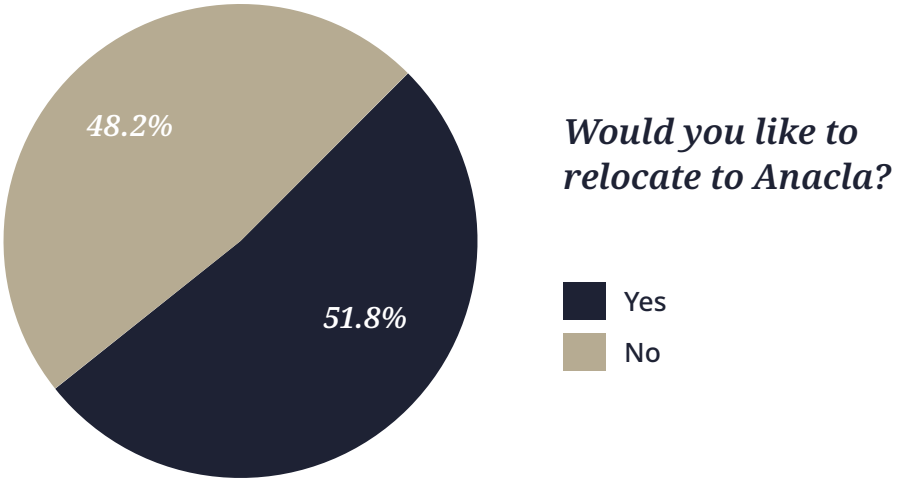
- Lack of amenities and infrastructure in the Ḥahuuł̓i, such as schools, hospitals, doctor’s offices, community centres, etc.
- Settled and established in current community and not willing to move
- Current employment is not in the Ḥahuuł̓i
- Concerns with safe road access

For those Citizens that showed interest in moving to the Ḥahuuł̓i, we asked if it would be full-time or part-time living. Here are the results:



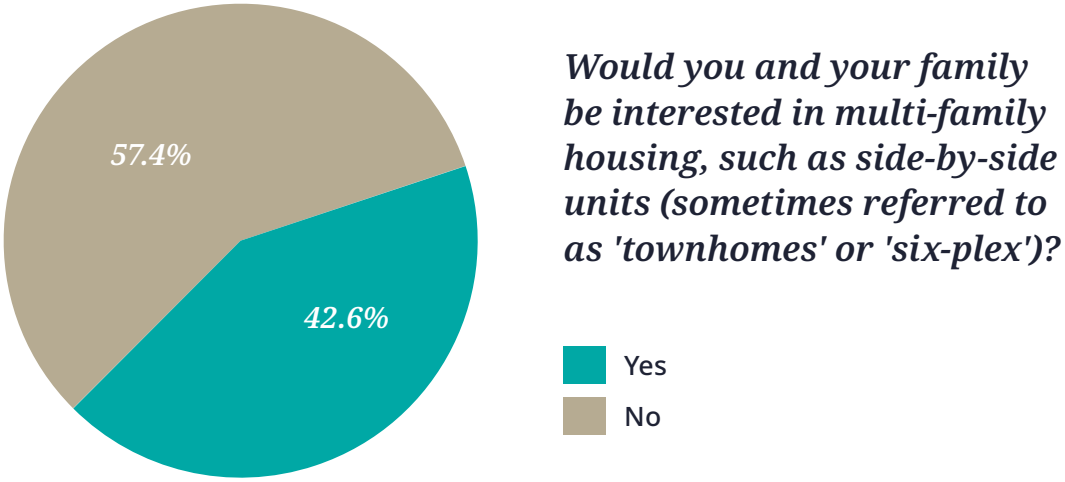
Those Citizens interested in living in the Ḥahuuł̓i part-time identified the spring and summer months as their ideal time to reside there, with a majority of Citizens that identified 6 – 8 months as the ideal length.

For those Citizens that showed interests in moving to the Ḥahuuł̓i, we asked if they would be interested in moving to Anacla. Here are the responses:

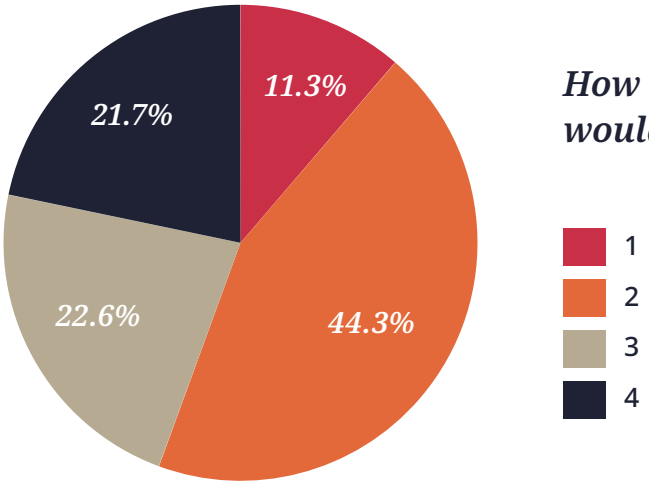


17% of Citizens interested in living in the Ḥahuuł̓i did not want to relocate to Anacla and identified Sarita as their preferred place to live in the Ḥahuuł̓i.

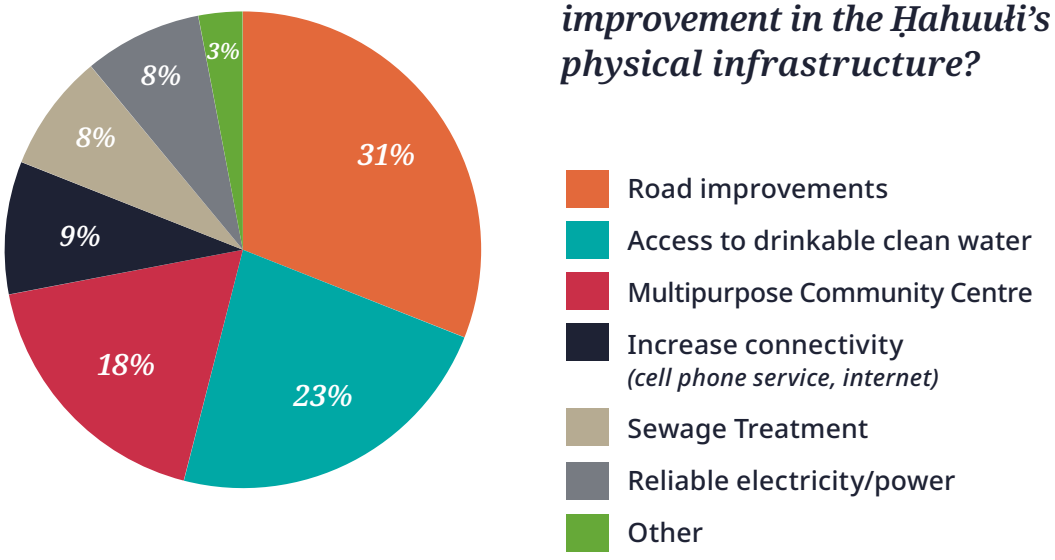
When Citizens were asked if they were interested in multi-family housing, 43% showed interest:



To understand the ideal size of home, Citizens were asked how many bedrooms they would want in their home. Here are the results:

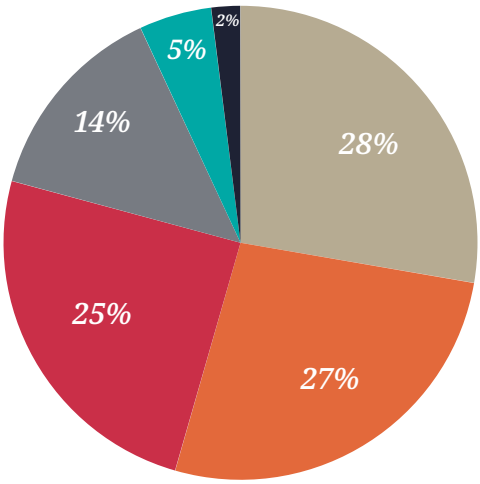


To ensure that the recommendations were aligned with what Citizens believed were the main areas for improvement, Citizens were asked for their top 3 opinions on the Ḥahuuł̓i's physical infrastructure. The results are:



Citizens were asked for their top 3 opinions on the Ḥahuuł̓i's social infrastructure. The results are Citizens wanted more access to:

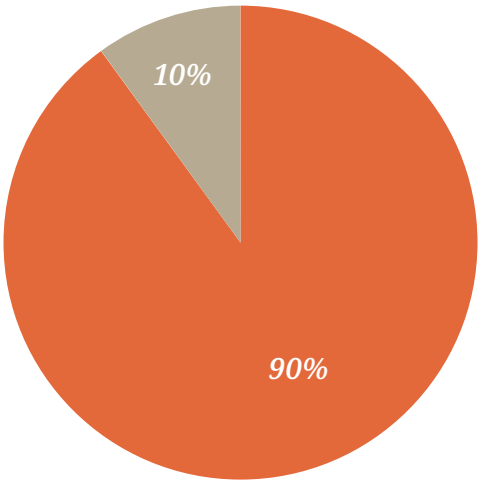
What are your top 3 opinions on the Ḥahuuł̓i's social infrastructure?



- Health care *(emergency services, doctors, nurses, mental health support, pharmacy, etc.)*
- Meaningful employment opportunities
- Education *(k-12 education, post-secondary, adult learning programs, etc.)*
- Recreational activities *(sports, clubs, programming, etc.)*
- Groceries *(healthy and affordable food)*
- Other *(child care, policing, culture/language, etc.)*

The Panel asked Citizens how they felt about the Panel's recommendation to have a '*Housing Navigator*' position to support Huu-ay-aht Citizen on the various aspects related to housing. The result was 100% – representing overwhelming support and enthusiasm for this role and its benefit to the Nation.

The Panel asked Citizens whether housing should be controlled by an independent housing authority. The results are:



Should housing be controlled by an independent housing authority?

- Yes
- No

The Panel is encouraged by these results and recognized that the 10% that said "No" may have had concerns regarding ensuring that an independent authority represents the goals and objectives of the Huu-ay-aht government and their Citizens.



Appendix B

Recommended Infrastructure Improvements in the Ḥahuuł̓i

Recommended Infrastructure Improvements ($ millions)	Year 1 - 2020	Year 2 - 2021	Year 3 -2022	Year 4 - 2023	Year 5 - 2024	5-Year Total
Sewer Project - Cost	$2.7	$3.4	$0.0	$0.0	$0.0	**$6.1**
Additional Serviced Lots - Cost	$.64	$0.0	$1.76	$1.76	$1.76	**$5.92**
Community, Elders & Daycare Multi-purpose Centre - Cost	$0.0	$2.5	$0.0	$0.0	$0.0	**$2.5**
Communication Upgrades	$0.0	$0.1 Study	$0.0	$0.0	$0.0	**$0.1**
Water Treatment - Cost	$0.1 Study	$0.0	$0.0	$0.0	$0.0	**$0.1**
Bridge to Upper Anacla - Cost	$0.0	$.500	$0.0	$0.0	$0.0	**$.500**
Transportation Study – Anacla Bamfield Area	$0.05	$0.0	$0.0	$0.0	$0.0	**$0.05**
Port Alberni – Anacla / Bamfield Road	$2.5	$2.5	$0.0	$0.0	$0.0	**$5.0**
TOTALS	**$5.99**	**$9.0**	**$1.76**	**$1.76**	**$1.76**	**$20.27**

Budget Allowance Notes:

While these cost estimates will need updating following further study, analysis and design, these amounts do illustrate the scale of recommended Huu-ay-aht contribution subject to accessing federal and provincial contributions.

Also, it is important to note that the results of the studies recommended above (communications upgrades, water treatment costs, transportation study) will result in new capital costs (such as new water treatment facilities) to be funded.



Appendix C

Action Plan for 2020 - Independent Huu-ay-aht Housing Authority (IHHA) and Non-Market Housing Plan

Note – This work can be conducted in parallel.

UMBRELLA ELEMENTS
Estimated Time to Complete: 4 Weeks

- Identification of any changes to Huu-ay-aht policy, legislation or regulations required by March 31st, 2020 to facilitate action plan implementation.
- Assign legal counsel to prepare Agreement and planning expert to assemble Non-Market Housing Plan under the direction of Executive Council with information provided by and assistance of Huu-ay-aht administration.
- Independent Huu-ay-aht Housing Authority (IHHA) provided delegated authority from Huu-ay-aht to secure funding commitment from any/all levels of government (including Huu-ay-aht) to achieve non-market housing solutions.
- IHHA made fully responsible to secure both construction and take out financing and that the IHHA would hold those liabilities as required by the funder/lender.
- IHHA made fully responsible for the entire continuum of housing and property management activities throughout the duration of the agreement.
- IHHA would provide full scope of development and operational activities and services in alignment with the Housing Strategy objectives.

HUU-AY-AHT 2020 NON-MARKET HOUSING PLAN
Estimated Time to Complete: 6 Weeks

Note – Where non-critical information is still in preparation at the end of 6 weeks, it will be helpful to have firm timelines for completion.

- Housing Inventory and Condition Report (existing)
- Need and Demand Study
- Demographic Information about the Nation's current Citizens and planned new Citizens (Citizens returning home in year 1)
- Land identification (fee simple) – multiple sites which would support a mix of housing solutions including duplex, triplex etc, and multi-unit (apartment) developments
- Service and capacity confirmation including gaps and schedule/ timelines addressing gaps and commitment to meet these timelines
- Service agreements
- Geotechnical reports
- Environmental Phase I and as required Phase II
- Housing specifications and design guidelines
- Preliminary architectural design
- Confirmation of number, and type of units (single-family dwelling (SFD), multi-family dwelling (MFD), mixed use)
- Zoning information, bylaws relating to development
- Lease Agreement (or other land transfer solution) – between Huu-ay-aht and Independent Huu-ay-aht Housing Authority (IHHA) – to enable IHHA to raise fee simple title to finance both construction and take-out (mortgage financing) and enter required Operating and Operator Agreements/Covenant with funders
- Level of investment by the Nation
- Confirmation of accepted levels of "affordability" within the non-market (funded) housing either in accordance with Indigenous Housing Fund (IHF), Community Housing Fund (CHF), or other funding program, if funding commitment from Huu-ay-aht is contingent on level of affordability
- Taxation (property tax) exemption including amount and duration
- Waiver of all amenity and/or development cost charges if any, including fees, levies, costs

- Confirmation of the applicability (authority):
  - BC Residential Tenancy Act
  - BC Housing Registry
  - Eligibility of members and non-members to access non-market housing
  - Confirmation of Bailiff authority to enforce RTA rulings – i.e. Order of Possession
- Funding

IMPLEMENTATION OF A SUCCESSFUL INDEPENDENT HUU-AY-AHT HOUSING AUTHORITY (IHHA) FOR HUU-AY-AHT

Estimated Time to Complete: 6 Weeks

Note – Initial focus on Year 1-5, recognizing there will be time to refine longer term plan.

1. Multi-year (5-year with renewal option unless agreed by funders) Housing Development and Management Contract including:
   - a. Interim Huu-ay-aht 1, 5, 10 Year Housing Strategy (market and non-market housing)
   - b. Development Plan (Official Community Plan or Master Plan)
   - c. Property management policies and procedures (Housing Policy)/Operations Plan
   - d. Asset management policies and procedures
   - e. Design guidelines
   - f. Housing standards
   - g. Development process agreement
   - h. Lease or land transfer process to support desired development requirements (financing requirements)
   - i. Reporting requirements including types, frequency, relationships
   - j. Dispute resolution processes
   - k. Defined scope of housing continuum responsibilities of the IHA (shelters, transition homes, market and non-market)
2. Mentoring, training, and employment plan for Huu-ay-aht Citizens

3. Terms, conditions and standards to be met by Huu-ay-aht in order to satisfy funders if transition to another in house or outside provider
4. Regulations having jurisdiction/authority:
    a. National Occupancy Standards or other agreed to Occupancy Standard
    b. British Columbia Residential Tenancy Act including dispute resolution mechanisms
5. Use of the BC Housing Registry to maintain and manage applicant / waitlist
6. Startup funding
7. Capital and/or operating funding commitment from Huu-ay-aht
8. Service capacity (Infrastructure) commitment from Huu-ay-aht which supports Huu-ay-aht 1, 5, 10-year Housing Strategy
9. Option to expand scope to include market residential and non-residential development and operations

BY DECEMBER 2020

Update interim 1, 5 and 10-year Housing Strategy which would be developed in partnership with the Huu-ay-aht community, Citizens, Executive Council, other stakeholders and the Independent Huu-ay-aht Housing Authority (IHHA) which would be reported on annually and adjusted as required to incorporate changes in funding, demographics, economic drivers/realities etc. This strategy would be used by the IHHA as the authority to advance housing solutions for the Nation.

Appendix D

New Survey Questions

Huu-ay-aht Housing Survey

Questions for Citizens - Interim Housing Report

We are asking Citizens to read the Interim Housing Report and provide thoughts on the following items. A summary report is also available to assist you in your review.

Any thoughts, comments and questions can be emailed to An Vu: **anminhvu@gmail.com**

1. **Full Name:**

2. **Phone:** | 3. **Email:**

4. **Address:**

5. **Gender:** *Please circle* **female / male / non-binary**

6. **Age Range:** *Please circle* **under 19 / 19-29 / 30-39 / 40-49 / 50-59 / 60-69 / 70-79 / 80+**

7. **Please give your insight on the 15 housing related recommendations collected from Citizens.**
*See **Recommendation 2** — in **Full Report** see Section 4, pages 23-44 or in **Summary Report** see pages 6-7*

8.1 **Are you interested in moving to the Ḥahuuƚi?** ○ **Yes** ○ **No** ○ **Maybe** ○ **I already live in the Ḥahuuƚi**

8.2 **Please explain the reason(s) for your answer:**

ADMIN USE ONLY
Who is conducting this survey:

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PAGE 1 OF 4
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Huu-ay-aht Housing Survey - [4 pages]

9. **The Interim Housing Report outlines a number of different sizes of homes and associated costs that are proposed to meet the need for 75 new single-family homes and 25 new multi-family homes in Anacla and other portions of the Ḥahuuɬi.**
*See **Recommendation 6** — in **Full Report** see Section 5, pages 51-53 or in **Summary Report** see pages 5 and 8).*

These costs do not include land, which would be made available at no cost to Citizens. Estimates of income required to build and maintain these homes are also provided.

9.1 **What are your thoughts on these tables with the single-detached projections?**

9.2 **Are you and your family interested in building and financing a home in the Ḥahuuɬi?** ○ **Yes** ○ **No**

9.3 **If you answered *'No'*, why?**

9.4 **If *'Yes'*, how would you live in the Ḥahuuɬi?** ○ **Full-time** ○ **Part-time**

9.5 **If *'Part-time'* , when and for how long?** _____

9.6 **If *'Yes'*, would you like to relocate to Anacla?** ○ **Yes** ○ **No**

9.7 **If *'No'*, where would you like to relocate?** ○ **Sarita** ○ **Grappler** ○ **Other** *(Please state:* _____ *)*

9.8 **Would you or your family be interested in multi-family housing, such as side-by-side units (sometimes referred to as 'townhomes' or 'six-plex')?** ○ **Yes** ○ **No**

9.9 **How many bedrooms would be in your home?** ○ **1** ○ **2** ○ **3** ○ **4**

10. **What are your top 3 opinions on the need for housing and physical infrastructure (such as roads, water, community buildings) in the Ḥahuuɬi?**
*See **Recommendations 7, 8, 9, 10** — in **Full Report** see Section 5, pages 54-62 or in **Summary Report** see pages 8–9*

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11. **What are your top 3 opinions on social infrastructure (such as education, health care, recreation and employment) available in the Anacla – Bamfield area?**
*See **Recommendation 11** — in **Full Report** see Section 5, pages 62-69 or in **Summary Report** see pages 6-7*

12. **Are you aware of other programs implemented by First Nations that the Panel should consider? If so, what are they?**
*In **Full Report** see Appendix F, pages F1-F14*

13. **The Panel has recommended a 'Housing Navigator" position to help Huu-ay-aht Citizens on all aspects of housing. What do you think of this? Are there other support staff or other resources required?**
*See **Recommendation 12** — in **Full Report** see Section 6, pages 74-75 or in **Summary Report** see page 9*

14. **Do you think housing should be controlled by an independent housing authority? Why or why not?**
*See **Recommendation 13** — in **Full Report** see Section 6, pages 76-81 or in **Summary Report** see page 9*

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15. **Do you think changes need to be made to the Huu-ay-aht legislation, regulations and policy, to help implement the recommendation in the Interim Report? Please elaborate.**
*See **Recommendation 14** — in Full Report see **Section 6**, pages 82-89 or in **Summary Report** see page 9*

16. **Can you think of other programs that can help Huu-ay-aht achieve housing?**

17.1 **Have you tried to move to Ḥahuuƚi?** ○ **Yes** ○ **No**

17.2 **If *'Yes'*, why did you initially want to move home?**

17.3 **What were some of the barriers?**

17.4 **How was your experience?**

Please use the remaining space for any notes and/or comments you have not had the opportunity to address.

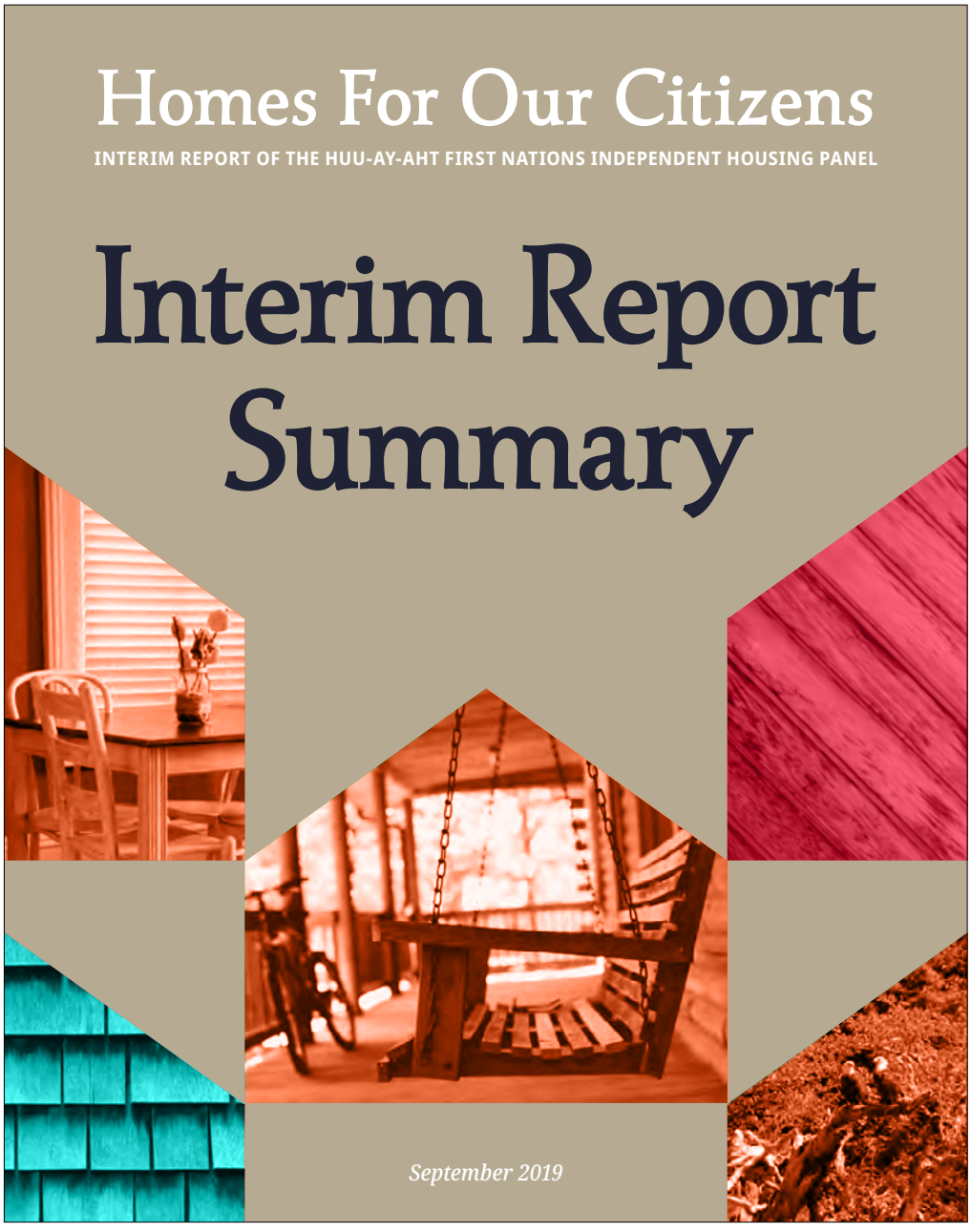
END OF SURVEY
Please ensure no questions have been missed

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PAGE 4 OF4
Thank you for participating

Appendix E

Interim Housing Report Summary



Interim Report Summary - [11 pages]

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 c̓awak (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 Ḥahuuł̓i. 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 Ḥahuuł̓i.
- Projected rates of population growth for the Nation, along with average numbers of people living in each home in the Ḥahuuł̓i, suggest that approximately 100 homes are needed there over the next 15 years.
- Most Citizens choosing to live in the Ḥahuuł̓i 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 Ḥahuuł̓i
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 Ḥahuuƚi.

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 Ḥahuuƚi 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 Ḥahuuƚi.*
  - *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 Ḥahuuƚi. 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 Ḥahuułi 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.



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June 17th, 2019

huu ay aht

ANCIENT SPIRIT, MODERN MIND

