



NOVEMBER 2019

# Community Housing Kitselas First Nation





# What are we doing today?

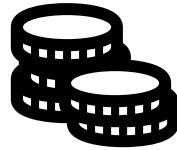
- BC Housing Project Introduction
- Community and Housing Profile
- Housing Needs Assessment
- Community Engagement
- Discussion and Questions



# What is your top housing priority?

# BC Housing Funding

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# Indigenous Housing Fund

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## Eligible Applicants

- Indigenous organizations, First Nations, and non-profit and for-profit developers in partnership with Indigenous organizations and First Nations

## Eligible Projects

- Development of new affordable **rental** units for Indigenous persons within the province of British Columbia

# Indigenous Housing Fund

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## BC Housing can provide:

- **Capital Grant:** up to \$200,000 per housing unit (secured by a 35-year forgivable mortgage)
- **Interim Construction:** up to 100% of approved construction cost
- **Take-out Financing:** available to Indigenous non-profit housing provider secured by 35-year repayable mortgage with a minimum Debt Coverage Ratio (DCR) of 1.0 and satisfying CMHC loan insurance financing requirement for projects located On or Off Reserve lands.
- **Operating Subsidy:** is available to assist projects in maintaining affordability (RGI rents for households with incomes at or below HILs). Limited funding for tenant programs may also be available where required.

# Indigenous Housing Fund

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**Kitselas First Nation has been approved for Project Development Funding (PDF) to prepare for the upcoming Indigenous Housing Fund Call**



- Kitselas is proposing *40 multi-family and Elders Units*

# David Nairne + Associates, Ltd

## BC Housing Projects

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Client	Location	Unit Count	Program
Daylu Dena Council	Watson Lake, YT	12	Supportive
Heiltsuk Nation	Bella Bella, BC	12	Indigenous
Skidegate Band Council	Graham Island, BC	24	Indigenous
Kitselas Nation	Kitselas, BC	40	Indigenous
Northern Society for Domestic Peace	Smithers, BC	15	Community
Lax Kw'alaams Band	Lax Kw'alaams, BC	60	Indigenous
Lax Kw'alaams Band		20	Indigenous

# Current DNA Projects

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**DNA Example Project  
12-Unit Housing**



**DNA Example Project  
12-Unit Housing + Amenity Space**



**DNA Example Project  
24-Unit Housing**



# Community & Housing Profile

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## Information Sources

# Housing Profile

There are a total of 108 houses in community:

- 81 houses on Gitaus (IR 1)
- 27 houses on Kulspai (IR 6).

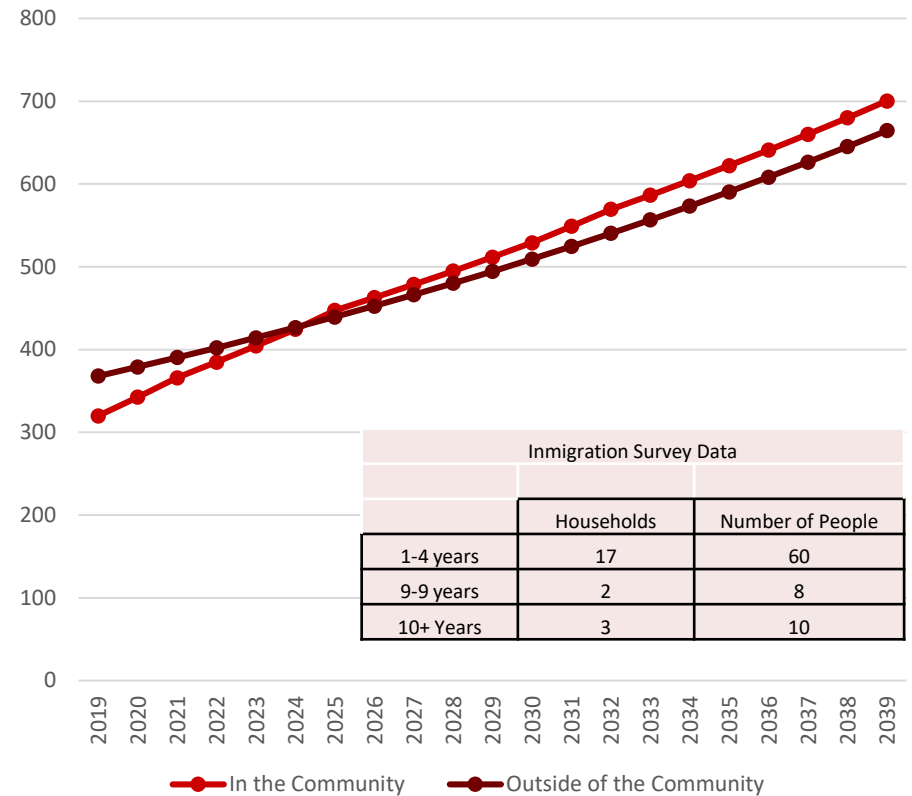


# Population Projections

2019

- 320 Members living in the community
- 688 Members total

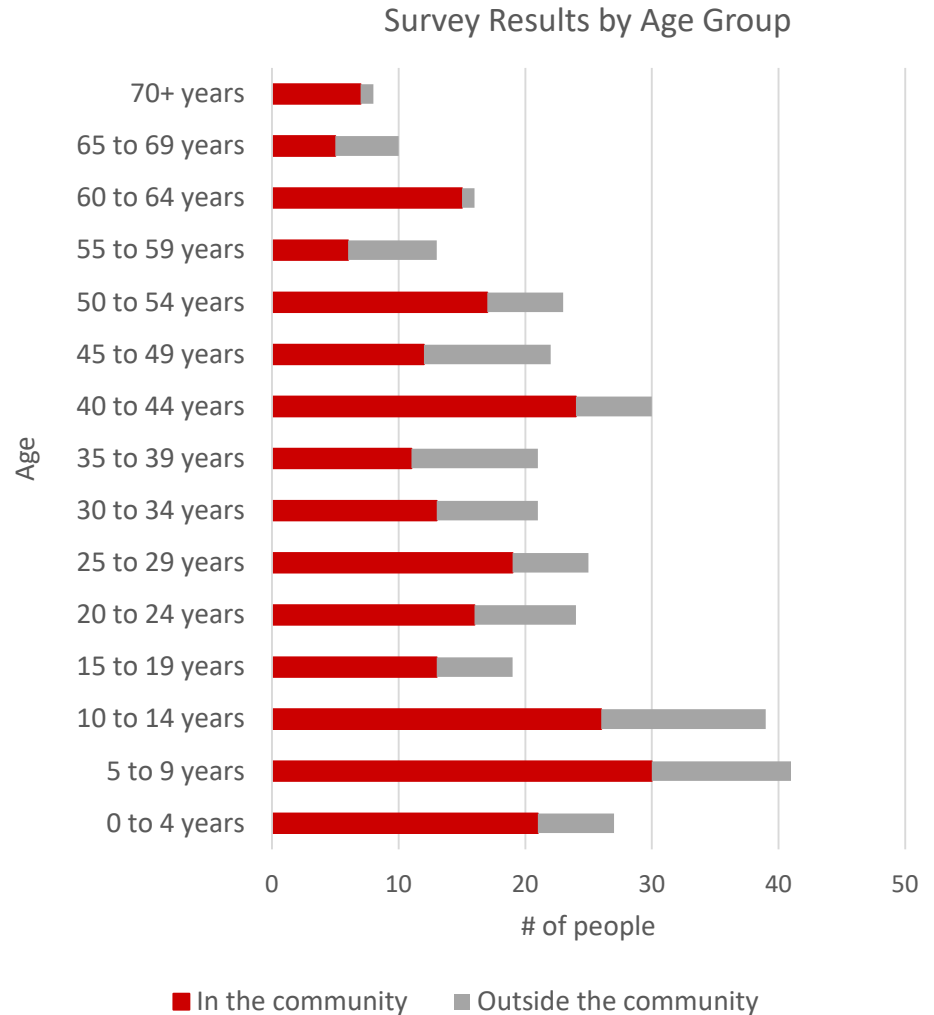
Assuming 3% annual growth and that 78 members move back in the next 10 years, there could be as many as 680 members living in the community in 2038.



# Age Composition

(based on survey results)

- Children starting school (ages 5 to 9 years old) make up the largest age group
- With a median age of 26.8 years old, Kitselas is a youthful population
- This compares to a median age of 40.9 years old for the region as a whole



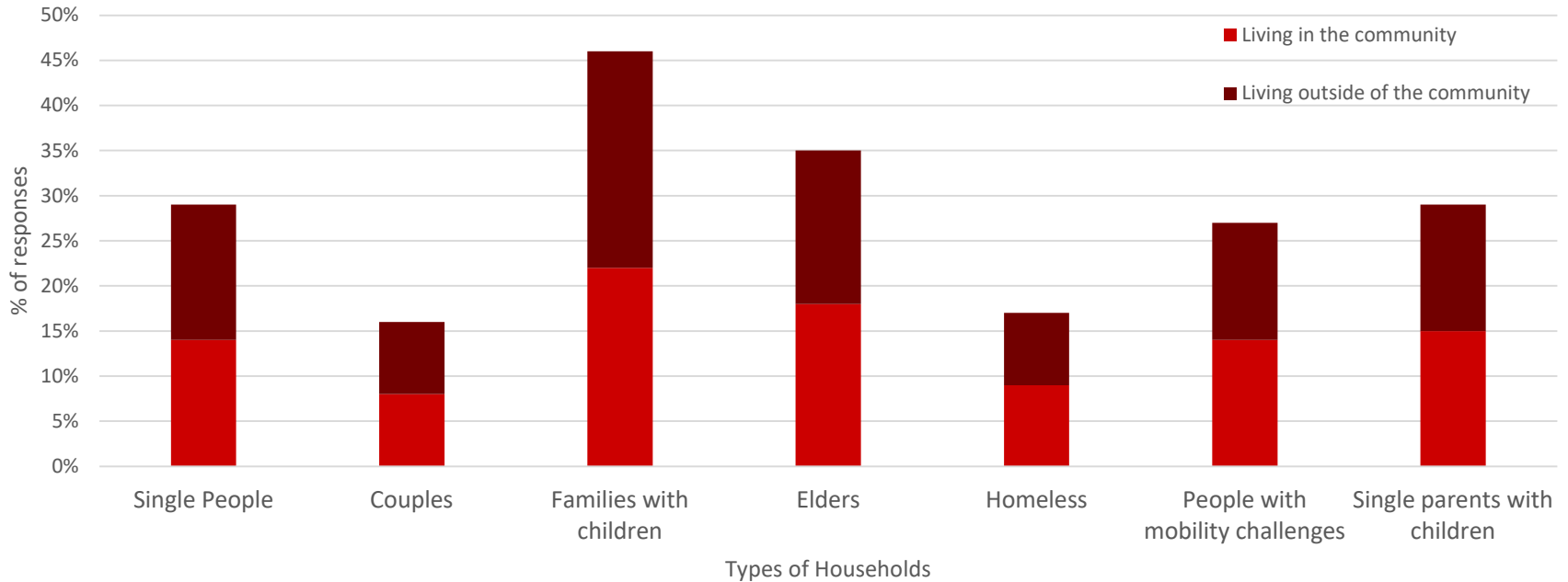
# Housing Profile

- 44 members who responded to the survey indicated their home needs minor repairs
- 20 members who responded to the survey require a larger home
- 6 members who responded to the survey indicated they are homeless and in need of housing
- Occupants range between 1 to 8 persons per home
- Average of 4.3 residents per house in the community

	In the community	Outside the community	British Columbia
Average Household Size	4.3	3.5	2.4



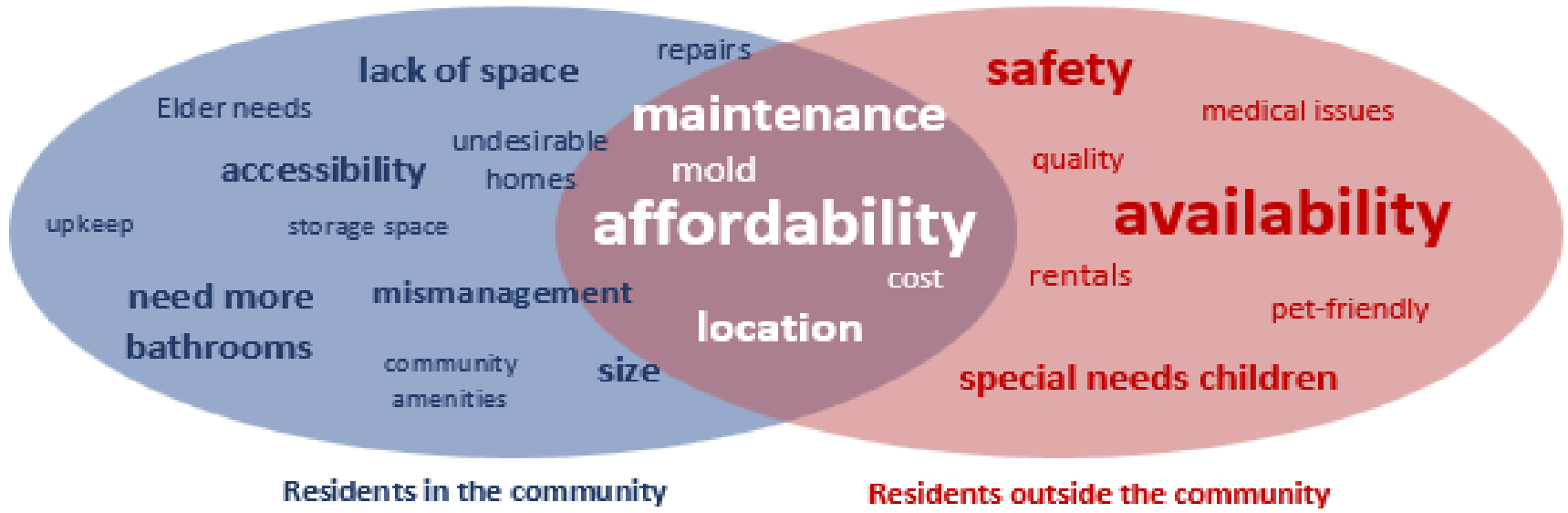
## Priority for Housing



# Housing Priorities

Members who responded to the survey identified **families with children** (including single parents), **elders** and **people with mobility challenges** as priority groups for housing.

# TOP 3 HOUSING ISSUES



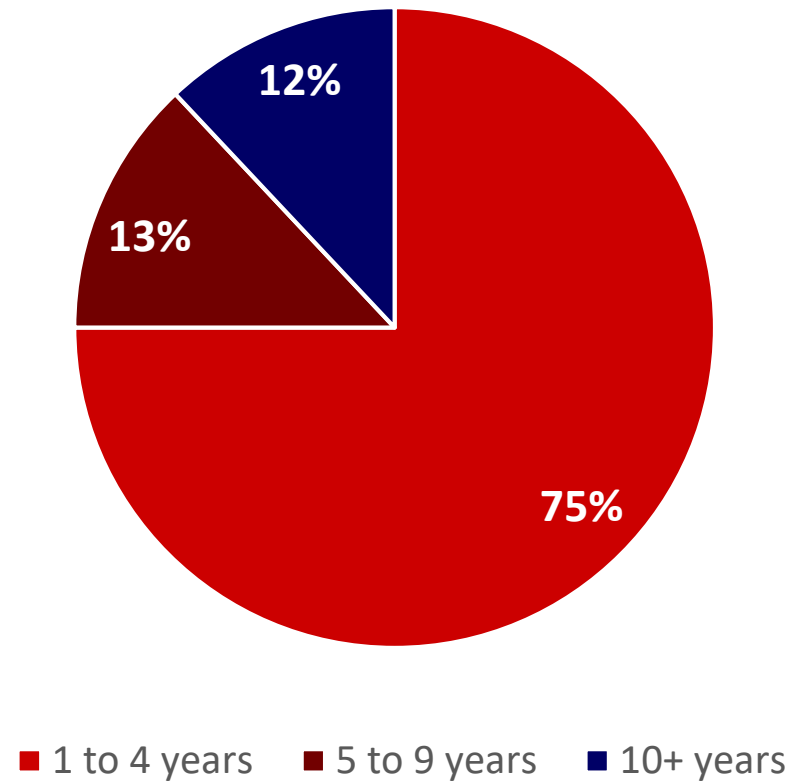
# Housing Issues

All members who responded to the survey stated **affordability**, **maintenance** and **location** as their main housing issues, while **availability**, **safety**, **accessibility** and **lack of space** were larger issues depending on where people live.

# Timeframe

23 households indicated they wanted to move back to Kitselas

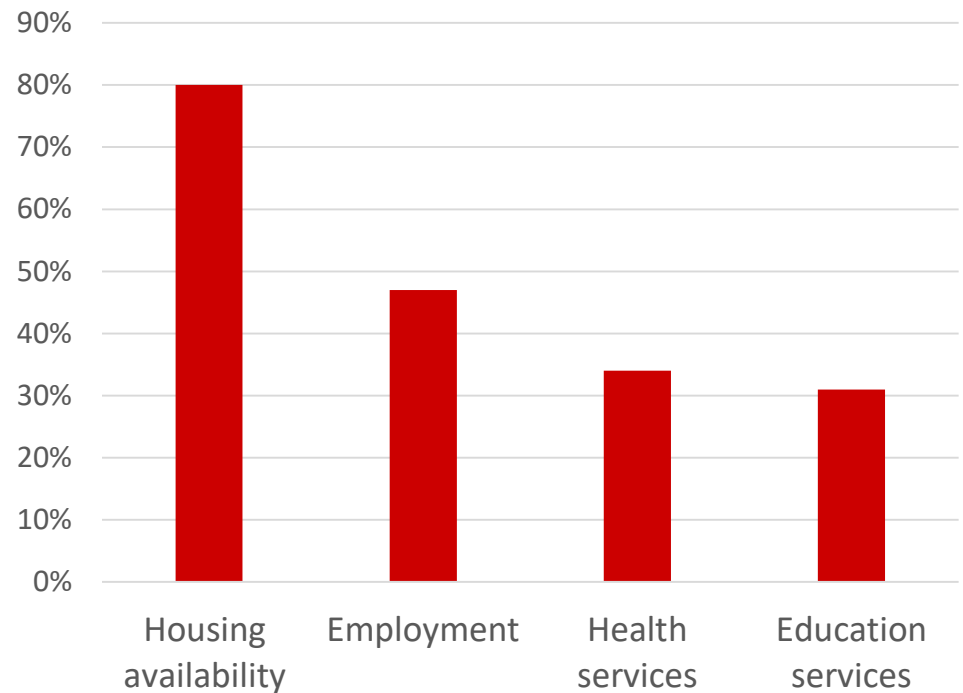
## Timeframe for Moving to Kitselas



# Considerations

Housing availability is the biggest consideration prior to moving to Kitselas

## What would you need to consider prior moving to Kitselas?



# Housing Needs

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# Housing Needs

Housing Needs Assessment based on the Kitselas Survey Results (92 respondents)

	1 to 4	5 to 9	10+	Total
Homeless	6			6
Replacement	6			6
Overcrowding	16			16
In-migration	17	3	3	23
Household formation	8	7	10	25
Total	53	10	13	76

\*102 Households on the Waiting List

# Community Engagement

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# Community Engagement



Community Survey  
*completed*



Chief and Council and Staff  
Meeting  
*Friday, November 22<sup>nd</sup>*

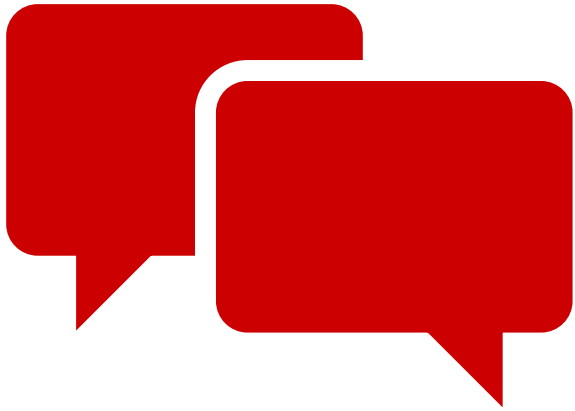


Elders Meeting  
*Friday, November 22<sup>nd</sup>*



Community Housing  
Workshop  
*Saturday, November 23<sup>rd</sup>*





# Wrap Up

Discussion and Questions

Thank you!

**DNA** David Nairne + Associates Ltd.