



Housing & Infrastructure UPDATE

MAY 2015

An Ongoing Concern In the Community

For many years, housing has been and continues to be one of the biggest concerns that our community faces. Poor housing conditions, overcrowding, vandalism and fire damage have added to the ongoing housing shortage and concern.

With careful planning, we believe that a multiplex could be a realistic possibility in the future.

– NCN CHIEF AND COUNCIL

CHIEF & COUNCIL TARGETS HOUSING CRISIS WITH STEPS TOWARD IMMEDIATE ACTION

Chief and Council have been proactively working to consult with members, staff and advisors to develop a strategy that not only fixes immediate concerns, but works toward a long-term solution for our Citizens. A critical phase in the plan is to establish sufficient funding for repairs, construction and infrastructure. As part of the Wuskwatim Supplemental 2 agreement, we set aside \$6 Million to begin



The NCN Housing Strategy has proposed long-term solutions for addressing NCN's housing shortage.

addressing our housing and infrastructure crisis. By utilizing the forward commitment provisions in Taskingahp Trust we can address more of these issues with the approval of NCN Citizens. We also have some funds remaining from Claim 138 that can be used toward a water treatment plant solution. We plan to start housing repairs this summer.

While the PDA Supplement 2 moneys will not address all the housing problems, they will allow for an important start. With careful planning, we believe that a multiplex could also be a realistic possibility. But part of the plan must include finding solutions to address the major problems within our own community. Vandalism must stop so we can use the

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40%

OF NCN CITIZENS LIVE IN OVERCROWDED CONDITIONS

HOUSING SURVEY RESULTS SET PRIORITIES AND KEY HOUSING CONCERNS

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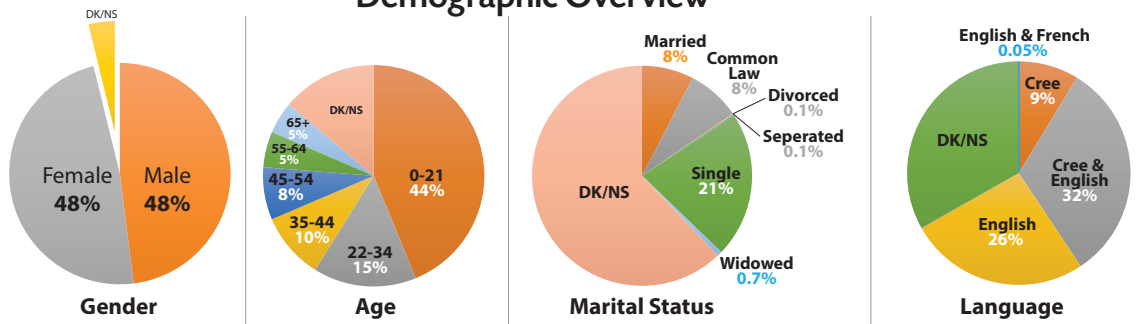
\$1 Million annually spent on vandalism to build new houses. The recent burning of the school, houses and other property has highlighted the seriousness of the problem. We all have a role to play in finding solutions.

Funds are not available from the federal government for housing for up-keep, which has added to the current housing crisis. In order for us to keep up with the demands, we must continue to generate income for ourselves through NCN businesses. To meet obligations under our current agreements, we must establish a reserve fund. Citizens must also take steps to protect our houses to reduce the cost of annual repairs and programs created to reduce vandalism in the community.

Chief and Council want community input and ideas at upcoming meet and greet meetings or through our website.

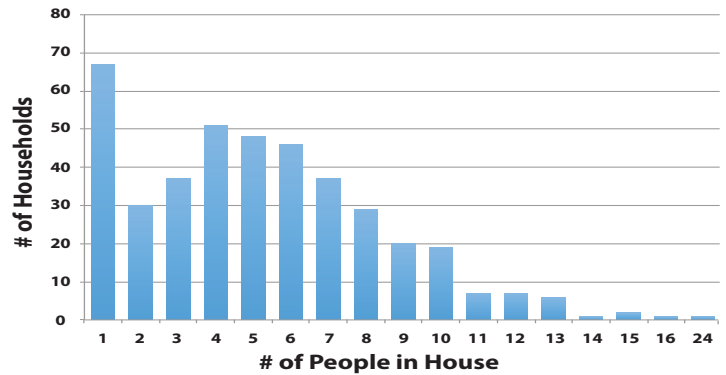
Last year 408 Households involving 1,906 people participated in the community housing survey. From this survey we learned some very useful demographic information about our community as well as information about the state of our houses.

Demographic Overview



Overcrowding

Most houses were designed for no more than 5 or 6 people, yet, over 40% of NCN Citizens live in overcrowded conditions. This number rises to almost 60% if the survey is adjusted to take into consideration houses for service providers such as nurses, police, and teachers which often house only one person.



Mould, Rodents, Bedbugs

Although only 3.8% of respondents characterized mould as a major repair problem, 58.1% indicated there were mould problems in their house. Although a number of people did not respond to questions about rodents and bedbugs, of those that did, 19.9% had problems with rodents and 3.9% had problems with bedbugs.



68.6%

OF NCN CITIZENS ARE INTERESTED IN HOME OWNERSHIP

55.4%

OF NCN CITIZENS PAY FOR HOUSING REPAIRS

Housing Repairs

Almost 75% of survey respondents indicated that their houses were in need of repair. This number may be higher as 13.7% did not respond to this question.

Very useful information was provided by those responding about the type of repairs needed. The repairs were characterized as *Regular Maintenance*, *Minor Repairs* and *Major Repairs*. The charts to the right show the responses to these questions.

OF HOMES NEEDING REGULAR MAINTENANCE

Regular maintenance	25 (7.6%)	Foundation, shifting	9 (2.8%)
Bathroom	8 (2.4%)	Windows	7 (2.1%)
Beams need replacing	1 (0.3%)	Carpeting	2 (0.6%)
Cellar, sand floors	11 (3.4%)	Insulation	2 (0.6%)
Condensation	2 (0.6%)	Water tank	5 (1.5%)
Cupboards	22 (6.7%)	HRV repair	6 (1.8%)
Doors	9 (2.8%)	Mould	5 (1.5%)
Drywall	27 (8.3%)	Septic tank	1 (0.3%)
Duct cleaning	2 (0.6%)	Faucets	3 (0.9%)
Eaves	2 (0.6%)	Toilet	1 (0.3%)
Electrical	2 (0.6%)	Roof leaking	1 (0.3%)
Furnace cleaning	57 (17.4%)	Water pressure	1 (0.3%)
Baseboard heaters	11 (3.4%)	Other	10 (3.1%)
Painting	92 (28.1%)		
Paneling	3 (0.9%)		
		TOTAL HOMES	327

OF HOMES NEEDING MINOR REPAIRS

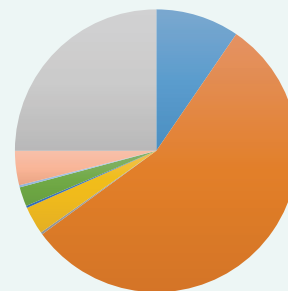
Minor repairs	23 (3.6%)	Leaky faucets	2 (0.3%)
Door knobs	32 (5.0%)	Leaky roof	7 (1.1%)
Doors	122 (19.1%)	Mould	7 (1.1%)
Floor tiles	119 (18.6%)	Screens	1 (0.2%)
Shingles	74 (11.6%)	Walls, drywall	9 (1.4%)
Siding	45 (7.0%)	Eaves	3 (0.5%)
Steps	51 (8.0%)	Installation	2 (0.3%)
Windows	113 (17.7%)	Light fixtures	3 (0.5%)
Baseboard heaters	1 (0.2%)	HRV repair	1 (0.2%)
Basement	1 (0.2%)	Other	13 (2.0%)
Bathroom tub, sink	2 (0.3%)		
Condensation	3 (0.5%)	TOTAL HOMES	639
Cupboards	5 (0.8%)		

OF HOMES NEEDING MAJOR REPAIRS

Major repairs	38 (11.1%)
Defective plumbing	100 (29.2%)
Structural repairs to ceilings	55 (16.1%)
Structural repairs to floors	42 (12.3%)
Structural repairs to walls	44 (12.9%)
Shifting foundation	13 (3.8%)
Structural repairs, non-specific	2 (0.6%)
Insulation	2 (0.6%)
Mould	13 (3.8%)
Heating	6 (1.8%)
Ventilation	5 (1.5%)
HRV not working	1 (0.3%)
Other	21 (6.1%)
TOTAL HOMES	342

Who usually pays for the repairs and maintenance for the house.

The survey asked who usually pays for repairs and maintenance for the house. A majority of respondents indicated that they pay for the repairs themselves. The chart below indicates who the respondents believe pay for repairs and maintenance.



9.6%	Housing authority
55.4%	People living in the house
0.2%	Other, specified
3.2%	Other, not specified
0.2%	Education Authority
2.2%	Relatives
0.2%	Social Assistance
3.9%	Various combinations
25.0%	Don't Know

Home Ownership and Gardening

A very high percentage of NCN Citizens responding to the survey are interested in home ownership with 68.6% answering 'yes' to this question. Only 12% said they were not interested in home ownership. The remainder did not answer the question.

Almost 57.2% indicated they would be interested in having their own garden to provide for some of their own food supply. Of those who indicated they are not interested, 8.5% said it was because they did not know where to start.



HIGH-LEVEL STRATEGIC PLAN TO ADDRESS HOUSING AND INFRASTRUCTURE NEEDS

Chief and Council would like to thank all our Citizens who participated in the survey done by our Community Consultants. Council understands the two issues most important to Citizens are a regular supply of good-quality water and decent housing. It is clear to us from preliminary survey information that each person has a pretty good understanding of the problems in their own homes. We are analyzing the data and intend to respond with detailed steps about how we can start resolving these problems as soon as possible.

Our preliminary strategic plan initially outlined in the spring of 2014 and recently revised is as follows:

Home maintenance – \$3 million to \$4 million to be used for home renovations to start as soon as possible using the additional PDA Supplement 2 moneys and our ability to forward commit under Taskinigahp Trust if the amendments are approved.

New water treatment plant and lagoon – \$3 million from NFA Claim 138 as well as \$500,000 from the Nation's 2015/16 budget have been put toward this and we are seeking cost-sharing partnerships with other levels of government to address this issue.

New homes – Our target is to build at least 100 new housing units over the next 5 years using our ability to forward commit under Taskinigahp Trust if the amendments are approved; First Nations home ownership funding and other sources of funding such as CMHC housing – the housing units would be a combination of single family homes, apartments or condo units and owner-built homes. We would need to pass and implement our own laws to help achieve this goal.

New subdivisions – To build the new homes we need to improve the water treatment plant and build two new subdivisions costing about \$1 million to \$2 million because we now only have 50 serviced lots available in the community and those cannot be added to the water system until the supply issues are addressed.

NCN Employment Targets – We are developing a preferential employment and training target system to maximize construction jobs and opportunities for our Citizens. We also hope to have home-owner maintenance courses taught at ATEC. This will provide all NCN Citizens the training to help develop home-improvement skills.

Multiplex Community Centre – to house Government operations, an Elders gathering place, community hall, recreation facilities (soccer pitches, skateboard park, waterpark) and library.

NEXT STEPS

Various steps need to be taken to make our goals a reality:

- Constitution
- Land Laws
- Land Use Plans
- Home appraisals
- Land surveys for individual parcels
- Options for addressing critical issues such as mould and major repairs

Secure funding will allow us to develop a 5-year capital plan, improve work productivity and work quality, and move more of our Citizens from welfare to wages. Council, the Housing Authority, our staff and advisors will be meeting shortly to develop detailed plans about how to implement this preliminary strategic plan. This issue will need further discussion with NCN Citizens but based on the current wording of the Trust, we can commit about \$400,000 annually to loan repayments for community infrastructure, which can be expanded to \$1 Million annually. The concept is to use the funds we previously saved for our investment in Wuskwatim to expand our housing and community infrastructure.

The current low interest rate environment is a good time to implement this type of investment in our community. But, if we do not control the vandalism and destruction, our goals will never be met.

Community Input and Your Feedback is Needed

NCN Citizens are invited to provide input regarding this very high-level Housing and Infrastructure Plan at the upcoming Meet and Greet Meetings on May 19-28 so that Chief and Council and the Housing Authority will have the benefit of your thoughts at this early stage. Chief and Council and advisors will be available to answer questions.