

# *Expanding Your Housing Options*

Financing for First Nations Communities



*Garden River First  
Nation and the Fund -  
Working Together to  
Achieve Great Things!*

*First Nations Northern Housing Conference*

*Thunder Bay – February 9-11th, 2016*

*Our Vision:* Every First Nation family has the opportunity to have a home on their own land.



# *The Fund's Vision*

*Every First Nation family has the opportunity to have a home on their own land in a strong community.*



# *About the Fund*

- Non-profit trust launched May 5, 2008
- 9 Trustee positions – 11 staff
- Designed to support market housing arrangements between First Nations and lenders
- \$300 million federal investment - has grown to more than \$340 million
- \$835 million in loan credit leveraged
- More than \$16 million spent on capacity development

## *...about the Fund*

- New tool to create more housing on reserve or settlement lands:
  - Homeownership, Rentals, Renovations
- Respects communal ownership of reserve and settlement lands
- Only First Nations can apply
- Developed with input from AFN, First Nation communities and organizations across Canada

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# *How does the Fund support investments?*

- *Credit Enhancement*

- 10% backstop for home loans guaranteed by the First Nation
- Leverage to negotiate with lenders
  - lower interest rates
  - reduced program access fees
  - risk sharing
  - administrative arrangements

- *Capacity Development*

- Products and support to assist the First Nation to meet its goals to implement or expand a home loan program

# *Three Pillars of Focus*

1. Strong Financial Management
2. Good Governance
3. Community Commitment and Demand for Market-Based Housing

# *Loan Parameters – Each First Nation chooses...*

- Types of housing loans
  - Loan limits
  - Land management process
  - Guarantee conditions
  - Lenders
- Lenders
  - **National:** BMO; Peace Hills Trust; First Nations Bank of Canada
  - **Ontario Specific:** Desjardins; Northern Caisse Pops in Hearst; Noëlville; Alban; Verner; Kapuskasing and Sturgeon Falls

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# *Our Success – December 31, 2015*

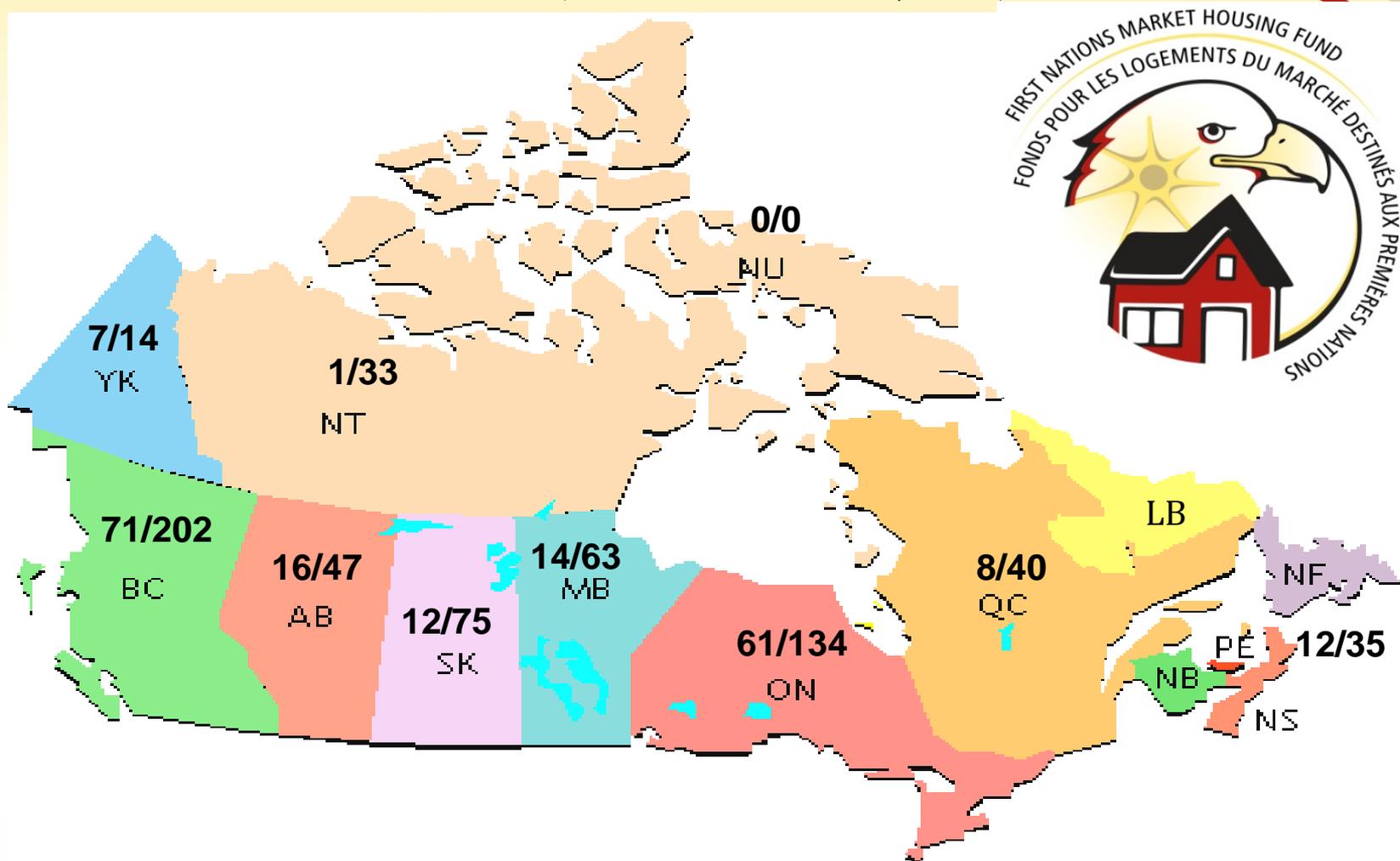
- 202 applications received from First Nations
- 90 applications approved for Credit Enhancement (loans) and Capacity Development - \$835 Million in credit approved to support an estimated 5,500 loans.
- 68 First Nations approved for Capacity Development only
- 44 First Nations currently participating in the assessment process
- 153 Loans backed by the Fund for newly built homes, home purchases, rental and renovations
  - 14 refinance with home renovations
  - 88 new construction for homeowners
  - 25 purchase for homeowners
  - 23 new construction for rentals/rent-to-own
  - 3 renovations
- More than 98 First Nations have used capacity development – 900 plus initiatives

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# # of First Nation Applications Received by the Fund / Total # of FNs in each Prov./Territories (as of December 31, 2015)



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# *Profile of First Nations approved to date for Credit Enhancement*

- More than \$835 million of housing investment over 5 years - 90 First Nations
- Homeownership contemplated in all – plus some with renovations, rentals, elders and foster homes
- Range in population:
  - **21** – less than 500 and **28** – between 501 – 1000
  - **34** - between 1001 – 5000 and **7** - greater than 5000

# *FNs announced for CE as of December 10th, 2015*

- Miawpukek NF
- Membertou NS
- Lac La Ronge SK
- **Batchewana ON**
- Onion Lake SK
- **Atikameksheng Anishnawbek ON**
- **Whitefish River ON**
- Champagne & Aishihik YT
- **Pic River ON**
- **Lac Seul ON**
- Waswanipi QC
- Flying Dust SK
- Okanagan BC
- Chisasibi QC
- **Chippewas of Nawash ON**
- Simpcw BC
- **Wikwemikong ON**
- Siksika AB
- T'it'q'et BC
- Eastmain QC
- Tsawout BC
- **Sagamok ON**
- Seabird Island BC
- Tk'emlups BC
- **Moose Cree ON**
- **Serpent River ON**
- **Curve Lake ON**
- **Mohawks of the Bay of Quinte ON**
- Adams Lake BC
- **Garden River ON**
- Lower Nicola BC
- Upper Nicola BC
- **Hiawatha ON**
- **M'Chigeeng ON**
- St. Mary's BC
- Neskonlith BC
- **Nipissing ON**
- **Mississauga ON**
- Wemindji QC
- **Henvey Inlet ON**
- **Beausoleil ON**
- **Wahnapitae ON**
- **Temagami ON**
- Carcross/Tagish YT
- Penticton BC
- **Aundek Omni Kaning ON**
- Long Plain MB
- Skwah BC
- Fisher River MB
- **Alderville ON**
- Lake Cowichan BC
- Leq'á:mél BC
- Halalt BC
- Penelakut BC
- Nooaitch BC
- Skeetchestn BC
- Kwanlin Dun YT
- Tsal'alh BC
- Shishalh Nation BC

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# *Cree Nation of Wemindji*





## *Cree Nation of Chisasibi*



# *Tk'emlups*



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# *Tk'emlups*



# *Mohawks of the Bay of Quinte*



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# *Cree Nation of Eastmain*



# *Capacity Development (CD) Program*

- For First Nations who believe in market-based housing
- For areas which require strengthening to implement or sustain market-based housing
- Focussed on the three pillars of the Access Criteria – Financial Management; Good Governance; Community Commitment

# *Capacity Development cont`d*

- Needs are identified by each First Nation through a self-assessment process and validated through review
- Priorities for a three year period are identified and a plan is developed
- Ways to meet the needs are identified – could be staff training; customized products; workshops; new products

# *Capacity Development cont'd*

Emphasis on what is needed to implement and sustain market-based housing

Is there a functioning housing system where people pay for their obligations and there are practices to enforce – rent, user fee or other?

Are there systems and practices in place to safely guarantee loans?

Do people understand their obligations – financial and other?

# *Old Lessons – New Stories*

## **Update on** First Nations Sustainable Development Standards (FNSDS) -

- **Just finished translation review – coming soon!**

## **Use of the FNSDS:**

- **Membertou First Nation -**
  - Draft home plans commissioned by Fund
- **Atikameksheng Anishnawbek -**
  - Training Sessions planned to help implement FNSDS

# *First Nations Sustainable Development Standards*



## *Embracing the First Nations Sustainable Development Standards in your community...*

The FNSDS recommends that each First Nation Community assess their community and develop new standards including...

- ✓ Assessment of Community's physical, natural and human resources
- ✓ Identify Training required
- ✓ Develop Good Governance Principles
- ✓ Implement Healthy and Sustainable Community Planning
- ✓ Adopt Recognized financial Management procedures
- ✓ Develop Sustainable community and Housing Designs
- ✓ Specify Durable, Healthy and Sustainable building Materials
- ✓ Adopt the best Construction Codes
- ✓ Use proven Construction Contracts
- ✓ Adopt the best Labour standards
- ✓ Develop Sustainable Maintenance Standards

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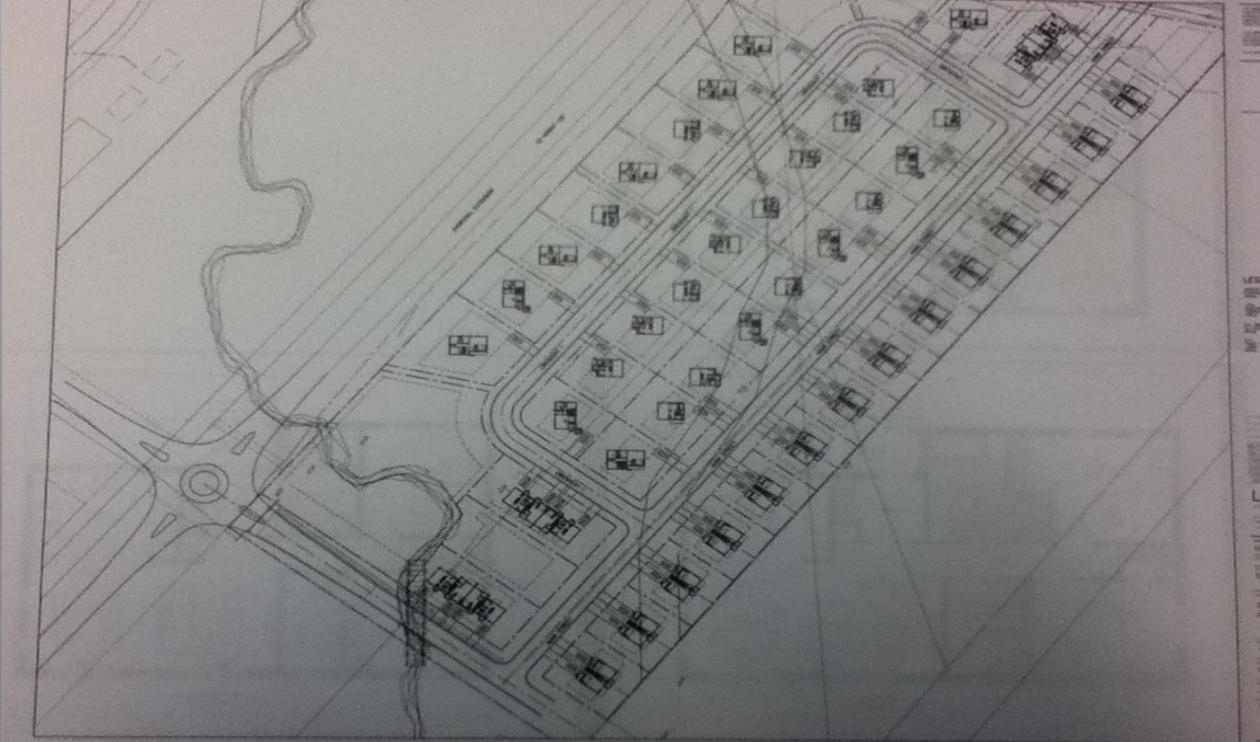
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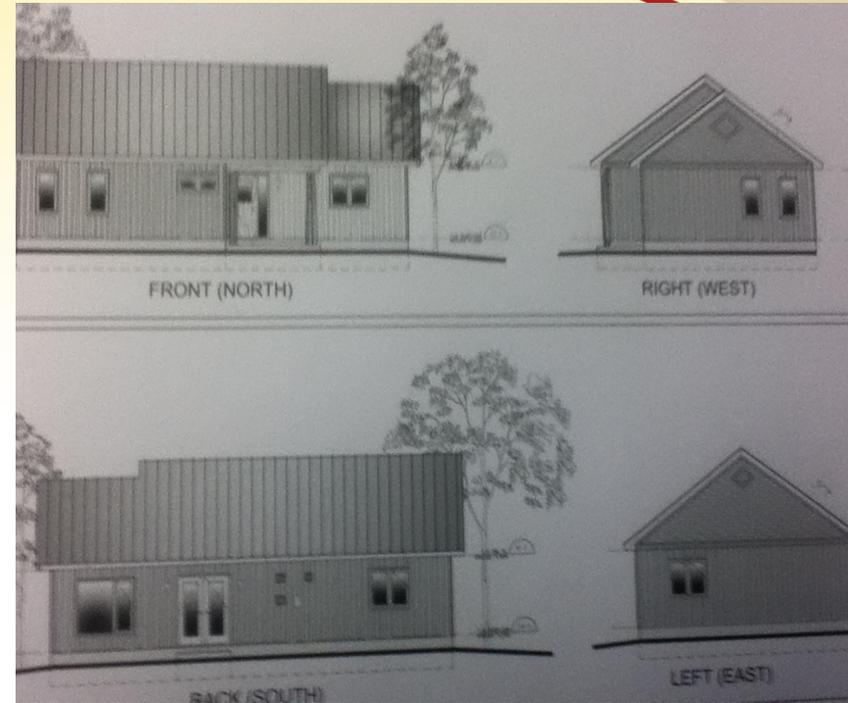
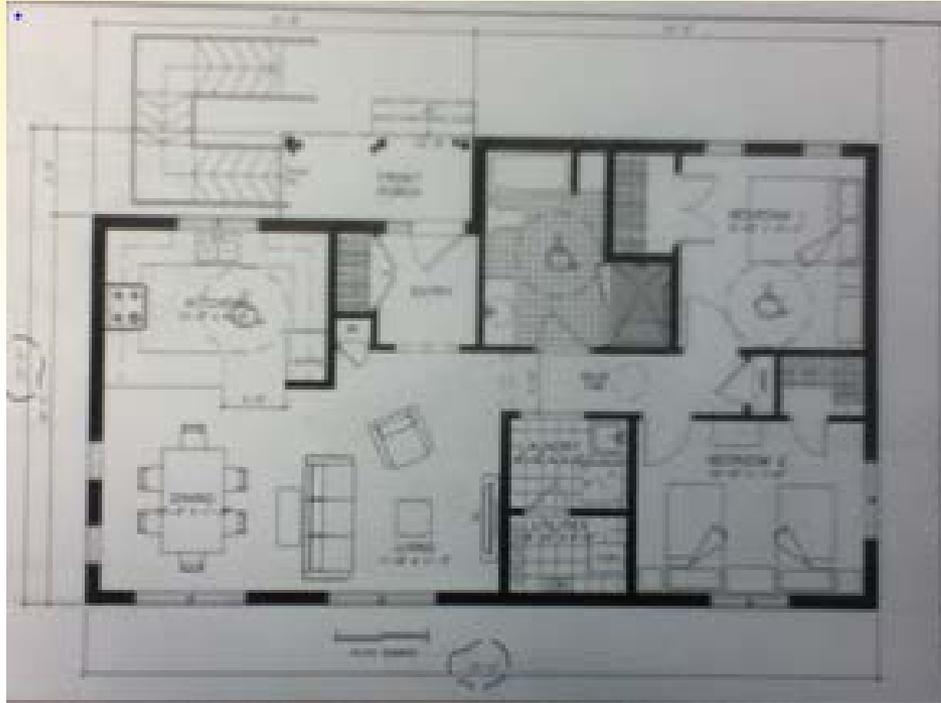
# *Membertou FN Draft FNSDS House Plans and Sub-division plan*

## Membertou

HOUSE DESIGNS

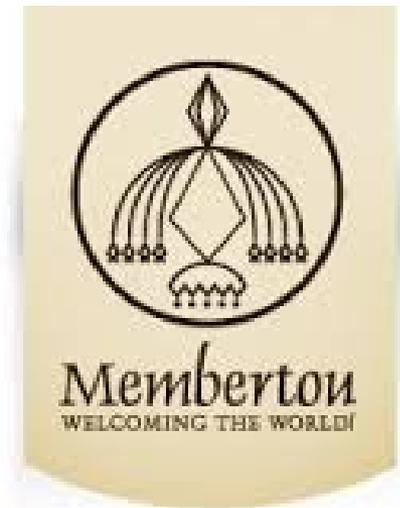
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*Plans based on the FNSDS by Francis Lapointe Architects –  
commissioned by FNMHF  
Using feedback from Membertou*

# *Membertou – latest build*



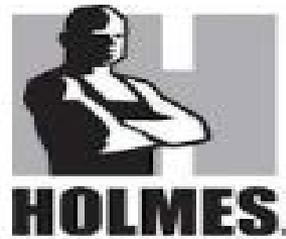
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*G'Wiigwaamnaaniin (Our Homes )  
Building Homes and Building Skills*

*First Nation Sustainable Development  
Standards*



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# *AAFN Community Initiatives based on First Nation Sustainable Development Standards*



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## *Rental Unit - Atikameksheng Anishnawbek*

- South Facing – Solar Panel Ready Roof
- Overhang Entrance – reduces rain and sun exposure and can accommodate a porch with a possible pergola – extending outdoor living space.



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# *Benefits of working with the Fund*

- No fees or charges for our services
- Each First Nation determines their priorities for loans and capacity development
- Available to all First Nations who believe in households paying for their housing, even if they are not yet there
- Supports each First Nation's goals

# GARDEN RIVER FIRST NATION & THE FUND

*Working Together to Achieve Great Things!*



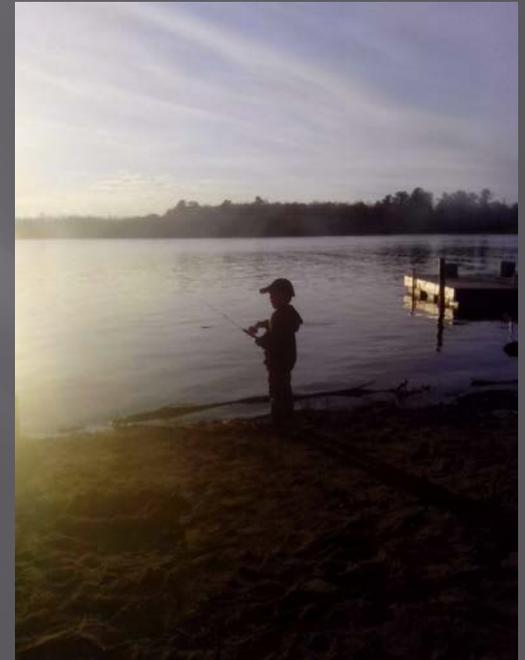


- Garden River First Nation (GRFN) is situated along the North Shore of the St. Mary's River in the District of Algoma in Northern Ontario.
- The City of Sault Ste. Marie lies immediately west of the community.
- GRFN is also immediately north of the international border between Canada and the United States.



# Community

- GRFN has 2,843 registered members
- 1,222 registered members live in GRFN



# Economy



- Band and member-owned businesses
- Natural Resource Development
- Tourism
- Administrative Offices: Economic Resources & Community Development, Housing, Health, Education, Social, Child Care, Fire Department, Public Works

# GRFN HOUSING

## PURPOSE

- We are committed to creating a vibrant and effective Housing system that will contribute to the health and well-being of all our Community members.
- We aim to offer a wide range of programs that will enable and encourage tenants and homeowners to take responsibility of their dwelling to maximize their comfort and home enjoyment.

# GRFN HOUSING

## Housing Team

- Anne Headrick, Housing Supervisor
- Carrie Zeppa, Tenant Relations Officer
- Greg Solomon, Construction  
Maintenance Coordinator
- Charlotte Boissoneau, Housing Assistant

# GRFN Housing Programs

The GRFN Housing Department offers the following programs to assist our citizens with safe and affordable homes:

- Market Housing Loan Program (FNMHF)
- On-Reserve Mortgage Program (BMO & RBC)
- CMHC Section 95 Rental & Lease to Own Housing
- HASI
- RRAP
- Renovation Loan program

# Housing Program Overview

- Close to 500 homes on reserve
- Housing Program manages 148 units through rental or lease-to-own agreements
- 2014 & 2015 saw privately-financed home projects including 5 home constructions and 10 major renovations
- 14 more units will be added to the GRFN Housing portfolio in the next 2 years

# GRFN and the First Nations Market Housing Fund

- Garden River seeks to empower its householders in taking responsibility for their homes.
- We provide a number of programs and services to support its members.
- The decision to apply for the Credit Enhancement through the First Nations Market Housing Fund was to provide more housing options to our members, such as homeownership and renovations.

# Timeline

- Applied to the Fund April 15, 2010
- Initially qualified for Capacity Development only (September 30, 2010)
- Capacity Development Letter of Agreement (October 2010 to October 2013)
- Two one-year extensions to the Letter of Agreement (October 2013-2014 and October 2014-2015)

# Identified Gaps

The Fund's assessment process identified the following gaps:

- No risk management strategies
- Lack of Administration policies to ensure best practices/reduce risk
- Issues with Rent collection

# Capacity Development Initiatives

## Financial Management

- Financial Management Gap Analysis and process review
- Financial Policies and Procedures Review and Update
- Attendance at AFOA National Conferences

# Capacity Development Initiatives

## Good Governance

- Housing Policy review and update
- Land Use plan development
- Land Management Plan
- Land Allotment Policy
- Best Practices review for Septic Tanks
- Zoning Bylaws & Development Procedures Manual
- Matrimonial Real Property

# How CD supported GRFN in key areas

GRFN was able to address the gaps identified in the Fund assessment process through the CD program

| GAP                                | Addressed by CD  |
|------------------------------------|--|
| Lack of Risk Management strategies | Finance policy including planning for risk management.   |
| Lack of Administrative policies    | Policy development or updates such as Housing , Land Management, Land Use planning, Zoning By-laws and more. |
| Rent Collection issues             | Housing Policy development, implementation and enforcement.  |

# Re-assessment

- GRFN was re-assessed by the Fund in September 2013
- The re-assessment determined that gaps identified in the initial assessment had been addressed and GRFN was approved for Credit Enhancement.
- Eligible housing loans up to \$7M in total will be subject to receiving a credit enhancement allocation from the Fund.

# Credit Enhancement Process

- GRFN and the Fund executed the Indemnity Agreement July 14, 2015
- A Fund Credit Enhancement (CE) Consultant supported GRFN as follows:
  - Developing Schedule C to the Indemnity Agreement (CE program parameters)
  - Developing CE policies and procedures
  - Developing CE marketing materials for membership
  - Liaising with lending institutions

# Current Status

- Actively working with CE Consultant to finalize program.
- GRFN has chosen First Nations Bank and Peace Hills Trust
- Schedule C has been developed and approved by Chief and Council
- CE Policies and procedures have been approved by Chief and Council
- Application forms and internal check forms have been created

# FINAL THOUGHTS

“Through our partnership with the First Nations Market Housing Fund, Garden River First Nation has strengthened capacity within our Nation. By providing more market-based home-ownership options for our members, Garden River First Nation is fostering sustainable housing that will benefit the generations to come.”



Questions?  
Miigwech –Thank You