# NAN Housing and Infrastructure Corporation (NHIC)

Deputy Grand Chief Les Louttit

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Nishnawbe Aski Nation

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- Business Approach
  The condition of NAN housing is at a crisis level requiring 5000+ units (\$1.3 B est.) immediately (excludes associated infrastructure \$2 B est.)
- A severe shortage of housing continues to grow every year
- Most communities do not have the resources to apply for housing on a continuous and consistent basis
- NAN has developed a regional strategy that will utilize a 'Business Approach' to housing and infrastructure by bundling the needs within a central location and apply business solutions wherever possible
- NAN will assist NAN FNs to access funding to build more quality housing and infrastructure that is sustainable in design and more durable
- It will assist communities in maintaining the existing housing stock to provide for the community needs as well as job creation.



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## **NHIC Objectives**

- The business approach will look at the existing community investment in housing and look at ways to capture a return on that investment;
- Rent collection is one way to capture that return;
- Most communities either do not collect rent and/or communities do not receive the Shelter Allowance component for rents available through Social Assistance;
- In partnership with NAN communities, the NHIC would collect rents, provide services to each community and provide a return to the community;
- Tribal Councils may be involved in the coordination of planning housing projects when preferred by member communities;
- A modest fee structure will be established for the NHIC to operate.



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#### **NHIC Benefits**

- NAN communities will lead in the planning, construction and operations of housing and infrastructure;
- New designs will be investigated to ensure quality houses with increased durability and life cycle;
- Planning for appropriate infrastructure will ensure that serviced lots are available to meet the need for new housing;
- New infrastructure design will occur to ensure proper services and to increase jobs in infrastructure (Lakehead University project);
- Any financial return on investment to the communities may be used to improve, retrofit and maintain existing housing stock to ensure durability and longer life cycle.



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#### **Other Potential Businesses**

- An examination of how houses and buildings are currently heated may lead to the development of a local industry that formalizes a local approach to providing heat or fuels;
- The development of building component manufacturing capabilities such as trusses, doors, windows and cabinets will be investigated as a business opportunity;
- Multi-Modal transportation of building materials to the communities will be investigated as a vital part of housing and infrastructure that could provide business opportunities for NAN First Nations.



#### **NIHC Planned Services**

8. Revenue Return To Communities

1. Centralized Rent Collection

**7.** Housing Program Applications

NAN Housing & Infrastructure Corporation NHIC 2. House Designs

6. Admin Training

3. Materials Tender

5. Other Housing Services

4. Insurance Pricing



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#### 1. Centralized Rent Collection

- NHIC will establish central rent collection services in Thunder Bay to collect rents for housing units on behalf of NAN communities;
- NIHC may provide a number of other housing services to communities upon request;
- NIHC may re-invest revenues for community housing renovations, repairs and maintenance;
- NIHC operating expenses will be sought from additional revenue streams.



## 2. House Designs

- NHIC will investigate and produce appropriate, sustainable house designs for use in NAN communities;
- Designs will be developed to increase durability and quality by using green technologies;
- Training Programs for new construction methods and systems will be developed and implemented.





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#### 3. Material Tenders

- NHIC will develop a tender process that will be based on new house designs using green technology which will be appropriate to northern climatic conditions;
- More suppliers will be attracted to tender to obtain a qualifying price (lower cost per unit) through bulk purchasing resulting in economies of scale.





# 4. Insurance Pricing

- NHIC will search for competitive insurance pricing for communities to provide bulk coverage at a lower cost through economies of scale;
- Insurance coverage will be required during construction and operational phase;
- NIHC will utilize a 'reduced risk' strategy involving proper maintenance, fire prevention, mould and water damage prevention;



## 5. Other Housing Services

As the NHIC develops, other housing services to be provided will be identified, including:

- Sustainable subdivision planning
- Building Component Manufacturing
- Transportation of Materials to Communities
- Alternate forms of Sustainable Infrastructure that will increase local job creation while eliminating urban-type systems which are costly to construct/maintain and unsuitable in northern climates.



## 6. Administration Training

- NHIC will communicate with community housing specialists to ensure durable quality housing is provided on a consistent basis;
- Developing proper training for housing staff in construction, administration, maintenance, etc.
- Entering into Partnership Agreements between NAN communities and NHIC to plan for better maintenance of existing units and new construction.



## 7. Housing Program Applications

- NHIC will work with, and assist communities who want to apply for CMHC and other programs;
- This will reduce the repetitive process that many communities go through and provide a better planning process;
- NIHC may also assist in project reporting, audits and other technical reporting requirements.



#### 8. Revenue Return to Communities

Table 1: Including the Shelter Allowance with Utility and Heating estimates, the following table illustrates the monthly revenue potential for Ontario Works.

Family Size	<b>Monthly Maximum</b>	Monthly	Monthly	Revenue
	Shelter Allowance	<b>Utility Costs</b>	Heating costs	from Rent
1	368	200	100	68
2	578	200	150	228
3	627	200	170	257
4	681	200	190	291
5	734	200	210	324
6 or more	761	200	230	331



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#### **Potential Revenue Return**

Average monthly revenue \$324.00 for a family size of 4 persons per house	Monthly Revenue from 100 units \$32,400	Annual revenue from 100 units \$388,800
	Monthly Revenue from 400 units \$129,600	Annual revenue from 400 units \$1,555,200
	Monthly Revenue from 1000 units \$324,000	Annual revenue from 1000 units \$3,888,000



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#### Where are we now?

- NAN has applied for feasibility study/business plan funding to develop a comprehensive business plan to begin implementation of this business initiative model; NAN is working with FedNor, and AANDC to financially support this initiative;
- NAN has received interest and support from Kasabonika Lake FN, Kingfisher FN and Slate Falls FN to participate in this project.
- NAN is working with Confederation College to develop appropriate housing training programs under this strategy;



#### Where are we now continued...

- NAN is also working with Lakehead University to research and investigate alternate forms of technology to develop new green infrastructure (water & sewer) systems that are appropriate to northern climates, user friendly, and less costly to construct and maintain .
- NAN is working towards hosting a Housing as a Business Seminar (HaaB) for the NAN Territory that will be held in the early new fiscal year.



# Thank You

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