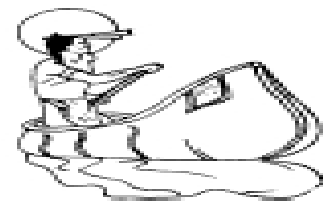


Making Houses Homes

Batchewana First Nation



Housing Department

The Batchewana Housing Department consist of four full time positions:

- Housing Director – Trudy Boyer
- Housing Finance/ Admin. Clerk – DeeAnna Hewson
- Tenant Liaison- Lisa McCormick
- Project Manager- Ken Boyer

The department also employes a part time maintenance worker.

- Darren Sayers

Batchewana Territory

Batchewana is comprised of four communities that include Goulais Bay, Obadjiwon, Rankin and Whitefish island.

One of the goals of Chief and Council was to ensure there was equal services and affordable housing in all communities.

There are currently:

- CMHC homes in Obadjiwon
- CMHC homes in Goulais
- CMHC homes is Rankin

Housing Department Programs

Housing offers several programs for affordable, respectable homes for our members. These Programs are:

- Bank Financed on Reserve Loan Program
- Renovation Loan Program
- Elders Complex
- Rental Housing Program (Rankin Reserve Community Services)
 - RRCS Rental Units
 - Apartment Complex
 - Housing Units
- Rent-to-Own Housing Program

Batchewana First Nation Housing Units

- BFN Turn Key – 39 Units
- Elder's Complex – 10 unit complex
- Royal Bank Loan Program – 17
- Renovation Loans – 34
- CMHC Rent-to-Own – 77, 4 under construction
- 1 Foster Home

Bank Financed Loan Program

The purpose of the Program: Through the Batchewana First Nation, the program will provide support for homeownership and for major renovation loan assistance for eligible band members, as follows:

Homeownership Loan: Band member may request approval from the BFN to apply to the bank approved by BFN for a loan to obtain funds to build or purchase a home in the first nation.

Renovation Loans: Homeowners that need repairs/renovations with a cost greater than \$20,000.00 and have a certificate of possession may request permission from BFN to apply to Royal Bank of Canada for a loan to obtain funds to renovate.

Renovation Loan Program

The Purpose of the Program: The Batchewna First Nation Renovation Loan Program will provide financial assistance to eligible band members to assist them with repairs and renovations on non-band owned properties, on reserve lands. The renovation loan program is funded by Batchewana First Nation using band funds and is dependant on funding availability and will only be issued to the amount allocated in the Batchewna First Nation annual budget. Maximum of \$20,000.00 repayable renovation loans (Health and Safety renovations only).

Rankin Reserve Comm. Serv. (RRCS)

The Rankin Reserve Community Services (RRCS) is the old CMHC Program Section 95, which consists of five phases totalling 58 units- 4 Apartment Complexes with 8 Units in each; 26 Single Units.

When the apartments were built, Chief & Council at the time decided to set up a Not for Profit Incorporation for these rental units.

Shortly after, a Board was created to oversee the Incorporation to handle who receives apartments, to create policies regarding the apartments and to ensure the RRCS Corporation was running smoothly.

RRCS Cont'

Process of Application:

Each month we have a posting in the community newsletter inviting all band members to apply for an apartment or single rental unit.

Our selection process is based on a first come first serve basis. The housing department requires all applicants to update their applications annually, to ensure proper contact information and to see if their situation might have changed. Failure to do so results in removal from the waiting list.

When a unit is available the staff provides a copy of the waiting list to the board, and the first applicant on the list is selected.

Rent-to-Own Program

The purpose of the Program: Batchewana First Nation offers the rent-to-own program to assist eligible band members who are interested in homeownership and will be able to assume full responsibility for costs associated with homeownership at the end of a 20-year period. The rent-to-own program is available for housing units built or purchased for the purpose of homeownership, through a rent-to-own option, in Rankin Reserve 15D, Goulais Bay Reserve or Batchawana Bay.

These units are built through CMHC section 95

Rent-to-Own Selection Process

Process of Selection:

Once the expression of interest is approved and expected, the Housing Department will submit a “Call out for new Housing applications”

Once all applications are submitted the Housing Director and Tenant Liaison compile all information and submit a waiting list to Chief and Council.

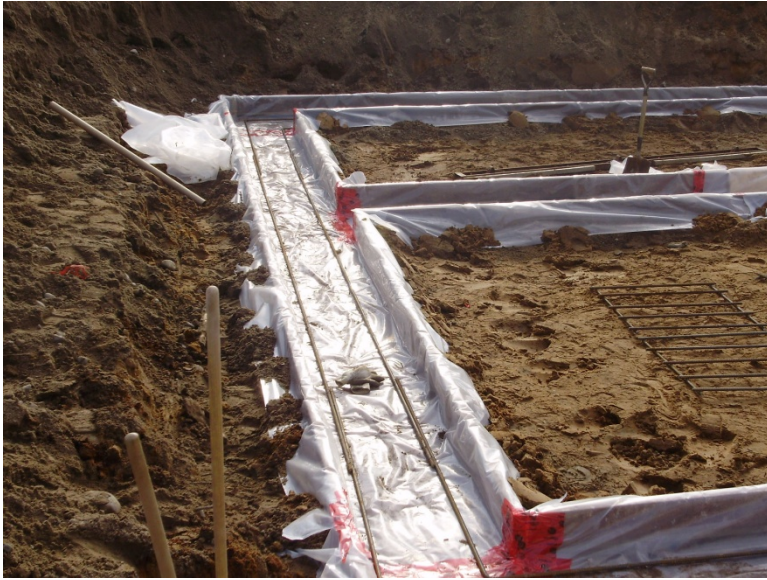
From there C&C will select tenants for new homes, based on the eligibility criteria outlined in the Housing Policies and Procedures.

Selection Process

Once the band member is selected, they have to opportunity to meet with the Housing Director and Project Manager to select a House Plan!!

There are different blue prints to choose from, based on the number of family members that will be occupying the home.

Construction





New Construction





Completed 3 Bedroom Home

Selection

New tenants are also given the opportunity to choose their own Siding, and shingles from the samples provided by the Housing Department.

They also have selection of flooring, counter tops and cupboard styles.

The tenants are welcome to ask questions during the building phase, and are encouraged to check in on the progress of their home. This creates excitement and pride in their home.

Home Maintenance

The Batchewana Housing Department along with the assistance of CMHC, conduct a home maintenance workshop for New Home owners. This workshop is to help teach basic home maintenance skills, to the home owner.

The Benefits of Home Maintenance include:

- Saving money
- Making home healthier
- Making living environments more enjoyable for home occupants and the community

These workshops are also offered to all home owners within the community but the main targeted audience is New Home Owners.

Basic Home Maintenance

All participants will take part in a 2 day workshop and will be provided with a First Nations Home Occupant's Guide booklet supplied by CMHC.

These workshop are not mandatory but we try to encourage all New home owners to attend.

Material

Each Guide provides steps for preventative measure towards the following:

- Crawl Spaces
- Sealing Siding Penetrations
- Repairing Vinyl Siding
- Repairing Wood Siding
- Repairing Stucco Siding
- Cleaning Siding Stucco
- Eavestrough and Downspouts
- Roofing Repairs-Asphalt Shingles
- Roofing Repair-Wood Shingles and Shakes

Material Cont'

- Main Shut-offs
 - Electrical Panel, Main Breaker
 - Natural Gas, Main Shut-off Valve
 - Water, Shut-off Valves
- Windows
- Doors
- Repairing Walls and Ceilings
 - Dents
 - Small Holes and Cracks
 - Popped Nails
 - Torn Drywall Face Paper
- Painting
- Cleaning sinks, tubs and shower stalls
- Replacing Caulking in Bathrooms and Kitchens

Material Cont'

- Fixing Leaks in Waste Plumbing
- Repairing Faucets
- Repairing Toilets
- Water Heaters
- Maintaining Septic Systems
- Healthy Housing and Indoor Air Quality
 - Why homes can be unhealthy
 - Three keys to making homes healthier(eliminate, separate and ventilate)
- Controlling Humidity
- Ventilation
- Appliance Preventive Maintenance
- Thermostats
- Forced Air Furnace Maintenance

Cont'

- Occupants' guide to Mould
 - How to Prevent mould from growing
 - Mold-proofing your house, room by room
 - How to tell if there is mould in your home
 - How to clean up small mould areas
- Fire Safety
 - What causes fires
 - Your family fire safety plan
- Smoke Alarms
 - Ionization Sensors
 - Photoelectric Sensors
 - Maintenance and Replacement

Maintaining your Heat Recovery Ventilator (HRV)

A big portion of the workshop focuses on the maintenance of the Heat Recovery Ventilator System (HRV).

There are Seven steps to a happy HRV:

1. Turn off your HRV
2. Clean or replace air filters
3. Check outdoor intake and exhaust hoods
4. Inspect the condensate drain
5. Clean the heat exchange core
6. Clean grilles and inspect the ductwork
7. Service the fans

Policies and Procedures

Each Housing Program has its own Policies and Procedures, given that every program has different qualifications.

The objective of the Housing Policy and Programs is:

- To address the demand and need for adequate rental unit housing by allocating housing assistance in an equitable manner
- To protect and enhance the community's investment in housing
- To share responsibility for housing between the Batchewana First Nation government and tenants
- To keep band members informed of the goals and priorities of community housing plans and their achievement
- To provide means for members to appeal decisions which they feel may not have been made according to housing policy
- To protect and extend the life of existing housing through maintenance, insurance and renovation policies; and
- To promote individual pride and responsibility for housing

Policies Cont'

The most commonly used policies are the RRCS Policy and Rent-to-own Policy.

These policies help set the mandate for all rental agreements and arrears management.

There is a set process for arrears collection, violations or infractions of lease agreements.

Questions/Answers

Batchewana First Nation Housing Department would like to thank you for continued support. We are honoured to be apart of the 12th annual Northern Housing Conference