



10th ANNUAL
FIRST NATIONS
NORTHERN HOUSING
CONFERENCE

A DECADE
OF BUILDING
TOGETHER
2002-2012

2012

FEBRUARY
14-15-16

VALHALLA INN
THUNDER BAY



Creation of a Ten Year Housing Plan

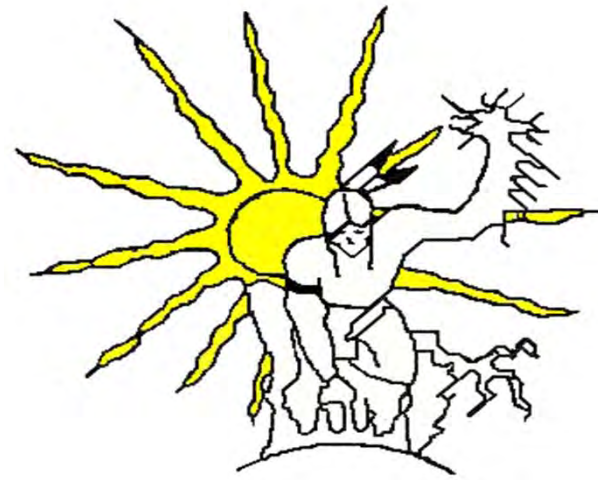


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The Ojibways of the Pic River First Nation



Location

Population

Housing stats



Background

Senior Home 1990

Became an employee of Pic
River First Nation

Council assessment

Implementation of Pic River 1st
CMHC project

Community Healthy Lifestyle



Programs Long Term Planning

Community Healing

Establishment of a Team method approach

Development and maintenance of a Social Support Program

- **Pic River Mission Statement**
- **Pic River First Nation will promote the development of a healthy, safe and self-sufficient community. Pic River First Nation will deliver fair and accountable services and programs which are reflective of its peoples' needs, priorities and available resources.**



Social Program Development

Spearhead by Council and the formation of a Social Service team which consist of members of leadership, Band Manager, Social Services, Health, Economic,

Social Program introduce to the community and staff

Alcohol and drug

Women and Men Group

Traditional and Culture

12 Step programs

Community Healing Treatment

Couple Support

Youth

Pic River Social Service Team 1985



It takes a whole community to raise a child

Community Model Development

In searching for the model, it is important to look back where we came from in order to determine the path we are working towards.

The past is our teaching of what has work and what hasn't work. We tend to learn more on what hasn't work so we can improved.

Pic River opted to improved and implemented on a healthy way of improving on our lifestyle.



- **Our Children – Our Future**

Survival and Protection of our Future

Creating an awareness of our limitations based on available funding to gain community support

Promote value of these achievements stressing the importance of education

Economic Development Strategy – Jobs and Training

Re-evaluating ourselves: traditional and cultural values



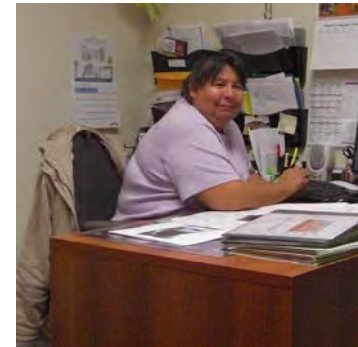
Success is working together

Leadership supports the Ten Year Plan which is the foundation for success

Human resources: maximized local labour

Strong financial control

Reduce Dependency because economic development



Housing Program Development

Creating a community awareness

Seeking community direction

Housing Assessment

Creation of a Ten Year Housing Plan

Maintaining community input in the Ten Year Housing Plan

Council Support for implementation



Creation of Ten Year Plan – Part 1

- Prepare assessment of needs – 40 homes assessed to initiate programs
- Prepared budget and prioritized applications – Transparency was key
- Development of infrastructure – 42 lots ready to go
- Hosted community session on future of housing for Pic River



Bear Paw Trail today – Pic River

Houses were custom designed by each members. This creates pride of ownership.

Ten Year Plan – Part 2

- Develop financial plan for funding construction of 40 new homes and renovate 60. Approved by Chief and Council
- Ten Year plan budget was 7.2M – all funding for project completion was identified prior to starting construction.
- Leveraged funding from INAC, RBC, CMHC and FN.

Ten Year Plan - Part 3

- Prepared options for financing based on consultation with banks.
- Created 4 new housing programs: Credit builder, new house construction, minor renovation and major renovation.
- Transitional housing program for potential homeowners and social housing under Section 95 applications.

Ten Year Plan – Part 4

- Used Construction Management style contracts to build homes. Maximizes local labour. Kevin Conner was the PM.
- Initiated apprenticeship training plan.
- Negotiated with material supplier since ordering bulk gave best possible price while supporting local economy.
- Created 16 jobs on going for 7 years.

Ten Year Plan – Part 5

- Ten Year plan was completed in 7.5 years.
- Everyone in the community who wanted assistance received assistance.

Benefits of Ten Year Plan

- Vision for housing was to address the needs of all members on reserve.
- Creation of training and employment (five members became journeyman carpenters)
- Raised standard of living on reserve by providing access to energy efficient decent homes.
- Housing management implementing new policy for Authority to ensure homes are maintained and rents collected.

Creation of Ten Year Plan

What is needed ...

Elements of Plan

- Four Key Elements for success:
 - Human Resources – capacity and training
 - Financial Planning – How to be sustainable
 - Environmental Considerations – more energy efficient housing and reduce O&M
 - Economic Development

Human Resources

- Training programs for onsite
- Training programs for administration
- Long term property mgmt programming
- Require:
 - Administrator
 - Financial
 - Project Manager

Financial Planning

- Prepare funding strategy. Takes about 8 months to work with banks, funding agents and First nation Government.
- Prepare spreadsheet outlining each program and expected funding for Ten Year period.
- Identify shortfall and look at options to cover
- Can enter into multi-year agreements with Ten year plan.

Environmental Considerations

- Design lots and infrastructure in appropriate areas to maximize FN lands.
- Seek approvals for site development or land allotments
- Design homes to be above Ener-guide 80 rating system
- Integrate renewable energy options and Heat recovery systems

Economic Development Linkages

- Creation of jobs for approximately 10 years.
More stable work environment
- Bulk buying opportunities with local suppliers.
- Utilize Construction Management type contracts. Hire locally first.
- Develop ongoing maintenance programs
- Invest in off reserve housing for members

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Partnership



Aboriginal Affairs and
Northern Development Canada

Affaires autochtones et
Développement du Nord Canada

Future Housing Development

Capacity Development

Maintenance of Portfolio

Development of Job Skills

New administrative approach
to development of all future
Housing on Pic River

Community members training
programming

Authority to operate Housing
As A Business

Self sustaining management
system

Housing Investments

Thank You

Questions and Answers

