

ADAPTIVE HOUSING

FIRST NATION HOUSING CONFERENCE 2018

VALHALLA INN, THUNDER BAY ON

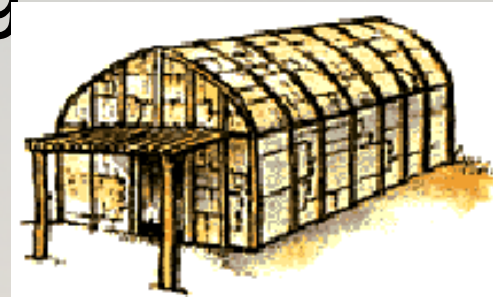
HOUSING MANAGER'S AND THEIR ROLES



OUR ORIGINAL HOUSING



First Nation peoples once had a means of providing proper shelter, a way of living



THROUGHOUT THE YEARS



THE CURRENT APPROACH

Limitations on design

Driven by external influences



Restrictions linked to funding

Responsive approach to “planning”.

WHAT ARE THE NEEDS...

ELDERLY – It is estimated that by the year 2036, more than half of all Canadian households will be headed by people 55 years or older. (Canadian Housing Observer 2011)



DISABLED AND SPECIALS NEEDS – Needs associated with Illness: Diabetes and other Long term illness, Needs associated with tenants who have a developmental disability.

WHAT ARE THE NEEDS...



FAMILIES – YOUNG & LARGE – Needs associated with the young family just starting out; the needs of the large family.

SINGLES – YOUNG PROFESSIONAL, (limited time for home maintenance, NEWLY SINGLE (life circumstances)



TRANSIENT OR VULNERABLE NEEDS– Consideration for “hidden homeless”; shelters and senior’s living

DETERMINING YOUR COMMUNITY'S NEEDS....

Engagement is key. The answers are in the community and the solutions need to be community based.

- Demographics – Community Surveys (various methods and tools)
- Housing Meeting – Open Forum, Interactive Polls, Ballot boxes, etc.
- Analyzing Trends and Data – External Influences, internal priorities of the Nation.

DESIGNING AND MODIFYING FOR THOSE NEEDS...

Features to consider:

- Parking,
- Approaching the House,
- Entrances,
- Stairs and access to other floors,
- Doorways and hallways,
- Wheelchair accessibility,
- Kitchen layout requirements
- Living room, and Shared Spaces
- Entrance level bedroom space



DESIGNING AND MODIFYING FOR THOSE NEEDS...



- Entrance level toilet and shower drainage,
- Bathroom and toilet area walls.
- Stair lift / through-floor lift,
- Specific spacial requirements for equipment
- bathroom layout, 2nd bath consideration
- window specification, and
- controls, fixtures and fittings.

ADAPTATION FOR ELDERLY

Features for making their homes more accessible and livable:

- Lowered switches and Raised Electrical Outlets
- Low Threshold or Roll in Showers
- Integrated tub bench in Showers
- Raised toilets, grab bars and tilted mirrors
- Adequate circulation space throughout house
- Lever type handles on doors
- Slip resistant flooring

Canada and Mortgage Housing Corporation – “CMHC FlexHousing™”



ADAPTATION FOR THE DISABLED



Visual Impairments

- Closet lighting
- Under cabinet lighting
- Use of contrast colouring tape to outline & highlight hallways, stairs and paths of travel

Physical Disability

- Wide entry and hallways
- Wide Doors
- Consideration for future lift needs in stairwells.
- Laundry facilities on the main floor
- Raised, front loading appliances.
- Diameter clearance for turning space. (1500 mm min.)



Canada and Mortgage Housing Corporation –
“CMHC FlexHousing™”

ADAPTABLE HOUSING

<https://www.aarp.org/livable-communities/info-2014/aarp-home-fit-guide-aging-in-place.html>

DESIGN FOR YOUNG FAMILIES

NEWLYWEDS AND NEW FAMILIES Smaller unit with the potential for growth. (basement bedrooms)

- Large rooms that can be converted to 2 smaller rooms in future.
- Plumbing in bathroom for future use. i.e. basement bathroom.
- Durable finishes for busy spaces; kids rooms, entry ways, etc.



DESIGN FOR LARGER FAMILIES

LARGE FAMILIES

- Larger units – taking into consideration more space for extra bedrooms, storage and larger shared living areas.
- Multiple bathrooms Or half bath option
- Consideration for durable finishes especially in entry ways, hallways and bedrooms. (Walls and floors)
- Mudrooms for that extra entry way space. (made durable)



- Proper Heat and Heat Recovery Ventilation options
- Energy efficiency to reduce household cost.

DESIGN FOR SINGLES



- 1 or 2 bedrooms units
- Compact yet functional layouts
- Duplexes and Apartment styles
- Potential for shared laundry and parking areas. (space saving options)
- Sound proofing and privacy considerations
- Energy Efficiency



SPECIAL CONSIDERATIONS....

- **Housing** for the homeless: what are the options? Are there innovative solutions?

“Nak'azdli First Nation builds 'tiny houses' for homeless men”



Tiny House Features:

- 320 square feet
- Washroom
- Washing machine and dryer



<https://www.onenewspage.com/video/20161124/6127263/First-Nation-Builds-Tiny-Houses-To.htm#>

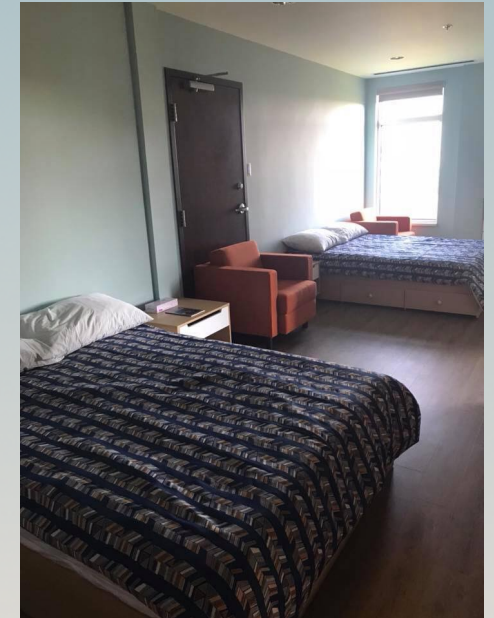
SPECIAL CONSIDERATIONS....

- **Housing** for the vulnerable: how do we provide safe and secure shelter for those in need of it?
 “Waswanipi shelter offers a safe haven for abused women and children”



Features:

- will be able to accommodate 18 women, including their children
- 19 workers on hand to support women in their time of need.
- It houses a meditation room, a children’s play area, an entertainment room and a kitchen.



<http://www.cbc.ca/news/canada/north/cree-womens-shelter-opens-waswanipi-1.4306611>

ADAPTING THE WAY WE DO BUSINESS

Policy considerations –

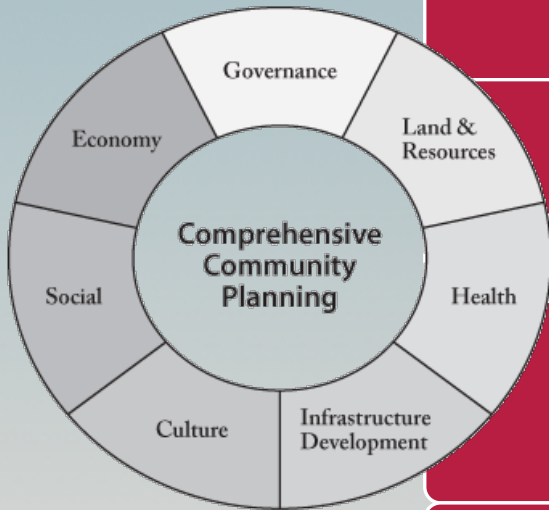
Allocation – How do we consider the allocation of houses to ensure they fit the needs of the homeowner?

Relocation – In order to respond to ever changing needs of our members, how best can we respond to the change?

Adaptation Repair Program



WHERE DOES THIS FIT IN HOUSING PLAN?



COMMUNITY PLAN

HOUSING STRATEGY

ADAPTIVE DESIGNS

DETERMINE
NEEDS



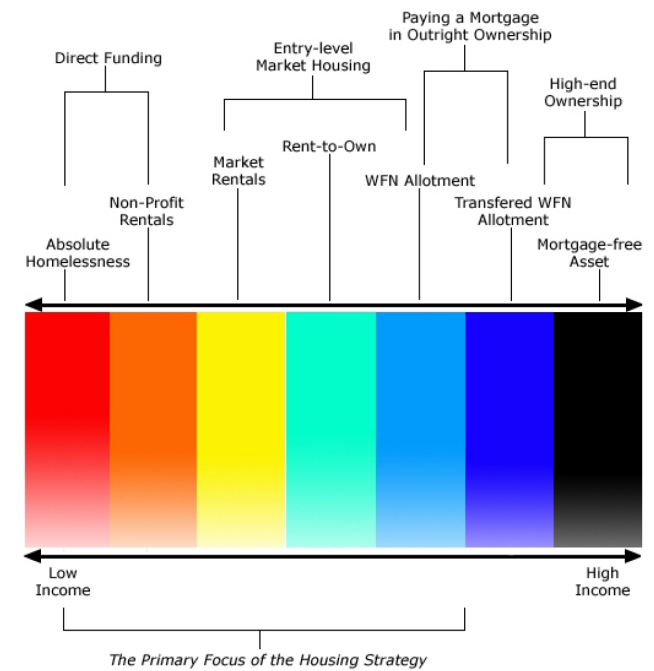
WEST BANK FIRST NATION


West Bank First Nation – “The 2011 West Bank First Nation Housing Strategy”

<https://www.wfn.ca/our-community/long-term-planning/housing-strategy.htm>

Figure 3: The Westbank First Nation Housing Needs Continuum

WFN Housing Needs Continuum



A photograph of a traditional wooden arch bridge spanning a deep, lush green forest. The bridge is made of dark wood and has a simple, sturdy design. The surrounding trees are dense and vibrant green, creating a sense of a wild, natural environment. The lighting is soft, suggesting a slightly overcast day or a shaded forest interior.

**The strength of a nation
derives from the integrity of
the home.**

Confucius

Links to Reference:

1) Canada Mortgage and Housing Corporation – “Role of the First Nation Housing Manager”

<https://www.cmhc-schl.gc.ca/en/first-nation/housing-managers/administration/first-nations-housing-manager-role.cfm>

2) University of Manitoba – “Traditional First Nation Housing” http://www.umanitoba.ca/architecture/cp/app/sections/issues/other/housing/traditional_housing.html

3) Canada and Mortgage and Housing Corporation – “Universal Design and Adaptable Housing Models”

https://www.cmhc-schl.gc.ca/en/inpr/bude/adho/adho_002.cfm

4) Canada and Mortgage Housing Corporation – “CMHC FlexHousing™”

<https://www.cmhc-schl.gc.ca/flex/en/index.cfm>

5) CBC News British Columbia – “Nak'azdli First Nation builds 'tiny houses' for homeless men”

www.cbc.ca/news/canada/british-columbia/nak-azdli-first-nation-builds-tiny-houses-for-homeless-men-1.3865041

6) Indigenous Peoples and Homelessness -

<http://homelesshub.ca/about-homelessness/population-specific/indigenous-peoples>