



# Alternative Funding Opportunities for First Nations

First Nations Housing Conference 2026

February 24-26, 2026  
Thunder Bay, ON

**FNMHF**

FIRST NATIONS MARKET HOUSING FUND

# Introduction to the FNMHF



We work with First Nations and First Nation citizens to achieve homeownership on-reserve by providing access to tools and supports.

# What is market-based housing?

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Homes where the occupant pays the costs:

- **Homeownership** – Occupant pays for utilities, repairs, maintenance, insurance, etc. Occupant borrows and pays the loan to build, buy, or renovate the home.
- **Rental** – occupant pays a fee that covers loan payments, repairs, maintenance, insurance, and administration. Utilities can be included in fee or occupant pays utilities separately.



# Market-Based Housing

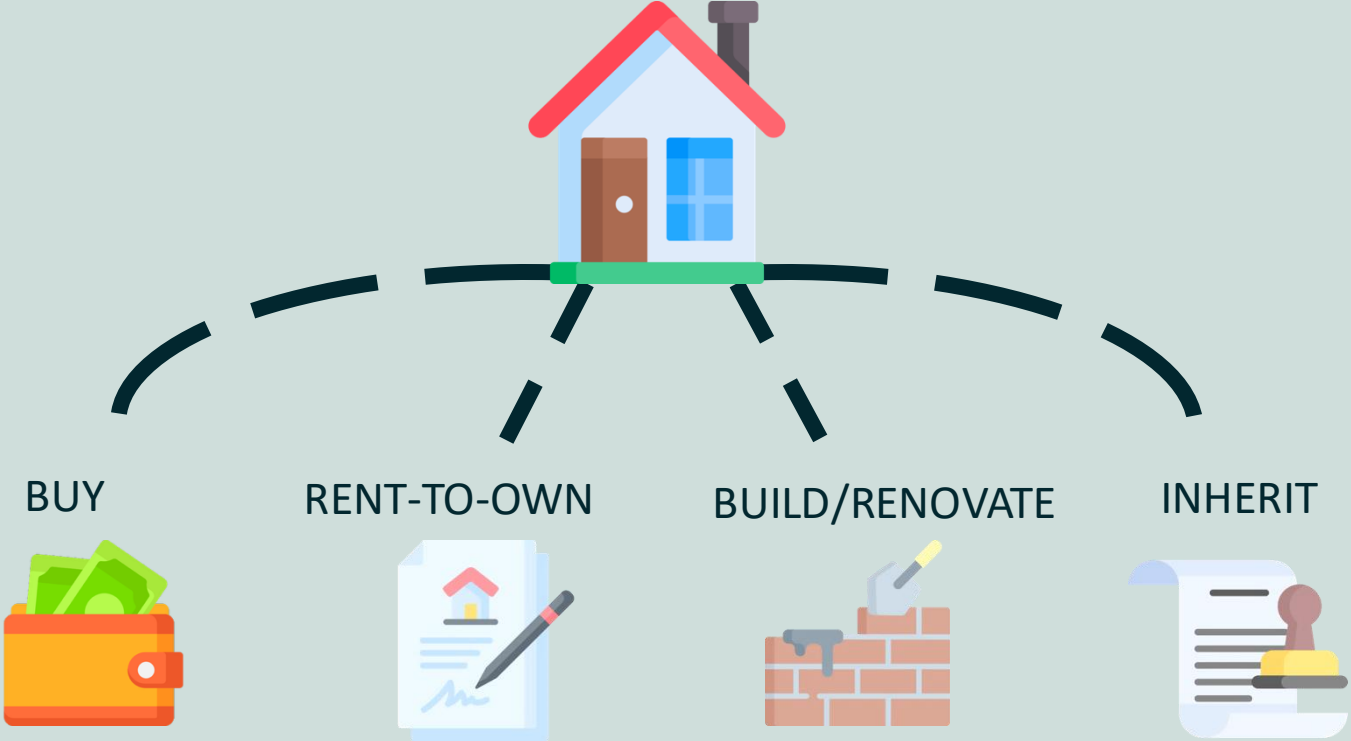
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## Key Characteristics:

- **No Subsidies:** The resident pays the full rent or purchase price.
- **Privately Owned:** Properties are typically owned by individuals or corporations.
- **Supply and Demand:** Prices fluctuate based on available supply and buyer/tenant demand.
- **Variety:** Includes apartments, townhouses, and single-detached homes.

# Pathways to Homeownership



# Pathways To Home Ownership



# The Fund's Mandate

<b>Facilitate</b>	Facilitate access to financing for loan-based housing in First Nations communities
<b>Create</b>	Create the capacity in communities to support and sustain loan-based housing programs
<b>Promote</b>	Promote a system whereby First Nations residents have the same housing opportunities on communally held lands as other Canadians have in communities across the country

# Who We Are



Non-profit trust  
established 2008 by  
GOC



Increase mortgage  
financing on-  
reserve



Provide Lenders with  
Credit Enhancement - a  
guaranteed backstop  
supporting First  
Nations homeownership  
financing



All Indigenous Board of  
Trustees



Work with 41% First  
Nations

<https://www.fnmhf.ca/about/governance/>

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# What We Do

Capacity Development to Support Homeownership

Credit Enhancement Facility

Oversee the FNMHF Trust

On-going Support for Homeownership

# What the Fund provides



Dedicated Housing Navigator to assist with the housing loan program implementation



Dedicated Senior Program Officer to work through Capacity Development initiatives



First Nation support to ensure policies and agreements are in place to mitigate risk



Support the program implementation and relationship with Lending Institutions

# Credit Enhancement

- Provide support to FN for the development of:
  - home loan program
  - lending criteria
- 10% financial backstop to lenders or loan insurers

# Capacity Development

- Provides support to First Nations communities to assist them in qualifying under the Credit Enhancement Facility
- Products and services delivered through qualified service providers and educational institutions

# Examples of CD Support by FNMHF

## Housing

- Housing strategy
- Housing governance & authority structure
- Homeownership policies & legal agreements
- Housing operations reviews
- Staff training & certification

## Lands

- Land use planning
- Lots surveys for homeownership
- Laws / policies to encourage/support homeownership and investment

## Member education & engagement

- Personal finance & budgeting
- Responsibilities of homeownership
- Buying/selling/renovating a home
- Wills and estates

# Community Outreach

## Member Education & Engagement

- Personal finance & budgeting
- Responsibilities of homeownership
- Buying/selling/renovating a home
- Wills and estates workshops
- Other workshops related to homeownership

One-on-one personal meetings with representatives of First Nations Market Housing Fund. Call housing to make an appointment.

# HOME OWNERSHIP AND YOU

## OUTREACH

May 31st , 2016 from 2-5pm  
June 1st, 2016 from 9am to 5pm  
June 2nd, 2016 from 9am to Noon

at the Chisasibi Band Office

Cree Nation  
of Chisasibi



First Nations  
Market Housing Fund



# Credit Enhancement

- The Fund's Credit Enhancement facility provides a 10% financial backstop for each housing loan guaranteed by a First Nation.
- It is a guarantee on a First Nations guarantee.
- Unique, attractive feature that mitigates lending risk.



# A loans-based housing program offers Financing Opportunities for:

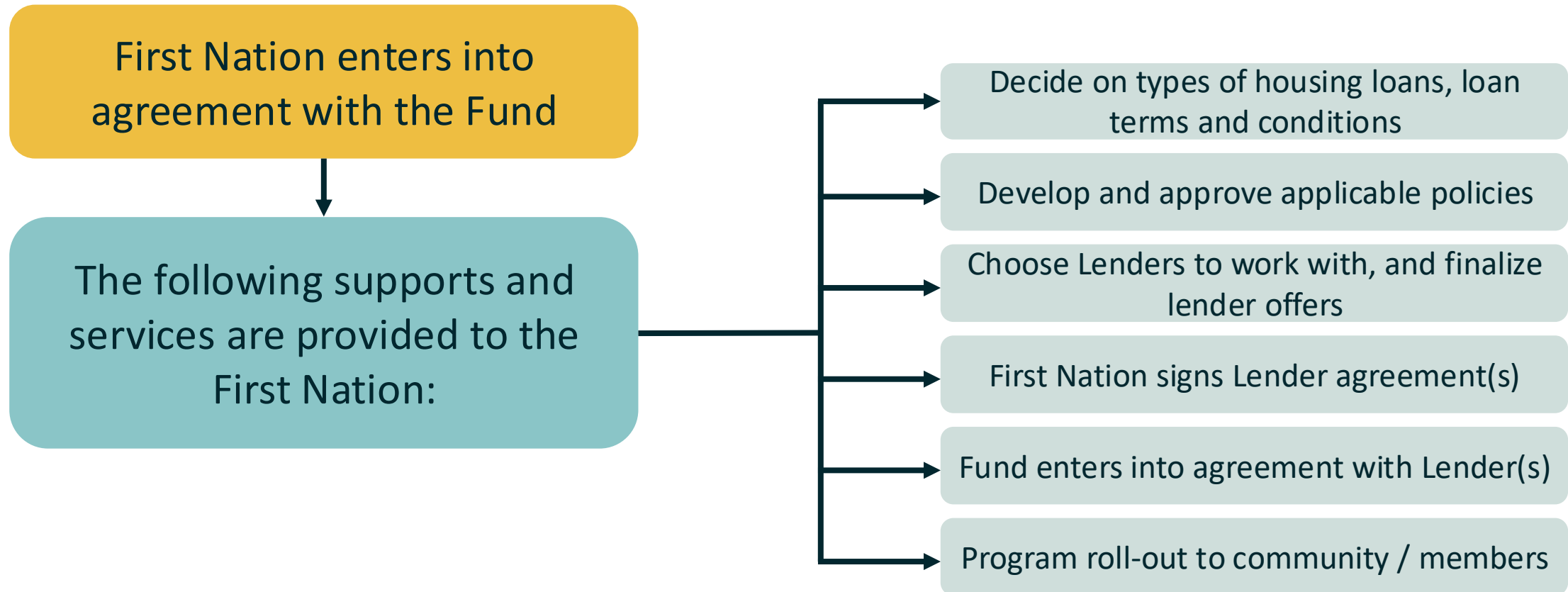
## ...homeownership:

- New builds, purchase, renovation, refinancing for:
  - Individual Home Ownership
  - Rental
  - Rent to Own

## ...market rentals:

- The owner pays the cost of the loan and the upkeep of the home.
- The occupant pays the market rent (e.g., staff housing)

# After Credit Enhancement Approval



# Participating Lenders



# Credit Enhancement – Benefits

No MLG, ISC is not involved, Band guarantee only

Lower than posted interest rates can be negotiated

Renovation loans at mortgage interest rate rather than person loan interest rate

Personal finance and credit counselling workshops for interested band members

Community education workshops

Continued support from the Fund to promote and implement market-based housing

# Success Stories



## Membertou

“It’s important to get what you want”  
“We would still be living in an apartment if the program didn’t come up”



## Mohawks of the Bay of Quinte

“This initiative has been a huge success for our community”



## M'Chigeeng

“I really want other people to have that, to know what that feels like to be safe and to know that that's your home”

# Working With the Fund

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## What We Need to Start:

- Presentation to Council
- Application and Self assessment
- Resolution from Council
- 3 years audited financial statements and most recent management letter

## Additional Items May be Required:

- Organizational chart
- Finance Policy, Housing Policy, Lands Policy
- Background experience for key finance and housing positions



# Questions Discussion



# Thank you

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