

# Aboriginal Housing – Future Strategies for Success

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Aboriginal Financial Officers  
Association of Canada  
National Conference



# Eagle Village - Kipawa

Lac Kipawa

Lac du Moulin

Lac Coalpit



# Geography & Demographics

- **Territory :**

Community of Eagle Village First Nation - Kipawa

- **Geographical location :**

The community is located 10 km west of Temiscaming, by the shore of Lake Kipawa

- **Area :**

21.49 hectares

- **Population :**

891 total members

375 living on Reserve

62% off reserve

38% on reserve

- **Mean age Population :**

25-45

- **Languages spoken :**

Algonquin, English

- **Economic activities :**

Arts and handicrafts, businesses and services, forestry, trapping, outfitters, transport.

- **Businesses and services :**

Arts and handicrafts, cater, convenience store, moccasin making, gas station, daycare, health services, band administration.

- **Infrastructure :**

Access : the community can be reached by Kipawa Road, which crossed Highway 101, five kilometres to the west.

Road network : 1,200 metres of paved road.

Number of houses : 103

# The Community of Eagle Village and Kipawa



# Welcome to Eagle Village First Nation – Kipawa



# Community History

- Kebaowek Reserve – now Eagle Village First Nation “Migizy Odenaw”
- Created – 1972
  - 25 Housing units built
- Members began moving to Reserve in 1973 from traditional territory – Hunter’s Point. Members were told by then Chief & Council – Free Housing
- 130,000 loan was secured and ministerial guaranteed.
- No new housing for 12 years.
- Elections of New Chief & Council – 1987
- Inquiry into housing situation

# Community History

- Housing debt now 130,000 + interest totaling 330,000
- Loan in default – Treasury Board request for interest removal
- Community meeting – agreement to pay
  - Large houses – 4200.00
  - Small houses – 2800.00
- Collected over 4 years with some resistance from Community Payment Board
- Amount of loan – repaid in full 131,000
- Ceremony

# Fundamental Change Begins

- Beginning of renovation programs
- Creations of 2 Residential Subdivisions
- 5 following years – construction of 30 new single family units & duplexes including C-31 units
- 29,000 subsidy & loan – ministerial guarantee
- No formal Housing Policy – all decisions made by Chief & Council
- Most work subcontracted out to non-native firms

# 1995 – New Housing Initiative



New Money

# Planning

- Development of 5 year Capital Plan
- Major Housing Component & Infrastructure
- Recognition of need for formal housing policy guidelines

# New Housing Approach

- Social Housing – CMHC – Sec 95
- Innovative Subsidized Housing - \$10,000 & Serviced lot \$38,800
- Build on your own – serviced lot & ministerial guarantee
- Construction of RRAP Program – Old Units
- Hiring of Native Contractor – Agreement to transfer Capacity
- Training of local labour and work force
- Commenced Process of Reserve Enlargement – 1996 – additions to Reserve Policy

- 1 family evicted for refusal to pay – new family moved in  
– Continuation of obligations
- 110% collection rate – sessions about policy applications  
appreciation of tenant – new house
- Continuation of Program
- 80 Families on waiting list



# Eagle Village Housing

- 1999 – New Chief and Council Elected
- Priority is Policy Development and Approval by members
- Capital Projects – New administrative Complex
  - New Sewage Treatment Plant
  - New Subdivision – 22 Units
- Regrouping of 6 Algonquin Communities
  - Creation of AANTC Tribal Council
  - Advisory Services
- Capacity Development
- Agreement with RBC
  - ❖ 1.0 million
  - ❖ 2.5 million

# The purpose and Intent of the Housing Policy

- The purpose of this Policy is to establish standards of construction, renovation and maintenance of houses, orientations on rent collection, principles of ownership and tenure, criteria for allocating housing units and the roles and responsibilities of both individuals and the local administration.
- The intent is to clearly state housing policies that will be applied in specific situations.

# Eagle Village First Nation – Kipawa Housing Policy

- Chapter 1. Authority and responsibilities
- Chapter 2. Housing construction programs
- Chapter 3. Ownership
- Chapter 4. Distribution of housing units
- Chapter 5. Housing renovation programs
- Chapter 6. Rent and fees
- Chapter 7. Obligations and responsibilities of the occupant
- Chapter 8. Various dispositions
- Chapter 9. Appeal process

## *Appendixes:*

- Appendix 1: Lease
- Appendix 2: Ownership transfer agreement
- Appendix 3: Application forms
- Appendix 4: Subleasing

# Policy is Constantly Evolving

- Two new issues
  - Family breakup
    - native
    - non-native
  - Matrimonial & Real Property

# CMHC – Article 95 Housing Program



Construction workers in training

# CMHC – Article 95 Housing Program



2 bedroom duplex



3 bedroom duplex

# CMHC – Article 95 Housing Program



2 bedroom duplex

This program aims to help *low-income* households



# Present CMHC – Article 95 Housing Program



46 Units as of 2006

# RRAP - Program



1975 (before)

# RRAP - Program



2004 (after)

# RRAP - Program



1975 (before)

# RRAP - Program



2006 (after)

# Build on your own Housing Program



This program aims at *supporting* households that wishes to build with their own means, a dwelling corresponding to their needs.



# Innovative Housing Program



This program aims at *supplying a financial aid* to households that wish to build a dwelling corresponding to their needs



# Innovative & Build on your own Housing Program



24 Units

# Vermiculite Project



# Vermiculite Project



# Vermiculite Project



# Vermiculite Project



# Vermiculite Project



# Vermiculite Project



# Conclusion

For a successful housing program  
the following elements are required

1. Political will to address Issue of Housing
  - Effect real change
  - Depoliticize housing
2. Develop a Plan
3. Develop Policy and guidelines for the administration of Housing
4. Community Buy in and Support
5. Application of Policy
6. Sound administration of Program

# Where to Get More Information

Eagle Village Band Administration at  
819-627-3455 or  
Visit our website at [www.evfn.ca](http://www.evfn.ca)

