

# Aboriginal Housing

"Future Strategies for Success"

# In the Beginning.....

- Native Cadre – CMHC 1979
- Rural & Native Housing Program
- Section 56.1 NHA – Urban Native Program
- Beausoleil First Nation-Christian Island Ont
- RRAP Coordinator 1981
- No Housing Manager position
- No Rental Charges
- CMHC Direct Lending – 7 Loan Agreements

# Private & Non Profit Housing.....

- CMHC Section 95 On Reserve Rental
- Urban Native Rental Programs
- Affordable Housing for Families
- Rural & Native Housing Programs

# .....Twenty Years Later

- Beausoleil First Nation (again)
- CMHC 27 Units – Project In Difficulty (PID)
- Replacement Reserve Account – Exhausted
- Deficit over \$250,000
- Major Arrears problem
- Buildings in poor state of repair
- No Housing Department, no staff
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# Objectives.....

- Assessment-Evaluation of Current State
- Assess Housing Policy – effective ?
- Create a Deficit Recovery Program
- Identify Rent & Mortgage Revenue
- Create Annual Housing Work Plan & Budgets
- Prepare Arrears Repayment Program and Agreements

# Performance.....

- CMHC Internship Program
- Training Funds for staff
- Utilized INAC Housing Policy dollars
- Created Rotating Housing Fund
- Used Apprenticeship Programs for Const.
- Developed Internal Controls
- Property Management Software Program
- Promote Housing Education & Awareness for Community

# Results....

- Property Management System meeting Standards of Professionalism in the housing industry
- Qualified Housing Staff
- Licensed sub-trades, carpenters
- Met Demands for Housing Accommodation
- Housing Department Accountability
- Addressed Housing for Seniors
- Room for Future Growth
- Confidence of Chief and Council – Community
- CMHC Deficit Reduced by 50 %
- **Cultural Aspects – Traditions Honored**

# A Vision for Housing Management

- In 2004 Ontario First Nations housing managers stated the need for a national housing managers organization and asked CMHC to assist them in looking at feasibility.
- CMHC responded by inviting 13 housing managers from across the country to come together to determine the need.
- The housing managers met in Mississauga in March 2005 for an exploratory session with the following results:
  - 100% participant support
  - CMHC continues to provide support and encouragement
  - INAC stated interest in forming a possible partnership.
- From this meeting a working group was formed with four co-chairs representing the Nation.

# Housing Manager's Issues

- No standardized job description or training
- No core funding (managers are often trainees, there is often a high turnover)
- Political influence interferes with good decision making
- Lack of support from community and governments of all levels
- High levels of stress
- Requires a high level of skill and responsibility:
  - Financial – often managing multi-million dollar budgets
  - Landlord and tenant, client counselling
  - Maintenance management
  - Contracts, tenders, construction
  - Land issues
  - Social and family impacts
  - Multiple responsibilities

# Why Now?

The need and demand has never been greater!

- There is a movement across the country towards positive social change in housing.
- Attitudes are changing recognizing housing as a critical financial issue.
- Housing managers across the country are requesting training and recognition.

# Government Intentions

- AFN's National Housing plan states the need for increasing capacity at the national level
- CMHC recognizes the need for a First Nations housing managers organization
- INAC and other agencies including the federal government showed support for strengthening relationships and building First Nations capacity in discussions such as the "Roundtable"
- In the 1999 Royal Commission Report, Health Canada stated, "Aboriginal People must have a lead role in finding ways to enable their own people to take control of and improve their health. Health and housing go hand in hand".

# Managers Association – Transformative Change

A housing managers' organization will:

- Be non-political
- Provide management tools to front line workers
- Create a network of support
- Work towards standardizing policies and job descriptions
- Work towards certification of managers
- Take housing managers' voices to decision makers
- Result in an overall improvement of housing on reserve.

# What We've Done....

- Presented information to key stakeholders in June 2005
- Surveyed housing managers to gauge national interest for membership – fall 2005
  - response was over 95% supportive
- Spread the message at aboriginal forums and workshops – ongoing
- Surveyed housing managers' Indoor Air Quality (IAQ) training experience and training needs

# What is Happening Now !?

- Group Incorporated in January 2007
- Development of a First Nation Housing Manager's curriculum underway
- Development of Housing Manager's Profile
- National Membership Drive
- Marketing & Advertising

# 2007 Board of Directors

- Arnold Jerry – Blood Nation, Alberta
- Tracey Howse – Miawpukek, NFLD
- Sylvia Olsen – Tsartlip, BC
- Henry Gull – Waswanipi, Quebec
- Mike King – Beausoleil First Nation, ONT
- Nelson Lepine – Yukon
- Darlene Paul – New Brunswick

# Project Managers

- Partnering First Solutions
  - Dale Booth
  - Holly Cooper

Hired through a competitive RFP process in  
September 2007

# What is Next ?

- Develop Communication Strategy
- Approve Curriculum & Implement Delivery Strategy
- Attract New members
  - Housing Managers
  - Associate Members / Housing Support Staff; Coordinators etc.
  - Corporate Members – CMHC, INAC, Banks, Education Institutes, Aboriginal Business, Technical Firms,

# First Nations National Housing Association

Visit our Web Site!

[www.fnhousingmanagers.com](http://www.fnhousingmanagers.com)