

Skeetchestn Indian Band



Rod Ignace, Capital and Housing Manager

Welcome

“Taking Control of Accountability”





Community Built

- Financial Bylaw
- Custom Election Regulations
- Fisheries Bylaw
- Taxation Bylaw
- Forestry Regulations
- Strategic Planning
- Land Use, Zoning Bylaws
- Housing Management Plan/ RTA/OTP

History of the Financial Bylaw

- Community built 1985
- No loans
- C/C must run a balanced budget yearly
- C/C must be accountable to membership
- Budget and Audit committee in place

Financial Bylaw Continued

Stabilization fund:

Capital Sinking Fund:

SKEETCHESTN HOUSING

- 48 C.M.H.C. Section 95 Social Housing units, with 38 in the old program and 10 in the new program, with Zero arrears.
- 15 Houses built under Skeetchestns prior housing program.
- 31- 30 TO 40 year old D.I.A.N.D houses

Housing Management Plan

- Community built 1994
- Rent due on or before the 1st of the month
- Eviction notices delivered on the 5th
- Homeowners are entitled to 3 evictions and 3 extensions per year.
- Extensions are based on the ability to pay it back.

Why the Housing Management Plan needs the Financial Bylaw

- Financial Bylaw is the backbone to all of our band programs, as we are required to run a balanced budget annually.
- A Plan/policies need to follow a bylaw

What does an Effective Management Plan Consists of?

- User friendly policies built by the community.*
- 100% commitment and support by C&C.
- A management team who can enforce the housing policies as set out by the membership, in an unbiased and consistent manner.

Why it Works

- Backed by the Financial By-Law
- Management Plan developed by the membership.
- Rental Tenancy Agreements signed.
- Option To Purchase Agreements in place.
- No Housing Committee*

Importance of Community Based Bylaws/Policies

- INAC not deducting mortgages off of core funding
- Able to maximize all program funding
- Makes C&C, Homeowners, and community accountable

No arrears doesn't mean you can't have problems

- High insurance costs
- Social development cut backs
- Verification of incomes
- Changes in family sizes
- More Housing, brings more social problems

Aboriginal Housing Managers Association

- Housing Managers wear so many hats, its important to be educated in all areas.
- Setting/tracking Budgets
- Client Counseling
- Maintenance Person
- Project Management
- Construction Management
- Negotiator

Thank You

- All conference delegates
- AFOA Conference Committee
- Karen Bolte, CMHC
- Local First Nation for letting me speak in their territory

