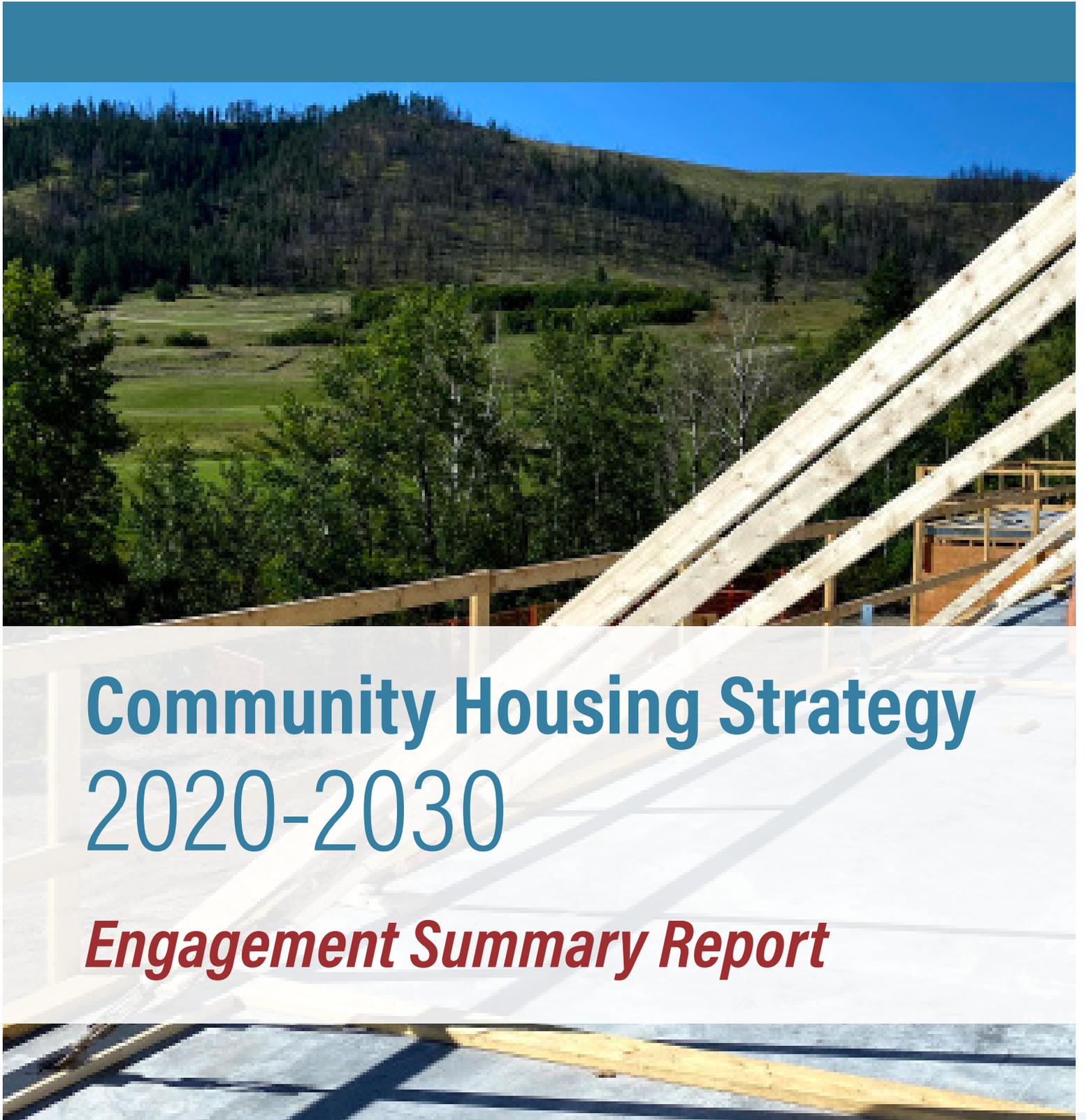




**Williams Lake**  
FIRST NATION



# Community Housing Strategy 2020-2030

## *Engagement Summary Report*

## **ACKNOWLEDGEMENTS**

**THE WILLIAMS LAKE FIRST NATION HOUSING STRATEGY WOULD NOT HAVE BEEN POSSIBLE WITHOUT INPUT FROM THE COMMUNITY MEMBERS, STAFF AND THE SUPPORT OF CHIEF AND COUNCIL.**

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# PROJECT OVERVIEW

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## BACKGROUND INFORMATION

Strategies North Advisory Inc. is pleased to assist Williams Lake First Nation (WLFN) in creating their Housing Strategy for 2020 and beyond.

WLFN has expressed a desire to upgrade and develop housing options to address current and future needs. To address current and future housing needs, it is vital to examine the bigger picture and take a holistic approach. The development of a housing strategy will enable WLFN to accommodate current needs and anticipate future ones, allowing the community to develop and grow in a sustainable, vibrant, and inclusive way. The project team is undertaking the planning, engagement, research and analysis, funding, and expert collaboration necessary to develop a comprehensive, visionary, and implementable 10-year housing strategy that meets the unique needs and ambitions of the Williams Lake Indian Band.

In Phase 1, the project team focused on establishing a clear picture of “where we are now”. To accomplish this, Strategies North completed a current review of assets, land codes, plans, CCP progress, growth projections, regular meetings with Economic & Social Development departments and Chief & Council, as well as conducted a preliminary community survey to help identify key topics/concerns prior to Phase 2. This initial comprehensive research, review, analysis, and consultation provided key direction for Phase 2 of the Strategy’s development and will continue to inform future phases.

Information collected at this stage included:

- WLFN Land Code;
- WLFN Comprehensive Community Plan;
- WLFN Housing Policy;
- Community growth projections;
- Current local housing context;
- Previous housing survey results;
- Social need;
- WLFN Housing;
- Revenue and expenditures; and
- An initial Phase 1 community survey.



A detailed summary of actions taken and outcomes in Phase 1 can be found in the WLFN Housing Strategy Phase 1 Report.

## **WHAT IS COMMUNITY ENGAGEMENT?**

Community engagement is rooted in the democratic idea of allowing community voices to be heard to inform decisions that impact them. It aims to provide accessible opportunities for everyone who is affected by issues that impact them to have a say in the decision making surrounding such issues. In recognising the needs and goals of the local community, community engagement is a powerful tool that uses intentional interactions between government organizations and communities in order to inform and consult. The approach to meaningful community engagement varies from project to project and no single approach to public engagement will serve every project.

## **PHASE 2 COMMUNITY ENGAGEMENT**

In Phase 2, Community Engagement, Strategies North worked with WLFN and the community to collect input from Members about their housing needs and preferences to support a holistic representation of the WLFN community's needs and goals in the completed Housing Strategy. This phase built upon the key priorities and directions for social and community development highlighted in the CCP community engagement process.

This phase aimed to reach as many WLFN community members as possible to collect information and prompt conversations on systemic social, economic, cultural, and environmental concerns and needs related to housing. Throughout this process, Strategies North worked with Chief and Council and other Nation departments to ensure that all parties were engaged. Engagement as part of Phase 2 has included:

- Phase 2 WLFN Housing Strategy Community Survey;
- In-person community engagement session;
- Interviews with key staff and community leaders; and
- Elders community engagement session.



# THE ENGAGEMENT PROCESS

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## COMMUNICATIONS

The project team developed an extensive communications strategy designed to increase community awareness of the Housing Strategy and provide opportunities for community members to participate in providing their input. A variety of communications outlets were used to increase awareness of the project and encourage community participation. These included the community Facebook page, Facebook Live, website, posters, direct correspondence with targeted groups and project champions.

## ENGAGEMENT STRATEGY

Informed by the preliminary research in phase 1, the engagement strategy was designed to provide avenues for WLFN members to participate both in-person and online. The in-person engagement session held on reserve saw Members in attendance as well as others who were able to participate via the live online stream of the session. An Elders session was also held to gain input and hear from Elders in the WLFN community. The project team designed a survey that reached 158 Members both on and off reserve.

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# COMMUNITY ENGAGEMENT SESSION

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In January 2020, Strategies North held an engagement session at the WLFN School to meet with WLFN community members and talk about their community housing needs and visions. This session saw community members attend both in person and via the live stream through the community facebook page. This allowed for members who were unable to attend in person to watch the session take place and participate in asking questions to the facilitators. This session saw members of all ages including Elders and youth.

The facilitators conducted a SWOT (strengths, weaknesses, opportunities, threats) analysis with the community in order to identify current and future housing needs, issues, and the community members' long term housing vision.

A SWOT analysis is a method for identifying the internal and external factors that can have an impact on the success of a community. This process is an impactful decision-making tool in strategic planning. The SWOT process lets the project team collect high-level meaningful input that will help gain a contextual understanding of the community and its Member's needs and goals. It also helps to uncover what internal and external factors are important to account for. Below is the framework used for the WLFN community engagement SWOT analysis

This activity was facilitated by putting up flip-chart paper around the room with the titles: strengths, weaknesses, opportunities, threats, and providing the participants with large-sized



sticky notes and markers to add their input to the different categories.

In addition to the basic SWOT framework, the project team also included two additional titles: vision and services/supports needed, to allow community members include their thoughts under these categories as well.

After they had finished adding their comments and ideas under each heading, participants were then given 5 stickers and invited to place them next to comments on the flip charts that they most strongly agreed with. This is an important step as it allows for WLFN Members to highlight what their top priorities are.

The result of SWOT analysis resulted in the following page. And asterisk (\*) is used here to represent the stickers that Members placed next to comments they most strongly agreed with.

PLAY TO:

MITIGATE:

<b>STRENGTHS</b> These are the internal attributes and resources that support a successful outcome.	<b>WEAKNESSES</b> Internal attributes and resources that work against a successful outcome.
<b>OPPORTUNITIES</b> External factors that the entity can capitalize on or use to its advantage.	<b>THREATS</b> External factors that pose a risk to success.



\*Comments that received a sticker (asterisk\*) beside them were emphasized by participants as the comments they most strongly agreed with

## STRENGTHS

Reliable Staff  
 Chief & Council \*  
 Progressive Community  
 Own School \*  
 Location

Public Transit  
 Climate  
 Close to Hospital  
 Resources \*  
 Water

## WEAKNESSES

Safe Potable Water \*\*  
 Gaps in Housing Policy  
 Low Quality Maintenance  
 In-person Payments  
 Lack of Available Housing  
 Multi-family dwellings  
 High Utility Costs  
 Lack of Financial Education  
 Singles living in large homes  
 Lack of Resources  
 Affordability \*  
 Clear Processes  
 Private owned renovations  
 Communication  
 Knowledge around owning a house  
 Overcrowding

Knowledge of home insurance  
 Mold in houses  
 Keep Grass-root people in touch  
 Air quality  
 Renovations wait schedule \*  
 Fans Don't work  
 CPs on privately owned homes  
 Lack of Support \*  
 Appliance repair vs replacement  
 # of homeless members  
 Continued payment of houses from 70s / 80s

## OPPORTUNITY

Elders Housing Development  
 Sustainable Development  
 Home Maintenance Training  
 Tiny Homes \*  
 Home Ownership \*  
 New school

Housing for returning members \*\*  
 Condo's suitable for pets  
 High quality housing options  
 One-level homes (Rancher)

## THREATS

Environmental (fire)  
 Business opportunities  
 Policies  
 Infrastructure  
 Lack of funding

Loans  
 House values  
 Land ownership \*  
 Student Housing in City  
 No garden/pet space \*\*

## VISION

Thriving community  
 Affordability \*\*\*\*\*  
 Comfortable homes  
 Joyful community  
 Housing for all \*\*\*  
 Durable homes\*\*\*  
 Low income options \*\*  
 Tiny homes (8\*)  
 Cord wood homes (8\*)

Hemp brick homes (8\*)  
 Earthship (8\*)  
 More developed land for houses + communities \*\*  
 Renovation inside & out \*\*  
 Access to financing  
 Upkeep roads all winter (gravel) \*\*

## SERVICES/SUPPORTS NEEDED

Training  
 Housing for Elders \*\*  
 Apartment complexes \*  
 Tiny Homes \*\*\*\*\*  
 Single parent housing \*\*\*\*  
 Housing for young couples / youth \*\*\*  
 Clean technologies \*  
 Renovations \*\*\*  
 Home makeover for Elders  
 Business & Grants  
 Computer room  
 Security evenings/ weekends/holidays \*

DIA Loans \*\*  
 Finish pow wow grounds re: culture & traditions  
 Affordable Housing for Students \*\*  
 Furnace maintenance programs  
 More training (doctors, et c.)  
 Education on innovative housing options/sustainable/ environmentally conscious/



In summary, comments that received a sticker (asterisk\*) beside them were emphasized by participants as the comments they most strongly agreed with. This allowed the project team to not only look at the entire range of input from the session, but also what comments resonated the most with the group.

For community strengths, these comments were: Chief and Council, Own school, and resources. For weaknesses, the comments were: Safe Potable Water (X2), Affordability, Renovations wait schedule, and lack of support.

For opportunity, these comments were: Housing for returning members (X2), Tiny home, and Home ownership. For threats, these comments were: No gardening/pet space (X2), and Land ownership.

The vision and services/supports needed heading saw the stickers placed beside ideas/comments, indicating the highest emphasis from participants. For visions, the comments emphasized were: Hemp brick homes (X8), Tiny homes (X8), Earthship (X8), Cord wood homes (X8), Affordability (X6), Durable homes (X3), Housing for all (X3), Low income options (X2), More developed land for houses + communities (X2), Renovation inside & out (X2), and Upkeep roads all winder (gravel) (X2).

For services/supports needed, the comments emphasized were tiny homes (X8), Education on innovative housing options/sustainable/environmentally conscious/long lasting (X5), Renovations (X3), Apartment complexes, single parent housing (X4), Housing for young couples/youth (X3), Clean technologies, DIA loans (X2), Affordable housing for students (X2), Housing for Elders (X2), and Security evenings/weekends/holidays.



# ELDERS' ENGAGEMENT

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The Strategies North team visited the WLFN Elders meeting to engage community Elders on the Housing Strategy. Elders were identified as a target group in the engagement strategy and an Elders engagement session was made a priority in order to help mitigate barriers to participation that Elders may face in attending the in-person community engagement session and taking the online survey.

In this session, WLFN Elders highlighted the need for housing to be built this year, and for renovations of older homes on WLFN reserve. Mold was identified as a key issue in homes requiring maintenance. WLFN Elders highlighted that a more organized approach to home maintenance may help to ensure homes remain safe and appropriate for WLFN Members. It was recommended that this approach involve detailed maintenance plans, inspections and hiring qualified workers.

WLFN Elders spoke to the need for high-quality renovations and building practices in order to minimize issues as a result of poor-quality construction work in the future. In addition, the importance of hiring qualified carpenters and well-trained maintenance staff was also mentioned.

WLFN Elders spoke to the importance of accessibility in their community and homes. They expressed that icy pathways and steps are a hazard in the winter and recommended the installation of metal tracking and anti-slip rams for both homes and community buildings. Elders also indicated that education for community youth is a community priority. They gave the examples of a career planning workshop and other youth training opportunities. Additional topics mentioned included the need for an emergency water reservoir, and the importance of land use planning when developing.



# SURVEY REVIEW

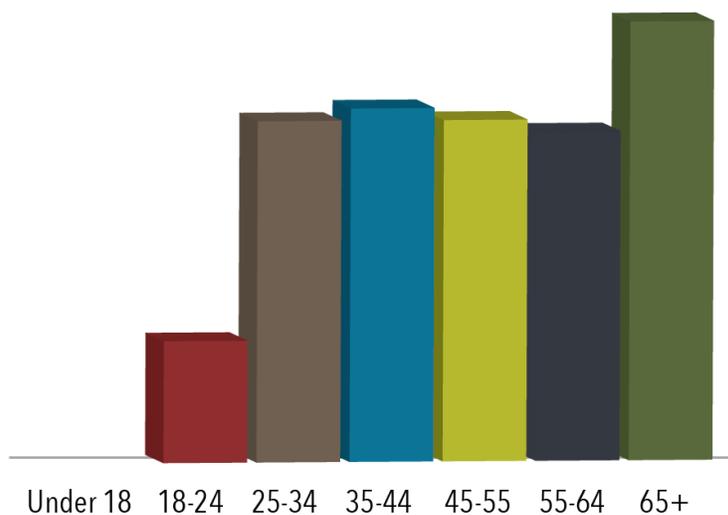
## SURVEY DEMOGRAPHICS: WHO TOOK THE SURVEY?

The WLFN Housing Strategy Phase 2 survey has seen 158 responses in total, with just over half (54%) of respondents indicating that they live on-reserve, and the other half (46%) indicating that they live off-reserve. Of the participants who responded so far, the majority (65%) identified as female, a third (34%) identified as male, the remainder as two-spirit (0.63%) or preferred not to say (1%). The survey has also seen a relatively even balance in age of participants 25 years or older (18% - 23%). However, there have been few participants under the age of 25 (6%), with no participants indicating that they were under the age of 18.

The survey collected input from participants, both on and off-reserve about their current housing situation, as well as their housing needs and long-term goals. This includes data surrounding rents and mortgage, household demographics, household conditions, maintenance needs, housing preferences (including types, styles etc.), housing needs by demographic groups, and a variety of questions surrounding what housing initiatives and solutions members feel would be appropriate for WLFN.

The following is a detailed analysis and review of the input collected from WLFN members in the Phase 2 survey.

Age of Participants



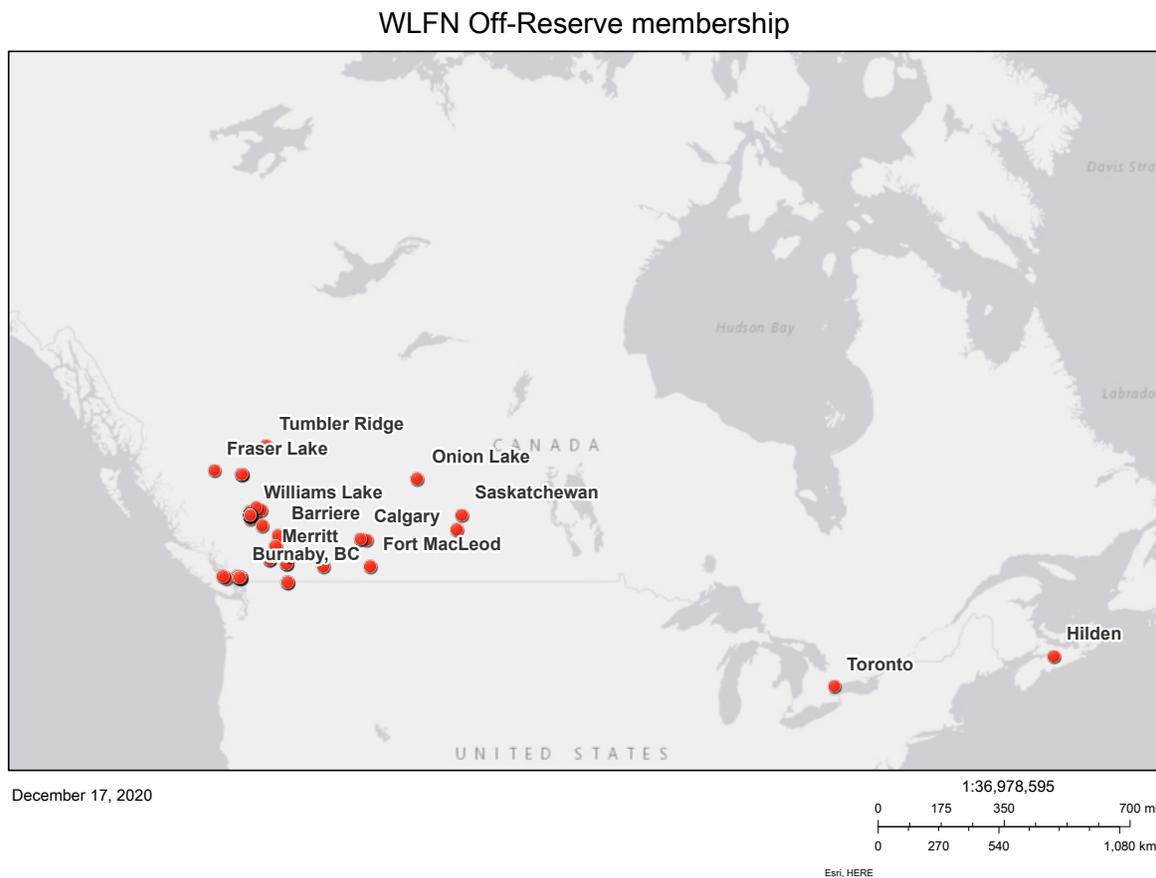
## HOUSEHOLD OVERVIEW

### WHERE DO OFF-RESERVE MEMBERS LIVE?

Of those respondents who lived off-reserve, 38% indicated that they lived in the City of Williams Lake. Of all the respondents, 87% lived in British Columbia, and the remaining 13% lived in other provinces throughout Canada.

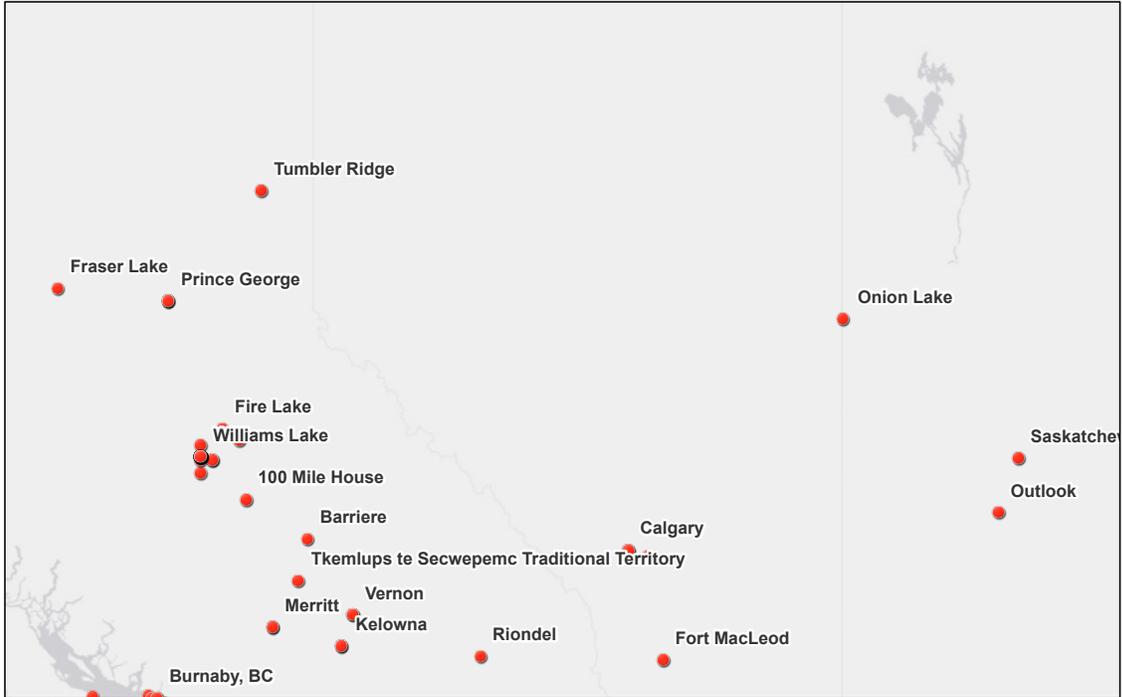
See map: <http://arcg.is/1f8Su40>

Locations of Off-Reserve members surveyed across Canada

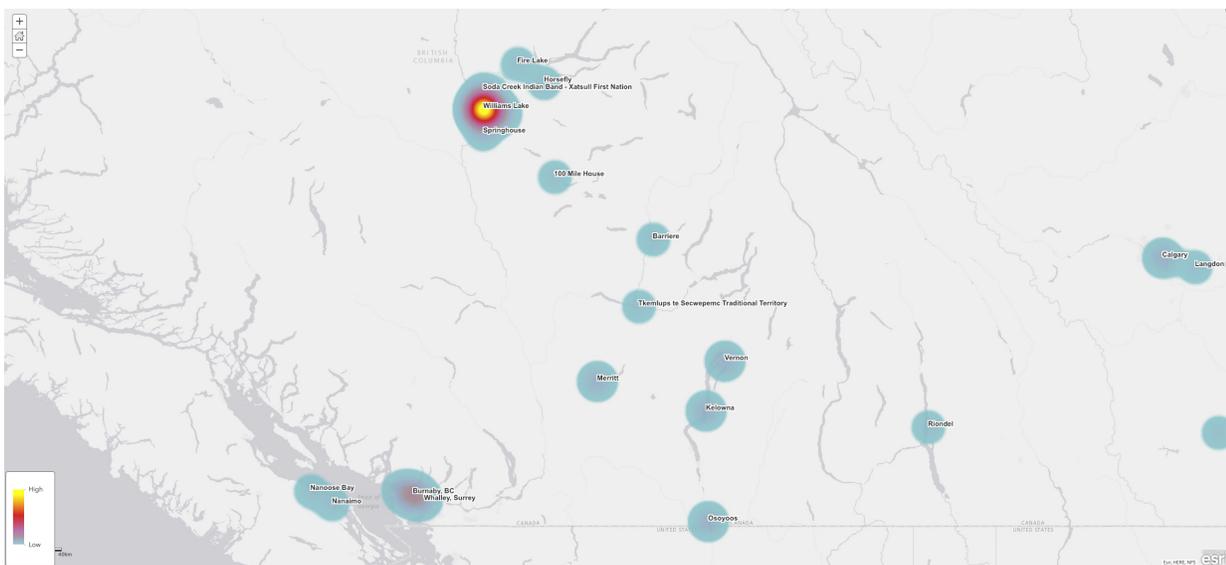
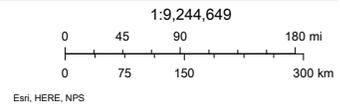


Locations of Off-Reserve members surveyed across BC.

WLFN Off-Reserve membership

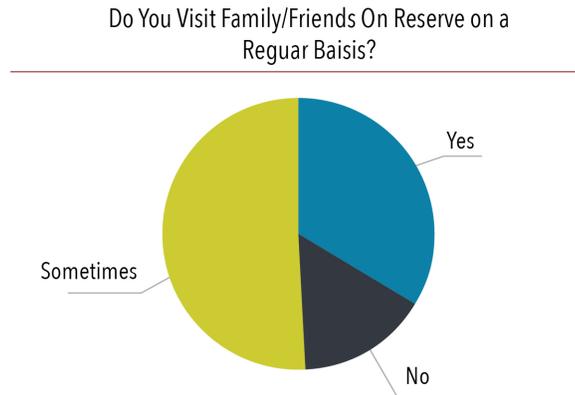


December 17, 2020



## DO OFF-RESERVE MEMBERS MAKE VISITS TO THE RESERVE?

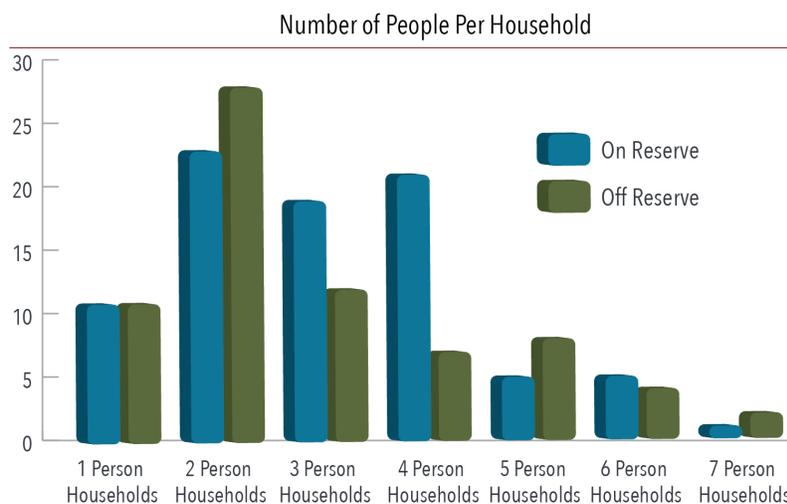
Half (51%) of off-reserve respondents indicated that they visited friends and family on reserve sometimes, 34% visited regularly, and 15% did not visit the reserve.



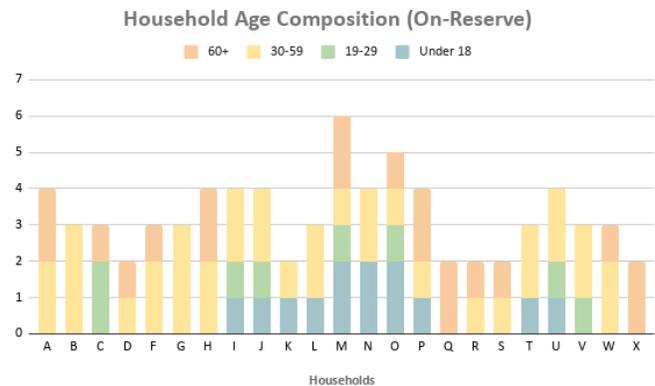
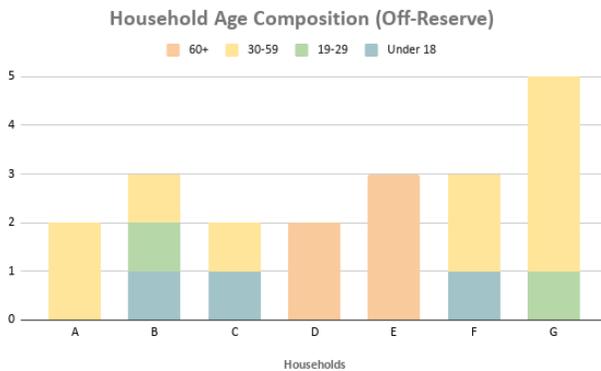
## HOUSEHOLD SIZE

The majority of households on-reserve were made up of 2 and 3 people (25% each), followed closely by 4 (22%), and 1 (17%). The majority of households off-reserve were made up of 2 people (39%), followed by 3 and 1 (17% each), and then 5 (14%).

3 and 4-person households occurred much more frequently on-reserve than off-reserve. Off-reserve households had significantly more 2-person households than on-reserve. The same amount of single-person households occurred both on and off reserve.



## HOUSEHOLD COMPOSITION: AGE



These two above charts show what households look like, in size and in age. Each letter represents an individual household that responded to the survey. The colors represent four generation categories - Elders 60+, Adults 30-59, Young adults 19-29, and Children/youth under 18.

On-reserve, 23% of households had 3 or more generations living under one roof. 7% had four generations sharing the same household. In general, households that contained young adults and youth/children were larger (average 3.8 people/household) than those that only contained adults and Elders (average 2.7 people per household). All young adults in this response lived in a household of between 3-6 people.

## HOUSEHOLD TYPOLOGIES

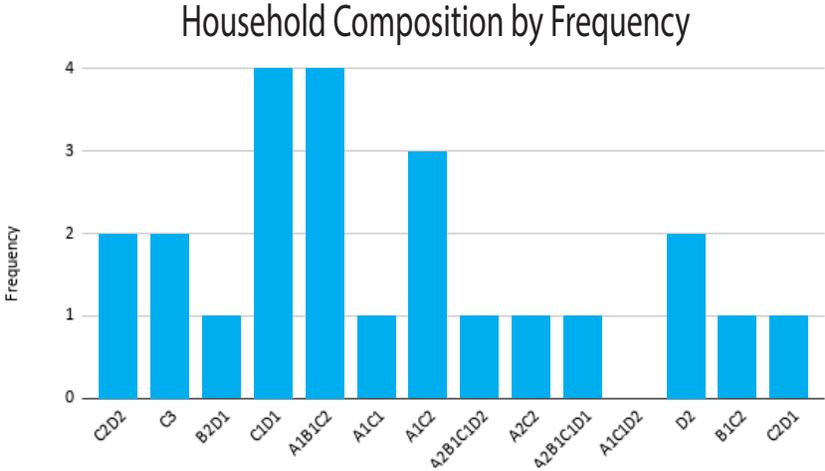
This graph shows the frequency of different household types. Each generation was assigned a letter, and the combinations were counted to determine what types of households occurred most often. The numbers attached to the letters A-D indicate how many members of that generation there are in that household. Together these help identify household typologies.

- A = >18
- B = 19-29
- C = 30-59
- D = 60+

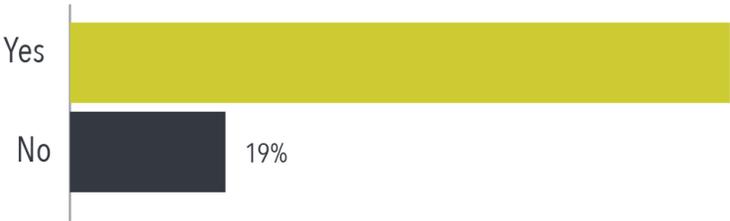
The “C1D1”, or **Adult and Elder pair**, and “A1B1C2”, or **Adult pair with single child and young adult**, were the two most common household types. This was followed by the A1C2



household, or *Adult pair and single child*. The third most common household formations were the *two-adult two-Elder household (C2D2)*, *three-adult household (C3)*, and *Elder pair (D2)*. It is also significant to note that seven other unique household typologies were found, which demonstrates a great diversity in what a “typical” household looks like.



### Is the Size of Your Home Sufficient for the Number of People Living in Your Household?



### IS THE SIZE OF THE HOUSE SUFFICIENT TO MEET OUR HOUSEHOLD NEEDS? (ON-RESERVE)

81% of on-reserve respondents indicated that the size of their home was sufficient for the number of people living in it. 19% indicated that their house was of an insufficient size, meaning that it was too small and/or overcrowded.

### HOME BUSINESS OWNERSHIP

When asked about home businesses, 1 in 5 On-Reserve respondents indicated that they, or someone in their household has a home business, while 1 in 3 Off-Reserve respondents

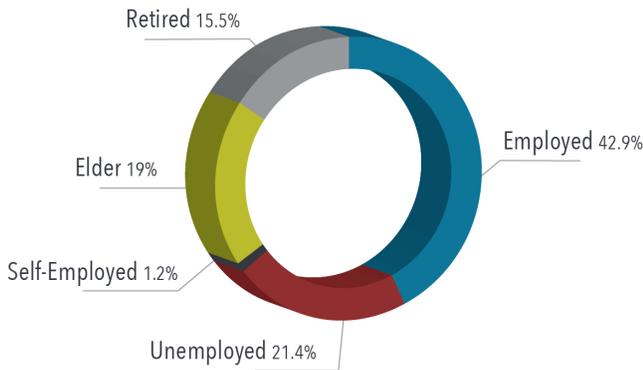


## EMPLOYMENT STATUS

### On-Reserve:

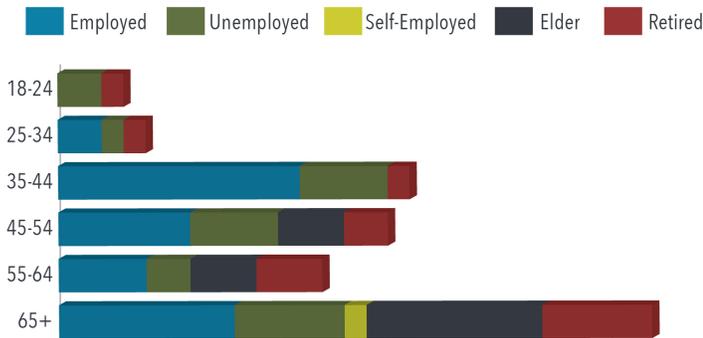
Of the on-reserve members who participated, 43% identified as currently employed, 15% as retired, 21% as unemployed, 19% as Elders, and 1% as self-employed.

Employment Status On-Reserve



On-Reserve members between the ages of 35-44 saw the highest level of employment. The 65+ age category saw the highest number of Elders as well as a number of respondents who indicated they are employed.

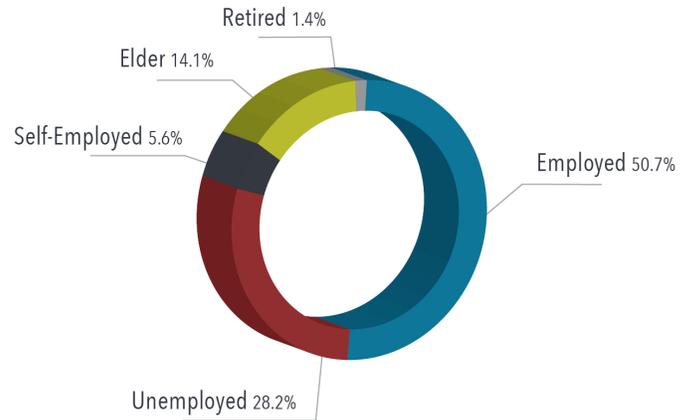
On-Reserve Employment Status by Age



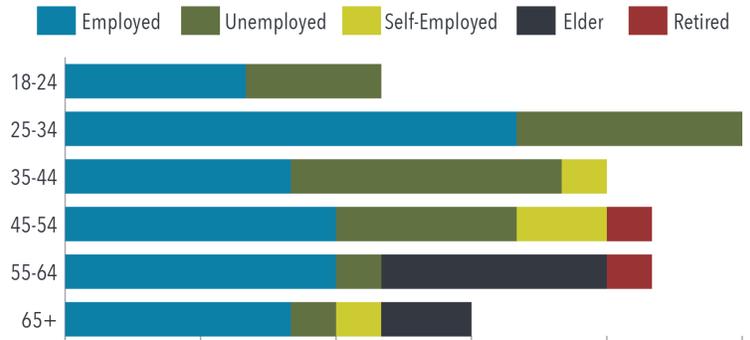
### Off-Reserve:

Of the off-reserve members who participated, 50% identified as currently employed, 28% as unemployed, 14% as Elders, 6% as self-employed, and 1% as retired.

Employment Status Off-Reserve



Off-Reserve Employment Status by Age

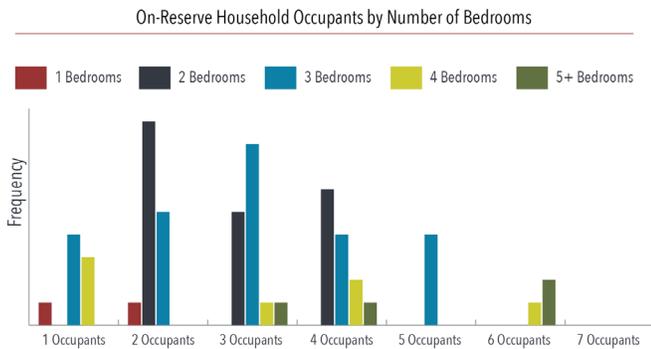


Off-Reserve respondents between the ages of 25-34 saw the highest level of employment, while ages 18-24 saw lower levels of employment. As seen in the above graph, lower levels of employment correlate with respondents 45 years of age and older, as well as respondents who identified as retired or an Elder. The 65+ age category also saw a number of respondents who indicated they are employed.



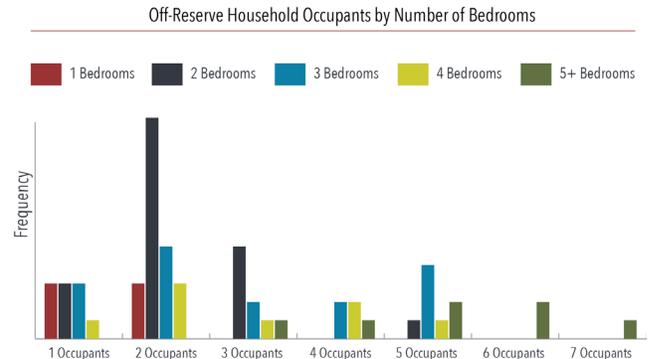
## SIZE OF HOME

### On-Reserve:



On Reserve, the most common household situation was 2-bedroom homes with two occupants, followed by 3-bedroom homes with three occupants, and 2-bedroom homes with four occupants. As indicated in the chart above, the survey saw 3-bedroom homes with a range of one to five occupants.

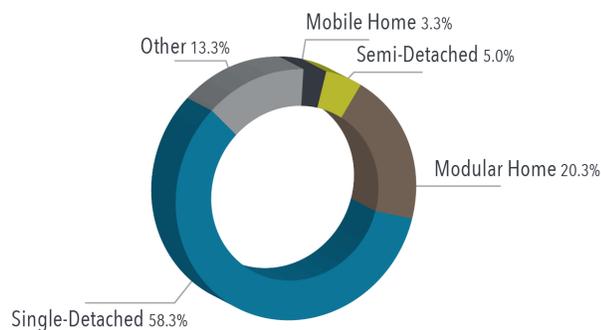
### Off-Reserve:



Off Reserve, the majority of household situations indicated were 2-bedroom homes with two occupants. However this group also saw a spread of one to three bedrooms with a range of one to five occupants as indicated in the chart above.

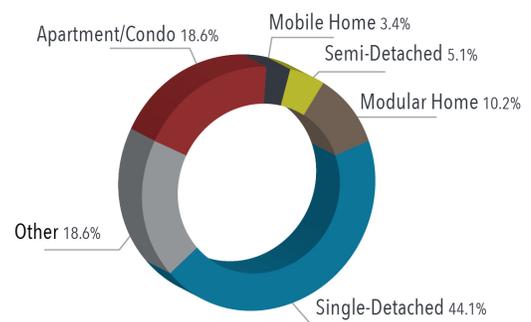
## TYPE OF HOME

### On-Reserve Housing Types



Of the respondents that live in on-Reserve housing, 58% indicated that they live in a single detached house, while 20% indicated that they live in a modular home. 13% of respondents indicated that they live in another style of housing.

### Off-Reserve Housing Types



Of the respondents that live in off-Reserve housing, 44% indicated that they live in a single detached home with 10% living in a modular home. 18% of off-reserve respondents live in an apartment or complex, and 18% indicated that they live in another style of housing.



### Type of Home Analysis:

Significant takeaways from this data include: The majority of on-reserve respondents live in a single detached home, while only 44% of off-reserve respondents live in a single detached home. No Members living on reserve indicated that they live in an apartment or condo, while 18% of off-reserve members live in apartments or condos. It is also important to note that twice as many respondents (20%) on reserve live in a modular home than off-reserve (10%).

## HOUSING QUALITY ON-RESERVE

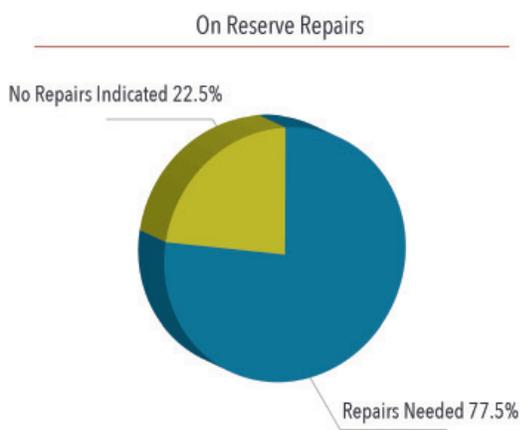
### Condition of Home:

Nearly half (45%) of on-reserve respondents indicated that their home was in good condition, followed by fair condition (27%), poor condition (14%), and excellent condition (13%).

### Challenges and Issues:

The survey asked On-Reserve members about housing repairs needed in their home. 22% of survey respondents indicated that their home had no repairs needed, while 77% of respondents indicated that their home needed repairs.

Respondents were then asked to describe the challenges with their homes. Responses were categorized and ranked according to *severity* and *type* of repair.



### Severity

- High: Safety issue, requires an extensive amount of work, or great expense
- Medium: Major, but less urgent repairs such as electrical, water leaking, mold etc.
- Low: Minor upgrades and maintenance

### Type of repair

- Plumbing: water damage, bathrooms, leaks
- General: windows, laundry, siding, doors, landscaping



- Insulation & Ventilation: including mold
- Roof
- Electrical
- Structural: foundation, heaving
- Heating and cooling: wood stoves, air conditioning
- Accessibility
- No repair needed

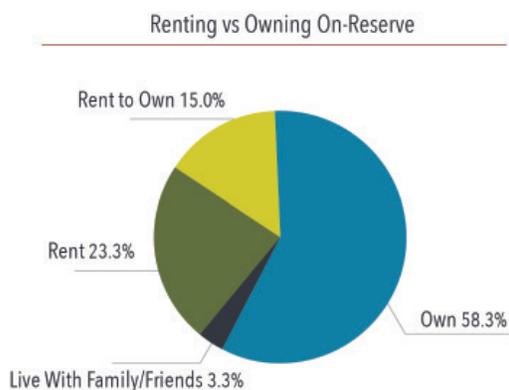
Of these respondents who indicated that repairs are needed for their home, the most common repairs were general household repairs, plumbing repairs and repairs related to insulation and ventilation.



## HOW DO WE LIVE IN OUR HOMES?

### RENTING VERSUS OWNING

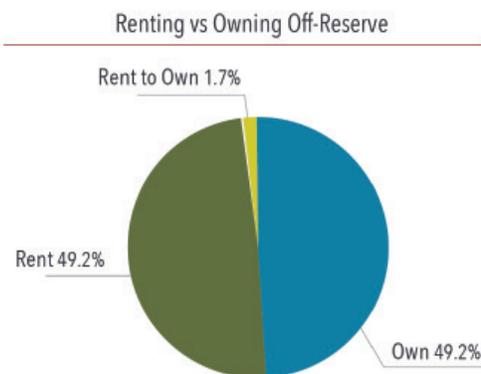
#### On-Reserve:



When asked about their living situation, On-Reserve Members indicated the following:

- 15% rent to own;
- 23% rent;
- 3% live with family or friends; and

#### Off-Reserve:



When asked about their living situation, Off-Reserve Members indicated the following:

- 2% rent to own;
- 49% rent;
- 0% live with family or friends; and

#### Renting vs. Owning Analysis:

A higher percentage of Members own their home on Reserve (58%) than off Reserve (49%), with a significantly higher percentage of Members renting off Reserve (49%) than on Reserve (23%). On reserve saw a small percentage of Members under a rent-to own program (15%), and fraction of Members who live with family of friends rent-free (3%). In contrast, only 2% of off Reserve respondents indicated that they rent to own, and no off reserve respondents indicated that they live with family or friends rent-free.

### AFFORDABILITY

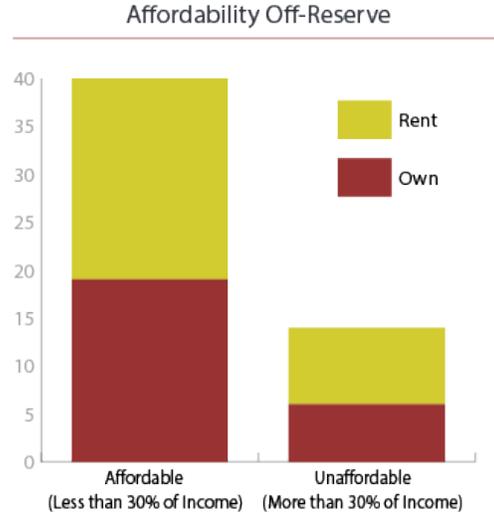
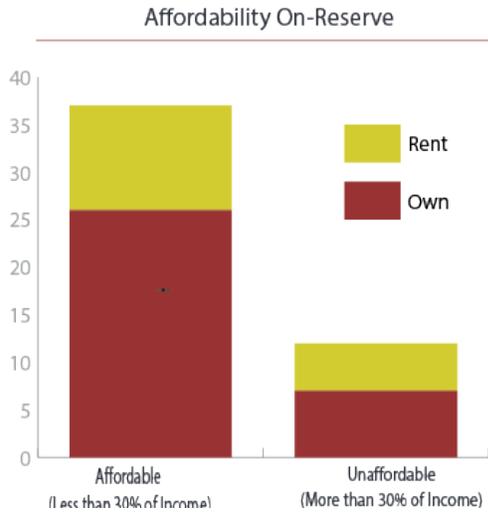
Housing is affordable if it costs no more than 30% of household income before taxes.



**On-Reserve:**

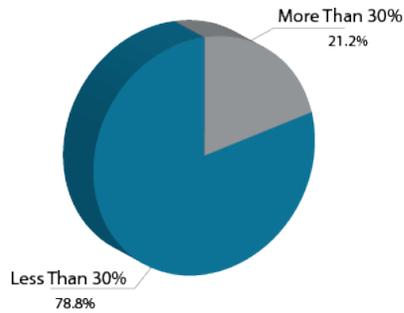
**Off-Reserve:**

How many on-reserve members spend more than 30% of their income on shelter?

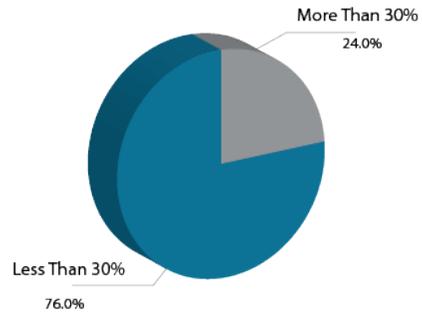


What percentage of owners spend more than 30% of their income on shelter?

Affordability for On-Reserve Home Owners: Are Housing Costs More or Less Than 30% of Income

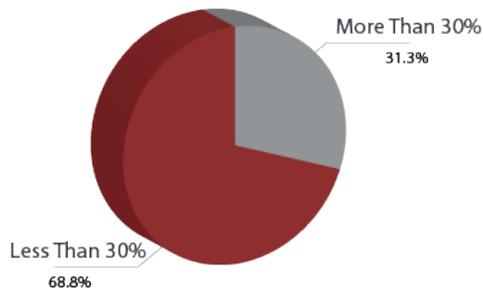


Affordability for Off-Reserve Home Owners: Are Housing Costs More or Less Than 30% of Income

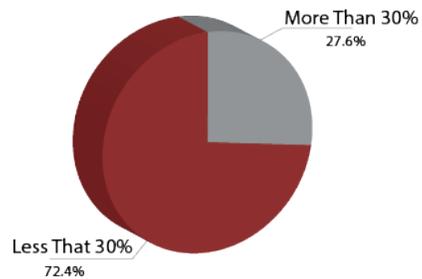


What percentage of renters spend more than 30% of their income on shelter?

Affordability for On-Reserve Renters: Are Rental Payments More or Less Than 30% of Income



Affordability for Off-Reserve Renters: Are Rental Payments More or Less Than 30% of Income



### **Affordability analysis: renting versus owning, on-reserve vs off-reserve**

In general, both on-reserve and off-reserve, more renters indicated that they were living in unaffordable housing than did owners. Roughly a third (31% on-reserve; 28% off-reserve) of renters found their housing to be unaffordable. Only one fifth (21%) of on-reserve and one quarter (24%) of off-reserve members who owned their home found their housing to be unaffordable. We can conclude that renters have greater housing unaffordability than homeowners, spending more of their household income on housing.

There was not a significant difference in the relative affordability of housing between renters off and on reserve. There was a slight difference in affordability for home owners, with more homeowners off reserve (24%) indicating that their housing was unaffordable than on reserve (21%). Thus, we can conclude that home ownership is generally more affordable on reserve.

## **WHAT COMES NEXT: WHAT ARE THE CHALLENGES TO BE ADDRESSED AND HOPES FOR THE FUTURE?**

### **OFF-RESERVE MEMBERS' DESIRE TO LIVE ON RESERVE:**

62% of off-reserve members indicated that if housing were available, they would move back to reserve, and 38% indicated that they would not move back to WLFN reserve. Of those off-reserve members who would like to move back to the reserve, many expressed that this was because they wanted to be closer to family and closer to their traditional culture and land. Affordability and the cost of housing was also a common factor in decision making around moving back to reserve. Some said that they would consider moving back depending on the quality and location of the housing available, availability of work opportunities, and if there was space for livestock and pets such as horses. For those who did not want to return to their home reserve, reasons included enjoying living in the city, being near family, and being close to work.

### **Reasons why off-reserve members want to be able to move back to their home reserve (selected responses):**

- I love my flourishing community and being a part of home.
- I would like to bring my son back to the reserve and live there in our own housing.
- I do not want to live in the city any longer. Cost of living in Vancouver is on the rise. I feel my quality of life would be better in the country and be close to my family and learn my culture more.



- I have submitted rental applications several times over the last 6 years and never been contacted for an opportunity. I want to live on reserve to be closer to my elder parents
- because I would love to come home.
- I totally would move to the reserve if housing were available on the WLFN Land! One of the many reasons why I would move to the reserve, if housing were available on the WLFN Land, is that so I can be closer to my family members and friends in the WLFN community. Living off-reserve in town makes me feel alone and like I'm far away from the ones I love and care about most. Having housing on the reserve would change that. Secondly, another main reason why I would move to the WLFN if there were housing available is so I can be closer to my home territory and to practice my Secwepemc culture such as hunting, berry picking, harvesting, oral teachings, medicine collecting, learning my language, fishing and hunting. Having housing available on the WLFN Land would benefit me and and so many WLFN Members this way. Thirdly, I would definitely move to the reserve if housing was available to be more involved in the community and to grow as a community.
- I miss home

**Other considerations for moving back to home reserve (selected responses):**

- I love living in my own community but there is no housing available or rent to own options that are big enough to accommodate my family
- would like a house on family homestead
- If there is work in that area and it was a new home. I moved away for work
- In the future this is the goal if I can have up to 3 horses.
- I am considering purchasing a home on reserve however, I do not want to live on the main part of the reserve. I want some acreage for animals
- Maybe if employment and education was available as spouse is in a specific program only available in Nanaimo
- Depending on location and privacy
- It depends on location of housing opportunities

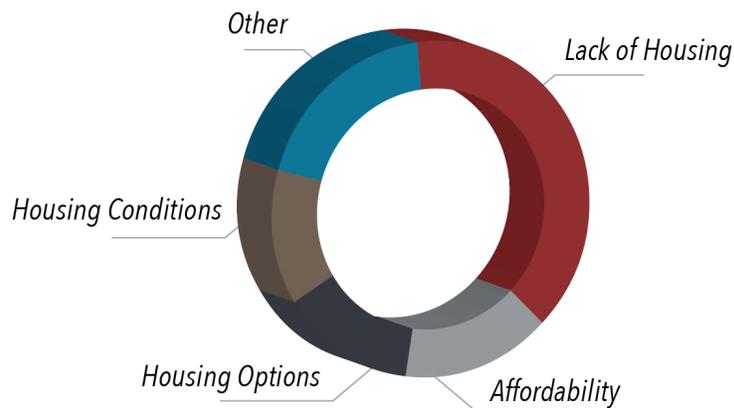
**Reasons why off-reserve members wouldn't want to or be able to move back to home reserve (Selected responses):**

- Live on different reserve
- Not at the moment. But I would consider it down the road. There are more opportunities in the city.
- Too far away from my career/employer
- Because my parents and sister live in Saskatchewan.



- Family lives here
- I currently reside in Nova Scotia and with what I do for work - there are no employment opportunities.
- I don't want to live in the city, and I want to be close to work
- We like the community here in Vernon.
- Family lives off reserve.
- We own a home in Prince George.
- [My relative] is an Elder and needs to be taken care of.
- I prefer living in town.
- No work available
- Own my home
- I need property for my horses and dogs
- I currently live in 100 Mile House due to work and schools.
- No work for My spouse
- Happy with current living situation
- I live in a small town up north, need to be near my work & there isn't any reserve close to me

Top Concerns With Regards to Housing by WLFN Community Members



### WHAT ARE SOME OF THE GREATEST HOUSING CONCERNS FOR WLFN?

The top four concerns with regards to housing by community members are lack of housing (39%), affordability (15%), housing options (14%), and housing conditions (13%). Other concerns included services, safety, non-member rentals, land claims, corruption, housing priorities, and housing style.



## **Selected responses based on the top housing concerns:**

### *Lack of Housing*

- Lack of housing for 25 years to 40 years age groups with young families.
- Need housing for young people and young families
- Need enough rental housing for all of-age members as well as members wanting to move home, regular maintenance/upkeep of band owned homes as per housing rental agreement. Need of elders complex
- No enough detached housing units available. Long waiting list. Not zoned for horses.
- People have no where to stay but to stay with family, only cause there's no housing available for single band members.
- There is not enough housing and people are not getting the chance to buy their homes
- There's not enough housing and a lot of the people who do have houses aren't registered WLFN
- We do not have enough or big enough houses available in the community for more than a 2 person family. There are people living in houses on the reserve that are not even band members. There are houses for sale in the community but band members do not have good enough credit to buy and the band won't buy them back to rent out for more housing.
- Need to increase the amount of housing so more people can live on reserve. and affordable housing
- No housing lots available for living off the main part of the community.

### *Affordability*

- high rent on rez, some have trouble keeping up
- Access for funding for renovations for private homes. Help with down-payments for first-time buyers on reserve utilizing the grant from INAC.
- Poverty. Equality. I see children living under poverty lines and there is nothing done about it, sad when there are people watching the families in need and driving by like nothing.
- Housing for lower income members
- Charging rent on old DIA houses is wrong ! They keep allowing people to transfer to our band with no housing for them, this needs to stop ! If they can't be successful in their own band they won't be here.. start working with their own community to be better ..
- People not able to pay rent.
- Need rent geared to income I think for the unemployed as I don't receive bill money for being on social assistance because of the high rental.
- Houses are empty and people are homeless or couch surfing. No low income housing.



Do like Co-ops make them help with upkeep to keep rent down

### *Housing Options*

- Needing to build new types of houses for families with some space and privacy to make it feel like they could make a life there. More rent to own options.
- Could possibly benefit from apartments/condos to help add to the number of available housing at an economical cost.
- Single mothers need housing assistance. Need smaller homes for single people. Need single story rancher style homes with no stairs for elders
- Should make a place for the elders to live and have people work with them. That way they are not out on their own.
- Need more small apartment buildings for young single parents so they don't have to live in town so that they can be more independent
- Bigger homes for bigger families and small homes for singles
- New clean houses for elders.
- Needing more single dwellings for single people and need more stand alone housing for young families.
- Elders facility is needed, current homes need to be renovated and repairs are needed to bring them up to standard, build homes for community to either purchase or rent to own and let them choose the layout options, rents need to be paid regularly

### *Housing Conditions*

- Rental houses look horrible.
- Bad construction. Inadequate water. Poor insulation. Cheap Windows. ...
- Band houses are too old and most are rental only because CMHC is unhappy with the amount of arrears
- It seems like contractors don't seem to build houses on reserve accordingly. They seem to think that because it is on reserve, that they don't need to put as much effort into the home then off reserve. The layout of the homes need to be more sufficient for everyone which means open concept, one level homes w/ crawl space for storage and hallways and doors



large enough for wheelchairs

#### *Other Concerns*

- Water / sewer management. Roads in winter Garbage / recycling aide for Elders (turn gardens, split wood, cut grass)
- Land claims within the reserve
- Community infrastructure. Substandard housing conditions. Structural dwelling concerns.
- maintenance, not enough houses, poor management staff with a lack of people skills or problem solving skills, their budget to maintain homes is non-existent and there are never annual inspections with a follow up plan or even conversation on how they can improve your situation. basically take what you can get.
- Nepotism
- On reserve infrastructure for elders especially with limited mobility and need for special care - proper & consistent maintenance whether through BM program, elders maintenance program or band owned home ie. chimney cleaning etc.

### **WHAT SHOULD HOUSING INITIATIVES AND DEVELOPMENT LOOK LIKE FOR THE FOLLOWING YEAR, AND IN LONG TERM?**

In response to the question of what Chief and Council should build first, survey respondents articulated their desires in terms of what physical forms they would like housing initiatives to take, what qualities or features were important to them in housing development, and which groups this housing should be designed for. Respondents considered the community's wants and needs for the short term, or interventions within the next year, and long term, for development over the next 10 years.



### Physical Form (what physical form should housing initiatives/interventions take?)

Elders' housing models, including retirement homes, care facilities, complexes, and accessible single-level units, were all a top priority for both the short and long term. Respondents indicated that multi-unit construction should be a priority in the short term, including apartments, duplexes, and townhomes, whereas in the long-term multi-units were slightly less important than building new housing in general. Single detached houses were equally important to construct in the short and long term. Some respondents also identified that renovating existing housing stock was important in the short and long term.

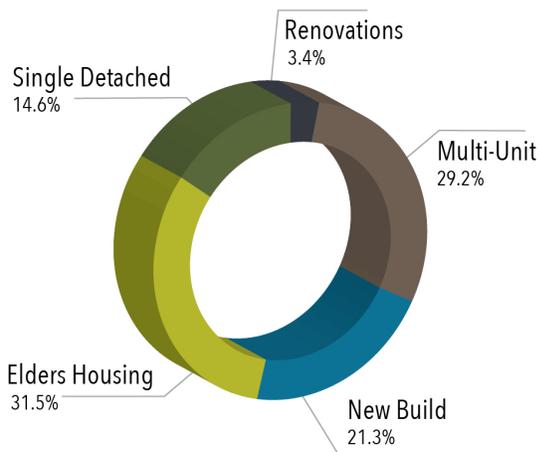
### Qualities (what qualities or features are important in housing development?)

The most repeated theme in the short term was the idea of small houses, including small footprint and tiny homes. Affordability was also a top consideration, followed by the desire for high quality construction (materials, appliances, utilities), low density (physical distance between neighbours, quiet, privacy, space for pets and horses), and shared amenities (walking paths, playgrounds, communal spaces). In the long term, shared amenities was a top concern, followed by affordability, small scale housing, and a mix of uses particularly space for businesses. Sustainability, such as environmentally friendly building materials and solar panels, as well as large scale houses (large rooms, more interior space) were also highlighted. Other qualities that were mentioned as important for the community in the short and long term included rent-to-own and rental models, low-maintenance, accessibility, high density, and efficiency.

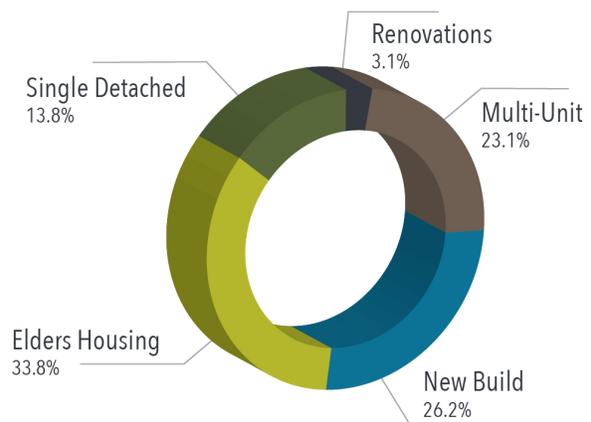
### Target Groups (which groups should housing developments be designed for?)

Elders were again emphasised as the top priority group that needed specific forms of housing

Physical Form: Short-Term



Physical Form: Long-Term



designed for their unique needs, both in the short and long term. This was followed by the desire for housing suited to families of all sizes, large and small, and then by housing types designed specifically for singles and individuals who wanted to live alone. Other groups that were identified as needing specific housing forms included: single parent households; members experiencing addictions and/or homelessness who may need forms such as emergency shelter, transitional supported or assisted living, or other social housing; youth, young adults, and/or students; and visitors who needed temporary lodging while visiting the community.

### **FEELINGS REGARDING VISITOR HOUSING**

When asked directly about an interest in housing models specific for visiting family and friends, that is short-term rental housing, roughly half (46%) would maybe like to see this, a third (34%) would definitely like this as an option, and 20% did not want this form of housing.

### **FEELINGS REGARDING HOME OWNERSHIP**

Rent-to-own was a recurring interest brought forth by survey respondents. Respondents were asked to consider if it was an option, would they or anyone in their household want to own their own home. Opinions were split, with half (49.6%) indicating that they would like to own a house if it were available as an option, and the other half (50.4%) indicating that they would prefer not to be home-owners.

### **FEELINGS REGARDING SHARED AMENITIES**

Shared amenities were brought up by respondents as a key priority to include in future housing development, particularly in the long term. Communal spaces were also mentioned as important in previous community engagement sessions. Respondents were asked to choose



the types of shared amenities/communal areas which they thought were most appropriate for WLFN. Recreation centres, such as swimming pools, gyms, fitness rooms, and courts, as well as spaces tailored for Elders, received the most interest. These were followed by community gardens, open areas between housing, and finally rental space to hold events.

**Other suggestions for shared amenity space by respondents included:**

- New gym or fitness facility
- Trades workshop for youth
- Bike and walking path throughout the community with outdoor exercise equipment spaced along the path
- Outdoor recreation infrastructure
- Ceremonial spaces to hold sweats
- Protection of naturally occurring gardens, such as choke cherry trees
- Community traditional activity space
- Areas throughout community for Elders to sit and enjoy nature
- Spa areas
- Areas for farm animals, including large livestock

**FEELINGS REGARDING SPACE FOR PETS**

*“Pet friendly is important because they are part of the family.”* - survey respondent

Many respondents were concerned that housing development should provide enough space between and around houses to allow for pets, such as dogs, cats, and horses. When asked directly if they would like to see housing development that was appropriate for pets, the overwhelming majority (88%) said yes, with the remaining 12% who did not want housing development to consider pets.

**SELECTED RESPONSES BASED ON THE TOP PRIORITIES FOR BUILDING IN THE SHORT AND LONG TERM (SOME RESPONSES HAVE BEEN EDITED FOR CLARITY):**

**Short term (<1 year)**

- Apartment/condo/4 plex/duplex. More housing at an economical cost. Helping to keep families close together especially to stay close to the elders, to provide them any help they may need, while still having their independence.
- Apartment units for young families. Do not rely on trailers or modular homes that are made of cheap materials as their value depletes very fast.
- Build a plan to help all members on and off reserve for maintenance help and update



- appliance and additional house structural requests
- More single family homes. Provide more housing on reserve to give more options to stay on reserve and pay rent to the band than in the city. Long run generate revenue to the band as well.
- bigger houses that don't all look the same and can accommodate bigger families. an apartment complex for the single people so they stop taking up the bigger houses.
- In my opinion they are doing a poor job maintaining what we have until we can service the people we have, why would we add more to the portfolio? they should build a 5 year plan for their existing structures and get them all up to date before they even attempt to build more. If the plan to build more is definite then folks who have had to live in the broken down houses should be given the option to move/flex into the newer more efficient homes. Due to the unhealthy habits of many of our people I suggest there only be stand alone housing as inflicting drugs alcohol and loud swearing on people who don't participate in that lifestyle is an awful imposition and horrible role modeling.
- Maybe an elders care center to house elders from here and other local reserves so that they won't end up in a non indigenous care home which usually causes other issues for them.
- More 3 or more bedroom homes. Or sobriety homes for our people getting out of treatment
- Houses that can accommodate bigger families. If you have a single person living in a big house, maybe they should move to smaller accommodations so families can rent them.
- 1) elders Facility 2) New Homes for members to purchase / rent to own/ etc but get them to choose their own layout of the home

### **Long term (5-10 years)**

- Homes for large families. Get rid of all DIA homes and build nice homes
- A place where off reserve members can stay during funeral services and where the off reserve member's body can stay during their wake.
- A building to bring young children and elders together. A unit where those people who require a lift to bathe can have that rather than being transported to Williams Lake for their baths
- elders housing units with guest room for grandchildren to visit
- A coffee house for community to visit and associate with each other
- Build relationship with members on and off with any requests needed to make house safe and efficient
- A two storey building with recreation in bottom for youth programs
- Starter homes on foundations to see how well that goes and build bigger homes if the first phase is positive.



- General housing and assistance with down payments for homes first-time homeowners grant from INAC.
- Housing for low income, our street people. Housing for elders if needed or altering their homes so they can stay in them longer.
- Environmentally friendly products for current and new housing. Combine if possible elder and child care facilities in one building. Continued counselling and life skills for drug and alcohol abuse.
- They need to move the garbage cans away from the community houses. This eyesore is embarrassing, very unsanitary, and has unnecessary traffic where children and elders are situated. the C&C would have to ensure the foundational infrastructure is in place prior to building anything, such as water, roads, power systems. as for building a survey of the band members would indicate what our housing needs as and determine what is to be built. again stand alone dwellings are important to overall community health.

### WHICH DEMOGRAPHICS IN THE COMMUNITY DO YOU THINK HAVE THE HIGHEST HOUSING NEED?

RESPONDENTS WERE ASKED TO CONSIDER WHICH AGE AND GENDER DEMOGRAPHIC GROUPS IN THEIR COMMUNITY THEY THOUGHT WERE STRUGGLING TO FIND HOUSING THE MOST. THE GROUPS IDENTIFIED AS HAVING THE HARDEST TIME FINDING HOUSING WERE WOMEN AGED 25-34 (15%), MEN AGED 18-24 (14%), AND MEN AGED 18-24 (13%). THE GROUPS IDENTIFIED AS STRUGGLING THE LEAST TO FIND HOUSING WERE MEN AGED 45-64 (7%), WOMEN AGED 65+ (6%), AND MEN AGED 65+ (5%). OVERALL, IT WAS PERCEIVED THAT YOUNG ADULT MEMBERS STRUGGLED MORE TO FIND HOUSING THAN OLDER MEMBERS.

### HOUSING CHALLENGES (WHAT ARE THE MAJOR CHALLENGES IN TAKING CARE OF HOMES?)

The survey asked about the top challenges WLFN Members experience in taking care of their homes. The following outlines the most commonly indicated challenges divided by maintenance and other related barriers:

#### Identified Maintenance Problems:

- Yard/garden
- heating/cooling systems
- Minor repairs
- Roof repair
- Electrical repairs
- Plumbing
- Appliances



## Related Barriers

- Costs of maintaining a home
- Education (knowing how to maintain a home)
- Physical access/ability to care for a home
- Cleaning
- Band housing

## Selected responses based on the most commonly referenced housing maintenance challenges and related barriers that community members face to housing maintenance:

- “For me trying to keep up with repairs. It’s costly and frustrating.”
- “Most homes are not up to standard - poor renos Most homes don’t look like safe and ready to move in homes. Just plain poor housing inside and outside, some look really bad.”
- “lack of self esteem, believing non Indigenous untruths about being indigenous. No basic training in home maintenance.”
- “Maintaining a clean ,properly taken care of dwelling is important.”
- “for some lack of funds for materials or service people, other priorities, age, illness, entitlement mentality”
- “The cost and knowledge of when and how”
- “Costs and willingness to do work. Elders physically can’t and they don’t have enough help.”
- “first off, if you can not take pride in your dwelling and feel embarrassed by the yard by your neighbors by the garbage blowing around there is no desire to maintain anything. secondly if you are moving into someone else’s mess and problems and are repeatedly told there isn’t a budget to figure things out why bother. there is very little action taken.”
- “Cost of care for such things like cleaning ducts, replacing hot water tanks, replacing outside water, and having the equipment to care for lawns or gardens”
- “Educating members to Keep up with the maintenance rather than falling behind and letting it get worse. Hosting small workshops with in the community or at someone’s house how to fix different things”
- “Enough household income Knowledge of care and maintenance this could be provided through FB page(s) or one-on-one training with knowledgeable trained person(s) - for those that work long hours and can’t attend workshops provided during business hours”

## SUGGESTIONS FOR IMPROVING MAINTENANCE:

Survey participants were asked about their suggestions for improving home maintenance for



WLFN Members. The majority of comments were reflective of improving WLFN employment and internal capacity, providing education to Members about home maintenance, reflecting on the responsibilities of the Band to ensure maintenance is routinely completed and a few comments also highlighted a need for appropriate equipment to complete home maintenance.

### **Employment and capacity:**

The majority of comments surrounding employment and improved capacity for WLFN referred to student jobs and hiring more staff for additional maintenance capacity.

Below are a selection of comments from WLFN Members suggesting improved employment and capacity:

- “Assistance for yard clean-up and disposal for those that have limited mobility. Hire more students or create jobs for those on social assistance.”
- “Teach the young ones, have O&M mentor summer students.”
- “Student workers is a great idea. Also approaching anyone in the band that is currently unemployed.”
- “summer jobs for painting and ground maintenance”
- “Hire students to maintain landscape and help elders. More restrictions on junk collection in yards. Fines if messy. Have more man power in Maintenance department so wait times aren’t as long. Over apprenticeship programs to youth to encourage them while building future employees”
- “Yes, housing maintenance jobs for summer students. Trustworthy construction crews for all repairs (roof repair and replacement, dry basements, drywall repair and painting. Work needs to be “to code”.”
- “Certifications for all O&M workers in all areas of plumbing, electrical, furnaces everything”
- “No summer students. What would they know about housing maintenance? Inexperienced individuals create more work. Saw that happen before. Students taking carpentry may work. I love painting my own home. If walls were prepared maybe other members would offer to do their own painting. What can prevent walls from peeling because of water from shower. Same problem every year. If I knew how I would add tile to the bathroom wall.”
- Education:
- WLFN members also saw education as a key factor to improving home maintenance. The most commonly mentioned suggestions looked at providing educational resources and opportunities for Members surrounding home maintenance, and educating staff to provide high-quality maintenance.
- Below are a selection of comments that suggested education as a method of improving home maintenance:



- “Have courses offered about home maintenance basics.”
- “Offer to teach everyone that they need to be changing their furnace’s air filter every 3 months, screens on all windows, when to have their ducts and gutters, or chimney cleaned. Checking weather stripping on door frames. Better parking by homes and drainage.”
- “Provide booklets for each household targeted to children, men, women, elders on cleaning, hoarding, phycology, etc.”
- could have initiatives of percentage off cost if owner works with construction workers to complete the job therefore also learning to do repairs themselves??? summer student ideas also sound good especially for those interested in careers as builders, plumber, electric, etc.”
- “maintenance awareness, shrub knowledge, gardens yes summer jobs for youth painting fences fixed yearly”
- “Bring in qualified people to teach”
- “Owners should be given information/instructions on what needs to be done seasonally, annually and every few years. Taking care of appliances, furnaces, hot water heater, etc. Also keeping the grounds in good shape.”
- “Encourage members to take trades electrical plumbing carpentry”
- “Housing maintenance positions would be a great start. Education is key. Checking in to make sure members are doing the maintenance, need help with the maintenance would be very beneficial.”

### **Band responsibilities:**

Participants also highlighted the following suggestions for the Band to improve home maintenance:

- Ensuring maintenance checks and needed maintenance is consistent and completed where needed;
- Assisting Members with various maintenance needs indoor and outdoor; and
- Ensuring services are provided.

Below are a selection of comments from Members surround how the Band can improve maintenance for WLFN Members:

- “Have a maintenance person and checks the houses - yearly inspections”
- “Have someone employed by WLFN that is qualified to be the housing maintenance person on the reserve. That person will do yearly inspections on all homes so he/she can see what they would need to fix and prioritise there jobs. This will prevent little problem from becoming big problems. In the long run this would save the band money . Maybe on the little jobs they can involve someone in the house to help somehow and this will help



- teach them how to fix things. Sometimes things aren't as hard as they seem to fix.”
- “If you are going to provide a service for one category of people for example the elderly then do it for everyone.. treat all the same ..”
  - “just plain asking if people need help”
  - “Renovating all homes that have not been renovated yet. Making sure all homes are up to building standards”
  - “to make sure yards are safe to maintain. to provide storage for the maintenance items. to do contests for best yard or christmas light display. as a gesture of good support have maintenance workers show people how to fix their grouting to prevent mold. instead of threatening folks with fines ask them what kind of support they will need.”
  - “I live off of the reserve. I would like to have the band help me with supplies to finish my upstairs”
  - “Have someone employed by WLFN that is qualified to be the housing maintenance person on the reserve. That person will do yearly inspections on all homes so he/she can see what they would need to fix and prioritise their jobs. This will prevent little problems from becoming big problems. In the long run this would save the band money . Maybe on the little jobs they can involve someone in the house to help somehow and this will help teach them how to fix things. Sometimes things aren't as hard as they seem to fix.”
  - “get full time reception”
  - ‘Do housing check up”

### **Equipment:**

Some Members highlighted that they have limited access to equipment required for home maintenance. Below are a selection of these comments:

- “Maintenance programs, regular garbage pick up, recycling and snow removal, lawn maintenance willing to pay for these services. Group discounts on services provided by outside professionals. Workshops to learn DIY. Rental equipment from the band for doing jobs and maintenance around the home.”
- “Yard work; with proper lawn mowers. (the weed whackers destroyed my lawns) They did the best they could. The tools made them look bad.”

### **Other comments:**

“Ensure the employees know what they are doing. The person sent to install a new kitchen faucet put it in backwards; the person sent to install the refrigerator put the door on backwards and was reluctant to change it to the way I wanted it to open. The manager assigned to check out the mould in my kitchen cabinet unit never did make the personal or telephone contact to come and to do the inspection. I understand this person had an online certificate that anyone



could get to be the person to inspect for mould. Response from the administrative assistants could be one of being ready to help as opposed to all the reasons why maintenance could not be available. If you are to provide summer employment for students then provide the professional development training that goes with the position: show up on time, stay off cellphones during work hours, work as opposed to dallying around and making it look like one is working; provide really good supervision for real work as opposed to make work.”

## VISIONS FOR HOME AND COMMUNITY

WLFN members were asked about their long-term visions and goals for housing and their community. They responded with a wide array of values, qualities, themes, and principles that are important to their community housing vision. Below are reviews of the most commonly mentioned visions/ideas as well as a selection of quotes from WLFN Members.

**When asked, “What does a good home look like to you?”, WLFN members indicated the following qualities:**

- Inviting
- Natural materials
- Loving
- Family oriented
- Well kept: Tidy, clean, and good condition
- Safe and secure
- Quality outdoor space
- Bright and warm
- Sense of pride
- Sustainable and green
- Energy efficient
- Place of gathering and sharing
- Private
- Attractive
- Organized and uncluttered
- Spacious
- Quality and reliable utilities and appliances

### **Selected quotes:**

- “Bright interior, good lighting, bright kitchen, good insulation, and energy efficiency.”
- “A well built home, something to be proud of.”



- “A home is what you make it; but with that said there needs to be a sense of pride. There has to be a buy in from all stakeholders”
- “I think better designs (no matchbox houses), good landscaping, and homes that meet the needs of the people living in them. Green energy built homes.”
- “One that makes you feel proud to have guests visit.”
- “The ability to utilize the yard for traditional activities or food processing and growing.”
- “Excellent outside and indoor lighting. Lots of storage. Get rid of clutter. Large entrance into home. Shoes, hats, bags and coats clutter the entrance which can create an unsafe area. Nice walls and ceiling. Fireplace. Nice bathroom. All flooring matches. Professionally hung drapes or curtains.”
- “Knowing it can’t be taken away if you fall behind on rent. Security.”
- “A home feels like home when you are proud of where you live, the condition your home is in as well. Most importantly, pride of owning your own home is key to looking after your home.”

**When asked, “What does a beautiful and vibrant community look like to you?”, WLFN Members indicated the following qualities:**

- Safe
- Ecologically sustainable
- Grounded in culture and tradition
- Collaboration and cooperation
- Clean, tidy, well-maintained
- Uncluttered
- Communal spaces for gathering
- Peaceful
- Gardens and foodscapes
- Landscaping, vegetation, nature, and green spaces
- Recreational areas
- Walkable
- Spacious
- Bright and well-lit

**Selected quotes:**

- “...permaculture community; water systems that sustain an edible forest system, including walking trails.”
- “Gardens, animals, clean, tidy, no garbage, doing projects together, laughter, traditional harvesting and preparing.”



- “Paved roads, sidewalks, heritage street lights, hanging flower baskets, flower beds, tree lined streets.”
- “clean, groomed, nature, kids laughing, dogs barking.”
- “Landscaped yards, no garbage, no old vehicles. Paved roads, a place where kids can ride their bikes safely and a safe playground.”
- “Community focused activity areas. Gardens, parks, Pow Wow facilities, sports, baseball fields.”
- “Clean yards. Drivable roads. Sidewalks or designated walking trails. Updated playground(s). Street lighting. Garbage cans/recycling cans along sidewalks or designated walking areas. Boat rental area (we are beside a lake).”
- “Flowers and trees, and nice banners of our heritage and more cultural things.”
- “Lots of green plants, flowers and trees. Nice walking paths for those with mobility issues. Interactive cultural areas. Maybe we can make an area and build some as examples of traditional house pits and plant traditional plants in a space designed as a gathering spot.”
- “Everyone pitching in to make their community the best as possible.”
- “A community that your kids can ride their bikes in without the risk of dogs chasing them, or being run over by someone speeding or using substances. Everyone’s lawns landscaped (at least the lawn mowed).”

**When Asked, “How can we improve WLFN to make it a more vibrant community?” WLFN Members indicated the following qualities:**

- Increased community involvement
- Improved maintenance and cleaning of green areas, yards, fences, and roads
- Landscaping of green areas, including native plant species and foodscapes
- More recreational opportunities
- Engagement and communication
- More communal gathering events and spaces
- Education on house and yard maintenance and care
- Bylaws on upkeep of yards and landscaping
- Renovate and improve existing housing
- More and better spaces for children and youth
- Focus on spiritual and cultural services, activities, and facilities
- More training and education for community members
- Removal of garbage and junk, including old vehicles
- Improved proximity to amenities, such as a convenience store or restaurant
- Increased housing



## PREFERRED FUTURE DEVELOPMENT HOUSING TYPES

### What types of multi-unit buildings would you prefer?

Respondents indicated that amongst options for multi-unit housing development, detached tiny homes and detached cottages were the preferred options. Duplexes were the following favourite, followed by town houses and apartments or condominiums. The least popular options were attached tiny homes and mixed-use buildings.

### What types of small footprint homes would you prefer?

Respondents were asked to consider options for small-footprint homes. A small footprint home was described as a house designed for singles and Elders: a small one or two bedroom home that is efficient in heat and electricity, and allows occupants to live independently. Five percent of respondents stated that they were not interested in seeing any small-footprint homes built. Of those who did want to see some small-footprint homes built, the majority preferred two-bedroom units over one-bedroom, and slightly more preferred a one level design over two levels. Respondents were also asked to consider what features or amenities should be included as part of new small-footprint homes, and the popular choices were front porches, sustainable water (ex. rainwater collection), sustainable energy (ex. solar panels), and gardens.

### Preferred housing types:

When asked about what they feel are the preferred housing types for WLFN Members, survey participants indicated that a variety of housing types are needed for the WLFN community. However, single detached housing was indicated most commonly as the preferred housing type for WLFN members, followed by multi units. Many respondents also mentioned the size of homes that are preferred. Both 2-3 bedroom homes and 4+ bedroom home were commonly mentioned as the right size for new builds. Also, large-scale housing was mentioned eight times, and small-scale housing was mentioned seven times. This is reflective of the need for a variety of housing sizes to suit the needs of different households. Other commonly mentioned housing qualities included accessible housing for Elders, affordable housing, housing with yards and basements and sustainable housing models.



## FINAL THOUGHTS ON THE FUTURE OF HOUSING IN WLFN (SELECTED RESPONSES):

- Sugarcane lies in the most beautiful valley with exceptional farmland - would be cool if the community's future goals were around self sustainable food, energy, water, housing. Economic crisis is possible and I'm not sure if building mansions for the rich is the solution.
- Bylaws in place so no garbage and old wrecks sitting in yards.
- The original members (without whom there would be no reserve) should be given an opportunity to have homes before add-ons can.
- Safe community, especially weekends and nights. Where us Elders don't have to lock our doors all day. Elders - good lighting and light sensors, surveillance cameras. Got nieces in Vancouver. No housing for them. Just not enough good houses.
- The band has a beautiful location and with community involvement and everyone working together, a beautiful community can evolve.
- Try to have less cookie cutter homes. Need more styles to choose from.
- I would really like to have a greenhouse, a smoke house built, and a storage unit for lawn mower and tools in my backyard.
- How about a program to build storage sheds. I need a replacement shed and would pay to get a new one build.
- try to find way to house our homeless, maybe a hostel type, feed and provide sleeping quarters
- homeless shelter for our people who have no home or can't hold on to a home of their own
- get rid of the rental payments when paying off arrears. Why charging rent and not getting reno's - which is rent for reno's?
- Would be nice if supplies was paid for to finished my upstairs bedroom and bathroom to help accommodate my family of 6
- You need room to have plants
- Make houses thicker and more insulated, Elders get cold. Built properly and not thin boards. Something they will have for a few years and should go to family when they die. It's our people we shouldn't be fighting.
- I love how our community is growing. I do have concerns that we have so many policies now we are becoming a mini town/city with so many bi-laws we are losing our sense of freedom within our own community.
- Personally, I think my applications have been unnoticed or ignored. I submit applications that specifically detail how I am prepared and willing to pay maximum rent and have never once heard an approval or even a denial from the housing department.
- There needs to be equal opportunity for all WLFN members to have suitable housing so that everyone has a chance to have a good home.
- Keep a "spiritual focus" for on-reserve housing.



- off reserve Renos, sure would help, after all we do belong to WLFN.
- Vulnerable people should be given the opportunity to have homes, this may assist with addiction issues. Many of the people struggling with addictions have no homes.
- Being able to sell my home on the open market if I choose. Not to just family or band members.
- Let's get some newer homes or subdivisions up and going! Possibly housing subsidy for new renters 18-25 years old. Split up the maintenance fees to a monthly invoice or quarterly, rather than delivering as one annual bill. I don't believe elder's should be paying a maintenance fee, or reduce it.
- Young adults need to know how to learn to do their own maintenance like fixing small problems at home, i.e. leaks etc.
- It's a multimillion dollar portfolio and the staff who manage it are maybe high school graduates. The program can not run with people running it who have never lived off reserve or experienced other types of housing. Give incentives to families to build their own homes.
- Pet friendly is important because they are part of the family
- Housing contracts should not go to the lowest bidder . Occupant should have some say in design
- Hope there's a By-Law put in place for Alcohol & Drugs; animals such as cows, horses, dogs & cats
- No grass yards unless renter signs an agreement that it will be well maintained by them and they can afford their own lawn mower and/or rake
- Elder homes need to be senior friendly. Begin small as I believe we have more elders coming up. Safety in bathrooms , safety at entrance. More lighting outside so they can see better. Auto lighting if possible. Accessibility to home made easier if needed
- I was born and raised here and my parents always said take pride in your home as that is a reflection of what people see in you! :)
- We would like to see the derelict houses and out-buildings either renovated or taken down. And the many derelict automobiles removed.
- All First Nations should have a home. There are huge cities throughout Canada which people from around the world enjoy all the things which progress has created. No First Nation should be homeless or live in a home with black mold. First Nations deserves more than 0.2% of the land in Canada.
- Be more open to welcoming members back, have more options for housing, like building in community without having to worry about confusing paperwork that no one understands or having to pay a housing fee to help you with paperwork. Training our own community members to be in the positions in our office
- Houses need to be numbered properly for friends, family and business to find them



# CONCLUSION

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This Engagement Summary Report informed the development of the Williams Lake First Nation Housing Strategy. It is acknowledged that housing needs and desires change along with fluctuations in the housing markets and governmental housing investments.

The Williams Lake First Nation Housing Strategy is a “living document”. It will change over time to continue to account for fluctuations in the housing market and to meet the changing needs and desires of the Community. See the WLFN Housing Strategy for a high level analysis, recommendations and plans.

**THANK YOU TO THE COMMUNITY MEMBERS AND STAFF WHO PROVIDED THEIR VALUABLE INPUT! THE WILLIAMS LAKE FIRST NATION HOUSING STRATEGY WOULD NOT HAVE BEEN POSSIBLE WITHOUT INPUT FROM THE COMMUNITY MEMBERS, STAFF AND THE SUPPORT OF CHIEF AND COUNCIL.**

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