



FEBRUARY COUNCIL MEETING 2019

HOUSING REPORT

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ACKNOWLEDGEMENTS

MAIN RESEARCH POINTS

1

Historical retrospective of housing that has been funded and build in Takla Landing and satellite communities.

2

Perception versus reality of the \$40,000 subsidy: comparison to costs of building the housing? What happens to the subsidy if the member it was attached to doesn't live in the house?

3

Short and long term options for Takla housing.

4

Water treatment options in Takla's satellite communities.

5

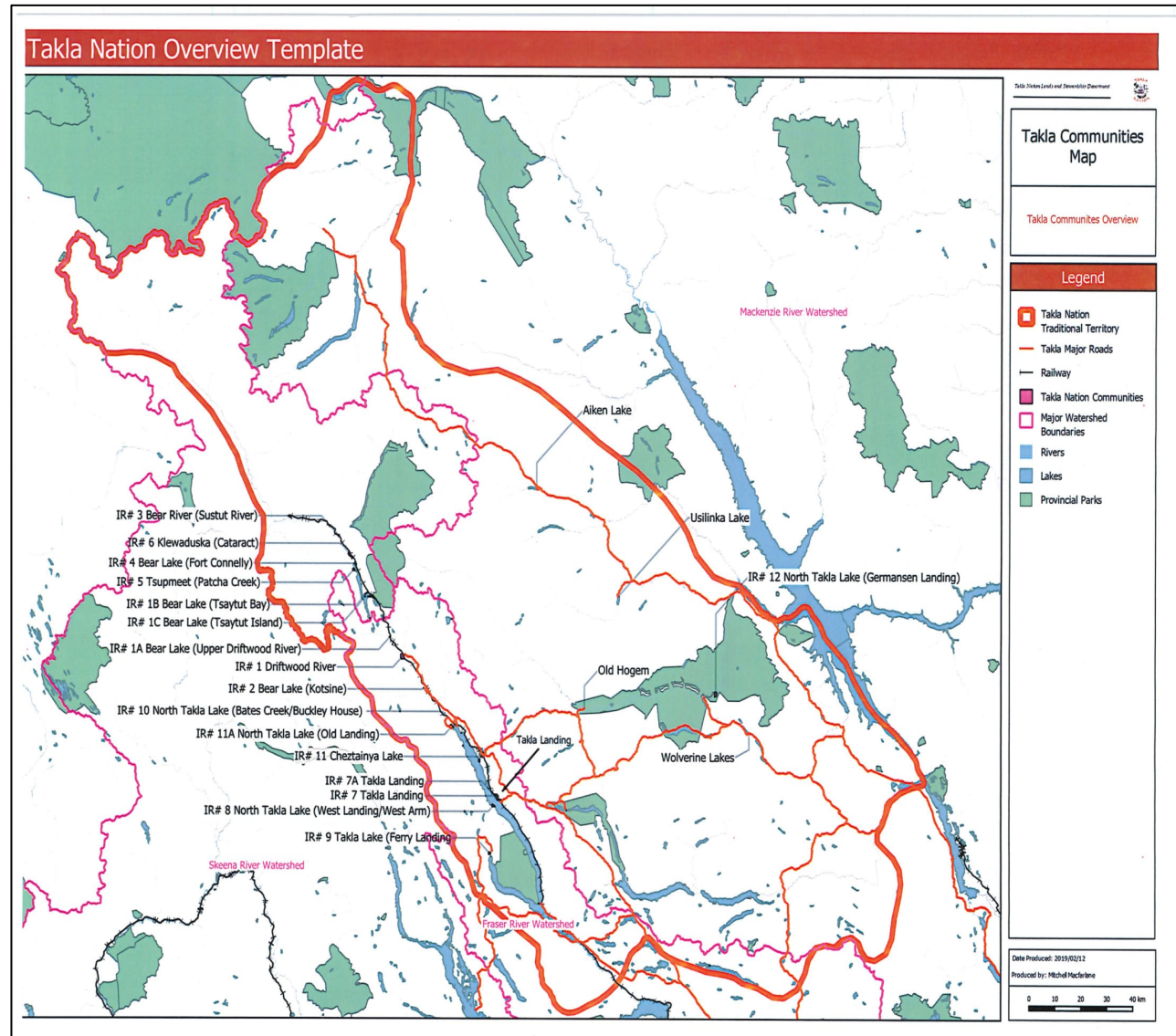
Annual reporting to ISC on housing and planning for housing (including satellite communities).

6

Bill C-31 housing: which houses, what history, what member assumptions about the C-31 housing? Is it all just regular Band housing now?

TAKLA LAKE FIRST NATION: GEOGRAPHIC PROFILE

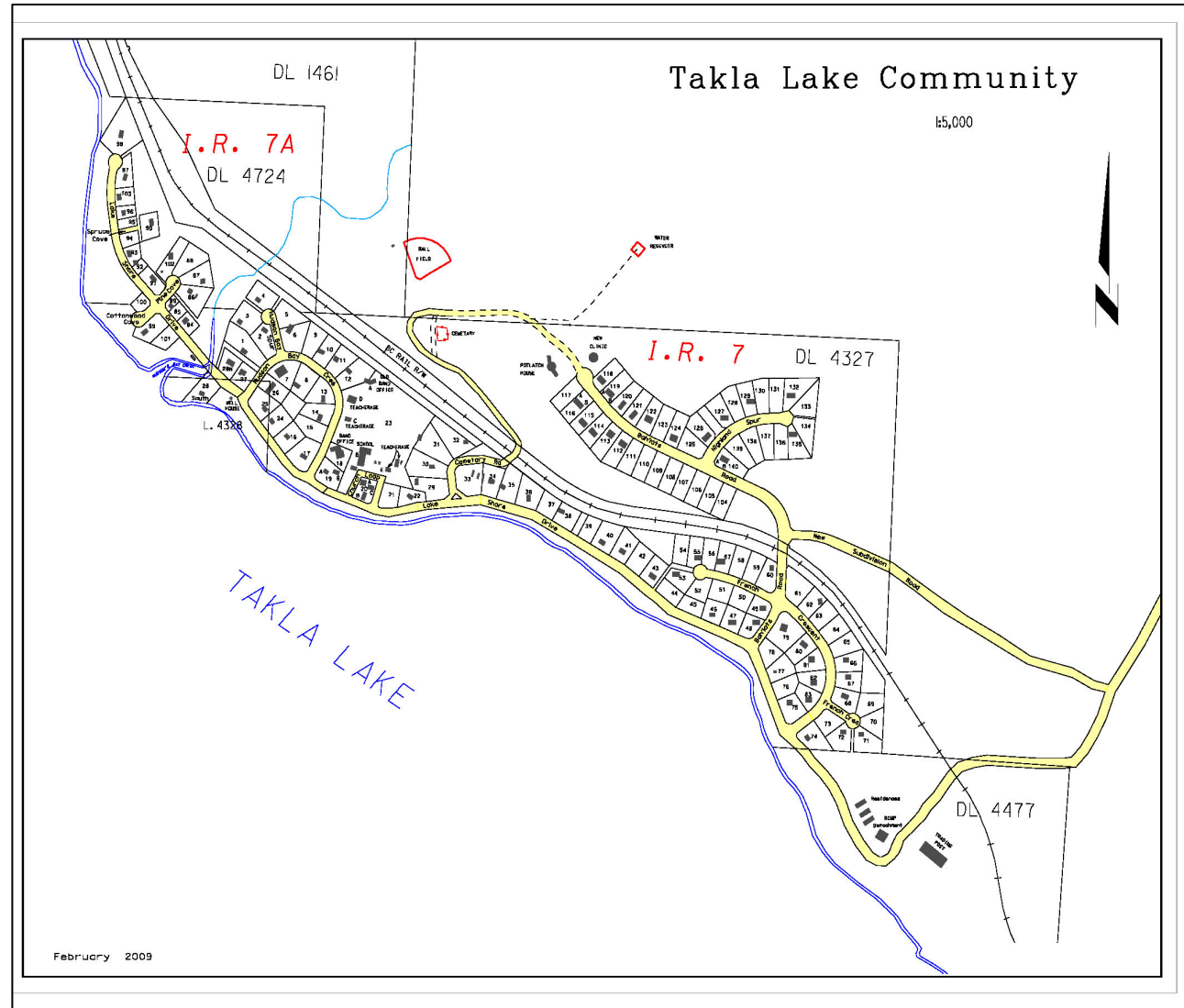
- The traditional territory of Takla Lake First Nation is in North Central British Columbia and totals approximately 27,250 square kilometers.
- Takla Lake First Nation has a total of 17 reserves including IR# 7 and IR# 7A and is about 8.094 square kilometers in area.
- IR# 1, Driftwood River is the biggest reserve areawise, followed by IR# 12 North Takla Lake (Germansen Landing), and IR# 9 (Ferry Landing).



Map of Takla Lake First Nation's traditional territory.

TAKLA LANDING: GEOGRAPHIC PROFILE

The main community of Takla Landing lies within Indian Reserve IR# 7 and IR# 7A and is 0.78 square kilometers in area.



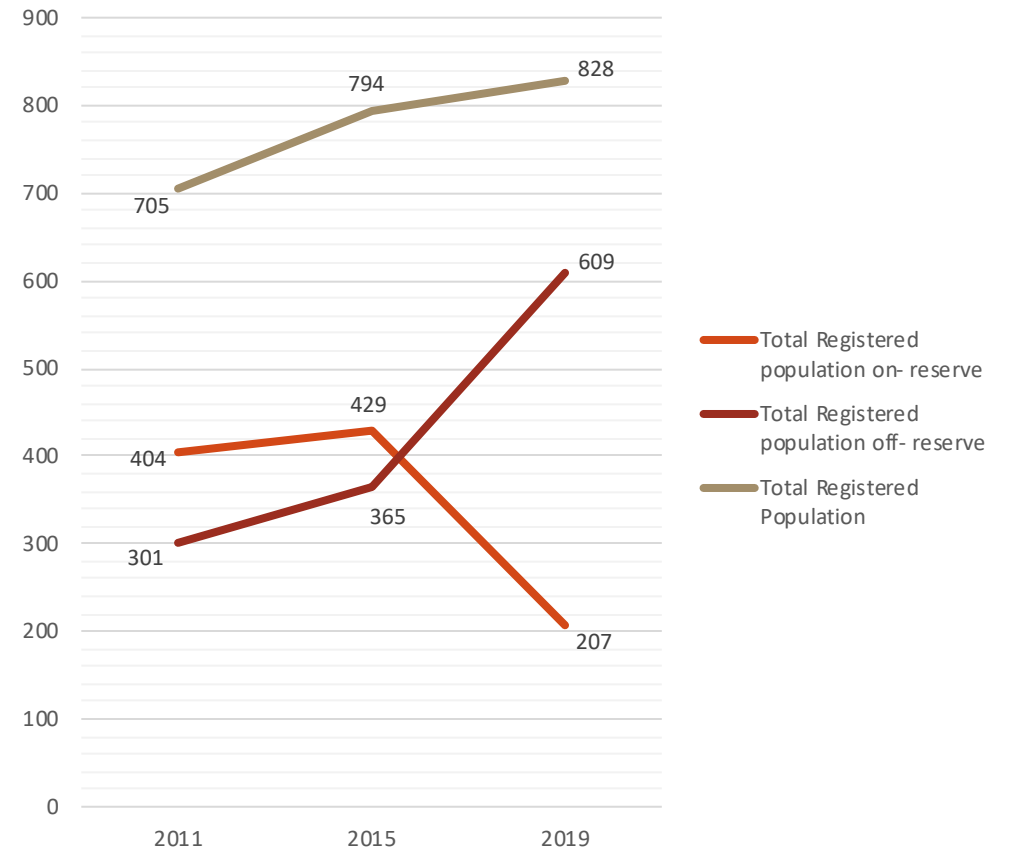
Map of Takla Landing, IR #7 and IR #7A.

TAKLA LAKE FIRST NATION: DEMOGRAPHIC PROFILE

- As per ISC's January 2019 data, the registered population of Takla Lake First Nation is 828 people.
- 207 people live on-reserve (IR #7 and IR #7A), 109 males and 98 females. 12 registered people, 8 males and 4 females live on other First Nations reserves. Rest of the population, 609 people, 268 males and 341 females live off-reserve.
- Between 2011-2019, the registered population of Takla has grown by 17.45% or at a rate of 2.5% annually.
- Population growth is mainly based on birth and death rate but also because of new members transferring in to the band based on their heritage. For instance, 25 members transferred in to the Takla band in 2018 Annual General Assembly.

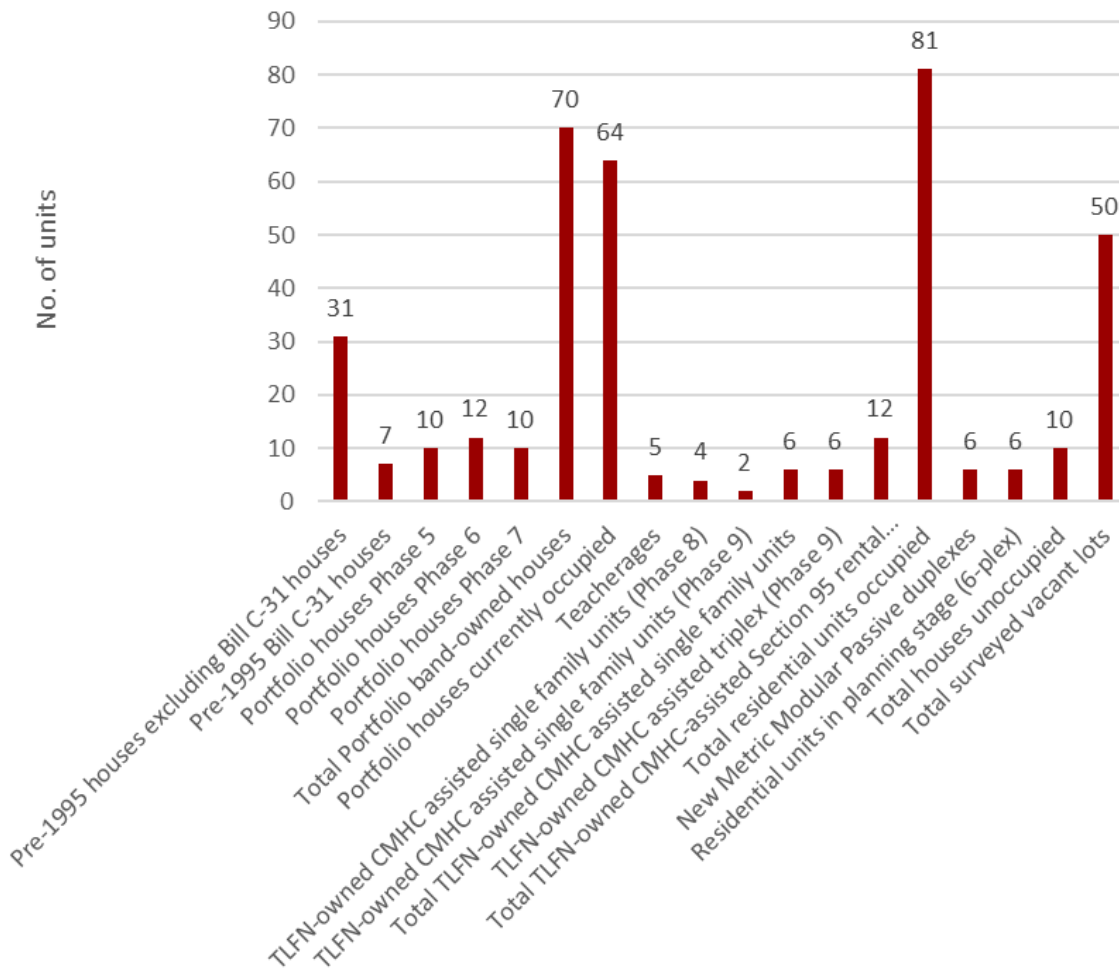


Takla Nation Registered Population, 2011, 2015 and 2019



TAKLA LAKE FIRST NATION: HOUSING PROFILE TAKLA LANDING

Housing units in Takla Landing

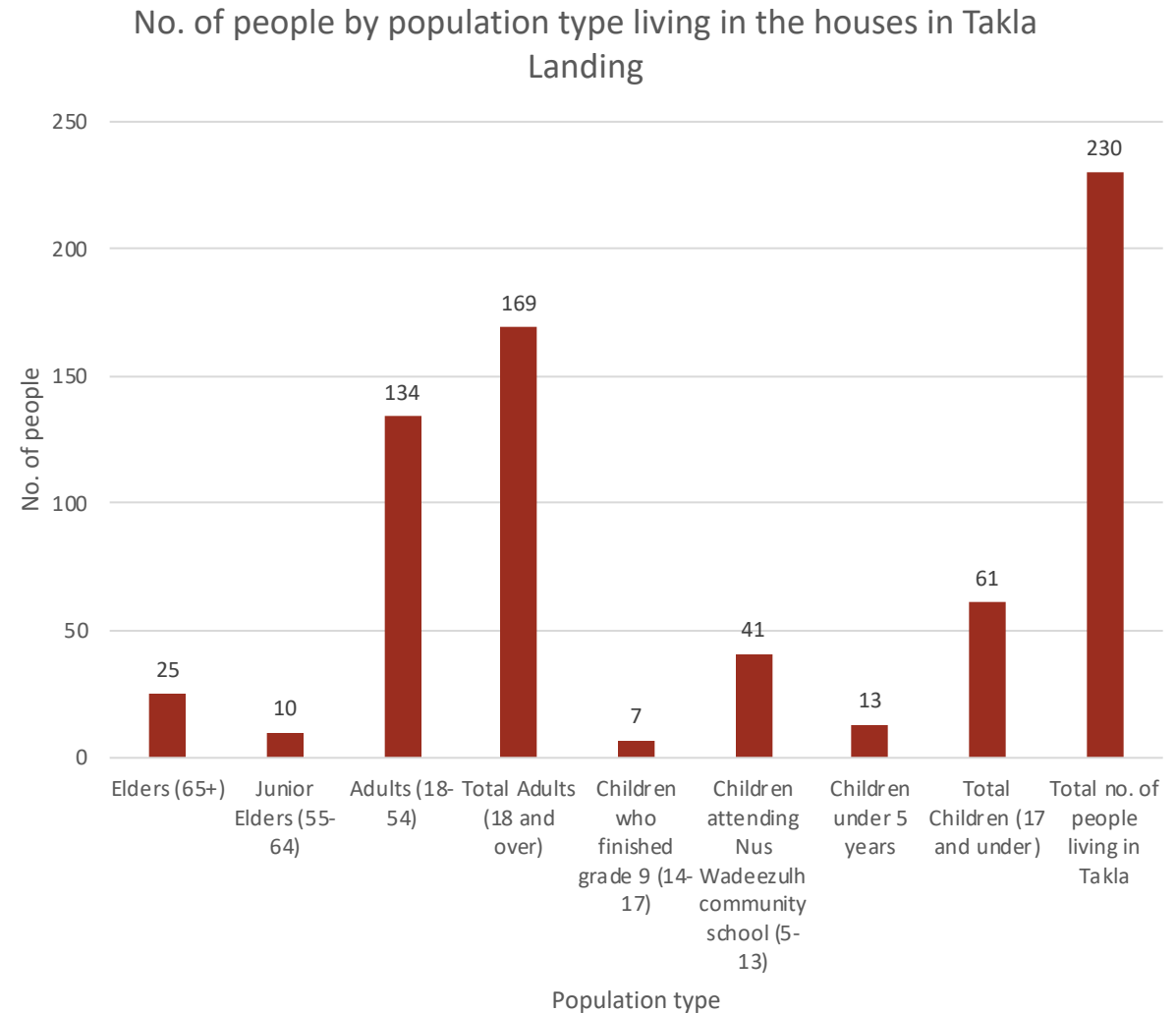


- Takla Landing has about 87 residential units: 70 portfolio houses, 5 teacherages, 12 TLFN-owned CMHC-assisted Section 95 rental houses, 6 New Metric Modular Passive duplexes and a 6-plex in the planning stage.
- Portfolio 70 houses: Pre-1995, 38 units were constructed. 31 are regular band houses and 7 are Bill C-31 houses.
- Phase 5 (1995), Phase 6 (1996), and Phase 7 (1997): 10 units each were built. Total 30 units.
- 5 Teacherages build using funding support from ISC.
- 12 TLFN-owned CMHC-assisted Section 95 houses (6 single-family units, 6 triplex units) build in two phases, Phase 8 (2015) and Phase 9 (2016); the band receives monthly CMHC subsidy for these houses.
- 10 unoccupied houses. 50 vacant surveyed lots.

No. of Housing units in Takla Landing.

HOUSING PROFILE: TAKLA LANDING

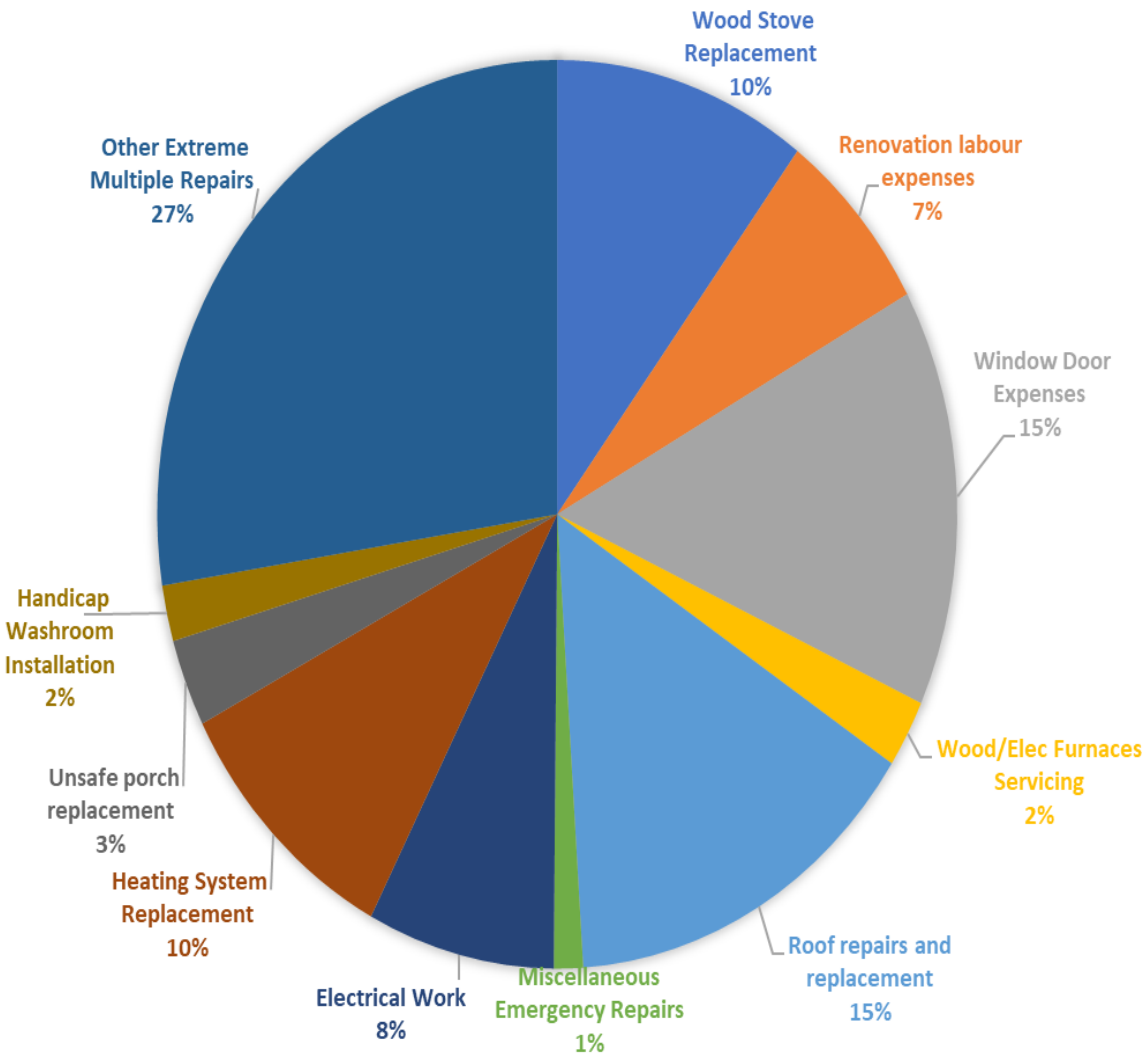
- Housing in Takla Landing is a mix of single-family dwelling units (2, 3, 4, and 5 bedroom), duplexes (2 and 3 bedroom), and triplexes (2 bedroom).
- Majority of the houses are single-family dwellings. Six (2 bedroom) single-family dwellings, forty-six (3 bedroom) single-family dwellings, fourteen (4 bedroom) single-family dwellings, and one (5 bedroom) single-family dwelling.
- Rest are duplexes and triplexes. There are two 3 bedroom duplexes, one 2 bedroom duplex, and two 2 bedroom triplexes.
- 230 people including adults and children, and temporary residents are currently living in the houses in Takla Landing.



No. of people living in the houses in Takla Landing.

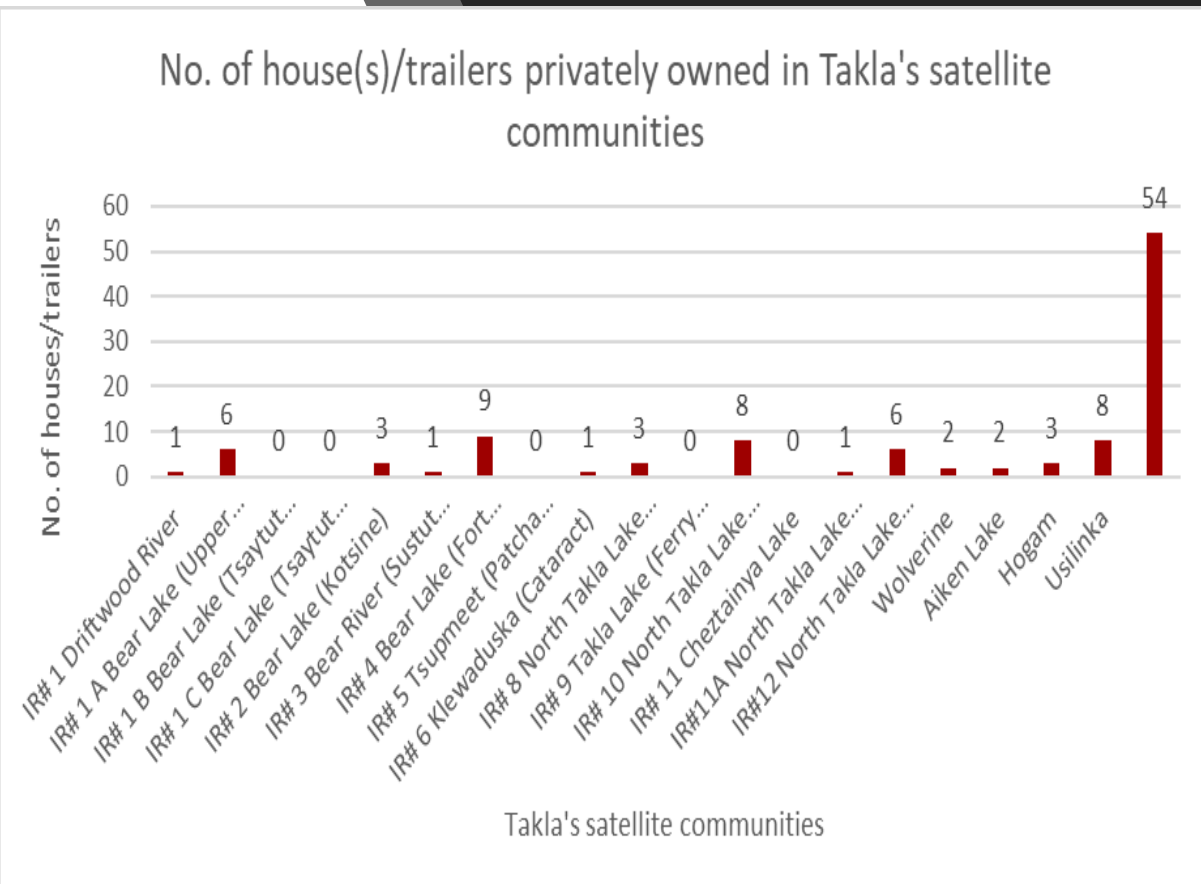
HOUSING PROFILE: TAKLA LANDING

- Most of the Portfolio 70 houses need repairs, particularly, those constructed prior to 1995.
- In the summer of 2017, the Chief and Council committed \$250,000 for housing renovations.
- Between fiscal 2018-2019, and fiscal 2020-2021, the Nation is expected to spend approximately \$3 million to upgrade houses in Takla Landing.
- Currently, the funding for renovations of the existing houses on-reserve comes from ISC, CMHC, and the Nation.
- Federal funding for housing from ISC and CMHC is expected to end after fiscal 2020-2021 assuming major repairs on houses have been completed. From fiscal 2020-2021 onwards, it is anticipated that a combination of own-source revenue combined with maintenance fees paid by the occupants will be the source of operating revenue for Portfolio 70 houses.



Emergency Repairs and Major Housing Renovations 2017-18.

HOUSING PROFILE: SATELLITE COMMUNITIES

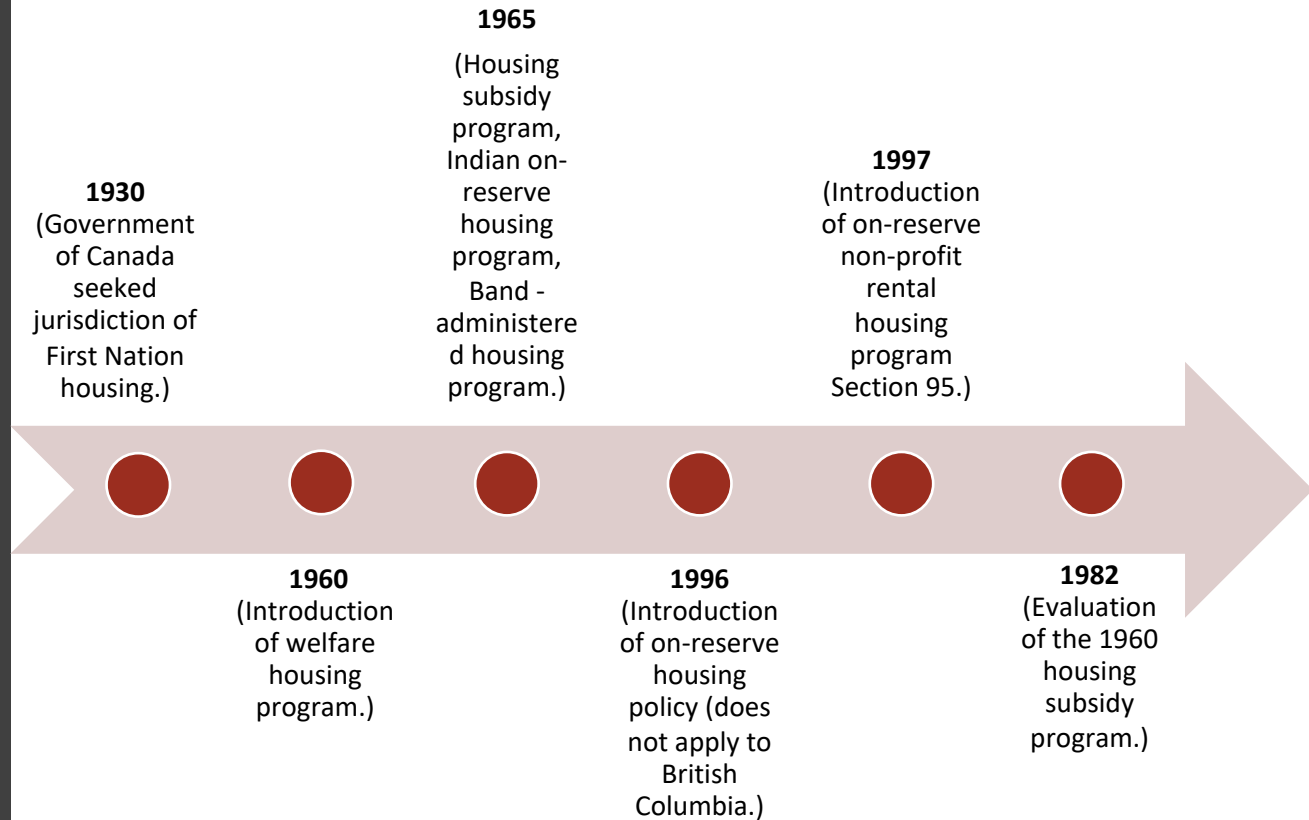


- Apart from the houses in Takla Landing, there are about 50 houses (mostly cabins) and 4 trailers in Takla's satellite communities.
- All the houses are privately-owned and build by families themselves using their own funds or sometimes through partial funding provided by the Nation's own source revenues.
- Houses are mostly used in summer by families for hunting and fishing. However, there are a few houses where families live year-round.
- Houses are stick-built, that is, built on site and have no plumbing or hydro.
- Among the satellite communities, IR #4 Bear Lake (Fort Connelly) has 9 houses, IR #10 North Takla Lake (Bates Creek/Buckley House) has 7 houses and 1 trailer, IR #1A Bear Lake (Upper Driftwood River) has 6 houses and IR #12 North Takla Lake (Germansen Landing) has 6 houses.

No. of house(s)/trailers in Takla's satellite communities.

HOUSING SUPPORT IN TAKLA LANDING: ISC AND CMHC PROGRAMS

- Government of Canada supports First Nations in providing safe and affordable housing on-reserve. ISC and CMHC are two main federal organizations that assist First Nations in meeting their on-reserve housing needs.
- Housing subsidies on reserves in BC are available through ISC's Housing Subsidy Program and through the New Approach for Housing Support program.
- Housing subsidies are also provided through CMHC's on-reserve non-profit rental housing program (Section 95).
- Housing support programs are important to build houses on-reserves, but come with challenges.



Historical timeline of the major steps taken by Government of Canada in First Nations Housing.



HOUSING OPTIONS IN TAKLA LAKE FIRST NATION: SHORT-TERM AND LONG- TERM

Short-term housing options

- Categorizing vacant lots in Takla Landing.
- Small Senior's houses.
- Construction of new subdivision.

Long-term housing options

- Expanding IR# 7 to house more members.
- Extending housing support to members building houses on satellite communities.
- Rent-to-ownership of houses.
- Private ownership of houses by securing loans.
- Tiny houses for singles and couples.



WATER TREATMENT OPTIONS IN TAKLA'S SATELLITE COMMUNITIES

Water treatment facility in the satellite communities where there are a significant number of houses, for instance, IR# 4 (Bear Lake), IR# 10 North Takla Lake (Bates Creek/ Buckley House), IR# 1A Upper Driftwood River, and IR# 12 Germansen Landing.

Takla's Public Works Department has applied to ISC for funding to do a feasibility study for a water treatment system in IR# 10.

However, as all the houses in the satellite communities are privately built and owned, the band would have to look for funding sources other than ISC to actually construct any systems.

As per ISC's, Corporate Manual System, "privately-owned homes are not eligible for support for on-site water and wastewater systems through water and wastewater funding from ISC.

Only new construction of centrally-managed on-site systems serving buildings owned by First Nations are eligible under this policy".

In future, if the band decides to build houses in these communities, it could apply to ISC for water and waste water system funding.

ISC AND CMHC REPORTING ON HOUSING FUNDING

- Community Infrastructure and Housing Asset Report.
- Asset Condition Reporting System (ACRS) Projects Annual Report.
- First Nation Infrastructure Investment Plan (FNIIP) Report.
- Capital Projects Report.
- Progress Report: Provisional Completion Report and Final Completion Report.
- CMHC Report.



BILL C-31: HISTORY AND IMPACTS ON TAKLA NATION

- What is Bill C-31? : A bill to amend the Indian Act, Bill C -31 was passed into law in April 1985 to bring the Indian Act into line with gender equality as per the Canadian Charter of Rights and Freedoms.
- In some ways, Bill C-31 could be viewed as a positive move for First Nations. However, many people argue that Bill C-31 also had a negative impact on First Nations.
- The impacts of Bill C-31 on Takla Lake First Nation and the housing portfolio have been minimal, unlike some other large First Nation communities.
- The band had about 7 Bill C-31 registrants who received Status and membership immediately.

House No.	Bill C-31 Registrants/Occupants
53	*****
57	*****
67	*****
68	*****
83	*****
89	*****
98 (house given to the band)	*****
Living off-reserve	*****

Bill C-31 houses in Takla Landing.

Note: Bill C-31 Registrants/Occupants names undisclosed for privacy reasons



RECOMMENDATIONS

Form

Form the Housing Committee, implement the Community Housing Policy, and engage members to tackle housing management and governance issues on-reserve.

Develop

Develop a comprehensive housing plan for housing on-reserve.

Continue

Continue construction of new energy-efficient houses on-reserve and renovate old houses for energy efficiency.





THANK YOU!

QUESTIONS/COMMENTS?