

Kitsumkalum 2022 AGM

April 22, 23 & 24, 2022

HOUSING & PROPERTY DEVELOPMENT Report

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Housing & Property Development REPORT

To the membership,

Kitsumkalum Housing

The Kitsumkalum Indian Band has over recent years built new residential housing through CMHC's Section 95. housing program. Other housing construction and/or purchases have been accomplished by members through the Indigenous Services Canada - Section 10. program.

This report is intended to bring forward information that by its history reveals the program successes, downfalls and by public input "what can be done to improve the Kitsumkalum housing program for its membership"?

Most Recent Developments

Section 10. Development

In 2019 Matt Bartlett purchased and placed a modular single level home on Lot #142 at Kwinitza Ave.

Phase 006

In July 2020 Phase 006 located on Kwinitza Ave. was fully occupied.

This Section 95. development includes 2 x 3 bedroom single family homes, and a two bedroom duplex.

Rapid Housing Initiative

On October 27, 2020 CMHC announced the new Rapid Housing Initiative (\$500 million) that was available through application to a broad range of recipients including but not limited to indigenous entities.

Kitsumkalum utilized the services of Urban Systems to develop the application as the consulting firm had a proven track record of successful funding applications.

On February 21, 2021 CMHC advised Kitsumkalum through email that they had completed their assessment of applications and Kitsumkalum was approved for funding to construct 8 units. The amount of approved funding was identified at \$3,344,102.78.

This development once completed will accommodate 3 single units, 1 x 1 bedroom side-by-side duplex, and a 2 bedroom tri-plex.

The following identifies the program criteria:

- use of modular structures ONLY
- that the RHI site be fully serviced
- that the development is to be occupied 1 year from approval of the application and/or receipt of funding
- that the program seeks to address the housing needs of elders, homeless and those seeking affordable housing, and
- that all units are deemed rental units and must be managed for a minimum of 30 years

In order for this project to achieve approval and meet the project financial requirements, contribution from the Kitsumkalum Lottery Account and a reduction in value from the Kitsumkalum Quarry was absolutely necessary.

Section 95.

There are currently five (5) active phases, for a total of 35 Kitsumkalum homes that currently fall under the Section 95. program. The following table identifies each phase, location, number of units, loan amortization, and arrears as accumulated.

Note: Arrears totals are as of October 22, 2021.

CMHC Ref. No.	Location	No. of Units	Loan Maturity	Arrears
19 360 445/001	Gyik Rd.	5	February 2021	\$ 90,687.70
19 360 445/002	W. Kalum Rd.	5	December 2032	\$ 13,173.38
19 360 445/003	Ecstall Ave.	16	July 2036	\$ 165,357.06
19 360 445/004	Kwinitsa Ave.	4	October 2038	\$ 11,420.19
19 360 445/005	Kwinitsa Ave.	6	May 2041	\$ 4,348.34
19 360 445/006	Kwinitsa Ave.	4	August 2045	\$ +1,475.00
Grand Total Arrears:				283,511.67

Section 95. Program Successes

Success can be measured in a number of ways. First Nation communities across Canada have struggled to provide ample on-reserve housing for its membership. Kitsumkalum has over its recent history implemented six (6) Section 95. phases, today five (5) remain active, the oldest phase matured February 2021.

Kitsumkalum’s housing success can be measured by the 41 residential units built through the Section 95.

Section 95. Challenges

There continues to be challenges demonstrated by occupants who do not recognize the importance, or are unable to service their monthly rental payment requirement. This has huge impact as rental payments are in place to service monthly mortgage payments. In addition, Kitsumkalum is required to contribute to a replacement reserve for each phase. So what happens when not enough monthly payments are received, the

Kitsumkalum Indian Band is required to step-in and provide for any shortfalls.

The following table identifies required Kitsumkalum monthly contributions to the Section 95. Replacement Reserve, and the monthly loan payment required as per each phase:

Phase	Monthly Replacement Reserve Contribution	Monthly Payment Requirement
Phase 002	\$ 416.67	\$ 1,988.00
Phase 003	\$ 1,890.00	\$ 10,008.00
Phase 004	\$ 420.00	\$ 2,156.00
Phase 005	\$ 6,425.00	\$ 3,412.00
Phase 006	\$ 308.82	\$ 2,468.00
Monthly Totals:	\$ 9,460.49	\$ 20,032.00

Repairs and Maintenance

As noted above Kitsumkalum is required to contribute monthly to a Replacement Reserve. The Replacement Reserve is in place to service the replacement of deficient items such as; stove, refrigerator, washer and dryer, furnace, roof and hot water tank, etc.

What is considered when an occupant is requesting the replacement of a capital item? The age of the item being asked to replace, the value of the item to be replaced and in almost all cases an evaluation of the item by a professional service outlet.

Shared Responsibility

Both Kitsumkalum and the occupant have a shared responsibility:

- Kitsumkalum to ensure that the Replacement Reserve is fully funded and available for use when the replacement of capital items/s are warranted, and
- Occupants of Section 95. housing by servicing monthly rental payments in full and on time are ensuring that Kitsumkalum is able to make monthly mortgage payments, and contribute to the Replacement Reserve without having to use band resources.

Future Kitsumkalum Housing

Following the Rapid Housing Initiative development a total of 5 serviced lots will be available for construction. The property may be used for future Section 95. housing, or may be available for those interested in Section 10. Development.

Section 10.

What is the meaning of Section 10. housing?

Section 10. housing in brief is the opportunity for individual members to secure financing to construct their own residence on reserve lands with the assistance of an applied for housing subsidy.

Kitsumkalum housing subsidies were confirmed by Indigenous Services Canada rep. Eric Adamson in July 2020 and when approved are as follows:

New Construction	\$	44,101.00
Regular renovation	\$	40,000.00
Health and Safety renovation	\$	44,101.00

Public Input

Housing is vitally important to Kitsumkalum. The ability for Kitsumkalum to plan future housing is hinged on success through the Section 95., Section 10. housing and the development of serviced lands for construction.

Input from the general public is important to ensure the community is supportive of local housing projects, and is willing to provide guidance as to how improvements can be made.

Farm Animals on Kitsumkalum Reserve Lands

Concern was brought forward regarding the housing of a horse, chickens and an abundance of dogs.

On August 24th, 2021 a site visit was conducted in the company of Northern Health, and other Kitsumkalum Departments.

During the visit it was determined that a single horse was located at the rear of the property, outside the fenced property boundaries.

A number of concerns have been raised regarding the housing of farm animals and/or fowl within Kitsumkalum residential properties. This includes properties that are too small. In 2019 a report by Horses magazine identified that a single horse requires 1.5 – 2 acres of cleared lands for roaming. One acre of land equates to 210' x 210'. At a minimum 1.5 acres equates to a parcel being 315' x 315' and the property currently housing the horse does not meet the very minimum of cleared land.

Other issues raised include the need to properly dispose of manure, the odor that is created by farm animals and potential disease that can surface in an unclean environment.

As the housing of farm animals on-reserve can have impact on neighbours in the direct vicinity it is important that Kitsumkalum public input be considered so that their voice is heard.

On-Reserve Home Insurance

Over the past two (2) years Kitsumkalum has sustained two (2) total loss fires, only one residence had insurance coverage . This is a tremendous loss for the community and for those members who had lost not only their home, but their memories and all of their prized possessions.

On the highways of British Columbia all vehicles are required to have valid insurance in place in the event that they are in an accident. Residential properties on the other hand are NOT generally mandated to have insurance unless they are required by a mortgage entity due to an active mortgage.

Housing and Property Development have made contact with Wilson M. Beck Insurance Services who advise that they have group insurance policies in place in several reserve communities. Premiums respective of group policies are based on values of individual homes as well as the number of homes within the group.

Wilson M. Beck Insurance Services is able to provide insurance quotes to those individuals who provide information through their Dwelling Underwriters Questionnaire.

For those interested, the Dwelling Underwriters Questionnaire is available.