

REPORT ON THE ABORIGINAL HOUSING SYMPOSIUM HELD ON NOVEMBER 27, 28 AND 29 2007, IN MONTRÉAL

Introduction

The current report relates the highlights of discussions held at the Aboriginal Housing Symposium, held on November 27, 28 and 29, at Hôtel Gouverneur, Place Dupuis, in Montréal. Over 80 persons took part in the event, as representatives of the majority of the member communities of the Assembly of the First Nations of Quebec and Labrador (AFNQL). The participants work primarily in the area of aboriginal housing, either as political representative or as manager.

Meeting Logistics

Tuesday, November 27

Dany Gaspé, a consultant for the AFNQL, acts as animator at the opening of the Symposium. Unfortunately, due to a vocal indisposition, he could not pursue in this capacity. Mathieu Mellon, a policy analyst at DIAND's Regional Office, replaced Mr. Gaspé. Following explanations on the rules of conduct, the participants are informed of the objectives sought at the Symposium:

- To inform the participants on the national housing challenges;
- To create an opportunity of exchange and discussion between the representatives of the different communities;
- To encourage people in taking a stand on the various measures contemplated by the Tripartite Regional Committee on Housing.

An Elder from the Mohawk Nation of Kahnawake, Mr. Fred Deer, performs the opening prayer in his Mohawk language. He then extends his best wishes to the participants for a successful Symposium.

An announcement is made on the passing of the former Chief of the Abenaki Nation of Odanak, Mr. Gilles O'Bomsawin.

Opening Remarks

To begin with, the administrative director of the AFNQL, Claude Picard, asks the participants for a moment of meditation in memory of Chief O'Bomsawin, who has always been a keen defender of the rights and interests of his community and of the AFNQL. At the outset, Mr. Picard expresses the primary interest of the AFNQL to prioritize the housing issue, in an effort to counter the difficulties associated to aboriginal housing at the community level. He brings to mind an element of the AFNQL platform:

« 10 years : 10 000 houses, 10 000 graduates and 10 000 new jobs »

He underlines that inaction remains the major obstacle and that there is a need to take concrete actions to alleviate the impact of housing problems within the First Nation setting. To this effect, he informs the participants that the Regional Chief, Mr. Ghislain Picard, is currently touring the communities. In doing so, he wishes to find out more about the concerns of the communities, especially in the housing area.

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Richard Houde, the Interim Assistant Director General at the Regional Office of the Department of Indian and Northern Affairs Canada (INAC), mentions that the Symposium is an exceptional opportunity to exchange, discuss and become more familiar with the challenges linked to this major problem which housing in First Nations, constitutes. He conveys the interest of INAC to work in collaboration with the First Nations, within the scope of the Tripartite Committee (AFNQL-CMHC-DIAND). At the Socioeconomic Forum of 2006 in Mashteuiatsh, DIAND took the commitment to fund certain initiatives, such as technical and financial support of the proceedings of the Tripartite Committee and the development of innovative projects which could be promising for the future, in order to lessen the impacts of the housing problem in First Nation communities. The creation of a Market Housing Fund at the scale of the country is in itself, a measure which could alleviate the problems, but, according to DIAND's Regional Office, it is not the only solution. Mr. Houde expresses an opening of mind on examining the flexibility of investment within the regional immobilization budget.

Michel Décar, the Interim Director of CMHC's Aboriginal Housing Center of Quebec, informs the participants of the departure of Sylvain Lanier, who has been assigned to CMHC's head office in Ottawa. He underlines that CMHC participates in the activities of the Tripartite Committee and that his organization will be a partner in the development of solutions. Briefly, he relates that, in 2005, a budget of 295 M\$ had been allocated to First Nation housing for the construction of 6 400 housing units across the country. He sees the Symposium as an opportunity to share various managerial housing practices within First Nations.

Housing Challenges

Lance Haymond, Chief of the Algonquin community of Eagle Village and political official responsible for the housing portfolio at the AFNQL since 1999, brings to mind the relations with the government of Canada in the area of housing. To the AFNQL, the aboriginal governance issue remains an important challenge within the context of the inherent right to self-governance. The promulgation of statutes and regulations by the First Nation governments constitute a fundamental base in the perspective of an appropriate utilization of lands at the level of First Nations sovereignty. The devolution or delegation of authority does not constitute an acceptable model in itself. Chief Haymond addresses the context and the national challenges, particularly in the area of First Nations housing funding. He mentions that the role of banking institutions will be enhanced in order to substitute partly for the roles of DIAND and CMHC. Thus, they will be expected to provide banking products and services which are adapted to aboriginal realities.

Funding is at the heart of the questions and comments. Chief Haymond underlines that this aspect constantly appears at the top of concerns which are raised at the Tripartite Committee table. The lack of funding for housing maintenance under the social housing program is another problem faced by First Nation housing management.

Developments and National Housing Challenges

The round table on national challenges regroups Ms Deborah Taylor (CMHC) and Ausra Burns (DIAND), as well as MM. David Burns (also from DIAND), Earl Commanda (AFN) and Lance Haymond (AFNQL). The objective is to provide the audience with an overview of the situation.

The exchanges allow the participants to find out more about the action plan of the Assembly of the First Nations (AFN), about the new 300 M\$ fund to help develop the market housing, the renewal of DIAND's housing policy and the new First Nation Infrastructure Fund, which is

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matched to a national budget of 131 M\$. Chief Haymond takes this opportunity to explain the broad outlines of the two (2) components of the AFNQL Housing Strategy: 1- a massive investment from the federal government to eliminate the accumulated backlog; 2- the negotiation of a new approach based on the full exercise of jurisdiction of the First Nations in the area of housing.

The comments are well summarized in the presentations found on the CD which was transmitted to all the participants after the Symposium.

The questions addressed to the members of the panel focus mainly on the new 300 M\$ Market Housing Fund. In fact, a major preoccupation was raised, to the effect that this approach might constitute a retreat, in the sense that, it foresees that the Council exercises a certain caution. Some people are of the opinion that this constitutes a setback in the perspective where many First Nations are trying to give their people a sense of responsibility.

Challenges Addressed by the Tripartite Regional Committee on Housing: Large-scale Equalization Project

As an introduction to his presentation, Guy Latouche, a consultant for the AFNQL in the housing portfolio, introduces the members of the Tripartite Regional Committee on Housing. Created in 2005, the Committee is formed of representatives of the AFNQL, DIAND and CMHC. The Committee meets on a regular basis to discuss housing issues of regional interest. Its mission consists in making recommendations to the respective authorities on this matter. The challenges which appear in the Committee's triennial action plan are the following:

- 1- Health and security;
- 2- The management of the housing portfolio;
- 3- The housing needs;
- 4- The 2005 Housing Initiative;
- 5- The allocation of housing budgets;
- 6- The commitments announced at the Socioeconomic Forum of Mashteuiatsh (2006).

Mr. Latouche explains the context of the AFNQL's participation in this Committee. Housing is in a crisis situation. The Chiefs maintain their political strategy, as stated by Chief Haymond. The Committee is not a substitute for the negotiations expected by the AFNQL.

The animator draws the attention on challenge # 3 « Understanding and emphasizing the housing needs of Quebec's First Nations ». The large-scale equalization project is an initiative being developed by a working group associated to the Tripartite Committee. It bases itself on data which pertains to AFNQL's housing needs. It consists in a five-year investment plan aimed at putting an end to the accumulated backlog in housing. The project prioritizes a dominating place to affordable individual housing, without neglecting social housing. Various factors are taken into consideration to ensure the success of this plan: concerted actions, investment, innovation, skill development, recognition of respective roles, accountability and social role. A detailed presentation is found on the CD which was transmitted to all the participants after the Symposium.

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The presentation brings the participants to raise concerns particularly about the construction costs, the problems ensuing from a policy of intensification, the lack of accountability on the part of tenants and the needs for repairs which keep increasing with the overpopulation of the communities' real estate inventory.

Challenges Addressed by the Tripartite Regional Committee on Housing: Health and Security

André Dansereau, a housing and special projects analyst at DIAND's Regional Office, is also a member of the Health and Security Working Group which is associated to the Tripartite Regional Committee on Housing. He presents the orientations retained so far. Priority is given to the identification and the follow up of high-risk houses, as in cases of mold, considering that the health and safety of individuals are at stake. The Group works also on the definition of a framework and on criteria to determine the priorities. A joint action plan will then be developed and implemented. Refer to the presentation which is found on the CD and which was transmitted to all the participants after the Symposium.

Challenge Addressed by the Tripartite Regional Committee on Housing: Allocation of Funding

Francine Charbonneau, Senior Advisor at CMHC's Aboriginal Housing Center of Quebec, and Guy Latouche, address the issue of allocation of funding in housing. The Working Group on the allocation, associated to the Tripartite Regional Committee on Housing, examined the issue of allocation of funding to the social housing program (article 95). Its report recommends a new approach of allocation, based on four (4) components:

- 1- Continuation of the current method based on needs;
- 2- Acknowledgement of the social dimension of article 95 program;
- 3- Determination of conditions for delivery of new housing units (risk management);
- 4- Consideration of First Nations which are currently excluded from the allocation model.

Their presentation is found on the CD which was transmitted to all the participants after the Symposium.

Challenge Addressed by the Tripartite Regional Committee on Housing: Budget Management

Francine Charbonneau and Mathieu Mellon are the representatives of the Working Group on management. This Group, put in place by the Tripartite Regional Committee on Housing, plans among other things, to draw a picture of the regional situation on housing management. From there will emerge a series of actions which will prioritize concerted efforts with First Nations that are confronted with difficulties. The Working Group identified the pertinent challenges and certain avenues of reflection. Refer to the presentation found on the CD which was transmitted to all the participants after the Symposium.

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Challenge addressed by the Tripartite Regional Committee on Housing: Commitments Announced at the Socioeconomic Forum of Mashteuiatsh (2006)

The Government of Canada took a commitment at the Socioeconomic Forum held in Mashteuiatsh, in October 2006, to support financially and technically, the establishment of experimental projects allowing the exploration of innovative approaches in First Nation housing. The DIAND has put at the disposal of Quebec's First Nations, a budget of 300 000 \$ to this end.

AFNQL has proposed to use the budget for the development of innovative projects susceptible to have an impact at the regional level. This proposal was endorsed by the Tripartite Committee and was accepted by DIAND. Ricky Fontaine and Guy Latouche, consultants for the AFNQL, introduce the five (5) projects which will be developed over the next few months:

- 1- Development of options for a First Nation-controlled housing program;
- 2- Production of a reference book on good practices in housing;
- 3- Designing of tools and software for a sound management of home construction projects;
- 4- Feasibility study of a regrouping of First Nations for procurement purposes, within the scope of home construction activities;
- 5- A "costs-profits" study of the residential intensification in First Nation communities.

These projects are largely defined in the presentations found on the CD which was transmitted to all the participants after the Symposium.

Wednesday, November 28

The animator reviews the highlights of the first session. He goes back to a statement of Chief Haymond, on the importance of endowing the First Nations with a recognized jurisdiction in housing. It remains a challenge that needs to be addressed by the Tripartite Committee before carrying on with the presentations scheduled for day 2.

Challenge Addressed by the Tripartite Regional Committee on Housing: 2005 Housing Initiative

Jean Ratelle, Senior Advisor at CMHC's Aboriginal Capacity Development (Quebec) and André Dansereau, present an assessment of the Initiative launched in 2005 with a budget of 295 M\$, including 24 M\$ granted to Quebec. Charts indicate that the initial targets were reached and even exceeded. It is a fact that Quebec is being given priority in the redistribution of budgets that are not committed by the other regions. The presenters insist on the importance to commit and deliver the units from DIAND, prior to March 31 2008. Refer to the presentation on the CD which was transmitted to all the participants after the Symposium.

Many people have concerns about the deadline for commitment and delivery. The deadline of March 31 2008 is imperative, but there seems to be an opening to consider the date of June 30th, as deadline for delivery, in as much as the commitment of costs is well documented.

The rest of the day is dedicated essentially at informing the participants on the potential avenues to be explored, in relation to the establishment of new measures or internal practices susceptible to improve the administration of aboriginal housing.

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The following presentations are on the CD which was transmitted to all the participants after the Symposium:

- First Nations National Housing Managers Association, Dale Booth, Project Director
- Agence d'efficacité énergétique, Novoclimat, (Energy Efficiency Agency), Hélène Ricard, Project Manager;
- Hydro-Québec, Suzanne Bourdon and Nancy Guénette, Product Marketing Manager;
- Maison abordable, durable et "écoénergétique" (Affordable, durable and "energy-efficient" housing from Lennox Island, Gary Sapier, Construction Manager;
- Pratique exemplaire, programme incitatif (Incentive Program best practices), Marcel Brascoupe, Assistant Director, Community Services, Kitigan Zibi;
- Initiative de formation de la main d'œuvre, (Manpower Training Initiative), Mario Duchesne, technician, Conseil de la nation Atikamekw;
- Gestion et maintenance des dossiers d'habitation, (Management and maintenance of housing files), Sylvie Vollant, Director of public works, Pessamit;
- Politique de logement, (Housing Policy), Rémy Bastien, Director of Immobilizations, housing and infrastructures, Uashat mak Mani-Utenam.

Thursday, November 29

This session is dedicated essentially to the dissemination of new construction techniques and new or innovative approaches which affect various aspects of housing. The following presentations are on the CD which has been transmitted to all the participants after the Symposium:

- Nouvelles techniques de construction (New construction techniques), André Bourassa, architect;
- Utilisation de l'aluminium dans le bâtiment (Utilization of aluminum in the building industry), Claude Côté, entrepreneur;
- Logement coopératif (Co-operative housing), Danielle Larose, Legal advisor for le Chantier économie sociale and Josée Goulet, Director of the Regroupement des Centres d'amitié autochtones;
- Logement intergénérationnel et appartements (Intergenerational housing and apartments), Sarah Dandenault, Senior advisor, research and dissemination of data, CMHC;
- *Vers une architecture autochtone*, Geneviève Vachon, Director of Master of Architecture Program, Université Laval.

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First Nations' Participation in the Housing Portfolio

Claude Picard insists on the fact that housing is a complex issue and that several challenges are associated to it. Lobbying efforts must continue so that the AFN and other levels of government hear the message coming from the region. The dissemination of housing-related data is a major concern for the AFNQL. The information must reach the First Nation communities, be shared with the right persons, and ideally, we should get some feedback. The goal is to create a network. A proposal will be submitted to the Chiefs to this effect.

He takes the opportunity to announce the activation of the AFNQL's Website. All the pertinent information related to housing and going through the Secretariat of the AFNQL, is accessible. He further indicates that the idea of holding two (2) meetings per year, when justified, is an agreed upon principle.

Closing Remarks

Mathieu Mellon concludes the event, by conveying his gratitude to all the participants, the members of the organizing Committee, as well as the sponsors who accepted to support the organization of the Symposium. The participants will be receiving a CD containing the whole of the presentations.

Reference Book on the Workshop

Part of the Symposium was dedicated to a workshop on regional issues. The goal was to bring the participants to express their opinion and their concerns on certain issues which appear in the Action Plan of the Tripartite Regional Committee on Housing. The comments collected through this exercise (refer to appendix) will be taken into consideration by the Committee.

Appendix

COLLECTIVE REPORT
Including the complete version of all flip charts from the
workshop on the four issues of the Tripartite Housing
Committee 2006-2009 Action Plan

English version

Montréal
29 november 2007



ISSUE

Understand and gain recognition for the housing needs of Quebec First Nations.

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NEEDS

Question 1.

- a) For the present issue have we identified the most important challenges which First Nation face?
- b) If not can you identify them?
- Need for transition units (between social/affordable housing)
Ex.: Apartments; duplex to fill a need / void for 5-8 years.
 - Need for transition units for the people wanting to come back into the community and awaiting a few years for a house.
 - Not enough land to meet the long term needs – 20 years +.
 - Units for seniors (independency).
 - Infrastructure development (+\$) to go hand in hand with # of units.
 - Build bigger units for bigger families.
 - Home ownership programs (individually owned).
 - Socio-economic factors/economic levers.
 - Accountability/construction individuals.
 - Apartment buildings are not unanimous in terms of cultural values.

Question 2.

For the present issue what are the possible solutions?

- Apartments.
- Administration workers should be able to work independently from the politics or housing authority.
- **No political interference (First solution).**
- Insurance of certificate of possession for ownership of land.
- Relocation of housing based on family situation (move smaller families into 1-2 bedroom homes and bigger families into 3-4-5 bedroom homes).
- Housing authority with decision making independent of Band Council.
- Training construction workers in different trades to create more jobs opportunities.
- Lobbying for funding from other sources (provincial, federal, financial institutions, etc.).
- Family planning and budgeting courses for community members.
- Purchase group/products and services.

NEEDS

- \$300M fund, create a Trust in Québec
e.g. \$30M, federal
\$30M, financial institution
\$8M, RBA
\$X, CDEM
\$Y, others
- Create an organization that could assume responsibility for the fund, could issue loans to individuals and would have the authority to execute evictions and sales (if possible).

Question 3.

a) For the present issue which tools are available?

- Access to natural resources/compensation.
- Housing duty/family.
- Access to apartment dwellings creates a phenomenon of active management.
- Land title/Housing/Communities (examine the Mashteuiatch case).

b) What tools should be developed to help First Nations implement the proposed solutions?

- By-laws and Housing policy.
- Housing list (running).
- External evaluation for mortgage (credit ratings).
- Urban Plan, Land used plan, land allotment plan.
- Having a control mechanism for increased loan/rent collection.
- Develop the capacities of individuals and achieve autonomy (to be valued).
- Solution: environmentally-designed house.
- Condominium.
- Private investment – real estate group(s).
- Intrust account/housing/depoliticise .

ISSUE

**Take concerted
action to improve
health and safety in
First Nations
housing.**

Question 1.**a) For the present issue have we identified the most important challenges which First Nation face?**

- Mold still identified as main health and safety concern.

b) If not can you identify them?

- Issues:
 - Overcrowding.
 - General home maintenance.
 - Vandalism.
 - Construction deficiencies (contractors).
 - Fire Safety (alarms, leaving things on baseboards).
- Vermiculite.
- Water damage.
- Drinking water.
- Priority on mould, but also on insalubrity.
- Lack of heating (e.g. electricity cut off by HQ over long periods of time due to payment default or at the request of the owner or tenant) and consequences.
- Expand to all buildings in the community (individual, social, community).
- Create awareness among the occupants.
- Identify the causes of the problems during the inspections.
- Necessary training (lack of qualified personnel, e.g. licensed plumber, avoiding temporary repairs or non-compliant repairs).
- Response in line with the ways of thinking, the ways of living and the history of the community (evolution in housing, e.g. from the tent to the house). "Why were the tents clean in the past and why are the houses today not?"

Question 2.**For the present issue what are the possible solutions?**

- Educate home owners on general maintenance and use of technology (HRV).
- Use better building techniques.
- Language barrier to training need = more first nations trainers.
- Local housing conferences.
- Vermiculite training for affected communities – purchase of remedial equipment.
- Proper drainage system & landscaping around houses to prevent water sewage.
- Build more houses to avoid overcrowding.
- Sewage system instead of individual septic systems.
- Communal water system instead of individual wells.
- Make connections (diagnostics) during our interventions (communities, Health Canada, CMHC, DIAND and others).
- Make projections regarding the situations (housing inventory or individually) to find out and demonstrate the impacts if no action is taken and the gains if there is an intervention (e.g. in the case of preventive interventions).
- Conduct a precise inventory of the problems and monitor them over time.
- Maintenance plan (have one and respect it).

Question 3.**a) For the present issue which tools are available?**

- Training sessions available : CMHC sessions on mold & basic home maintenance.
- Cree Regional Authority heat Recovery ventilating unit (HRV)/workshop.
- Cree Health Board awareness sessions on mold and mildew removal.
- Public health dept. provides information on basic housekeeping.
- Newsletter.
- Private firms for investigation and decontamination.
- Local workshops on prevention aimed at tenants, subsidized by CMHC.
- An inventory system for the housing inventory.

b) What tools should be developed to help First Nations implement the proposed solutions?

- Follow-up of houses identified as contaminated with mold.
- Cyclical mold investigations.
- Special funding to address mold prevention, awareness, remediation.
- Soil testing for level of water.
- Testing foundations for quality of concrete.
- Provide occupants with documentation.
- More:
 - Financial resources \$\$
 - Human resources
- Have the option of using the resources of other sectors (within the band council) to help us in certain files.

- Establish the roles and responsibilities of the occupant and the housing sector.
- Use radio (and other means of communication) to educate people (e.g. annual reminders).
- Conduct "creative" housing management (e.g. materials, lifestyle, etc.).
- Adapt housing to lifestyle.
- Make the connection between maintenance versus health (emphasis is more often placed between maintenance and the cost and deterioration of the asset).
- Educate the children so they can bring back the information and best practices to the other members of the family.
- Individual construction (ensure follow-up on the health aspect during construction).

ISSUE

National and Regional First Nations Housing Allocation Processes.

Question 1.

a) For the present issue have we identified the most important challenges which First Nation face?

Yes.

b) If not can you identify them?

- Confirmation delays (winter costs).
- Ministerial Guarantees (administration level).
- Allocation process for the Cree Communities.
- Why are there 2 federal partners on reserve housing?
- Off-reserve housing program.
- Maximum unit price –M.U.P. (Northern communities).
- L.E.M. – lower end market.
- Overcrowding, household income = rent.
- Special Initiatives = realistic funding.

ALLOCATION

Question 2.

For the present issue what are the possible solutions?

- Cree Allocation process « Administrative » transportation.
 - Reference Manual.
 - Red Circle regional CMHC Allocations.
 - Climate considerations.
 - Revisit the Lower End Market (L.E.M.).
 - Use local data.
 - Cost analysis /remoteness.
 - Website for housing.
- a) Regional allocation formula for CMHC programs
- Allocation of funds based on housing needs, including a socio-economic variable.
 - Take into account particular cases (e.g. FN forced to demolish several dwellings).
- b) Communication of national and regional processes for the allocation of housing funds for DIAND and CMHC programs
- Communicate information to employees of the housing services and the population.
 - Create a history of the INAC/CMHC agreements and program.

ALLOCATION

c) Recent cutback in Québec's contribution in the allocation of CMHC programs

- Develop more access to ownership
- Diversity the housing programs
- Target households in need
- Find a means to eliminate dependence on governments

Question 3.

a) For the present issue which tools are available?

- Financial Statements.
- Compliance Visits.
- Canada Census.
- Local data/historical Data.
- Best practices

b) What tools should be developed to help First Nations implement the proposed solutions?

- Establish a general housing policy and implement it.
- Create a ceiling for loan amounts.
- Agreement (Council-Client) protecting access to ownership.

MANAGEMENT

Question 1.

a) For the present issue have we identified the most important challenges which First Nation face?

- Maintenance by tenant
- Rent collection
- Jurisdiction (recognition of the housing officer's role)

b) If not can you identify them?

- Contracts sometimes lead to high cost projects.
- Whole housing process is politically driven (all decisions by councils), this leads to:
 - a) Lack of procedures.
 - b) Contracts (Re : new constructions) that lead to high cost projects.
- Rent Collection (Influenced by to Politics sometimes).
- Mold.
- Construction : Build before getting funds.

ISSUE

Improve management of the First Nations housing portfolio.

MANAGEMENT

Question 2.

For the present issue what are the possible solutions?

- 1)
 - Set up a local housing authority (separate from council) empowered to carry out its mandate.
 - Implement policies made by council.
 - Also a solution to rent collection.
 - More funds (mold) are needed to address mold.
 - Trained workers only to be hired for construction: education program is needed INAC.
 - Better Planning (CMHC/INAC) more longer term with greater certainty on level of allocation. Earlier allocation.
 - Consider allowing the deferral of INAC and CMHC for 1 year.
 - Establish community court.
 - Organization of maintenance via the functions of the council and the tenant.
 - Make the responsibilities clear for everyone.
 - Preventive maintenance program.
 - Use radio program to provide information.
 - Involve all members of the community and conduct maintenance activities on set dates (e.g. filters for stove hoods, air exchange filters, etc.).
 - Conduct a housing ACRS.
 - Maintenance = people take if for granted that everything is owed to them.

2) Perception:

- Implementation of the housing policy.
- Support from the Council.
- Updating of the rent scale.
- Exchange of good practices between the communities.
- Publishing the names of the good payers.
- Incentives: price in \$.
- Collection by the bank (authorized payment = if not respected; = no credit).
- Letter of congratulations.
- Involvement of law enforcement and expulsion of the individual.

3) Training and Recognition of the Housing Officer:

- Financial management
- Planning
- Mediator
- Active housing committee

QUESTION 4

Question 3.

a) For the present issue which tools are available?

- Politically driven – not much.
- Rent collection – draft a policy.
- Databases and updating of data on paper and using computers.

b) What tools should be developed to help First Nations implement the proposed solutions?

- Politically driven
 - Local authority (independent).
 - Example of what's being done – best practices.
 - Research on different options.
 - Define the scope of authority of authority, roles and responsibilities for Band Council, and housing authority.
- Rent collection
 - Links to local authority (empower local authority).
 - Access to credit bureau (send names).
 - Community court in general assembly and elders.
- Mold
 - Prevention: program, book, guide (occupants).
 - Resources to address issues.
 - Education.
 - Proper construction (ventilation).

Question 4.

After reviewing the 4 issues, place each of them in order of importance (starting with the most important, 1 being the highest priority).

ISSUES' PRIORITY RANK	1	2	3	4
Understand and gain recognition for the housing <u>needs</u> of Quebec First Nations.	13	10	3	4
Take concerted action to improve <u>health and safety</u> in First Nations housing.	19	5	3	3
Review National and Regional FN Housing <u>Allocation</u> Processes.	8	3	13	6
Improve <u>management</u> of the First Nations housing portfolio.	8	6	5	11

Note: Only 30 participants have fill out the form.

QUESTION 5

Question 5.

Are there other issues on which housing partners should work on?

- Better building techniques/methods and materials.
- Building maintenance.
- Training in maintenance.
- Information sessions for community members (in general).
- Public information deployment (communication plan).
- Lack of proper land to build (type of land, swamp, wetlands, high ground water table, etc.).
- Air quality tests annually (CMHC-INAC-Health Canada).
- Tap into AFNQL money to ensure health & safety of our homes.
- Work on northern climate impact on housing.
- Elders home.
- Handicap.
- Purchase units (section 95) /buyouts.
- Increased RRAP/#of units/funding.
- Renovations.
- Capacity building/qualified manpower.
- Maintenance courses (tenants).
- Personal finance courses (CMHC).
- Land situation to be addressed as soon as possible.

-
- The entity responsible for managing the housing programs while maintaining the authority to evict tenants in default with a financing structure that encompasses the important regional and national Aboriginal organizations.

Solutions:

Train floating teams for catch-up projects and manage projects.
Maximization of the economic benefits.

- Environment – sustainable development.
- Training and housing follow-up. Development of competencies such as management training (administration, personnel, projects, construction follow-up, etc.).
- Maintaining human resources (succession).
- Develop, educate and generate interest in young people for the various jobs-trades in the community.
- Explore the various knowledge transfer methods (succession).
- Sharing of expertise and good practices (e.g. web site).
- Limitations of the *Indian Act*.
- Administrative red tape (tax claims, organizational management, etc.).
- Increase the budgets \$\$.
- Auto insurance (create a fund).