
**LIL'WAT NATION
COMMUNITY HOUSING PLAN
ONLINE SURVEY SUMMARY**

DRAFT

January 25, 2019

1.1 OVERVIEW

Lil'wat Nation invited all members living on and off reserve, as well as non-members living on reserve, to complete a community survey as part of the Community Housing Plan. This document is the summary of the survey results and one of the steps to understanding housing needs in Lil'wat. In the next stage of the Community Housing Plan, we are going to be doing a deeper analysis of housing needs, looking at housing age and condition, survey results, population statistics, and interviews with community leaders.

Surveys were collected from November 5 to November 29, 2018. A total of 222 surveys were received. The survey was advertised on the Nation's website and Facebook page, as well as in key locations in Lil'wat.

This survey was voluntary and open to all Lil'wat members and non-members living on reserve. Because of the voluntary nature of this survey, the results are not statistically significant.

Respondents were not required to answer every question in the survey and percentages are calculated based on the total number of respondents of each question.

Where relevant, survey results are compared to Census data. We recognize that Census data is not perfect and that the results are not always accurate. However, we used this data at a high level to make sure that the survey was representative of the different ages and neighbourhoods in Lil'wat.

1.2 KEY FINDINGS

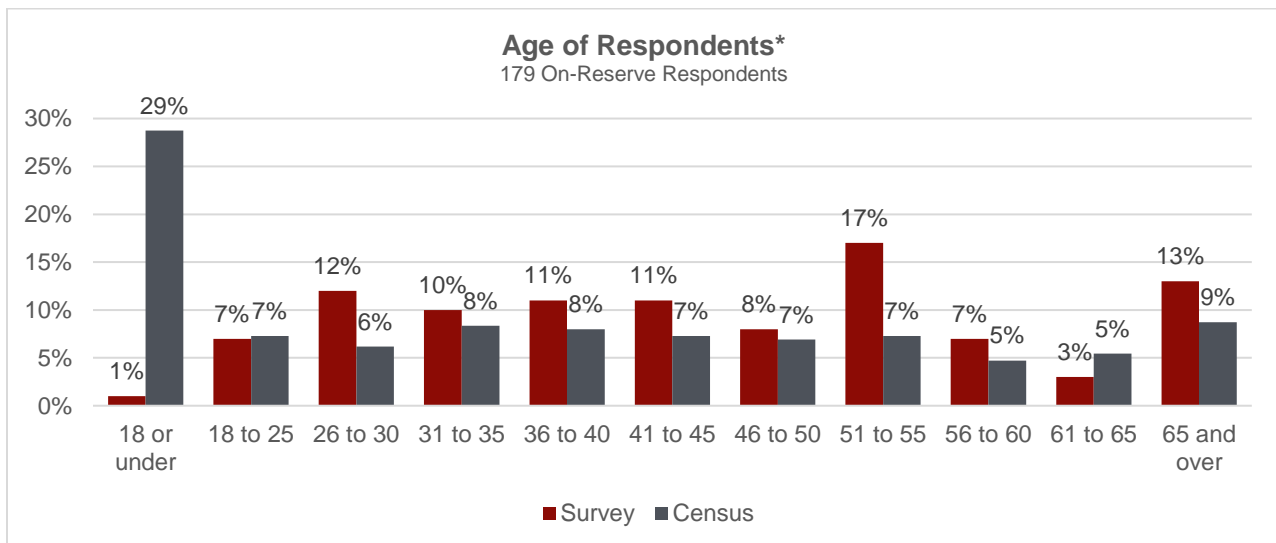
- Members said that housing for families with young children is the top priority, followed by multi-generational families, Elders, and singles and couples.
- Xit'olacw (IR #6) and Mt. Currie (IR #10) are priority areas for new housing development.
- The priority housing tenure types are rent-to-own housing and helping members build their own housing.
- There is very strong support for building off-reserve housing for Lil'wat members.
- Almost two-thirds of respondents support the Commercial Core Project. One-third of respondents need more information to decide how they feel about the project.
- Most respondents reported that they need home repairs and that they would benefit from grants for housing repairs and skills training on home maintenance.
- Off-reserve members reported that a lack of housing availability and job opportunities prevented them moving to Lil'wat.
- Almost half of respondents reported that their home was too small or over-crowded.

1.3 SURVEY DEMOGRAPHICS

- 222 completed surveys in total
 - 200 Lil'wat members
 - 89.5% live in Lil'wat
 - 10.5% live elsewhere
 - 22 non-members living in Lil'wat
- Gender
 - 73% women
 - 26% men
 - 1% do not conform to the gender binary / other

It is common for more women than men to complete surveys and women often lead household in Lil'wat and other communities.

The survey had excellent representation from all adult age groups. Very few responses were received from youth, which is typical for community surveys.

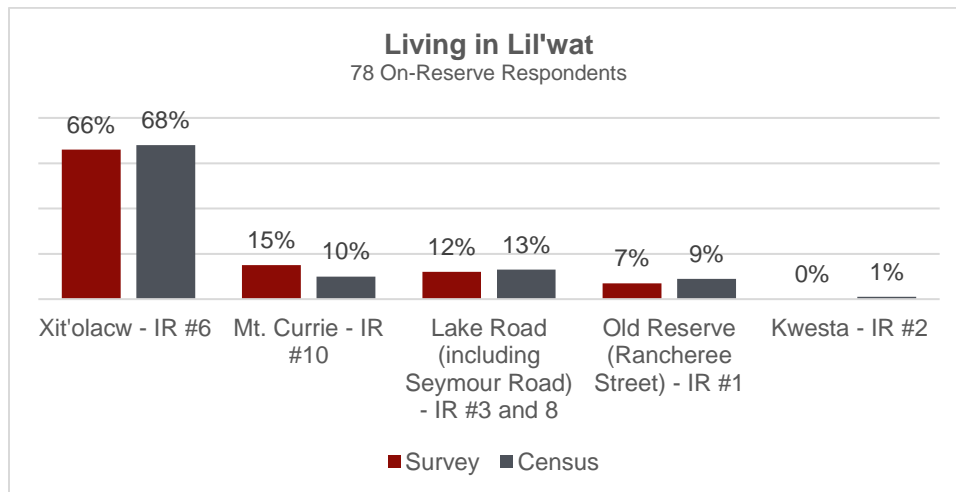


Source: Statistics Canada, 2016.

*Note: The Census collects age information in slightly different increments than the survey. The Census uses the following age brackets: 0 to 19, 20 to 24, 25 to 29, etc. The survey used the followed age brackets: 0 to 18, 19 to 25, 26 to 30. This means that the data is not directly comparable. However, it is shown here to demonstrate that the survey received a good response from all adult age groups.

1.3.1 LIVING IN LIL'WAT

Most member respondents who live in Lil'wat live in Xit'olacw (IR #6). The survey had good representation from each of the areas of Lil'wat.

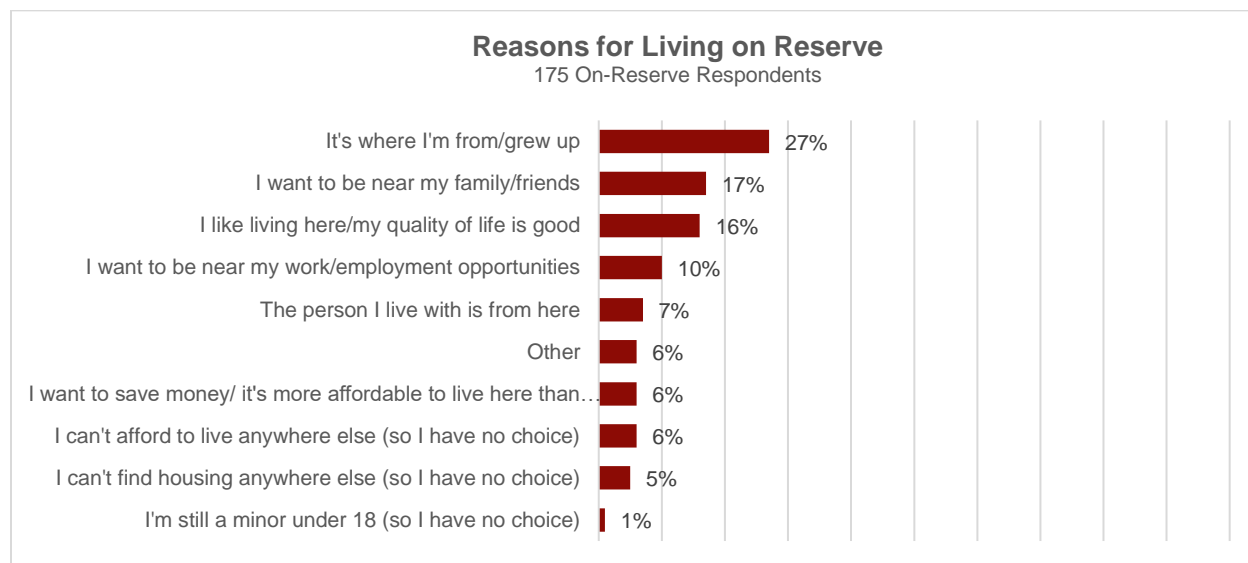


Source: Statistics Canada, 2016.

Non-Members

Twelve of 17 non-member respondents live in Xit'olacw (IR #6) while the rest of non-members (5) live in Mt Currie (IR #10). Non-member respondents have lived in Lil'wat for varying time periods—some have lived here for many years, while some recently moved to Lil'wat.

Respondents were asked why they live in Lil'wat and their responses are shown in the graph below. Respondents were able to select more than one option.



Members said they live on reserve because it is where they're from or where they grew up. They also want to be near friends and family and enjoy the quality of life in Lil'wat. Those who selected 'other' mentioned other reasons such as purchasing land or houses and family commitments.

Non-Members

Of the 17 non-member respondents, the most common reasons for living in Lil'wat were because the person they live with is from here (13), their quality of life is good (7), they want to be near work and employment opportunities (7), or they want to be close to family and friends (6).

1.3.2 LIVING OFF RESERVE

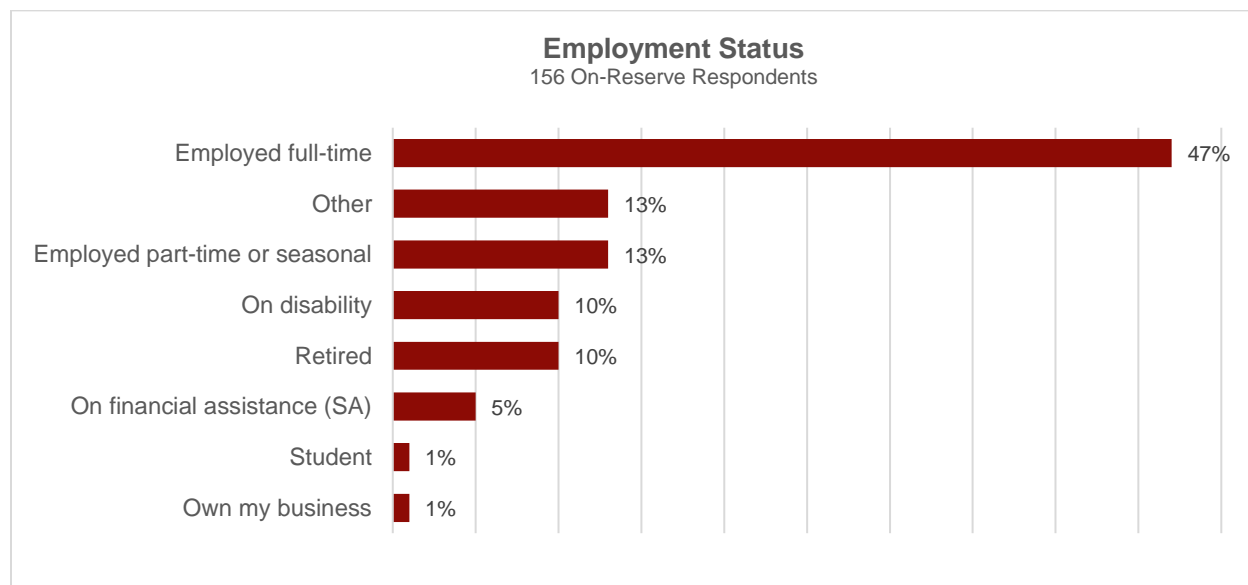
Most member respondents who live off reserve would like to move to Lil'wat. Members who want to move to Lil'wat but cannot said it is hard to find housing and that there is a lack of employment opportunities. Several also selected "other" and mentioned barriers related to family or relationship issues and uncertainties of how to build a house on reserve.

1.4 INCOME AND AFFORDABILITY

1.4.1 EMPLOYMENT

Respondents were asked to report on their employment status and household income per year, including paid employment, financial assistance, investments and other government programs.

The graph below shows the employment status of member respondents, most of who are employed.

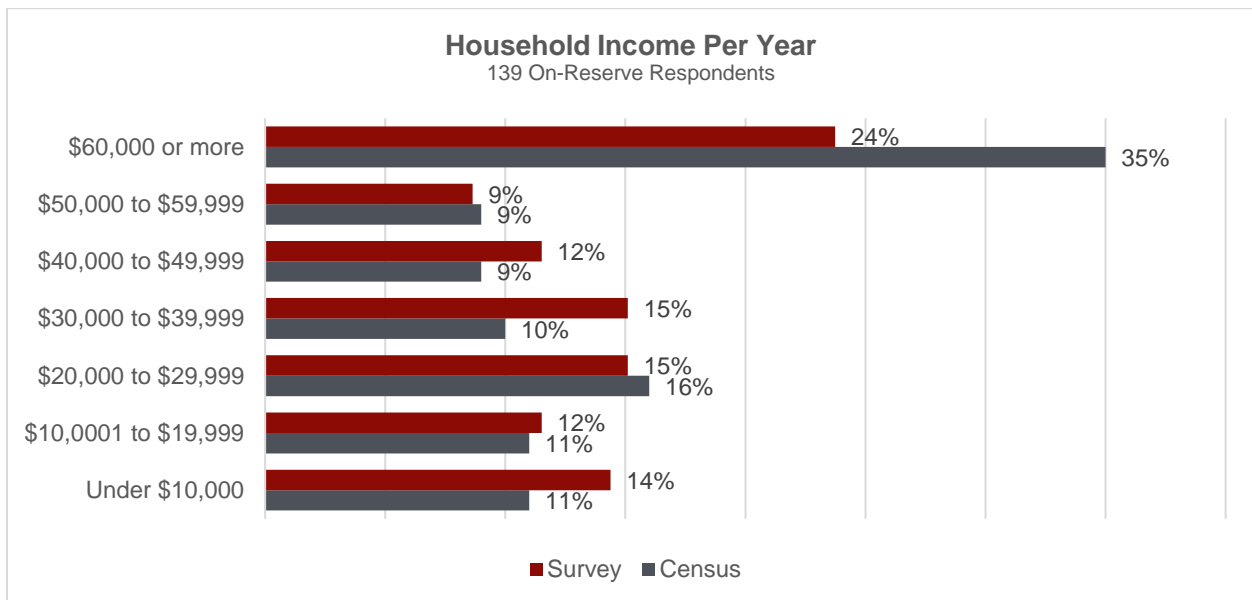


In the 2016 Census:

- 35% of Lil'wat residents worked full-time
- 8% worked part-time
- 58% were retired, on disability, or on financial assistance (Statistics Canada, 2016)

The survey has a higher proportion of employed residents than the general community. Because the survey had different options than the Census, the results are not compared directly.

Respondents were also asked to report their household income to help us better understand what is affordable for members.



Source: Statistics Canada, 2016.

Generally, the survey had good representation across income levels, with slightly lower representation from higher income households.

The income distribution for off-reserve members is not reported due to the small number of responses though a range of incomes were reported.

1.4.2 HOUSEHOLD COSTS

Respondents were asked to report on how much their household pays in costs per month for rent or mortgage, home insurance, hydro, firewood, natural gas, and utility rates (e.g. water, sewer). The averages for different costs are summarized in the table below. Respondents noted that some costs (e.g. hydro, firewood) vary seasonally.

The costs of renting or owning off reserve appears to be significantly higher for members living off reserve than on reserve. However, the sample size for off-reserve members was much smaller than on-reserve so direct comparisons are difficult to make.

Other household costs, such as for heating and electricity appear to be much higher for on-reserve members. These types of costs are high in many First Nations communities for a variety of reasons. Many homes were poorly constructed or not built to an energy efficient standard so they may be expensive to heat and maintain than newer homes. In some cases, this may be due to damage to the building envelope (holes in walls and missing windows) and indicates that significant repairs are needed.

Table 1 Average Household Costs Per Month*

Type of Cost	Lil'wat Members		Non-Members Living on Reserve	All Respondents
	Off Reserve	On Reserve		Range of Costs Reported
Fire wood	\$213	\$286	\$175	\$50 to \$1500
Home insurance	\$503	\$424	\$125	\$50 to \$1700
Hydro	\$134	\$247	\$228	\$44 to \$600
Natural gas	\$138	\$271	\$100	\$50 to \$800
Rent / mortgage	\$1,887	\$546	\$507	\$200 to \$15,000
Utility (water, sewer)	\$350	\$87	\$63	\$30 to \$600

*Extreme outliers have been removed from the averages shown as they skewed the results. Outliers are shown in the range of costs. In some cases, respondents may have provided their annual costs instead of their monthly costs which may explain the extreme outliers.

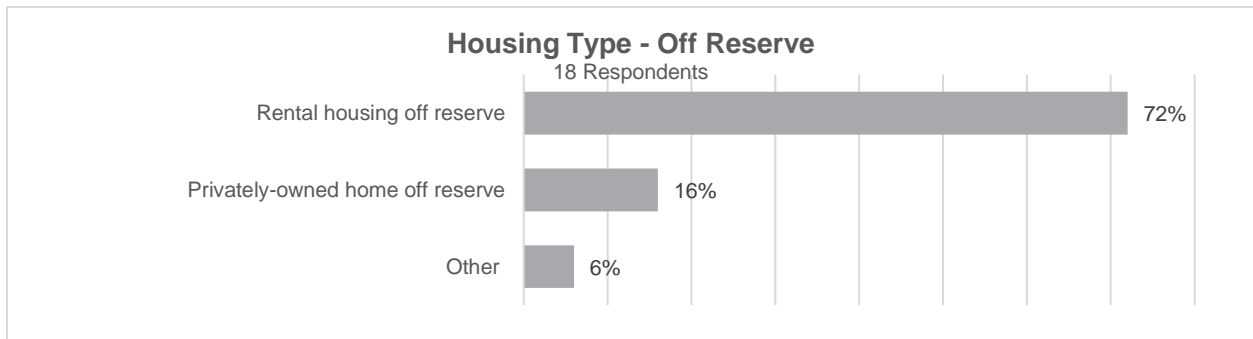
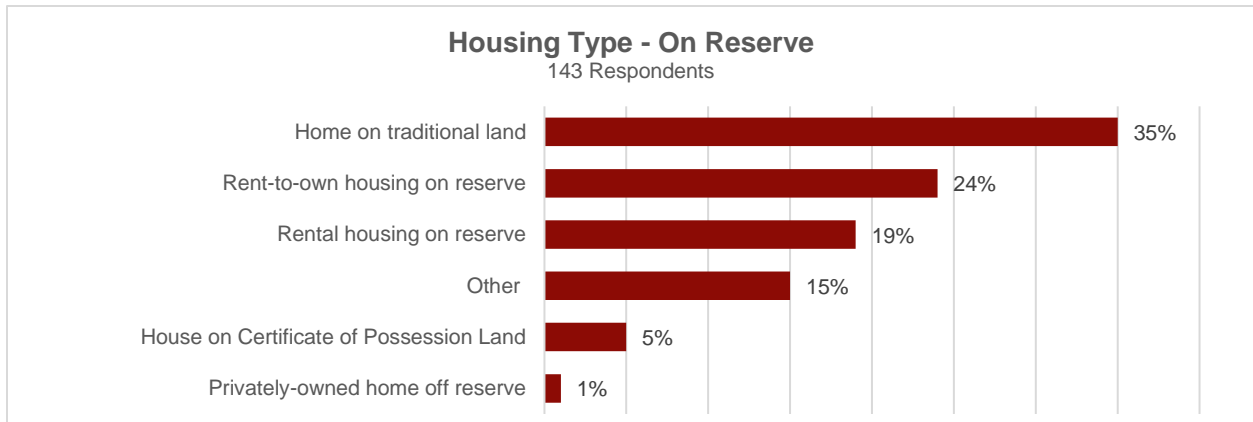
1.4.3 AFFORDABILITY

- 80% of Lil'wat members said that their current housing costs are affordable
- 19% of members living in Lil'wat reported that their housing costs were unaffordable for the following reasons:
 - Costs associated with a growing or large family (5)
 - Increased expenses (e.g. hydro) in the winter season (3)
 - Debt from home insurance and renovations (3)
 - Low income (3)
 - Disability or health issues (2)
- Off-reserve members who said that their current housing costs are unaffordable reported that it was expensive to live in the city while meeting the needs of all housing members.

1.5 CURRENT HOUSING SITUATION

1.5.1 HOUSING TYPE

Respondents were asked to report on the type of housing they live and the number of years they have lived there.

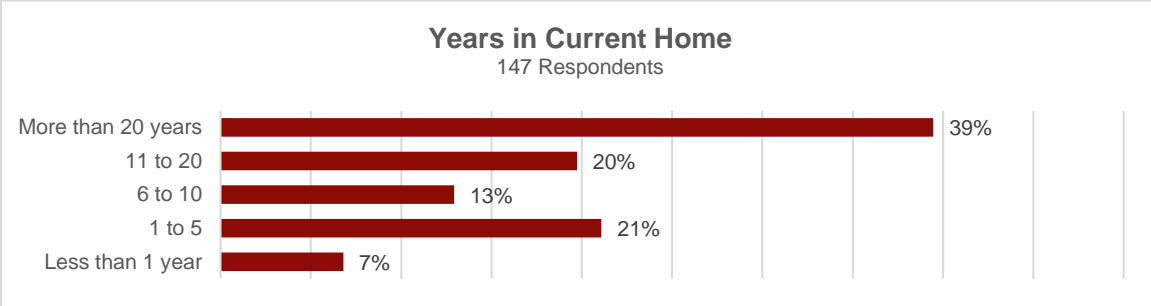


Non-Members

Detailed information on non-members is not provided to protect privacy. Generally, most non-member respondents reported that they live in rental housing or rent-to-own housing.

1.5.2 LENGTH OF TIME

Members were asked how long they have been in their current homes.



Half of off-reserve members have been in their current homes for 1 to 5 years. Five respondents reported being their current homes for less than 1 year and 4 respondents reported being in their current homes for 11 to 20 years.

Non-Members

Most non-members have been in their current homes for 15 years or less. Only 2 non-members have been in their current homes for 20 years or more.

1.5.3 HOUSING SUITABILITY

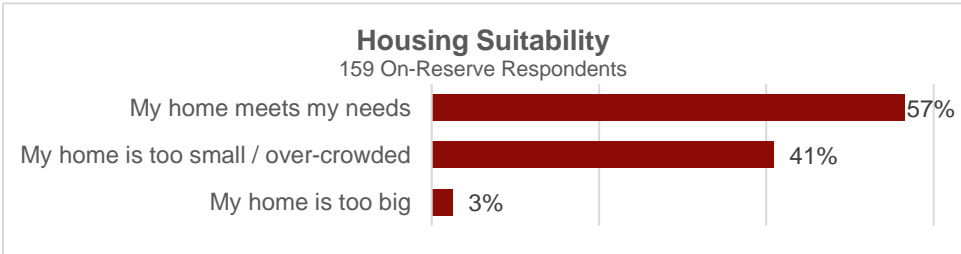
Respondents were asked to provide information to help us better understand how suitable homes were for meeting needs. Housing suitability refers to whether a home has enough bedrooms to meet the needs of the people living in it.

The Canada Mortgage and Housing Corporation (CMHC) defines suitability in the following way:

- Parent(s) have their own bedroom
- No more than 2 people share a room
- Children older than 5 who are opposite gender do not share a room

While this is not a perfect measure, this definition of housing suitability provides a general picture of how many households live in homes that are the right size for them.

Respondents were asked to report on whether their home met there needs.

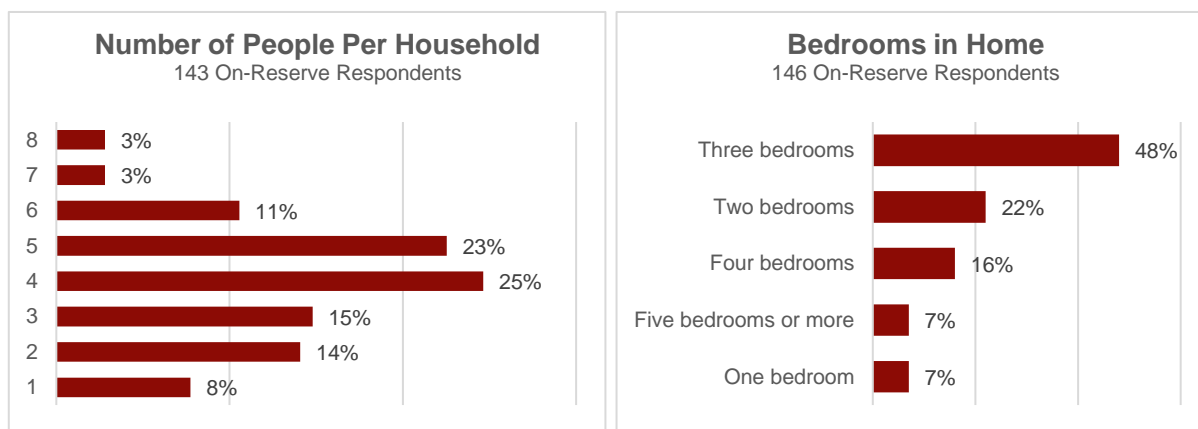


In the 2016 Census, only 13 percent of homes were considered unsuitable (Statistics Canada, 2016). It is likely that members whose homes are unsuitable for their families were more likely to complete the survey than members whose housing met their needs.

Thirty-seven percent of households with unmet housing needs live on traditional land, followed by 22 percent in rent-to-own housing and 21 percent in other types of housing.

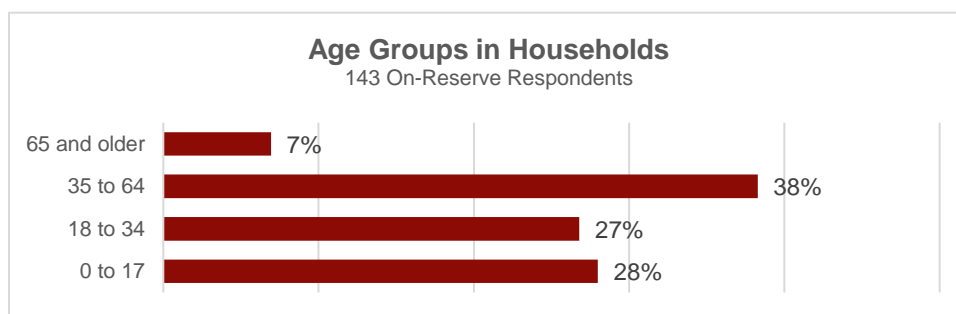
Approximately three-quarters of members off-reserve reported that their home met their needs. Due to the small number of off-reserve members who filled out the survey, this result cannot be directly compared with on-reserve members.

Respondents were asked about the size of their households and the number of bedrooms in their homes.



- Average on-reserve household size – 4 people
- Average number of bedrooms on reserve – 2.9
- Average off-reserve household size – 3.5 people
- Average number of bedrooms off reserve – 2.5

Respondents were asked about the age of their family members to help us understand the range of ages living together.

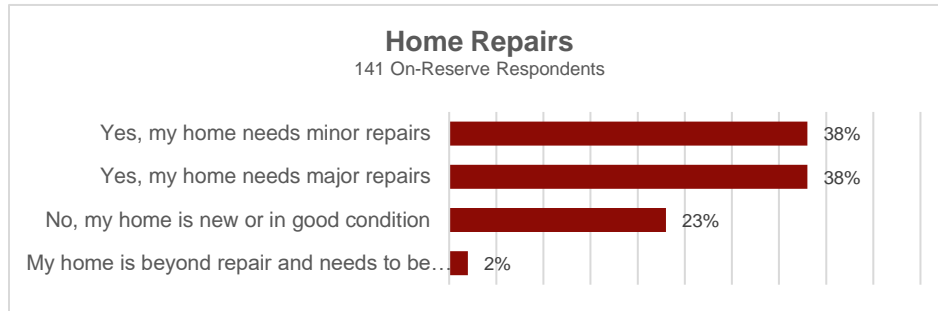


1.5.4 HOME REPAIRS

Respondents were asked whether their homes need repairs and the results are shown on the graph below.

- In total, 66% of on-reserve members reported that their home needs major or minor repairs.
- Compared to other housing types, members living on traditional land reported the greatest need for repairs.

In the 2016 Census, 25 percent of homes were found to require major repairs. Like with housing suitability, it is likely that members with homes that require major repairs were more likely to complete this survey than members who did not have any issues with their homes.



Non-Members

Ten out of 16 on-reserve non-members reported that their home needs major or minor repairs. Six on-reserve non-members reported that their home is in new or good condition.

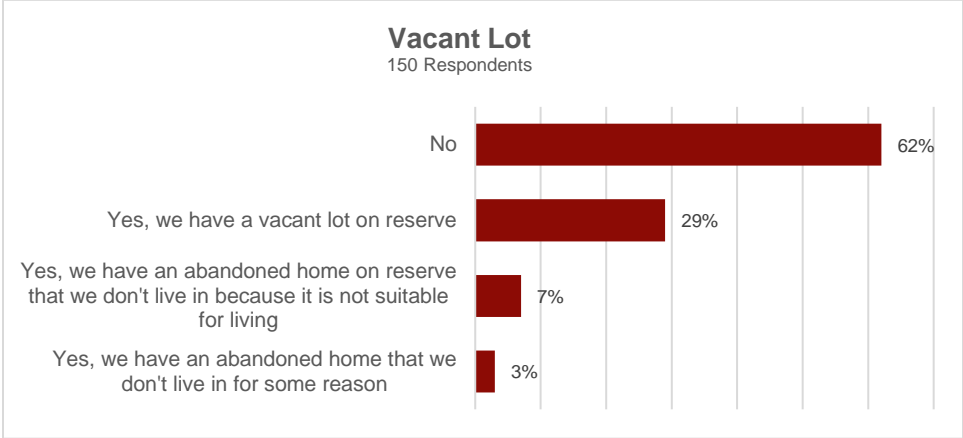
All respondents who reported that their homes need repairs were asked to describe the types of repairs that they needed. Over 100 comments were received, and the types of repairs identified are listed below. Numbers in parentheses indicate the number of comments received for each theme. Only themes mentioned by at least 2 respondents are listed below.

- Flooring / tiles / carpeting (27)
- Windows / doors / closets (22)
- Bathroom, i.e. sink, tub, plumbing, shower, toilet, septic tank, sewer (19)
- Kitchen, i.e. cupboards, counter tops, sink (18)
- Mold issues (13)
- Chimney / roof / gutters/ pipes (13)
- Electrical / lighting (13)
- Deck / porch / balcony (10)
- Walls / structural issues (10)
- Heating / Baseboard heaters / Cooling (8)
- Appliances, e.g. washer, dryer (6)

Repairs were needed because components were unusable, damaged, old, unsafe, or at the end of their lifecycle.

1.5.5 VACANT AND ABANDONED LOTS

Respondents were asked whether their family has a vacant lot or a home on reserve that is abandoned.

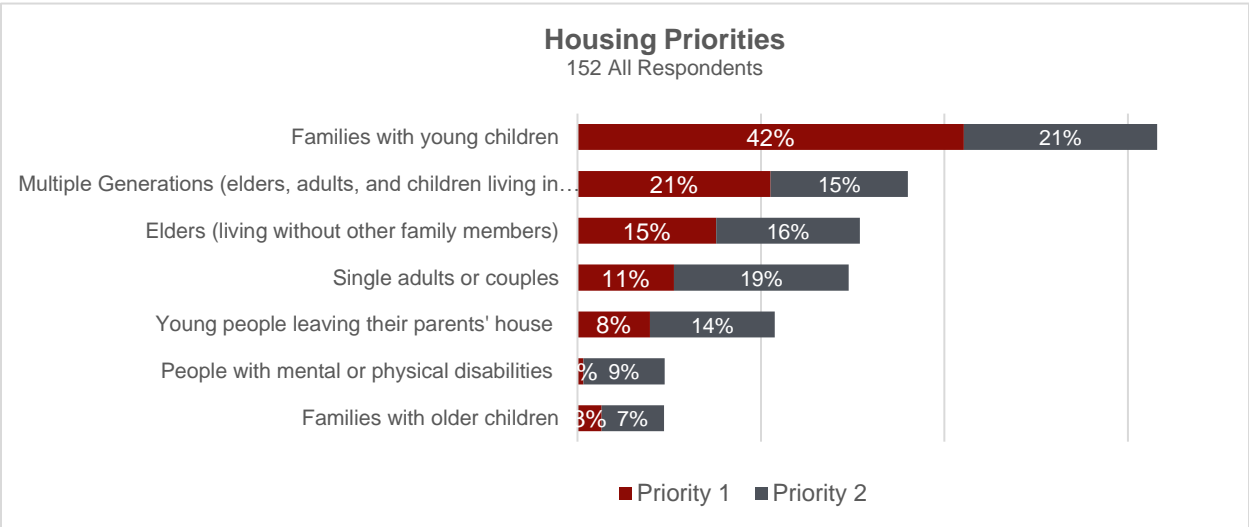


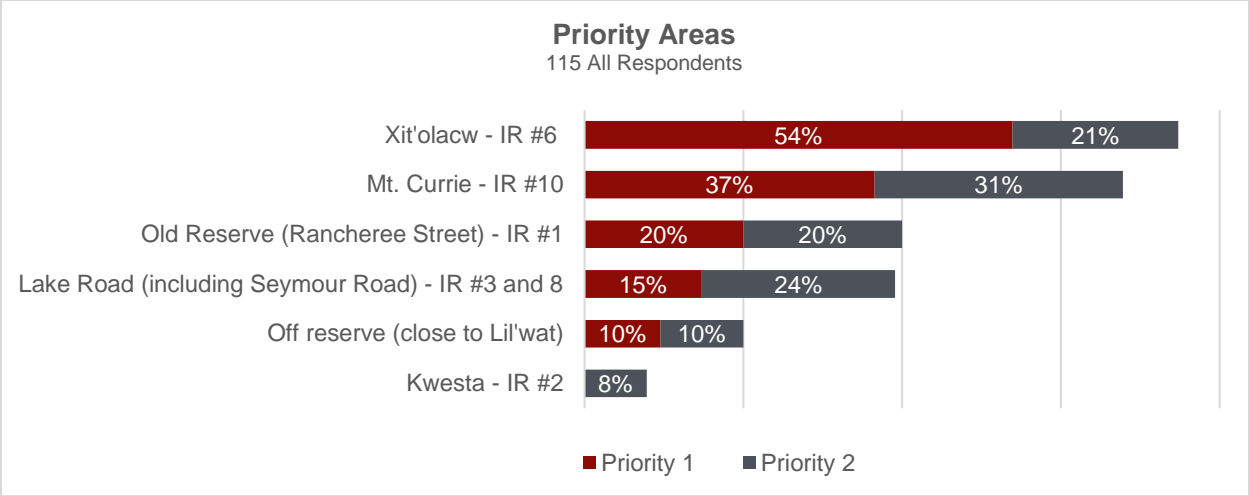
Those who reported that their family has a vacant lot or abandoned home on reserve provided comments their situation. The most common theme from comments was that abandoned homes needed major repairs (3). Other comments include desire to build a home in the future, lack of electricity connection, lost documentation for claim, and not having applied for land yet.

1.6 HOUSING PRIORITIES

Respondents were asked to prioritize who needed housing most in Lil'wat and where.

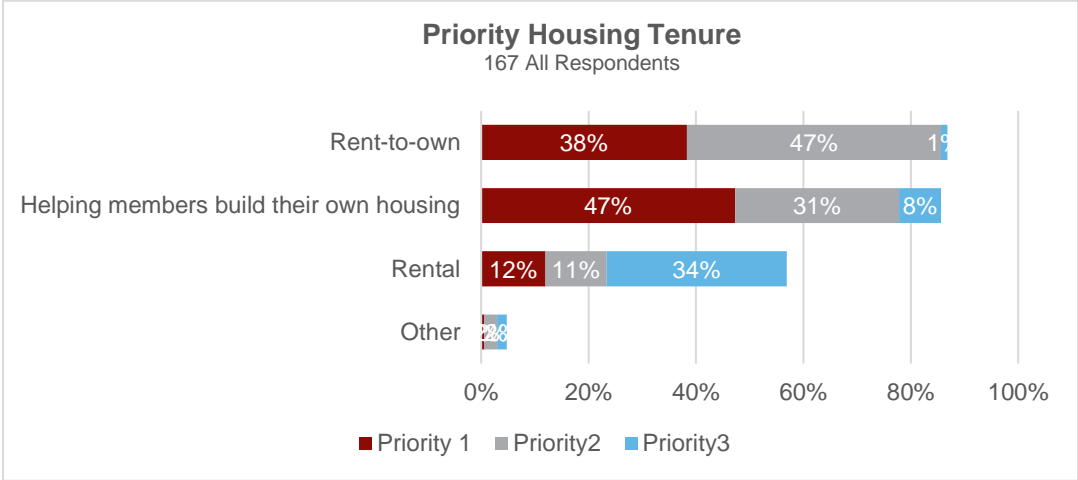
- Families with young children were the highest priority overall, followed by multi-generational families, Elders, and single adults or couples.
- Xit'olacw (IR #6) was considered the highest priority area for housing for all respondents, followed by Mt Currie (IR #10) as the number two priority.





Respondents were asked to prioritize housing tenure types.

- The top two priorities across the board were rent-to-own housing and helping members build their own housing.
- Helping members build their own housing was the most commonly selected number one priority.



Non-Member

Non-member housing priorities are as follows, in order of priority: helping members build their own housing and rental housing most frequently, rent-to-own housing, and rental housing.

1.7 INVESTMENTS

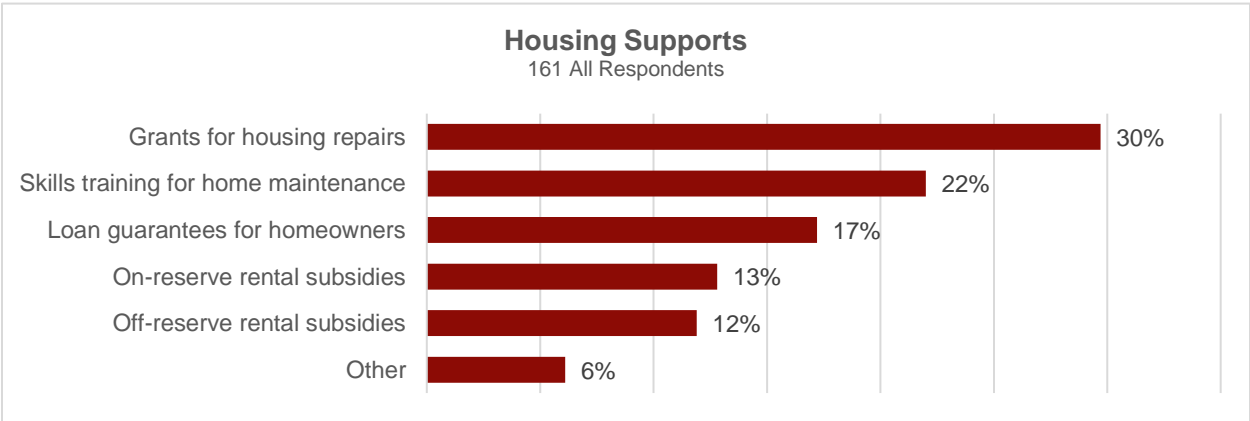
Respondents were asked whether they think Lil'wat should invest in off-reserve housing for its members.

- 81% of all respondents support Lil'wat investing in off-reserve housing
- 19% do not support investing in off-reserve housing

Respondents that support off-reserve housing investments were asked whether they support Lil'wat's Commercial Core Project on Main Street, which includes rental apartments above retail spaces.

- 66% of all respondents support the Commercial Core Project for the following reasons:
 - Retail spaces create opportunities for local revenue (e.g. renting to non-members), businesses, and jobs (10)
 - There is an urgent need for additional housing options (8) including options for singles or couples without children (7) and young adults (4) or temporary shelter for members waiting on homes
 - Convenient location closer to work (5)
- 29% of all respondents were unsure about the project, mostly because they do not know about the project or do not have enough information to provide their opinion.
- 5% of all respondents did not support the project for the following reasons:
 - Need to prioritize homes for elders first
 - Concerns about tenants (e.g. their respect for the property and businesses), privacy, and location (e.g. too busy)
 - Need for housing closer to where people work (e.g. Mount Currie) or where students are (e.g. student housing in Vancouver)
- Many respondents also commented that Lil'wat members should be given priority in off-reserve housing.

Respondents were asked about other supports they needed and were able to select as many options as applied to them.



Non-Member

The most common responses from non-members for housing supports are as follows: grants for housing repairs (8), loan guarantees for homeowners (6), and skills training for home maintenance (6).

1.8 OTHER COMMENTS

As a final question, respondents were given the opportunity to provide any additional thoughts on their housing needs. Themes from these comments are summarized below.

- Need to prioritize and provide more housing options (e.g. tiny homes, apartments, group homes) designed for specific family types and needs, such as singles (6), young couples (6), elders (5), children and youth (2), young adults (4), workers (2), criminal offenders (1)
- Need more education/skill training/funding for families including home maintenance (3), cleanliness (1), and emergencies (e.g. fire prevention) (1)
- Concerns related to subsidy limitations of applying for multiple homes under one name (2)
- Concerns about empty lots that are not being used (2)
- Desire to see more transparency in how households are prioritized on the housing list (2)

Other comments included interest in allowing non-members who have lived on reserve long term to apply for rental units, interest in online information on housing for off-reserve members, desire for more green space and accessible features in homes, need for members to have safe and non-violent homes, interest in more follow-up after grant applications, and interest in sustainable features on homes and clean-up of waste and pollutants in yards.