

WELCOME!



- Learn about the Lilwat Housing Plan
- Ask questions
- Share your ideas and feedback
- Please email: housingplan@lilwat.ca

June, 2019

LÍLWAT HOUSING PLAN

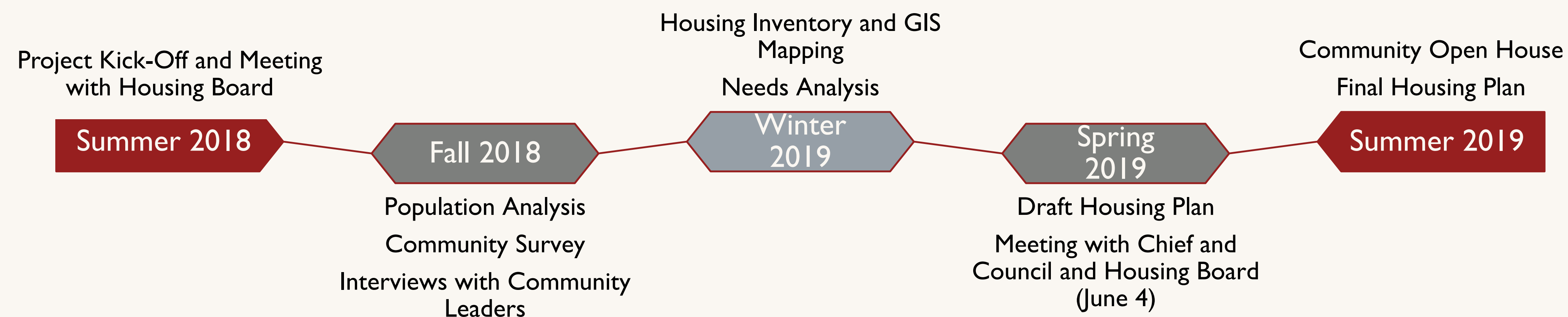
Purpose

- A plan for the Nation's housing program for the next 15 years
 - How many new homes are need and what type / size
 - Where new homes should go
 - How homes should be delivered (e.g., rent-to-own, rental, members building)
 - How many homes need major repairs or renovations
- Focus on housing for members on reserve, but looking at opportunities off-reserve (e.g., through BC Housing funding)

Housing Department

- Líl'wat Nation has accomplished *a lot* in recent years, despite funding constraints
- Approximately 55 new homes have been built since 2010 – average of 6 homes per year
- Building to a higher standard – new homes require less maintenance, more energy efficient
- Housing Department is:
 - Actively pursuing funding opportunities
 - Working with tenants on rental arrears
 - Renovating older homes

Project Timeline

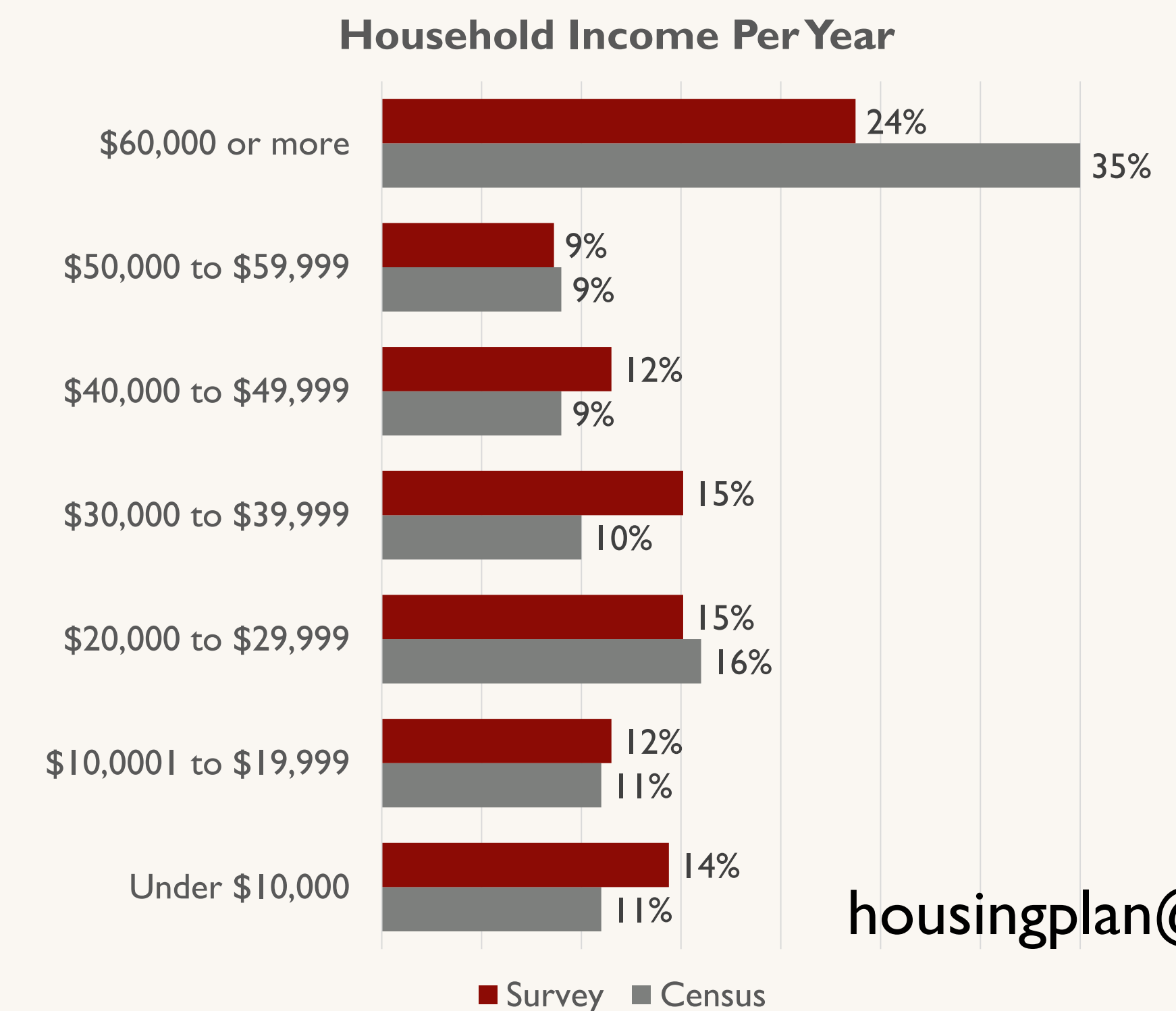
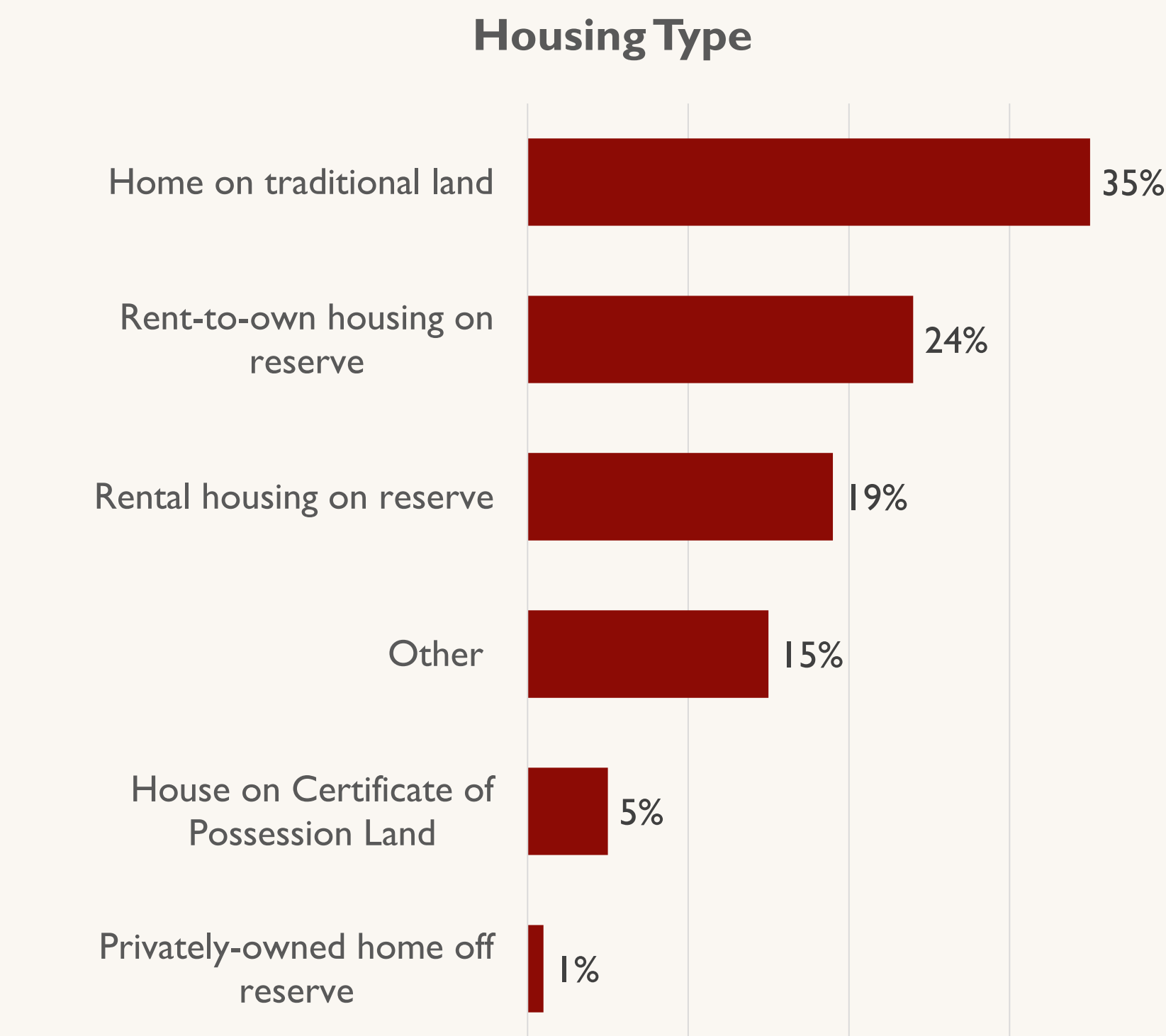
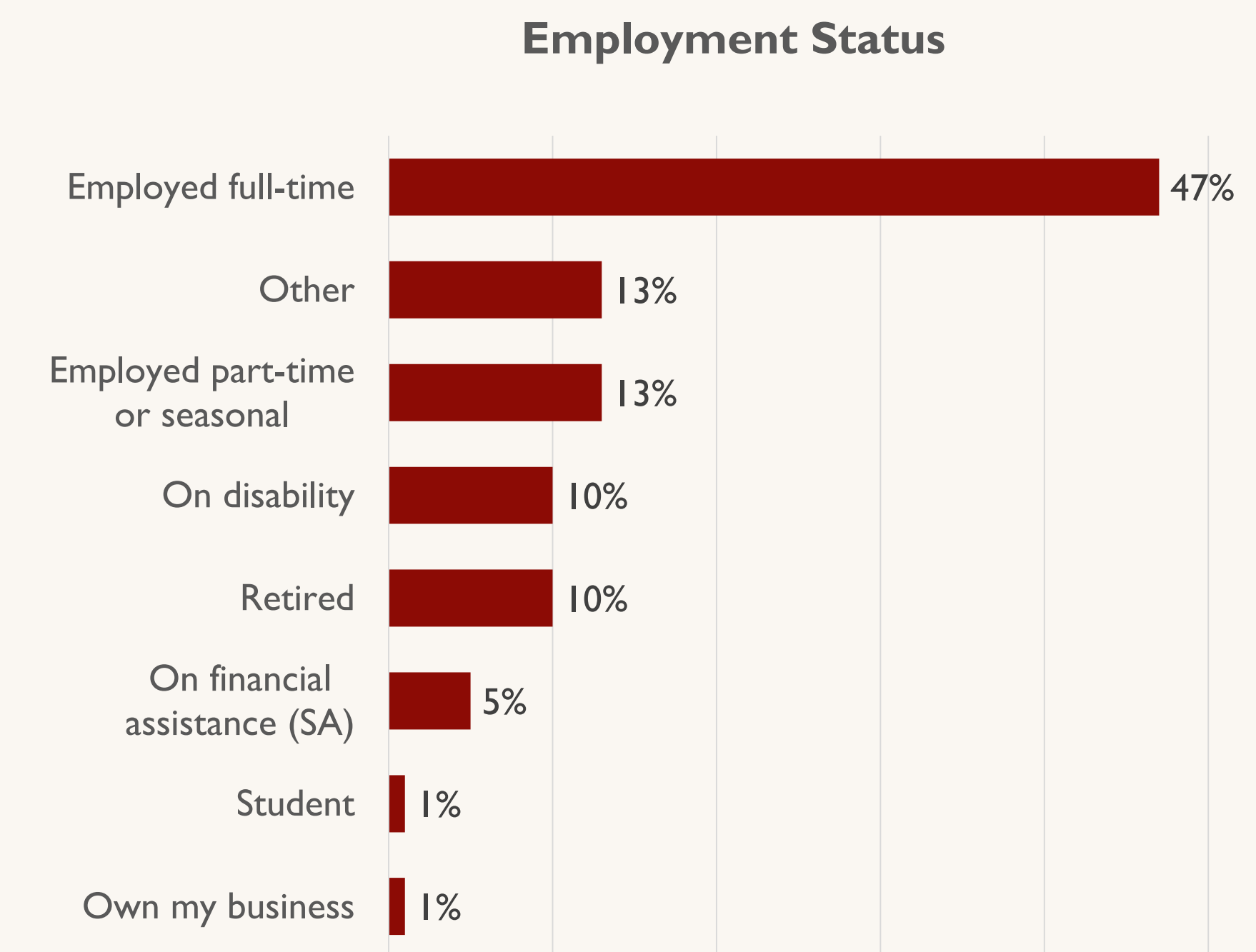
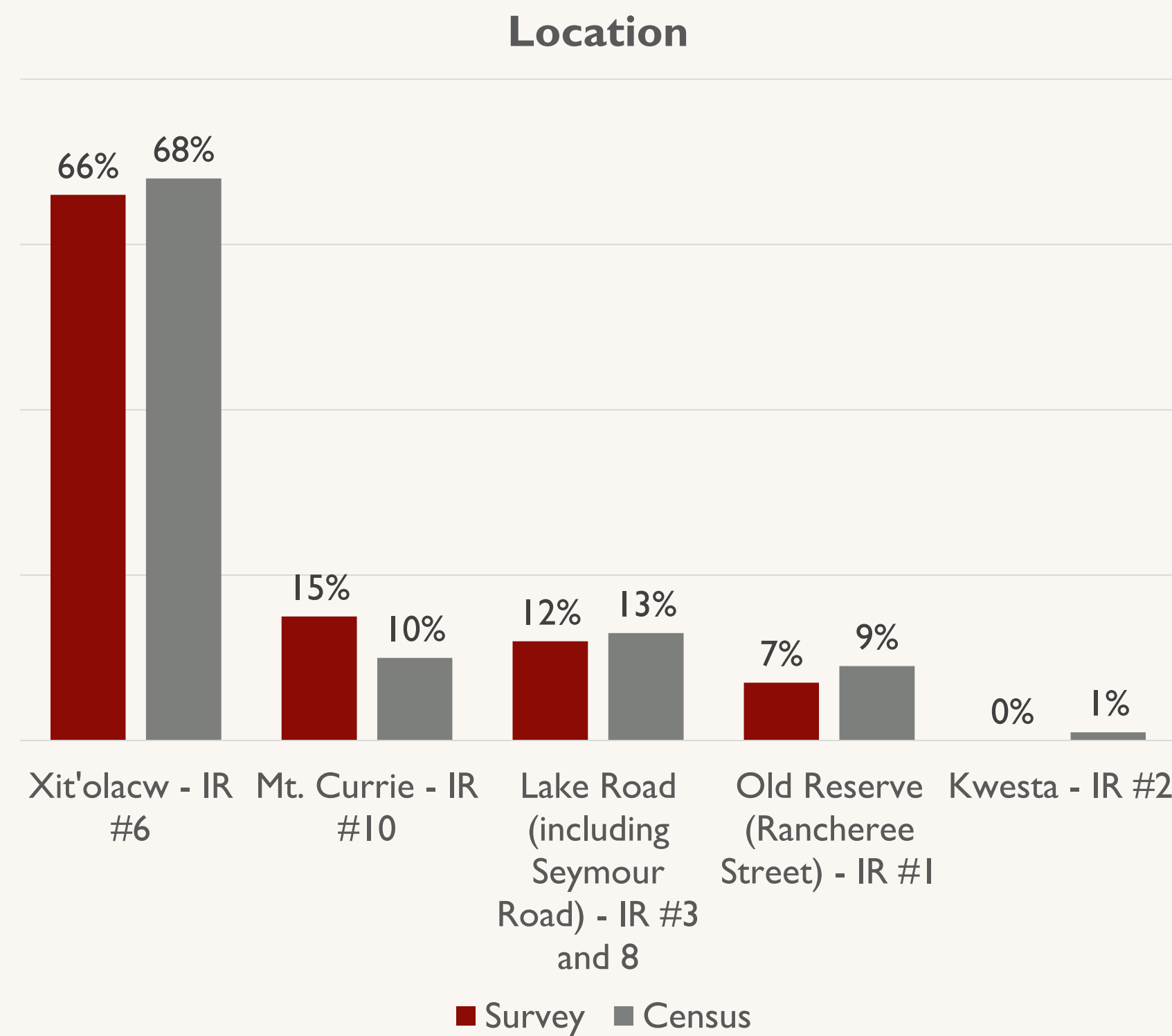
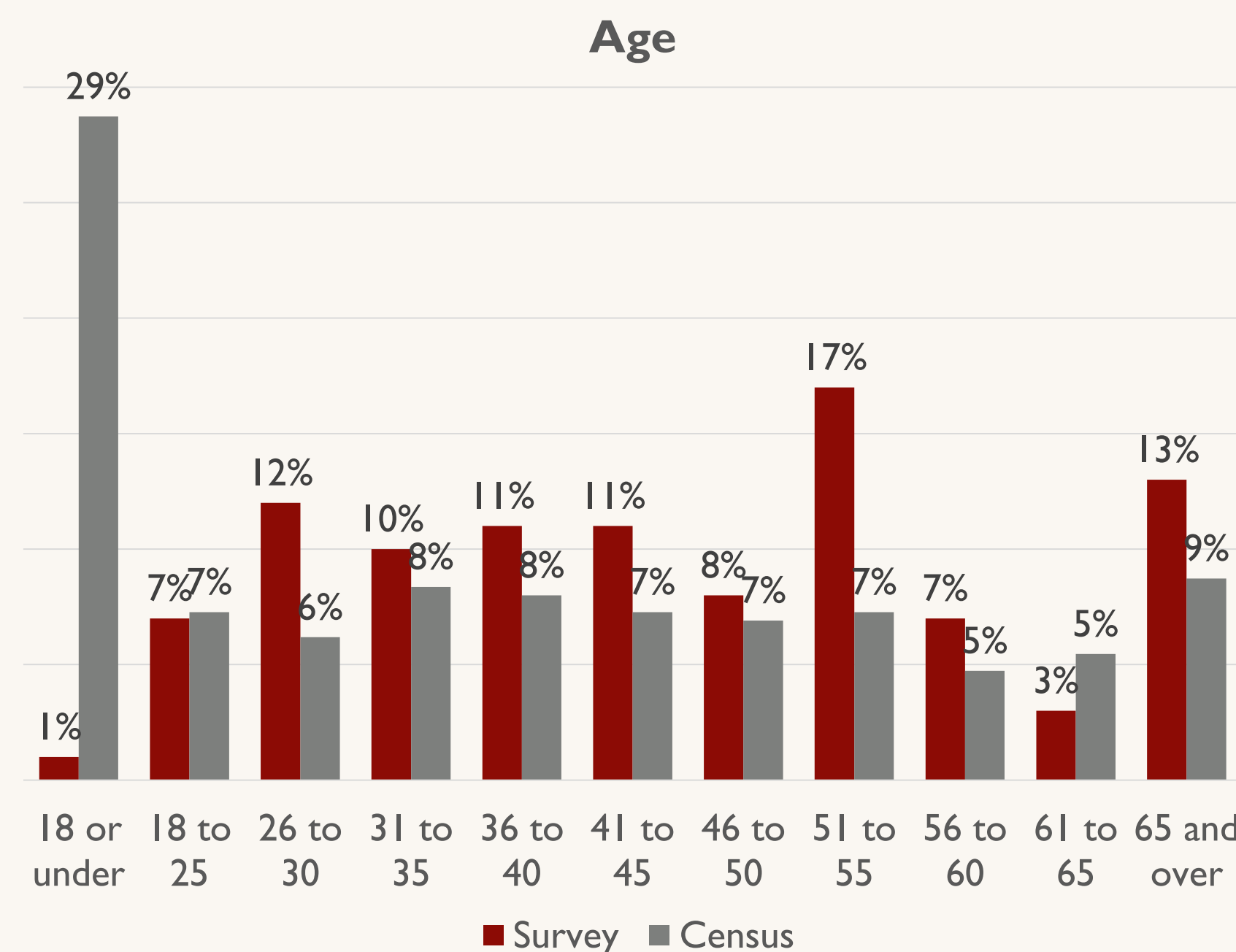


COMMUNITY SURVEY RESULTS

Who Completed the Survey?

222 surveys were completed surveys.

- 200 Lil'wat members and 22 non-members living in Lil'wat
- 90% of members who responded to the survey live in Lil'wat and 10 % live elsewhere
- 22 non-members living in Lil'wat
- 73% women, 26% men, 1% do not conform to the gender binary / other
- Good representation across ages, income levels, and communities

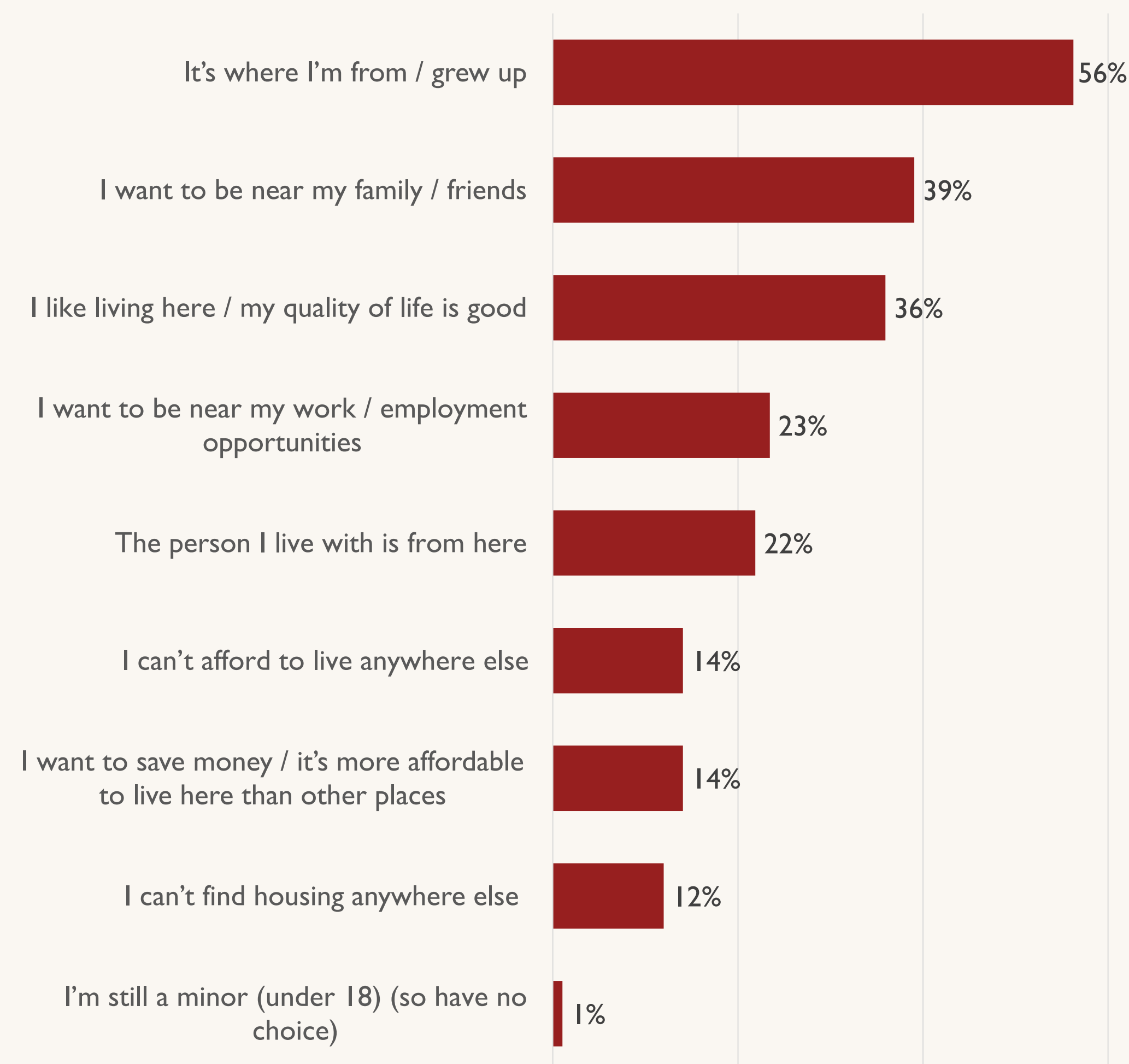


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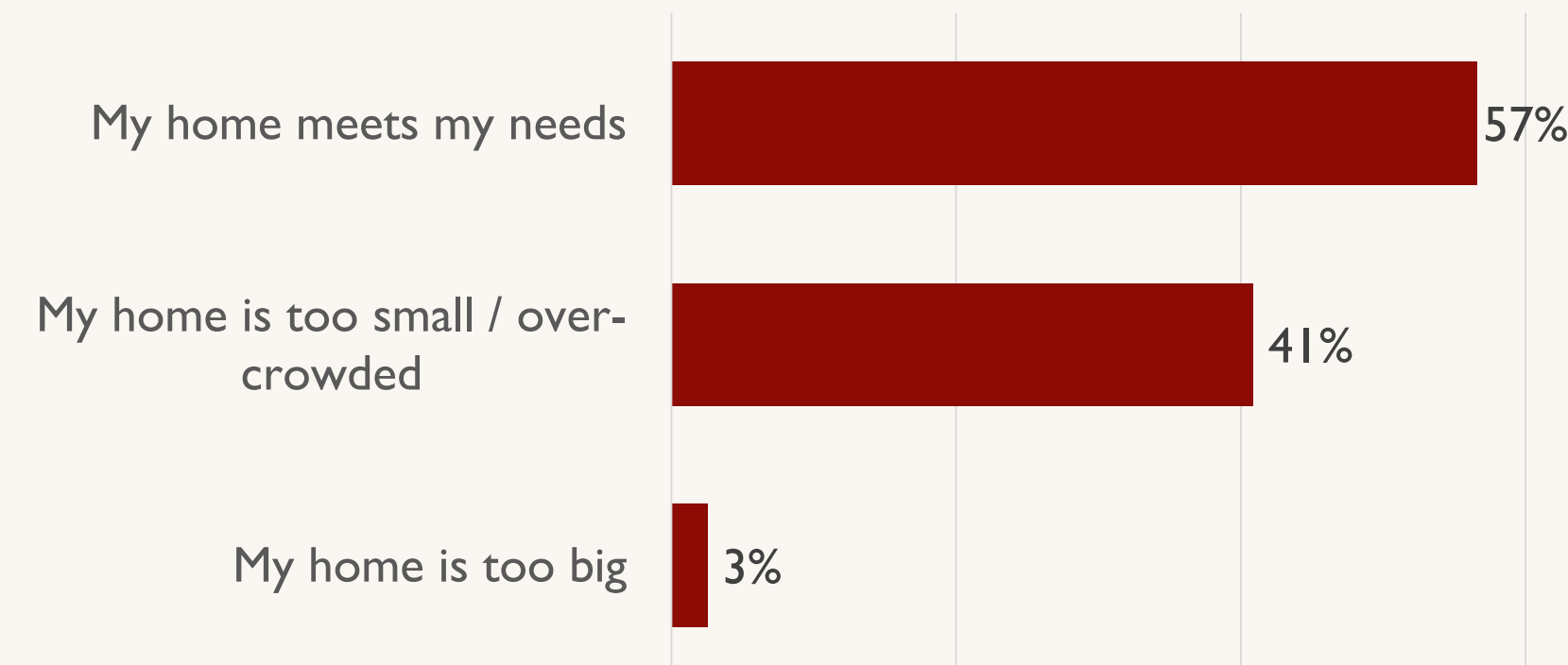
COMMUNITY SURVEY RESULTS

Current Housing Context

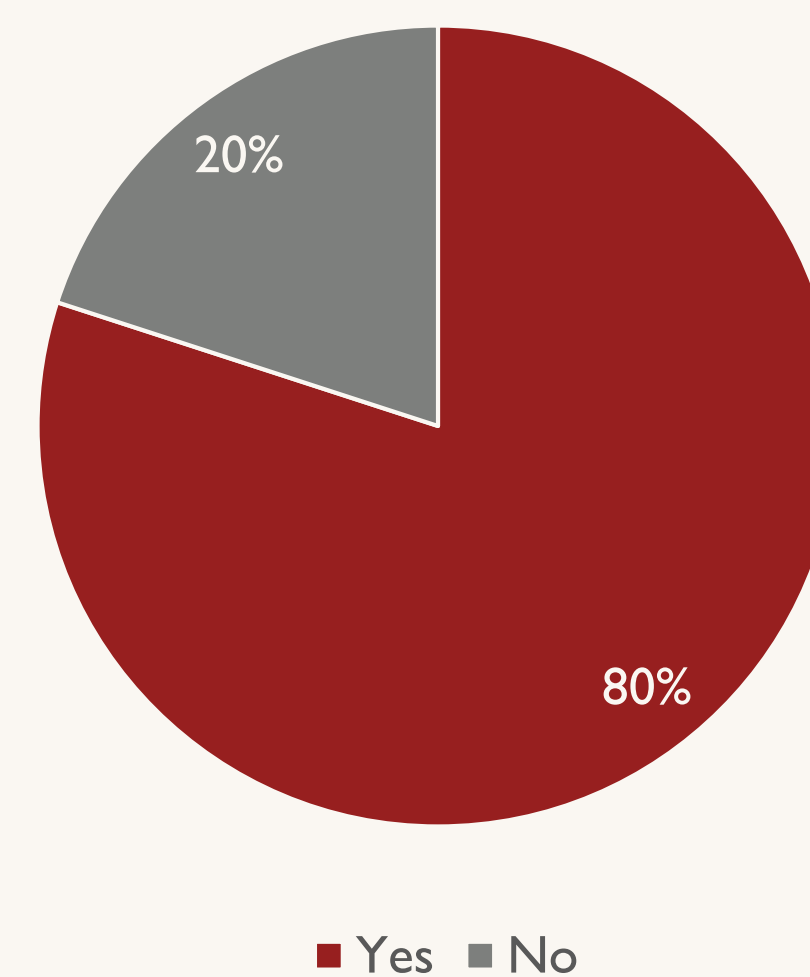
Why do you live in Lílwat?



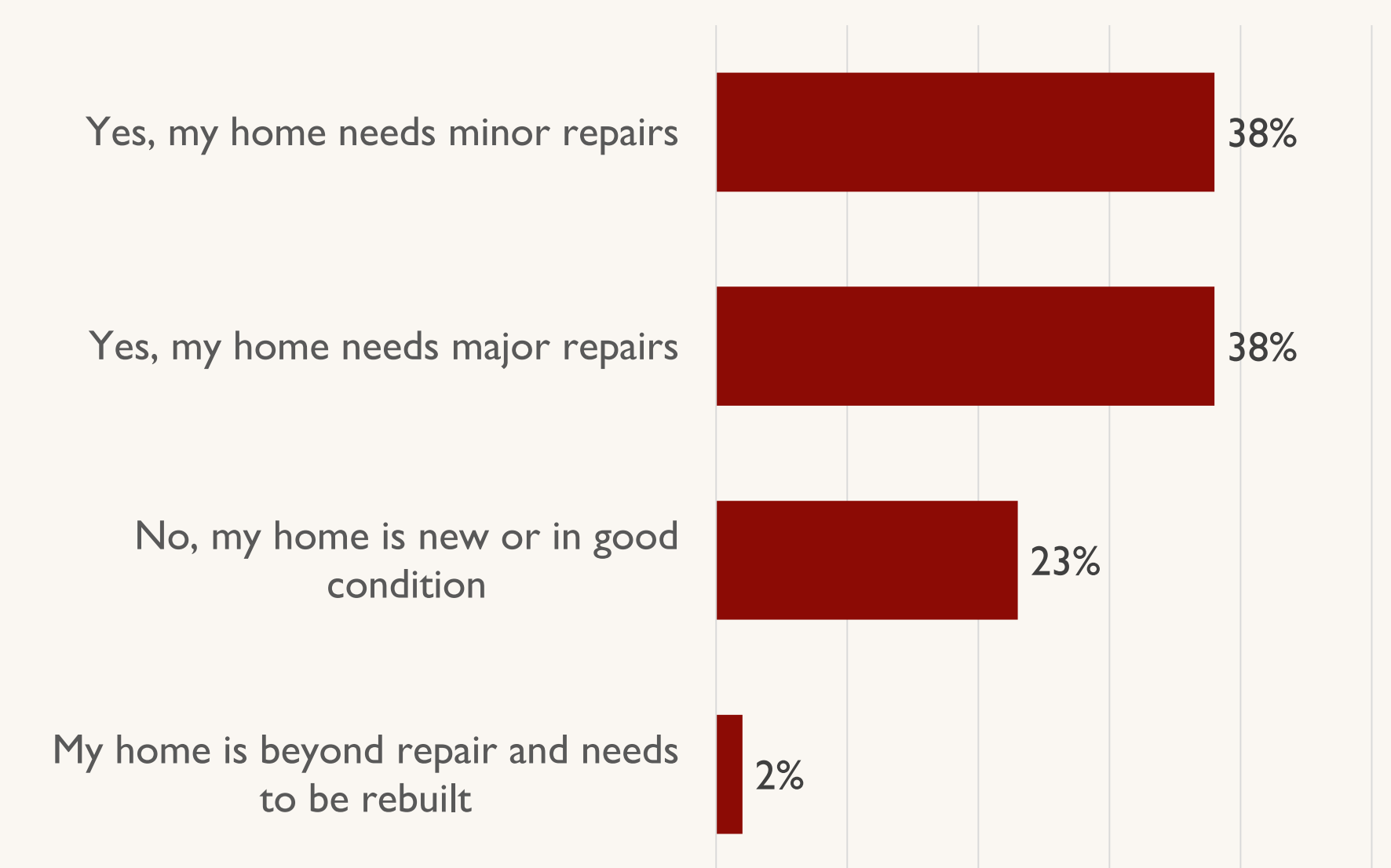
Suitability – Does your home size meet your needs?



Affordability – Are your housing costs affordable to you?



Condition – Does your home need repairs?



Why is housing unaffordable for you?

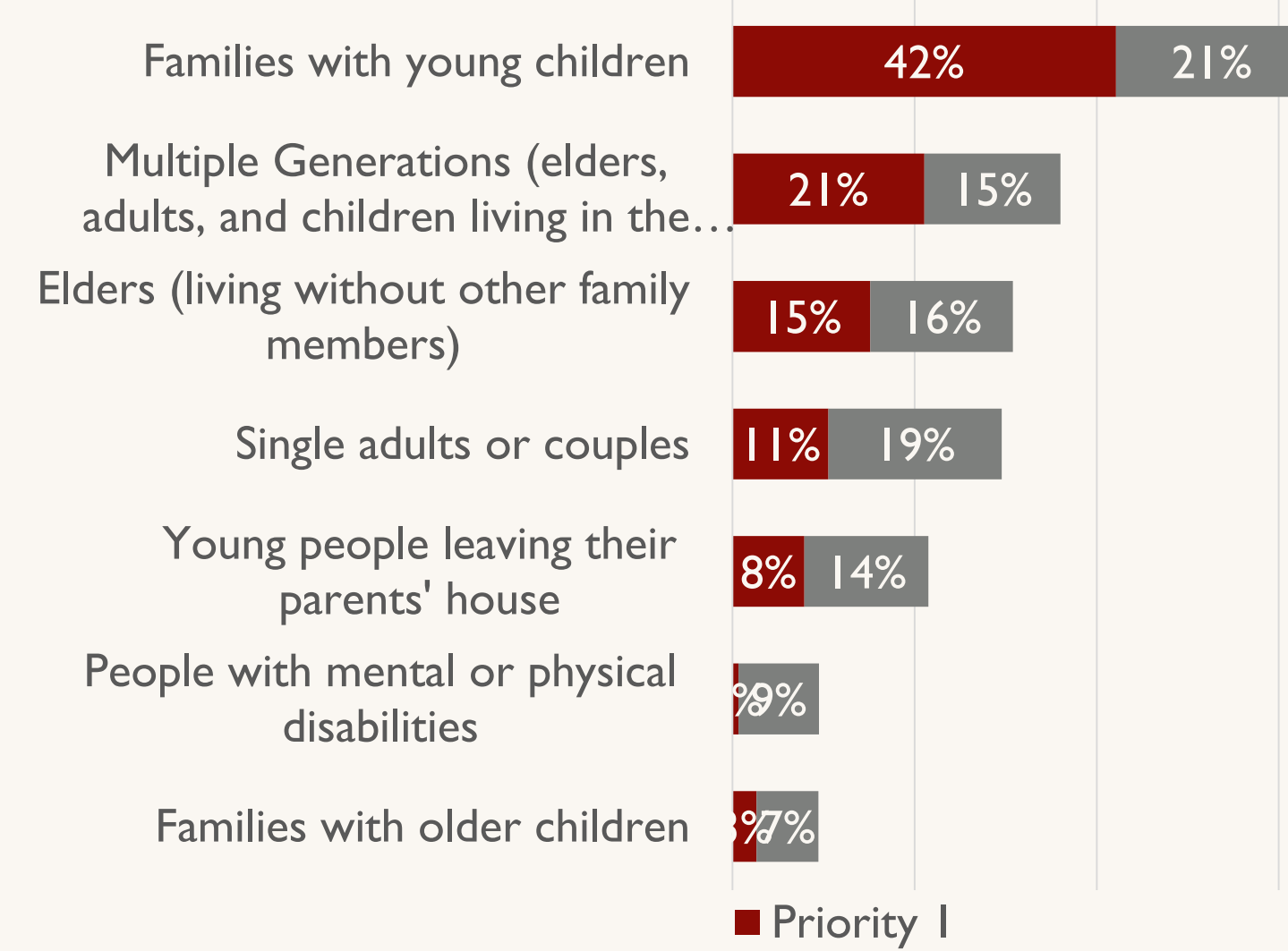
- Costs associated with a growing or large family
- Increased expenses (e.g. hydro) in the winter season
- Debt from home insurance and renovations
- Low income
- Disability or health issues



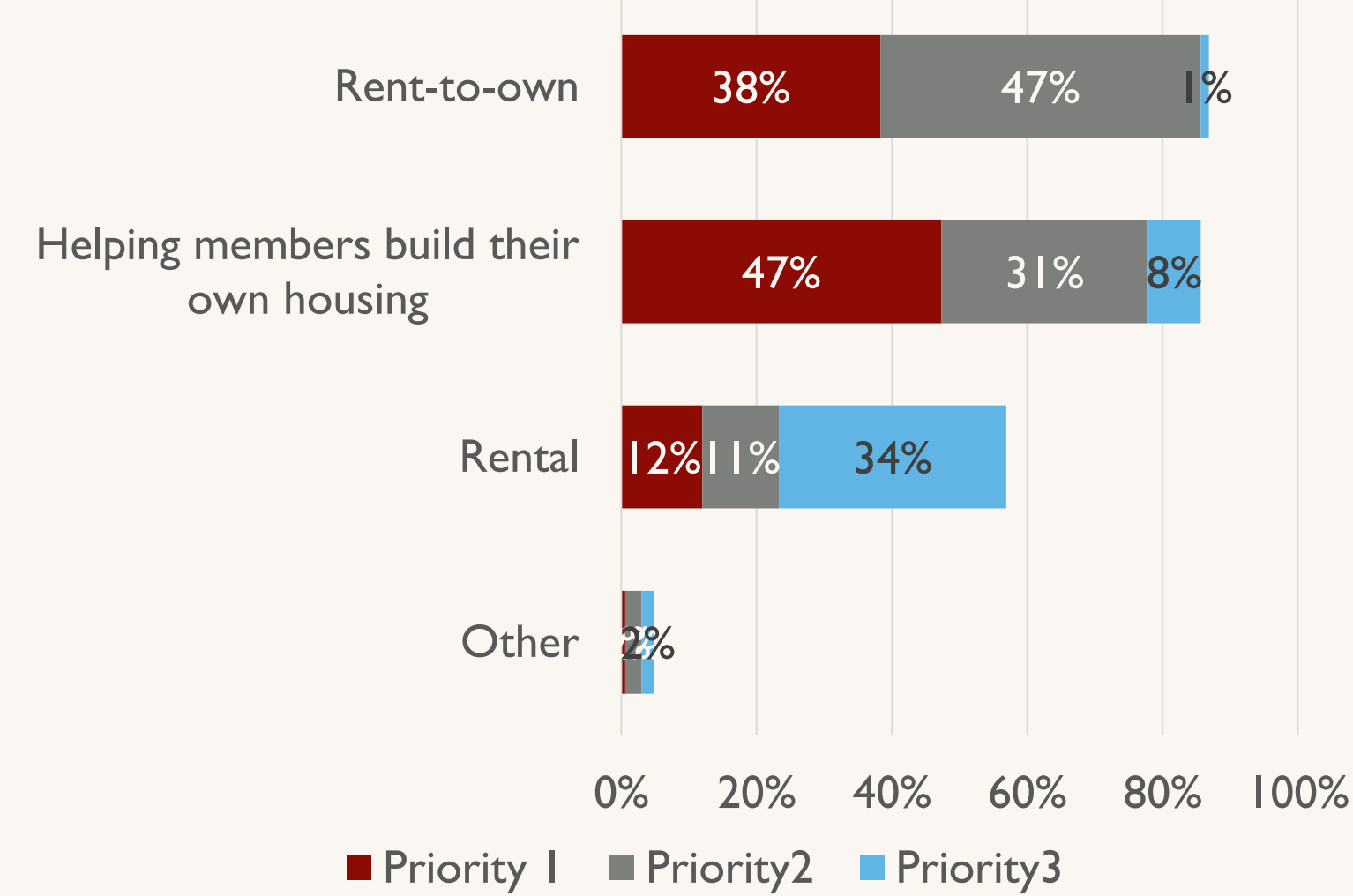
COMMUNITY SURVEY

Priorities for New Housing

Who needs housing the most?

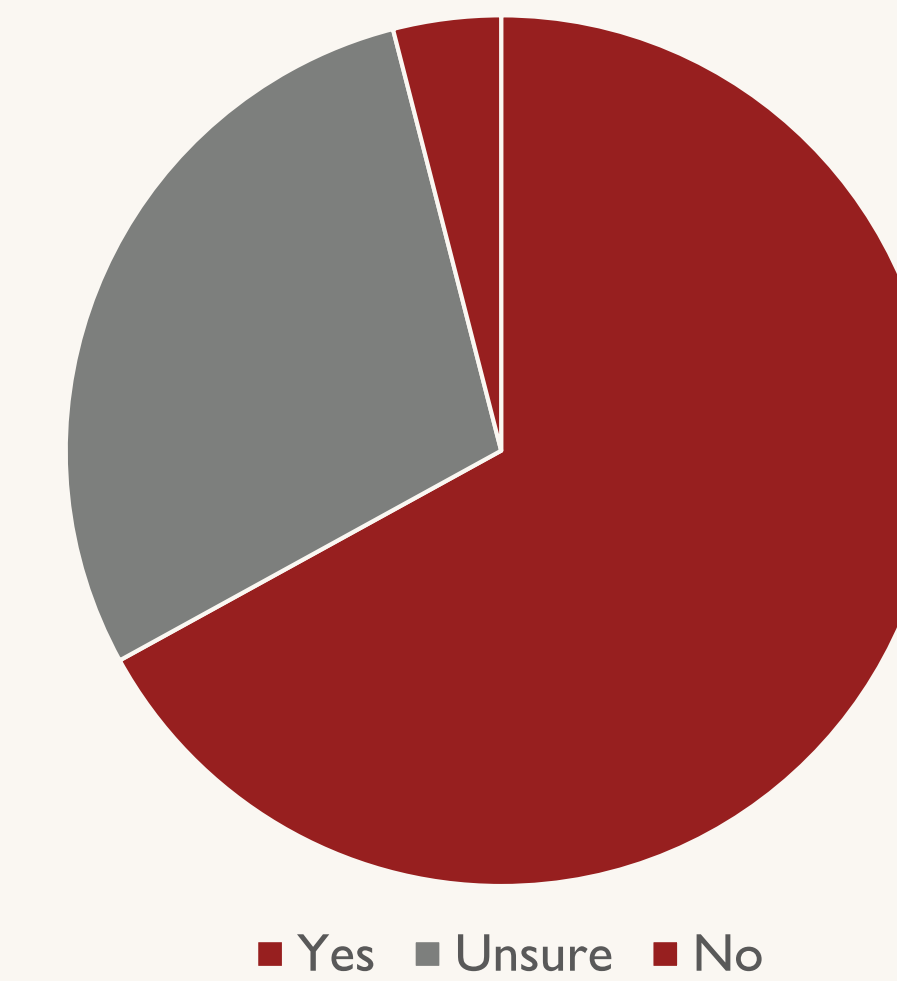


What tenure type should Lil'wat prioritize?

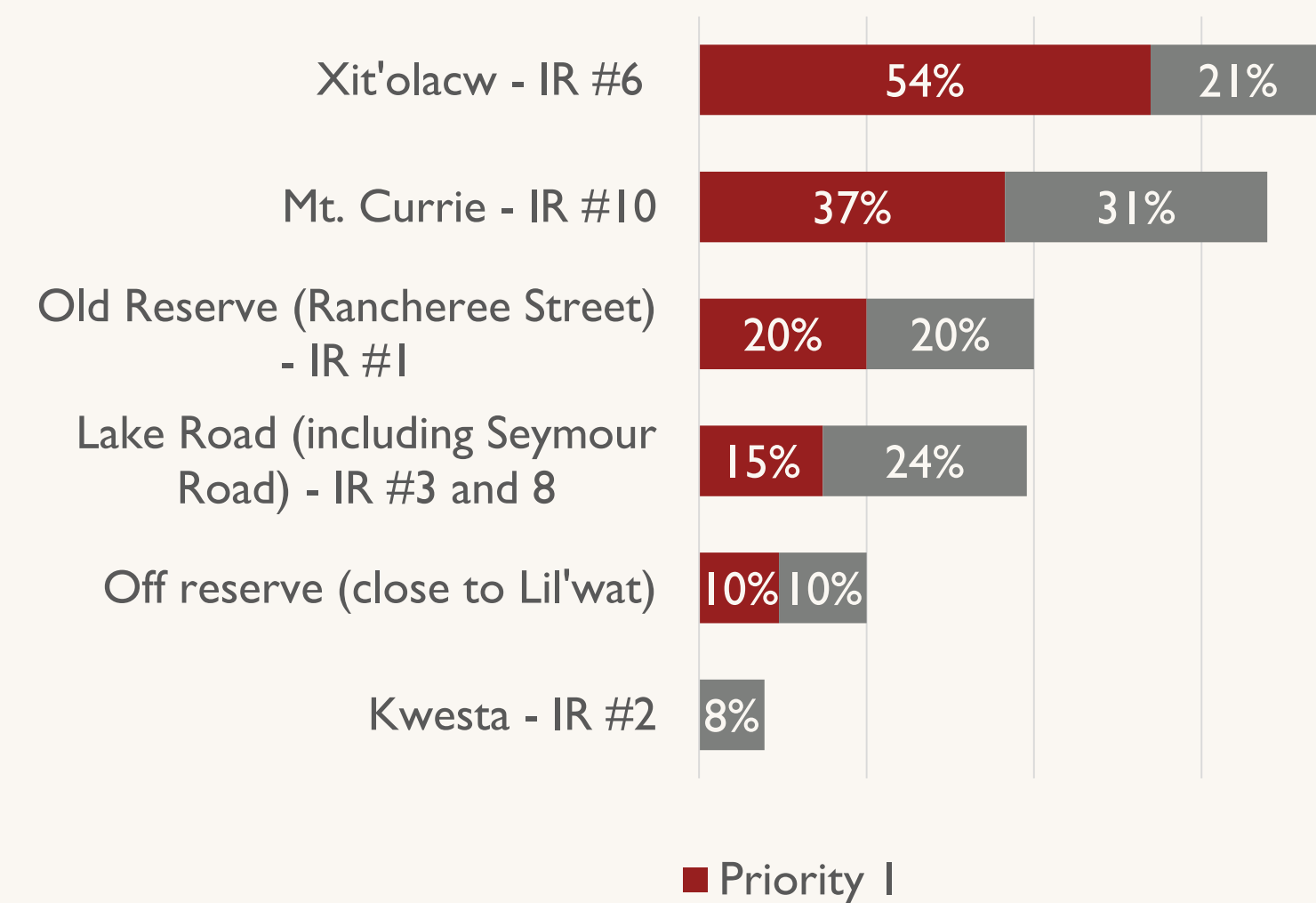


Off-Reserve Projects

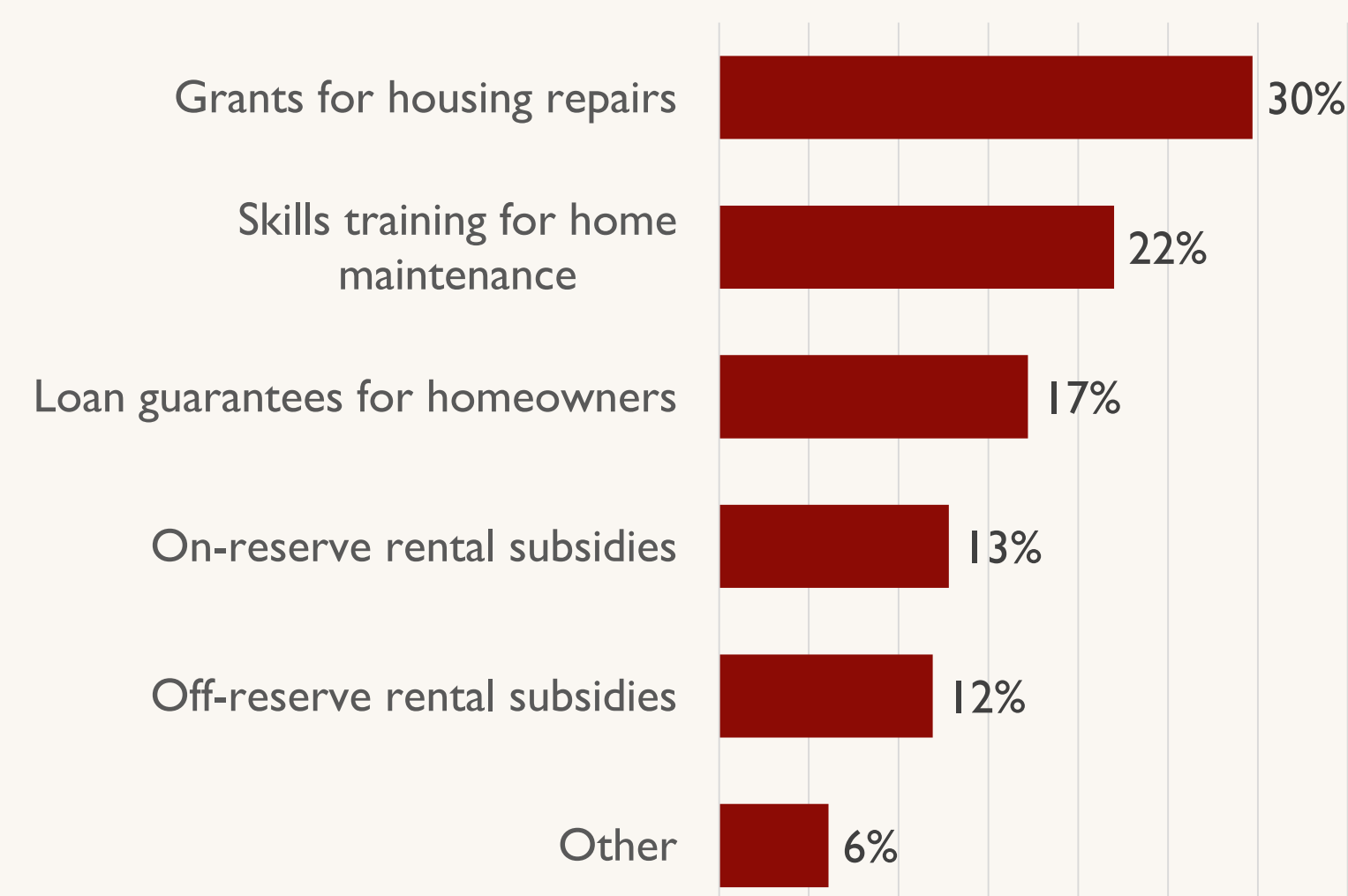
Do you support Lil'wat Commercial Core Project on Main Street, which includes rental apartments above retail spaces?



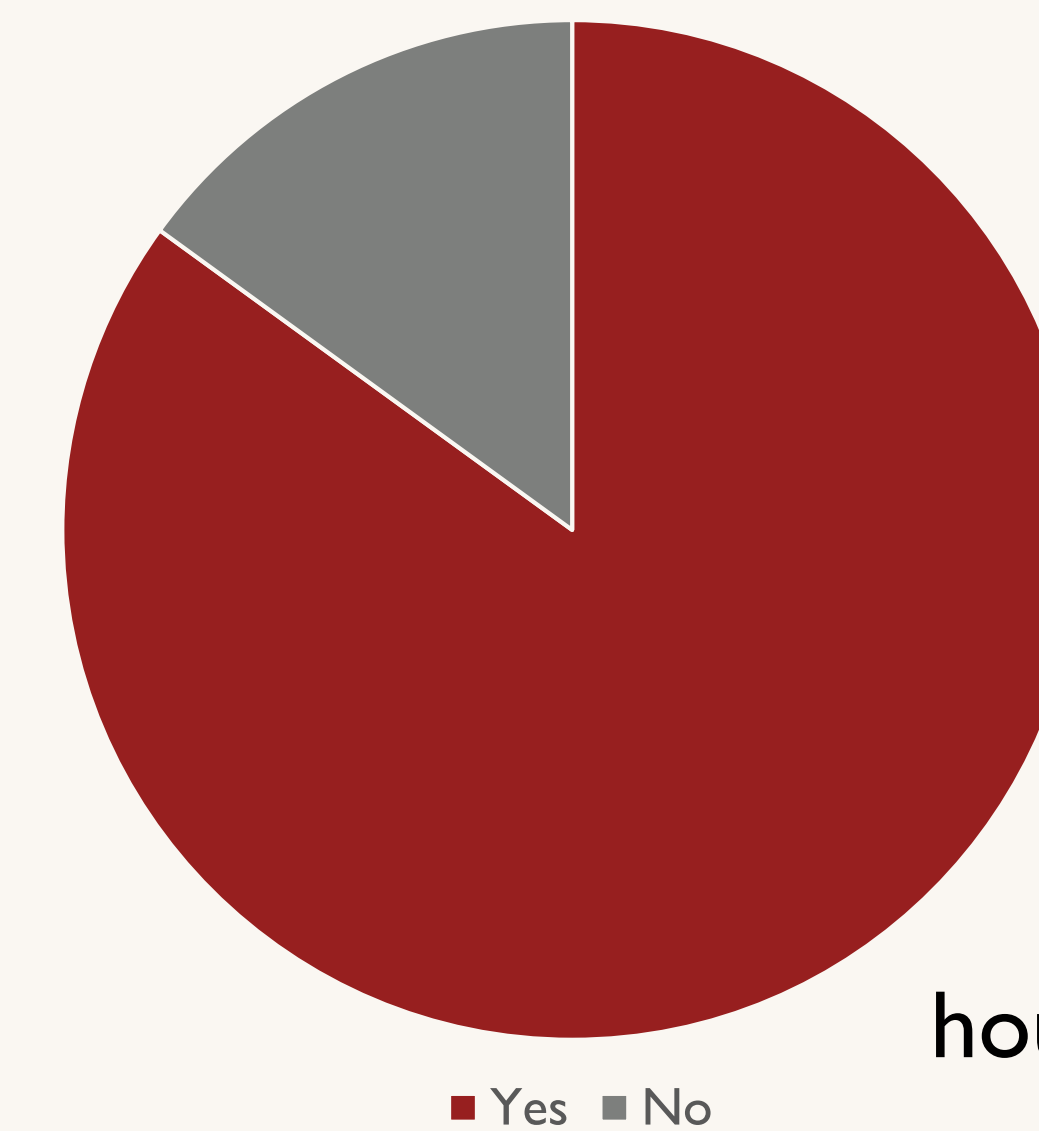
Where is housing needed the most?



What other supports would help you with your housing needs?



Do you support Lil'wat Nation investing in off-reserve housing for its members?



HOUSING NEEDS ASSESSMENT - METHODOLOGY

The Housing Plan looked at housing needs from 2018 to 2033:

- Housing waitlist
- Condition of homes
- Size and suitability of homes
- Families in transition
- Population growth

The following information and knowledge sources were included in the housing needs assessment:

- GIS inventory
- Community survey
- Community leader knowledge through one-on-one interviews
- Housing department staff knowledge
- Data from Statistics Canada and Indigenous Services Canada
- Joint Housing Board and Council Presentation

Specialized Housing Needs

- Studio units / tiny homes with support services for individuals experiencing homelessness
- Student housing
- Teacher housing

Other Major Housing Challenges

- Rental arrears
- Cost of utilities
- Rental Rates not keeping up with inflation or operating costs
- Cost of home repairs / ability to complete home repairs
- Lack of access to credit for home building and repairs



Housing Needs Assessment – Today & Over The Next 15 Years

	Source of Need	Number of New Units	Type of New Units	Tenure of New Units
Existing Need (Housing Needs Today)	Households on housing waitlist	61	<ul style="list-style-type: none"> • 18 studio or one-bedroom • 43 two- to three-bedroom 	<ul style="list-style-type: none"> • 50% rental • 50% rent-to-own
	Households in unsuitable housing	40	<ul style="list-style-type: none"> • 10 studio or one-bedroom • 30 two- to three-bedroom 	<ul style="list-style-type: none"> • 100% rental
	Dwellings that require major repairs	25	<ul style="list-style-type: none"> • 25 new two- to three-bedroom homes to replace existing homes 	<ul style="list-style-type: none"> • 100% rental
	Transitional Housing / Short-term Rental	4	<ul style="list-style-type: none"> • 2 two-bedroom units designated as emergency housing • 2 studio or one-bedroom 	<ul style="list-style-type: none"> • 100% rental
Future Demand (Housing Needs to 2033)	Population Growth	40	<ul style="list-style-type: none"> • 10 studio or one-bedroom • 20 two- to three-bedroom • 10 two- to three-bedroom homes with two-bedroom secondary suites 	<ul style="list-style-type: none"> • 50% rental • 50% rent-to-own

Total Need and Demand

170 new units



RECOMMENDATIONS FOR NEW HOUSING DEVELOPMENT

Priority Locations for New Housing

- **Priority 1** – Build out existing lots in the Upper Community

	Scenario 1 – Low Density	Scenario 2 – Low to Moderate Density	Scenario 3 – Moderate to High Density	Scenario 4 – High Density
Density Scenarios for Upper Community	All single family, plus 2 sixplexes	All duplexes, plus 2 sixplexes	50% duplexes and 50% fourplexes, plus 2 sixplexes	All fourplexes plus two 12-unit apartments
Maximum Potential New Units	86	160	234	320
Housing Need and Demand	170 Units			
Difference	-84 units	-10 units	+64 units	+150 units

- **Priority 2** – Build New Homes on Vacant Lots in Mount Currie Village (IR #10)
- **Priority 3a** – Explore Opportunities for Off-Reserve Housing for Members in Mount Currie or Pemberton
- **Priority 3b** – Explore Building a New Community Subdivision (Long Term)

How Priorities Were Chosen

- **Existing service capacity** – it is more efficient and sustainable to make use of existing services instead of building new infrastructure
- **Available lots** – the Nation focuses housing investments on land that is not already owned or occupied by members
- **Existing amenities** – these areas are close to schools, community buildings, and transportation networks
- **Flood plain** - many other communities in Lilwat are within the flood plain which is much more expensive to build in



SUMMARY OF HOUSING PLAN RECOMMENDATIONS

New Homes

Type

- Duplexes and fourplexes
- Larger multi-family projects in select locations

Size

- Range of sizes from studios to 3+ bedroom

Tenure

- Rental for lower-income households or those unready for homeownership
- Rent-to-own for households with steady employment and ready for homeownership

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Other Housing Initiatives

- Increase awareness of housing options and processes
- Actively engage off-reserve members to better understand barriers to moving home / building homes on family land
- Increase capacity of staff – training and building connections between departments
- Increase resources for home maintenance
- Develop policy to support access to land for members who want to build their own homes
- Establish criteria and procedures to support members secure financing for home construction and improvement, including adding rooms or secondary suites to allow families to grow
- Develop policy for home construction in flood plain
- Introduce / expand skills training on home maintenance and budgeting for members
- Seek out funding from federal and provincial opportunities to support members with specialized needs: Elders, people with mental health, people facing addictions, people at risk of homelessness (e.g. CLBC, BC Hsg, FNHA, ISC)
- Consider increasing rental rates or rental rate regime based on the type of rental housing being supplied (i.e. social housing vs market rental housing)
- Complete additional neighbourhood planning (as required) to support the development of complete communities
- Update and renew the CLUP (2015)

