

THE LÍLWAT COMMUNITY HOUSING REPORT SUMMARY

January 2022



1. Why Are We Doing This?

Housing is a priority for Lílwat, so we developed the Lílwat Nation Community Housing Report. This report looks at the needs and wants of our members, what we have in terms of land and resources, then describes a way forward as a Nation. The following overview summarizes our Housing Report.

2. How Was It Created?

The Community Housing Report was led by the Lílwat Housing Department and created through member engagement and technical analysis.

CITIZEN ENGAGEMENT (2018-2019):



Community-wide survey — 222 responses from Lílwat members, 22 from non-members. 9% of all members completed the survey.



5 key informant interviews



1 meeting with the Chief and Council and Housing Board



Summary Boards and Open House

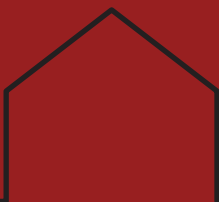
TECHNICAL ANALYSIS:



Land analysis and mapping



Best practices



3. What Did We Find?



With our community growing, we need more new housing and renovation to keep up. By 2033, the Lil'wat population is expected to grow by 13.5% or 301 people. To meet replacement housing needs for existing population and growth, 170 units will be needed in 2033. Specifically, 130 units for existing population and 40 units for new population.



More housing options provides more choices for our diverse community. Single, married without children, single-parent, two parent and Elders all have different housing needs. Most of the Nation's housing is single family homes, which are designed for families with children.



Supportive Housing is needed for members at risk of homelessness due to physical or mental health issues.



More housing options help meet the diverse incomes of our community.

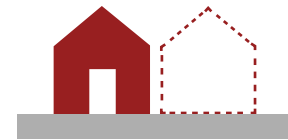
This includes social housing with rents at ISC shelter rates and affordable below-market rental housing, as well as continued opportunities for member initiated and financed new housing.



Many homes in Lil'wat are aging and need upgrades. Most of the housing was built in the 80s and 90s and 38% of survey respondents report needing major repairs. Along with this, on-reserve home owners' access to renovation loans is needed.



Many homes are overcrowded, and this does not reflect our way of life. 41% of survey respondents report their home being too small or overcrowded.



There are a number of vacant homes and lots on reserve. Currently, 20 homes on reserve are vacant.



A lack of housing and job opportunities is preventing off-reserve members from moving to Lil'wat. Members who live off-reserve said they would like to move to Lil'wat but it is too hard to find housing and employment.

4. Priority Locations

PRIORITY 1: BUILD OUT EXISTING LOTS IN THE UPPER COMMUNITY

In our upper community, there are many houses (blue) nearby vacant lots (green) that already receive water and other services and could be built on immediately. We also found 52 new areas that could be turned into lots for housing (purple). On these new lots we envision a combination of detached and duplex style housing to house our elders, students, and teachers.

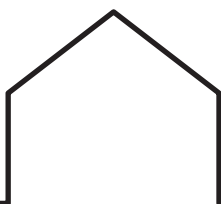


PROS

- Complete community with access to school, healthcare and groceries
- Available water and sewer capacity
- Out of flood plain





CONS

- Concern of overcrowding



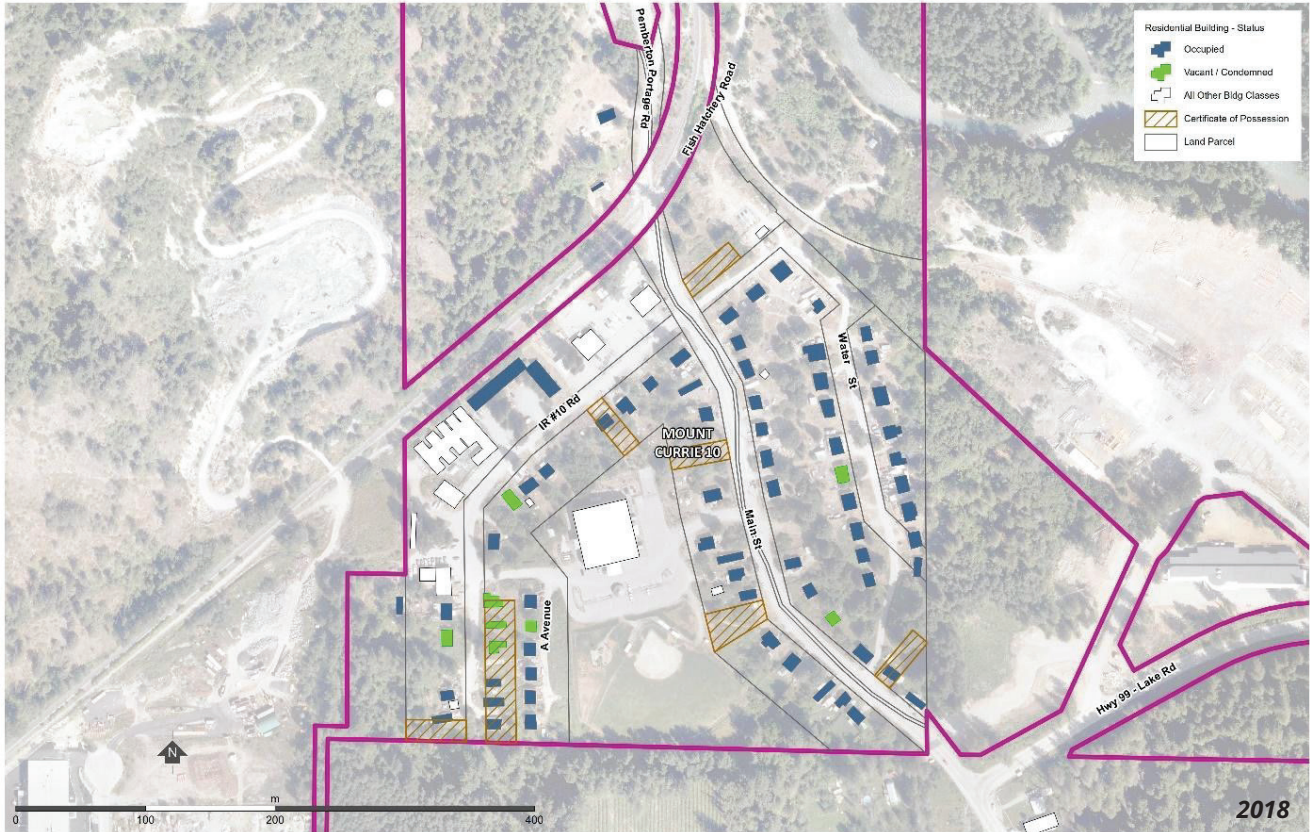
OPPORTUNITIES FOR HOUSING WITHIN XIT’OLACW

The Upper Community has enough room to grow to meet housing needs by 2033. We looked at four options, ranging from spreading members out over large lots and single family homes (low density) to using smaller lots and a range of housing types (high density). This approach allowed us to understand how much of the Nation’s housing need can be addressed in the Upper Community. To accommodate all members of the community by 2033, we recommend option 2, Low to Moderate Density. This option almost fills the amount of houses needed for the community at a reasonable cost while maintaining housing affordability and available government funding options.

		<i>Recommended Option</i>		
	OPTION 1 Low Density	OPTION 2 Low to Moderate Density	OPTION 3 Moderate to High Density	OPTION 4 High Density
<i>Density Scenarios for Upper Community</i>	 All single family, plus two sixplexes	 All duplexes, plus two sixplexes	 50% duplexes and 50% fourplexes, plus two sixplexes	 All fourplexes, plus two 12-unit apartments
<i>Maximum Potential New Units</i>	86	160	234	320
<i>Housing Need and Demand</i>	170 Units by 2033			
<i>Difference</i>	-84 units	-10 units	+64 units	+150 units

PRIORITY 2: BUILD NEW HOMES ON VACANT LOTS IN MOUNT CURRIE VILLAGE (IR#10)

In Mount Currie Village, there are five lots that could be turned into housing (green) which are surrounded by existing homes (blue). Six lots are in certificate of possession (brown lined) and cannot be developed without support from the member owners.



PROS

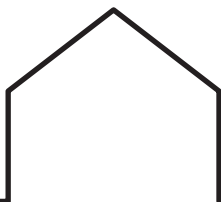
- Central location
- Walkable
- Ability to rebuild existing homes or build their own homes on available areas
- Could house single people and students since it is close to community amenities and off-reserve transportation and employment
- Opportunity for larger, multi-family project(s)

CONS

- Mount Currie is at some risk to flooding
- It would require sewer and water upgrades
- Developing new lots has a high cost
- There are limited potential lots

OPPORTUNITIES

Bringing more housing in IR #10 of Mount Currie means more people living close to town. It is recommended that these developments include multi-family housing and young and older single adult housing.



PRIORITY 3A: EXPLORE OPPORTUNITIES FOR OFF-RESERVE HOUSING

The Nation owns property in Mount Currie Village, the Village of Pemberton, and the Resort Municipality of Whistler that could be used to build off-reserve housing for members and non-members. These areas could be used to house members who struggle to afford homes, who need extra support, or would like to rent housing.

PROS

- Opportunity to help all members of the community
- Funding opportunities
- Potential income stream for Nation

CONS

- Higher building costs due to fee simple lands, unlike building on reserve lands
- Requires research to know who is living off-reserve

PRIORITY 3B: EXPLORE BUILDING A NEW COMMUNITY SUBDIVISION IN THE FUTURE

As the community grows and Mount Currie Village and the Upper Community are built out, the Nation will need to look at new subdivision options.

PROS

- Would get rid of concerns around crowding in the Upper Community
- Would help meet long-term (15+ years) needs

CONS

- Long planning process to know where to subdivide
- Would require new sewer and water